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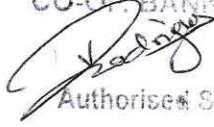
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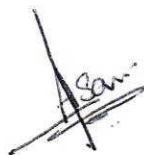
Authorised Signatory



2022-BRZ-3970

08/09/2022

AGREEMENT FOR SALE CUM DEVELOPMENT



This **AGREEMENT FOR SALE CUM DEVELOPMENT** is made and executed at Mapusa-Bardez Goa on this 26th day of the month of August, of the year Two Thousand and Twenty Two i.e. (26/08/2022).

BETWEEN

1. MRS. SONU DABRAL, D/o, Mr. Dheeraj Kumar Sharma, wife of Mr. Pankaj Dabral, 46 years of age, Married, Business, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] Indian National and R/o. H.No. 206, Devashri Garden, Porvorim, North-Goa, Goa 403501;

2. MR. AMAN T ISANI, son of Mr. Tahir Vasabali Isani, 32 years of age, Married, Business, Holder of Pan Card No. [REDACTED], Aadhaar Card No. [REDACTED], and his wife;

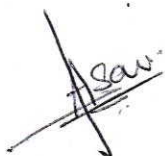
3. MRS. AFSHEEN AZIZ SURANI, D/o, Mr. Aziz Akbarali Surani, wife of Mr. Aman T. Isani, 30 years of age, Married, Housewife, Holder of Pan Card No. [REDACTED] Aadhaar Card No. [REDACTED] both Indian Nationals and resident of H. No. M/89/315, Manek Mansion, Feira Alta, Mapusa North Goa Bardez Goa 403507, Hereinafter referred to as the "**OWNERS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) **OF THE FIRST PART.**

AND

RAJDEEP BUILDERS, a registered Proprietorship Firm of **MR. RAJESH TARKAR**, age 48 years, son of Shri. Ulo Tarkar, Business, Married, Indian National, holder of Pan Card No. [REDACTED], Aadhaar Card No. [REDACTED], resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula-Goa 403002 and having registered office at Office No. 708, 709 & 710, 7th Floor, Gera Imperium Star, Near Central Library, Patto, Panaji-Goa 403001; hereinafter referred to as "**THE BUILDER/DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its heirs, administrators, successors-in-title, legal representatives and assigns) **OF THE SECOND PART.**

AND

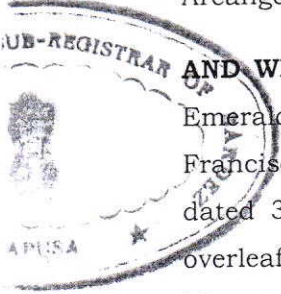
MRS. DEEPA RAJESH TARKAR, wife of Rajesh Tarkar, aged 46 years, Married, Housewife, Indian National, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], residing at Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Goa 403002; hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof include all her heirs, successors, legal representatives and assigns) **OF THE THIRD PART.**



WHEREAS there exists a landed property admeasuring 2975 square meters identified and knowns as "Corlichem Batta or Bhata" or "Khorlemchem Bhat" or Khorlechem Bhat consisting of fourth part (adicoes) situated at Ambirna of Socorro, Bardez Taluka, Gram Panchayat of Socorro, District of North Goa, Sub- District of Bardez, surveyed under Survey No. 407/5 of Village Socorro, registered in the Land Registration Office of Bardez under No. 7043 at pages 360 of Book B New No. 18 and recorded in the Revenue Office of Bardez under No. 413, 415, 432 and 434 of the 2nd Circumscription and registered under inscription No. 42043 at pages 63 of the Book G No. 45 and hereinafter referred to as the **Said Property** and more particularly described in **Schedule I** mentioned herein below.

AND WHEREAS the Said Property, as per previous records, was admeasuring 3375 square metres and as per Inscription No. 42043 it originally belonged to Esmeralda alias Emeraldalda Rodrigues and her husband Antonio Xavier Fernandes alias Antonio Xavier Adao who hailed from village Socorro.

AND WHEREAS said Esmeralda alias Emeraldalda Rodrigues and her husband Antonio Xavier Fernandes alias Antonio Xavier Adao both died leaving behind their only daughter Josefine Francisca Fernandes married to Querobino Vas. The said Querobino Vas expired leaving behind his two children namely Manuel Remedio Vas married to Leopoldina Luisa Arcangela Fernandes and Maria Isabel Vas married to Pedro Inacio Fernandes.

**AND WHEREAS** upon the death of above mentioned deceased namely Esmeralda alias Emeraldalda Rodrigues, Antonio Xavier Fernandes alias Antonio Xavier Adao, Josefine Francisca Fernandes and Querobino Vas, a Deed of Notarial Justification and Partition dated 31/10/1963 was duly drawn in the Office of Notary Book of 645 at pages 36 overleaf to 41 overleaf dated 31/10/1963 executed before Judicial Division of Bardez at Mapusa Goa and accordingly Said Property is described in the Land Registration Office under No. 7043 at pages 360 of Book B New 18 and is allotted to Josefine Francisca Fernandes, Manuel Remedios Vas and Leopoldina Luisa Arcangela Fernandes.

AND WHEREAS vide Deed of Sale dated 18/05/1972 duly executed and registered before Sub Registrar of Bardez at Mapusa-Goa under No. 5573 of Book No. I, Volume No. 63 at pages 235 to 240 on 18/07/1972 said Josefine Francisca Fernandes and her son and daughter in law namely Mr. Manuel Remedios Vas and Leopoldina Luisa Arcangela Fernandes respectively sold Said Property admeasuring 3375 square metres bearing Survey No. 407/5 to Shri. Rosario Damiao Xavier Fernandes.

AND WHEREAS as per Deed of Succession dated 17/08/2001 duly drawn before the Sub- Registrar Cum Civil Registrar and Notary Ex Officio, Judicial Division at Illhas Panaji, Tiswadi-Goa, bearing Registration No.399 drawn in Book No. 674 at pages 19 to 21 of Deed, it transpires that said Shri. Rosario Damiao Xavier Fernandes and his wife Christalina Rita Fernandes both expired on 20/07/1979 and on 24/05/1998, respectively without any will or any other disposition of the estate leaving behind their heir and successor only son Mr. Judas Fernandes alias Mr. Judas Agnelo Fernandes.

AND WHEREAS vide Deed of Sale dated 07/06/2005 duly executed and registered before the Sub- Registrar of Bardez at Mapusa- Goa under No. 2446 at pages 117 to 132 of Book No. I, Volume No. 1312 on 15/06/2005 said Judas Agnelo Fernandes in the capacity of Bachelor sold the portion of Said Property admeasuring 400 square metres out of said Property admeasuring 3375 square metres jointly to one Smt. Seetabai Ramkrishna M. Pednekar and to Smt. Hemani Hemant M. Pednekar, who carried out partition of their portion of land admeasuring 400 square metres and accordingly balance area left in possession of said Mr. Judas Agnelo Fernandes was 2975 sq. mts.

AND WHEREAS as per Deed of Succession dated 04.06.2015 duly executed before the Sub- Registrar Cum Civil Registrar of Canacona in Book of Deeds No. 46 at pages 85 to 87, reverse, it transpires that Mr. Judas Agnelo Fernandes was married to Xaverina Fernandes alias Estebeiro and said Xaverina Fernandes expired on 21/06/2006 without any issues leaving behind her husband Mr. Judas Agnelo Fernandes and thereafter said Mr. Judas Agnelo Fernandes got married to Mrs. Conceicao Estebeiro alias Conceicao Costacio Estebeiro alias Coicao Estebeiro for the second time and thereafter said Judas Fernandes also expired on 14/11/2011 without any will or any other transfer of his estate leaving behind his widow Mrs. Conceicao Estebeiro without any issues having no ascendants and having as collateral heirs, namely, Domingos alias Domnic Costacio Estebeiro, Miss. Santana Lurdina Estebeiro alias Lourdino Costacio Estebeiro (unmarried) and Mrs. Cristalina Estebeiro alias Fernandes married to Mr. Josito Fernandes.

AND WHEREAS said thereafter Miss. Santana Lurdina Estebeiro alias Lourdino Costacio Estebeiro expired as spinster on 14.05.2017 and later Mr. Josito Fernandes expired on 26.12.2019 without any issues leaving behind his widow Mrs. Cristalina Estebeiro alias Fernandes and a Deed of Succession dated 09.03.2022 to that effect have been executed before the Civil Registrar Cum Sub Registrar and Special Notary Ex Officio in the Judicial Division of Canacona at pages 113 to 118 of Notarial Book No.74.

AND WHEREAS thus Mrs. Conceicao Costacio Estebeiro alias Coicao Estebeiro alias Conceicao Estebeiro, Domingo Estebeiro or Domnic Costacio Estebeiro and Cristalina Estebeiro or Critalina Fernandes became the lawful owners in absolute possession of the Said Property and no other person/s are having any right on the Said Property.

AND WHEREAS portion of Said Property admeasuring 1790 square metres has been converted by said Mrs. Conceicao Costacio Estebeiro alias Coicao Estebeiro alias Conceicao Estebeiro for residential purpose as per Conversion Sanad dated 22/12/2017 under No.4/118/CNV/AC-III/2017/1494 issued by the Office of the Additional Collector-III, North Goa District, Mapusa-Goa, pertaining to the Said Property.

AND WHEREAS the Owner No. 1 and 2 herein thereafter purchased part of the Said Property admeasuring 2722sq.mts of Survey No.407/5, situated at Socorro Bardez Goa, vide Deed of Sale dated 08.01.2021, executed before the Sub Registrar of Mapusa Bardez Goa at Document Serial No: 2021-BRZ-94, Book No.1, Document Registration No.BRZ-1-



[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

210-2021, dated 18.01.2021, which part shall hereinafter be referred to as the **SAID PLOT** and marked in red in the plan annexed herewith and more particularly described in **SCHEDULE-II** mentioned herein below.

AND WHEREAS the Owner No.3 is married to Owner No.2 and under the regime of Communion of Assets under Civil Law in Goa and thus acquired a legal, valid and marketable title to the Said Plot and thus became the owners in possession of the Said Plot.

AND WHEREAS since Births and Marriage of Owner No.1 and her husband Mr. Pankaj Dabral is not registered in the State of Goa, the rule of Communion of Assets under Civil Law in Goa is not applicable to the Owner No.1 and her husband Mr. Pankaj Dabral and hence Mr. Pankaj Dabral is not made as signatory to the present Agreement for Sale Cum Development.

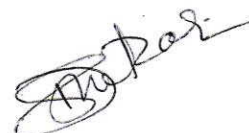
AND WHEREAS Owner No.1, Owner No.2 and Owner No.3 herein are the absolute Owners in possession of the Said Plot.

AND WHEREAS OWNER NO.1 and OWNER NO.2 got their names recorded in the Occupants Column of Form I & XIV of Survey No. 407/5 of Village Socorro with respect to an area of 2722 sq.mts. of the Said Plot.

AND WHEREAS, the BUILDER/DEVELOPER has approached the OWNERS, with a proposed scheme of Joint Venture Development and construction of the residential buildings with Flats on the Said Plot.

AND WHEREAS, the OWNERS have represented and covenanted unto the BUILDER/DEVELOPER as follows, viz.

- a) That the OWNERS are in exclusive and peaceful possession of the Said Plot.
- b) That no person(s) other than the OWNERS have any right, title and/or interest in the Said Plot.
- c) That the OWNERS have an absolute right to dispose and/or sell or enter into present Agreement for Sale cum Development with respect of the Said Plot, and/or deal with it in any manner whatsoever.
- d) That the OWNERS have a clear and marketable title to the Said Plot.
- e) That there are no *Mundcars* and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any other right whatsoever in, to and/or over the Said Plot, and/or any part thereof. In case if there are mundcars or tenants on the Said Plot, they shall be settled by the OWNERS from the share to be allotted to them in this agreement.
- f) That there is no legal bar or impediment to enter into Agreement for Sale cum Development in respect of the Said Plot and that the Said Plot is free from encumbrances, liens and/or charges.



g) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the Said Plot nor any part thereof.

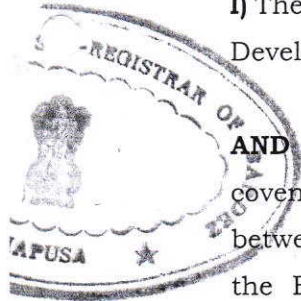
h) That neither the Said Plot nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

i) That neither the Said Plot nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.

j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the Said Plot or any part thereof.

k) That the OWNERS have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with any other party in respect of the Said Plot and/or any part thereof.

l) There is proper road access to the Said Plot required as per law for carrying out Development on the Said Plot.



AND WHEREAS, the BUILDER/DEVELOPER has relied on the representations and covenants hereinabove stated and pursuant to negotiations and discussions by and between the parties hereto, it has been agreed that the OWNERS shall grant in favour of the BUILDER/DEVELOPER and the BUILDER/DEVELOPER shall acquire from the OWNERS the rights of development in the Said Plot by constructing proposed Residential buildings, to be constructed on the Said Plot as per the approved plan approved by Town and Country Planning Department, Mapusa Goa and as per the construction license to be issued by the Village Panchayat of Soccorro, the OWNERS shall be handed over flats/ built up area admeasuring 830.69 sq.mts as per allotment chart as mentioned below in schedule IV in the proposed construction of residential buildings, which shall be completed in all respect as per the specifications hereto annexed in Schedule-III, being consideration in kind towards full and final settlement of the price of the Said Plot and remaining flats/ super built up area as per allotment chart as mentioned below in Schedule V, in the proposed construction of residential buildings shall be retained by the BUILDER/DEVELOPER for sale to the prospective purchasers.

AND WHEREAS BUILDER/DEVELOPER agreed to take all the licenses and permissions in its own name at its own cost and accordingly applied and obtained Technical Clearance Order from the office of the Senior Town Planner, Town and Country Planning Department, Mapusa Goa for construction of a residential buildings and compound wall on the Said Plot vide TPB/6794/SOC/TCP-22/766 dated 18.02.2022.

AND WHEREAS the BUILDER/DEVELOPER further obtained the NOC from Directorate of Health Services, Primary Health Centre, Porvorim Goa vide No. PHCP/NOC-Const/2021-22/2293 dated 23.02.2022.

AND WHEREAS the BUILDER/DEVELOPER finally got the Construction License from the Office of the Village Panchayat of Socorro P.O. Porvorim Bardez Goa vide Ref. No. VP/SOC/1994/2021-2022 dated 05.03.2022.

AND WHEREAS in pursuance of the aforesaid licenses and permissions, the parties hereto have now decided to execute Agreement for Sale Cum Development with respect to the Said Plot on the following terms and conditions.

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

1. That in pursuant to negotiations and discussions by and between the parties hereto, it has been agreed that the OWNERS shall grant in favour of the BUILDER/DEVELOPER and the BUILDER/DEVELOPER shall acquire from the OWNERS the rights of development in the Said Plot by constructing proposed Residential buildings, to be constructed in the Said Plot as per the approved plan approved by Town and Country Planning Department, Mapusa Goa and as per the construction license to be issued by the Village Panchayat of Socorro, the OWNERS shall be handed over Semi furnished Flats worth total super built up area sharing ratio of 35% with built up area admeasuring 830.69 sq.mts, as per allotment chart as mentioned below in Schedule IV, on carrying out development on the Said Plot by constructing residential buildings thereon, which shall be completed in all respect as per the specifications hereto annexed in Schedule-III, together with the proportionate undivided share in the Said Plot, being consideration in kind towards full and final settlement of the price of the Said Plot, and balance flats worth total super built up area sharing ratio of 65% together with the proportionate undivided share in the Said Plot, as per allotment chart as mentioned below in Schedule V, in the proposed construction of residential buildings shall be retained by the BUILDER/DEVELOPER for sale to the prospective purchasers.

2. That as per the approved plan approved by North Goa Town and Country Planning Department, Mapusa Goa, the said residential Buildings comprises of total 44 Flats. As per super built up area sharing ratio of 35% with built up area admeasuring 830.69 sq.mts, to be allotted to the OWNERS, 15 Flats together with the proportionate undivided share in the Said Plot, forms the ownership of the OWNERS and as per total super built up area sharing ratio of 65% to be allotted to BUILDER/DEVELOPER, 29 Flats together with the proportionate undivided share in the Said Plot forms the ownership of the BUILDER/DEVELOPER. The allotment is described in more details as per below allotment chart in Schedule IV and V, respectively.

3. That the OWNERS shall share Semi furnished Flats as per Schedule-IV mentioned herein below, worth super built- up area sharing ratio of 35% with built up area admeasuring 830.69 sq.mts, in the said project, along with allotted free covered car

Parking equivalent to the number of flats allotted to the OWNERS, which flats are marked in red in the plans annexed herewith.

4. That the BUILDER/DEVELOPER shall share Flats as per Schedule-V mentioned herein below, worth total super built up area sharing ratio of 65% together with the proportionate undivided share in the Said Plot along with allotted free covered car Parking equivalent to the number of flats allotted to the BUILDER/DEVELOPER, which flats are marked in red in the plan annexed herewith.

5. That the OWNERS hereby agree to the aforesaid offer and for the said purpose have today granted development rights in the Said Plot unto the BUILDER/DEVELOPER for constructing residential buildings on the Said Plot.

6. The BUILDER/DEVELOPER shall complete construction of the said residential buildings in all respect and hand over vacant and peaceful possession of the Flats allotted to the OWNERS in the proposed construction of residential buildings as per completion date as will be mentioned in GoaRera Registration certificate, which period shall include 48 months with 8 months grace period from the date of execution of the present Agreement for Sale cum Development, which GoaRera Registration shall be obtained on execution of the present Agreement for Sale cum Development.

7. Any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities for reasons not attributable to the BUILDER/DEVELOPER, where in the delay has been solely on the part of respective departments or if there is stoppage of work occasioned by any Act of God, Force Majeure Causes, any natural/unnatural calamities, pandemic such as COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, non-availability of raw material due to government restraints and or due Government Order; defect in title of the OWNERS coming to the notice of both OWNERS and BUILDER/DEVELOPER after starting construction on the Said Plot; by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the BUILDER/DEVELOPER, shall not be attributable to the BUILDER/DEVELOPER and delay or stoppage of work caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of construction of the project.

8. If the BUILDER/DEVELOPER fails and/or neglects to complete construction of flats of the OWNERS in the proposed construction of residential buildings and hand over possession thereof to the OWNERS as per the completion date that will be mentioned in the GoaRera Certificate, in that event, the BUILDER/DEVELOPER shall pay to OWNERS compensation of Rs.10000/- (Rupees Ten Thousand Only) per month per 1BHK flat and Rs.12,000/- (Rupees Twelve Thousand Only) per month per 2BHK for the delay in so completing the Said Flats till the handover of possession of the Said Flats. However, no



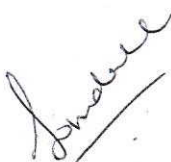
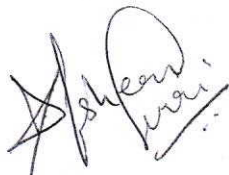
compensation shall be paid by the BUILDER/DEVELOPER due to delay or during the period of stoppage of work due to reasons as mentioned in clause (7) above.

9. The OWNERS hereby permit the BUILDER/DEVELOPER to consume the F.A.R available as per present Zoning of the Said Plot, hereby agreed to be sold by the OWNERS in favour of the BUILDER /DEVELOPER and further permits the BUILDER/DEVELOPER to carry out construction of residential buildings on the Said Plot.

10. That the BUILDER/DEVELOPER shall be entitled to sell/transfer flats allotted to them in the proposed construction of residential buildings in the Said Plot, to any third party or to any prospective purchaser/s, without intervention of the OWNERS, in its own name as owners at such consideration as the BUILDER/DEVELOPER may think fit and proper and the OWNERS hereby expressly give their No Objection to the BUILDER/DEVELOPER to enter into such Agreement of Sale, Agreement of Assignments, Deed of Rectification, Deed of Cancellation, etc, with the third party or with the prospective purchaser/s, to take electricity connection and get the house tax records transferred in the name of BUILDER/DEVELOPER or in the name of the prospective purchasers on receipt of Occupancy Certificate, in respect of the flats allotted to BUILDER/DEVELOPER in the proposed construction of residential buildings in the Said Plot. Moreover, prospective purchasers of BUILDER/DEVELOPER are allowed to raise loans from any Bank or any institution or mortgage the flats allotted to BUILDER/DEVELOPER, only restricted to the flats of BUILDER/DEVELOPER and BUILDER/DEVELOPER to accept and retain loan disbursement amount for themselves and also to receive and retain the consideration amount towards the sale of the Said Flats allotted to the BUILDER/DEVELOPER for themselves, without any interference by the OWNERS. Moreover BUILDER/DEVELOPER shall be free to raise project finance with respect to the flats allotted to BUILDER/DEVELOPER.

11. All agreements, deals, offers made by the BUILDER/DEVELOPER with the prospective purchaser/s with respect to the flats allotted to the BUILDER/ DEVELOPER on the Said Plot shall be made by the BUILDER/DEVELOPER at its own cost, on its own account and at its own risk, the intention being that the BUILDER/DEVELOPER alone shall be liable to and responsible as the Promoter for all the prospective purchaser/s or parties as stated hereinabove. The OWNERS shall not be held responsible in any way for any civil or criminal liability which may arise on that account.

12. The BUILDER/DEVELOPER shall indemnify and keep indemnified, saved, defended and harmless the OWNERS from and against any loss or damage suffered or incurred by the OWNERS due to any liability attaching on to the OWNERS as a result of the BUILDER/DEVELOPER committing any breach of the Development Control Regulations in force in Goa in the course of development of the Said Plot or as a result of any such construction carried out by the BUILDER/DEVELOPER on the Said Plot not conforming to the sanctioned plans and specifications.



13. That the OWNERS have assured and confirmed to the BUILDER/DEVELOPER that they have not sold/agreed to sell the Said Plot to any third person/persons or firm or company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.

14. On execution hereof, the BUILDER/DEVELOPER shall be entitled to put up a board/hoarding on the Said Plot announcing/advertising the proposed housing scheme. The BUILDER/DEVELOPER shall be entitled to advertise the said scheme in newspapers or through any other media, including the right and authority to advertise and market specifically its share in the proposed building to be constructed by the BUILDER/DEVELOPER.

15. The BUILDER/DEVELOPER shall invest all money and other resources required for construction of the said residential buildings. All responsibility, costs, expenses, risk and liability for construction of the said residential buildings shall be solely of the BUILDER/DEVELOPER, including the following:-

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- a. Ensuring that every part of the Project is legal and for this purpose the BUILDER/DEVELOPER shall obtain all the permissions, licenses, approvals, N.O.C's and revisions, modifications, alterations thereof or of any term or condition therein etc., from time to time, required by law for construction of the residential building/s and everything that is necessary in this regard;
 - b. Procuring raw materials, labour and such other material as is required for construction of the residential buildings;
 - c. Engaging services of Architects, Engineers, Contractors, Labourers, Workers and other personnel as may be required for the purposes of construction of the residential buildings and either through them or itself supervise the construction;
 - d. Ensuring that the construction of the residential buildings is being carried out as per the approved plans and designs with good quality materials and particularly as per the specifications mentioned in Schedule - III of this Agreement;
 - e. Ensuring the responsibility and liability of labour and compliance with all the applicable laws and labour laws in case of any accident and liability.
 - f. Obtaining Completion/Occupancy Certificate for the residential buildings;
 - g. Putting up a board or hoarding at the Said Plot displaying the details about the construction being undertaken and displaying the Permissions as required by law;
 - h. All and every other thing necessary for construction of the residential buildings which is not expressly forbidden by or under this Agreement;
 - i. The BUILDER/DEVELOPER shall comply with all the labour laws and shall be responsible and liable for all claims made by workers under all or any law of acts and shall be liable to pay all or any amount that may be payable to labour or workmen.
 - j. All liability of suppliers shall be of BUILDER/DEVELOPER including liability of paying the GST or any other tax as applicable by the BUILDER/DEVELOPER.
 - k. The quality of construction of the residential flats of the OWNERS shall be the same as per the quality of construction of remaining flats of the BUILDER/DEVELOPER.

16. The OWNERS do hereby assure the BUILDER/DEVELOPER that they have not created any THIRD-PARTY claims in the Said Plot and do hereby indemnify the BUILDER/DEVELOPER against any defect in title or any third-party claims with respect to the Said Plot, that may arise and which shall be settled by the OWNERS at their own cost. If any litigation takes place due to any defect in the title of OWNERS or due to any third-party claim, such period of stoppage of work shall be excluded from the period of completion of construction of project as stipulated in the agreement.

17. The OWNERS hereby shall indemnify and keep indemnified the BUILDER/DEVELOPER against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the OWNERS by any person or person with respect to the Said Plot and in case of such happening, if the work of construction is delayed than the period of completion of construction shall automatically stand extended for such period of delay.

18. The BUILDER/DEVELOPER shall indemnify and keep indemnified the OWNERS against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the BUILDER/DEVELOPER by any person or person on account of the BUILDER/DEVELOPER committing any breach of contract.

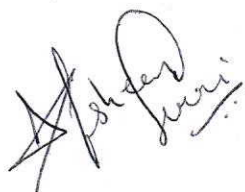
19. That on execution of these presents, the BUILDER/DEVELOPER and their representative, nominees, assigns shall be entitled to enter upon this Said Plot and demarcate the land, excavate, fill and commence and execute construction work thereon and to do all that is required for efficient development work and total compliance of this agreement.

20. The BUILDER/DEVELOPER shall register the SAID PROJECT under the provisions of the Real Estate (Regulation & Development) Act, 2016 and rules framed there under with the Real Estate Regulatory Authority (hereinafter be referred to as the "RERA 2016" for the sake of brevity) and the OWNERS shall give all assistance for the same.

21. MAINTENANCE

THE BUILDER/DEVELOPER shall maintain said project of residential buildings with Block A, Block B and C for the consecutive period of 5 years from the date of issue of Occupancy Certificate by Village Panchayat of Socorro subject to below mentioned terms and conditions:-

a. The OWNERS shall be bound to pay maintenance deposit of Rs.7,00,000/- (Rupees Seven Lakhs Only) for each Flat allotted to OWNERS and which shall be retained by the OWNERS for their personal use, on issue of Occupancy Certificate by Village Panchayat except as mentioned below.



i. In case if the Flat is sold to the Prospective Purchaser by the OWNERS, in that case, OWNERS can collect the Maintenance Deposit from the prospective Purchaser to be given to the BUILDER/DEVELOPER.

ii. In case if a particular flat is given on Rent by the OWNERS, in that case, OWNERS or their Licensee should pay the monthly maintenance amount of Rs.5000/-p.m. (Floating maintenance amount applicable) to the BUILDER/DEVELOPER.

iii. In case if the Flat remains close, no maintenance amount needs to be paid by the OWNERS, however, water connection for the said Flat shall be withheld until the said flat remains close.

b. The Prospective Purchasers of BUILDER/DEVELOPER shall also be required to deposit Maintenance Deposit with the BUILDER/DEVELOPER.

c. The aforesaid maintenance deposit amount shall be towards maintenance, service, maintenance and cleanliness of common areas of the building, such as Staircase, Lobby, Lifts, Generator, Service Areas, Stilt Parkings, Water Tanks, Water Pumps, Garden, External Paintings, providing of security service for the said project, etc. The OWNERS and all the Prospective Purchasers undertakes and binds to provide full co-operation to the BUILDER/DEVELOPER while undertaking maintenance of the common areas so much so that the OWNERS and all the Prospective Purchasers shall allow the BUILDER/DEVELOPER and or his agents, servants, managers etc., to enter their respective premises for the sole purpose of undertaking above referred maintenance services with prior written intimation for such purpose by the BUILDER/DEVELOPER.

d. Upon completion of term of five years as stipulated above all the Flat Owners of the project shall be able to exercise two options: First whether to continue with the maintenance services as provided by the BUILDER/DEVELOPER for further period of five years and Second whether to take over further maintenance services of the BUILDER/DEVELOPER. If the Flat Owners choose to exercise First option of continuing with maintenance services then they shall execute separate Maintenance Agreement with the BUILDER/DEVELOPER for a period of further Five Years from the date of expiry of first Five Years period. If the Flat Owners choose to exercise Second option of taking over further maintenance services of the BUILDER/DEVELOPER then the BUILDER/DEVELOPER shall refund to the Maintenance Society, Maintenance Deposit Amount taken from each flat owner.

e. The Flat Owners hereby bind and undertake to support the decision of the majority of the Flat Owners in the Said Project, in exercising above mentioned options in clause (c) above and shall not be liable to deviate from the same at any cost.

f. The BUILDER/DEVELOPER shall be at liberty to quit and hand over the entire responsibility of maintenance of the building to the Flat Owners of the said project at any



point of time after completing of five years from the date of the Occupancy Certificate with its sole discretion and without any interference or pressure from any of the Flat Owners, in case of non-co-operation by the Flat Owners in any respect and in such event the Maintenance Deposit Amount collected from each Flat Owner shall be refunded back to Maintenance Society.

g. If the BUILDER/DEVELOPER decides to hand over the entire responsibility of maintenance of the building to the Maintenance Society then in such event the BUILDER/DEVELOPER shall assist the Flat Owners of the building for formation of Maintenance Society and all the Flat Owners shall co-operate for the same and shall sign all documents, applications, forms, affidavits, declarations as required for such formation.

h. That on completion of 10 years of providing Maintenance Services by the BUILDER/DEVELOPER, maintenance deposit amount collected from each Flat/shop Owner of the project shall become non-refundable.

i. That Life time maintenance period with respect to amenities and services provided by the BUILDER/DEVELOPER shall be 25 years.

j. If BUILDER/DEVELOPER do not receive the maintenance amount with respect to any particular Flat of any of the Flat Owners on issue of Occupancy Certificate by Village Panchayat, before taking possession of their respective Flats, the BUILDER/DEVELOPER reserve the right to withhold the release of water connection to SAID FLATS, until the payment of maintenance deposit.

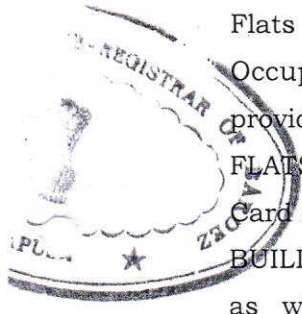
k. During the period of Life time maintenance being carried out by BUILDER/DEVELOPER, the Flat Owners having any maintenance related issues, shall be taken into consideration only if the same is in writing, signed and presented for deciding by majority of the flat owners to BUILDER/DEVELOPER. Any issues presented by the Flat Owners without majority of the Flat Owners approving it in writing, shall not be considered as issue of general interest or concern.

l. The Flat Owners undertakes to coordinate with BUILDER/DEVELOPER and with their neighboring Flat Owners while the BUILDER/DEVELOPER undertake to carry out repair work with respect to a particular Flat or with respect to the neighbors' flat wherein there is connectivity in the two flats. e.g in case of any leakage in the toilet below a Flat, which leakage is generated from that particular Flat, the Flat Owners shall allow the Maintenance team of BUILDER/DEVELOPER to enter the Flat, on being intimated to them in writing, in advance, so as to expeditiously repairs the said leakage.



m. The prevailing Maintenance Deposit amount is finalized as approximate Rs.7,00,000/- (Rupees Seven Lakhs Only) which is subject to actual Maintenance Deposit amount that will be finalized on receipt of Occupancy Certificate from the Village Panchayat, as at the time of handing over of possession, there may be increase or decrease in the cost of maintenance. In such case maintenance deposit amount may vary accordingly and the Flat Owners shall abide by the same and will have to pay the Maintenance Deposit amount actually prevailing at that time and before taking possession of their respective flat.

22. WARRANTY (APPLICABLE ON FULLY FURNISHED FLATS)



The BUILDER/DEVELOPER herein shall provide Five Years Warranty for Fully Furnished Flats on equipments provided for the FLATS, from the date of issue of respective Occupancy Certificates, which is described more fully in a separate Warranty Card, provided to the prospective Purchasers at the time of handing over of possession of FLATS of the buildings on obtaining respective Occupancy Certificates. Said Warranty Card shall be non-transferable to third party; however, any third party may approach the BUILDER/DEVELOPER herein for availing such Warranty on such terms and conditions as will be set out by the BUILDER/DEVELOPER. Moreover, if the prospective Purchaser/s decides to rent the his/her Flat to Third Party, in such case, prospective Purchaser/s shall give prior written intimation of the same to the BUILDER/DEVELOPER herein so as to protect their flat WARRANTY and to enable the BUILDER/DEVELOPER herein to explain the Warranty and Maintenance process to his/her Lessee which shall be explained by the Warranty Department of BUILDER/DEVELOPER herein. In case if the prospective Purchasers fails to intimate the BUILDER/DEVELOPER herein of the same, in that case the Flat Warranty of the prospective Purchaser/s shall stand automatically cancelled and BUILDER/DEVELOPER shall not be responsible to adhere to Warranty calls and complaints received from the said Lessee or Purchaser/s. The total Warranty period provided by the BUILDER/DEVELOPER herein shall not extend beyond the five years from the date of issuance of the respective Occupancy Certificates from the Village Panchayat.

Semi Furnished flats shall be eligible for 5 years warranty on structural defects, if any, as per Real Estate (Regulation and Development) Act, 2016 ("RERA") from the date of Occupancy Certificate by Village Panchayat.

23. FORMATION OF ENTITY

(a) The Flat Owners or the person to whom the FLATS are sold, let, sub-let, transferred, assigned or given possession of shall be governed, observed and complied with all bye laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also be governed by the laws which may be applicable to the ENTITY.

(b) The Flat Owners hereby agrees and undertakes to be a member of ENTITY to be formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for membership and other papers and documents



necessary for the formation and the registration of the ENTITY/Maintenance Society in the Project name and hand over to the BUILDER/DEVELOPER the same within 10(ten) days of the same being intimated by the BUILDER/DEVELOPER to the Flat Owners.

(c) No objection shall be taken from the Flat Owners if any changes or modifications are made in the byelaws or rules and regulations framed by the entity as may be required by any competent authority.

24. CHANGES

a. In case if the Flat Owners are desirous of carrying out any additions, alterations or changes to their respective FLATS, they shall intimate in writing to the BUILDER /DEVELOPER about the same well in advance and if the changes are within the purview of building rules and regulations and are possible to be done by the BUILDER/DEVELOPER after considering stage of construction of the Building, the BUILDER /DEVELOPER shall carry out such work/changes provided the Flat Owners pays in advance, the extra cost in respect thereof, as per the rates quoted by the BUILDER/DEVELOPER and accepted by the Flat Owners.

b. The Flat Owners shall not, under any circumstances, change the outer look of the building which shall have uniformity as per approved plan and scheme provided by the BUILDER/DEVELOPER. The Flat Owners shall also not be entitled to make any external changes to the flats allotted or purchased that will affect the uniformities of the building with respect to its look, colour, grills etc. If the Flat Owners violates this provision, then the cost of restoration shall be paid by them to the BUILDER/DEVELOPER.

c. The Flat Owners do hereby expressly consent/s to any change/ alterations, if necessary, at the instance of competent Authority, Architect, Engineer or for the purpose of better planning or due to technical reasons and the BUILDER/DEVELOPER shall not be required to take any further permission of the Flat Owners for the same and this provision shall be considered as a consent in writing from the Flat Owners as is required by the law.

25. PAYMENT OF TAXES

a. The liability to pay the income tax or any other taxes/GST, cess, levies etc. on income derived from their respective Flats, by sale or otherwise, shall be that of the respective party and the other Party shall in no way be liable for the same. However, the Parties shall ensure that they discharge all their respective obligations in respect of the matters referred in this Clause for the effective completion of the SAID PROJECT. Each Party shall indemnify and keep indemnified, saved, defend and harmless the other Party from or against any liability arising from non-payment of any taxes/ GST, levies, cess etc. on the income derived from their respective Flats, by sale or otherwise.



b. Until the delivery of possession of the OWNERS FLATS to the OWNERS, the BUILDER/DEVELOPER shall pay, from time to time, all the taxes, fees, charges or outgoings levied by the Local Authority or any other competent authority (hereinafter jointly "taxes") in respect of the SAID PROJECT and all Flats there in, including House Tax, Infrastructure Tax, deposit for electricity meter and electricity charges.

c. Upon the delivery of possession of the OWNERS FLATS to the OWNERS, the liability of the BUILDER /DEVELOPER in respect thereof shall cease and thenceforth the OWNERS shall pay, from time to time, the taxes in respect thereof. Moreover, government transfer fees, charges, taxes, if any, pertaining to transfer of House Tax and electricity meter in the name of the OWNERS and or their Prospective Purchasers shall be borne by the OWNERS and or Prospective Purchasers on their own and BUILDER/DEVELOPER shall not be liable to pay the same.

d. Infrastructure Tax, as applicable to the SAID PROJECT shall be entirely paid by the BUILDER/DEVELOPER. In respect of any tax, development or betterment charges, fees or deposits for the purposes of giving the provision, rendering or sanctioning of, any necessary or other agreed services for the SAID PROJECT or any part thereof the same shall be borne by the BUILDER/DEVELOPER.

26. HANDING OVER OF POSSESSION OF FLATS

a. On completion of construction of Residential Buildings and on receipt of Occupancy Certificate from Village Panchayat of Socorro, delivery of possession of the flats allotted to OWNERS shall be given to the OWNERS. The BUILDER/DEVELOPER shall inform to the OWNERS in writing calling upon the OWNERS to take possession of their allotted flats and to complete all formalities in respect thereof within 30 days from the date of receipt of the said letter and shall handover the said flats to OWNERS. On delivery of possession of the flats allotted to OWNERS, OWNERS shall be liable to pay electricity charges and house tax charges with respect to the flats allotted to OWNERS, whether such flats are retained by OWNERS for themselves or whether they have reserved the said flats to be sold to prospective purchasers or whether such flats are rented by them.

b. That after taking possession of the Flats the OWNERS agree to abide by the following terms and conditions:

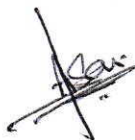
- i. The said OWNERS shall maintain the Flats in good and tenantable condition and shall not do or suffer to be done anything in or to the building in which the flats is situated which may be against the rules, regulations or byelaws or change/alter or make addition in or to the building in which the flats is situated or any part thereof without the consent of the local authorities and without consent of BUILDER/DEVELOPER.
- ii. The said OWNERS shall not store in the flats any goods which are of hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of the building in which the said flat is situated or storing of goods is objected by the concerned local or other authority and shall take care while carrying heavy packages which



may damage or likely to damage the staircases, common passages or any other structure of the building in which the flats are situated, including entrances of the building and in case any damage is caused to the building or to the flats on account of negligence or default of the OWNERS, the OWNERS shall be liable for the consequences of the breach.

- iii. The said OWNERS shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said project land, said building, and Flats whereby high premium shall become payable in respect of the insurance.
- iv. Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Flats in the compound or any portion of the project land and building on which the said flat is situated.
- v. The OWNERS shall use Flats only for residential purpose.
- vi. The OWNERS agree that no pets or any other animals will be allowed to keep in the vicinity of the building or in the Flats constructed on said project.
- vii. Not to use Flats for any illegal or immoral purpose.
- viii. Not to cause hindrance and nuisance to the Flat Owners of the project.
- ix. Shall assist and not object to the formation of Maintenance Society or Entity of the building for the proper maintenance and up keeping of the said building.
- x. To adhere to all rules, Regulations and Resolutions of the society or body formed.
- xi. Not to park car in the parking slot other than the ones allotted to them.
- xii. Not to park visitors' cars and two wheelers in the parking slots allotted to other Flat Owners.
- xiii. The OWNERS shall under no circumstances, carryout any structural alterations in or to the Flats.
- xiv. The OWNERS shall under no circumstances block the open spaces, common areas, passages and staircases in the said building. Likewise, the internal access roads in the said building scheme shall always be kept open and unobstructed.
- xv. It is agreed by and between the parties that the Top Terrace of the said Residential Buildings is not for common use. The said top terrace is exclusively for maintenance purpose, for maintenance to be done by Maintenance Department of Rajdeep Builders/Maintenance Society to be formed with respect to the Said Building.
- xvi. The OWNERS shall pay the house tax and electricity bill with respect to the Flats from the date of taking possession of the Flats. If a written intimation is sent by Email or by Registered AD or by Hand Delivery by BUILDER/DEVELOPER requesting to take possession of the Said Flat, and if the OWNERS for any reason, whatsoever, are not able to take possession within the stipulated time, the OWNERS shall, in such circumstances, still be responsible to pay the electricity bill and house tax with respect to the Flats from the date of such written intimation. The BUILDER/DEVELOPER normally cleans the Flats before handing over possession of the Flats to OWNERS. If the OWNERS fail to take possession of the Flats on intimated date, the BUILDER /DEVELOPER shall not be responsible to clean the Flats again at later date.

27. This Agreement is not intended to be an agreement to sell any part of the SAID PROJECT LAND by the OWNERS to the BUILDER/DEVELOPER.



28. This Agreement is not an agreement to share the profits and losses of the SAID PROJECT and shall not be construed or represented as a Partnership between the parties hereto.

29. This Agreement also does not create any relationship of principal and agent or contractor between the Parties.

30. This Agreement also does not create any association formed by the Parties and in fact each Party is doing its own business independent of each other and the rights and obligations of each Party is well defined, specific and mutually exclusive.

31. The purpose of the arrangement contemplated in this Agreement is to ensure optimum realization for each Party independent from the other from the respective scope of work & obligations undertaken by it under this Agreement.

32. The Parties will receive their respective share under this Agreement for fulfilling their respective obligations under this Agreement. The costs incurred or to be incurred by any Party in relation to its obligations under this Agreement are their own costs and is of no consequence to the other Parties except as otherwise stated expressly in this Agreement.

33. The Parties shall from time to time hold site meetings to review the progress of the work as per the mutually decided schedule and the working of this Agreement.

34. The BUILDER/DEVELOPER shall not assign or otherwise transfer their rights under this Agreement to any third party. The OWNERS shall not transfer the SAID PROJECT to any third party during the subsistence of this Agreement.

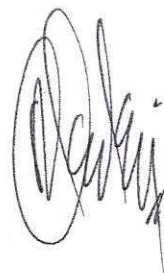
35. Each party shall be bound to sign all the papers and documents and do all the things and matters as may be required from time for safeguarding, *interalia*, the interest of each of the parties or give full effect to the intentions of parties as disclosed in this Agreement.

36. TERMINATION

The OWNERS shall be entitled to terminate this agreement in the following circumstances:

i) The BUILDER/DEVELOPER does not commence the actual construction of the Project within one-year (12) months from the date of signing and execution of these present Agreement.

ii) The BUILDER/DEVELOPER abandons the Construction of the Project after commencement for continuous period of 12 months or more. Subject to delay or stoppage of work due to clause (9) above wherein it is stated that any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned



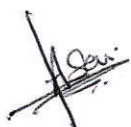
Authorities where in the delay has been solely on the part of respective departments or if there is stoppage of work occasioned by any Act of God, Force Majeure Causes, any natural/unnatural calamities, pandemic such as COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, non availability of raw material due to government restraints and or due Government Order, any defect in title of OWNERS coming to notice of both OWNERS and BUILDER/DEVELOPER after starting construction on the Said Plot; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the BUILDER/DEVELOPER, shall not be attributable to the BUILDER/DEVELOPER and delay or stoppage of work caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of construction of the project.

In case of termination of the agreement for any of the clauses as mentioned above, the OWNERS shall refund to the BUILDER /DEVELOPER, the cost towards taking licenses and permissions, cost to cost bills of construction and professional bills against submission of actual bills and no profit shall be claimed from the OWNERS. In such situation OWNERS shall be permitted to appoint an independent valuer for the purpose of checking the veracity of the bills submitted by BUILDER/DEVELOPER.

Furthermore, in case of termination of agreement for such reasons as mentioned above, on the BUILDER/DEVELOPER being settled with respect to his cost towards taking licenses and permissions and further on being settled with respect to all other bills as mentioned above, the BUILDER/DEVELOPER shall transfer all the licenses and permissions obtained in the name of BUILDER /DEVELOPER, to the name of the OWNERS.

iii) The BUILDER/DEVELOPER shall be entitled to terminate the present Agreement if the OWNERS commits any breach of the representations made by the OWNERS to the BUILDER/DEVELOPER by or under or in respect of this Agreement.

iv) Similarly BUILDER/DEVELOPER shall also be free to cancel/terminate the present Agreement for Sale cum Development in case if there is defect in title of the Said Plot of the OWNERS and the same continues for a continuous period of one year due to OWNERS being unable to rectify the same, in such case, BUILDER/DEVELOPER shall inform the OWNERS in writing and the OWNERS shall reimburse to the BUILDER/DEVELOPER all the expenses and cost borne by BUILDER/DEVELOPER towards drawings, taking approvals, permissions, towards payment of infrastructure taxes, government taxes, payment of legal fees, architect fees and such other professional fees etc within a period of 90 days from the date of giving such intimation. Details of the expenditure shall be given in writing to the OWNERS and OWNERS shall be free to verify the same with Accounts Department of the BUILDER/DEVELOPER or the OWNERS shall be permitted to appoint an independent valuer for the purpose of checking the veracity of the bills submitted by the BUILDER /DEVELOPER.



On receipt of such payment by the BUILDER/DEVELOPER, OWNERS shall be free to cancel the present Agreement for Sale cum Development by serving notice via email or registered AD or speed post or via publication in any local newspaper or before competent Notary Public or before competent Sub Registrar and by following all the legal procedure and in case of such cancellation OWNERS shall be free to deal with their Plot without interference of the present BUILDER/DEVELOPER.

37. Claims of any person to whom flat/s in the residential building/project is agreed to be sold shall be settled by the Party who agreed to sell the flat/s without any liability or encumbrance to the Said Plot.

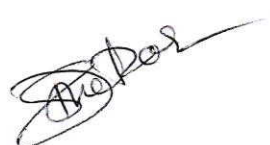
38. The title and interest of the OWNERS and the BUILDER/DEVELOPER to the undivided proportionate share in the Said Project as also of the prospective purchasers shall be joint and impartible and they shall not be entitled for demarcation or partition of their right in or to the said Project.

39. The OWNERS covenant with the BUILDER/DEVELOPER that the OWNERS have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the OWNERS are prevented from executing the present Agreement for Sale cum Development with respect to the Said Plot in the manner aforesaid.

40. All letters and/or notices sent or issued by the BUILDER/DEVELOPER to the OWNERS and by the OWNERS to the BUILDER/DEVELOPER shall be sent by Registered post with acknowledgement due, to their respective addresses as mentioned in this Agreement unless a change in address is communicated to each other in writing and in that case the letters and/or notices shall be sent to each changed address.

41. It is mutually agreed by and between the parties that the name for the scheme of Residential Project to be constructed upon the Said Plot shall be known as **"RAJDEEP FIELD VIEW"**.

42. It is agreed and clearly understood between all the parties hereto that the present agreement is an Agreement for Sale cum Development, by the OWNERS with the BUILDER/DEVELOPER wherein Development Rights in the property are transferred in favour of BUILDER/DEVELOPER for carrying out construction on the Said Property. On completion of construction of residential buildings and on handing over of possession of the flats allotted to OWNERS as per allotment chart as mentioned above, the OWNERS shall, if they intend to get independent title with respect to the Flats retained by the OWNERS, execute a separate title deed such as Deed of Confirmation, Transfer Deed, Exchange Deed or any other deed as may be required in furtherance to the present Agreement for Sale cum Development.



43. That the OWNERS further agree to sell the Said Plot in favour of the BUILDER/DEVELOPER on receipt of Occupancy Certificate for the proposed project on the Said Plot and on hand over of possession of Flats allotted to OWNERS by the BUILDER/DEVELOPER and on receipt of possession of the Said Flats allotted to OWNERS in the said Residential Buildings, the OWNERS shall execute a Sale Deed with respect to the Said Plot in favour of the BUILDER/DEVELOPER, so that BUILDER/DEVELOPER can smoothly convey the remaining flats, allotted to the BUILDER/DEVELOPER, in favour of Prospective Purchasers without the OWNERS being made party to Sale Deed with Prospective Purchasers.

44. Parties hereto are bound by specific performance contract.

45. The Confirming Party agrees/ accepts/ consents to the terms of this indenture and in consent of which puts her signature as confirming party hereto.

46. Any dispute or differences if any arises between the parties the same shall be entertained by the court of Mapusa Jurisdiction.

47. **STAMP DUTY & REGISTRATION:** Being an Agreement for Sale Cum Development involving exchange of land for a constructed area, under construction **value of the saleable built up area, admeasuring 830.69sq.mts**, to be allotted to OWNERS/VENDORS, is calculated as **Rs.2,07,67,250/- (Rupees Two Crores Seven Lakhs Sixty Seven Thousand Two Hundred and Fifty Only)** and **market value of the Said Plot admeasuring 2722 sq. mts.** is calculated as **Rs.2,17,76,000/- (Rupees Two Crores Seventeen Lakhs Seventy Six Thousand Only)**. Thus the combined value of **saleable built up area and market value of Said Plot** amounts to **Rs.4,25,43,250/- (Rupees Four Crores Twenty Five Lakhs Forty Three Thousand Two Hundred and Fifty Only)**.

48. Accordingly stamp duty at the rate of 2.9% amounting to **Rs.12,33,800/- (Rupees Twelve Lakhs Thirty Three Thousand Eight Hundred Only)** and Registration Fee at the rate of 3% amounting to **Rs.12,76,300/- (Rupees Twelve Lakhs Seventy Six Thousand Three Hundred Only)** is paid on the total value of **Rs.4,25,43,250/- (Rupees Four Crores Twenty Five Lakhs Forty Three Thousand Two Hundred and Fifty Only)** and is borne by BUILDER/DEVELOPER.

49. That 1% TDS on the total amount of **Rs.4,25,43,250/- (Rupees Four Crores Twenty Five Lakhs Forty Three Thousand Two Hundred and Fifty Only)** amounting to **Rs.4,25,433/- (Rupees Four Lakh Twenty Five Thousand Four Hundred and Thirty Three Only)** is paid herewith.

50. That the parties to this deed hereby declare that the Said Property in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to Notification No: RD/LND/LRC/318/77 dated 21.08.1978.

SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY)

All that landed property admeasuring 2975 square metres identified and known as "Corlichem Batta" or "Khorlemchem Bhat" consisting of fourth part (adicoes) situated at Ambirna of Socorro, Bardez Taluka, Gram Panchayat of Socorro, District of Goa, Sub-District of Bardez, registered in the Land Registration Office of Bardez under No. 7043 at pages 360 of the Book B New No. 18 and recorded in the Revenue Office of Bardez under No. 413, 415, 432 and 434 of the 2nd Circumscription and registered under No. 42043 of the Book G no. 45 and is surveyed under Survey No. 407/5 of Village Socorro and is presently bounded as under:

- On the East: By property bearing Survey No. 321/8 and 9;
- On the West: By property bearing Survey No. 407/5 and road;
- On the North: By property bearing Survey No. 407/4;
- On the South: By property bearing Survey No. 407/6, 6B, 6C, and 6J.

SCHEDULE II

(DESCRIPTION OF THE SAID PLOT)

All that plot admeasuring 2722sq.mts forming part of the Said Property more particularly described in Schedule I mentioned herein above, surveyed under Survey No. 407/5 of Village Socorro, Bardez Goa and bounded as under:

- On the East: By Road;
- On the West: By Village Road;
- On the North: By Property bearing Survey No.407/4
- On the South: By Property bearing Survey No.407/6, 6-A, 6-F,6-C,6-B,5-A;

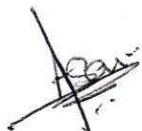
SCHEDULE III

(SCHEDULE OF BUILDING SPECIFICATIONS AND SEMI FURNISHED AMENITIES)

• THE STRUCTURE:

It is an RCC structure with external walls up to the plinth in cement blocks masonry and the external walls in the super structure shall be of 20 cm thick cement blocks masonry. The external plaster will be double coat with sand finished and Internal plaster to be finished with punning along with primer and 3 coats of good quality paint. The internal walls shall be of 10cm light weight blocks.

- Stainless Steel Safety Gate for Main Door.



- **DOORS AND WINDOWS**

The main door shall be of teakwood frame with teak wood paneled finished with polish. All the remaining doors shall be marine ply, factory processed panel. All windows will be of powder coated aluminum frames with sliding shutters of glass.

- Safety fabrication grills will be provided uniformly to all flats.

- **CEILING:**

POP ceiling with led lights will be provided in all rooms.

- **FLOORING:**

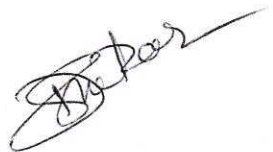
Living room, kitchen and bed room will be provided with good quality vitrified tiles. Bathroom flooring shall be anti-skid tiles of good quality and tiles fitting shall be upto full height. All bathroom fittings and sanitary fittings shall be of premium class quality.

- **SANITARY AND TOILET FITTINGS:** All equipment will be provided with premium plus quality fittings.

- **ELECTRICALS INSTALLATIONS:** All rooms of the flat will be provided with LED Lights, Fans and Exhaust Fans. LED lights are provided which reduce electricity power consumption by min 50%, due to which we are able to give generator back up to entire flat.

FEATURES OF SEMI FURNISHED FLATS

- P.O.P. with LED lights which reduces electricity consumption by min 50%.
- Havells Brand ceiling fans in all rooms. (Brand subject to availability).
- Granite sit-out without bottom storage cabinet in all Bedrooms.
- Modern kitchen with cabinets manufactured by Rajdeep Interior Firm along with 2 exhaust fans.
- All bathrooms with exhaust fan.
- Provision for Installation of Tata Sky connection in all the flats. Installation to be done by flat owner on their own. So also, Package and other services to be subscribed & paid by the Flat Owner on their own with local dealer.



SCHEDULE IV
FLAT TO BE ALLOTTED TO THE OWNERS

SR. NO	BUILDING BLOCKS	FLAT NO	TYPE	FLOOR	BUILT UP AREA IN SQ.MTS.	CARPET AREA IN SQ.MTS.	BALCONY AREA SQ.MTS.	SALEABLE AREA SQ.MTS.
1	BLOCK A	G-1	1-BHK	Ground/ Stilt Floor	53.28	47.00	0	61.00
2		UG-3	1-BHK	Upper Ground Floor	46.19	36.00	7.94	53.00
3		UG-4	1-BHK	Upper Ground Floor	47.49	36.00	9.73	55.00
4		UG-6	1-BHK	Upper Ground Floor	49.23	35.80	9.87	57.00
5		UG-8	2-BHK	Upper Ground Floor	83.8	65.30	13.22	96.00
6		F-3	1-BHK	First Floor	46.19	36.00	7.94	53.00
7		F-4	1-BHK	First Floor	47.49	36.00	9.73	55.00
8		F-6	1-BHK	First Floor	49.23	35.80	9.87	57.00
9		F-8	2-BHK	First Floor	83.8	65.30	13.22	96.00
10		S-3	1-BHK	Second Floor	46.19	36.00	7.94	53.00
11		S-4	1-BHK	Second Floor	47.49	36.00	9.73	55.00
12		S-6	1-BHK	Second Floor	49.23	35.80	9.87	57.00
13		S-7	1-BHK	Second Floor	49.23	35.80	9.87	57.00
14		S-8	2-BHK	Second Floor	83.8	65.30	13.22	96.00
15		S-9	1-BHK	Second Floor	48.05	35.80	9.86	55.00
					830.69			956.00

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SCHEDULE V

FLAT TO BE ALLOTTED TO THE BUILDER/DEVELOPER

SR. NO	BUILDING BLOCKS	FLAT NO	TYPE	FLOOR	BUILT UP AREA IN SQ. MTS	CARPET AREA SQ.MTS	BALCONY AREA IN SQ.MTS	SALEABLE AREA IN SQ. MTS
1	BLOCK A	UG-1	2-BHK	Upper Ground Floor	73.85	56.00	14.00	85.00
2		UG-2	1-BHK	Upper Ground Floor	52.80	35.00	15.36	61.00
3		UG-5	1-BHK	Upper Ground Floor	46.38	34.45	7.72	53.00
4		UG-7	1-BHK	Upper Ground Floor	49.23	35.80	9.87	57.00
5		UG-9	1-BHK	Upper Ground Floor	48.05	35.80	9.86	55.00
6		F-1	2-BHK	First Floor	73.85	55.00	14.00	85.00
7		F-2	1-BHK	First Floor	52.8	35.00	15.36	61.00
8		F-5	1-BHK	First Floor	46.38	34.45	7.72	53.00
9		F-7	1-BHK	First Floor	49.23	35.80	9.87	57.00
10		F-9	1-BHK	First Floor	48.05	35.80	9.86	55.00
11		S-1	2-BHK	Second Floor	73.85	55.00	14.00	85.00
12		S-2	1-BHK	Second Floor	52.80	35.00	15.36	61.00
13		S-5	1-BHK	Second Floor	46.38	34.45	7.72	53.00
14	BLOCK B	UG-1	2-BHK	Upper Ground Floor	66.14	49.91	12.58	77.00
15		UG-2	1-BHK	Upper Ground Floor	44.35	33.31	8.97	52.00
16		UG-3	2-BHK	Upper Ground Floor	66.14	49.91	12.58	77.00
17		UG-4	1-BHK	Upper Ground Floor	44.35	33.31	8.97	52.00
18		F-1	2-BHK	First Floor	66.14	49.91	12.58	77.00
19		F-2	1-BHK	First Floor	44.35	33.31	8.97	52.00
20		F-3	2-BHK	First Floor	66.14	49.91	12.58	77.00
21		F-4	1-BHK	First Floor	44.35	33.31	8.67	52.00

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22	BLOCK C	UG-1	2-BHK	Upper Ground Floor	66.14	49.91	12.58	77.00
23		UG-2	1-BHK	Upper Ground Floor	44.35	33.31	8.97	52.00
24		UG-3	2-BHK	Upper Ground Floor	66.14	49.91	12.58	77.00
25		UG-4	1-BHK	Upper Ground Floor	44.35	33.31	8.97	52.00
26		F-1	2-BHK	First Floor	66.14	49.91	12.58	77.00
27		F-2	1-BHK	First Floor	44.35	33.31	8.97	52.00
28		F-3	2-BHK	First Floor	66.14	49.91	12.58	77.00
29		F-4	1-BHK	First Floor	44.35	33.31	8.97	52.00
					1597.57			1853.00

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.




SIGNED AND DELIVERED BY OWNER



[Signature]

[Signature]

MRS. SONU DABRAL

L. H. T. I.

R. H. T. I.



[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

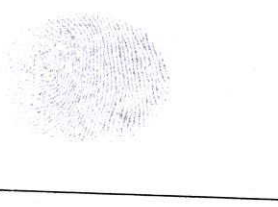
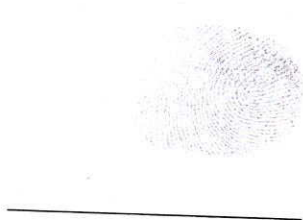
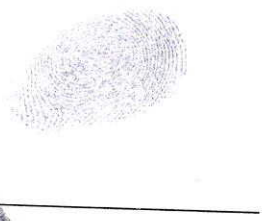
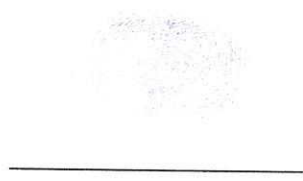
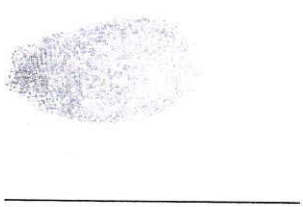
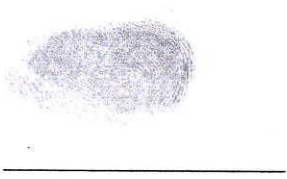
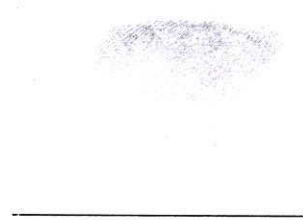
SIGNED AND DELIVERED BY OWNER





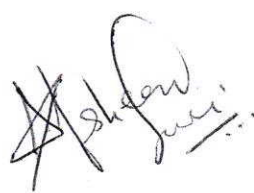
MR. AMAN T ISANI
L. H. T. I.

R. H. T. I.

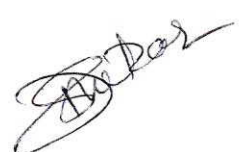




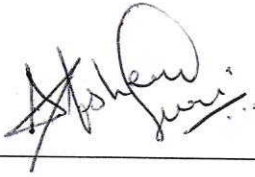






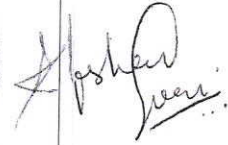


SIGNED AND DELIVERED BY OWNER

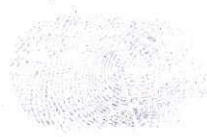
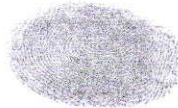
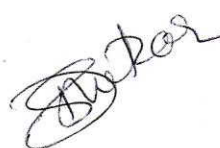


MRS. AFSHEEN AZIZ SURANI

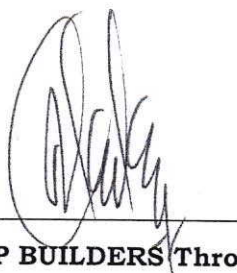
L. H. T. I.



R. H. T. I.



SIGNED AND DELIVERED BY BUILDER/DEVELOPER



RAJDEEP BUILDERS Through
Proprietor Rajesh Tarkar



L. H. T. I.

R. H. T. I.



SIGNED AND DELIVERED BY CONFIRMING PARTY

[Signature]

MRS. DEEPA RAJESH TARKAR

L. H. T. I.

[Signature]



R. H. T. I.



[Signature]

[Signature]

[Signature]

[Signature]

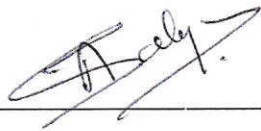
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WITNESSES:-

1. NAME	:- Mr. Ajay Salgaonkar
FATHER'S NAME	:- Mr. Babli Salgaonkar
AGE	:- 43 years
MARITAL STATUS	:- Married
OCCUPATION	:- Service
ADDRESS	:- H.No.S/74, Yashodi Niwas, Verem Reis Magos Goa

SIGNATURE

:-



2. NAME	:- Ms. Santoshi Sawant
FATHER'S NAME	:- Mr. Achutanand Sawant
AGE	:- 26 years
MARITAL STATUS	:- Unmarried
OCCUPATION	:- Service
ADDRESS	:- H.No.1049. Sai Swami Niwas, Alto Torda, Near SBI Bank, Badem Branch Porvorim Goa

SIGNATURE

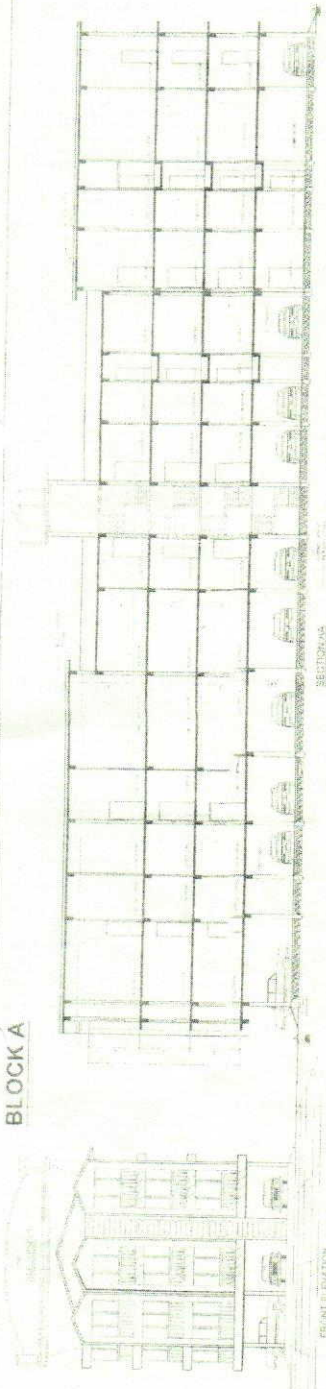
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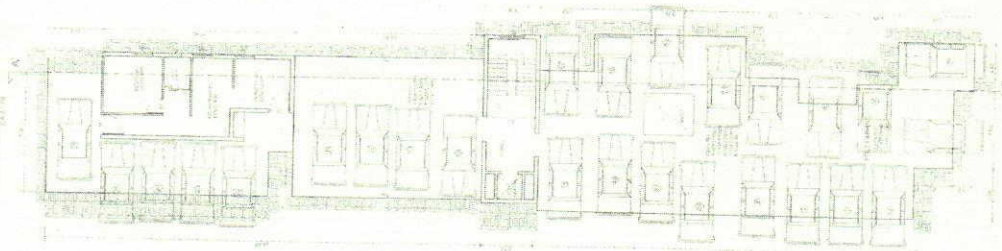


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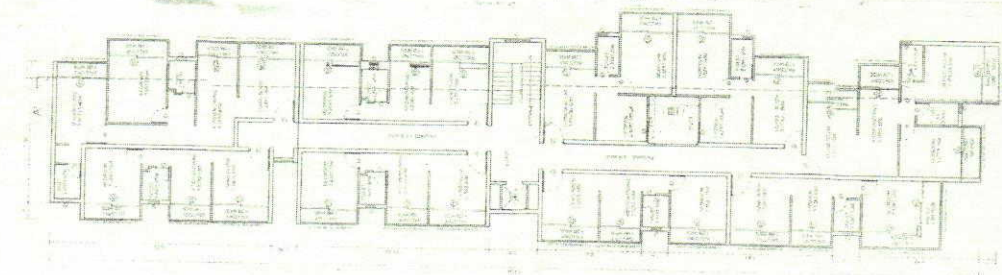


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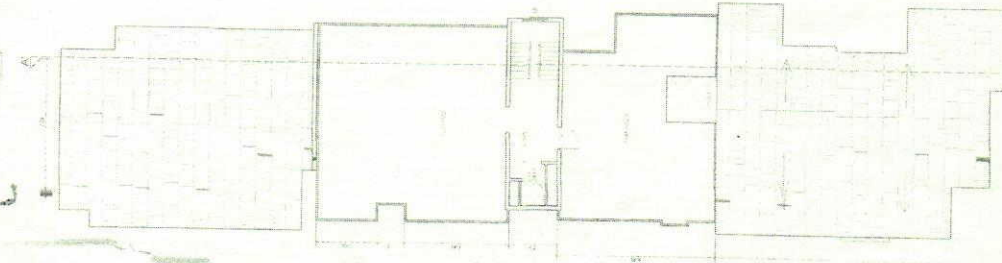
SECTION B-B



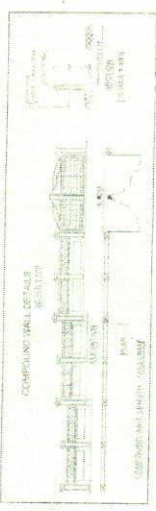
GROUND FLOOR PLAN



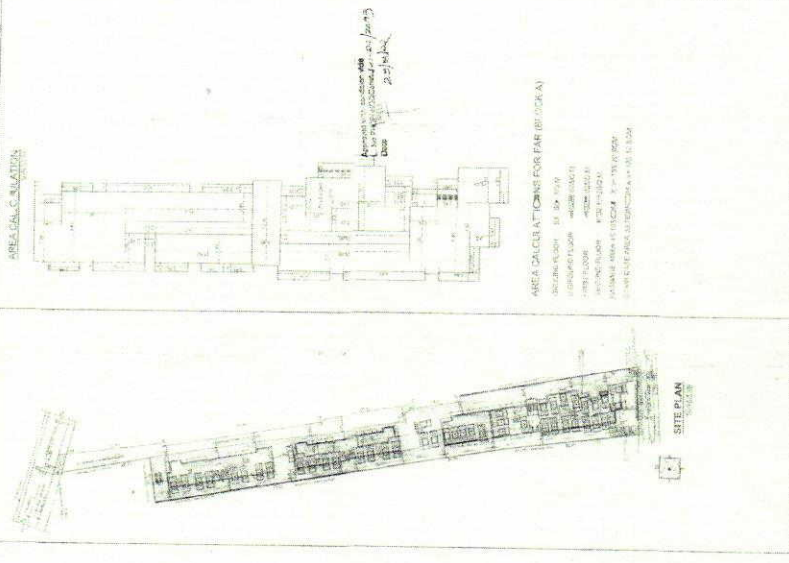
TYPICAL UPPER GROUND, FIRST & SECOND FLOOR PLAN



ROOF PLAN



COMPILING WALL DETAIL



AREA CALCULATIONS FOR BLOCK A

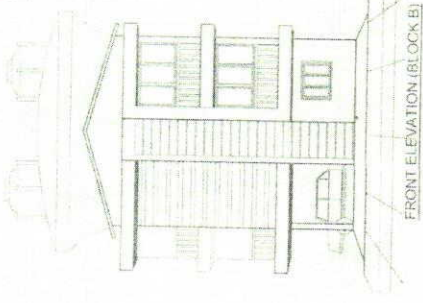
SITE PLAN

Project: Block A, 3970, 8/7/22
Scale: 1:100
Date: 8/7/22
By: [Signature]
Checked: [Signature]
Approved: [Signature]

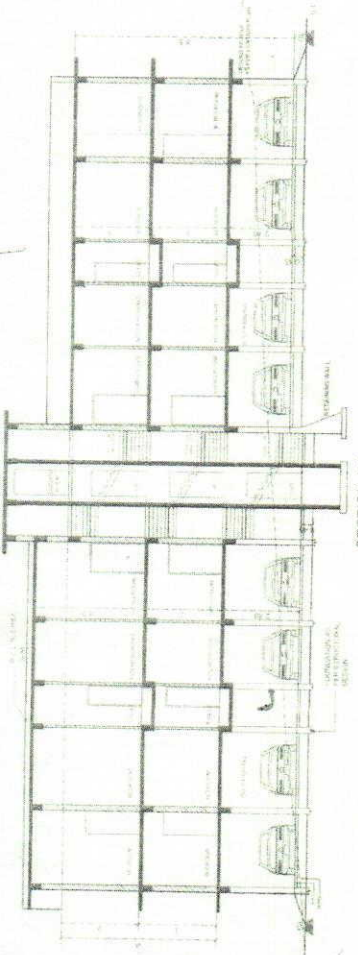


PROFESSIONAL ENGINEER'S STAMP
SITUATED AT BARDEZ, GOA
FOR SITE PLAN 1:100

BLOCK B

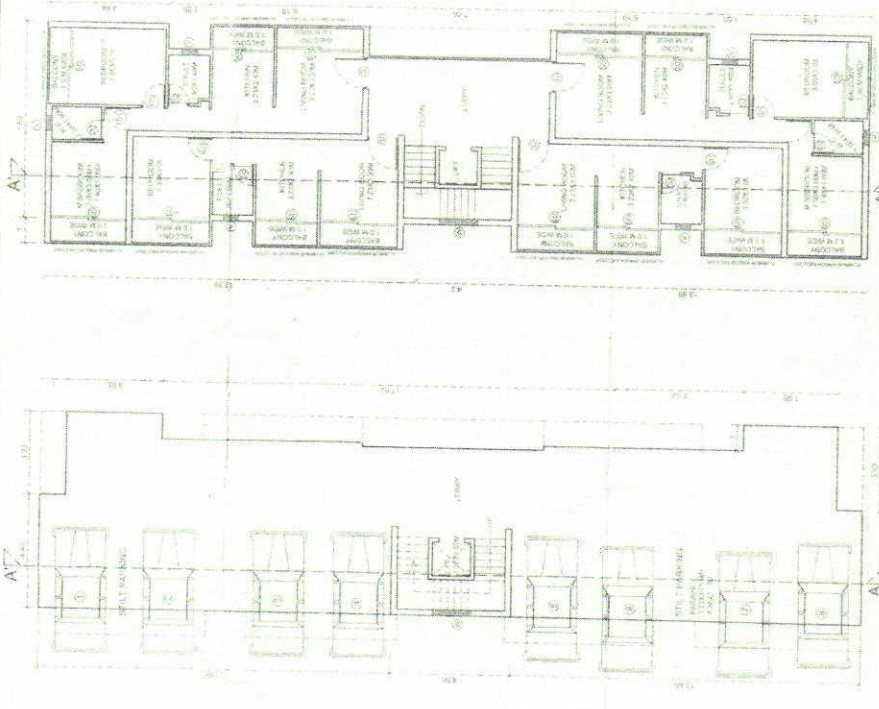


FRONT ELEVATION (BLOCK B)
SCALE 1:200

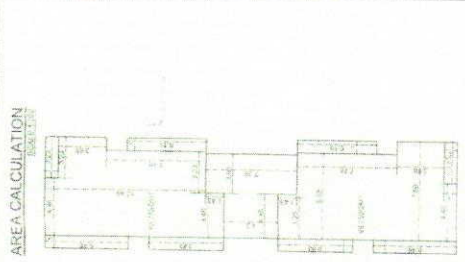


SECTION AA'
SCALE 1:100

Approved with condition vide
L No. 176/2015 dated 25/12/2015
Date 25/12/2015



TYPICAL UPPER GROUND & FIRST FLOOR PLAN
(BLOCK B)
SCALE 1:100



AREA CALCULATION
SCALE 1:100

AREA CALCULATIONS FOR FAR (BLOCK B)
1. GROUND FLOOR 179.50 SQ. M
FIRST FLOOR 179.50 SQ. M
COVERED AREA 216.00 SQ. M



Prepared and Approved
Vice Pres. No. 1317 dt. 25/12/2015
Subject to the Condition:-
Mentioned on the Plan
No. VP/Soc/-/1914/2015-2016-2017
Dated-5/10/2015
Secretary
V.P. Souto

Approved with condition vide
L No. 176/2015 dated 25/12/2015
By Town Planning
Town & Country Planning Dept.
Govt. of Goa, Bhamburda

BLOCK B

Sl. No.	Particulars	Area (Sq. M)
1	Ground Floor	179.50
2	First Floor	179.50
3	Car Park	57.00
4	Staircase	1.00
5	Corridor	1.00
6	Common Area	1.00
7	Roof	1.00
8	Walls	1.00
9	Windows	1.00
10	Doors	1.00
11	Other	1.00
12	Total	579.50

AREA CALCULATIONS FOR FAR (BLOCK B)
1. GROUND FLOOR 179.50 SQ. M
FIRST FLOOR 179.50 SQ. M
COVERED AREA 216.00 SQ. M

Sl. No.	Particulars	Area (Sq. M)
1	Ground Floor	179.50
2	First Floor	179.50
3	Car Park	57.00
4	Staircase	1.00
5	Corridor	1.00
6	Common Area	1.00
7	Roof	1.00
8	Walls	1.00
9	Windows	1.00
10	Doors	1.00
11	Other	1.00
12	Total	579.50

PROPOSED CONSTRUCTION OF RESIDENTIAL
BUILDING ON BEARING SURVEY NO. 97-5
SITUATED AT SOCORGO VILLAGE BARDE Z-GOA
FOR SHRI RAJESH TANKAS



Approved with condition vide
L No. 176/2015 dated 25/12/2015
By Town Planning
Town & Country Planning Dept.
Govt. of Goa, Bhamburda

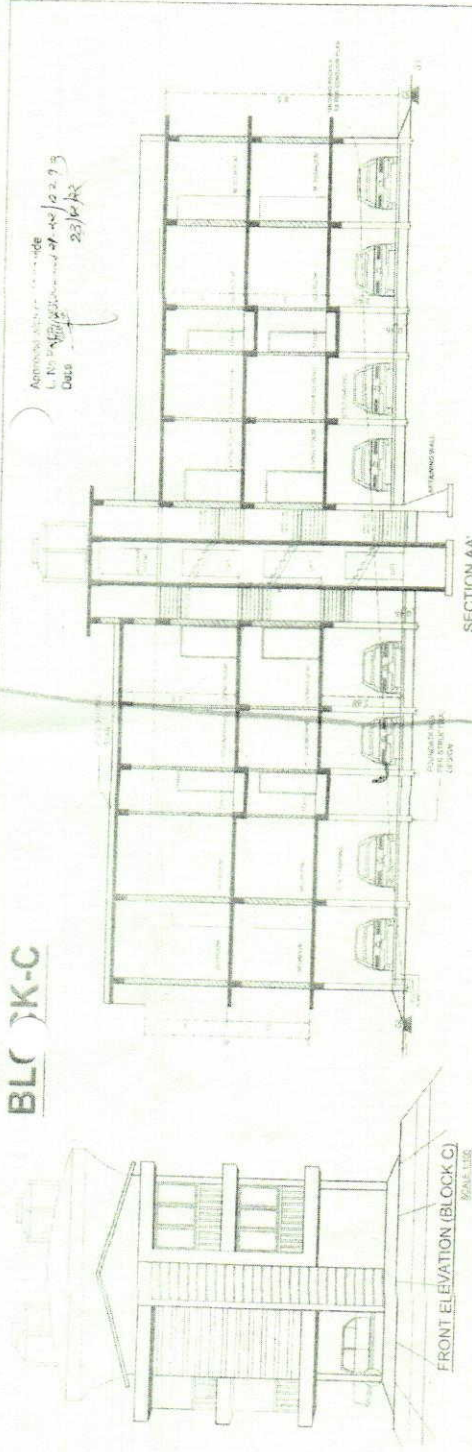
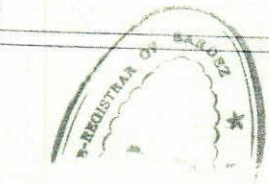
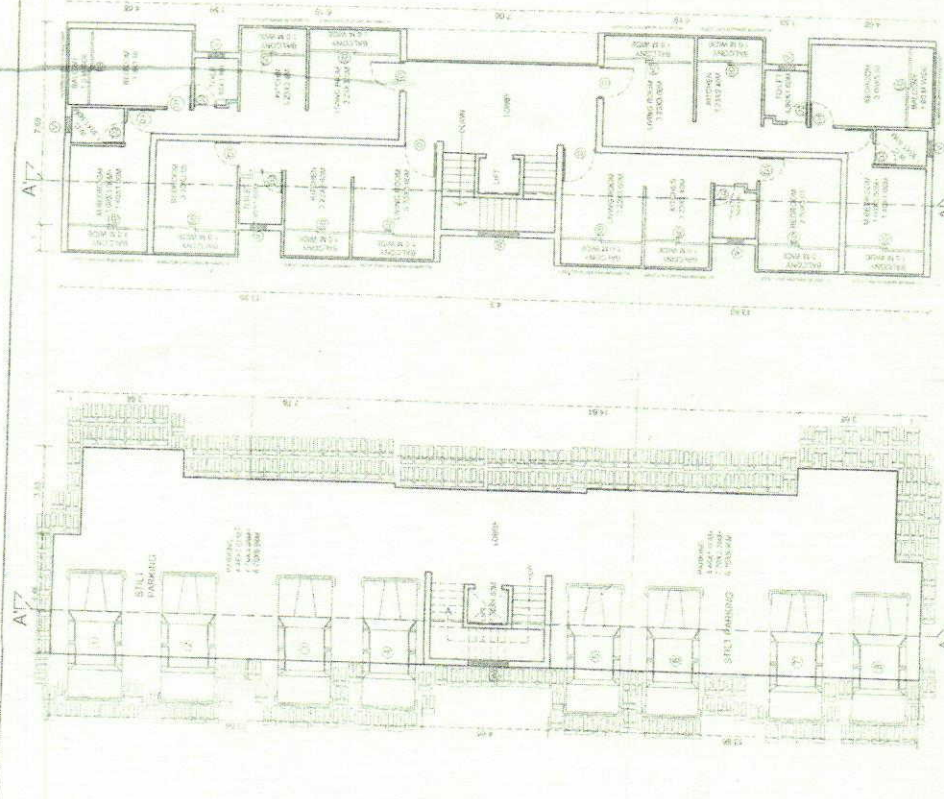
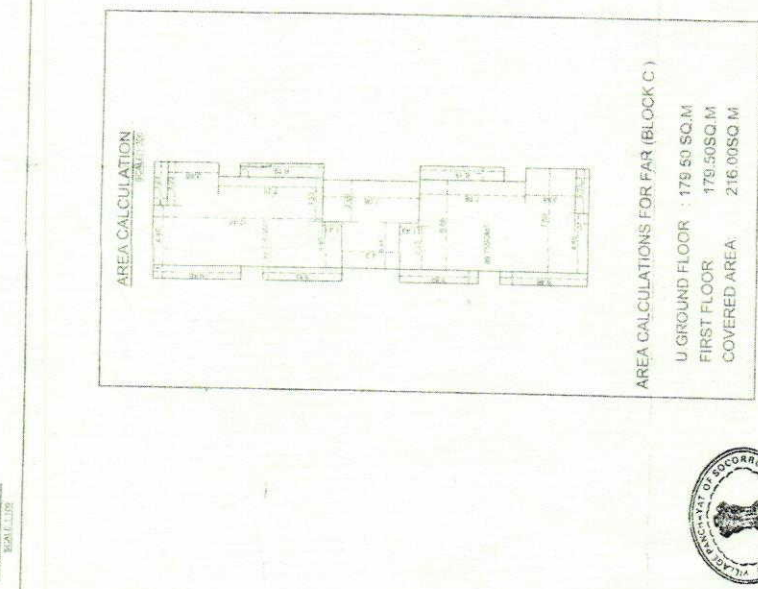


BLOCK C

Approved with condition vide
L No. JTE/2012/52/70-2a/144
Date 23/10/2012

2970
8/1/20

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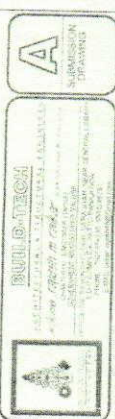
Approved with condition vide
L No. JTE/2012/52/70-2a/144
Date 23/10/2012

By Town Planner
Govt of Karnataka

Passed and Approved
Vide Res. No. 1317 dated 25/12/2011
Subject to the Conditions
Mentioned on the Plans
No. VP/600-1/1111/2011-2012

Dated 25/12/2011

V. P. Srinivas



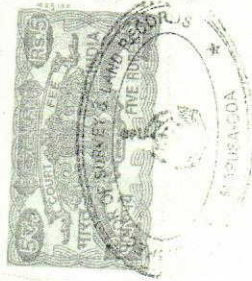
PROPOSED CONSTRUCTION OF RESIDENTIAL
BUILDING ON BEARING SURVEY NO. 407-5,
SITUATED AT NIDHIVILLAGE BARDOLZI COA
FOR SHRI RAJESH TARKAR



CBAR 121-7526

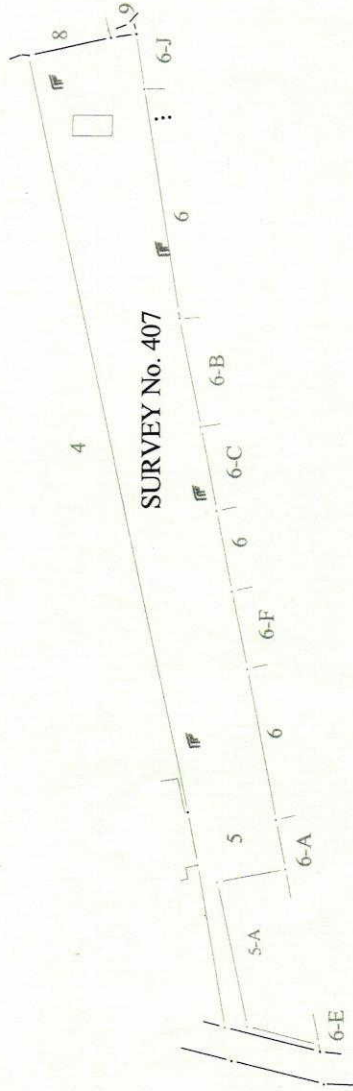
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(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



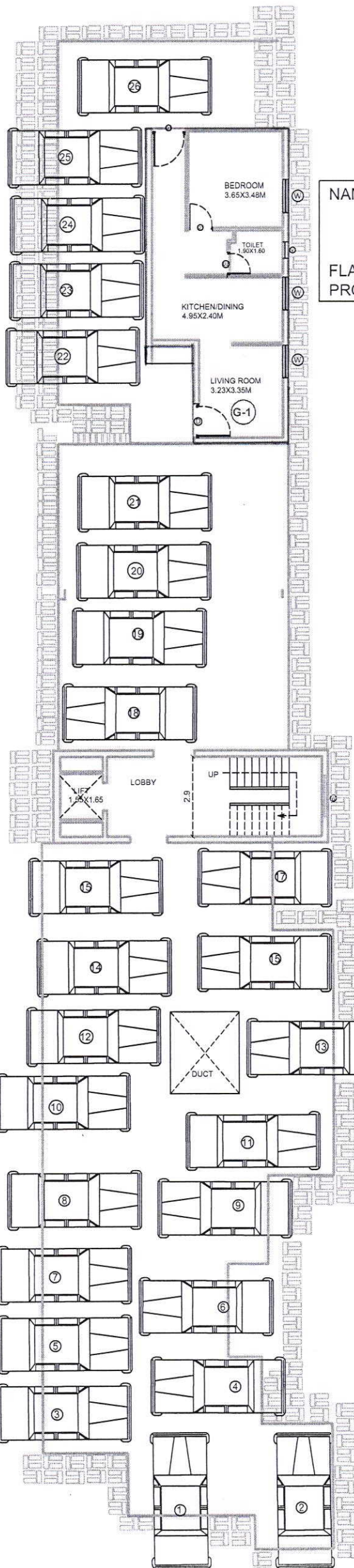
S.No.321

SURVEY No. 407



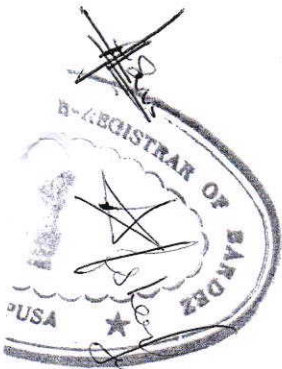
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On : 15-03-2021

Compared By: *[Signature]*

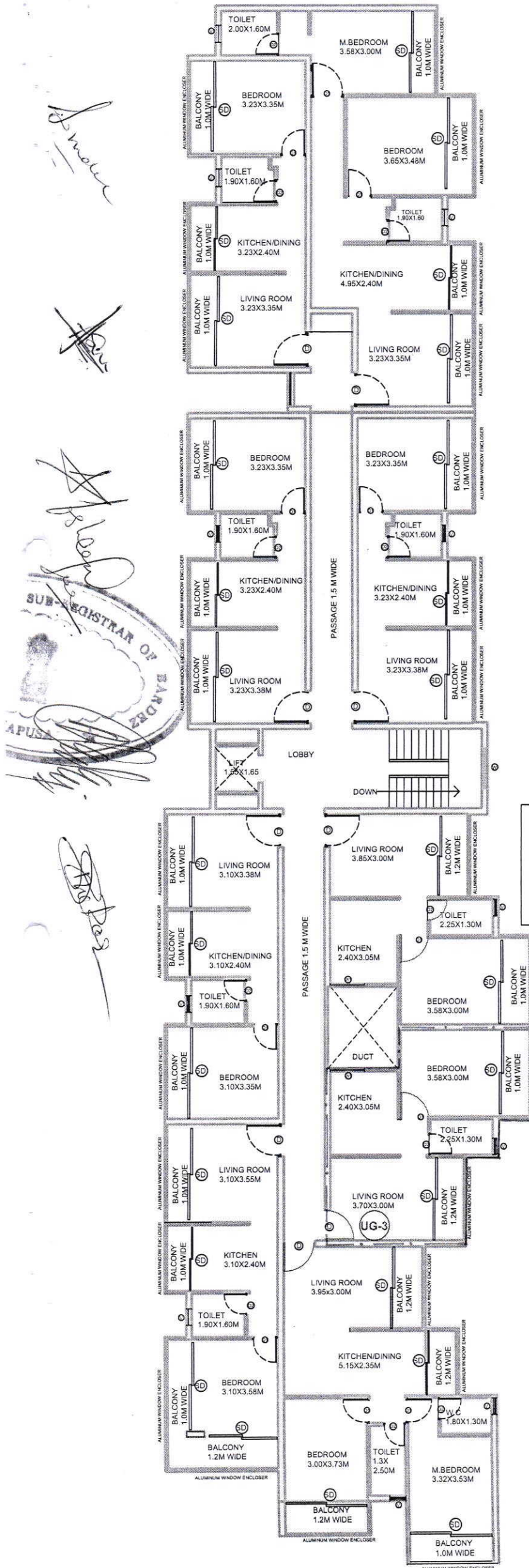


NAME: Mrs. Sonu Dabral,
 Mr. Aman T Isani,
 Mrs. Afsheen Aziz Surani.
 BLOCK: A
 FLAT NO: G-1 FLOOR: Ground/Stilt Floor
 PROJECT: Rajdeep Field View, Socorro.

3970
 8/9/22



GROUND /STILT FLOOR PLAN

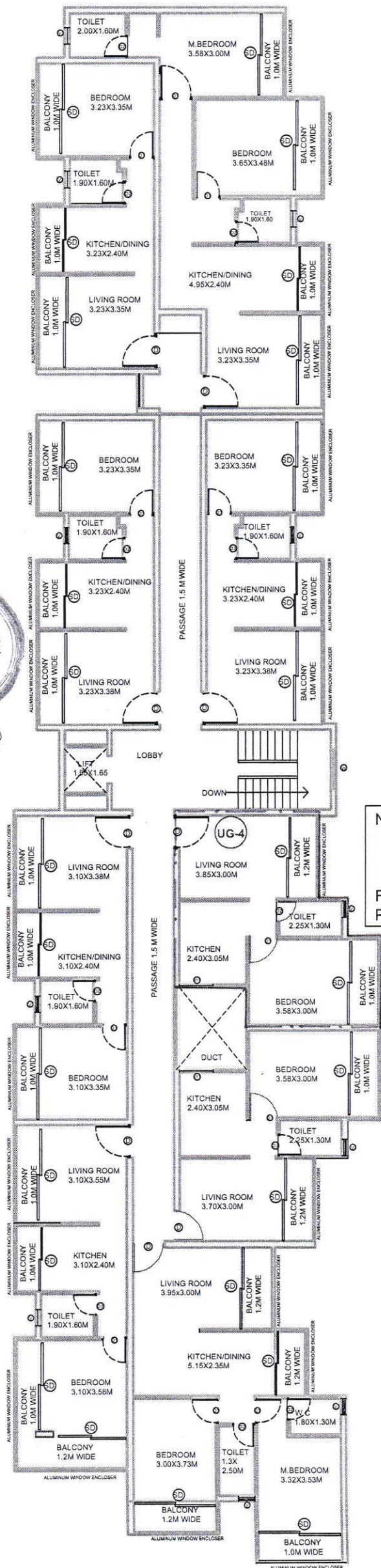


3940
8/9/22

NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: UG-3 FLOOR: Upper Ground Floor.
PROJECT: Rajdeep Field View, Socorro.

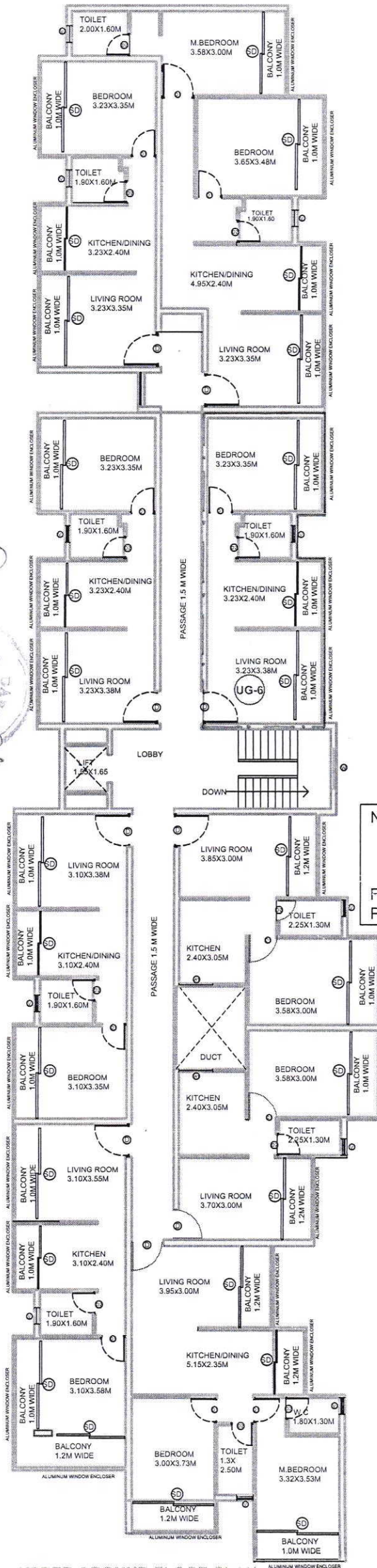
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3970
8/9/22



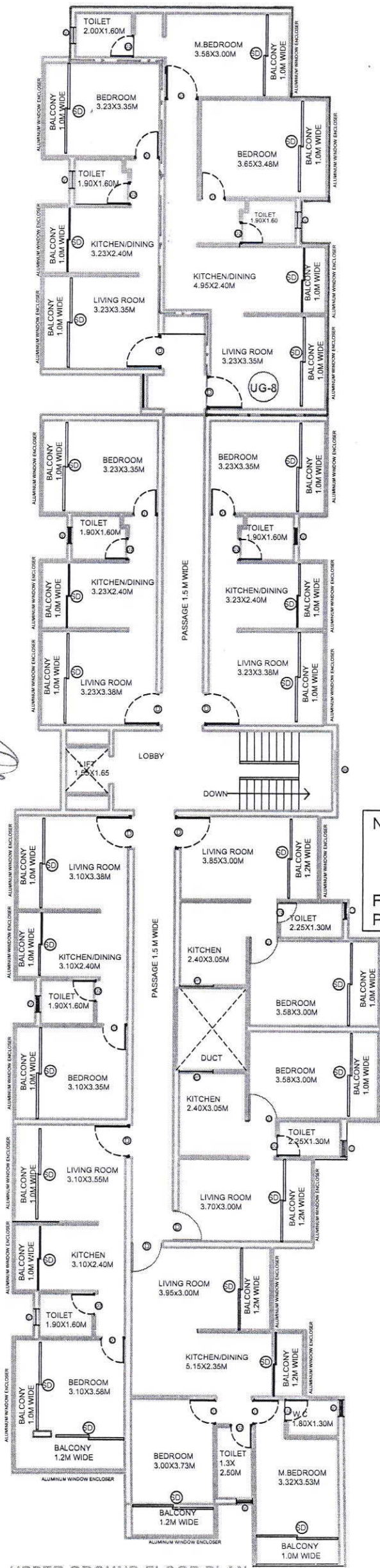
NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: UG-4 FLOOR: Upper Ground Floor.
PROJECT: Rajdeep Field View, Socorro.

UPPER GROUND FLOOR PLAN



3970
8/7/22

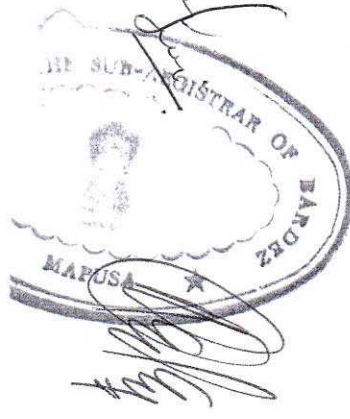
NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: UG-6 FLOOR: Upper Ground Floor.
PROJECT: Rajdeep Field View, Socorro.



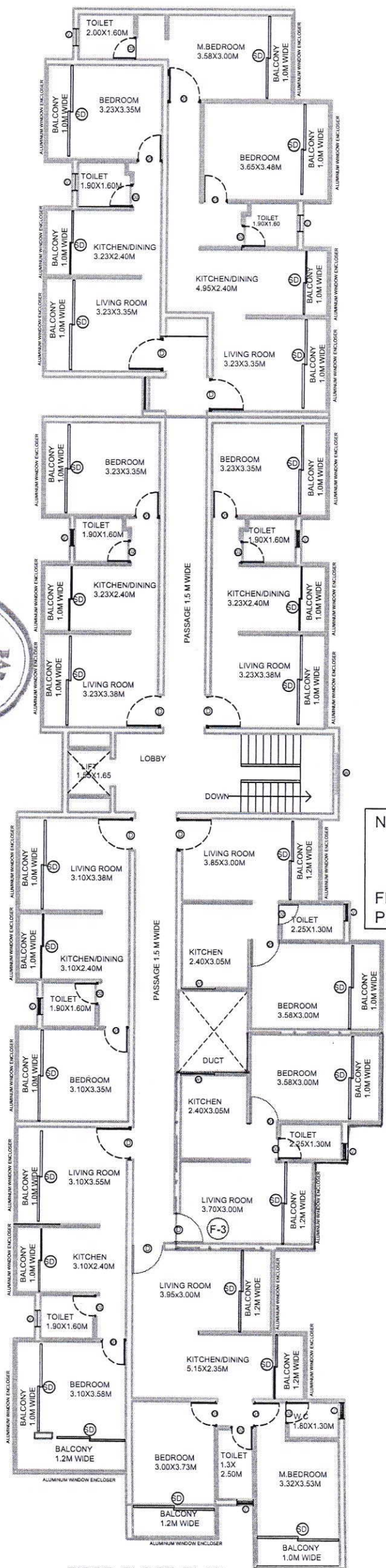
3970
8/9/22

NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: UG-8 FLOOR: Upper Ground Floor.
PROJECT: Rajdeep Field View, Socorro.

UPPER GROUND FLOOR PLAN



3970
8/9/22



NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: F-3 FLOOR: First Floor.
PROJECT: Rajdeep Field View, Socorro.

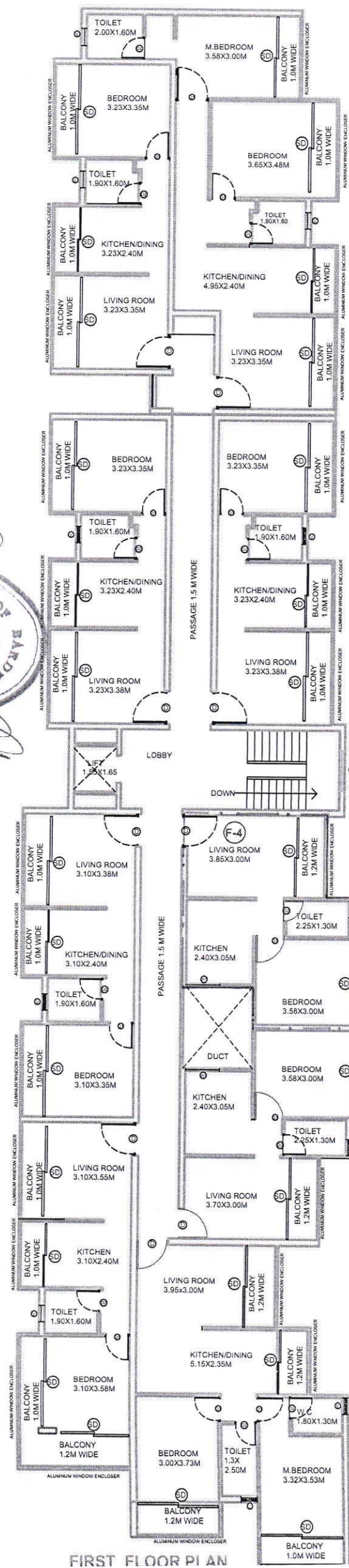
FIRST FLOOR PLAN

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Handwritten signature



Handwritten signature

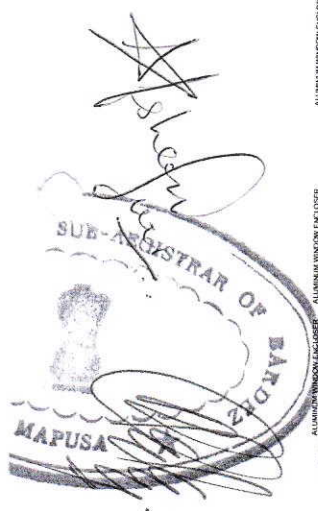


3970
8/9/22

NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: F-4 FLOOR: First Floor.
PROJECT: Rajdeep Field View, Socorro.

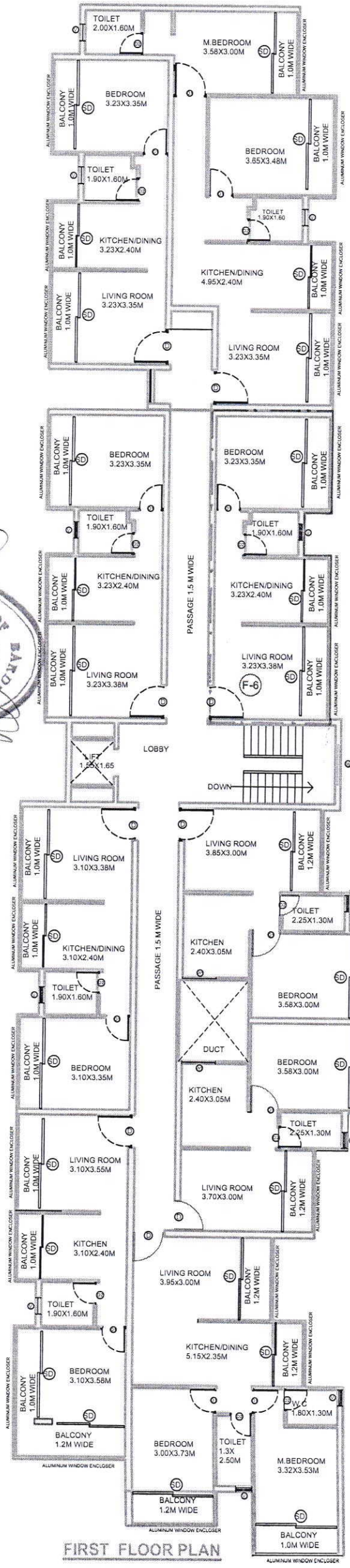
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Handwritten signature



Handwritten signature

3970
8/9/22



NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: F-6 FLOOR: First Floor.
PROJECT: Rajdeep Field View, Socorro.

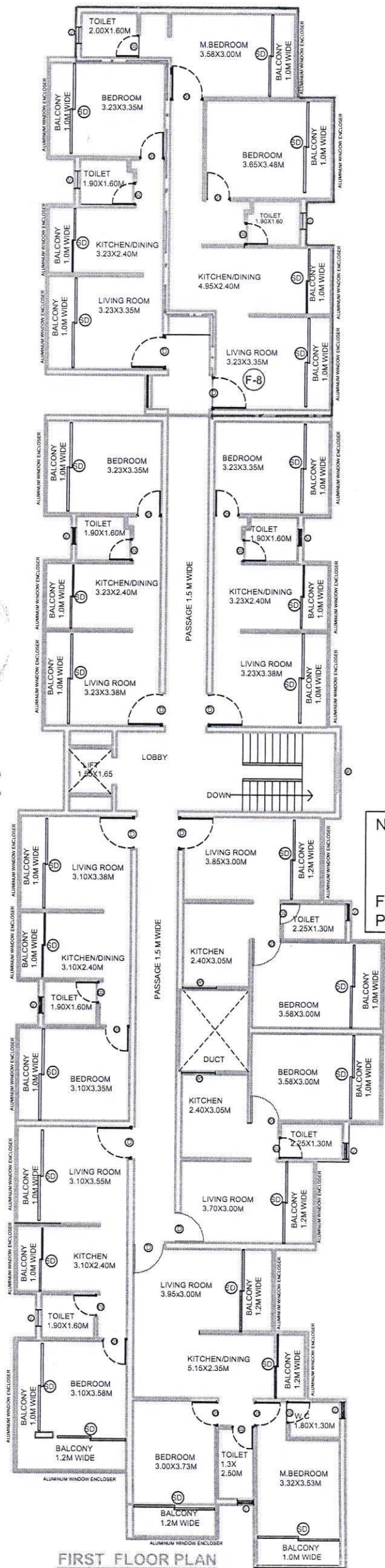
FIRST FLOOR PLAN



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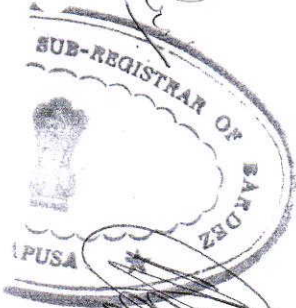
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3970
8/9/22

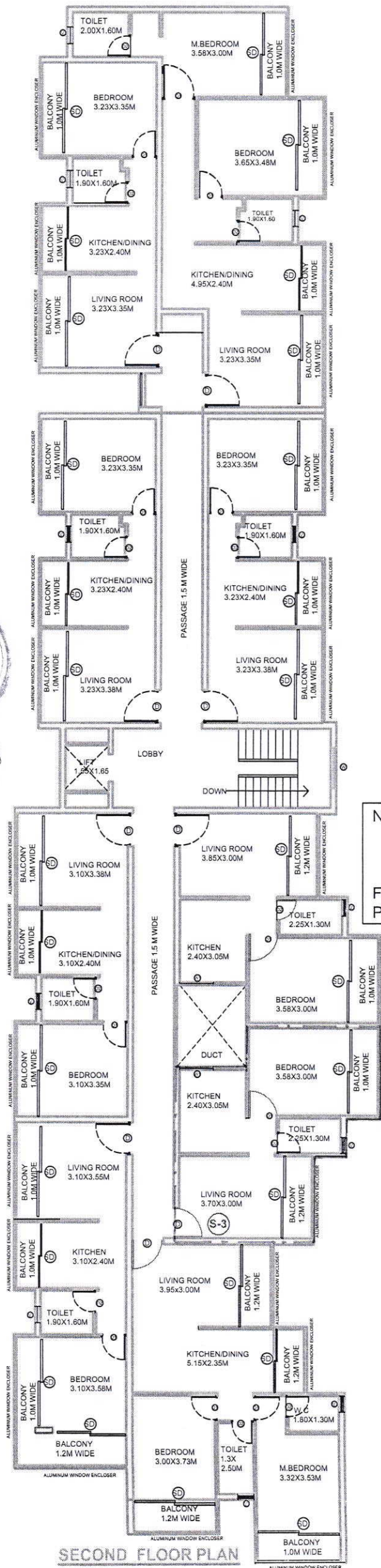


NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: F-8 FLOOR: First Floor.
PROJECT: Rajdeep Field View, Socorro.

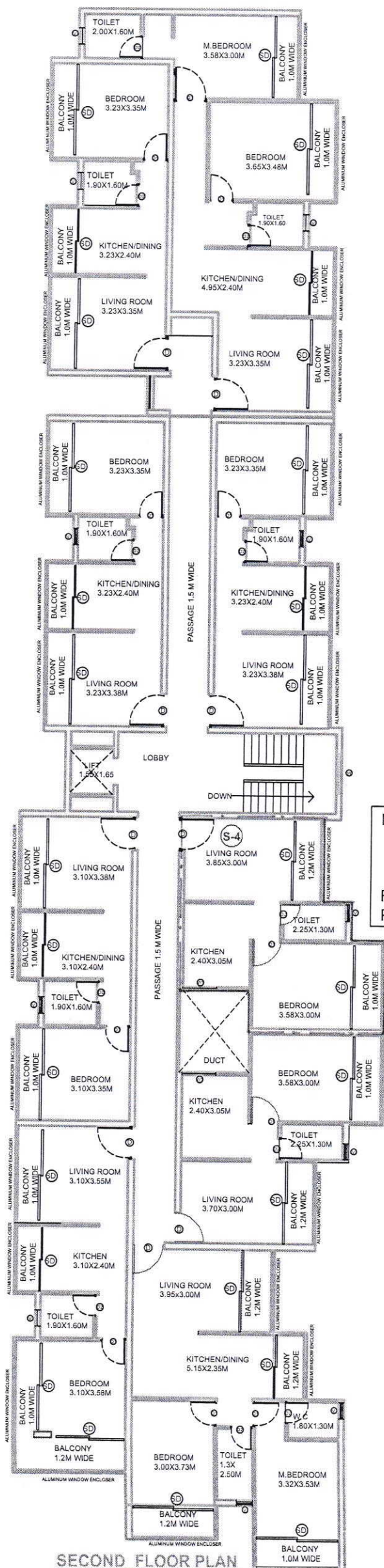
FIRST FLOOR PLAN



3970
8/9/22

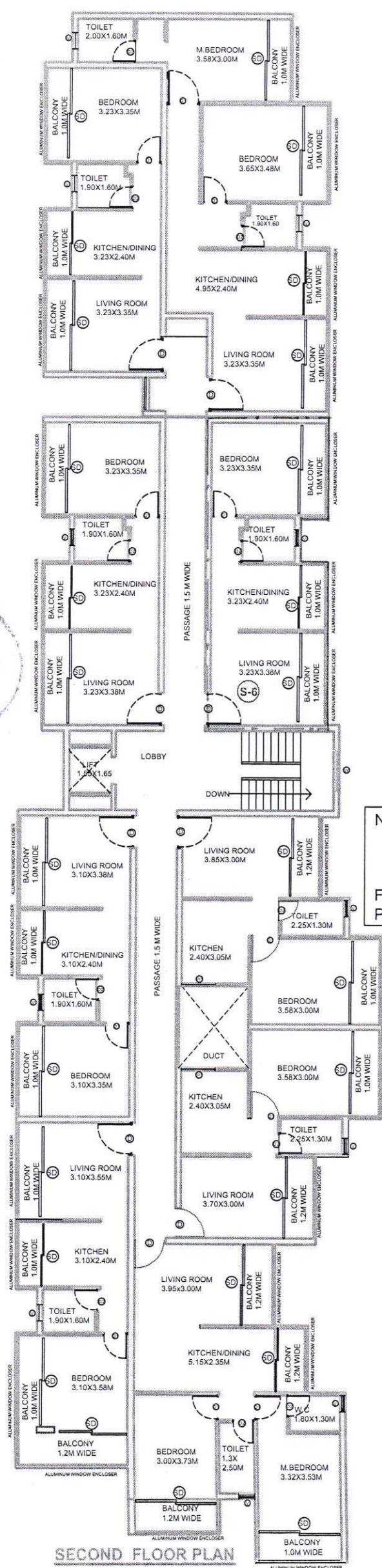


NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: S-3 FLOOR: Second Floor.
PROJECT: Rajdeep Field View, Socorro.



3970
8/9/22

NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: S-4 FLOOR: Second Floor.
PROJECT: Rajdeep Field View, Socorro.



3970
8/9/22

NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: S-6 FLOOR: Second Floor.
PROJECT: Rajdeep Field View, Socorro.

Handwritten signatures and stamps:

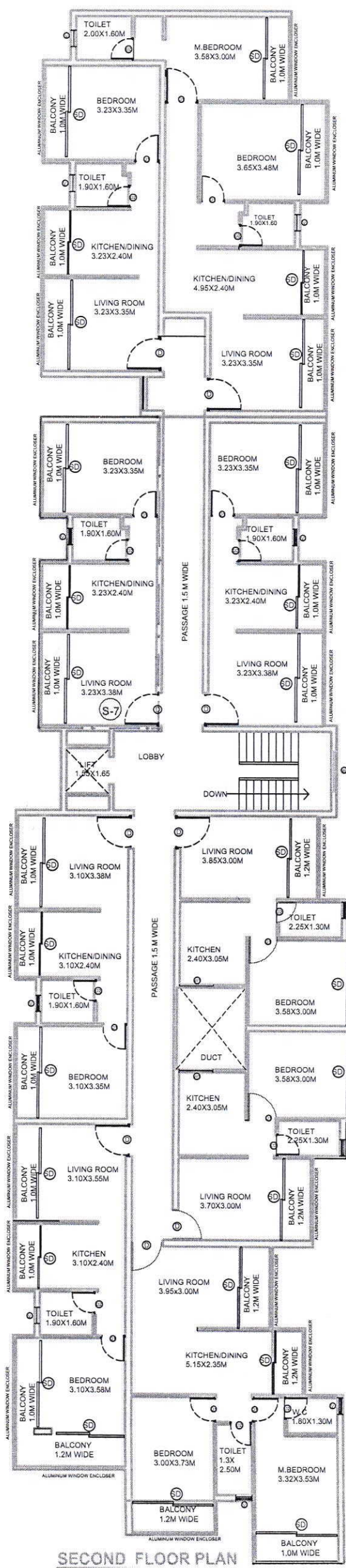
Surani

3970
8/9/22

REGISTRAR OF BUILDINGS

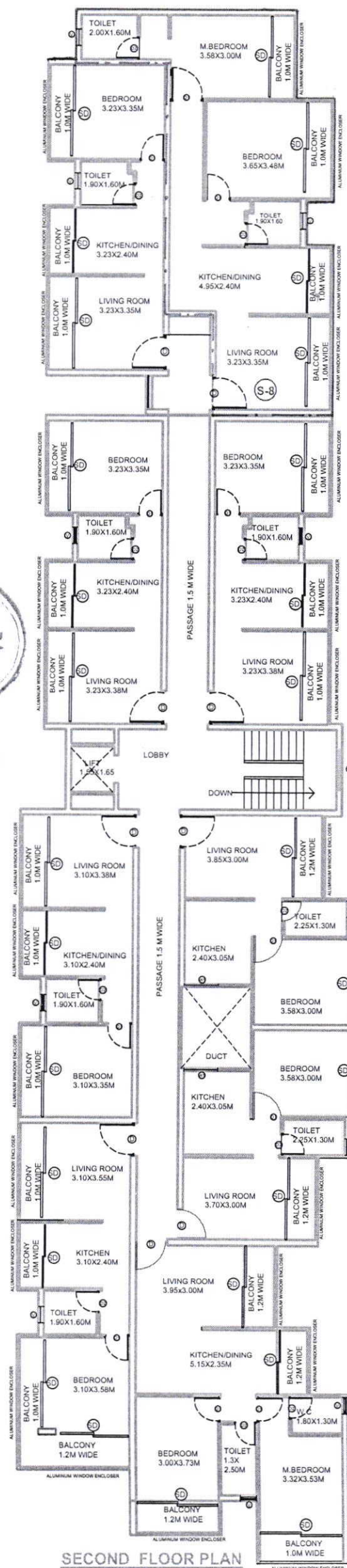
23

Handwritten initials and marks:



NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: S-7 FLOOR: Second Floor.
PROJECT: Rajdeep Field View, Socorro.

SECOND FLOOR PLAN



NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: S-8 FLOOR: Second Floor.
PROJECT: Rajdeep Field View, Socorro.

SECOND FLOOR PLAN

3970
8/1/22

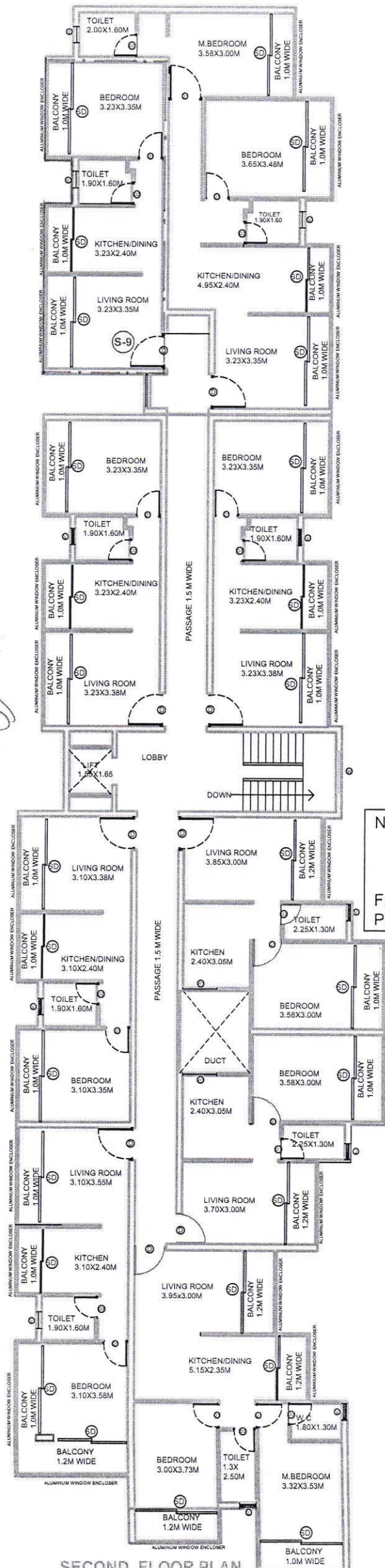


Handwritten signatures and stamps on the left margin:

Handwritten: 3970
8/9/22

Stamp: REGISTERED ON
USA

Handwritten: Sonu Dabral



NAME: Mrs. Sonu Dabral,
Mr. Aman T Isani,
Mrs. Afsheen Aziz Surani.
BLOCK: A
FLAT NO: S-9 FLOOR: Second Floor.
PROJECT: Rajdeep Field View, Socorro.

SECOND FLOOR PLAN



FORM I & XIV

100015410385

Date : 02/08/2022

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Socorro
गांव
Name of the Field Khorlecham Bhat
शेताचें नांव

Survey No. 407
सर्वे नंबर
Sub Div. No. 5
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.29.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.29.50

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.25	0000.00.00	0000.00.25	0000.29.75

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	1567			
2	Coicao Estibeirol alias Conceicao Estibeirol		47594	
3	Sonu Dabral		78048	
4	Aman T Isani		78048	

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

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
-----Nil-----		

[Signatures]

**FORM I & XIV**

100015410385

Date : 02/08/2022

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
 तालुका
 Village Socorro
 गांव
 Name of the Field Khorlechem Bhat
 शेताचें नांव

Survey No. 407
 सर्वे नंबर
 Sub Div. No. 5
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

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



The record is computer generated on 02/08/2022 at 3:50:41PM as per Online Reference Number - 100015410385. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Sep-2022 11:04:51 am

Document Serial Number :- 2022-BRZ-3970

Presented at 10:51:15 am on 08-Sep-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	1233800
2	Registration Fee	1276300
3	Processing Fee	1920
Total		2512020

Stamp Duty Required :1233800/-

Stamp Duty Paid : 1233800/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAILEE SHAILESH THANEKAR ,Father Name:Bhargavram Naik, Age: 43, Marital Status: ,Gender:Female,Occupation: Service, Address1 - 604, Tikhazan, Mayem, Bicholim Goa 403504, Address2 - , PAN No.: [REDACTED]			

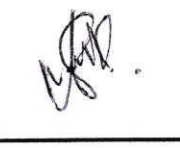
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SONU DABRAL , Father Name:Dheeraj Kumar Sharma, Age: 46, Marital Status: Married ,Gender:Female,Occupation: Business, H. No. 206, Devashri Garden, Porvorim, North-Goa, Goa 403501, PAN No.: [REDACTED]			
2	AMAN T ISANI , Father Name:Tahir Vasabali Isani, Age: 32, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. M-89-315, Manek Mansion, Feira Alta, Mapusa North Goa Bardez Goa 403507, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	AFSHEEN AZIZ SURANI , Father Name:Aziz Akbarali Surani, Age: 29, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No. M-89-315, Manek Mansion, Feira Alta, Mapusa North Goa Bardez Goa 403507, PAN No.: [REDACTED]			
4	SAILEE SHAILESH THANEKAR , Father Name:Bhargavram Naik, Age: 43, Marital Status: ,Gender:Female,Occupation: Service, 604, Tikhazan, Mayem, Bicholim Goa 403504, PAN No.: [REDACTED] , as Power Of Attorney Holder for DEEPA RAJESH TARKAR			
5	SAILEE SHAILESH THANEKAR , Father Name:Bhargavram Naik, Age: 43, Marital Status: ,Gender:Female,Occupation: Service, 604, Tikhazan, Mayem, Bicholim Goa 403504, PAN No.: [REDACTED] , as Power Of Attorney Holder for RAJDEEP BUILDERS Proprietor Rajesh Tarkar			

Witness:

I/We individually/Collectively recognize the Builder, Confirming Party, POA Holder, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ajay Babli Salgaonkar, Age: 44, DOB: , Mobile: 9112284468 , Email: , Occupation: Service , Marital status : Married , Address: 403114, Reis-magos, Bardez, North Goa, Goa			
2	Name: Santoshi Sawant, Age: 26, DOB: , Mobile: 9850675737 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403521, Salvador-do-mundo, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

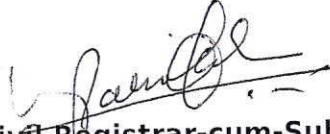
Document Serial Number :- 2022-BRZ-3970

Document Serial No:-2022-BRZ-3970

Book :- 1 Document

Registration Number :- **BRZ-1-3858-2022**

Date : 08-Sep-2022



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

SUB-REGISTRAR

BARDEZ

Scanned by Deepika Nait (LDC)
@nait



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 08-Sep-2022 11:16:05

Date of Receipt: 08-Sep-2022

Receipt No : 2022-23/9/2455

Serial No. of the Document : 2022-BRZ-3970

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

Received the following amounts from **SAILEE SHAILESH THANEKAR** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1276300	E-Challan	• Challan Number : 202200700691 • CIN Number : CKU6160924	1276300
Processing Fee	1920	E-Challan	• Challan Number : 202200700691 • CIN Number : CKU6160924	1920
Total Paid	1278220 (Rupees Twelve Lakhs Seventy Eight Thousands Two Hundred And Twenty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized : **Ajay Salgaonkar**

Ajay



Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **08-Sep-2022**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar