



वा GOA

Serial No. 476 Place of Vendor, Panaji, Date 24/8/16
Value of Stamp Paper 1000/-
Name of Purchaser NADKARNI LIBRA DEVI
Residence _____ Name of Father _____
Purpose _____ Transacting Parties : _____

364394

Sign of Stamp Vendor
Mangala N. Karapurkar
License No. AC/STP/VEN/747/99

Sign of Purchaser



AGREEMENT FOR DEVELOPMENT / SALE

THIS AGREEMENT is made at Panaji, Goa, on this 25th day of the month of August, of the Year Two Thousand and Sixteen.

(25/08/2016)

Nicholas P. Dias

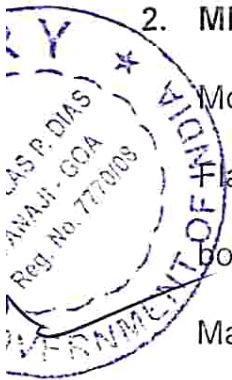
Peter Bay

M. Almeida

BETWEEN

1. **MR. IVOR MARIA FERREIRA**, son of Mr. Innocent Xavier Caetano Ferreira alias Mr. Inocente Xavier Caitaninho Ferreira alias Mr. Innocent X. Ferreira alias Mr. Innocent Ferreira alias Mr. Innocent Caetano Ferreira, person of Indian origin having PIO Card No. _____, aged about 66 years, married, Doctor, having PAN Card No. _____ and his wife;

2. **MRS. ANITA FERREIRA NEE MOHINDRA**, daughter of Mr. Muni Lal Mohindra, aged about 60 years, married, Head Teacher, both residing at Flat 18, Shaw house, Elizabeth Drive, Banstead, Surrey, SM72FD, UK, both represented herein through their Power of Attorney holder Mr. Mario Peter Braganza, son of Mr. Pius Braganza, Person of Indian Origin, having PIO Card No. _____, aged about 65 years, accountant, having PAN Card No. _____, resident of 37 Tormead Road, Guildford, Surrey, GU1 2JB, UK, presently residing at Martins Apartments, Block A, Flat No. G-1, Opp. Syndicate bank, Caranzalem, Goa 403002, hereinafter called as the "OWNERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) of the ONE PART;



P. Braganza

Peter Braganza

Anita Ferreira

AND

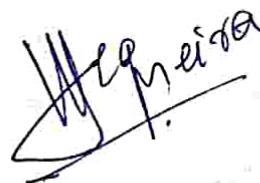
M/s. NADKARNI LIBRA DEVELOPERS, having its registered office at C/o. K.V. Nadkarni & Associates, L-45/46, Alfran Plaza, M.G. Road, Panaji, Goa, and represented in this act by its partners, (1) MR. VIRESH K. NADKARNI, Indian National, aged 51 years, son of Mr. Kamalanath V. Nadkarni, married, having PAN Card No. _____, residing at

Kamat Harmony, St. Inez, Panaji- Goa, and (2) Mr. NESTER THOMAS SEQUEIRA, Indian National, aged 46 years, son of Mr. Jerome Francis Sequeira, married, having PAN Card No. _____, residing at

S2/3, Amit Apartments, Alto -Betim, Bardez - Goa, hereinafter called as the 'DEVELOPERS' (which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include its heirs, legal representative, assigns, executors, or any other person or persons legally equitable or otherwise claiming through it) of the SECOND PART.

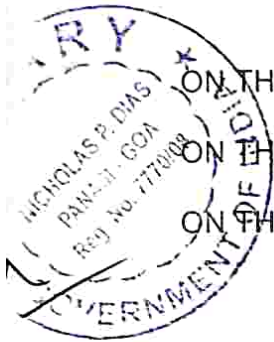
WHEREAS, in Duler of the City of Mapusa, there exists a property known as ZAMBEACHI ADDY bearing Chalta No. 6 of P.T. Sheet No. 42 of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, together with a residential house bearing H. No. 1/233 and a well situated therein, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa under No. 9875 at Page 25 Overleaf of Book B new 26 and 27,778 of Book B 71 at Page 142 overleaf and found enrolled in the Taluka Revenue Office of Bardez.






under Matriz No. 877, hereinafter referred to as the "SAID PROPERTY" and more particularly described in Schedule-I hereunder written and delineated in Red colour boundary line in the plan annexed hereto;

AND WHEREAS the said property admeasures an area of 1255 square meters approximately and is bounded as under:



ON THE EAST:

By public road;

ON THE WEST:

By Comunidade property;

ON THE NORTH:

Partly by the property bearing Chalta No. 53 of P.T. Sheet No. 25 and Partly by the property bearing Chalta No. 52 of P.T. Sheet No. 25;

ON THE SOUTH:

By the property bearing Chalta No. 11 of P.T. Sheet No. 42.

AND WHEREAS the Said Property originally belonged to Mrs. Rosa Maria Correia alias Mrs. Rosaria Maria Correia and her husband Mr. Antonio Pascoal Ferreira who both expired leaving behind their only son as their sole and universal heir and successor namely Mr. Joao Agostinho Ferreira alias Mr. Joao Augusto Ferreira alias Mr. Augusto Ferreira married to Mrs. Lilia Tolentina Gonsalves e Ferreira alias Mrs. Lilia Tolentina Gonsalves;

AND WHEREAS Mr. Joao Agostinho Ferreira alias Mr. Joao Augusto Ferreira alias Mr. Augusto Ferreira and his wife to Mrs. Lilia Tolentina Gonsalves e Ferreira alias Mrs. Lilia Tolentina Gonsalves expired

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leaving behind (1) Mr. Innocent Xavier Caetano Ferreira alias Mr. Innocent Xavier Caitaninho Ferreira alias Mr. Innocent X. Ferreira alias Mr. Innocent Ferreira married to Mrs. Zina Ferreira alias Mrs. Zina Martins; (2) Mrs. Rosa Maria Magdalena Higinia Ferreira married to Mr. Saturnino Maria de Almeida; (3) Fr. Prudencio Ferreira alias Fr. Prudencio Antonio Patricio Ferreira alias Fr. Prudencia Antonio Patricio Ferreira alias Pe. Prudencia Ferreira alias Fr. Prudencia Antonio Patricio Fernandes (bachelor/unmarried) (4) Mrs. Eutalia Josefina Romania Ferreira married to Mr. Joao Carmo Rodrigues;



AND WHEREAS Mrs. Rosa Maria Magdalena Higinia Ferreira and her husband Mr. Saturnino Maria de Almeida released, relinquished and renounced their right/share to the inheritance of the said deceased persons vide proceedings/terms dated 10/10/1973 drawn at page 8 of the Book of Renunciation of Inheritances which was opened on 08/07/1964 in the Court of the Civil Judge Senior Division, at Mapusa at the 3rd Office by the Clerk V. P. Dessai;

AND WHEREAS Mrs. Eutalia Josefina Romania Ferreira married to Mr. Joao Carmo Rodrigues released, relinquished and renounced their right/share to the inheritance of the said deceased persons vide proceedings/terms dated 16/01/1974 drawn at page 9 overleaf of the Book of Renunciation of Inheritances which was opened on 08/07/1964

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in the Court of the Civil Judge Senior Division, at Mapusa at the 3rd Office by the Clerk V. P. Dessai;

AND WHEREAS vide Judgment and Order dated 07/05/2009 passed by the Civil Judge Senior Division at Mapusa in the Inventory Proceedings

bearing No. 111/2008/A, the Said Property (Listed at Item No. 5 in the said inventory) was allotted to Mr. Innocent Xavier Caetano Ferreira alias Mr. Innocent Xavier Caitaninho Ferreira alias Mr. Innocent X. Ferreira alias Mr. Innocent Ferreira married to Mrs. Zina Ferreira alias Mrs. Zina Martins and to Fr. Prudencio Ferreira alias Fr. Prudencio

Antonio Patricio Ferreira alias Fr. Prudencia Antonio Patricio Ferreira alias Fr. Prudencio Antonio Pataricio Ferreira alias Pe. Prudencia Ferreira alias Fr. Prudencia Antonio Patricio Fernandes in equal shares;

AND WHEREAS the said property was mutated in the name of Mr. Innocent Xavier Caetano Ferreira and Fr. Prudencio Ferreira;

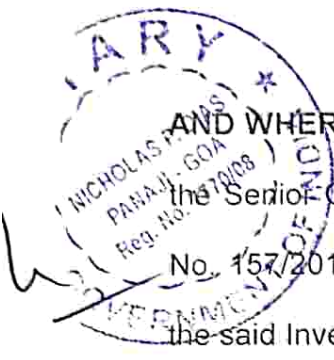
AND WHEREAS Mr. Innocent Xavier Caetano Ferreira alias Mr. Innocent Xavier Caitaninho Ferreira alias Mr. Innocent X. Ferreira alias Mr. Innocent Ferreira and his wife Mrs. Zina Ferreira alias Mrs. Zina Martins expired leaving behind (1) Mr. Ivor Maria Ferreira married to Mrs. Mildred Ferreira alias Mildred Ferreira alias Mildred Maria de Jesus Ferreira alias Maria de Jesus Ferreira Mildred Clemente Braganza. Said Mrs. Mildred Ferreira alias Mildred Ferreira alias Mildred Maria de Jesus Ferreira alias Maria de Jesus Ferreira Mildred Clemente Braganza

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expired leaving behind her son Mr. Ian Joseph Ferreira as her sole legal heir. Said Mr. Ivor Maria Ferreira then married to Mrs. Anita Ferreira nee Mohindra. (2) Mrs. Zelma Maria Braganza married to Mr. Mario Peter Braganza;

 AND WHEREAS vide Judgment and Order dated 09/05/2014 passed by the Senior Civil Judge at Mapusa in the Inventory Proceedings bearing No. 157/2014/C, one half of the Said Property (Listed at Item No. 9 in the said Inventory) was allotted to Mr. Ivor Maria Ferreira;

AND WHEREAS vide a Deed of Gift dated 14/07/2014 registered in the Office of the Sub-Registrar, Bardez under Registration No. BRZ-BK1-03149-2014, CD Number BRZD701, dated 14/07/2014, the said Fr. Prudencio Ferreira alias Fr. Prudencio Antonio Patricio Ferreira alias Fr. Prudencia Antonio Patricio Ferreira alias Fr. Prudencio Antonio Pataricio Ferreira alias Pe. Prudencia Ferreira alias Fr. Prudencia Antonio Patricio Fernandes gifted his undivided one-half share in the Said Property to Mr. Ivor Maria Ferreira on account of natural love and affection;

AND WHEREAS the name of the said Mr. Ivor Maria Ferreira was mutated in the survey records pertaining to the Said Property by virtue of the Orders passed in the said Inventory proceedings;

WHEREAS, in Duler of the City of Mapusa, there exists another property abutting the said property known as ZAMBEACHY ADDY alias

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ZAMBEACHI ADDY bearing Chalta No. 52 of P.T. Sheet No. 25, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa,

which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa, under No. 11685 at page 146 overleaf of Book No. 30, found Inscribed in the name of Joao Agostinho under Inscription No. 4287, at Page 169 of G 43 and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 2073 of the third circumscription, consisting therein of a room as urban property under no. 2390 which is in ruins hereinafter referred to as the "SAID SECOND PROPERTY" and more particularly described in Schedule-II hereunder written and delineated in red colour boundary line in the plan annexed hereto;

AND WHEREAS the Said Second Property admeasures an area of 466 square meters approximately and is bounded as under:

ON THE EAST:	By the property bearing Chalta No. 53 of P.T. Sheet No. 25;
ON THE WEST:	By public road;
ON THE NORTH:	By St. Jerom's Chapel and;
ON THE SOUTH:	By the property bearing Chalta No. 42 of P.T. Sheet No. 6.

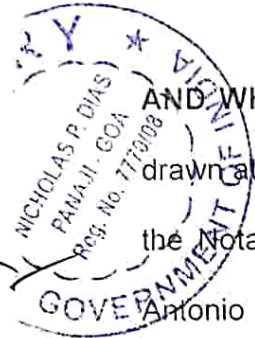
AND WHEREAS vide Deed of Sale dated 05/06/1961 drawn at folios 90 onwards of Book No. 612 drawn by Assistant of the Notarial of Judicial

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Division of Bardez namely Mr. Camilo Souza, Mr. Joao Agostinho Ferreira and his wife Mrs. Lilia Tolentina Goncalves e Ferreira purchased the Said Second Property with the money sent by their son Mr. Innocent Xavier Caetano Ferreira.



AND WHEREAS vide Deed of Gift with Acceptance dated 04/05/1962 drawn at folio 4 overleaf onwards of Book No. 623 drawn by Assistant of the Notarial of Judicial Division of Bardez namely Mr. Camilo Manuel Antonio Henrique do Rosario e Souza, said Mr. Joao Agostinho Ferreira and his wife Mrs. Lilia Tolentina Goncalves e Ferreira gifted the Said Second Property to their son Mr. Innocent Xavier Caetano Ferreira towards their disposable share and without reservation for themselves of the life interest as they have other properties for their decent maintenance, exempting him from collation and in order to be well with their conscience as the said Second property was purchased by the mony sent by his son Mr. Innocent X. Ferreira.

AND WHEREAS the Said Second Property is found Inscribed under no. 42661 at Folio 40 of G 46 in the name of Mr. Innocent Xavier Caetano Ferreira pursuant to the execution of the aforesaid Gift Deed.

AND WHEREAS after the execution of the aforesaid Gift Deed, the name of the said Mr. Innocent Xavier Caetano Ferreira was mutated in the survey records pertaining to the Said Second Property;

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AND WHEREAS vide Judgment and Order dated 09/05/2014 passed by the Senior Civil Judge at Mapusa in the Inventory Proceedings bearing No. 157/2014/C, the Said Second Property (Listed at Item No. 18 in the said Inventory) was allotted to Mr. Ivor Maria Ferreira;

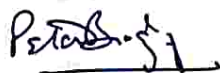
AND WHEREAS in view of the above, the OWNERS have represented to the DEVELOPERS that they are the absolute OWNERS in lawful possession of the Said Property and Said Second Property and are therefore entitled to dispose-of the same to any person/s whomsoever;

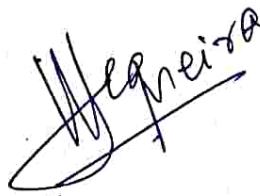
AND WHEREAS the Said Property and Said Second Property are hereinafter jointly referred to as the "SAID PROPERTIES";

AND WHEREAS the DEVELOPERS has approached the OWNERS with an offer to develop the Said Properties on behalf of the OWNERS in exchange of the OWNERS granting sole and exclusive developmental / selling rights as per schedule to the DEVELOPERS in the flats/shops/offices/premises constructed upon the Said Properties as per the specifications contained in Schedule-III written hereunder;

AND WHEREAS the OWNERS have agreed to entrust the task of undertaking development of the Said Properties in favour of the DEVELOPERS in exchange of the DEVELOPERS constructing and allotting in favour of the OWNERS, free of cost, flats/shops/offices/





premises as more particularly enumerated in Schedule-IV hereunder written;

NOW THIS AGREEMENT WITNESSES AS UNDER:-

1. The OWNERS do hereby grant, transfer and assign the Said Properties unto the DEVELOPERS and further do hereby transfer the possession of Said Properties in favour of the DEVELOPERS for the purpose of enabling the DEVELOPERS to undertake development work in the Said Properties and to carry out construction therein as per plans duly agreed by the OWNERS and approved by the competent authorities viz: Planning & Development Authority, Village Panchayat, Municipal Council or Corporation, Town & Country Planning Department, Public Works Department, Electricity Department, Health Department, Land Survey, Collector, Deputy Collector, Office of the Mamlatdar, Water Resources Department, Forest Department, Civil Supplies, Post & Telegraph Department, Telephone Department, Directorate of Fire Services etc. Copies of the building / layout plans in respect of the entire development proposed in the Said Properties (which shall be subject to the approval of the competent authorities) are annexed to the present Agreement.

2. In consideration of grant of sole and exclusive developmental/selling rights in the Said Properties by the OWNERS in favour of the


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DEVELOPERS, the DEVELOPERS shall construct and allot in favour of the OWNERS, free of cost flats/shops/offices/premises together with the proportionate share in land corresponding to the built up area of the same as more specifically enumerated in Schedule-IV written hereunder, in the building/s proposed to be constructed in the Said Properties.

3. The flats/shops/offices/premises agreed to be allotted to the OWNERS shall subject to any changes made on instructions from the competent authorities, be as per the specifications enumerated in SCHEDULE-IV and the OWNERS shall be intimated about the same, if any.
4. It is specifically agreed and understood by and between the parties hereto that the proposed complex shall be named as per the Joint decision of the OWNERS and the DEVELOPERS and in case any Co-operative Housing Society or Maintenance Society or any other Association or legal entity is formed, the same shall be titled with the said name.
5. The DEVELOPERS shall complete the construction of the flats/shops/offices/premises to be allotted to the OWNERS (as per Schedule-IV) within a period of 30 months from the date of commencement of work and the date of commencement of work



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shall be within 6 months from signing this Agreement for Development / sale.

6. The OWNERS shall have no further claims or demands of whatsoever nature from the DEVELOPERS other than the consideration agreed upon as per SCHEDULE-IV written hereunder.

7. The DEVELOPERS shall carry out development in the Said Properties as per the building/layout plans annexed hereto and as per the specifications stipulated in Schedule-III. However, should the DEVELOPERS be desirous of making any modifications or variations in layout/elevations of the building/s, including relocation of the open spaces/structures/buildings/gardens and/or varying the location of the access etc.; the same shall be done with the written consent of the OWNERS.

8. The DEVELOPERS shall be entitled to enter into Agreements for Sale, Agreements for Sale and Finance, and sell, dispose-of or transfer the flats/shops/offices or any other premises constructed in the Said Properties together with the proportionate share in land corresponding to the built up area of the same (Except for the premises allotted to the OWNERS) and the OWNERS do hereby accord the consent and no-objection for the aforesaid sale.

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9. Similarly, the OWNERS shall not have any objection over the individual flats/shops/offices/premises purchasers of the built-up area constructed in the Said Properties mortgaging their respective tenements for obtaining loans from banks/financial institutions in their own name; provided that the OWNERS shall not incur any liability whatsoever in connection with the said mortgage etc.

10. The OWNERS do hereby covenant with the DEVELOPERS as under:

- a) The OWNERS are sole OWNERS of and have good right, full power and absolute authority to transfer and assign the Said Properties in favour of the DEVELOPERS in the manner aforesaid and that no other person or entity, besides them, has any right or interest of whatsoever kind in the Said Properties;
- b) There are no mundkars, tenants or persons having any pre-emptive or easementary rights in or over the Said Properties;
- c) That there is no litigation or any legal proceedings pending before any Court, Tribunal or any Quasi-Judicial Authority in respect of the Said Properties and that the Said Properties are also not a subject-matter of any Notice or Notification or proceedings under the Land Acquisition Act or any other Act;
- d) That there is no Attachment Order or Notice from the Central Government or State Government or any other body or Authority constituted under any Act or Statute and similarly



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there is no Attachment Order, Notice or proceedings under the Income Tax Act or any other Act in respect of the Said Properties;

- e) The OWNERS have not mortgaged or kept as collateral security or created any 'charge' on or over the Said Properties;
- f) That as on the date of execution of this Agreement, there are no statutory or other dues, arrears, outgoings etc. of whatsoever kind, pending in respect of the Said Properties.

11. It is specifically agreed and understood that the DEVELOPERS have entered into this agreement after completing the process of due diligence and verifying that the title of the OWNERS in respect of the Said Properties is clear and marketable. However, should there be any unforeseen encumbrances during the term of the agreement the DEVELOPERS shall intimate the same to the OWNERS in writing and the DEVELOPERS shall be granted a suitable extension of time subject to clearance of the related encumbrances.

12. The OWNERS do hereby agree and covenant that even in case any disputes or differences arise between the OWNERS and the DEVELOPERS, the OWNERS shall not restrain or obstruct the construction, completion and delivery of possession of the flats/shops/offices/premises to the third party purchasers who have booked in the Said Properties.







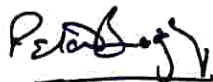
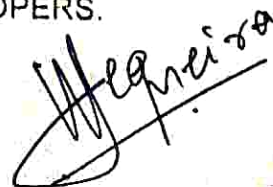

14. In case of delay in completion of the construction of the Flats/shops/offices/premises to be given to the OWNERS due to the unavoidable circumstances beyond the control of the DEVELOPERS such as shortage of building material, war, civil commotion, act of god, notices or orders from the Court or other authorities or change in laws or rules applicable or due to any other unforeseen act or happening, the DEVELOPERS shall be entitled to reasonable extension of time as may be mutually agreed for a period of not more than 6 months in total as and when occasion demands. In case of shortage of building materials, notices or order from the Court or other authorities or changes in law or rules applicable or any unforeseen act occurring, the same shall be intimated by the DEVELOPERS to the OWNERS.

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15. The OWNERS shall execute a power of attorney in favour of the DEVELOPERS on the date of signing of this Agreement in order to facilitate the DEVELOPERS to enter upon the Said Properties, take measurements and to do all acts and things required for its development as also to enter into any Agreements for Sale/Agreement for Construction/Sale Deed with the proposed purchasers of flats/offices/shops/premises in the said proposed buildings except the premises allotted to the OWNERS and to negotiate with them in any manner as our attorney may think fit.

16. In case a Co-operative Housing Society, Maintenance Society or any Association of Premises OWNERS etc. is formed in respect of the said Complex, the OWNERS shall join the said Co-operative Housing Society or Association of Premises OWNERS that may be incorporated and shall observe all rules and regulations adopted by such Society/Association and such maintenance charges shall be borne by the OWNERS, after the OWNERS are put in physical possession of the premises in terms of this agreement.

17. The DEVELOPERS shall be entitled to apply for and obtain all required Approvals, Permissions, Licenses, NOCs in the name of the OWNERS and the OWNERS shall sign any or all the documents, papers and applications for the said purpose. All the expenses involved for obtaining the aforesaid Licences, Permissions or Approvals shall be borne by the DEVELOPERS.

18. On the OWNERS taking over possession of the super built up area agreed to be allotted by the DEVELOPERS to the OWNERS, the OWNERS shall have no other claim or demand against the DEVELOPERS in any respect of any item of work which may be alleged not have been carried or completed.

19. On possession of the said super built up area being transferred in favour of the OWNERS in terms of Schedule-IV, the OWNERS shall be liable to pay all rates/taxes and outgoing in respect of the same.

20. The DEVELOPERS shall be entitled to sell, in whole or in part, any apartment, flat, shop or garage constructed in the Said Properties and shall be entitled to receive payment from the purchasers thereof and the OWNERS shall be bound to execute a Conveyance Deed in respect of the proportionate share in land corresponding the built-up area of each holding provided always that the DEVELOPERS shall not be entitled to create any third party rights in respect of the proportionate share in land corresponding the built-up area more specifically identified in IV, which the DEVELOPERS are bound to allot the OWNERS and the OWNERS shall at all times be entitled to retain the proportionate share in land corresponding the built-up area of their flats/shops/offices/ premises.

21. The DEVELOPERS shall be entitled to use or consume the entire Floor Area Ratio (FAR) or Floor Space Index (FSI) available in respect of the Said Properties. It is also agreed that in case there is


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change of zone resulting in additional FAR/FSI becoming available on or over the Said Properties, then the DEVELOPERS and the OWNERS shall share the additional Area / FAR on the mutually agreed proportion and terms.

22. TIME is essence of the present Agreement.

23. If there is a delay on the part of the DEVELOPERS to handover possession of the allotted premises after a period of 36 months from the date of commencement of work then the DEVELOPERS will have to pay Rs. 1,000/- per day per flat and Rs. 2,000/- per day per shop/office for non-delivery of the premises allotted to the OWNERS.

24. Both the parties shall be entitled to specific performance of the terms of the present Agreement.

IN WITNESS WHEREOF both parties herein have made and signed this agreement on the day, month and year hereinabove mentioned, and in the presence of two attesting witnesses who have signed herein below.

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SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT PROPERTY known as "ZAMBEACHI ADDY" bearing Chalta No. 6 of P.T. Sheet No. 42, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, admeasures an area of 1255 square meters approximately, together with a residential house bearing H. No. 1/233 and a well situated therein, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa under No. 9875 at Page 25 Overleaf of Book B new 26 and 27,778 of Book B 71 at Page 142 overleaf and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 877, delineated in Red colour boundary line in the plan annexed hereto and is bounded as under:-

ON THE EAST:	By public road;
ON THE WEST:	By Comunidade property;
ON THE NORTH:	Partly by the property bearing Chalta No. 53 of P.T. Sheet No. 25 and Partly by the property bearing Chalta No. 52 of P.T. Sheet No. 25;
ON THE SOUTH:	By the property bearing Chalta No. 11 of P.T. Sheet No. 42.

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SCHEDULE - II

(DESCRIPTION OF THE SAID SECOND PROPERTY)

ALL THAT PROPERTY known as ZAMBEACHY ADDY alias ZAMBEACHI ADDY bearing Challa No. 52 of P.T. Sheet No. 25, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council Taluka and Sub-District of Bardez, District of North Goa, State of Goa, admeasuring 466 square meters approximately, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa under No. 11685 at page 146 overleaf of Book B new 30, found Inscribed in the name of Joao Agostinho under Inscription No. 4287, at Page 169 of G 43 and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 2073 of the third circumscription, consisting therein of a room as urban property under no. 2390 which is in ruins, delineated in Red colour boundary line in the plan annexed hereto and is bounded as under:-

ON THE EAST: By the property bearing Chalta No. 53 of P.T
Sheet No. 25;

ON THE WEST: By public road:

ON THE NORTH: By St. Jerom's Chapel and;

ON THE SOUTH: By the property bearing Chalta No. 42 of P.T.
Sheet No. 6.

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SCHEDULE - III

(BUILDING SPECIFICATIONS)

(Fixtures, Fittings and Amenities)

STRUCTURE:

R.C.C. framed structure with 23 cms/20 cms thick Laterite/Cement Block/Full Brick External walls and 11 cms. (4 ½") thick half brick partition walls.

WALL FINISH:

All external surface of the building shall be plastered with double coat sandfaced cement plaster finished with waterproof cement paint.

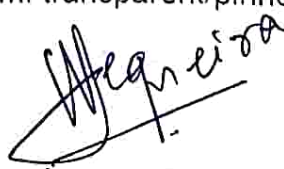
All internal walls shall be plastered with single coat cement plaster and finished with oil bound distemper paint. All ceilings shall be white-washed.

FLOORING:

The flooring and skirting shall be of ceramic/Vitrified tiles (Basic rate of Tiles shall be Rs.400/Sq.m).

DOORS & WINDOWS: (For Flats)

The door frames shall be of 4" x 2½" size in Teakwood/Salwood. Main door shutter shall be teakwood panelled with French polish finish. All internal doors shall be of solid core 30mm thick flush/Blockboard doors which shall be oil painted/FRP door shutters. The windows shall be of wooden / Aluminium shutters with 3 mm. transparent/pinned glass.



All the door shutters shall be provided with M.S. anodized hinges and Aluminium fixtures & fittings. The main door shall be provided with a superior quality Night latch.

The shops/offices shall be provided with MS Rolling Shutter.

KITCHEN: (For Flats)

It shall be provided with a cooking platform with black Granite counter top and a stainless steel sink. The wall backing the kitchen platform shall be provided with 60 cm ceramic tile dado.

TOILET BLOCK: (For Flats)

It shall have ceramic tile flooring and a dado with ceramic glazed tiles. Toilet shall be provided with European commode, a wash basin tap and shower rose. All sanitary ware shall be white in colour.

ELECTRICAL: (For Flats)

Wiring to be in the best quality cables concealed in walls and slabs using copper conductors, with modular switches. Points to be provided are as follows:

(a) Living	:	2	Light point
		1	Fan Point
		1	5 Amp point
		1	5 Amp T.V point
		1	Telephone point
		1	Bell point

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- (b) Bedroom : 1 Light point
 1 Fan point
 1 5 Amp point
 1 5 Amp point at Bed level
- (c) Kitchen : 1 Light point
 1 5 Amp Point
 1 15 Amp Point
- (d) Toilet : 1 Light point
 1 15 Amp Geyser point
- (e) Balcony : 1 Light point

Shops/ Offices shall be provided with : 2 Light Points
 1 Fan Point
 1 5AMP Point

PLUMBING & DRAINAGE:

All toilets shall have concealed plumbing lines. Rain water drainage shall be in P.V.C. down take Pipes. Plumbing mains and distribution in P.V.C. pipes, drainage to be in stoneware pipes with chambers and traps to be connected to septic tank. To ensure 24 hours water supply, the building shall be provided with a sump with pump and overhead Water tank.

Quatam

P. R. D. J.

M. Aguiar

SCHEDULE - IV

(FLATS/SHOPS TO BE ALLOTTED TO THE OWNERS)

SHOPS: (Floor: Ground, Block: Bldg "A")

Sr. No.	Block	Floor	Nomenclature	SBUA
1	A	Ground	A/S-1	33.13 M ²
2	A	Ground	A/S-5	35.82 M ²
3	A	Ground	A/S-6	33.13 M ²
Total SBUA				102.08 M ²

OFFICES: (Floor: First, Block: Bldg "A")

Sr. No.	Block	Floor	Nomenclature	SBUA
1	A	First	A/OF - 1	37.993 M ²
2	A	First	A/OF - 2	37.993 M ²
3	A	First	A/OF - 5	44.763 M ²
4	A	First	A/OF - 6	42.193 M ²
Total Area				162.942 M ²

FLATS:

Sr. No.	Block	Floor	Nomenclature	SBUA
1	A	First	A/201	104.59 M ²
2	A	Third	A/401	104.59 M ²
3	B	First	B/201	104.74 M ²
4	B	Second	B/302	104.74 M ²
5	B	Third	B/401	104.74 M ²
Total Area				523.40 M ²

PARKING SLOTS:

Sr. No.	Block	Floor	Nomenclature
1	A	Lower Ground Floor	P2
2	A	Lower Ground Floor	P4
3	B	Lower Ground Floor	P2
4	B	Lower Ground Floor	P7
5	B	Lower Ground Floor	P6



IN WITNESS WHEREOF THE PARTIES HERETO have set their respective hands on the day, month and the year first hereinabove written.

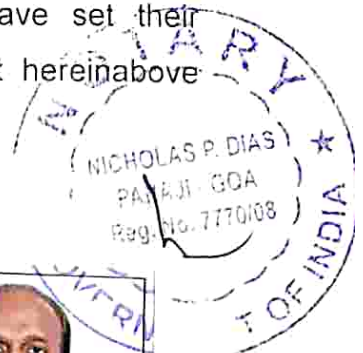
SIGNED, SEALED AND DELIVERED
BY THE OWNERS

Peter Braganza

(MR. MARIO PETER BRAGANZA)
(Power of Attorney holder for MR. IVOR MARIA FERREIRA & MRS. ANITA FERREIRA NEE MOHINDRA)



PH No. BDLPB 3924y



Left Hand Impression

1. 

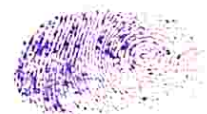
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3. 

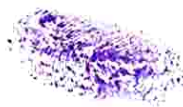
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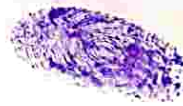
5. 

Right Hand Impression

1. 

2. 

3. 

4. 

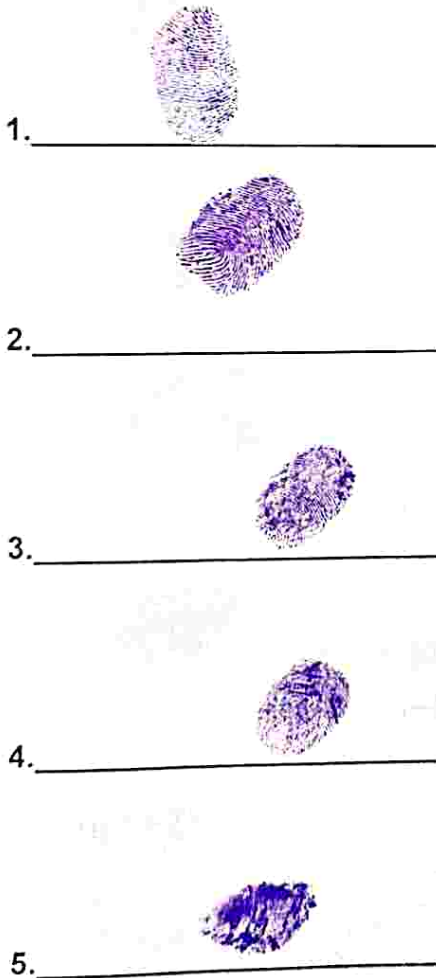
5. 

SIGNED, SEALED AND DELIVERED
BY THE DEVELOPERS

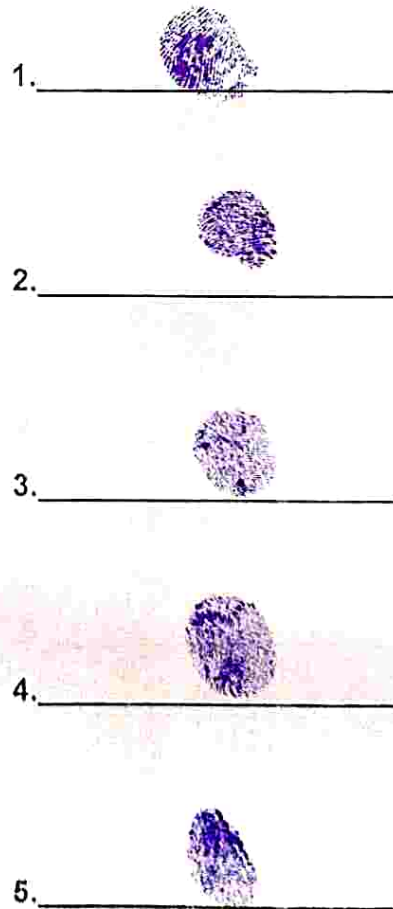
(Signature)

M/s. NADKARNI LIBRA DEVELOPERS
THROUGH ITS PARTNER
MR. VIRESH K. NADKARNI

Left Hand Impression



Right Hand Impression



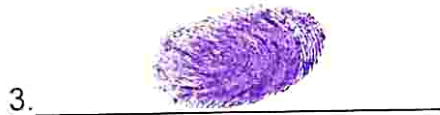
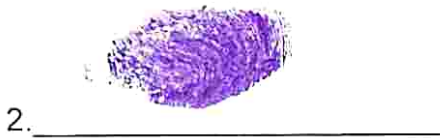
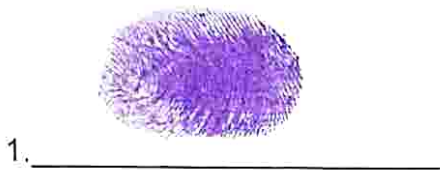
Sequeira

(2) Mr. NESTER THOMAS SEQUEIRA

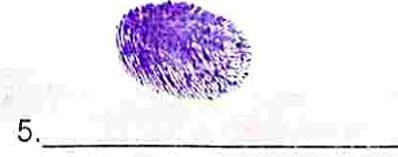
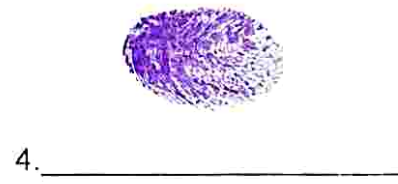
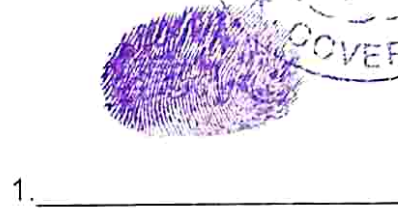


Sequeira

Left Hand Impression



Right Hand Impression

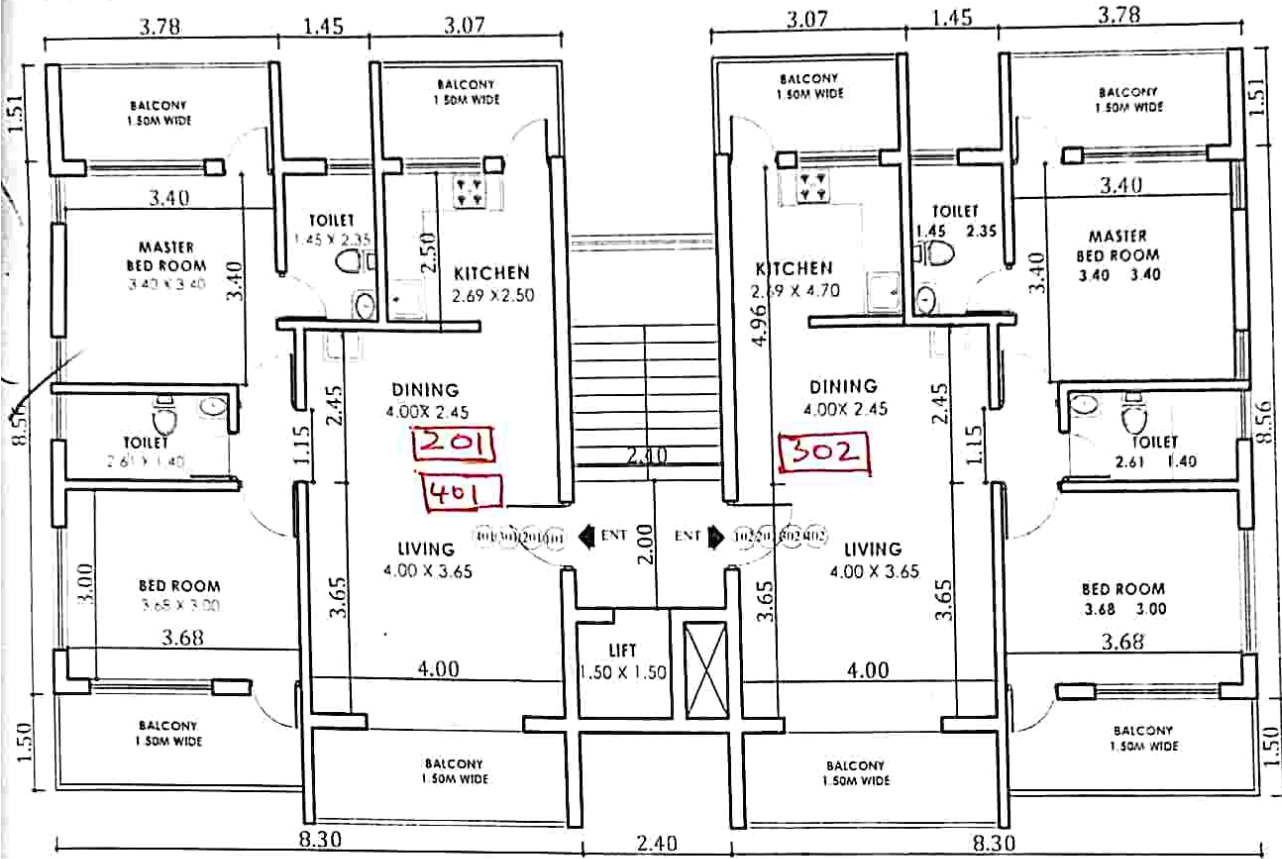


WITNESSES:-

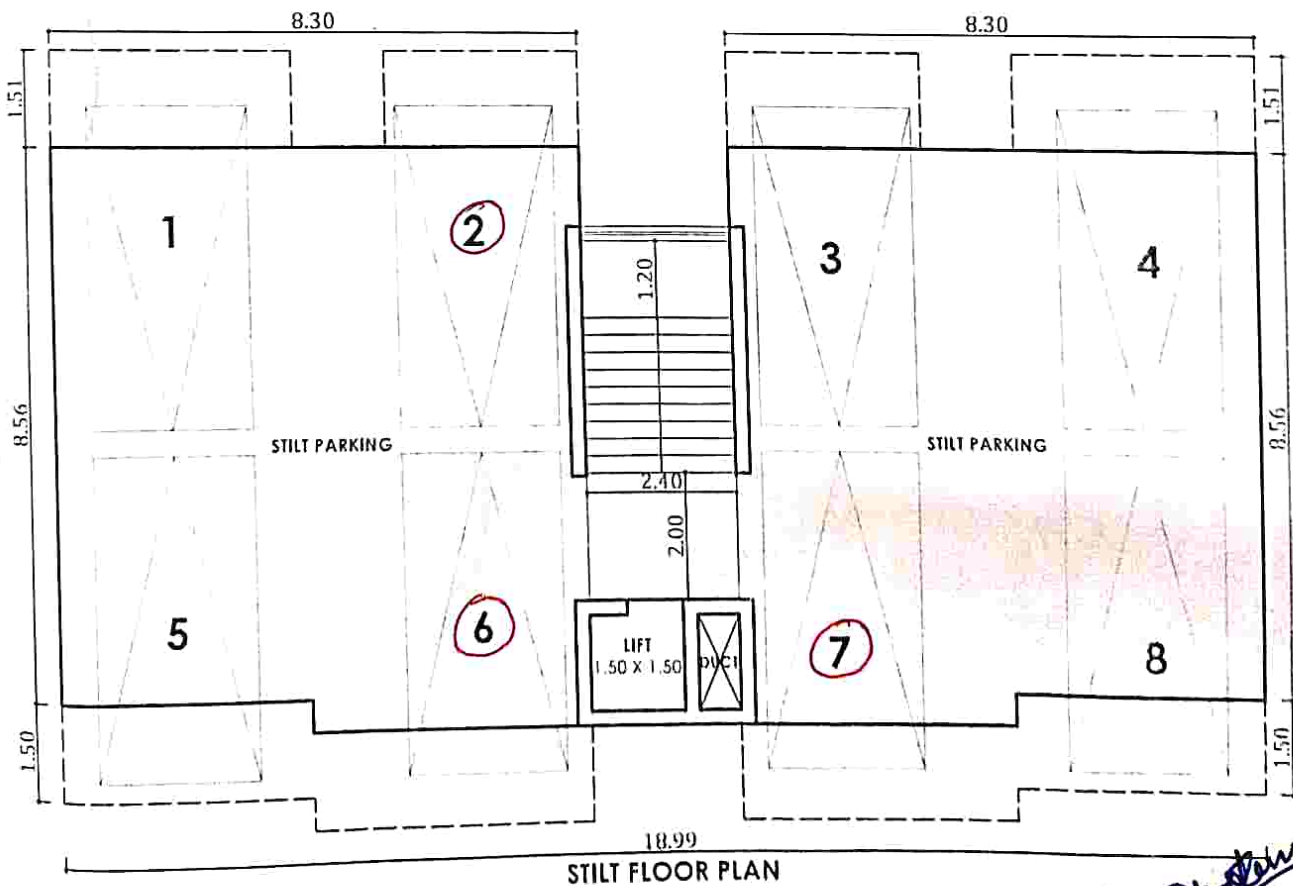
1. *Basish Nadekar*
Ch K Nadekar

2. _____

BLOCK-B

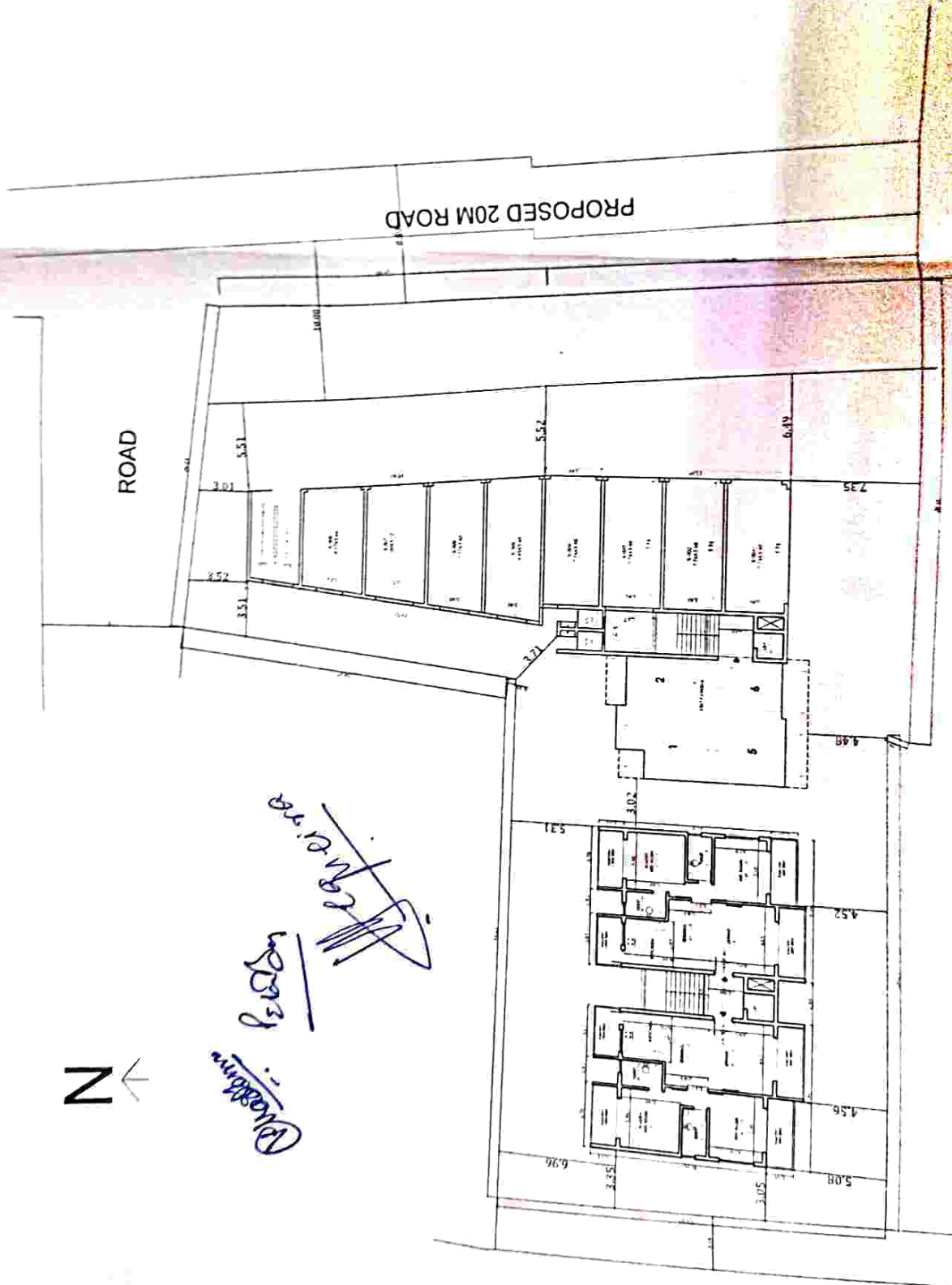


TYPICAL UPPER GROUND, 1ST, 2ND & 3RD FLOOR PLAN



STILT FLOOR PLAN

SITE PLAN



N

Handwritten notes and signatures:
- "Design" (signature)
- "L. N. D. 1993" (signature)
- "1993" (signature)



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



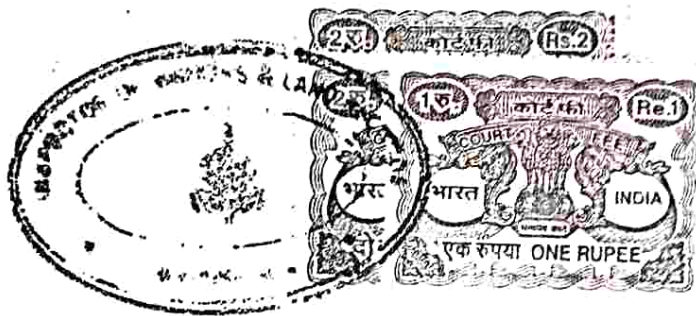
Plan Showing plots situated at

City : MAPUSA

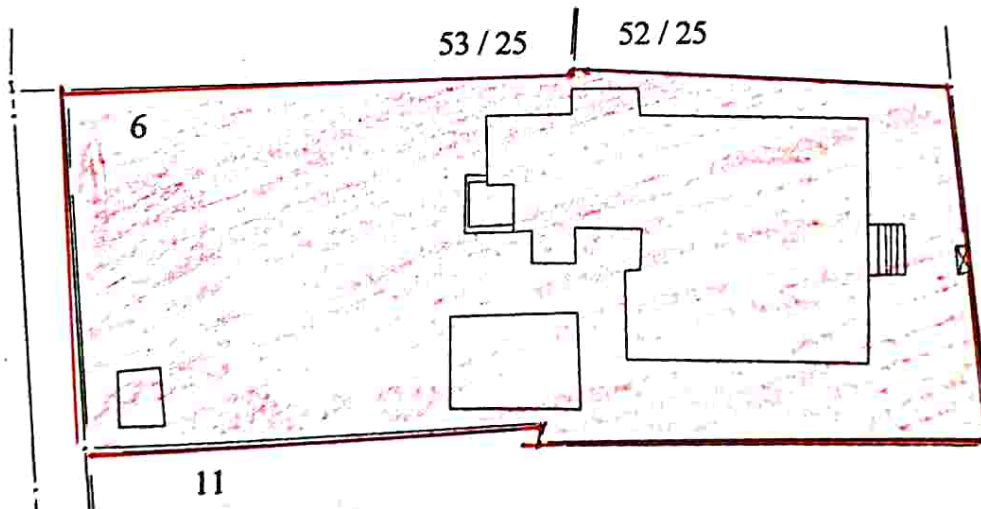
Taluka : BARDEZ

P.T. SHEET No. 42 / Chalta No. 6

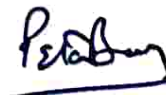
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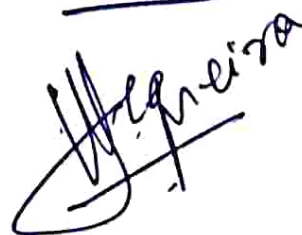



11/9/16
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.









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: 29-03-2016

Checked By: 
(F.S.)

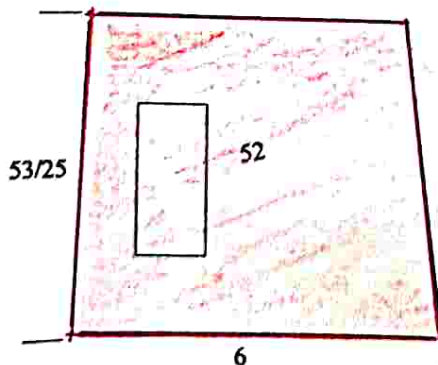
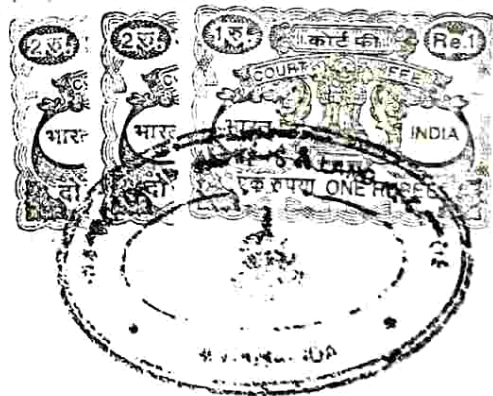


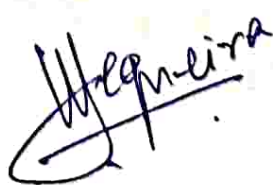
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA-GOA



Plan Showing plots situated at
CITY : MAPUSA
Taluka : BARDEZ
P.T. SHEET No.25/ CHALTA No. 52
Scale :1:500


11/4/16
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



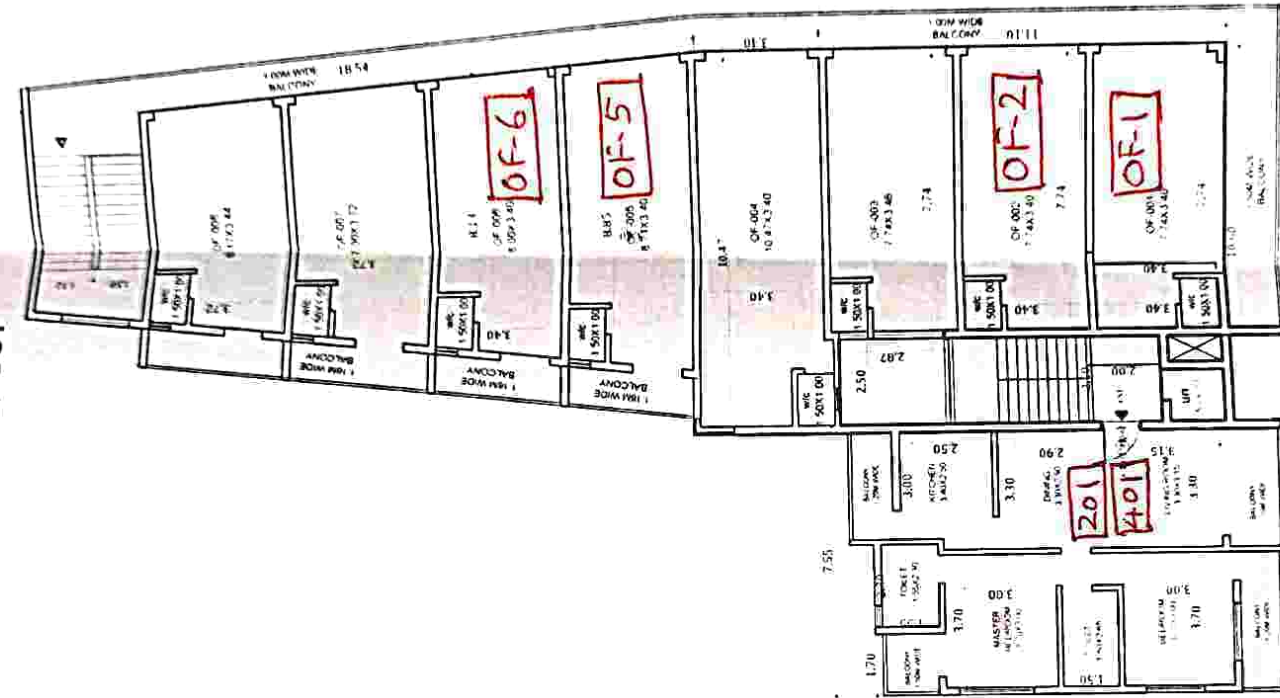

P. S. Pereira

H. S. Pereira

रिजिस्ट्रार


Compared By:

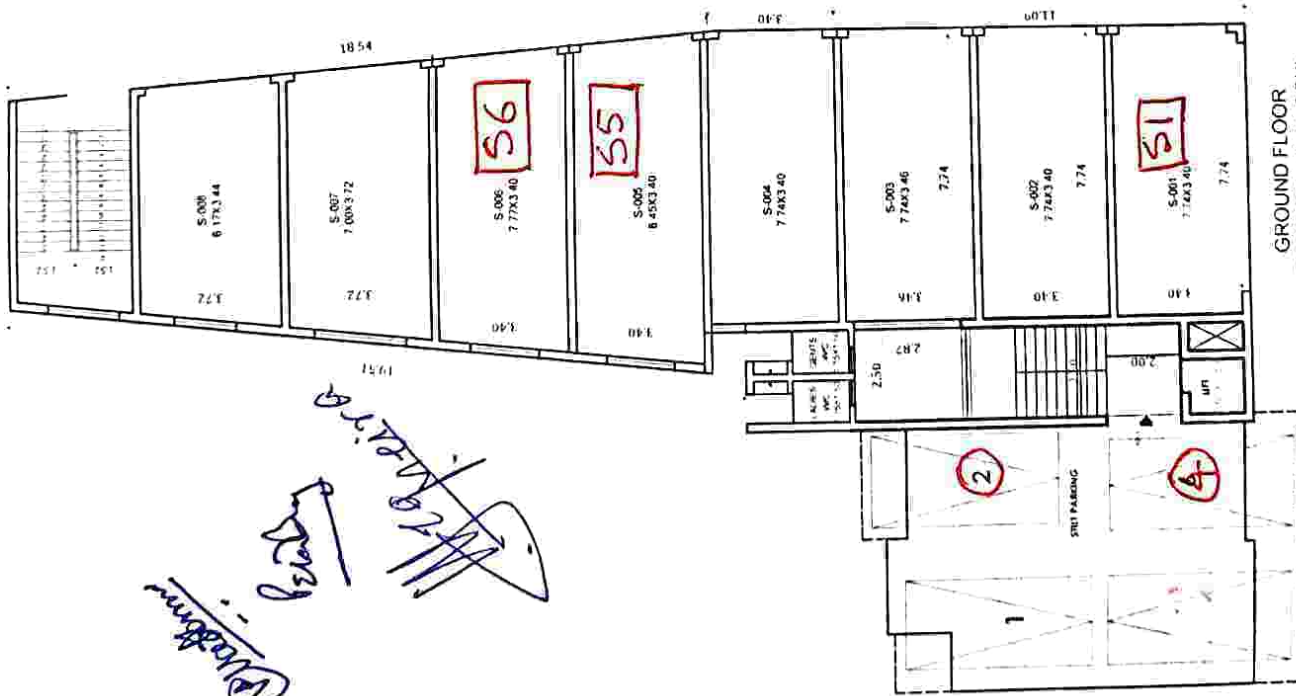
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



FIRST FLOOR
(COMMERCIAL BLOCK)
GROUND+1 (DOUBLE HT)

TYPICAL UPPER GROUND, 1ST, 2ND & 3RD



GROUND FLOOR
(COMMERCIAL BLOCK)
GROUND+1 (DOUBLE HT)

STILL FLOOR PLAN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
A-KC01B

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

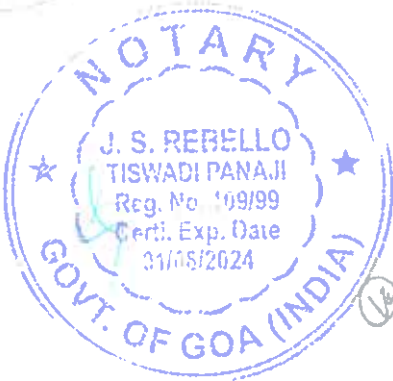
Stamp No. 4759 Place of Vendor, Panaji 24/8/16
Value of Stamp Rs. 25,000
Name of Vendor MAOKARNI LIBRA GEN.
Residence _____ Name of Father _____
Purpose _____ Transacting Parties

064236

Signature of Stamp Vendor
Name of Stamp Vendor
License No AC/STP/VEN/747/99

Signature of _____

GENERAL POWER OF ATTORNEY



De Vastomi

Peter B...

Heineiro

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

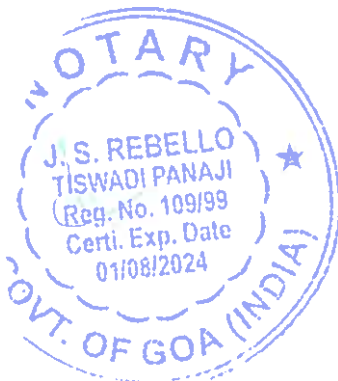
Serial No. 4756 Place of Vendor 24/8/16
Value of Stamp Paper 25,000/-
Name of Purchaser NADKARNI LIBRA DEV.
Residence _____ Name of Father _____
Purpose _____ Transacting Parties

064234

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/00

Sign of Purchaser

GENERAL POWER OF ATTORNEY



P. B. B. B. B.

Peter B. B. B.

Heineira



गोवा GOA

Seller No. 4259 Place of Vendor, P. No. 24/5/16
Value of the stamp: 25,000/-
Name of Purchaser: N. HOKARI LIBRA DEY.
Residence: _____ Name of Father: _____
Purpose: _____ Transacting Parties: _____

064241

Sign of Stamp Vendor: _____
Munshi: N. Karaparkar
Lic. No. NO AC/STP/VEN/747/99

Sign of: _____

GENERAL POWER OF ATTORNEY



[Signature]

[Signature]

[Signature]



गोवा GOA

Serial No. 4259 Date of Issue 24/8/16
Value of Stamp Paper 25,000/-
Name of Purchaser MADKARNI LIBRA DEY
Residence _____ Name of Father _____
Purpose _____ Transacting Parties

064240

Signature of Stamp Vendor
Mannata N. Karapurkar
License No AC/STP/VEN/747/99

Signature of Purchaser

GENERAL POWER OF ATTORNEY



Madamini

Peter Brighy

Almeida



गोवा GOA

Concl. No. 4259 of Vendor, Panaji 24/8/16
Value of the property, Rs. 25000
Name of Purchaser NATIMANI LIBRARIAN
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____

064239

Signature of Stamp Vendor
Date of Stamp 24/8/16
Stamp No. AC/STP/VB/10747/19

Signature of Buyer

GENERAL POWER OF ATTORNEY



Notary

Petabug

Heineisa



गोवा GOA

Sanzhao 4759 Date of Vendor Pan 24/8/16
Value of Stamp 25000/-
Name of Purchaser NADKARNI LIBRA Dev.
Residence _____ Name of Father _____
Purpose _____ Transacting Parties _____

064238

Sign of Stamp Vendor _____
Mentioned in Karapurkar _____
License No AC/STP/EN-747/06

GENERAL POWER OF ATTORNEY



Nadkarni

Peter Bugi

Hequeira



गोवा GOA

Serial No. 4755 Date of Vendor 24/6/16
Value of Stamp Rs. 25000
Name of Purchaser NADKARNI LIBRA DEV.
Residence _____ Name of Father _____
Purpose _____ Transacting Parties

064237

Sign of Stamp Vendor
Mangra N. Karaputkar
License No AC/STP/VEN/747/99

GENERAL POWER OF ATTORNEY



Nadkarni

Peterson

Hequeira

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) MR. IVOR MARIA FERREIRA, son of Mr. Innocent Xavier Caetano Ferreira alias Mr. Innocente Xavier Caitaninho Ferreira alias Mr. Innocent X. Ferreira alias Mr. Innocent Ferreira alias Mr. Innocent Caetano Ferreira, person of Indian origin having PIO Card No. _____ aged about 66 years, married, Doctor, having PAN Card No. _____ and his wife; (2) MRS. ANITA FERREIRA NEE MOHINDRA, daughter of Mr. Muni Lal Mohindra, aged about 60 years, married, Head Teacher, both residing at Flat 18, Shaw house, Elizabeth Drive, Banstead, Surrey, SM72FD, UK, both represented herein through their Power of Attorney holder Mr. Mario Peter Braganza, son of Mr. Pius Braganza, Person of Indian Origin, having PIO Card No. _____, aged about 65 years, accountant, having PAN Card No. _____, resident of 37 Tormead Road, Guildford, Surrey, GU1 2JB UK, presently residing at Martins Apartments, Block No. A - Flat No. G-1 Opp. Syndicate bank, Caranzalem, Goa 403002, (hereinafter referred to as the 'OWNERS'), DO HEREBY SEND GREETINGS:

WHEREAS we are the sole owners in lawful physical possession of the PROPERTY known as "ZAMBEACHI ADDY" bearing Chalta No. 6 of P.T. Sheet No. 42, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, admeasures an area of 1255 square meters approximately, together with a residential house bearing H. No. 1/233 and a well situated therein, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa under No. 9875 at Page 25



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Peter Braganza

M. Ferreira

Overleaf of Book B new 26 and 27,778 of Book B 71 at Page 142 overleaf and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 877 AND the PROPERTY known as ZAMBEACHY ADDY alias ZAMBEACHI ADDY bearing Chalta No. 52 of P.T. Sheet No. 25, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, admeasuring 466 square meters approximately, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa, under No. 11685 at page 146 overleaf of Book B new 30, found Inscribed in the name of Joao Agostinho under Inscription No. 4287, at Page 169 of G 43 and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 2073 of the third circumscription, consisting therein of a room as urban property under no. 2390 which is in ruins, hereinafter referred to as the "SAID PROPERTIES" and more particularly described in Schedule - I & II hereunder written;

AND WHEREAS the OWNERS have today entered into an Agreement for Development/Sale with M/S NADKARNI LIBRA DEVELOPERS, a partnership firm duly registered under the Indian Partnership Act, 1932, having its registered office at L/45-46, Alfran Plaza, 4th floor, M. G. Road, Panaji, Goa, thereby permitting the said M/s. Nadkarni Libra Developers to undertake development of the said properties on their behalf, on the terms and conditions as more particularly stipulated in the said Agreement;



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Peter Briggs

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AND WHEREAS the OWNERS are unable to attend to all the matters concerning the development/construction of the said properties and hence we are desirous of appointing some fit and proper persons as their true and lawful attorney to act in their names and on their behalf to do various acts, deeds and things related to the said development/construction/sale.

NOW THEREFORE THESE PRESENTS WITNESSETH THAT WE, the OWNERS aforesaid, do hereby constitute, nominate and appoint (1) SHRI. VIRESH K. NADKARNI, aged 50 years, married, son of Mr. Kamalanath V. Nadkarni, business, Indian National, having PAN Card No AAXPN6789N, residing at Kamat Harmony, St. Inez, Panaji - Goa, and (2) Mr. NESTER THOMAS SEQUEIRA, Indian National, aged 46 years, son of Mr. Jerome Francis Sequeira, married, having PAN Card No AGSPS9126R, residing at S2/3, Amit Apartments, Alto -Betim, Bardez - Goa, as our true and lawful attorney for us, in our names and on our behalf, who by virtue of this instrument shall be empowered jointly and/or severally to do all or any of the following acts, deeds and things amongst others, in the following matters:



1. To swear /execute affidavits, declarations, undertakings, indemnity bonds surety bonds etc., to sign the same before the Notary Public or any other Authority and get the same attested, with respect to the said properties and the building/s to be constructed thereon,
2. To represent us before the Land Survey Department for the purpose of demarcation, re-survey, measurement, land partition, confirmation of

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boundaries, amalgamation etc. and before the Mamlatdar or any other Competent Authority for mutation or any other matter pertaining to the plan records in respect of the said properties and also to represent us before the appropriate authorities for obtaining Inscription/Description/Matriz Certificates or Survey Plan of the said properties;

3. To appoint architects, engineers, labourers, contractors, to obtain occupancy certificate, to get the plans of construction drawn from the Architect, to submit the same for approvals before all concerned government, semi-government, municipal or local authorities; to obtain their approvals, licenses, to sign any plans of construction, revised plans, to make payment of fees of the Architects, Engineers, Contractors, Labourers etc., to obtain valid receipt from them and to do everything necessary for the purpose of completing the construction of the proposed building/s on the said properties;

4. To enter into the said properties and to carry on excavation and other construction work, to supervise the construction work;

5. To apply from time to time for modifications of the building plans/revised plans to the concerned authorities with respect to the said properties or the building proposed to be constructed thereon and to obtain necessary renewals/approvals of the revised plans, construction licenses etc. with the written consent of the OWNERS;

Pradip

Peter

Heena

6. To obtain any Occupancy Certificate, NOC for release of water and electricity connections, Completion Certificate from the Village Panchayat, NOC from the Electricity Department, P.W.D., Public Health Department, Highway Authorities etc.;

7. To enter into any Agreements for Sale/Agreement for Construction/Sale Deed with the proposed purchasers of flats/offices/shops/premises in the said proposed buildings except the premises allotted to the OWNERS and to negotiate with them in any manner as our attorney may think fit;

8. To represent us before the Land Acquisition Officer, to sign and file necessary applications and other documents;

9. To issue notices to vacate trespassers and to file necessary suits or other appropriate legal proceedings in that regard;

10. To represent us in any court of law, civil courts, criminal courts, Court of the Civil Judge Junior Division, Senior Division, District & Sessions Court, High Court, Supreme Court or before any other Court/Tribunal/Commission/quasi-judicial Authorities and for that purposes, sign and verify complaints, written statements, affidavits, affidavits-in-evidence on oath, to represent us for making statements and for doing any other act in the aforesaid cases, and to adjust, settle, compromise or submit to arbitration or conciliation, any claims, demands, disputes or any other matter which is presently subsisting or may hereafter arise;

V. V. V. V. V.

P. S. B. S.

M. S. S. S.

11. To represent us before the Collector, the Deputy Collector, Mamlatdar, Talathi or before any other competent authority for the purpose of correction or rectification of survey records in the Record of Rights;

12. To execute Deed of Confirmation or Deed of Rectification or other Deed, Agreement or Writing in respect of the said properties in order to rectify or correct any mistake, slip or omission in the Development Agreement entered into between the parties today with written consent of the OWNERS, and for that purpose to represent us in the Office of Sub Registrar or before the Notary Public, to present the Deeds/Agreements/Writings before the respective Sub-Registrar or before the Notary Public, to admit the contents and execution thereof, to do everything necessary to complete their registration, to receive back the documents after they have been duly registered and to pass necessary receipts for the same.

13. To represent us before all Central Government, State Government and semi-government offices/bodies, local authorities including Planning & Development Authority, Village Panchayat, Municipal Council or Corporation, Town & Country Planning Department, Public Works Department, Electricity Department, Health Department, Land Survey, Collector, Deputy Collector, Office of the Mamlatdar, Water Resources Department, Forest Department, Civil Supplies, Post & Telegraph Department, Telephone Department, Directorate of Fire Services etc., or any other concerned authorities or local bodies and to file applications



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Peter Dugg

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before them, obtain Orders, NOC's, Approvals, Licenses, to make payment of necessary fees, taxes, charges to the said authorities;

14. To represent us in the matter pertaining to formation of the proposed co-operative housing society, execution/registration of the conveyance/sale deed in its favour, before the Sub-Registrar, to admit the contents and execution thereof etc.



AND GENERALLY to do execute and perform any other acts, deeds and things whatsoever which in the opinion of our said Attorney ought to be done, executed or performed in relation to the said properties/buildings proposed to be constructed thereon, as fully and effectually in all respects as we our self could do the same, if personally present.

AND WE DO HEREBY AGREE to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us and in our name by virtue of these presents.



Devi Amin

Peter Brey

Heaneisa

SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT PROPERTY known as "ZAMBEACHI ADDY" bearing Chalta No. 6 of P.T. Sheet No. 42, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, admeasures an area of 1255 square meters approximately, together with a residential house bearing H. No. 1/233 and a well situated therein, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa under No. 9875 at Page 25 Overleaf of Book B new 26 and 27, 778 of Book B 71 at Page 142 overleaf and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 877, delineated in Red colour boundary line in the plan annexed hereto and is bounded as under:-

ON THE EAST: By public road;
ON THE WEST: By Comunidade property;
ON THE NORTH: Partly by the property bearing Chalta No. 53 of P.T. Sheet No. 25 and Partly by the property bearing Chalta No. 52 of P.T. Sheet No. 25;
ON THE SOUTH: By the property bearing Chalta No. 11 of P.T. Sheet No 42.



Quatanni

Peter Singh

Almeida

SCHEDULE – II

(DESCRIPTION OF THE SAID SECOND PROPERTY)

ALL THAT PROPERTY known as ZAMBEACHY ADDY alias ZAMBEACHI ADDY bearing Chalta No. 52 of P.T. Sheet No. 25, of City Survey Mapusa, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, admeasuring 466 square meters approximately, which property is found described in the Land Registration Office of Bardez, at Mapusa, Goa, under No. 11685 at page 146 overleaf of Book B new 30, found Inscribed in the name of Joao Agostinho under Inscription No 4287, at Page 169 of G 43 and found enrolled in the Taluka Revenue Office of Bardez, under Matriz No. 2073 of the third circumscription, consisting therein of a room as urban property under no. 2390 which is in ruins, delineated in Red colour boundary line in the plan annexed hereto and is bounded as under:-

ON THE EAST: By the property bearing Chalta No. 53 of P.T. Sheet No. 25;

ON THE WEST: By public road;

ON THE NORTH: By St. Jerom's Chapel and;

ON THE SOUTH: By the property bearing Chalta No. 42 of P.T. Sheet No. 6.



Joao Agostinho

Petabig

Mequeira

IN WITNESS WHEREOF, we have set and subscribed our hand this 25th
day of August, 2016 at Panaji - Goa.

OWNERS:



(MR. IVOR MARIA FERREIRA)



Peter Braganza

Peter Braganza

(MRS. ANITA FERREIRA NEE MOHINDRA)

PAN-BDLFB3927

(Represented by Mr. Mario Peter Braganza by P. O. A for the above)

ACCEPTED BY ME:



V. Nadeau

M/s. NADKARNI LIBRA DEVELOPERS
THROUGH ITS PARTNER
(1) MR. VIRESH K. NADKARNI

Sequeira

(2) Mr. NESTER THOMAS SEQUEIRA

WITNESSES:-

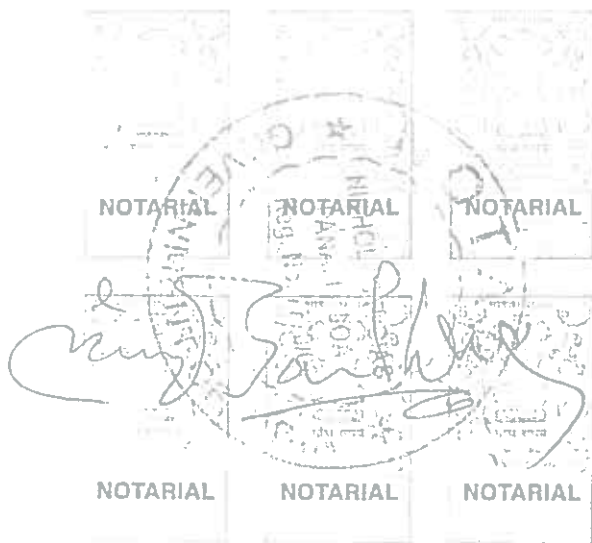


1. *Gaurish Nadkarni*

(GAURISH K. NADKARNI)

2. _____






NICHOLAS P. DIAS
Advocate & Notary,
Doni Fromilla Arcade, 18th June Road
PANAJI - GOA

SOLENNLY AFFIRMED BEFORE ME BY
Mario Letim Nagam
WHO IS IDENTIFIED TO ME BY shri.
Vikash Nadkarni
WHO IS PERSONALLY KNOWN TO ME
THIS 2nd DAY OF Aug 2016
REG NO 4322 DATE 23/08/2016

CERTIFIED TRUE COPY OF ORIGINAL
REG No. 11922/22 DATED 13/10/2022


J.S. REBELLO
NOTARY AT PANAJI
STATE OF GOA INDIA

