

Phone No: 9076170576
Sold To/Issued To:
SUBLIME HOMES LLP
For Whom/ID Proof:
Pan-AEQFS5867K



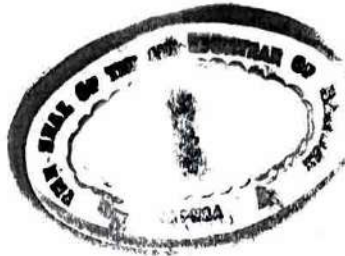
MAY-10-2022 16:03:10

₹ 0222000/-
ZERO TWO TWO ZERO ZERO ZERO

Other
38162371662197998066-0000679
3816237 36/02/01/2021-RD1

For CITIZEN CREDIT™
CO-OP. BANK LTD.


Authorised Signatory



2022-BR2-2361

19/05/22

JOINT DEVELOPMENT AGREEMENT

..2/-






Sublime Homes LLP
Authorised Signatory

This **JOINT DEVELOPMENT AGREEMENT FOR CONSTRUCTION, DEVELOPMENT AND SALE** is made, executed and signed on this 10th day of May 2022, at Bardez-Goa.

BETWEEN

- 1. MR. KISHOR UTTAM BHAIKAR**, S/o Mr. Uttam Bhaidkar, aged about 54 years, Business, Married, Indian National, holder of Adhar Card no. _____, Pan Card no. _____, Mobile no. 9890775363, together with his wife;
- 2. MRS. KAVITA KISHOR BHAIKAR**, W/o Mr. Kishor Uttam Bhaidkar, aged about 49 years, Housewife, Married, Indian National, holder of Adhar Card no _____, Pan Card no. _____, Mobile no. 9890775363, Both R/o Flat No.9, Third Floor, Haldankar Residency, Near Pimple Tree, Karraswada, Mapusa, Bardez, Goa, hereinafter shall be Jointly, Collectively and Severally referred to as the "**OWNERS**"), which expression, unless repugnant to the context or meaning thereof, shall always admit, include and mean them, their legal heir[s], successor[s], nominee[ies], attorney[s], legatee[s], probate[s], administrator[s], executor[s], Assignees, representative[s], all persons claiming through them and permitted assigns, being the party of the **FIRST PART**.

..3/-

K. Bhaidkar

K. Bhaidkar

Sublime Homes ALP
[Signature]
Authorised Signatory

AND

1. M/S **SUBLIME HOMES LLP (ABA-7435)**, a limited liability partnership duly formed and existing under LLP Act 2008, having PAN Card number _____, email id purpleplushhomes@gmail.com, having its registered office at Plot No.3, Local Shopping Center, Sector B-1, Vasant Kunj, New Delhi-110070, through its Authorized Signatory **MR. PRANJUL SRIVASTAVA**, S/o Late Mr. Rajesh Kumar Srivastava, aged 37 years, r/o VP-65B, Maurya Enclave, Pitampura, New Delhi-110034, Married, Service, Indian National, Mobile 9717093561, having Pan Card number _____ holder of Aadhaar card no. _____, duly authorized by board resolution no 06/2022, Dated 19.03.2022; (**Annexure-1**), hereinafter shall be referred to as the "**DEVELOPER**", which expression shall unless opposed to the context hereof include all its successor[s], transferee[s], amalgamate[s], administrator[s], executor[s], liquidator[s], legal representative[s], and all persons claiming through the said LLP and the permitted assign(s), being the party of the **Second Part**.

The "Owners" and the "Developer" are hereinafter individually referred to as such or the "**Party**" and collectively referred to as the "**Parties**".

..4/-

ABhaidik

ABhaidik

Sublime Homes LLP
[Signature]
Authorised Signatory

WHEREAS:-

I. The Owners have jointly and severally, represented to the Developer that:-

A. There exists an immovable property known as "FOTANGUEACHI MUDDI", also known as "NAIBAGA", bearing Survey No. 67/3, admeasuring an area of 2825 Sq Mtrs, Situated at Nachinola, within the Jurisdiction of Village Panchayat of Nachinola, Taluka Bardez, State of Goa. (hereinafter shall be referred to as the "Said Larger Property").

B. The Said Larger Property is described in the Land Registration office of Bardez under Description No. 32769 at Page 80V of B 84, and inscribed under Inscription Number 26738 at Page 107 of Book G 32 of the Judicial Division of Bardez.

C. The Said Larger Property originally belonged to Mr Ubaldo Conceicao Nazareth.

D. The said Mr Ubaldo Conceicao Nazareth acquired rights to the Said Larger Property having purchased the same from Mr Braz Antonio and his wife Mrs Rosalina Francisca Lobo by Deed of Sale dated 14th February 1935 registered at Pages 25 reverse to folio 27 reverse of Book no. 413 in the Book of Deeds maintained before Mr Jose Joaquim Filipe de Menezes, Notary of the Judicial Division situated at St Francis Road Mapusa. ..5/-

Ubaldo

Ubaldo

Sublime Homes LLP
[Signature]
Authorised Signatory

E. The said Mr Ubaldo Conceicao Nazareth was married to Mrs Carmelina Sebastiana Lousada alias Carmelina Sebastiana Louzado e Nazareth.

F. The said Mr Ubaldo Conceicao Nazareth and his wife Mrs Mrs Carmelina Sebastiana Lousada alias Carmelina Sebastiana Louzado e Nazareth both died on 28th October 1982 and 13.04.1957 respectively.

G. The said Mr Ubaldo Conceicao Nazareth and his wife Mrs Mrs Carmelina Sebastiana Lousada alias Carmelina Sebastiana Louzado e Nazareth died leaving behind the following as their universal heirs:-

Mr Aureliano Nazareth married to Pamela Nazareth both deceased on 08/05/1971 and 22/12/1990 respectively leaving behind as their universal heirs:-

- a. Mr Julian Xavier Nazareth – unmarried
- b. Mr Christopher Erwin Nazareth married to Mrs Peggy Jude Nazareth.

ii. Mr Apolinda e Lobo married to Ernest Jesus Francis Lobo both having deceased on 18/01/1991 and 24.11.1982 respectively leaving behind as their sole and universal heirs:-

- a. Mrs Cynthia Nazareth married Donath Pimenta Nazareth.

..6/-

W. Braddock

W. Braddock

Sublime Homes (LP)
W. Braddock
Authorised Signatory

iii. Mrs Anjela Cajetan Nazareth married to Maria Preciosa Olinda Florentina Simoes.

iv. Ms Alzira Nazareth -unmarried.

H. Upon death of the said Mr Ubaldo Conceicao Nazareth and his wife Mrs Carmelina Sebastiana Lousado alias Carmelina Sebastiana Louzado e Nazareth, an inventory proceedings bearing No. 133/2000 were filed in the court of the First Additional Civil Judge Senior Division at Mapusa.

I. In the said Inventory proceedings bearing no. 133/2000, the said Mr Christopher Erwin Nazareth was appointed as Cabeça De Casal/Head of the Family. In the said Inventory proceedings, the Said Larger Property was mentioned /listed as item no. 2.

J. The Said Larger Property came to be allotted to Mr. Julian Xavier Nazareth and the Inventory proceedings no. 133/2000 came to be finalized vide order dated 29.06.2001. The said Mr. Julian Xavier Nazareth has been in exclusive enjoyment and possession as owners of the Said Larger Property.

K. The said Mr. Julian Xavier Nazareth expired in the status of bachelor leaving behind him his only brother Mr Christopher Erwin Nazareth married to Mrs Peggy Jude Nazareth as his only legal heirs to all his properties which he owned. ..7/-

KBhaud

KBhaud

Sublime Homes LLP
[Signature]
Authorised Signatory

L. By Deed of Succession dated 08.10.2013, registered in the notarial book for deeds no. 38 at pages 23 to 25 reverse at Notary ex officio at Canacona, the Sellers have succeeded to the Properties left behind by the deceased Mr Julian Xavier Nazareth.

M. By Virtue of an oral agreement, Mr Christopher Erwin Nazareth had entrusted the development of the Said Larger Property along with the other properties to one Mr Marc J.A. Cordeiro alias Marc Cordeiro.

N. The Owners vide sale deed dated 08.01.2014, duly registered in Book No. 1, Document Registration no. BRZ-BK1-00361-2014, CD Number BRZD616 on Date 24.01.2014, at Sub Registrar Bardez, purchased a part of the Said Larger Property measuring an area of 1000 Sqmtrs from Mr Christopher Erwin Nazareth and his wife Mrs Peggy Jude Nazareth. In the said Sale Deed dated 08.01.2014, Mr. Marc J.A. Cordeiro alias Marc Cordeiro was also joined as a Confirming Party.

O. The Owners thereafter applied for partition and got the area of 1000 sq mtrs partitioned and vide order no. 15/149/2014/PART/LAND/DC-II dated 12.01.2015, a separate Survey No. 67/3-A has been allotted to the Owners.

..8/-

KBhauk

KBhauk

Sublime Homes LLP
[Signature]
Authorised Signatory

- P. The Owners thereafter, applied for permission to construct boundary wall on the Said Survey No. 67/3-A, Village Nachinola, Bardez, Goa and the Office of Town and Country Planner, Mapusa, Goa vide File ref no. TPB/1627/TCP-15/1900 DATED 17.06.2015 issued the Technical Clearance Order for construction of boundary wall.
- Q. The Owners thereafter, applied to Village Panchayat of Nachinola for issuing Construction license for construction of Boundary wall and the same was issued vide Construction License no. 06/VP/Nac/Const. License/2015-2016/573 dated 23.10.2015.
- R. **The Subject Matter of this Joint Development Agreement is Property measuring 1000 Square meters, bearing Survey No. 67/3-A, Village Nachinola, Bardez, North Goa, Goa. (hereinafter referred to as the "Said Property"), more particularly described in the schedule hereunder.**
- S. The Owners are desirous of constructing, developing and building residential Villas, on the SAID PROPERTY along with supporting infrastructure and other amenities, according to the plans which may be got sanctioned and approved from competent Authority in this regard but since the Owners are not fully equipped to do

..9/-

[Handwritten signature]

[Handwritten signature]

Sublime Homes LLP
[Handwritten signature]
Authorised Signatory

so and have therefore approached the Developer, for construction and development of the SAID PROPERTY, on the terms and conditions that are set forth hereinafter.

II. The Developer is engaged in the field of development and construction of real estate projects and therefore possesses the necessary infrastructure and resources to develop and construct upon the SAID PROPERTY.

III. The Owners and the Developer have mutually decided and agreed to construct Four (04) residential Villas along with supporting infrastructure and other necessary amenities on the SAID PROPERTY. The said construction of Four (04) residential Villas along with supporting infrastructure and other necessary amenities built upon the SAID PROPERTY, shall be known as "EL SUENO by SUBLIME HOMES" Or by any other name as the Developer may decide; hereinafter be referred to as the "Said Project".

IV. The Parties have mutually negotiated and considered it desirable, expedient and mutually beneficial to develop the Said Project in the Said Property, whereby, the Owners have undertaken to provide, make available the SAID PROPERTY with clear and marketable title, free from all encumbrances, encroachments

..10/-

K. Shaukat

K. Shaukat

Sublime Homes LLP
[Signature]
Authorised Signatory

etc. and the Developer has undertaken to use its expertise and resources to develop and construct the SAID PROPERTY in to the Said Project and also the knowledge and expertise of the Developer shall be used to lend efficiency to the development of the SAID PROPERTY.

- V. The Parties hereto are entering in to these presents with a view to reduce in writing and record the terms and conditions of such agreement arrived at by and between themselves.

NOW THEREFORE, IT IS HEREBY AGREED, DECLARED, COVENANTED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. **That**, the aforementioned recitals are made an integral part of this Agreement and the same shall be read as part of this Agreement for all effects and purposes.
2. **That**, the subject matter of this Agreement is the **SAID PROPERTY** as described more particularly in **SCHEDULE** hereunder.
3. **That**, the Owners have jointly and severally, represented to the Developer that:-

..11/-

Khaulk
Khaulk

Sublime Homes LLP
[Signature]
Authorised Signatory

- a) The Owners have the absolute and the exclusive ownership and have all the rights, title and interest to deal with or dispose the **SAID PROPERTY** or part of it and they do not require any consent, permission or No Objection Certificate from any third Party to enter into this Agreement and/or execute other documents in favour of the Developer pursuant to the terms contained herein.
- b) The Owners have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the Owners are prevented or prohibited from dealing with, disposing of or transferring the Owner's right, title and interest in respect of the **SAID PROPERTY** and/or part of it.
- c) That the **SAID PROPERTY** is free from all kinds of encumbrances such as prior sale, gift, mortgage, disputes, litigation, acquisition, requisition, attachment in the decree of any court, lien, court injunction, notices, claims, demands, Will, Trust, Exchange, lease, loan, surety, security, stay order, prior agreement to sell, hypothecation, assignment, restriction, outstanding land revenue or other taxes, set off or other security interest of any kind or any other agreement or arrangement having the effect of conferring security upon or lien or rights in favour of third party with respect to the **SAID PROPERTY** etc.

..12/-

KBhaskar

KBhaskar

Sublime Homes LLP

[Signature]
Authorised Signatory

- d) The **SAID PROPERTY** is not subject to any lien, mortgage, charge, encumbrances, liability, litigation, adverse claim or lis pendens and prior to the execution hereof and that the Owners have not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the **SAID PROPERTY** and/or any part of it.
- e) The **SAID PROPERTY** is not a subject matter of any pending litigation nor of any attachment, either before or after judgment, and that there is no subsisting order under any of the applicable laws which prohibits or prevent the Owners from dealing with or disposing of the **SAID PROPERTY**.
- f) There are no easementary rights created in favour of any third party under any document or by any covenant or by prescription in respect of and/or upon the **SAID PROPERTY** or any part thereof.
- g) No notice/s is/are pending against the Owners and/or any person on its behalf, whether from the local authorities or from the Government or otherwise, for requisition and/or acquisition of the **SAID PROPERTY** or any part thereof, and the Owners are entitled to sell and transfer the **SAID PROPERTY** to any prospective purchasers/developers/collaborators without any permission and/or consent.

..13/-


K. Bhavuk

K. Bhavuk

Sublime Homes LLP

Authorised Signatory

- h) The Owners have actual, vacant and peaceful possession and free and unhindered access to the entire land parcels comprising the SAID PROPERTY and the construction and development activities as contemplated under this Agreement are not restricted under applicable laws.
- i) That, the Owners have not entered into any Agreement for sale, transfer, lease or any other agreement/ MOU etc with any other third party concerning the SAID PROPERTY nor have the Owners agreed to sell or encumber or mortgage the same in any manner whatsoever.
- j) No Notification is issued under any ordinance, Act, Statute/Rules or regulations affecting the SAID PROPERTY or acquiring the SAID PROPERTY whereby the Owners are prevented from selling the SAID PROPERTY.
- k) That there are no outstanding taxes or any other outgoings payable in respect of the SAID PROPERTY as on the date of the execution of this Agreement and if any the same have been cleared by the Owners.
- l) The boundary wall constructed on the Said Property has been constructed rightfully without encroaching upon any third party's property.

..14/-

K. Shauk

K. Shauk

Sublime Homes LLP

[Signature]
Authorised Signatory

m) The entire Said Property is in Settlement Zone.

n) That, the Developer shall be entitled to take all decisions regarding the construction and development of the Said Project upon the **SAID PROPERTY**, without any interference and objection from the Owners. However, the Owners shall be fully entitled to object to the construction of the SAID PROJECT, if the same is being carried out contrary to or in violation of the sanctioned plan.

o) The Owners undertake that they shall not commit any act or omission, which may invalidate or render / lead to cancellation, suspension or revocation of any approval, permission and sanction granted by the Competent Authorities in respect of the Said Project.

p) The Owners assure that the Developer's presence on the SAID PROPERTY and the presence of any of its contractor, and member of the Said Project team and execution of the Said Project thereon shall not be disturbed or interrupted by the Owners.

q) That, the Owners have not mortgaged the **SAID PROPERTY** to any bank, financial institution or private financiers.

r) That, no original document or previous chain of title of the SAID PROPERTY has been mortgaged or kept with any bank, financial institution or private financiers.

..15/-

KBhauck

KBhauck

Sublime Homes LLP

[Signature]
Authorised Signatory

4. The Owners confirm and acknowledge that Developer will be investing substantial sums of money in the construction and development of the Said Project and has entered into this Agreement on the specific understanding that the Owners shall not have a right to terminate this Agreement and other documents executed pursuant to this Agreement including the documents executed in favour of the Developer. Provided that the Owners shall be entitled to terminate this agreement, if the Developer fails to complete the Said Project within the agreed timelines and applicable grace period herein.

5. That, the Developer has represented to the Owners that:-

- A. The Developer is in to the field of development and construction of real estate projects and therefore possesses the necessary knowledge, infrastructure and resources to develop and construct upon the SAID PROPERTY.
- B. The Developer is solvent and possesses requisite and necessary financial resources to start and complete the construction of the Said Project.
- C. The Developer represents to the Owners that it shall be responsible for the entire construction work to be carried out on the SAID PROPERTY.
- D. The Developer represents to the Owners that, the Developer shall complete the construction of the Said Project within the time period stipulated herein.

..16/-




Sublime Homes LLP

Authorised Signatory

- E. That, in case the Developer defaults or causes any breach of any rules or provisions of any building bye laws or any other law, then the Developer shall keep the Owners indemnified and harmless against actual and direct losses that may be suffered or incurred by the Owners on this account due to acts solely attributable to the Developer.
- F. That, all the architectural plans, interior designing, look and feel presentations, 3ds, walk throughs, marketing materials of the Said Project shall be finalized jointly by the Owners and Developer.
- G. That, the Owners shall have the right to visit the SAID PROPERTY at any time for the purpose of ensuring that the construction is being done as per the approved plan.
- H. That, the Developer shall carry out the construction on the SAID PROPERTY strictly as per the approved plan and the Developer shall not cause any violation of any building bye laws. The owners shall be in no way responsible for any loss, liability or claims of any third parties on account of deviation in plans or modifications effected by the Developer and to that extent the Developer shall keep the owners saved and indemnified against all such claims and losses which may arise.

..17/-

Sharma

Sharma

Sublime Homes LLP

[Signature]
Authorised Signatory

- I. That, the Developer shall book, allot, sell or sign any agreement with any prospective buyer only in presence of the Owners and the Owners shall be fully involved in all the negotiations.

Purpose of this Agreement:-

6. That, the Parties have decided and mutually agreed that, the Developer shall construct and develop Four (04) Residential Villas with supporting infrastructure and other amenities upon the SAID PROPERTY. The Developer shall utilize the maximum permissible FAR for the Said Project. The specifications agreed upon by the parties of the Said Residential Villas to be constructed upon the SAID PROPERTY have been annexed herewith as Annexure-2.

7. **Contribution of the Parties:-**

The First Party agrees to offer the scheduled land for the purpose of carrying out development on the scheduled land which shall be carried out by the Developer in accordance with the plans which shall be got sanctioned by the competent authorities. The Second Party in lieu of such offer has agreed to develop the said land by using its own capital and where withal.

8. **Upfront Consideration:-** The Developer has paid an amount of Rs 3,00,000/- (Rupees Three lacs only) to the Owners in the following manner:-

..18/-

Shank
K. H. H. H.

Sublime Homes LLP
[Signature]
Authorised Signatory

Rs. 1,50,000/- (Rupees one lac fifty thousand only) vide RTGS/NEFT No. BARBY 22063073199 drawn on Kotak Mahindra Bank, Dated 04.03.2022 to Mr Kishore Uttam Bhaidkar.

Rs. 1,50,000/- (Rupees one lac fifty thousand only) vide RTGS/NEFT No. BARBY 22063076553 drawn on Bank of Baroda Dated 04.03.2022 to Mrs Kavita Kishore Bhaidkar.

as a non refundable upfront consideration amount to the Owners in furtherance of the terms which are agreed in the present agreement.

9. Compliances/Approvals/Sanctions/Permissions/Licenses:-

- A. That, the Developer shall in consultation with the Owners, apply for approval and sanctioning of the Plan for the Said Project. The Developer shall be entitled to apply and obtain the Construction Licenses from the Town and Country Planning as well as the Village Panchayat of Nachinola. The Developer shall also be entitled to obtain Health NOC from the Health department before commencement of construction works on the SAID PROPERTY. The Owners shall co-operate and provide necessary assistance to the Developer in this regard including but not limited to execution and signing of relevant documents, applications, special power of attorney(s), undertakings and affidavits etc., for obtaining such approvals and for carrying out

..19/-

K Bhaidkar

K Bhaidkar

Sublime Homes LLP
[Signature]
Authorised Signatory

construction, development and implementation of the Said Project on the SAID PROPERTY. All permissions, sanctions and approvals shall be obtained in the name of the Owners and applicable costs, fees and other expenses shall be borne by the Developers. The Owners agree not to withhold or unreasonably delay the signing of any such applications, forms or letters which are required to be submitted to the competent authority to avail the required permissions as per law.

- B. That, all the costs and expenses relating to sanctions, approvals, permissions, licenses required to construct and develop the Said Project shall be borne and paid by the Developer.
- C. That, all the costs, expenses, fees of the Architect, Structural Engineer, Interior designer and any other professional required in the process of construction and development of the Said Project shall be borne and paid by the Developer. The owners shall not be concerned with any such expenses though the plans etc may be drawn in the name of owner and it is specifically agreed and covenanted herein that the owners have no privity of contract with any third parties or institution/s which may be acting or performing their obligations pursuant to the engagement by the Developer. Further the subject land shall not constitute as a lien or security for performance of any

..20/-

KBhaat
KBhaat

Sublime Homes LLP
Authorized Signatory

obligations on the part of the Developer in relation to contracts or agreements which it may have and to that extent the subject land is a freehold land of the Owners with no obligations for satisfaction of any debt or liabilities of any third parties.

D. That, the costs and expense of obtaining the Completion Certificate from the TCP/NGPDA and the Occupancy Certificate from the Village Panchayat shall be borne and paid by the Developer. It is specifically agreed that in the event the Developer is unable to complete the development in specified time or abandons the project due to the happening of any event or occurrence of any act, the approvals and permissions in respect of the development on the scheduled land shall inure to the benefit of the owner with no claim for any costs or expenses with respect to the availing of such permissions.

E. That, the Owners shall also authorize the Developer/or its representative by a General Power of Attorney only for the purpose of obtaining the, TCP/NGPDA Approvals, Plan sanctioning, health NOC, Construction License from Village Panchayat, and permits and all other permissions, approvals, that may be required to be obtained and to do all acts and deeds as may be required to smoothly construct and develop the Said Project on the SAID PROPERTY from various departments.

..21/-

Khaide
Khaide

Sublime Homes LLP
Khaide
Authorised Signatory

F. That, the Owners shall cooperate and sign the necessary documents required by the Developer for registering the Said Project with RERA, GOA. That, the Said Project shall be registered under RERA if applicable and all the Parties undertake to fully comply with the provisions and rules of RERA. In case any Party defaults or causes any breach of any rules or provisions of RERA, such defaulting /faulting Party shall keep the other Party indemnified and harmless against any or all losses that may be suffered or incurred by the non-defaulting Party. Any fine, penalties, costs, interests, compensations levied /imposed on the Said Project, by RERA or consumer forums or any court shall be paid and borne by the Party on account of whose default, such fines, penalties, costs, interests, compensations have been imposed or levied. Defaults relating to non-completion of project within specified time as mentioned in the agreement, poor workmanship or defective quality of material which entail penalty and compensation from the authority shall be the sole liability of the Developer even if the same is jointly and severally adjudged against the owner and developer by any judicial forum.

G. That, save and except for the compliances required of the Owners, the Developer shall be responsible for entire compliances of the Said Project.

..22/-

Bhaskar
Bhaskar

Sublime Homes LLP
[Signature]
Authorised Signatory

H. That, the Owners undertake to obtain any further NOC /NO Objection letter if required to be obtained from the Communitade of Nachinola pursuant to signing of this agreement for the purpose of access from the Survey No. 67/11 to the SAID PROPERTY. All the expenses related to this shall be borne and paid by the Owners.

10. That, all the original title deeds and documents in respect of the SAID PROPERTY including but not limited to original sale deeds, mutation records (hereinafter referred to as "Title Chain Documents") shall remain in the custody of the Owners and other documents relating to sanctions/approvals and permissions shall remain in the custody of the Developer. Simultaneous to the execution of this Agreement, the Owners have provided to the Developer the certified true copies of original sale deeds and photocopies of the mutation records. The Owners undertake that they shall make available originals of such Title Chain Documents as and when required by the Developer, Bank(s) / financial institution(s) of the intending buyers/ allottees for verification to their complete satisfaction. The Owners shall extend co-operation and issue NOCs and other documents etc. required for getting the home loan pre-approval for the Said Project from any Bank(s)/ financial institution(s) and for the allottees, buyers, to avail home loans for purchase of Villa(s). However, it is agreed that upon applying the Occupancy



KBhaudh

KBhaudh

..23/-

Sublime Homes LLP

[Signature]
Authorised Signatory

certificate of the Said Project by the Developer, within the timeline stipulated herein, the Title Chain Documents shall be in the joint custody of the Owners and the Developer and shall remain either in a bank locker to be jointly operated by the Owner's Representative along with one authorised representative of the Developer or in an escrow account on terms mutually agreed between Owners and Developer.

11. Timelines:-

That, the Developer shall complete the entire Said Project in all respects until the stage of being ready to move in within 15 (Fifteen) months from the date of obtaining the Construction License from the Village Panchayat of Nachinola (hereinafter referred to as "Completion Period"). The Developer shall with the cooperation from the Owners adhere to the following timelines after signing of this agreement:-

1. Apply for Sanad within 30 days of signing of this agreement.
2. Apply for Technical Clearance Order from the Town and Country Planning department within 15 days from the date of obtaining Sanad.
3. Apply for Construction License from Village Panchayat of Nachinola within 15 days from the date of obtaining the Technical Clearance order from Town and country planning department.

..24/-

KBhaidik

KBhaidik

Sublime Homes LLP
Authorised Signatory

4. Start the Construction within 20 days from the date of obtaining the Construction License from Village Panchayat of Nachinola.

12. Share of Allocation:-

That, it is agreed between the parties that, pursuant to this Agreement, the share of allocation amongst the parties shall be in the ratio of:-

Share of Allocation of Owners:-

Owners collectively shall be entitled to receive 35% of the Built Up Area or 35% of the Sales Revenue of the Said Project.

Undivided Built Up area falling to the Share of the Owners shall be 210 Square meters.

Share of Allocation of the Developer:-

Developer shall be entitled to receive 65% of the Built Up Area or 65% of the Sales Revenue of the Said Project.

Undivided Built Up area falling to the Share of the Developer shall be 390 Square meters.

For the purposes of this Agreement:-

“Sales Revenue” shall mean the total receivables received from booking and sale of the Villas net of Other Charges.

“Other Charges” shall refer to the pass-through amounts/ charges collected from the allottees / purchasers of the Villas

..25/-

KBhaide
KBhaide

Sublime Homes LLP
[Signature]
Authorised Signatory

and that are required to be transferred/ deposited with a Competent Authority including but not limited to Goods & Service Tax, stamp duty, registration charges and all other similar taxes, charges, fees and levies.

13. Penalties:-

That, in case the Developer fails to complete the Said Project in all respects until the stage of being ready to move within the said Completion Period of 15 months from the date of obtaining Construction License from Village Panchayat of Nachinola, then the Developer shall have a grace period of further three months to complete the Said Project in all respects until the stage of being ready to move in. In case the Developer fails to complete the Said Project in all respects until the stage of being ready to move in and is unable to apply for Occupancy certificate of the Said Project, even after expiry of grace period of three months, in that case the Developer shall pay a penalty of Rs 5,00,000/- (Rupees five lacs only) per month to the Owners till the time the Said Project is complete in all respects until the stage of being ready to move in and the occupancy certificate for the Said Project has been applied.

14. POSSESSION:-

That, the Owners and the Developer shall be in Joint Legal Possession of the Said Property.

..26/-

Khaich

Khaich

Sublime Homes LLP
[Signature]
Authorised Signatory

However, for the purpose of construction of the Said Project, the actual, vacant peaceful, physical possession of the SAID PROPERTY from the date of execution of this Agreement shall be with the Developer.

The Developer shall not claim any equity or ownership rights on the Scheduled Land before applying for Occupancy certificate of the Said Project.

The owners shall however not have a right to cause any hindrance or obstruction to the Developer or any of its agents while carrying out the development of the subject land if the Developer is not in breach of the terms of the present agreement and if such obstruction is unreasonable or unwarranted the Owners shall indemnify the Developer for all expenses and losses caused due to delay incurred by such obstruction.



15. DEFAULTS/BREACHES :-

- A. That, in case the Developer fails to complete the completion of the Said Project in all respects until the stage of being ready to move in and for applying for the occupancy certificate of the Said Project, even after a period of 18 months from the date of receiving the Construction License from the Village panchayat of Nachinola, then the Owners at their sole discretion, may choose to terminate this Agreement or the Owner shall have the sole

..27/-

KBhaick

KBhaick

Sublime Homes LLP

Authorised Signatory

discretion to extend the time period by another 6 months on terms and conditions the Owners may deem fit and proper. If despite the extension being granted the Developer fails to complete the Said Project and un-finished works with respect to the development of Said Project, the Owner shall be entitled to terminate the present agreement with the consequence of no subsistence of any right or equity in favour of the Developer qua the works carried out in the Said Property.

- B. That, in the event any defect is found in title of the Owners with respect to the SAID PROPERTY or any part thereof, then the same shall be rectified / corrected and made good by the Owners at their own cost and expenses failing which the Developer shall be entitled to have such defect rectified or removed and the cost incurred by the Developer shall be adjusted from the Owner's Sales Revenue share. That, in case, due to any defect in title of the Owners, the Developer suffers any loss expense, damage, liability the Developer shall be entitled to recover from the Owners the cost incurred by the Developer along with interest @12% per annum and the Owners shall keep the Developer indemnified in this regard.
- C. That, in case, any third party claims any right, title or interest in the SAID PROPERTY, then in that case, the said third party shall be settled and paid up from the Sales Revenue share of the Owners alone.

..28/-

K. Sharda
K. Sharda

Sublime Homes LLP

Authorised Signatory

16. ALIENATION OF SAID PROJECT:-

- A. That, the Parties agree and accept that, at any stage during or after the construction of the Said Project is complete, any Party can propose to sell the said residential Villas along with the proportionate share in Said Property to any prospective buyer/purchaser at a mutually decided Sale Price. The Sales Revenue so received shall be shared between the Owners and the Developer as specified in Clause 12 above.
- B. That, the selling price of the Villas in the Said Project shall be decided by the parties mutually as per current prevailing market prices in that locality and the same shall be the maximum achievable sale price.
- C. That, the Parties agree and accept that any party can propose to sell out any Villa in the said Project, by quoting a specific Price at which such Villa is proposed to be sold, subject to the minimum threshold sale price of INR 2.5 crores (Indian Rupees Two crores and Fifty Lakhs only).
- D. In the event that either Party has identified any buyer(s), in respect of any Villa(s) and proposes a sale price (hereinafter referred to as "Proposed Sale Price") for such Villa(s) which is not agreed to by the other Party, then the Party raising objection to the Proposed Sale Price shall have 15 (Fifteen) days to bid for a higher price with a confirmed buyer willing to purchase as such

..29/-

Bhauck

Bhauck

Sublime Homes LLP
[Signature]
Authorised Signatory

higher price (hereinafter referred to as "Counter Sale Price"), failing which the sale of the concerned Villa(s) shall be completed at the Proposed Sale Price, without any objection whatsoever by the other Party. For the purpose of this clause, it is clearly understood that, the Party proposing the Counter Sale Price must arrange a willing buyer ready to pay at least 5% higher value than the Proposed Sale Price. It is clarified that each Party shall have only one opportunity to propose a Counter Sale Price in respect of a Villa.

- E. That, the Sale Deed of the Said Property/Said Project shall be executed in favour of any prospective buyer/purchaser by the Owners and by the Developer. All costs which may directly or incidentally related to such sale shall be borne by the Purchaser with no entailment of any cost in favour of the Owners herein either while executing such sale deed or post execution thereof.
- F. That, in case, the Parties mutually decide to lease out or rent out any of the Villas in the Said Property/Said Project to any prospective Lessee, then the amount of monthly rentals shall also be shared in the proportion/ratio specified in Clause 12 above. All costs which may directly or incidentally related to such sale such be borne by the Purchaser with no entailment of any cost in favour of the Owners herein either while executing such sale deed or post execution thereof.

..30/-

Bhand

Bhand

Sublime Homes LLP

[Signature]
Authorised Signatory

G. That, the Parties agree that, they shall open an Escrow Account for the purpose of sale of Said Project and all the sales/revenues /considerations received from the prospective buyers/clients subject to and after complying with RERA provisions shall be deposited in to this Escrow account only. From this Escrow Account, both the Owners and the Developers shall be entitled to withdraw and take amounts as per the Revenue sharing ratio agreed under this agreement after complying with the RERA Provisions. That, it is clearly agreed and understood amongst the Parties that, there shall be no division of SAID PROPERTY/Said Project between the Owners and the Developer and both the Parties understand that, the Villas in the Said Project shall be sold jointly by the Parties and only the Sales Revenues shall be shared between the Parties. There shall be no sharing/division of either the SAID PROPERTY or Said Project or any villas built over the SAID PROPERTY other than as set out under Clause herein below..

H. That, in case, there is any unsold inventory left in the Said Project, after a period of six months from the date of receipt of occupancy certificate from the Village Panchayat of Nachinola, then the Owners shall execute and register the sale deed of undivided 65 % share of the unsold Inventory of the Said Project in favour of the Developer. The balance 35% of the unsold inventory will be retained by the Owners.

..31/-

KShaid

KShaid

Sublime Homes LLP

[Signature]
Authorised Signatory

- I. The Owners shall have no objection to inclusion of name of the Developer in Form I and XIV after the Developer has completed the entire Said Project in all respects until the stage of being ready to move in. The cost of stamp duty and registration charges for the sale deed to be executed in favour of the Developer shall be borne by the Developer.

17. MARKETING OF THE SAID PROJECT:-

- A. The Owners and the Developer shall both be entitled to market, advertise and publicize the Said Project for the purpose of sale.
- B. The Owners and Developer shall be entitled to market and advertise the Said Project for the purpose of Sale on all their social media platforms at their own cost and expenses.
- C. The expenses for 3ds architectural visualization etc shall be borne by the Developer.
- D. The brokerage which will have to be paid to the brokers for sale of residential Villas shall be shared by the Owners and Developer equally.

18. Taxes/Electricity/water bills:-

- A. That, all taxes, charges and bills relating to the SAID PROPERTY shall be borne and paid by the Owners till the date of signing of this Agreement. ..32/-

KShack

KShack

Sublime Homes LLP
[Signature]
Authorised Signatory

- B. That, all electricity bills and water bills from the date of handover of the SAID PROPERTY to the Developer till the date of receipt of occupancy certificate shall be borne and paid by the Developer.
- C. That, after the occupancy certificate is obtained for the Said Project, all the costs, expenses, taxes, electricity bills, water bills, house tax etc. and any expense relating to maintenance of the Said Project shall be shared by the Parties that is 35% by the Owners and 65% by the Developer.

19. Maintenance of the Said Project:-

- A. That, the Parties agree and confirm that, after the completion of the Said Project, the Parties shall jointly and mutually appoint a Maintenance Agency for day to day maintenance of the Said Project and the common areas. That, in case the Developer, decides to maintain the Said Project itself, then in that case, the all the expenses and profits shall be shared be borne by the Developer. However, the Owners shall pay their share of maintenance as per their 35 % sharing ratio to the Developer or the Maintenance Agency so appointed by the Developer.
- B. It is further agreed that the Owners shall only be liable to pay maintenance share in respect of the unsold villa units and for the units which have been sold or booked through registered agreement or culminated into a sale deed, the responsibility to recover maintenance charges shall be of the Developer or the Maintenance Agency.

..33/-

KBhaick
KBhaick

[Signature]
Sublime Homes LLP
Authorised Signatory

20.FORCE MAJEURE EVENTS:-

Any of the following event[s] resulting in material adverse effect shall constitute a *Force Majeure* Event:-

- a. Earthquake, flood, inundation, landslide;
- b. Storm, tempest, hurricane, cyclone, lightning, thunder or other extreme atmospheric disturbances;
- c. Fire;
- d. Acts of terrorism;
- e. War, hostilities (whether war be declared or not), invasion, act of foreign enemy, rebellion, riots, weapon conflict or military action or civil war;
- f. Pandemic, epidemic;
- g. Lockdowns, restrictions, prohibitions imposed by State Govt or Central Govt, courts, or any other statutory authority resulting in stoppage of construction activities; Labour shortage due to lockdowns and disastrous effects of COVID-19 and
- h. Any other similar things not enumerated herein, but is beyond the control of the Parties.

The Parties agree that under force majeure conditions, the performance of this Agreement shall stand suspended only for the period the Force Majeure event subsists and the subsequent timelines shall be accordingly extended suitably by the parties

..34/-

Bhauck

Bhauck

Sublime Homes LLP
[Signature]
Authorised Signatory

21. Dispute Resolution:-

All disputes and differences arising out of or in relation to this Agreement shall be resolved through mutual discussions failing which the same shall be referred to Arbitration by a Sole Arbitrator to be mutually agreed between the Parties or in the event the Parties fail to mutually decide upon a Sole Arbitrator, the Sole Arbitrator shall be appointed by Hon'ble High Court of Bombay at Goa. The arbitration shall be held in accordance with Arbitration and Conciliation Act, 1996 as amended up to date. The seat, place and venue of Arbitration shall be at Goa. The language of arbitration shall be English. The cost of arbitration shall be borne by the Parties equally. It is also hereby agreed by the Parties that, the performance of this Agreement shall not be stopped or halted during any dispute or differences between the Parties.

22. That, in case, in times to come, owing to any change in policy of Govt. and/ or otherwise, under judicial order/ verdict, and/ or under Gazette Notification published by State Govt of Goa and / or Central Govt and/ or bar under Statutory Department/ order of Statutory Authority and/ or under order [s] of Revenue Authorities any of the afore scribed terms, situations and/ conditions are rendered inoperative, redundant and/ or declared void, only such clause [s] would be deemed to have been not

..35/-

K. Shaid

K. Shaid

Sublime Homes LLP

[Signature]
Authorised Signatory

scribed in this Agreement and rest of the clauses, terms, stipulations and conditions herein contained and covenanted shall remain valid and operative and legally binding on the Parties with full force and enforceability.

23. That, the Developer shall be entitled to appoint contractors/vendors/labourers/or any other agencies of his choice for the purpose of carrying out the construction and development of the Said Project. The responsibility of paying these person/s or any other agency who are employed for the purpose of executing the plans and carrying out development shall be that of the Developer with no liability upon the Owner of any nature.

24. That, any oral correspondence or communication shall have no effect and shall not be valid unless confirmed in writing and signed by both the parties.

25. That, this Agreement is being entered in to amongst the parties on principal to principal basis. Parties are independent of each other and nothing contained herein is intended to or shall be deemed to create any partnership, employment or relationship of principal and agent between Owners and the Developer or their respective representatives and employees or to provide any of the parties with any right, power or authority, whether express or implied to create any such duty or obligation.

..36/-





Sublime Homes LLP


Authorised Signatory

26. That, the Parties agree and confirm that, from the date of signing of this Agreement, none of the parties can sell, alienate or deal with and dispose off the Said Property/Said Project in any manner without the written consent of the other.

27. The valuation of the said property for the purpose of Stamp Duty and Registration Fees is Rs. 76,50,000/- (Rupees Seventy Six Lakhs Fifty Thousand only). i.e Rs. 24,00,000/- for the said property and Built up amount Rs. 52,50,000/-

28. That, all costs, expenses, stamp duties, registration fee for registration of this Agreement shall be borne by the Developer.

SCHEDULE

All that immovable property bearing Survey No. 67/3-A, admeasuring 1000 Square meters, situated within the limits of Village Panchayat of Nachinola, Bardez, Goa, earlier part of the Larger Property known as "FOTANGUEACHI MUDDI", also known as "NAIBAGA", bearing Survey No. 67/3, admeasuring an area of 2825 Sq Mtrs, Situated at Nachinola, within the Jurisdiction of Village Panchayat of Nachinola, Taluka Bardez, State of Goa (herein referred to as the "SAID PROPERTY"), and is presently bounded as under:-

On the North :-By Property bearing Survey No.67/2, of Village Nachinola,

..37/-

[Handwritten signature]

[Handwritten signature]

Sublime Homes LLP
[Handwritten signature]
Authorised Signatory



[Handwritten signature]
[Handwritten signature]

On the South :-By Property bearing Survey no. 67/4, of
Village Nachinola,

On the East :-By the Property bearing Survey no. 67/3 of
Village Nachinola

On the West :- By Survey No. 67/11 and Road.

IN WITNESS WHEREOF, THE PARTIES HERETO HAVE SET THEIR
RESPECTIVE HANDS ON THESE PRESENTS ON THE DATE,
MONTH AND YEAR HEREINABOVE FIRST MENTIONED.

..38/-

K. Shinde

K. Shinde

Sublime Homes LLP

[Signature]
Authorised Signatory



SIGNED AND DELIVERED By the
Within named OWNER NO. 1

K. Bhaidkar

(MR. KISHOR UTTAM BHAIKAR)



KB

L. H. F. Prints



R. H. F. Prints



..39/-

K. Bhaidkar

K. Bhaidkar

Sublime Homes LLP

[Signature]
Authorized Signatory

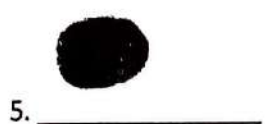
SIGNED AND DELIVERED By the
Within named OWNER NO. 2

KBhaide

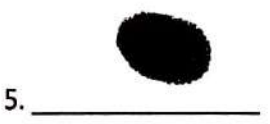
(MRS. KAVITA KISHOR BHAIKAR)



L. H. F. Prints



R. H. F. Prints



..40/-

KBhaide

KBhaide

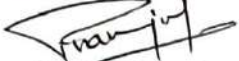
Sublime Homes LLP



Authorised Signatory

SIGNED AND ACCEPTED By the
Within named **DEVELOPER**

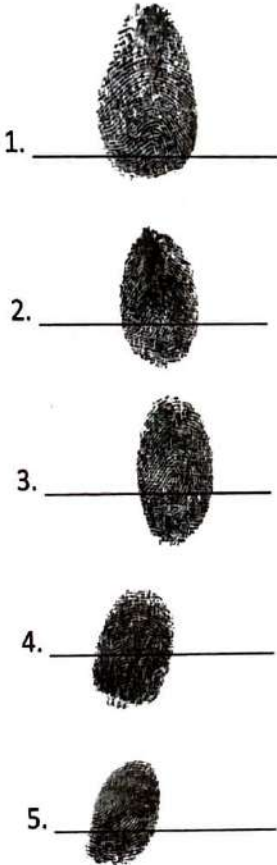
Sublime Homes LLP


Authorized Signatory.

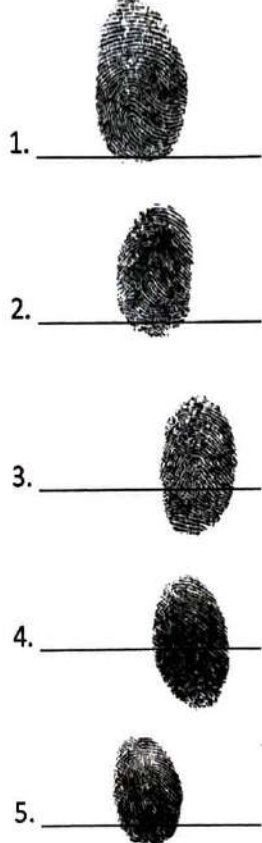


**(M/S SUBLIME HOMES LLP
through its Authorized Signatory
MR. PRANJUL SRIVASTAVA)**

L. H. F. Prints



R. H. F. Prints



..41/-

KShack

KShack

Sublime Homes LLP


Authorized Signatory

ANNEXURE-2

**SPECIFICATIONS FOR CONSTRUCTION AND DEVELOPMENT OF
FOUR RESIDENTIAL VILLA ON THE SAID PROPERTY.**

FOUR RESIDENTIAL VILLAS EACH HAVING 3-4 BEDROOMS, ALONGWITH ATTACHED BATHROOMS, LIVING ROOM, DINING AREA, KITCHEN, OPEN LAWN/GARDEN, PRIVATE SWIMMING POOL, ONE CAR PARK.

SUPERSTRUCTURE

RCC Frame structure of adequate strength to withstand all strain. RCC work in a mix of M:20, M:25 and M:30 or as specified by the structural engineer will be used.

Birla/Ambuja/ACC or any other equivalent brand

JSW/ Kamdhenu /Any other equivalent approved by structural engineer.

4. Water Proofing Work To be done by the Developer and warranty for 5 years to be provided by the respective Vendor or contractor directly.

5. Flooring / Counter top

- a. Living room/area will be vitrified tiles or imported stone @ 100 per sq feet
- b. Stairs- Granite will be used upto Rs. 100 per square feet.
- c. Rooms, dining area, Kitchen, bathrooms, will have vitrified tiles and/or wooden floorings as per the design by the Interior Designer.

..42/-

K Shauk

K Shauk

Sublime Homes LLP
[Signature]
Authorised Signatory

- d. Driveways/Outdoor areas will have Kota Stone.
- e. Kitchen to have granite counter upto Rs. 110 per square feet.
- f. Toilet flooring and cladding on all walls with matching counter of any granite or quartz stones.
- g. Swimming Pool : Mosaic tiles

SANITARY AND PUMBING WORKS

- | | |
|------------------|--|
| 1. Sanitary Ware | Jaguar |
| 2. Faucets | Jaguar or Similar. |
| 3. Geysers | Raccold/Jaguar |
| 4. Pipes | PVC pipes of "Supreme" make for water |
| 5. Kitchen Sinks | Frankie SS double bowl with drainer unit |
| 6. Water Tanks | (underground tank). |

ELECTRICAL WORKS

- | | |
|---------------------------|--|
| 1. Electrical Connections | As required in the Villa |
| 2. Wiring | Finolex/Havels/RR cables |
| 3. Switches/MCBs | Anchor Roma/ or equivalent |
| 4. Power / Light points | Internal / external both
Sufficient number of lights, power, ac, cove light, will be provided as per architects drawings. |

..43/-

KBhaide

KBhaide

Sublime Homes LLP

KBhaide
Authorised Signatory

5. Fans / Exhaust fans

Ceiling fans will be of
Crompton greeves / havel
exhaust fans will be of
Havels.

6. Power Back-up

Generator for Common area
services and power backup.

FINISHES – INTERIOR/EXTERIOR

1. Common Areas Plastic emulsion paint on walls (velvet touch)
2. Rooms Gypsum False ceiling or Plaster of Paris
Suspended ceiling plain or with cove for entire house and plastic emulsion paint (velvet touch)
3. Wood work Best quality melamine polish/Deco/PU for all woodworks.
4. Outdoor Exterior emulsion or standard make with texture/or any other equivalent
5. Balconies Railings as suggested by the architect/interior designer.

..44/-

Bhaskar

Bhaskar

Sublime Homes LLP
[Signature]
Authorised Signatory

ALL EXTERNAL DOORS AND WINDOWS TO BE UPVC OF STANDARDISED MAKE.

Kitchen Woodwork Modular kitchen will be provided with built in hob and exhaust fan. Adequate storage above and below the counters shall be provided as per design – wood and SS combination, drip tray, vegetable tray and pullout.

Fittings Fittings shall be of Good Quality and the locks will be of Godrej or equivalent.

AC / Gas Air conditioners of Daikin/LG/Samsung make as per the requirement and room size in all bedrooms, living room.

Landscaping of set back areas and open areas

Doors: Flush Doors with PU finish.

..45/-

K. Shaid

K. Shaid

Sublime Homes I.L.P

[Signature]
Authorised Signatory

Tentative list of Furniture /Furnishings to be finalized when the interior plans are ready.

SofasChairs

Dining Table of 4 sitting

Dining Chairs

Center table

Wardrobes

Beds with side tables

TV cabinets

Rugs

Curtains/blinds

Mattresses



KShack

KShack

Sublime Homes LLP
[Signature]
Authorised Signatory

IN PRESENCE OF

1. Rupa A. Dublay A Dublay

R/o pajim - Goa

2. Sadik Balambard Sadik

R/o Retis magas.



Black
Black

Sublime Homes LLP
[Signature]
Authorised Signatory



Government of Goa
Directorate of Settlement and Land Records
Survey Plan

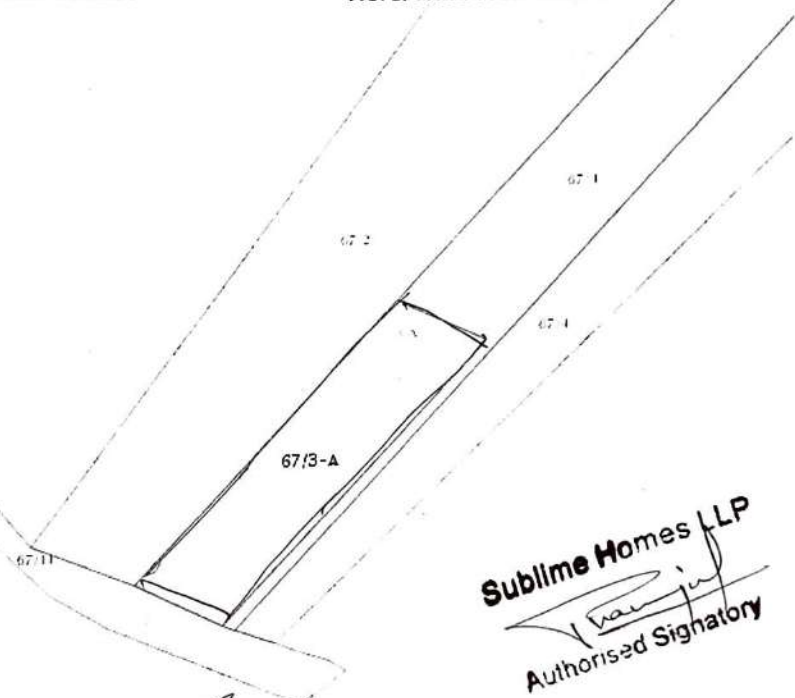
BARDEZ Taluka

NACHINOLA Village



Scale 1:1000

Reference No.: 100000066309



KBhad
KBhad

Sublime Homes LLP
[Signature]
Authorised Signatory



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-May-2022 01:03:18 pm

Document Serial Number :- 2022-BRZ-2361

Presented at 12:31:19 pm on 19-May-2022 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	221900
2	Registration Fee	229500
3	Processing Fee	1680
Total		453080

Stamp Duty Required :221900/-

Stamp Duty Paid : 222000/-

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRANJUL SRIVASTAVA AS AAUTHORISED REPRESENTATIVE OF SUBLIME HOMES LLP , Father Name:RAJESH KUMAR SRIVASTAVA, Age: 37, Marital Status: , Gender:Male, Occupation: Business, Address1 - VP-65B, MAYURA ENCLAVE PITAMPURA NEW DELHI-110034, Address2 - , PAN No.:			 Sublime Homes LLP Authorised Signatory







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KISHOR UTTAM BHAIKAR , Father Name:Uttam Bhaidkar, Age: 54, Marital Status: Married , Gender:Male, Occupation: Business, Flat No.9, Third Floor, Haldankar Residency, Near Pimple Tree, Karraswada, Mapusa, Bardez, Goa, PAN No.:			
2	KAVITA KISHOR BHAIKAR , Father Name:Kishor Uttam Bhaidkar, Age: 49, Marital Status: Married , Gender:Female, Occupation: Housewife, Flat No.9, Third Floor, Haldankar Residency, Near Pimple Tree, Karraswada, Mapusa, Bardez, Goa, PAN No.:			 Sublime Homes LLP Authorised Signatory
3	PRANJUL SRIVASTAVA AS AAUTHORISED REPRESENTATIVE OF SUBLIME HOMES LLP , Father Name:RAJESH KUMAR SRIVASTAVA, Age: 37, Marital Status: , Gender:Male, Occupation: Business, VP-65B, MAYURA ENCLAVE PITAMPURA NEW DELHI-110034, PAN No.:			 Sublime Homes LLP Authorised Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
-------	------------------------	-------	-------	-----------

Sl. NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rupa Amitkumar Dublay, Age: 42, DOB: , Mobile: 9422056634 , Email: , Occupation: Advocate , Marital status : Married , Address: 403001, Tonca Caranzalem, Tonca Caranzalem, Taleigao, Tiswadi, NorthGoa, Goa			
2	Name: Sadik Balambid, Age: 22, DOB: , Mobile: 9422056634 , Email: , Occupation: Service , Marital status : Married , Address: 403114, Ramnagar Betim , Ramnagar Betim , Reis-magos, Bardez, NorthGoa, Goa			

Sadik Balambid
19/05/2022

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2022-BRZ-2361



Book :- 1 Document
Registration Number :- **BRZ-1-2285-2022**
Date : 19-May-2022

Palanchar
19/05/2022

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

**SUB-REGISTRAR
BARDEZ**

Angals

