

For CITIZEN CREDIT™
CO-OP. BANK LTD.


Authorized Signatory

Rupees Fifteen Lakhs Seventy One Thousand Eight Hundred and One

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD



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INDIA

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GOA

Name of Purchaser Susaj Morajkar

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**AGREEMENT FOR DEVELOPMENT, CONSTRUCTION
AND SALE**

This **AGREEMENT FOR DEVELOPMENT,
CONSTRUCTION AND SALE (Agreement)**, is executed
at Mapusa, Taluka Registration and Sub-District of
Bardez, District of North Goa, State of Goa on this
13th day of April, 2018 (13/04/2018);









BY AND BETWEEN

1a) MR. EMERICO EDUARDO DE SOUSA *alias* DR. EMERICO EMILIO PERPETUO DO SOCORRO ASSUNCAO DE SOUSA, son of late Eduardo Jose Alberto Magno de Sousa, aged 74 years, married, retired government servant, holder of PAN Card bearing No. AHQPS5045N and his wife;

1b) MRS. PIEDADE ESTIBEIRO *alias* PIEDADE EMERICO DE SOUSA *alias* PIEDADE ESTIBEIRO E SOUSA, daughter of late Agostinho Estibeiro and wife of Mr. Emerico Eduardo De Sousa *alias* Dr. Emerico Emilio Perpetuo Do Socorro Assuncao De Sousa, aged 66 years, married, retired Government Servant, holder of PAN Card bearing No. AAHPE9531F, both Indian Nationals and residing at H. No. 362/9, Lar Perpetuo Socorro, Housing Board Colony, Mapusa, North Goa, Bardez, Goa, 403507;

2a) MR. ESLIDIO DESOUZA *alias* ESLIDIO EDUARDO ASSUNCAO DE SOUSA, son of late Eduardo Jose Alberto Magno de Sousa, aged 70 years, married, retired naval officer, holder of PAN Card bearing No. ADRPD9681L and his wife;

2b) MRS. AUGUSTILIA *alias* LIA DESOUZA *alias* AUGUSTILIA FATIMA MARGARIDA D'SILVA E SOUSA, daughter of late Joaquim Teles Da Silva and wife of Mr. Eslidio Desouza *alias* Eslidio Eduardo Assuncao De Sousa, aged 65 years, married, housewife, holder of PAN Card bearing No. AUPPD5000J, both Indian Nationals and residing at H. No. 208, Vol Vaddo, Pilerne, Bardez, Goa, 403114 and;

3a) MR. EHRLICH ARCANJO ASSUNCAO DE SOUSA, son of late Eduardo Jose Alberto Magno de Sousa, aged 62 years, married, advocate, holder of PAN Card bearing No. AFNPD1472M and his wife;

3b) MRS. SUZETTE OPHELIA DE SOUSA, daughter of late Justiniano Rosa Pinto and wife of Mr. Ehrlich Arcanjo Assuncao De Sousa, aged 58 years, married, retired bank employee, holder of PAN Card bearing No. ABTPD9658F, both Indian Nationals and residing at B/2, F/4, Sabnis Park, Alto-Porvorim, Bardez, Goa, 403521, hereinafter jointly referred to as "**OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective legal representatives, successors and permitted assigns), Party of the **FIRST PART**

AND

SUN ESTATES DEVELOPERS, a sole proprietorship concern, having its registered office at Miramar beach road, next to Hotel Blue Bay, Caranzalem, Goa, through its sole Proprietor, **MR. SURAJDATTA alias SURAJ MORAJKAR**, son of Mr. Sagun Morajkar, 47 years of age, married, holder of PAN No. AEMPM7614J, Indian National and residing at H. No. 43/13, next to Saipem Volleyball Court, Saipem, Candolim, Bardez, Goa, 403515, hereinafter referred to as the "**DEVELOPER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal representatives, successors and permitted assigns), Party of the **SECOND PART**

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[Signature]

The Owners represent to the Developer as under:

WHEREAS :

I. There exists an immovable property known as **"PREDIO DE PALMAR ARADI OU FIRGUEACHEM BATA" or "KHOLBATA"**, along with a residential house thereon, bearing House No. 208 of V.P. of Pilerne, admeasuring 5175 sq. mtrs., surveyed under Survey No. 190/13 of Village Pilerne, situated at Volvaddo, within the limits of jurisdiction of the Village Panchayat of Pilerne, Taluka Registration and Sub-District of Bardez, District of North Goa, State of Goa, which property is described in the office of the Land Registrar of Ilhas under No. 16927 at folio 3 reverse of Book B-45 (New), and enrolled in the Taluka Revenue Office under Matriz No. 854 and 857. This property is more particularly described in **SCHEDULE-I** hereunder and shall hereinafter be referred to as the **"SAID PROPERTY"**.

AND WHEREAS:

II. That the said Property as a whole belonged to one Mrs. Guilhermina Tereza de Jesus Vieira Delgado alias Dalgado and her husband Cosme Valerio Inacio Delgado.

III. That vide Deed of Division and Partition dated 16/09/1943, recorded at folio 9V to 12 of Book No. 430 drawn by Notary of Judicial Division of Bardez, Guilherme Diogo Jose Conceicao das Dores Lobo, Mr. Cosme Valerio Inacio Delgado also known as Cosme Valerio Inacio Dalgado and Mrs. Guilhermina Tereza de Jesus Vieira Delgado also known as Mrs. Guilhermina Tereza de Jesus Vieira Dalgado got the Said Property being Item No. 5 partitioned, along with other Properties in equal shares.

RPL *PEL* *EL* *Adriana* *G* *10* *[Signature]*

IV. That vide Deed dated 27/09/1943, recorded at folio 48 onwards of Book No. 430, drawn up by the Notary of the Judicial Division of Bardez, Guilherme Diogo Jose Conceicao das Dores Lobo, said Cosme Valerio Inacio Delgado also known as Cosme Valerio Inacio Dalgado and Guilhermina Tereza de Jesus Vieira Delgado also known as Mrs. Guilhermina Tereza de Jesus Vieira Dalgado agreed to sell the Said Property to Bernardo Rigoberto do Coracao de Jesus Fonseca also known as Rigoberto do Fonseca or to any person he may indicate, within a period of 3 years.

V. That said Cosme Valerio Inacio Dalgado expired on 18/09/1944 without any will or gift or any pre-nuptial agreement but leaving behind Mrs. Guilhermina Tereza de Jesus Vieira Delgado as his widow and moiety holder and as sole and universal heirs, the following children:

- a) Antonio Vieira Dalgado married to Rosa Maria de Souza;
- b) Alfredo Guilherme Jesus Vieira Dalgado married to Julia Edviges da Costa;
- c) Maria Albertina Vieira Dalgado e Saldanha married to Felicio Saldanha;
- d) Ana Victoria Vieira Dalgado married in two marriages; for the first time to Luis Joao Godinho and for the second time to Augusto Cezar Lobo;
- e) Guilhermina Tereza da Conceicao Vieira Dalgado e Fernandes married to Orlando Gomes Fernandes;

VI. That said Maria Albertina Vieira Dalgado e Saldanha expired about the year 1939 (5 years prior to 1944) without any will or gift or any pre-nuptial agreement but leaving behind Felicio Saldanha as her widower and

Alfonso *per* *Ei* *Fonseca* *B* *A* *...*

moiety holder and as sole and universal heirs, the following children:

- a) Maria Zita Dalgado e Saldanha (then 18 years old);
- b) Jose Dalgado e Saldanha (then 13 years old) and;
- c) Rui Dalgado e Saldanha (then 11 years old);

VII. That said Ana Victoria Vieira Dalgado was married for the first time to Luis Joao Godinho who passed away about the year 1940 (4 years prior to 1944), without any will or gift or any pre-nuptial agreement but leaving behind Ana Victoria Vieira Dalgado as his widow and moiety holder and as sole and as universal heirs, the following children:

- a) Roque Mario de Fatima Dalgado e Godinho (then 12 years old);
- b) Servito Dalgado e Godinho (then 10 years old);

VIII. That said Ana Victoria Vieira Dalgado was married for the second time to Augusto Cezar Lobo having the following issues:

- c) Ivo Dalgado e Lobo(then 3 years old);
- d) Zazuna Dalgado e Lobo(then 2 years old);
- e) 1 month old daughter neither baptized nor birth registered in civil registration;

IX. That said Antonio Vieira Dalgado expired on 25/01/1944, without any will or gift or any pre-nuptial agreement but leaving behind Rosa Maria De Souza as his widow and moiety holder and as sole and universal heirs the following children:

- a) Crisologo de Souza Dalgado (3 years old) and;
- b) Joao Valerio de Souza Dalgado (10 months old);

Rafael *P&S* *Ed* *Fernanda* *& Jo* *10*

X. That upon the death of Cosme Valerio Inacio Delgado, Inventory Proceedings were instituted before the Court of Judicial Division of Ilhas, Registry of Second Office at Tiswadi under General Inventory No. 1195.





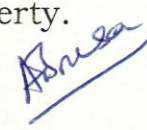



XI. That in the Description of Assets dated 13/09/1945, in the above Inventory Proceedings No. 1195, the said Property was described under Item No. 8.

XII. That vide Order dated 02/06/1948, passed in the above Inventory Proceedings No. 1195, the said Property was allotted to Mrs. Guilhermina Tereza de Jesus Vieira Delgado alias Dalgado along with other properties in the said Inventory.

XIII. That vide Deed dated 21/07/1950 at folio 9 to 11 of Book No. 542, drawn up by the Notary of the Judicial Division of Bardez, Jose Joaquim Filipe Pinto de Menezes, said Guilhermina Tereza de Jesus Vieira Delgado alias Dalgado along with her daughter Ana Vitoria Vieira Delgado and son-in law Augusto Cezar Joao Maria Lobo sold the said Property along with other properties to Eduardo Jose Alberto Magno De Souza alias Edward D'souza alias Edward Souza.

XIV. That accordingly Eduardo Jose Alberto Magno De Souza alias Edward D'souza alias Edward Souza, became the absolute Owner in possession of the said property.

XV. That vide Inscription No. 21133 at folio 8V of Book G-34 of the Land Registration office of Ilhas, said Eduardo Jose Alberto Magno De Souza alias Edward D'souza alias Edward Souza, got his name inscribed with respect to the Said Property.

XVI. That at the time of re-survey, the Said Property was surveyed under Survey No. 190/13, of Village Pilerne for an area admeasuring 5175 sq. mts.

XVII. That said Eduardo Jose Alberto Magno De Souza alias Edward D'souza alias Edward Souza, was married to Lydia Dsouza alias Lidia Laura da Conceicao Pereira e Sousa under the regime of communion of assets by virtue of which she became the half sharer to the Said Property.

XVIII. That said Lydia Dsouza alias Lidia Laura da Conceicao Pereira e Sousa expired on 27/09/2001, leaving behind said Eduardo Jose Alberto Magno De Souza alias Edward Dsouza as her widower and moiety holder, who subsequently expired on 06/07/2004, without any will, or gift or any testament or any other conveyance towards disposition of their assets but leaving behind the following children as their sole and universal heirs:

a) Emerico Eduardo De Sousa alias Dr. Emerico Emilio Perpetuo Do Socorro Assuncao De Sousa married to Piedade Estibeiro alias Piedade Emerico De Sousa alias Piedade Estibeiro E Sousa; **(The Owner No. 1);**

b) Eslidio Desouza alias Eslidio Eduardo Assuncao De Sousa married to Augustilia alias Lia Desouza alias Augustilia Fatima Margarida D'silva E Sousa **(The Owner No. 2)** and;

c) Ehrlich Arcanjo Assuncao De Sousa married to Suzette Ophelia De Souza; **(The Owner No. 3)**

XIX. That upon the death of said Lydia Dsouza alias Lidia Laura da Conceicao Pereira e Sousa and Eduardo Jose Alberto Magno De Souza alias Edward Dsouza, the abovenamed heirs instituted Inventory Proceeding before

R/L *PSV* *EX* *Assuncao* *E* *A* *etc*

the Court of Ad-Hoc Civil Judge, Senior Division at Mapusa, Goa, which Inventory Proceeding was registered under Inventory Proceeding No. 513/2015/B.

XX. That the statement of Cabeza de Casal was recorded on 20/11/2015, Description of Assets was filed on 04/12/2015, wherein the Said Property was listed at Item No.1, the Final Chart of Allotment was recorded on 15/12/2015, wherein the above heirs were allotted 1/6th share each respectively, to the Said Property.


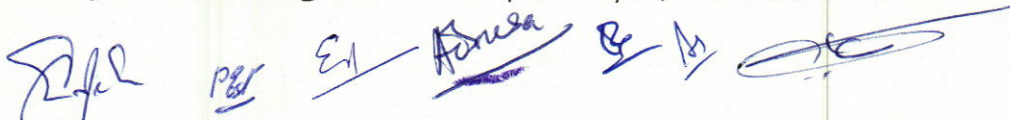
XXI. That accordingly, vide Order dated 04/01/2016, the said Court made absolute for all legal purposes and the shares stood allotted to the respective heirs, vide the Said Final Chart of Allotment.

XXII. That accordingly, the Owner became the co-owners in possession of the Said Property vide inheritance through Inventory Proceedings No. 513/2015/B, vide Order dated 04/01/2016.

XXIII. That the said co-owners got their names included in the Form I & XIV of the Said Property.

XXIV. That due to inadvertence, in the Inventory Proceedings No. 513/2015/B, the Said Property had been inadvertently mentioned as ***“initially described in entirety as a single larger property under No. 16927 at Folio 3 reverse of Book B 45(new), bifurcated in due course, and described under No. 9597 at folio 128 of Book B-25 (New)”***.

XXV. That the Owners have got the said mistake rectified by filing C.M.A. No. 151/2017/B in the said Inventory Proceedings No. 513/2015/B, wherein the

Court of Ad-Hoc Civil Judge, Senior Division at Mapusa, Goa, clarified that the Said Property was actually described under Description No. 16927 at folio 3 reverse of Book B-45(New) in the Land Registration office of Ilhas.

XXVI. That there are no tenants and/or mundkars and/or any other person who can claim any right of whatsoever nature over the said Property.


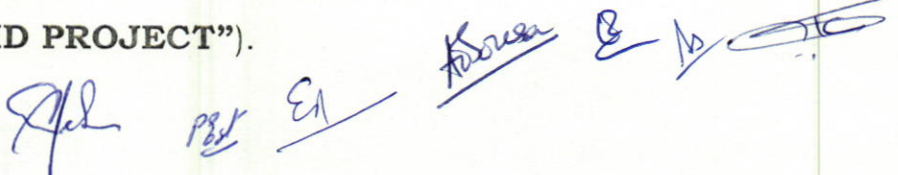
XXVII. That the Said Property is free from encumbrances and/or defect in title.

XXVIII. That the said Project Land is not the subject matter of any litigation and/or any proceedings before any court of law and/or quasi-judicial authorities and/or before any autonomous bodies.

XXIX. That the said Project Land is not the subject matter of any notices and/or proceedings under the provisions of the Land Acquisition Act and/or Requisition Act.

XXX. That the Owners being interested in developing the said Property and on considering the fact that the Developer is in the business of development and construction of prestigious projects, the Owners have approached the Developer to develop and construct their said Property.

XXXI. That the Developer has proposed to construct on the said Property a Residential Complex comprising of Villas which Scheme when completed shall be known as and hereinafter be referred to as "**SOL PILERNE**" by Sun Estates Developers. (Hereinafter referred to as "**THE SAID PROJECT**").

XXXII. That in pursuance of the same, the following permissions have obtained the following permissions on the Said Property:


i. SANAD bearing Ref. No. 4/223/CNV/AC-III/2017/344 dated 10/04/2018 issued by the Office of the Addl. Collector III, North Goa District, Mapusa, Goa;

ii. Technical Clearance Order bearing Ref. No. TPE/3987/PIL/TCP-18/1307 dated 5/4/2018; issued by the office of Town and Country Planning Department Mapusa, Goa;

XXXIII. That the Developer shall upon obtaining the necessary permissions and approvals, upon execution of the present Agreement and upon completing the necessary formalities, get the said Project registered under RERA.

XXXIV. That upon the assurances and reliance of the Owners and in good faith, the Developer has acceded to the same and therefore the parties now desire to enter into an Agreement to develop, promote and sell the said property in Goa, under the brand name of Sun Estates Developers.

XXXV. That the parties are desirous of recording in writing, mutually agreeable terms and conditions for the same as set out hereinafter.


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**NOW THIS AGREEMENT FOR DEVELOPMENT,
CONSTRUCTION AND SALE WITNESSETH AS
UNDER:**

I. That in consideration of payment of total consideration of **Rs. 5,42,00,000/- (Rupees Five Crore Forty Two Lakhs Only)**, the Developer hereby agrees to develop and construct the said Property, subject to the terms and conditions hereinafter contained in this Agreement.

II. CONSIDERATION:

1. In consideration of payment of an amount of **Rs. 5,42,00,000/- (Rupees Five Crore Forty Two Lakhs Only)**, the Owners agree to construct and develop the said property unto the Developer on the terms and conditions stipulated hereunder.

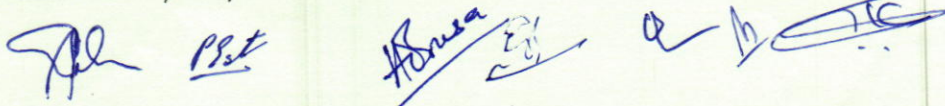
2. The consideration of **Rs. 5,42,00,000/- (Rupees Five Crore Forty Two Lakhs Only)**, has been agreed to be paid by the Developer to the Owners in the following manner:-

a) An amount of **Rs. 2,10,00,000/- (Rupees Two Crore Ten Lakhs Only)**, to be paid to the Owners

i. An amount of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)**, at the time of signing this Agreement

ia) An amount of **Rs. 4,95,000/- (Rupees Four Lakhs Ninety Five Thousand Only)** bearing cheque No. 040901 drawn on Canara Bank, Porvorim Branch, dated 02/04/2018 in favour of Vendor No. 1A;

ib) An amount of **Rs. 4,95,000/- (Rupees Four Lakhs Ninety Five Thousand Only)** bearing cheque No. 040902 drawn on Canara Bank, Porvorim Branch, dated 02/04/2018 in favour of Vendor No. 1B;



- ic)** An amount of **Rs. 4,95,000/- (Rupees Four Lakhs Ninety Five Thousand Only)** bearing cheque No. 040903 drawn on Canara Bank, Porvorim Branch, dated 02/04/2018 in favour of Vendor No. 2A;
- id)** An amount of **Rs. 4,95,000/- (Rupees Four Lakhs Ninety Five Thousand Only)** bearing cheque No. 040904 drawn on Canara Bank, Porvorim Branch, dated 02/04/2018 in favour of Vendor No. 2B;
- ie)** An amount of **Rs. 4,95,000/- (Rupees Four Lakhs Ninety Five Thousand Only)** bearing cheque No. 040905 drawn on Canara Bank, Porvorim Branch, dated 02/04/2018 in favour of Vendor No. 3A;
- if)** An amount of **Rs. 4,95,000/- (Rupees Four Lakhs Ninety Five Thousand Only)** bearing cheque No. 040906 drawn on Canara Bank, Porvorim Branch, dated 02/04/2018 in favour of Vendor No. 3B and;
- ig)** An amount of **Rs. 30,000/- (Rupees Thirty Thousand Only)** being 1% Tax Deducted at Source under provisions of Income Tax on an amount of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)**.
- ii.** An amount of **Rs. 60,00,000/- (Rupees Sixty Lakhs Only)**, upon obtaining the Construction Licence from the office of the Village Panchayat of Pilerne;
- iii.** An amount of **Rs. 60,00,000/- (Rupees Sixty Lakhs Only)**, shall be paid within a period of 90 days of obtaining Construction Licence for the Said Property;
- iv.** An amount of **Rs. 60,00,000/- (Rupees Sixty Lakhs Only)**, shall be paid within a period of 180 days of obtaining Construction Licence for the Said Property;



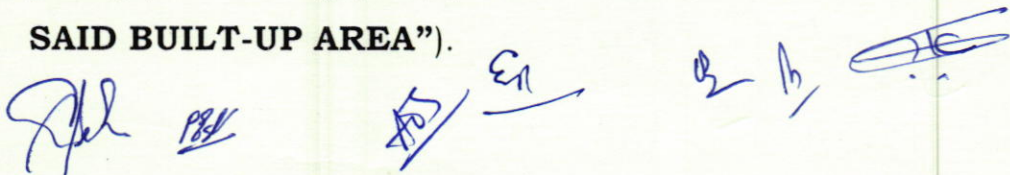
b) In lieu of the balance amount of **Rs.3,32,00,000/- (Rupees Three Crore Thirty Two Lakhs Only)**, the Developer shall construct for the Owners and allot to the ownership of the Owners the following Villas:

i) 2 semi-detached villas, each admeasuring 232 sq. mts. of built-up area, totally admeasuring 464 sq.mts. of built-up area, more particularly described in **SCHEDULE-II** and hereinafter referred to as **"THE SAID TYPICAL VILLA NO. D1"** in favour of the **Owner No. 2**;

ii) 2 semi-detached villas each admeasuring 232 sq. mts. of built up area, totally admeasuring 464 sq.mts. of built-up area, more particularly described in **SCHEDULE-III** and hereinafter referred to as **"THE SAID TYPICAL VILLA NO. D2"** in favour of the **Owner No. 3 and;**

iii) 2 semi-detached villas each admeasuring 200 sq. mts. of built up area, totally admeasuring 400 sq.mts. of built-up area, more particularly described in **SCHEDULE-IV** and hereinafter referred to as **"THE SAID TYPICAL VILLA NO. D3"** in favour of the **Owner No. 1;**

All the Villas are totally admeasuring 1328 sq. mtrs. built-up area, to be constructed by the Developer for the Owners at a fixed cost of Rs.25,000/- per sq.mtr, irrespective of the fact as to whether there is an escalation in the cost of construction of the said built-up area or otherwise with the amenity of 1 common plunge/swimming pool; (hereinafter referred to as **"THE SAID BUILT-UP AREA"**).



III. OWNERS' COVENANTS:

a) That the Owners agree to convey the title of the said property unto the Developer, free from any encumbrances and/or defect in title, upon receipt of the entire consideration, due and payable, subject to the Owners retaining the proportionate undivided share in the land, proportionate to the built-up area agreed to be allotted to the Owners ownership in the project, proposed to be constructed by the Developer in the said property along with the amenities in the Said Project. The amenities shall consist of Swimming Pool, Soft landscaping, Guard room and Guard Toilet.

The conveyance of the said property shall be affected upon the Developer fulfilling its obligations under this Agreement.

b) That the conveyance of the said property to the extent of the said built up area, alongwith the undivided proportionate share to the said property in favour of the Owners agreed to be conveyed hereunder shall be effected at the cost and expenses of the Developer or its nominee as to payment of stamp duty and registration fees.

c) That the Owners shall at all times furnish all requisitions and/or documents pertaining to the title of the said property unto the Developer and do all that is required for better assuring and/or conveying the unblemished title of the said property unto the Developer at the cost of the Developer.

d) That the Owners have marketable title to the said property and shall as such convey the title of the said property in favour of the Developer and/or his nominees in the proposed project, except the said built up area


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alongwith undivided proportionate to the said property to be allotted to the ownership of the Owners, being constructed by the Developer.

e) The Owners shall if the said property is brought within a planning area under the provisions of the Town and Country Planning Act, obtain the required N.O.C. under Section 49 of the Town & Country Planning Act for registration of the conveyance at the cost of the Developer.

f) That the Owners 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 have executed with the Developer for transfer of the said property.

g) That the Owners covenant that they shall not in any manner alienate and/or transfer the said property, until the conveyance of the said property is effected in favour of the Developer and/or his nominees, under this Agreement.

h) That the Owners covenant to transfer the title of the said property and/or part thereof, if so requested by the Developer and or his nominees, by and in terms of this agreement in favour of the Developer and/or his nominees, which shall mean besides the prospective Purchaser of built-up area, any association and/or co-operative society or any other entity, if any, constituted of Owners of built-up area in the Villas proposed to be constructed in the said property.


i) That the Owners covenant that they shall on being put in possession of built-up area which is agreed to be

R/pel *PSK* *Ea* *Adwesa* *B* *to* *OTS*

constructed for them and allotted to the Owners under this agreement, abide by the rules and regulations, obligations imposed by the on the Owners of the built-up area in the Villas proposed to be constructed in the said property and if any entity and/or co-operative society of Owners of built-up area is caused to be formed by the Developer, the Owners by themselves covenant that they will abide by the said rules and regulations, so formulated by the Developer 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, vis-à-vis amenities enjoyed by them in the Project.

j) That the Owners shall ensure that in the event of transfer of built-up area/Villas allotted to them by the Developer in terms of this agreement in favour of third parties, the Owners shall in agreement with such third parties stipulate for covenants that such third parties would abide by the terms and regulations and conditions imposed by the Developer unto the prospective Purchaser of built-up area of the Villa in the development contemplated in the said property, for the upkeep of the Project and of the common amenities.

k) That the Owners hereby authorize the Developer to commence development of the said property on obtaining due permissions from the concerned authorities and in terms of such permissions to commence development on the said Property. The licence to commence development hereby given being a mere permission by the Owners to the Developer to carry out the development, the title and possession of the said property shall continue to be with the Owners until the conveyance in respect of the said



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property is effected in favour of the Developer or his nominees.

l) That the Owners covenant that the Developer may enter into Agreement/s for Sale/Deed of Sale of the Villas/built-up areas in the Project proposed to be constructed by the Developer on such terms and conditions as the Developer deems fit and proper without the intervention of the Owners as parties to the said agreement/s and/or Deed, considering the fact, that the entire liability and/or responsibility of performance of the terms and conditions of such agreement will be that of the Developer, except for the Owners being responsible to transfer of the proportionate undivided share in the said property in favour of such prospective Purchaser/s of built-up area, upon such prospective Purchaser fulfilling the terms and conditions stipulated in this agreement by the Developer with the Owners.

m) The Owners covenant that the said property is not the subject matter of any notice for acquisition and/or requisition under the Land Acquisition and/or Requisition Act.

n) The Owners agree to become Confirming Party in case of transfer in the name of nominees of Purchaser, subject to the condition that the Owners rights are safeguarded, which Agreement as and when comes under the scope of Real Estate Regulatory Authority.

o) The Developer will take responsibility of all liabilities which may arise with the proposed Purchasers and there shall be no liability of the same onto the Owners. The Developer hereby confirms that he takes full responsibility of any liabilities, compliances which may


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be required to be adhered to as per the Real Estate Regulatory Authority Act. The above clause shall be incorporated and made known to the prospective Purchaser in their individual agreement which may be signed in due course.

p) The Owners agree to allow the Developer to inspect and conduct survey of the said Property as may be required by the Developer from time to time.

q) The Owners shall give a Power of Attorney in favour of the Developer or his nominee for the purpose of executing Agreements in favour of Prospective Purchasers.

IV. DEVELOPERS' COVENANTS:

a) That the said built up area as agreed to be constructed for the Owners by the Developer, adjustment for the same shall be considered as having been made after possession of the entire built-up area agreed to be allotted on ownership basis to the Owners is handed over to the Owners, as evidenced by a document in writing to that effect in the form of Occupancy Certificate along with Letter of Possession.

b) That the Developer shall give possession of the said Built up area to the Owners within a period of 24 months with a maximum extension of 6 months from the date of execution of this Agreement.

c) That the said Villas and/or built-up area, agreed to be allotted to the ownership of the Owners under this Agreement shall be built as per approved plans and the standard **SPECIFICATIONS** specified in the **SCHEDULE-V** hereunder. Any item not specified in the Specifications, if requested to be provided for the Villas


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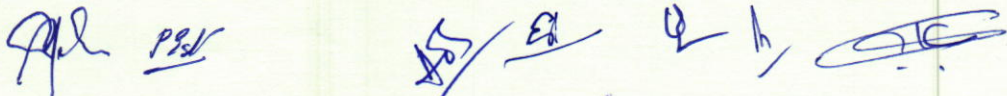
and/or built up area to be allotted to the Ownership of the Owners, shall be considered to be an extra item and paid for by the Owners at the prevailing market price.

d) That the cost of construction of **Rs.3,32,00,000/- (Rupees Three Crore Thirty Two Lakhs Only)** for the said Villas and/or built up areas exclusive of Goods and Service Tax, if any, and/or liability and/or demand or claim raised by the authorities under the Finance Act, 2006, or any other enactment then in force and the same shall be borne and met with by the Developer, except under provisions of Income Tax Act.

e) That upon constructing to the satisfaction of Owners and handing over the physical possession of the Villas and/or said built up area along with Occupancy Certificate to be allotted to the ownership of the Owners, any taxes and charges applicable subsequently shall be borne by the Owners as applicable.

f) That the Villas comprising of said built-up area to be allotted to the Owners shall be marked and delineated on the plan attached hereto which shall form composite part and parcel of this Agreement.

g) That time for securing approval and commencement of development being essence of this Agreement, as such, the Purchaser has applied for approval of plans and licenses from the concerned competent authority. The development of the said property pursuant to the permissions and in terms thereof shall be commenced within a period of 30 days from the date of securing the licenses from the concerned authorities. Unless the time period stipulated hereinabove are extended in writing by



the Owners, the same shall not be deemed to be extended.

h) That upon obtaining Occupancy Certificate for the Villas and/or said built up area to be constructed for and to be allotted to the Owners, the Developer shall handover the possession of the said Villas and/or said built up area, complete in all respects to the Owners, alongwith the Letter of Possession, within a period of 6 months or earlier, from the date of commencement of development, subject to the said period being extended in writing, on a request by the Developer for a further period of 6 months, subject to such request being made in writing, prior to the expiry of the period of 6 months as stipulated hereinabove. Default of this clause shall mean breach of the terms and conditions of this Agreement.

i) That the Developer shall construct the Villas and/or said built up area in the said property upon obtaining permissions/licences from the concerned authorities in terms of approved plans and/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 and Real Estate Regulatory Authority Act. In case of any infringement, the Developer shall be solely liable in damages and/or penal consequences and the Owners shall not be responsible and/or liable in any form whatsoever, even vicariously and that the Developer covenants to indemnify and keep the Owners indemnified for any infringement/violation of the terms and conditions of this clause in entirety.

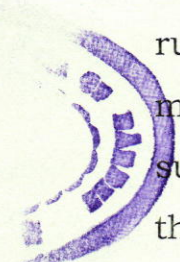

Rajesh PSH Ed. Adarsh Q. 10

j) The Developer shall form an association and/or any such other entity of owners of built-up area for maintenance of common amenities and/or facilities of occupants in the said Property and the Owners shall not be responsible towards the same in any manner whatsoever.

k) That the Developer agrees to provide to the development proposed to be carried out in the said property the amenities/facilities mentioned in **SPECIFICATIONS**, more particularly described **SCHEDULE-V** hereunder.

l) That the Developer shall have No Objection if the Owners dispose of any/or all of the Villas and/or built-up area allotted to the Owners by and in terms of this agreement to any third party on such terms and conditions as they deem fit and proper. **PROVIDED** however, that the prospective Purchaser/s of the Owners of such built-up area shall be put to terms that they shall become member of the co-operative society or entity, formed for the maintenance and that they abide by the rules and regulations imposed by the Purchaser for the maintenance of common amenities and contributes for such maintenance at such fees and rates stipulated by the Developer.

m) The Developer and/or his nominees shall be authorized to create charge upon the said property for the individual Villa/s allotted or being purchased in the Said Property, in favour of any bank or Housing financial institution for raising funds for development of the said property, **PROVIDED** the charge shall not be in respect to the Villa/built up area and the proportionate


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undivided rights to be allotted for the Owners and the liability or the repayment of the dues shall not be cast upon the Owners and/or against the built up area agreed to be constructed for and allotted to the Owners and the Owners shall not be liable for repayment of the loan so taken.

n)The Developer has published a Public Notice on the "Herald" dated 13/07/2017 at page 9 column 7 and on "Navhind Times" dated 13/07/2017 at page 9 column No. 6 as per permissions of the Owners, inviting objections if any. So far no objections have been received from whomsoever. These publications shall form part of due diligence towards securing title clearance of the said property for the satisfaction of the Developer and/or his nominees/prospective Purchasers.

V. MUTUAL COVENANTS:

a)It is agreed between the parties that the development which shall be undertaken by the Developer shall be at his risk and responsibility and the Owners shall be in no way responsible of any acts and commission or omission of development vis-a-vis any statutory claims or any third party claims or any claims of whatsoever nature in respect to development shall be settled solely by the Developer without any responsibility and/or liability to the Owners.

b)The Owners shall not be responsible to any third party for any defect in work and or defect in workmanship in respect of construction undertaken by Developer with respect to development of the remaining property and any claims shall solely be resolved by the Developer at his

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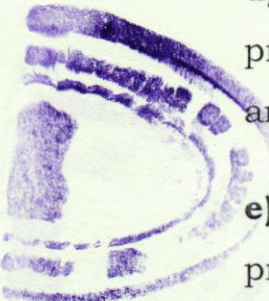
own costs, without any responsibility and/or liability to the Owners.

c) The Developer indemnifies and keeps indemnified the Owners against any such liability which may incur due to deficiency in construction or workmanship or any other liability in defect in construction or workmanship vis-a-vis third party claims, of prospective purchaser and or any statutory authorities and the Developer shall make good the loss of such claims, on account thereof.

d) It is agreed and understood that the portion of the property being utilized by the Developer shall not cause any encumbrance to the Owners.

e) In the event, the Developer decides to transfer proportionate share in the land in favour of holders of built-up area or transfer the land in favour of any society or any other entity, the Owners shall not be entitled to retain any proportionate undivided share in the land.

f) The proposed Purchaser of the built up area to be constructed in the said project developed by the Developer in the said project shall be authorized to create charge or loan upon the said built up area or Villa the said property in favour of any bank or financial institution for raising funds **PROVIDED** the Owners shall not be liable for any claims by the prospective Purchasers of the built up area in the Said Project to be constructed and sold by the Developer in the Said Property nor the Owners shall be liable for any loan which shall be disbursed by any Bank or financial institution to such prospective Purchaser creating charge on the individual built up area in the said project being developed on the Said Property. Needless to say that that the Developer



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shall not be entitled to mortgage and or create any charge over the built up area agreed to be allotted by the Developer to the Owners.

VI. TERMINATION :

The Owners shall be entitled to terminate the Agreement on the following conditions:-


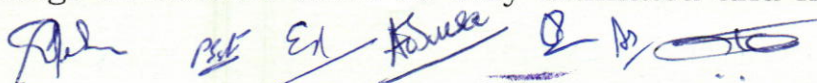
a) Breach of Agreement: Without prejudice to the claim for damages hereinafter covenanted and otherwise contemplated by the General Law, the Owners shall be entitled to terminate the Agreement for breach of this Agreement.

b) Defect in Title: In the event of breach by the Owner/Vendors for defect in title of the Owners, the Owners shall take all steps to rectify and make good the defect in title to the satisfaction of the Developer. The Developer is prima-facie satisfied with the title of Owners.

c) Damages for delay in handing over Possession: In the event of delay in handing over the possession of said Built-up area to the satisfaction of the Owners, within the stipulated time and/or extended time, the Owners if they opt not to terminate this Agreement, the Developer shall be bound and liable to pay to the concerned Owners, liquidated damages of **Rs. 1,00,000/- (Rupees One Lakh Only)** to Owner No. 1, 2 and 3 respectively amounting to **Rs. 3,00,000/- (Rupees Three Lakhs)** till the possession of the said Villa is handed over to the Owners.

VII. 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 address mentioned hereinabove. Any change in address shall be duly intimated and notified

email id/under Certificate of Posting at their respective addresses. It shall be the duty of the both the parties to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post or mail failing which all communications and letters posted at the above address shall be deemed to have been received by the both the parties.

VIII. SPECIFIC PERFORMANCE

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

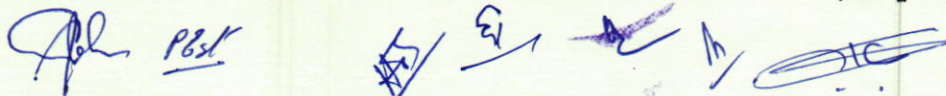
IX. DISPUTES:

a) In case of dispute, between the Owners and the Developer with respect to the Said structures and/or Property, the same shall be settled by mutual settlement and if the same fails, it shall be referred to Arbitration under the provisions of Indian Arbitration and Conciliation Act which shall be decided by a sole Arbitrator mutually appointed by the Parties and the place of jurisdiction shall be Mapusa, Goa.

b) The Developer indemnifies the Owners against any dispute between the Prospective Purchaser and the Developer.

X. STAMP DUTY AND REGISTRATION:

The charges towards stamp duty and Registration of this Agreement shall be borne by the Developer and therefore for the said consideration **Rs. 5,42,00,000/- (Rupees Five Crore Forty Two Lakhs Only)**, stamp duty @ 2.9% i.e. **Rs. 15,71,800/- (Rupees**



Fifteen Lakhs Seventy One Thousand Eight Hundred Only) is embossed on the present Agreement, which is borne and paid by the Developer.

XI. The Developer has entered into this agreement on prima-facie being satisfied about the title of the Owners to the said property and the Developer has not been given possession of the said Property as on date.

SCHEDULE-I

DESCRIPTION OF THE SAID PROPERTY)

ALL THAT immovable property known as **“PREDIO DE PALMAR ARADI OU FIRGUEACHEM BATA”** or **“KHOLBATTA”**, along with a residential house thereon, bearing House No. 208 of Village Panchayat of Pilerne admeasuring 5175 sq. mts., situated at Volvaddo, within the limits of jurisdiction of the Village Panchayat of Pilerne, Taluka Registration Sub-District of Bardez District of North Goa, State of Goa, which property is described in the office of the Land Registrar of Ilhas under No. 16927 at folio 3 reverse of Book B-45 (New), and enrolled in the Taluka Revenue Office under Matriz No. 854 and 857 and is bounded as under:

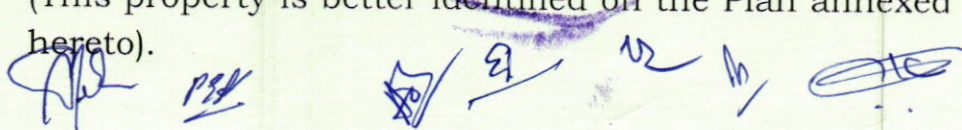
To the East :By the Porvorim-Pilerne public tarred Road beyond which lies the property Bearing Sy. No. 219/2 of Pilerne;

To the West:By paddy fields bearing Sy. Nos. 186/15 to 186/28; all of Village Pilerne, belonging to Comunidade of Pilerne;

To the North: By the developed property bearing Sy, No. 190/12 housing modern Villas and Bungalows of Pilerne;

To the South: By 3 mtrs. wide internal tarred road;

(This property is better identified on the Plan annexed hereto).



SCHEDULE-II

(DESCRIPTION OF THE SAID TYPICAL VILLA NO. D1)

ALL THAT Twin/Semi-Detached Villas being **Villa No. D1-A & Villa No. D1-B** comprising of Lower Ground Floor, Ground Floor and First Floor having carpet area admeasuring 370.84 sq.mts., balcony area admeasuring 27.23 sq. mts., built-up area admeasuring 464 sq.mts., proportional common built up area in the Project 12.09 sq. mts., Garden admeasuring 330.60 sq. mts. for private use, common proportional area among owners 12.67 sq. mts., proportional land share admeasuring 622.50 sq. mts., carpet area for prop. 398.07 sq.mts., to be constructed on the Said Property, more particularly described in Schedule-I hereinabove, and is bounded as under:

To the East: By the Porvorim-Pilerne public tarred road beyond which lies the property bearing Survey No. 219/2 of Pilerne.

To the West: By remaining part of the Said Property and partly by Villa D3 ;

To the North: By proposed Villa No. 12 to be constructed on remaining part of the Said Property;

To the South: By proposed Villa No. D2 to be constructed on remaining part of the Said Property;

(This Villa is marked in the Plan annexed and delineated in Red Colour).

R.P. *PSE* *E1* *Asura* *E* *D* *OTC*

SCHEDULE-III

(DESCRIPTION OF THE SAID TYPICAL VILLA NO. D2)

ALL THAT Twin/Semi-Detached Villas being **Villa No. D2-A & Villa No. D2-B** comprising of Lower Ground Floor, Ground Floor and First Floor having carpet area admeasuring 377.96 sq.mts., balcony area admeasuring 21.20 sq. mts., built-up area admeasuring 464 sq. mts., proportional common built up area in the Project 12.13 sq. mts., Garden admeasuring 346.38 sq. mts. for private use, common proportional area among owners 12.71 sq. mts., proportional land area admeasuring 622.50 sq. mts., carpet area for prop. 399.16 sq.mts., to be constructed on the Said Property, more particularly described in Schedule-I hereinabove, and is bounded as under:

To the East: By the Porvorim-Pilerne public tarred road beyond which lies the property bearing Survey No. 219/2 of Pilerne.

To the West: By remaining part of the Said Property and partly by Villa D3 ;

To the North: By proposed Villa No. D1 to be constructed on remaining part of the Said Property;

To the South: By 3 mtrs. wide internal tarred road;

(This Villa is marked in the Plan annexed and delineated in Green Colour).

PSK *El* *Aruna* *B* *D* *PSK*

SCHEDULE-IV

(DESCRIPTION OF THE SAID TYPICAL VILLA NO. D3)

ALL THAT Twin/Semi-Detached Villas being **Villa No. D3-A & Villa No. D3-B** comprising of Ground Floor and First Floor having carpet area admeasuring 324.94 sq.mts., balcony area admeasuring 36.86 sq. mts., built-up area admeasuring 400 sq.mts., proportional common built up area in the Project 10.99 sq. mts., Garden admeasuring 330.91sq. mts. for private use, common proportional area among owners 11.52 sq. mts., proportional land area admeasuring 587.78 sq. mts., carpet area for prop. 361.80 sq. mts., to be constructed on the Said Property, more particularly described in Schedule-I hereinabove, and is bounded as under:


To the East: By proposed Villa No. D2 to be constructed on remaining part of the Said Property;

To the West: By Entrance beyond which lies proposed Villa No. 1 and 2 to be constructed on the remaining part of the Said Property;

To the North: By remaining part of the Said Property;

To the South: By 3 mtrs. wide internal tarred road;

(This Villa is marked in the Plan annexed and delineated in blue Colour).

R/S *EST* *El* *Asuse* *Q* *10* 

SCHEDULE-V
SPECIFICATIONS

- 1) RCC framed structure of minimum M 20 Grade concrete.
- 2) External masonry in 20 cms laterite stones.
- 3) Internal masonry in single brick/laterite stone of minimum 10 cms thickness.
- 4) External plaster is of two coats cement plaster of 20 mm thickness.
- 5) Internal plaster will of one coat of cement plaster of 12 mm thickness and 2nd coat in POP.
- 6) Electrical wiring will be concealed with switches of Legrand or equivalent brand. 3 phase power supply will be provided.
- 7) Internal Plumbing will be concealed with UPVC and CPVC of Astral or equivalent brand.
- 8) Sanitary ware will be of white colour of Jaquar or equivalent brand and Plumbing fittings will be of Jaquar or equivalent.
- 9) Internal painting will be Acrylic emulsion (Royale of Asian paints).
- 10) External painting will be done with Apex Ultima of Asian paints.
- 11) External doors and windows will be of Aluminium and powder coated.
- 12) Main Door in Teak Wood.
- 13) Internal doors will be flush doors with teak Veneers.
- 14) Flooring will be of Vitrified tiles.(Basic rates of tiles Rs 1000/sq.mt)
- 15) Bathroom dado will have vitrified tiles upto ceiling height. (Basic rates of tiles Rs 1500/sqmt)

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16) Kitchen will be provided with granite top. (as designed by the developer)

17) Sloping roof of the structure will be covered with Mangalore tiles.

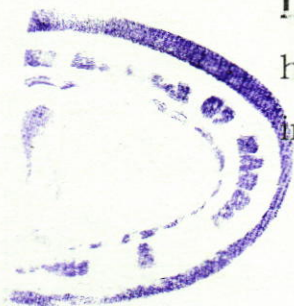
18) Provision will be kept for telephone, TV and Invertor.

19) Underground sump will be provided for water storage.

20) Common Swimming Pool will be provided.

21) Overhead tank of 1000litres with a Pump will be provided;

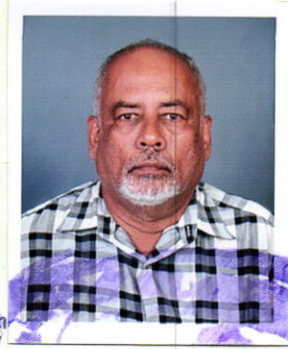
IN WITNESS WHEREOF the Parties hereto have set their hands on the day and year first hereinabove mentioned in the presence of the following witnesses.



[Handwritten signatures]
PSK U Anesa G. M. [Signature]

[Handwritten mark]

SIGNED AND DELIVERED)
BY THE WITHIN NAMED)
OWNER/VENDOR NO. 1A)



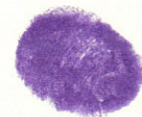
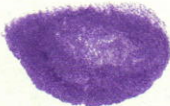
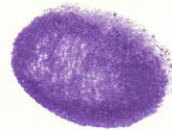
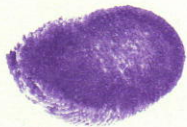
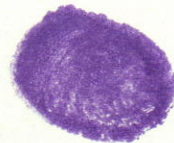
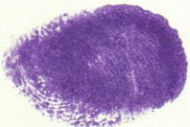
Emerico de Sousa



MR. EMERICO EDUARDO DE SOUSA
ALIAS DR. EMERICO EMILIO PERPETUO
DO SOCORRO ASSUNCAO DE SOUSA

L.H.F.P

R.H.F.P



Refel *PSSP* *El* *Assunsa* *U* *do* *ATC*

SIGNED AND DELIVERED)
BY THE WITHIN NAMED)
OWNER/VENDOR NO. 1B)

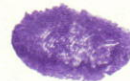
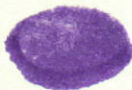
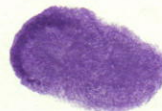
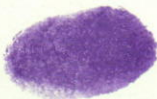
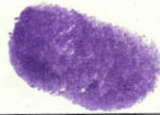
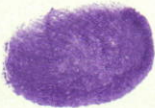
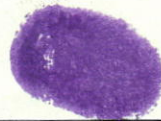
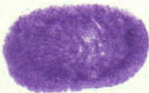
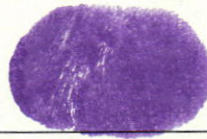
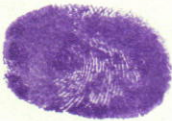


Piedade Estibeiro

MRS. PIEDADE ESTIBEIRO ALIAS
PIE DADE EMERICO DE SOUSA
ALIAS PIEDADE ESTIBEIRO E SOUSA

L.H.F.P

R.H.F.P



Handwritten signatures and initials:
Piel, P&S, Ed, Sousa, 2/10, [Signature]

SIGNED AND DELIVERED)
BY THE WITHINNAMED)
OWNER/VENDOR NO. 2A)

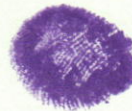
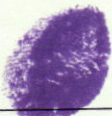
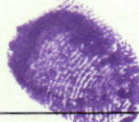
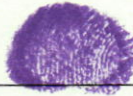


E. Souza

MR. ESLIDIO DESOUZA ALIAS
ESLIDIO EDUARDO ASSUNCAO DE SOUSA

L.H.F.P

R.H.F.P



PSST E. Assuncao de Sousa

SIGNED AND DELIVERED)
BY THE WITHINNAMED)
OWNER/VENDOR NO. 2B)



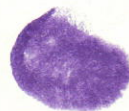
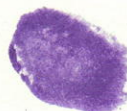
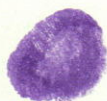
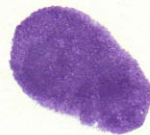
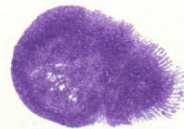
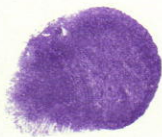
Admessa

MRS. AUGUSTILIA ALIAS LIA DESOUZA
ALIAS AUGUSTILIA FATIMA MARGARIDA
D'SILVA E SOUSA



L.H.F.P

R.H.F.P



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SIGNED AND DELIVERED)
BY THE WITHIN NAMED)
OWNER/VENDOR NO. 3A)



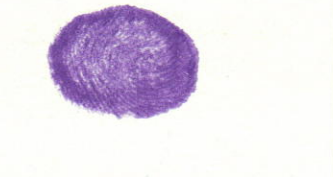
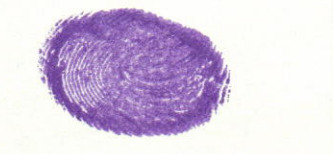
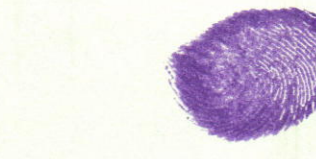
Ehrlich Assuncao


MR. EHRlich ARCANJO ASSUNCAO
DE SOUSA



L.H.F.P

R.H.F.P



Ed *PSSE* *Ed Assuncao* *2/16* 

SIGNED AND DELIVERED)
BY THE WITHINNAMED)
OWNER/VENDOR NO. 3B)



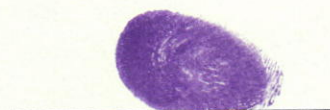
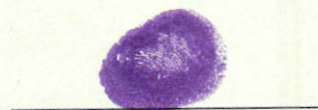
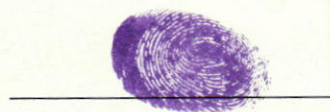
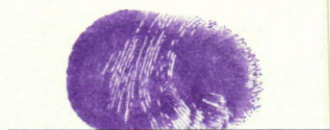
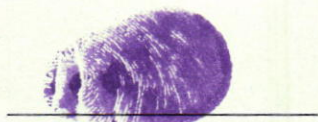
Sousa

MRS. SUZETTE OPHELIA DE SOUSA



L.H.F.P

R.H.F.P

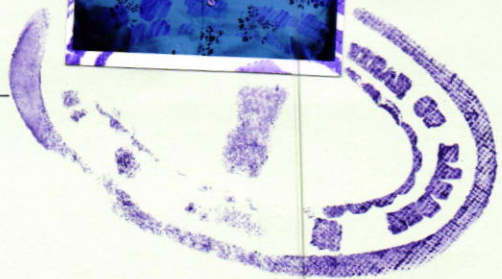


PSK *PSK* *En* *Sousa* *2/10* 

SIGNED AND DELIVERED)
BY THE WITHINNAMED)
DEVELOPER)



MR. SURAJDATTA ALIAS
SURAJ MORAJKAR





L.H.F.P

R.H.F.P



IN THE PRESENCE OF:-

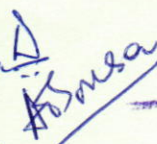
1. Vithaldas Candolga 

2. Adv. Lorraine Desouza 









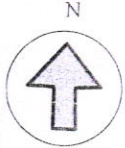






GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA

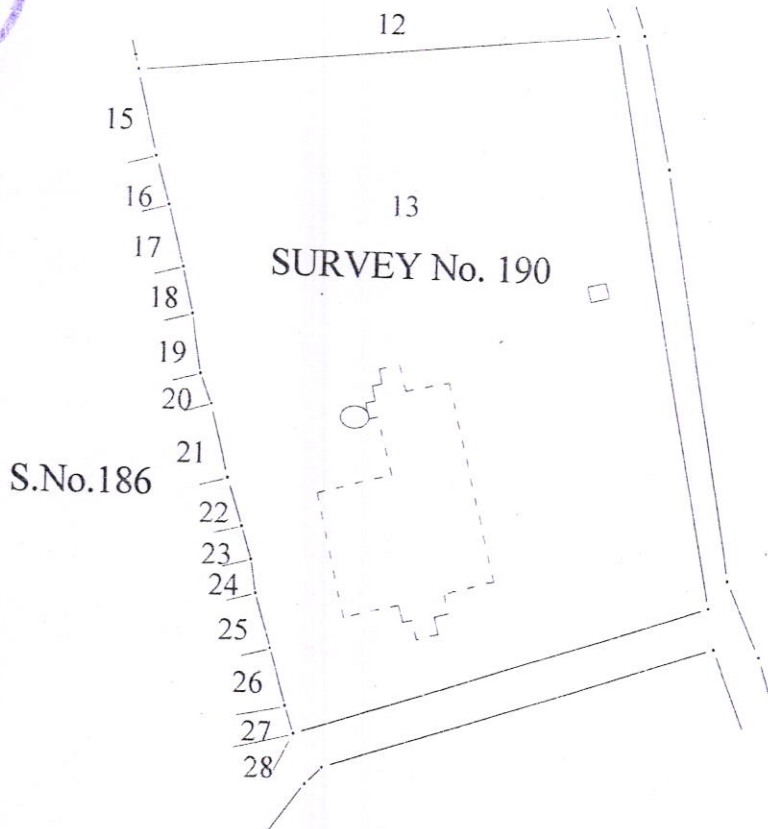
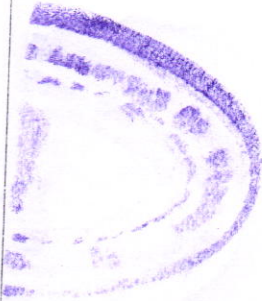
Inward No: 2295



Plan Showing plots situated at
 Village : PILERNE
 Taluka : BARDEZ
 Survey No./Subdivision No. : 190/ 13
 Scale : 1 :1000



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



S.No.186

Generated By : Pratap Moulekar (D'Man Gr. II)
 On : 14-03-2018

Handwritten signatures and initials in blue ink

Compared By: *(Signature)* (FS)



SY NO. 190/13

Open Space
740.40 m²

Proposed Swimming Pool 3.60
x 5.00 for Villa Type
-D1a, D1b, D2a,
D2b, D3a, D3b

Proposed Gazebo

6.00 m Wide Internal Access

Proposed Security Cabin

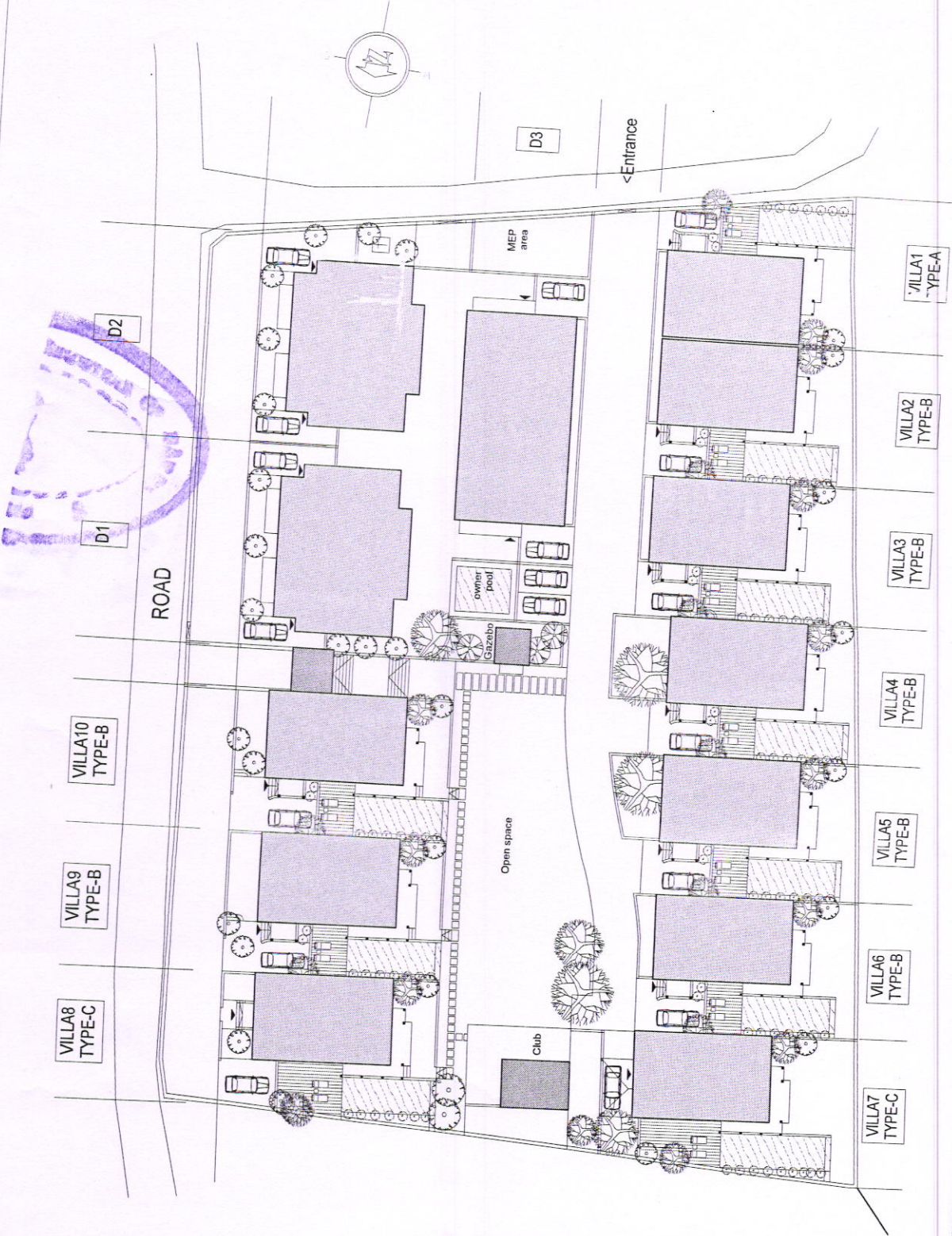
Proposed Transformer

SITE PLAN

(Scale : -1:500)

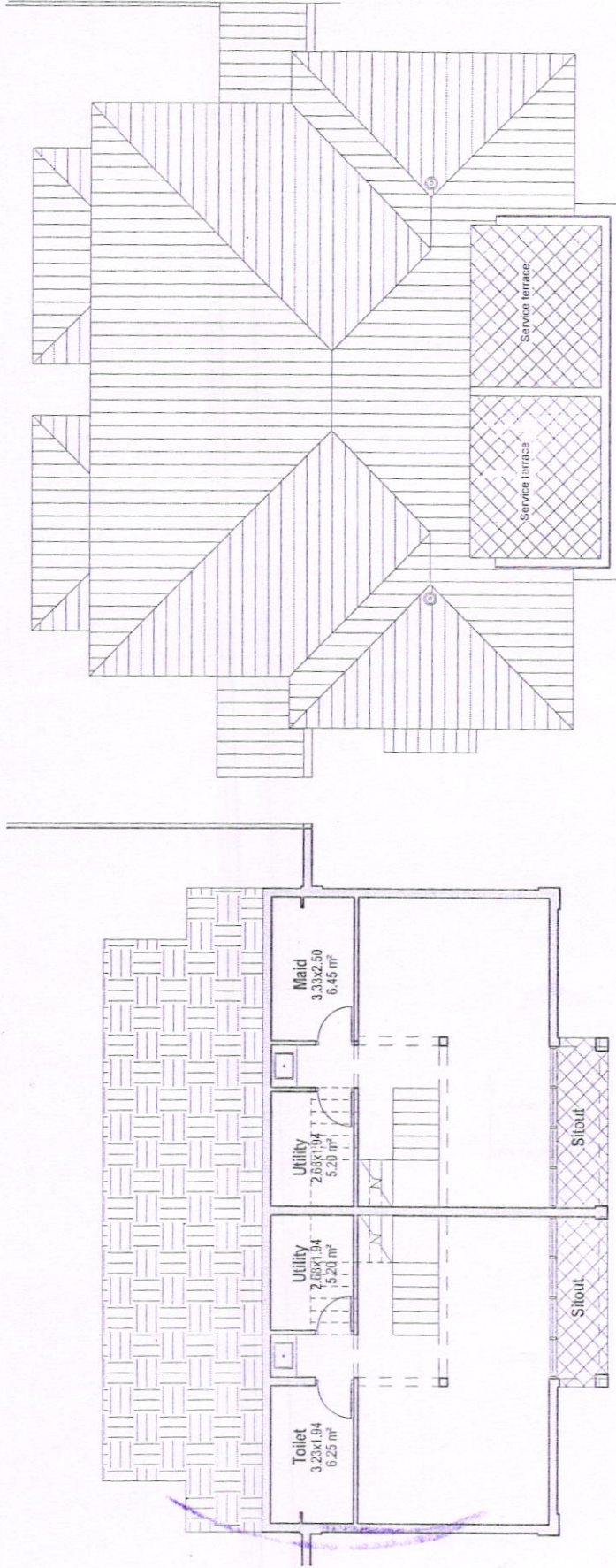
Handwritten signature and notes in blue ink:
 Rps 13/4 E *Arusa* *Enk* *13*





Handwritten signature and notes in blue ink.





AREA STATEMENT/Unit

GF	=90m ²
1F	=85m ²
LGF	=57m ²
Total	=232m² x2=464m²

② Roof Plan
1 : 100

① Lower Ground Floor Plan
1 : 100



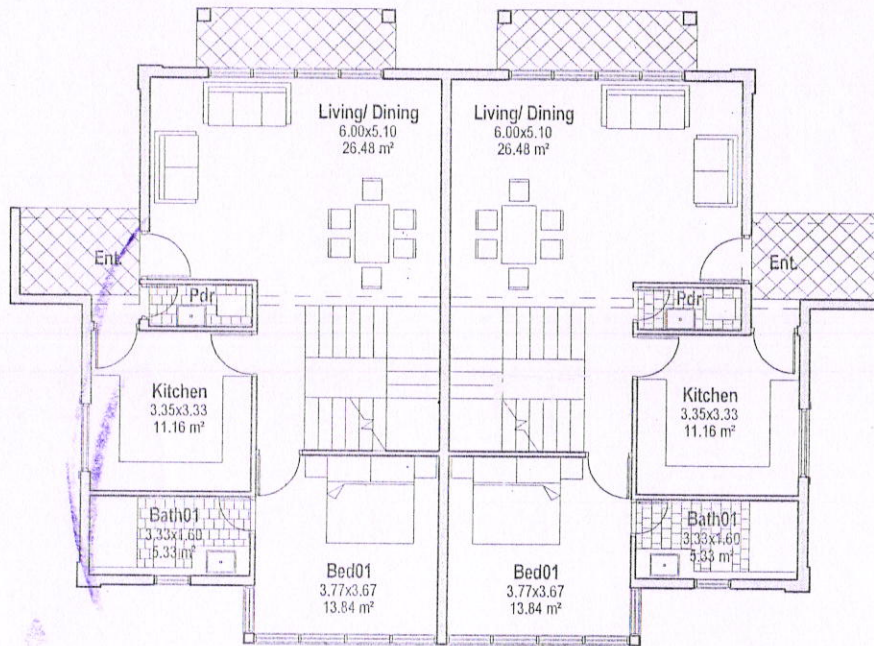
A20

D1 - Floor Plans.

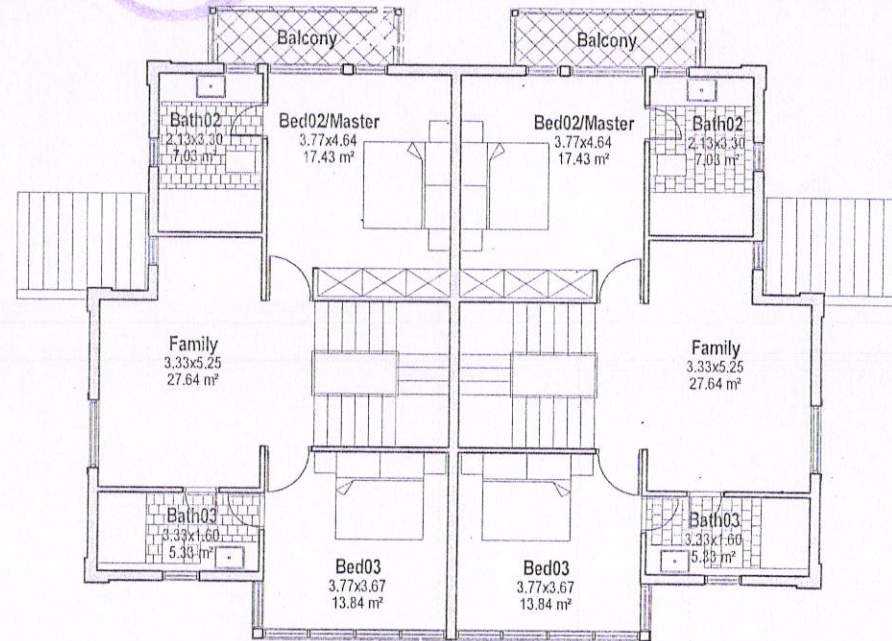
Ver02 Scale: 1 : 100

Sal
Pillone

Handwritten signatures and notes:
 Abd. Bst. El. ~~Abd. Bst. El.~~
 Sub. to ~~Sub. to~~



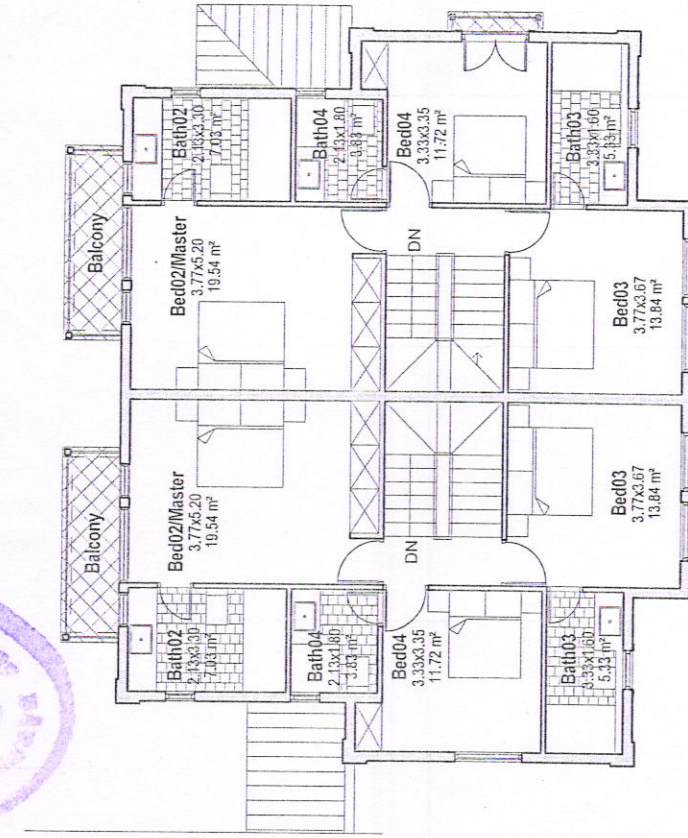
① Ground Floor Plan
1 : 100



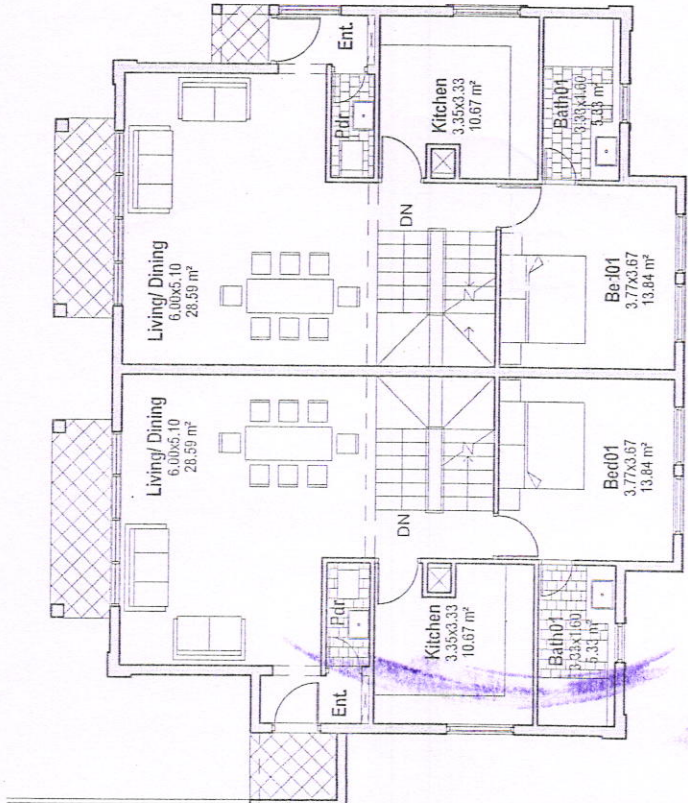
② First Floor Plan
1 : 100



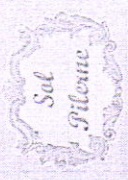
Handwritten signatures and notes:
 Pile PST EA Advice Sub A



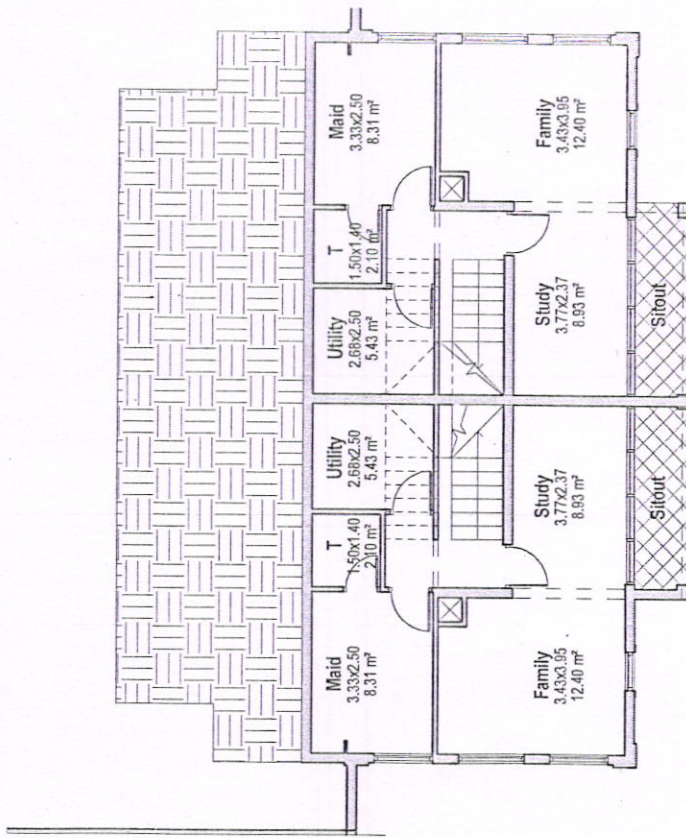
② First Floor Plan
1 : 100



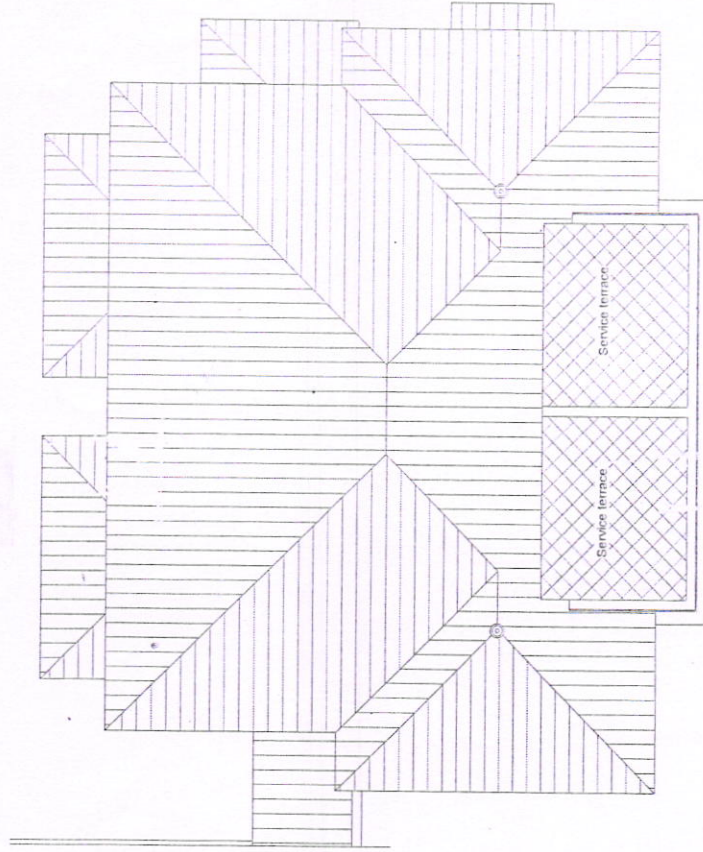
① Ground Floor Plan
1 : 100



Handwritten signature and notes:
 24/11/18
 Sal Pileone
 Architect



① Lower Ground Floor Plan
1 : 100



② Roof Plan
1 : 100

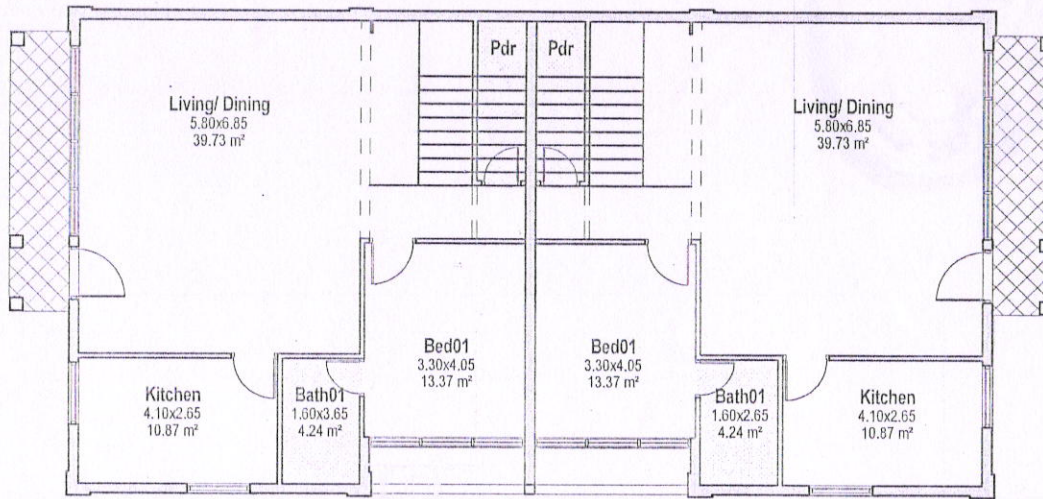
AREA STATEMENT/Unit	
GF	=90m ²
1F	=85m ²
LGF	=57m ²
Total	=232m² x2=464m²



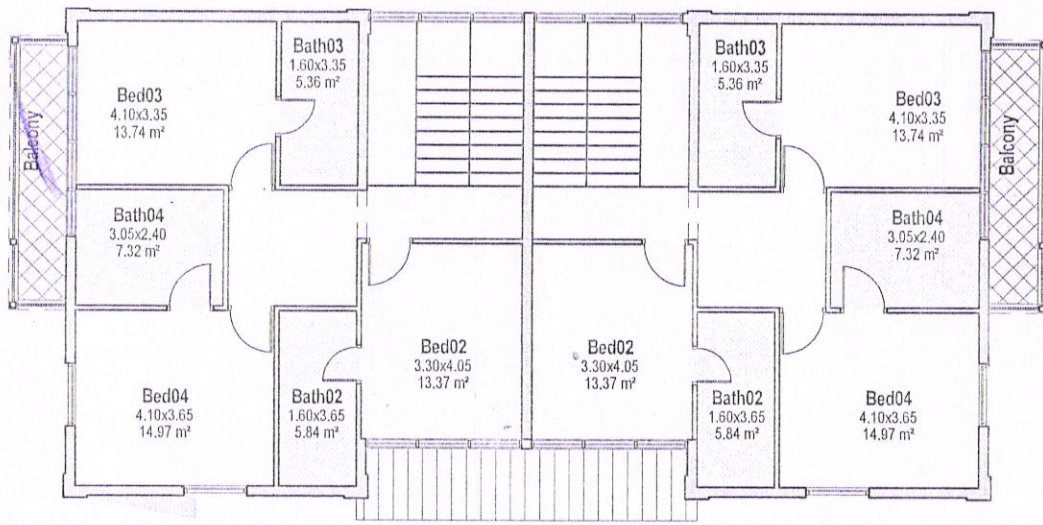
A22
 P2 - Floor Plans.
 Ver02 Scale: 1 : 100



Handwritten signatures and notes:
 RPA Pst 11
 13 FEB 2013
 [Signature]
 [Signature]



① Ground Floor Plan
1 : 100



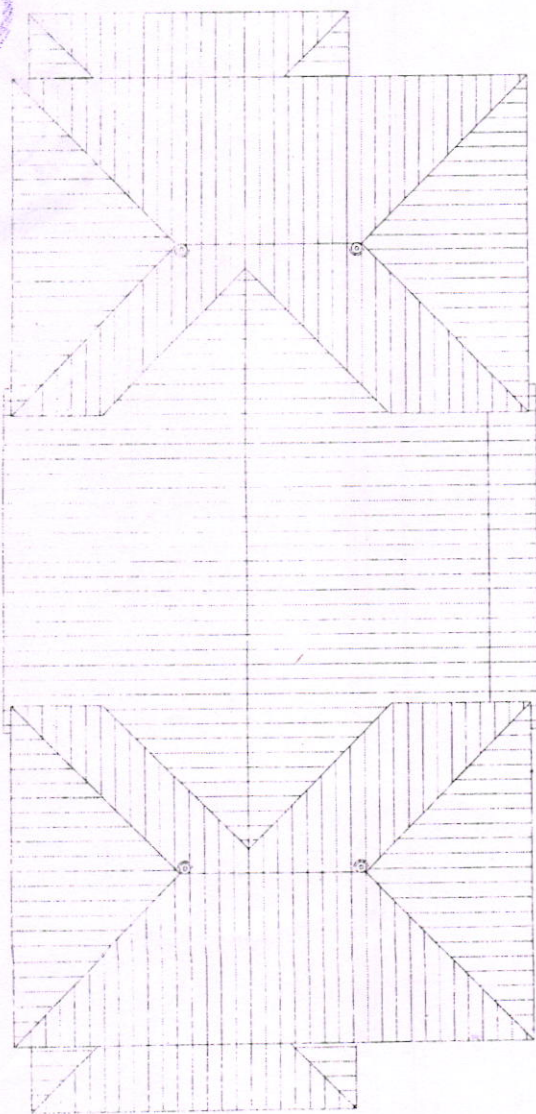
② First Floor Plan
1 : 100

AREA STATEMENT/ Unit

GF	=102m2
1F	=98m2
Total	=200m2
Total=200m2 x2 = 400m2	



Handwritten signatures and notes:
 PSE E1 - Kasea
 [Signature] [Signature]



1 Second Floor / Roof Plan
1:100

Handwritten signatures and initials in blue ink, including 'Hosna', 'B', and 'R'.



A24
3 - Floor Plans.
Ver02 Scale: 1:100



REG_1_51699_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 18-04-2018 01:18:14 PM

Document Serial Number : 1760

Presented at 12:53:00 PM on 18-04-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1897000.00
2	Processing Fees	630.00
	Total :	1897630.00

Stamp Duty Required: 1571800.00 Stamp Duty Paid: 1571800.00

Surajdatta @ Suraj Morajkar presenter

Name	Photo	Thumb Impression	Signature
Surajdatta @ Suraj Morajkar, S/o Sagun Morajkar , Married, Indian, age 47 Years, Business, r/oH.no 43/13, Next to Saipem Volleyball Court, Saipem, Candolim Bardez Goa. Sole Proprietor of Sun Estates Developers having office at Miramar Beach road, Next to Hotel Blue Bay, caranzalem Goa.			

Endorsements**Executant**

1 . Emerico Eduardo De Sousa @ Dr. Emerico Emilio Perpetuo Do Socorro Assuncao De Sousa, S/o Late Eduardo Jose Alberto Magno De Sousa, Married, Indian, age 74 Years, retired, r/oH.no 362/9, Lar Perpetuo Socorro, Hsg Board Colony, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		



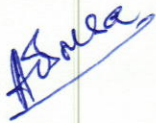
2 . Piedade Estibeiro @ Piedade emerico De Sousa @ Piedade Estebeiro E Sousa, D/o late Agostinho Estibeiro, Married, Indian, age 66 Years, retired, r/oH.no 362/9, Lar Perpetuo Socorro, Hsg Board Colony, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		




3 . Eslidio Desouza @ Eslidio Eduardo Assuncao De Sousa, S/o Late Eduardo Jose Alberto Magno de Sousa, Married, Indian, age 70 Years, retired, r/oH.no 208, Vol Vaddo, Pilerne Bardez Goa. 403114.

Photo	Thumb Impression	Signature
		

4 . Augustilia @ Lia Desouza @ Augustilia Fatima Margarida D'silva E Sousa, D/o late Joaquim Teles Da Silva, Married, Indian, age 65 Years, House-Wife, r/o H.no 208, Vol Vaddo, Pilerne Bardez Goa. 403114

Photo	Thumb Impression	Signature
		

5 . Ehrlich Arcanjo Assuncao De Sousa, S/o Late Eduardo Jose Alberto Magno de Sousa, Married, Indian, age 62 Years, retired, r/o B/2, F/4, Sabnis Park, Alto Porvorim Bardez Goa. 403521.

Photo	Thumb Impression	Signature
		


6 . Suzette Ophelia De Sousa, D/o Late Justiniano Rosa Pinto, Married, Indian, age 58 Years, retired, r/o B/2, F/4, Sabnis Park, Alto Porvorim Bardez Goa. 403521.

Photo	Thumb Impression	Signature
		

7 . Surajdatta @ Suraj Morajkar, S/o Sagun Morajkar, Married, Indian, age 47 Years, Business, r/o H.no 43/13, Next to Saipem Volleyball Court, Saipem, Candolim Bardez Goa. Sole Proprietor of Sun Estates Developers having office at Miramar Beach road, Next to Hotel Blue Bay, caranzalem Goa.

Photo	Thumb Impression	Signature
		

Identification


Sr No.	Witness Details	Signature
1	Arati Arun Fadte , D/o Arun Fadte, UnMarried, Indian, age 28 Years, Advocate, r/o H.no 25/P, Khadpavaddo, Cunchelim Mapusa Bardez Goa	

TDS Paid through HDFC Bank of Rs. 30,000/- dated 13/4/2018

Scanned By:-

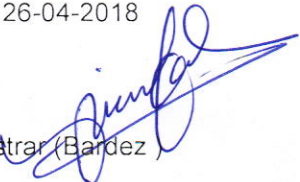
Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar
REGISTRAR
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-01909-2018
CD Number BRZD797 on
Date 26-04-2018

Sub-Registrar (Bardez)



Scanned By: *S. Shobho*

**SUB-REGISTRAR
BARDEZ**

Signature: *S*

Designed and Developed by C-DAC, ACTS, Pune