

Rupees Eight lakhs forty one thousand Only

FCR CITIZEN CREDIT  
CO-OP. BANK LTD.

*[Signature]*  
AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L  
SWATANTRA PATH, VASCO-DA-GAMA  
GOA - 403 602  
D-5/STP(V)/C.R./35/33/2011-RD

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Name of Purchaser: SIDDHARTH CONSTRUCTIONS



**AGREEMENT FOR DEVELOPMENT, CONSTRUCTION CUM  
SALE**

THIS AGREEMENT FOR DEVELOPMENT, CONSTRUCTION  
CUM SALE is entered into at Vasco-Da-Gama, Goa, on this 8<sup>th</sup> day  
of the month of April of the year 2021.

*[Signature]*

*[Signature]*

.....2/-

**BETWEEN**

1. **MR. CESAR LUIS CABRAL** alias Cesar Luis da Fatima Cabral, son of Late Luis Bosco Cabral, aged about 54 years, businessman, Indian National, Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], MobileNo.9822588866 and his wife

2. **MRS. PAMELA AIYAR CABRAL**, wife of Cesar Luis Cabral, daughter of Ganpat Krishna Aiyar, aged 48 years, Indian National, Pan Card no. [REDACTED], Aadhar Card no. [REDACTED], Mobile No. 9822130428,

3. **MRS. VILMA SOFIA DE SOUSA E CABRAL** alias Vilma Cabral, wife of Late Luis Bosco Cabral, daughter of Jose Constancio De Souza, aged about 79 years, widow, Indian National, Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], MobileNo. 9859797806, all resident of A1, Natalina Apts, Opp. Civil Court, Altinho, Mapusa - Goahereinafter referred to as the "OWNERS CUM VENDORS" (which expression unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, successors and assigns) of the First Part.

**A N D**

**SIDDHARTH CONSTRUCTIONS**, proprietorship concern of MR. **MILIND SUBHEDAR**, son of Late Sharad Krishnarao Subhedar, aged 45 years, businessman, PAN CARD NO. [REDACTED] Aadhar Card no [REDACTED], Indian National, residing at Housing board Colony, Baina, Vasco Da Gama, Goa, hereinafter referred to as the "DEVELOPER CUM PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, successors and assigns) of the Second Part.

**MRS. PAMELA AIYAR CABRAL & MRS. VILMA SOFIA DE SOUSA E CABRAL** are represented in this Agreement For Development, Construction Cum Sale by their duly constituted attorney i.e. **MR. CESAR LUIS CABRAL** vide Power of Attorney dated 4/12/2020 duly executed before notary public Kavita P Karekar at reg no 1626/2020 having office at Mapusa, Goa

*Cesar Cabral*

*M. Sub*

A. **WHEREAS** there exists a property known as "PEDDA or NOVO- AGOR or PELLA also known as FORDUL or ATMACHO AGOR" admeasuring an area of 3325 sq meters situated at Chicalim Village, within the limits of Village Panchayat of Chicalim, Mormugao Taluka, South Goa District, State of Goa, described in the Land Registration office under no 4030 at folio 26 reverse of Book B no. 11 of new series , surveyed under survey no 112/4 of Chicalim Village and is bounded as under:-

North: by bridge of the canal and others

South: by the Comunidade and others

East: by the property of the Cofre of the Church of Chicalim and others

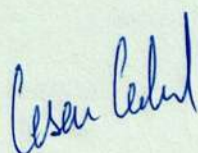
West: by properties of Caetano Jose Flores and drain shall hereinafter be referred to as the "**SAID PROPERTY**" and better described in **SCHEDULE I** hereunder written.

B. **ANDWHEREAS** the said property originally belonged to Julio Fabio Sebastiao da Costa.

**ANDWHEREAS** said Julio Fabio Sebastiaoda Costa was married to Clara Olivia Rita Aurora Baracho e Costa with a prenuptial Deed of Separation of properties.

**AND WHEREAS** Julio Fabio Sebastiao da Costa made a will dated 8/11/1901 at folio 53 to folio 54 of book no 184 recorded by Notary before Silva Coelho, where in as per his will he gave his estate to Cosme Damiao de Araujo and hence the property is inscribed in his name at no 4030 at folio 26 reverse of Book no B11 of new series.

C. **ANDWHEREAS** by Deed of Sale and discharge dated 17/5/1938 said Cosme Damiao de Araujo and his wife Esmeralda Doroteia da Piedade Viegas e Costa Araujo sold the said property to Joaquim Vincente Licurgo da Conceicao Cabral .



**ANDWHEREAS** said Joaquim Vincente Licurgo da Conceicao Cabral expired on 13/10/78 and his wife i.e. Ana Maria e Beatriz G Noronha expired on 17/1/99 leaving behind said Cesar Cabral, Vilma Sofia de Sousa e Cabral & Pamela Aiyar Cabral as their legal heirs which is confirmed by Deed of Succession and Qualification of heirs dated 24/10/2008 . Thus the title of property bearing survey no 112/4 of Chicalim vests in Cesar Cabral, Vilma Sofia de Sousa e Cabral & Pamela Aiyar Cabral .

**D. ANDWHEREAS** the Developer upon completing the due diligence and upon being satisfied with the title of the Owners Cum Vendors in respect of the said property has decided to purchase and develop the said property.

**E. ANDWHEREAS** the Developer cum Purchaser has approached the Owners cum Vendors for sale and development of the said property being described in the Schedule I hereinbelow written


**F. AND WHEREAS,** the **Developer cum Purchaser** has agreed to pay a total consideration of Rs 2,90,00,000/-(Rupees Two Crores Ninety Lakhs Only) which is its fair market value to undertake development of the said property described in **Schedule I** by constructing there on Row villas / multi stored buildings permissions for which will be obtained by the **Developer cum Purchaser** and the Owner/Vendor have accepted the proposal of the Developer on terms and conditions agreed by the parties.

The parties therefore desire to reduce into writing the terms of the Agreement for Development, Construction Cum Sale, which are as follows.

**NOW THIS AGREEMENT FOR DEVELOPMENT,**

**CONSTRUCTION CUM SALE WITNESSETH AS UNDER:-**


1. That in consideration of part payment of a sum of Rs. 1,50,00,000 /- (Rupees One Crores Fifty Lakhs Only), out of the total consideration of Rs 2, 90, 00,000/- (Rupees Two Crores Ninety Lakhs Only) which is paid by the Developer cum Purchaser to the Owners cum vendors in terms of the stipulations contained in these agreement , the Owners cum

  
*Cesar Cabral*

*M. Hech*

Vendors or the absolute Owners of all that part and parcel of the "Said property" described in Schedule I, do hereby agree to transfer and/or convey by way of sale unto the Developer cum purchaser all that part and parcel of the said property admeasuring 3325 square meters better described in Schedule – I hereto, along with all the privileges, accesses, easements, appurtenances thereto, subject to the terms and conditions hereinafter contained in this Agreement.

The total consideration of Rs. 2,90,00,000/- (Rupees Two Crores Ninety Lakhs Only), has been agreed to be paid by the Developer cum Purchaser to the Owners Cum Vendors in the following manner:



a.) Out of the part amount of Rs1,50,00,000/- (Rupees One Crores Fifty Lakhs Only) the Developer cum Purchaser has made advance deposit of Rs. 1,00,00,000 (Rupees One Crore Only) to the Owner cum Vendor as per details stated in Schedule III (A) hereinunder written. The balance of Rs. 50,00,000 (Fifty Lakhs only) is paid today by Developer cum Purchaser to Owners cum Vendors as per details stated in Schedule III (B) hereinunder written, receipt of which the Owners Cum Vendors hereby acknowledge as having been received.

b.) In lieu of the balance amount of consideration namely the sum of Rs. 1,40,00,000/- (One Crore Forty Lakhs only), the Developer cum purchaser has agreed to construct 4 Row villas, having a built-up area of 175m<sup>2</sup> each villa and total built up area of 700 square metres at his own cost and expense, in terms of the specifications contained at Annexure-II to this agreement at a fixed cost of Rs. 20,000/- per square metre, irrespective of the fact as to whether there is an escalation in the cost of construction of the said built-up area or otherwise and aggregating in the sum total of Rs.2,90,00,000/- (Rupees Two Crores Ninety Lakhs Only).

*Asim Akhtar*

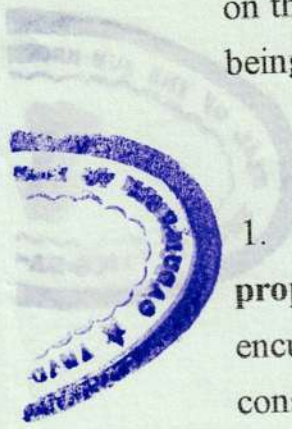
*M. Adnan*

c.) The Row Villa each admeasuring 175 sq. mts. and which is better described in **Schedule-II** hereto, which is agreed to be constructed and allotted by the Developer cum Purchaser to the Owners cum Vendors at the location indicated in the plan annexed hereto in **YELLOW** shading, shall be constructed as per the plans duly approved by the Owners cum Vendors and also by the competent statutory authorities and the possession in respect of the said 4 Row Villas shall be handed over by the Developer cum purchaser to the Party of the First Part, complete in all respects within a period of 30 months from the date of getting permissions from the concerned authorities to commence construction on the said property described in schedule I hereinbelow written , time being of the essence of the contract.

**2 VENDORS COVENANTS:**

1. The Owners Cum Vendors agree to convey the title of the **said property** unto the Developer cum Purchaser free from any encumbrances and/or defect in title, upon receipt of the entire consideration, due and payable which includes allotment of 4 Row Villas as stated above by the Developer cum Purchaser to the Owners cum Vendors , subject to the Owners cum Vendors agreed to be allotted possession of 4 Row Villas in the proposed project by name "**Crescent Lake**" to be constructed by the Developer cum Purchaser on the **said property duly completed** with completion certificate and the occupancy certificate issued by the competent authorities. The conveyance of the said property shall be effected on the Developer Cum Purchaser fulfilling its obligations under this Agreement.


2. That the conveyance of the **said property** to the extent of the share agreed to be conveyed hereunder shall be effected at the cost and expenses of the Developer cum Purchaser as to payment of stamp duty, registration fees and other government fees.

  
Ceser Cabal

M. P. Cabal

3. The Developer cum Purchaser have examined the title documents of the Owners cum Vendors and is satisfied that the Owners cum Vendors have a marketable title to the **said property** and the Owners cum Vendors, subject to clause 2 above shall as such convey the title to the **said property** in favour of the Developer cum purchaser.

4. The Owners cum Vendors shall at all times furnish all requisitions and/or documents pertaining to the title of the **said property** unto the Developer cum Purchaser and do all that is required for better assuring and/or conveying the title of the **said property** to the Developer cum Purchaser at the cost of the Developer cum Purchaser.



5. The Owners cum Vendors have not entered into any agreement for sale and/or development of the **said property**, except for this agreement, which is the only sole agreement the Owners Cum Vendors have with the Developer Cum Purchaser for transfer of the **said property** .


6. Subject to handing over possession of the 4 Row villas agreed to be allotted by the Developer cum Purchaser to the Owners cum Vendors under this Agreement and subject to payment of entire consideration payable by the developer cum Purchaser to the Owners cum Vendors, The Owners cum Vendors covenant to transfer the title of the **said property** or part thereof if so requested by the Developer Cum Purchaser by and in terms of this agreement in favour of the nominees of the Developer Cum Purchaser , which shall mean besides the Developer cum Purchaser of built-up area, any association and/or Co-operative Society if any, constituted of Owners cum Vendors of built-up area in the project proposed to be constructed in the **said property** .

7. The Owners cum Vendors covenant that they shall on being put in possession of built-up area which is agreed to be allotted to the Owners Cum Vendors under the agreement abide by the rules and regulations, obligations imposed by the Developer cum Purchaser on Owners cum

*Cesar Calat*

*HPL*

Vendors of the built-up area in the project proposed to be constructed in the **said property** and if any entity and/or co-operative society of Vendors of built-up area is caused to be formed by the Developer cum purchaser, the Owners cum Vendors by themselves covenant that they will abide by the said rules and regulations, so formulated by the Developer cum purchaser and shall also by themselves become members of such society and effect payment of requisite fees and charges imposed by the said society and/or entity.



8. The Owners cum Vendors hereby authorize the Developer cum purchaser to commence development of the said property in terms of the approved plans. The title and Possession of the said property shall continue to be with the Owners cum Vendors until the conveyance in respect of the said property is effected in favour of the Developer cum Purchaser and or its Nominees which shall be effected only upon handing over possession of the row villas agreed to be allotted by the Developer cum Purchaser to the Owners cum Vendors under this Agreement and subject to payment of entire consideration payable by the developer cum purchaser to the Owners cum Vendors.

9. The Owners cum Vendors covenant that the Developer cum Purchaser may enter into agreement for the sale of row houses/ bungalows/shops flats/built-up areas in project proposed to be constructed by the Developer cum Purchaser , save and except those reserved for the Owners cum Vendors, on such terms and conditions as the Developer cum Purchaser deem fit and proper HOWEVER the entire liability and/or responsibility of performance of the terms and conditions of such agreement will be that of the Developer cum Purchaser , upon the Developer cum Purchaser fulfilling the terms and conditions of this agreement with the Owners cum Vendors.

*[Handwritten signature]*

*[Handwritten signature]*

....9/-



10. Owners cum Vendors further authorize the Developer cum Purchaser and or proposed buyer of the built up area to be constructed in the said property to apply for loan if any and in that pursuit to mortgage and or create charge of such built up area agreed to be purchased by the proposed buyer of built up area with such financial institutions provided however the Owners cum Vendors shall not be responsible for repayment of any such loan and without there being any liability casted on the Owners cum Vendors towards repayment of such loan .The built up area agreed to be allotted to the Owners cum Vendors along with the proportionate land better described in schedule II shall never form part of such mortgage and or charge .



## II. DEVELOPER' COVENANTS:

1. The consideration of Rs.2,90,00,000/- ( Rupees Two Crore Ninety Lakhs only), has been agreed to be paid by the Developer cum Purchaser to the Owners cum Vendors in the following manner:

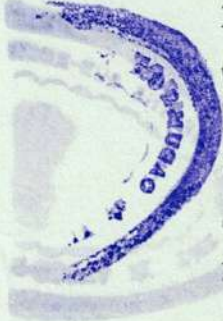
a) Rs.1,50,00,000 (Rupees One Crore Fifty Lakhs only) has been paid at the time of signing this Agreement of Development, Construction cum Sale.

b.) In lieu of the balance amount of consideration namely the sum of Rs.1,40,00,000/- (Rupees One Crore Forty Lakhs only), the Developer cum Purchaser has agreed to construct 4 Row Villas , having a built-up area of 175m<sup>2</sup> each Villa and total built up of 700 square metres, at his own cost and expense, in terms of the specifications contained at Annexure-II to this agreement at a fixed cost of Rs.20,000/- per square metre, irrespective of the fact as to whether there is an escalation in the cost of construction of the said built-up area or otherwise and aggregating in the sum total of Rs.2,90,00,000/- (Rupees Two Crores Ninety Lakhs Only).

*Chetan Chandel*

*M. S. Chandel*

c.) The 4 Row villas admeasuring total of 700 sq. mts. and which is better described in **Schedule-II** hereto, which is agreed to be constructed and allotted by the Developer cum Purchaser to the Owners Cum Vendors at the location indicated in the plan annexed hereto in YELLOW shading, shall be constructed as per the approved plans and the possession in respect of the Villas shall be handed over by the Developer cum purchaser the Party of the First Part i.e. the Vendors cum Owners, complete in all respects within a period of 30 months from the date of getting permissions from the concerned authorities to commence construction on the said property described in schedule I hereinbelow written , time being of the essence of the contract.



2. The said Row Villas and/or built-up area, agreed to be allotted to the ownership of the Owners Cum Vendors under this Agreement for Development, Construction Cum Sale shall be built as per the standard specifications of the Developer cum Purchaser, which specifications are annexed hereto at Schedule IV. Any item not specified at Schedule IV if requested to be provided to the Row Villas / premises by the Owners cum Vendors, shall be considered to be an extra item and paid by the Owners cum Vendors at the prevailing market price.

3. The costs are inclusive of the GST, if any, and/or liability and/or demand or claim if raised by the authorities under the GST Act & Finance Act and the same shall be borne and met with by the Developer cum Purchaser.

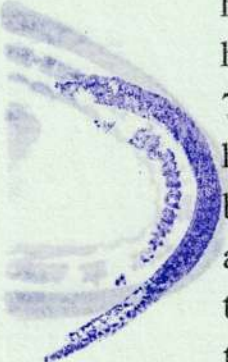
4. Upon commencement of work, the Developer cum Purchaser shall handover possession of the built-up area agreed to be allotted to the Owners cum Vendors, complete in all respects, on obtaining the necessary occupancy certificate from the concerned authorities, namely, the V.P. of Chicalim and/or the authority concerned with it, within a period of 30 months from the date of commencement of construction/work on the said property , subject to extension of a period of 6 months, if so requested by the Developer cum Purchaser in writing, prior to expiry of the period of 30 months afore referred.

*Ceser Carley*

*[Signature]*


5. Possession of built-up area agreed to be allotted to the Owners cum Vendors, in the buildings where the Owners cum Vendors have selected and acquired the 4 Row Villas, shall be handed over before the Developer cum Purchaser hands over possession of built-up area to its customers/ Third Parties and or his nominees.
6. In the event the Developer cum Purchaser fails to handover possession of the said built-up area to the Owners cum Vendors within the stipulated time or within the extended time, if any, the Developer cum Purchaser agree to pay to the Owners cum Vendors compensation, calculated at the rate of Rs 30,000/- per month, per Villa and until handing over possession of the total built-up area of 700 square metres is handed over to the Owners cum Vendors.
7. The Developer cum Purchaser shall construct the buildings/row houses/bungalow in the said property in terms of the approval granted by the competent authorities and in terms of approved plans or modified approved plans and shall not carry on the development in violation of the conditions of the licence and/or in infringement of the provisions of the laws in force, namely the Panchayat Raj Act, Town & Country planning Act.
8. The Developer cum Purchaser shall form an association and/or any such other entity of all the holders of built up areas including Owners cum Vendors for maintenance of common amenities and/or facilities of occupants in the said Row Villas / buildings/ premises.
9. The Developer cum Purchaser shall have no objection if the Owners cum Vendors dispose of any/or all of the built-up area allotted to the Owners cum Vendors by and in terms of this Agreement For Development, Construction Cum Sale to any third party on such terms and conditions as it deems fit and proper, provided however, that the new prospective purchaser of such built-up area ensures that shall be put to terms that he/she/they shall become a member of any co-operative society, formed of the premises holders for the maintenance and that he/she/they abides by the rules and regulations of such society .

  
Ceser Cabal

  
M. H. S.

10. The Developer cum Purchaser shall not until he hands over possession of all the flats/built-up area/ bungalow/row houses agreed to be allotted to the Owners cum Vendors , complete in all respects, create any mortgage and/or alienate the said property. It is expressly understood that the agreement with third party for sale of built-up area by the Developer cum Purchaser are permitted and not in violation of this clause.

**III. MUTUAL COVENANTS:**



i. It is agreed between the parties that until the said property is transferred by a deed of Conveyance in favour of the Developer cum purchaser and or his Nominees or a proposed Co-operative Society, any increase in F.A.R in respect of the said property shall ensure to the benefit of the Owners cum Vendors and the Developer cum Purchaser in the following proportion namely The Owners cum Vendors shall be entitled for 30% of such increased F.A.R and the Developer cum Purchaser shall be entitled for balance 70% of such increased F.A.R and any additional built up area to be constructed in terms of such increase in F.A.R shall be shared between the Owners cum Vendors and the Developer cum Purchaser in the following proportions-- Owners cum Vendors shall be entitled for 30% of such additional built up area and the Developer cum Purchaser shall be entitled for balance 70% of such additional built up area.

ii. In the event the Developer cum Purchaser fails to commence the construction within a period of 3 months from the date of getting the permissions from all the concerned authorities to start the construction of the project on the said property the Owners cum Vendors shall be entitled to terminate this agreement by a notice served in writing on the Developer cum Purchaser. On termination of this agreement in terms of this clause, the Developer cum Purchaser shall forfeit an amount of 20% in favour of the Owners cum Vendors out of the consideration herein paid.

iii. On such termination the Owners cum Vendors shall return the balance of amount to the Developer cum Purchaser within a period of 30 days from the date of termination failing which the Owners cum Vendors shall be liable to pay interest on such amount at the rate of 9%.per annum.

*Reshma Chahal*

*M. K. Acharya*

iv. If the Developer cum Purchaser fails to handover possession of the built-up area agreed to be allotted to the Owners cum Vendors to the extent of 700 m<sup>2</sup> of built-up area or any part thereof, within the stipulated time and/or extended time, the Owners cum Vendors shall be entitled to terminate this agreement, by a notice in writing. On such termination the following shall follow:

(a) The Developer cum Purchaser shall be bound and liable to pay compensation for the deficit short of built-up area which shall be calculated at the rate of Rs. 20,000/- per square metres of deficit built-up area remaining to be handed over to the Owners cum Vendors.

(b) In addition the Developer cum Purchaser shall be liable to pay damages to the Owners cum Vendors which shall be calculated on the following basis :

#### **IV. TERMINATION :**

1. The termination of this Agreement For Development, Construction Cum Sale shall be effected by a notice in writing served by the Owners cum Vendors on the Developer cum Purchaser. The Owner Cum Vendor shall be entitled to terminate the Agreement in the event the Developer cum Purchaser commits breach of the agreement including failure to commence the development within the period stipulated in the Preceding clause or within the extended period . In the event this Agreement For Development, Construction Cum Sale is terminated under this clause the following consequences shall ensure :

a) The Developer Cum Purchaser shall forfeit an amount of Rs. 30,00,000/- (Rupees Thirty Lakhs only) out of the said amount paid to the Owner Cum Vendor and the balance amount shall be refunded by the Owner Cum Vendor to the Developer within a period of 30 days of such termination, without any interest.

b) Return of the balance amount beyond the period of 30 days shall make the Owners cum Vendors liable to pay interest on the said amount refundable at the rate of 9.% per annum.

*Asim Akhbar*

*M. Akhbar*

**V. DAMAGES FOR DELAY IN HANDING OVER POSSESSION:**

1. In case of delay in construction or handing over of the said premises complete in all respect within the aforesaid agreed/stipulated period from the date of signing of the agreement, , the Owners cum Vendors shall be entitled to claim compensation for delay in completion of said built UP AREA at the rate of Rs.1,20,000/- per month.

**VI. NOTICES:**

Any notice shall be duly served on either of the parties if it is served in writing by Registered A. D to either of the parties at the following address:

VENDORS Address: A1, Natalina, Opp. Court, Altinho, Mapusa, GOA 403507.

DEVELOPER ' Address:

Plot No 38, Sy No 197/1, Palm Estates

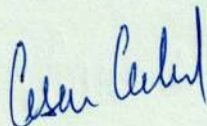
Near Tata Rio Project, Behind MES college,

Sancoale, Goa.

**VII. SPECIFIC PERFORMANCE:**

i. Either party to this agreement shall be entitled to Specific Performance of the agreement, notwithstanding the fact that the Owners cum Vendors have agreed to the allotment of built-up area in the development.

**VIII.** The Owners cum Vendors and Developer cum Purchaser hereby declare that the said property in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.



Ix. For the purpose of Stamp Duty, the fair market value of the said property in transaction is Rs. 2,90,00,000/-(Rupees Two Crores Ninety Lakhs Only), and accordingly stamp duty of Rs. 8,41,000/- (Rupees Eight Lakhs Forty One Thousand Only ) is affixed to this Instrument which is borne by the Developer cum Purchaser.

**SCHEDULE I**

All that property known as "NOVO- AGOR or PELLA or PEDDA also known as FORDUL or ATMACHO AGOR" admeasuring an area of 3325 sq meters situated at Chicalim Village, within the limits of Village Panchayat of Chicalim, Mormugao Taluka, South Goa District, State of Goa described in the Land Registration office under no 4030 at folio 26 reverse of Book B no 11 of new series , surveyed under survey no 112/4 of Chicalim Village and is bounded as under:-

North: by bridge of the canal and others

South: by the Comunidade and others

East: by the property of the Cofre of the Church of Chicalim and others

West: by properties of Caetano Jose Flores and drain

**SCHEDULE II**

**(property allotted to the Owners Cum Vendors)**

Four Row Villas admeasuring an area of 175 sq meters each constructed on the property described in the Schedule I hereinabove written

Sr No	Specification	H. No.	Area (sqmtrs)	Parking (Nos)
01	Row Villa	A-101	175.00	2.00
02	Row Villa	A-102	175.00	2.00
03	Row Villa	D-101	175.00	2.00
04	Row Villa	E-101	175.00	2.00

*Ceser Caldeira*

*Hilary*

**SCHEDULE III**

**(Mode of Payment)**

**A**

- Paid Rs. 20,00,000/- ( Rupees Twenty Lakhs Only) through RTGS dated 24<sup>th</sup> Dec 2020 having UTR No. IBKLR92020122400017997 to Mrs. Vilma Sofia H DeSouza Cabral as Advance deposit
- Paid Rs. 30,00,000/- ( Rupees Thirty Lakhs Only) through RTGS dated 28<sup>th</sup> Dec 2020 having UTR No. IBKLR92020122800025751 to Mr. Cesar Cabral & Pamela Cabral as Advance Deposit
- Paid Rs. 25,00,000/- ( Rupees Twenty Five Lakhs Only) through RTGS dated 05<sup>th</sup> Mar 2021 having UTR No. IBKLR92021030500023788 to Mr. Cesar Cabral & Pamela Cabral as Advance Deposit
- Paid Rs. 25,00,000/- ( Rupees Twenty Five Lakhs Only) through RTGS dated 03<sup>rd</sup> Mar 2021 having UTR No. IBKLR92021030300003659 to Mr. Cesar Cabral and Pamela Cabral as Advance Deposit

**B**

- Paid Rs. 25,00,000/- ( Rupees Twenty Five Lakhs Only) through Cheque bearing no. 217840 drawn on IDBI Bank, Vasco-Da-Gama dated 08<sup>th</sup> April 2021 to Mrs. Vilma Sofia H DeSouza Cabral after deduction of TDS of Rs. 5,00,000/- As per Challan no. 50398 dt. 08<sup>th</sup> April 2021 as consideration payment.
- Paid Rs. 5,00,000/- ( Rupees Five Lakhs Only) through Cheque bearing no. 217841 drawn on IDBI Bank, Vasco-Da-Gama dated 08<sup>th</sup> April 2021 to Cesar Luis Cabral after deduction of TDS of Rs. 5,00,000/- As per Challan no. 50390 dt. 08<sup>th</sup> April 2021 as consideration payment.
- Paid Rs. 5,00,000/- ( Rupees Five Lakhs Only) through Cheque bearing no. 217842 drawn on IDBI Bank, Vasco-Da-Gama dated 08<sup>th</sup> April 2021 to Mrs. Pamela Aiyar Cabral after deduction of TDS of Rs. 5,00,000/- As per Challan no. 50384 dt. 08<sup>th</sup> April 2021 as consideration payment.

*Cesar Cabral*


*M. Aiyar*



**SCHEDULE IV**

**(Specification of the Owners Cum Vendors Premises)**

- 1) STRUCTURE: R.C.C. frame structure as per design and including sloping slab if any.
- 2) WALLS: Super structure masonry will be constructed with laterite stone/ cement concrete block in CM 1:5 in 20cm thick including necessary filling of joints, curing etc. complete.
- 3) PARTITION WALLS: Partition wall will be constructed with brick in CM 1:5 in 10cm thick including providing RCC party at every 1½ meter height, joint filling, curing etc complete.
- 4) INTERNAL PLASTER: Internal walls and ceiling will be plastered in CM 1:5 in average 10mm thick including finishing, curing etc. complete.
- 5) INTERNAL BASE FINISH: Base of the wall and ceiling from internal will be finished and polished with lime plaster/Surfa coat Acrylic wall ready treatment.
- 6) EXTERNAL PLASTER: External wall will be plastered in two coats cement mortar including using necessary waterproofing compound as per manufacturer specification with sponge finish, finishing, curing etc. complete.
- 7) WATERPROOFING: The flat terrace and the sloping roof slab will be treated with cement based waterproofing treatment as per manufacturer's instructions.
- 8) DOORS: Main door will be of teak wood with frame size of 5" x 21/2" and the shutter with panel will be fully teakwood including with locks, including night latch and finished with French polish. All other doors other than toilet will be with frame of well seasoned wood or c c frame in required size and the shutter will be of chemically treated factory made flush door/ and provided with M.S. butt hinges and best quality aluminum fittings The toilet door will be of FRP shutter and concrete frames of required size fixed with necessary good quality aluminium fixtures .
- 9) WINDOWS: Windows will be of powder coated Aluminum/PVC sliding and glassed with 4mm thick plain /pinned glass and provided with necessary locking arrangement.

  
*Ceser Cabal*      *[Signature]*

....18/-

10) FLOORING: The entire floor other than toilets will be finished with 600x600 mm or above size vitrified tiles with wall skirting upto the height of 100mm filled joints and finished with necessary pigments. Rate of tiles considered will be 42 per sqft. Make Cera / Kajaria or equivalent.

11) TOILETS: Toilet floor will be provided with non skid ceramic tiles 12" x 12" or above and the dado will be finished with 8" x 12" and above ceramic glazed tiles up to slab height. All sanitary fittings will be white in color fitted and finished with necessary fittings. Bath arrangement will be of hot and cold with provision for geyser and provided with head shower, bucket taps etc. The floor area will be segregated for wet and dry wherever possible. Sanitary fitting of make Cera / Jaguar or equivalent.

12) KITCHEN: Kitchen platform will be provided with polished granite top and stainless steel kitchen sink for receiving water from overhead tank as well as from direct line. Wall backing platform will be finished with plain coloured ceramic glazed tiles upto to 600 mm from platform.

13) DÉCOR: External wall will be painted and finished with emulsion waterproofing paint and internal wall and ceiling will be finished with washable Acrylic Oil Bound Distemper including necessary primer and lamby putty. Make of paint will be Asian Paint or equivalent.

14) PLUMBING: Plumbing will be carried out through medium class APVC & PVC Pipe for hot and cold water flow arrangement.

15) SANITATION: Sanitation will be carried out through SWR/SW pipe and connected to septic tank.

16) WATER SUPPLY: The P.W.D water will be supplied through overhead water tank which will be constructed over the roof of the building. Sump tank with pumping arrangement will be provided for entire building. Each Villa will have its own Sump & Overhead tank.

17) ELECTRICAL: 3 Phase electrical supply will be provided to the unit. Wire of make Polycab / Finolex of appropriate size & switches & accessories of make Legrand (Mylinc) or equivalent. Invertor points will be provided.

*Ceser Leby*

*M. K. S.*

IN WITNESS WHEREOF the parties hereto have signed this Agreement on the day, month and year first hereinabove written.

**SIGNED AND DELIVERED**

By the within named

**FIRST PARTY VENDORS:**

*Cesar Cabral*

*Cesar Cabral*



**SHRI. CESAR LUIS CABRAL**

**For Self and as attorney of PAMELA AIYAR CABRAL**

**& VILMA SOFIA DE SOUSA E CABRAL**




*Cesar Cabral*

*M...*

**SIGNED AND DELIVERED**

By the within named

**SECOND PARTY: PURCHASER  
SIDDHARTH CONSTRUCTIONS**

Through its Proprietor

**MR. MILIND SUBHEDAR**

*Milind*

*Milind*




In the presence of:

1. Rakesh Subhedar

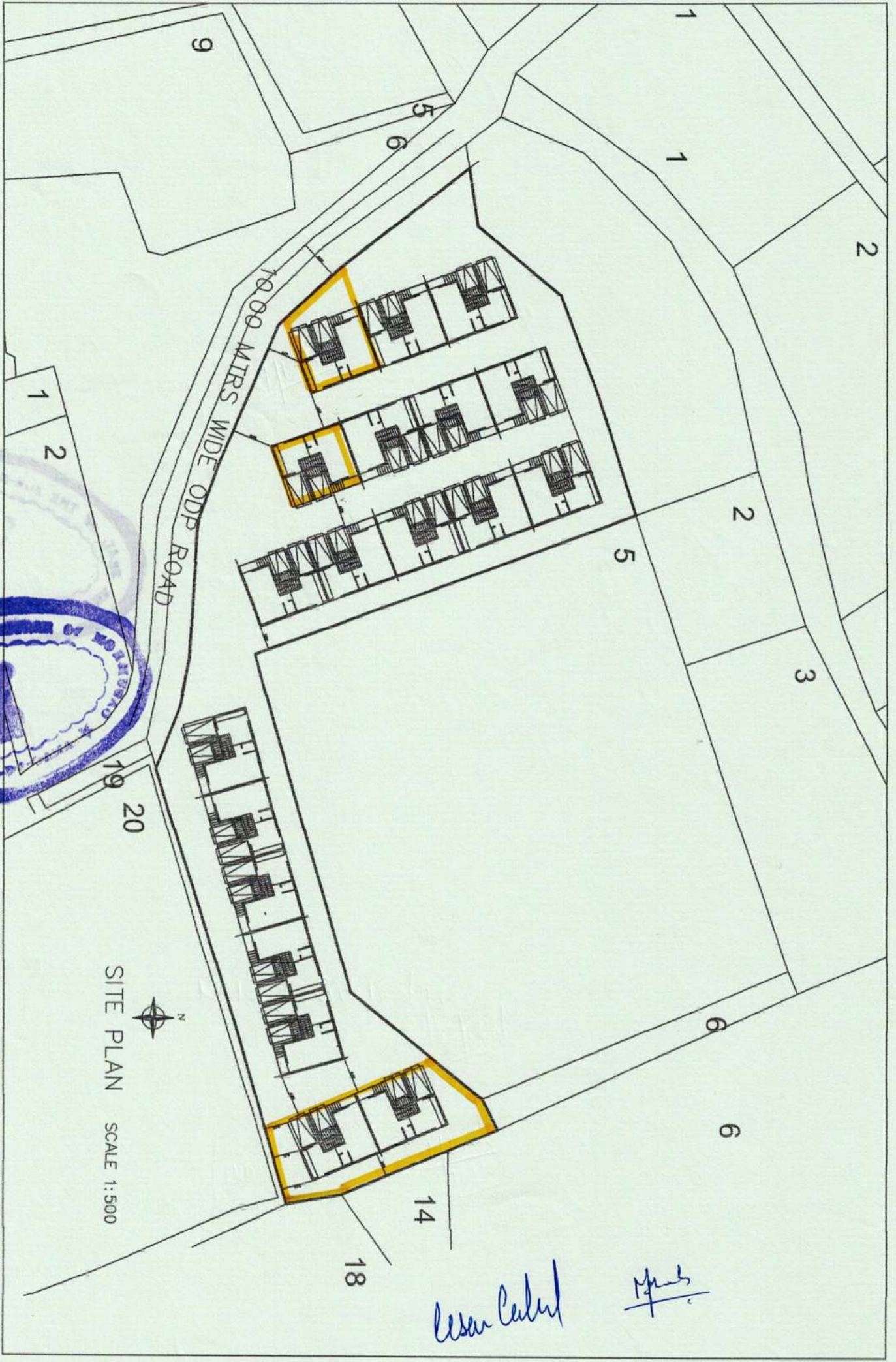
*Rakesh*

2. Thania C Fernandes

*Tdes*

*Cherun Chelun*

*Milind*

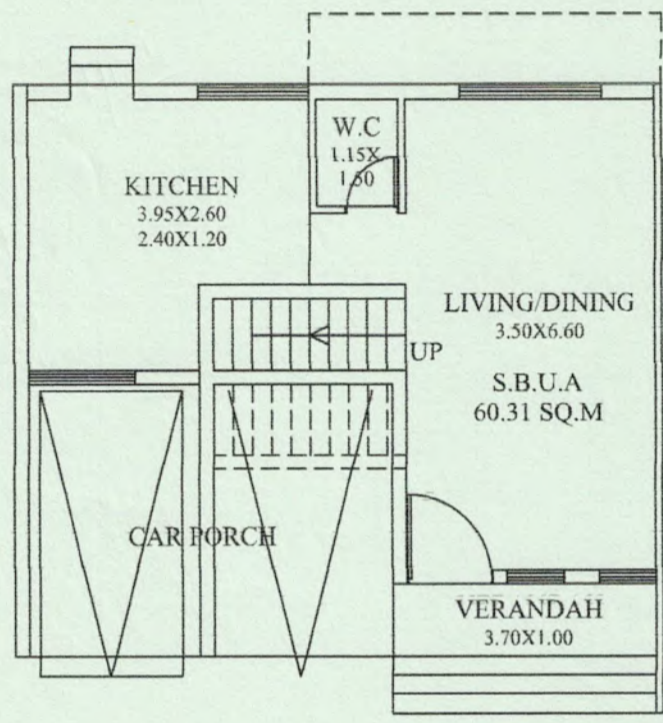
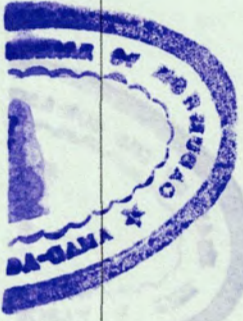


SITE PLAN  
SCALE 1:500



*Reson Calcut*

*Mph*

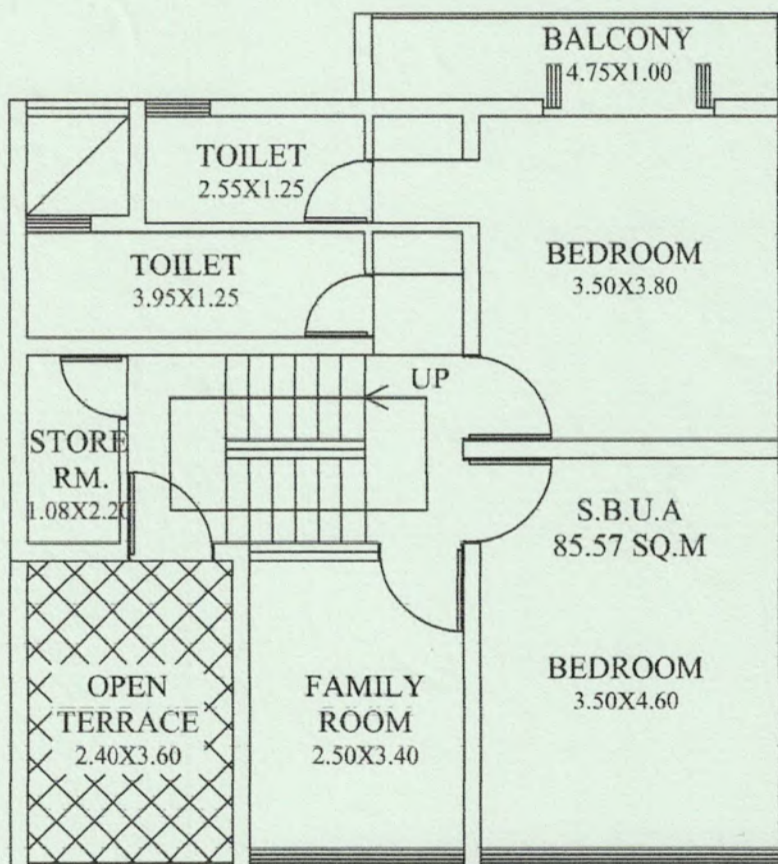


TYPICAL GROUND FLOOR PLAN FOR  
VILLA A-101

S.B.U.A=60.31 SQ.M

*Archi*

*Handwritten signature*

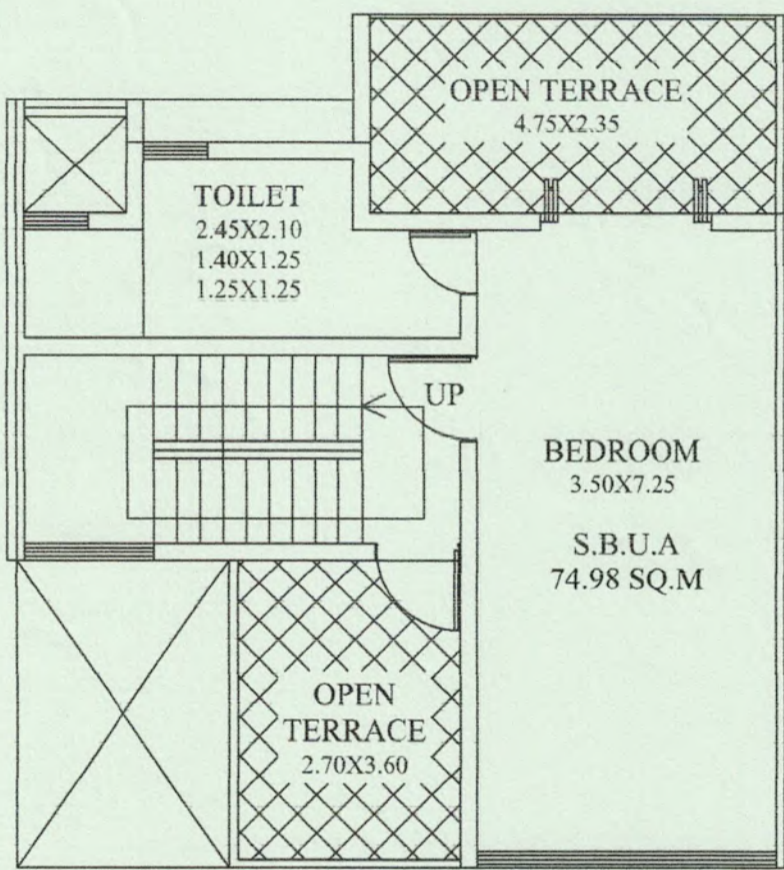


TYPICAL FIRST FLOOR PLAN FOR  
VILLA A-101

S.B.U.A=85.57 SQ.M

*Archievaldo*

*[Signature]*



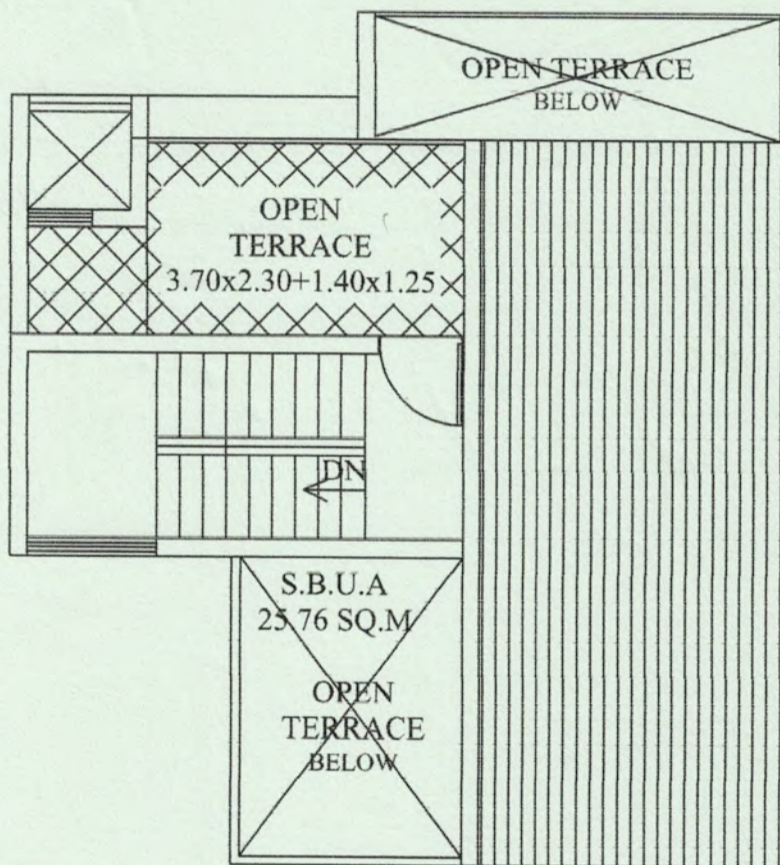
TYPICAL SECOND FLOOR PLAN FOR  
VILLA A-101

S.B.U.A=74.98 SQ.M

*Cesim Cahit*

*M. Akbulut*





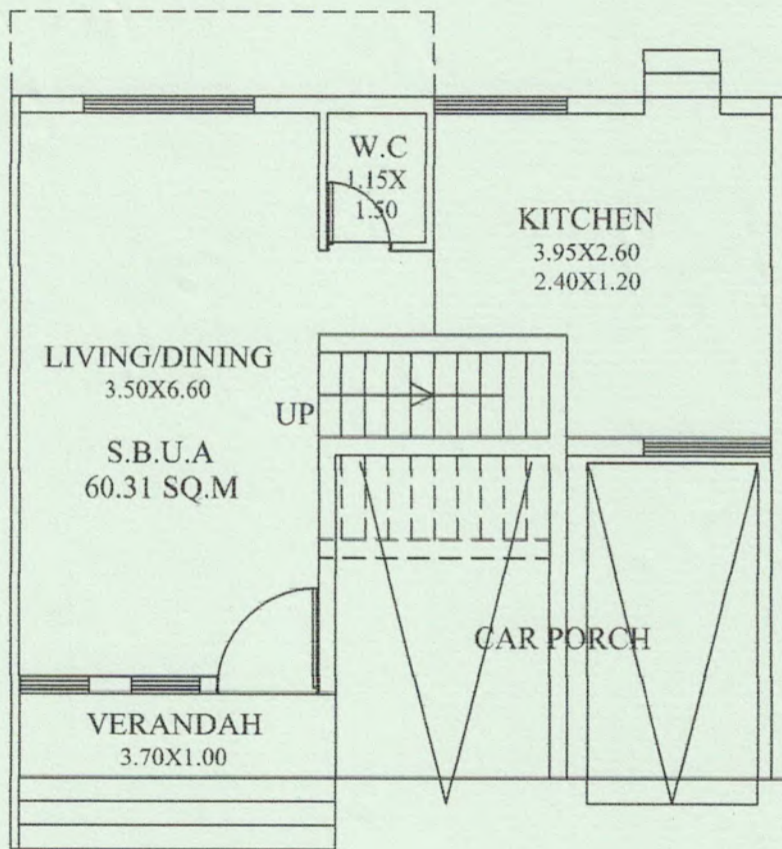
## TERRACE LEVEL PLAN

TYPICAL TERRACE LEVEL PLAN FOR  
VILLA A-101

S.B.U.A=25.76 SQ.M

*Armed Calat*

*M. H. ...*

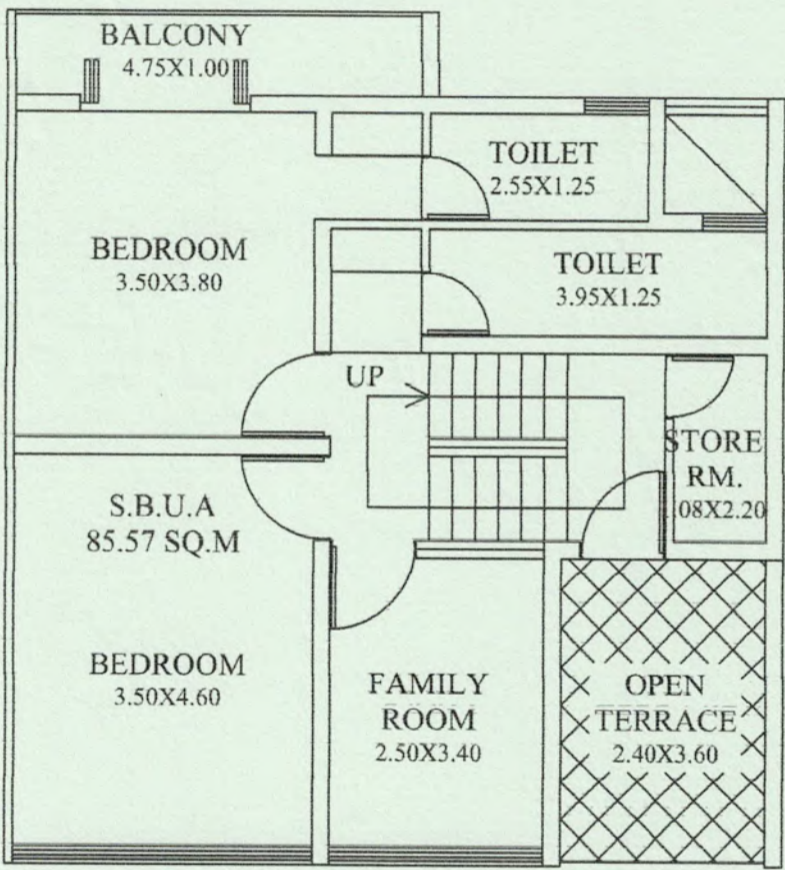
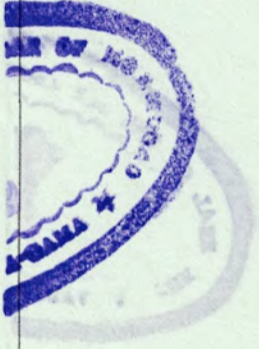


TYPICAL GROUND FLOOR PLAN FOR  
VILLA A-102

S.B.U.A=60.31 SQ.M

*Arjan Cahya*

*M. Pratiwi*

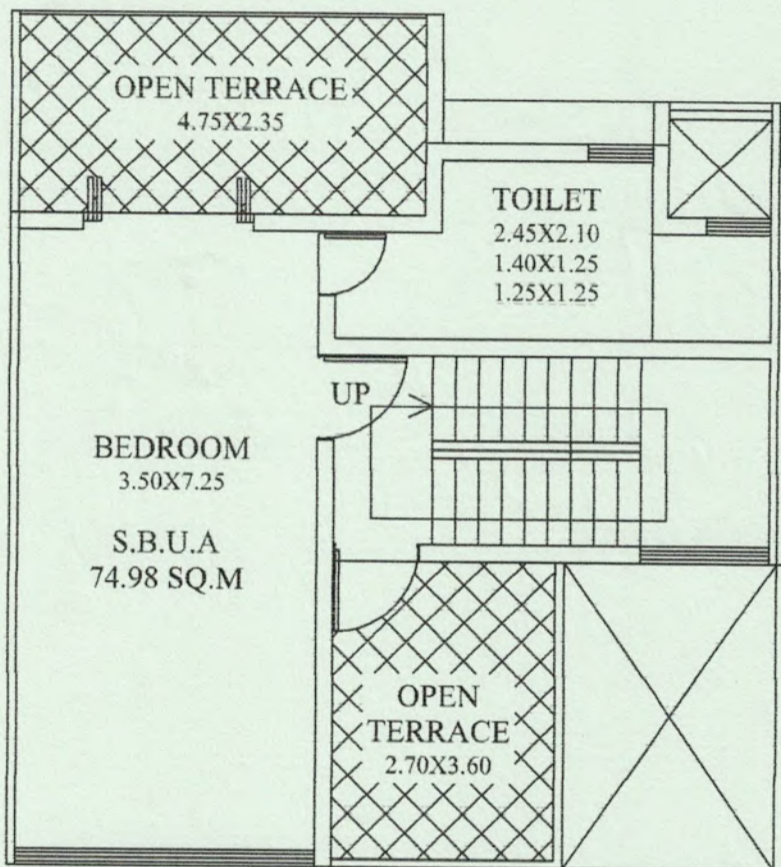


TYPICAL FIRST FLOOR PLAN FOR  
VILLA A-102

S.B.U.A=85.57 SQ.M

*Archi Calm*

*M. L. S.*

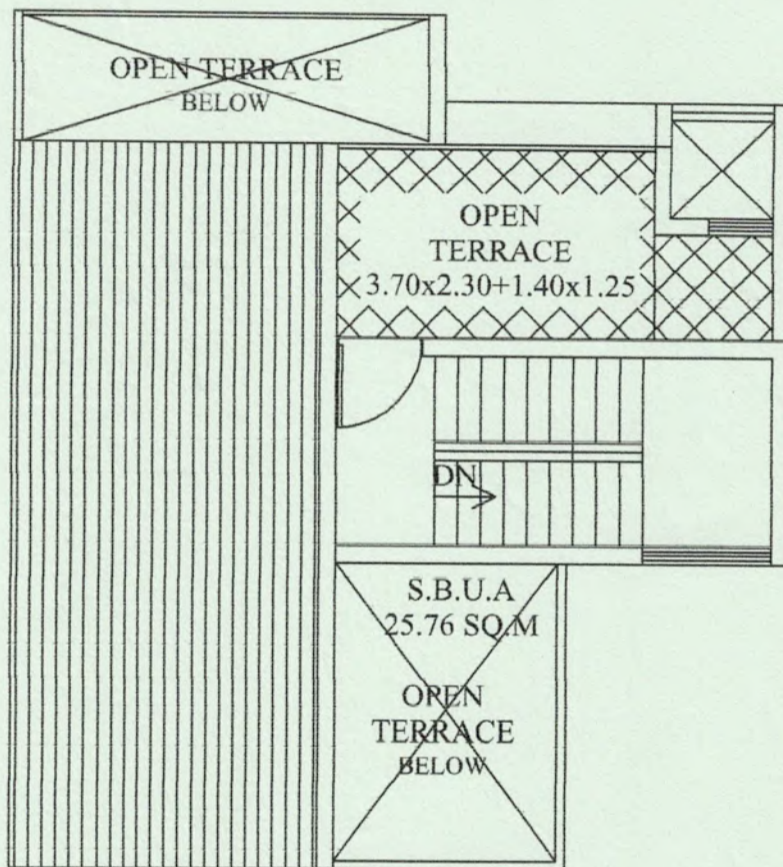


TYPICAL SECOND FLOOR PLAN FOR  
VILLA A-102

S.B.U.A=74.98 SQ.M

*Usen Cakur*

*Hpland*



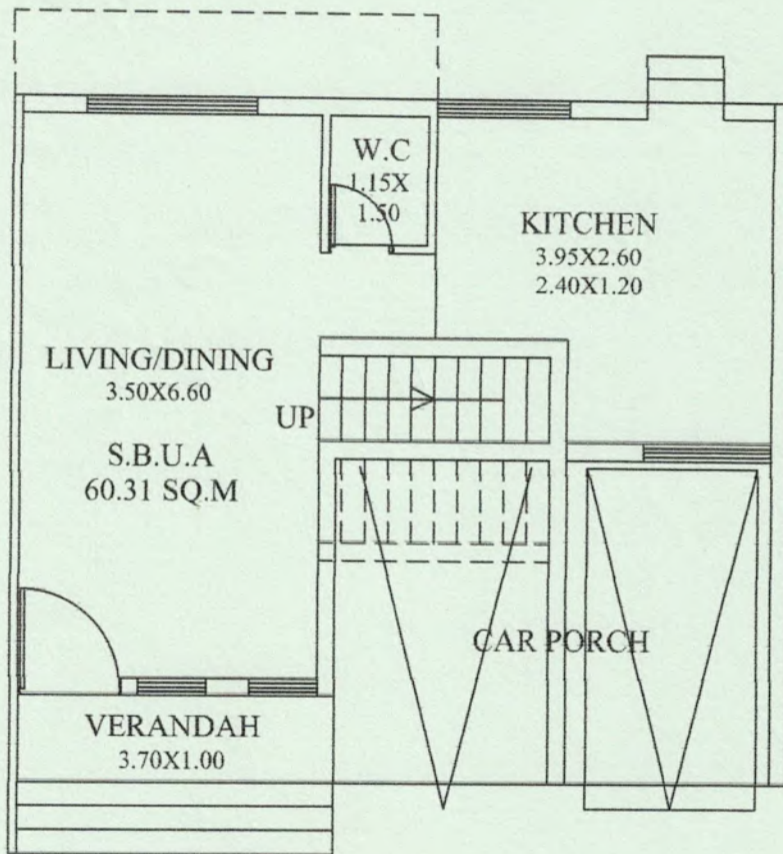
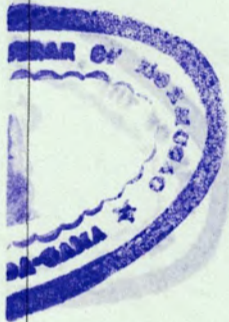
## TERRACE LEVEL PLAN

TYPICAL TERRACE LEVEL PLAN FOR  
VILLA A-102

S.B.U.A=25.76 SQ.M

*Lesan Carter*

*M. S. S.*

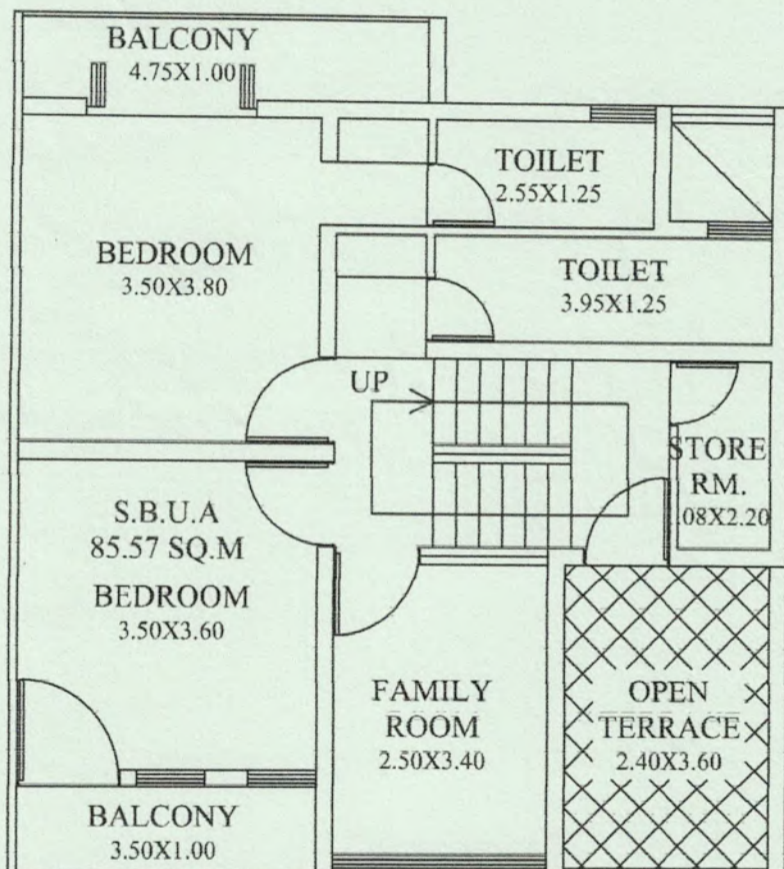


TYPICAL GROUND FLOOR PLAN FOR  
VILLA D-101, E-101

*Archi*  
S.B.U.A=60.31 SQ.M

*Archi*

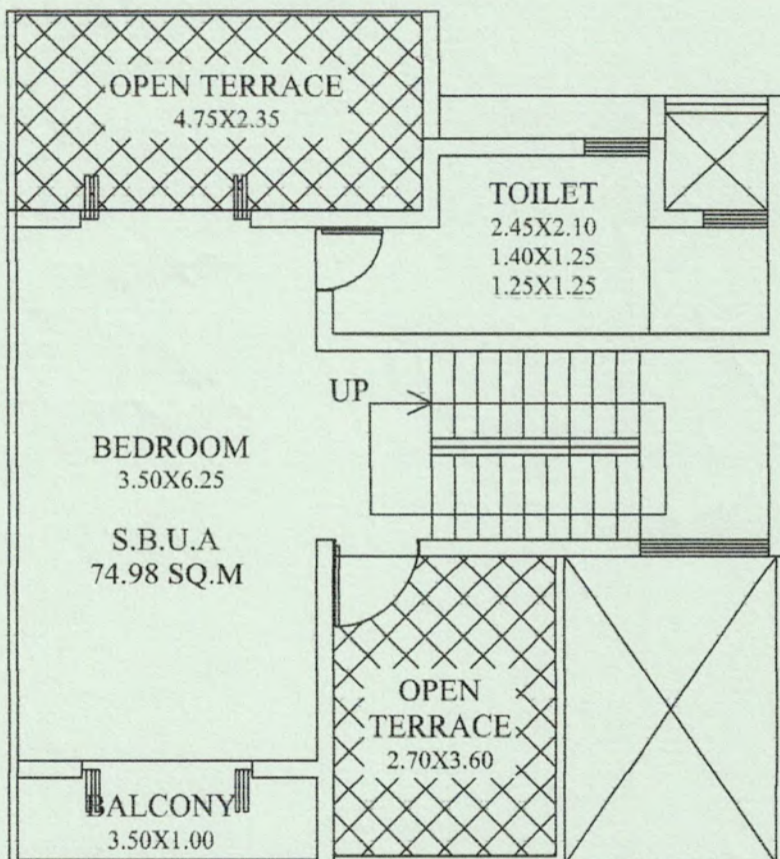
*Archi*



TYPICAL FIRST FLOOR PLAN FOR  
VILLA [REDACTED], D-101, E-101

*Archi* *Archi*  
S.B.U.A=85.57 SQ.M

*Archi* *Archi*



TYPICAL SECOND FLOOR PLAN FOR  
VILLA [REDACTED], D-101, E-101

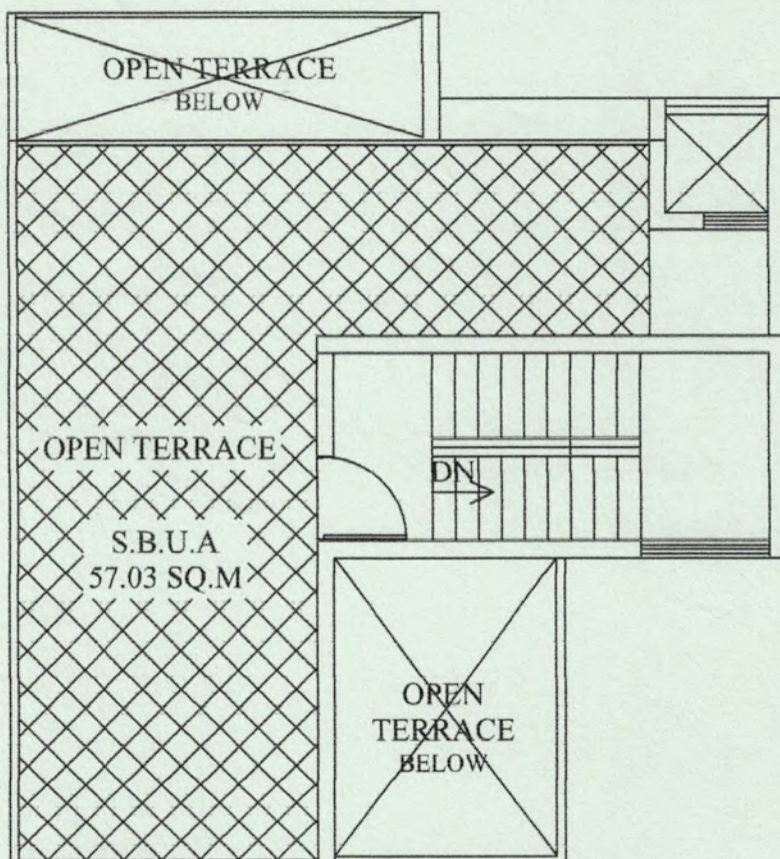
*Cesur Cahit*

S.B.U.A=74.98 SQ.M

*Cesur Cahit*

*M. [Signature]*





### TERRACE LEVEL PLAN

TYPICAL TERRACE LEVEL PLAN FOR  
VILLA           , D-101, E-101

*Reson Cedar*

S.B.U.A=57.03 SQ.M

*Reson Cedar*      *Mr. H*



## Government of Goa

### Document Registration Summary 2

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

Print Date & Time : - 08-Apr-2021 12:34:50 pm

Document Serial Number :- 2021-MOR-675

Presented at 12:16:14 pm on 08-Apr-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	841000
2	Registration Fee	1015000
3	Processing Fee	560
<b>Total</b>		<b>1856560</b>

Stamp Duty Required : 841000/-

Stamp Duty Paid : 841000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	<p>Milind Subhedar , Father Name: Shatad Krishnarao Subhedar, Age: 45,            Marital Status: Married , Gender: Male, Occupation: Business,            Address1 - Housing Board Colony Baina Vasco Da Gama Goa,            Address2 - ,            PAN No.: [REDACTED]</p>			



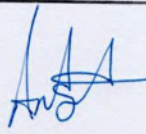



Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Milind Subhedar , Father Name: Shatad Krishnarao Subhedar,            Age: 45,            Marital Status: Married , Gender: Male, Occupation: Business,            Housing Board Colony Baina Vasco Da Gama Goa,            PAN No.: [REDACTED]</p>			
2	<p>Cesar Cabral , Father Name: Late Luis Bosco Cabral, Age: 54,            Marital Status: Married , Gender: Male, Occupation: Business, A1            Natalina Apts Opp Civil Court Althinho Mapusa Goa,            PAN No.: [REDACTED]</p>			
3	<p>Cesar Cabral , Father Name: Luis Bosco Cabral, Age: 54,            Marital Status: , Gender: Male, Occupation: Business, A1 Natalina            Apts Opp Civil Court Althinho Mapusa Goa ,            PAN No. [REDACTED], as Power Of Attorney Holder for Vilma            Sofia De Sousa E Cabral</p>			
4	<p>Cesar Cabral , Father Name: Luis Bosco Cabral, Age: 54,            Marital Status: , Gender: Male, Occupation: Business, A1 Natalina            Apts Opp Civil Court Althinho Mapusa Goa ,            PAN No. [REDACTED], as Power Of Attorney Holder for Pamela            Aiyar Cabral</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Amey Shetye, Age: 39, DOB: , Mobile: 9822381919 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403802, Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	Name: Thania C Fernandes, Age: 26, DOB: , Mobile: 8698085611 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403802, Vasco Da Gama, Mormugao, SouthGoa, Goa			

Sub Registrar

**SUB - REGISTRAR**  
**MORMUGAO**

Document Serial Number :- 2021-MOR-675



Document Serial No:-2021-MOR-675

Book :- 1 Document  
Registration Number :- **MOR-1-650-2021**  
Date : 08-Apr-2021



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

**SUB - REGISTRAR  
MORMUGAO**

