

(RUPEES TEN LAKHS ONLY.)

For CITIZENCREDIT™
CO-OP BANK LTD

Authorized Signatory

Citizencredit co-operative Bank Ltd.
Mapusa Branch, 1
Shop No.G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



STAMP DUTY
00000
Rs. ≈ 1000000 ≈
365430

GOA
NON JUDICIAL
11.2.2021
GOA

INDIA **One**Zero**Zero**Zero**Zero**Zero**Zero***

9030 6313719

Name of Purchaser GOLDENDUNES INFRA TECH PRIVATE LIMITED



2021-BRZ-650

12/02/2021

AGREEMENT FOR DEVELOPMENT & SALE

...2/-

गोल्डन ड्यून इन्फ्रा टेक प्राइवेट लिमिटेड

मेघना नारायण शिंदे

Megha N. Shinde

Shinde

For Golden Dunes Infra Tech Pvt. Ltd.

Director

(RUPEES TEN LAKHS ONLY)

Citizencredit co-operative Bank Ltd.
Mapusa Branch, 2
Shop No.G - 1, Ground Floor, Block D - 1,
Boshan House,
Mapusa, Goa - 403 507
D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



STAMP DUTY
00000

GOA
NON JUDICIAL.

Rs. ≈ 1000000 ≈

11.2.2021

365430

GOA

INDIA **One**Zero*Zero*Zero*Zero*Zero*Zero***

9033 6916353

For CITIZENCREDIT™
CO-OP BANK LTD

[Signature]
Authorized Signatory

Name of Purchaser GOLDENDUNES INFRA TECH PRIVATE LIMITED



AGREEMENT FOR DEVELOPMENT & SALE

गणेशचंद्र द. गिरीशकर

...3/-

[Faded text]

Megha W. Bhaidkar

[Signature]

For Golden Dunes Infra Tech Pvt. Ltd.

[Signature]
Director

(RUPEES THREE LAKHS NINETEEN THOUSAND EIGHT HUNDRED FIFTY FIVE ONLY)

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorized Signatory

Citizencredit co-operative Bank Ltd.
3
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507
D - 5 / STP(V) / C.R. / 35 / 11 / 2013 - RD



STAMP DUTY

00000

GOA
NON JUDICIAL

Rs. ≈ 0319855 ≈ 11.2.2021

365430

GOA

INDIA

Zero*ThreeOneNine*EightFive*Five***

9034 6147437

Name of Purchaser GOLDENDUNES INFRA TECH PRIVATE LIMITED



AGREEMENT FOR DEVELOPMENT & SALE

...4/-

अग्रिम ५.२१९८५५ रु

Megha. V. Bhaidekar

(Signature)

For Golden Dunes Infra Tech Pvt. Ltd.

Director

(Signature)

This **AGREEMENT FOR DEVELOPMENT & SALE** is made at Mapusa, Bardez - Goa on this **12th day of February 2021**.

BETWEEN

SMT. KAMALABAI GOVIND KORGAONKAR alias KAMALABAI G KORGAONKAR, Wife of late Govind Tukaram Korgaonkar and daughter of late Bablo Mandrekar, 97 years of age, married, Housewife, Indian National, having PAN Card bearing no. [REDACTED], Aadhaar Card bearing No. [REDACTED], resident of House No:153, Peddem, Behind Vrindawan Hospital, Mapusa, Bardez- Goa; hereinafter referred to as the "**OWNER/VENDOR**", (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, executors, administrators, nominees, legal representatives and/or assigns) **OF THE FIRST PART.**

AND

M/S. GOLDENDUNES INFRA TECH PRIVATE LIMITED, a private limited company duly registered under the Indian Companies Act, 1956, having its registered office at C-6, Vashisht Matg, Hanuman Nagar, Vaishali Nagar, Jaipur, Rajasthan 302021, having Pan Card No. [REDACTED] duly represented herein by its director **MR. KAPIL TANEJA**, Son of Chandra Prakash Taneja, 42 years of age, married, business, Indian National, having Pan Card bearing No. [REDACTED] and Aadhaar Card bearing No. [REDACTED], Contact No. [REDACTED], resident of Bhawan Behind Laxmi Market Sikar (Rajasthan) India 332001; vide Resolution dated 1/2/2021; hereinafter referred to as the "**DEVELOPER/BUILDER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, nominees, legal representatives and/or assigns) **OF THE SECOND PART.**

...5/-

Bhandal
 अग्रकार. ५. गुड्डे ३ कर.
 megha . N . Bhandal/qr

For Golden Dunes Infra Tech Pvt. Ltd.

Kapil Taneja
 Director

AND

1. **MR. NANDA PRABHAKAR BHAIKAR alias NANDA BHAIKAR**, Son of Prabhakar Bhaidkar, 44 years of age, married, business , Indian National, having PAN Card bearing No. [REDACTED], and holding Aadhar Card Bearing No. [REDACTED], and his wife;
2. **MRS. MEGHA NANDA BHAIKAR**, daughter of Tulshidas Haldankar, aged:-34 years, occupation housewife, married, Indian National, having Pan card bearing No. [REDACTED] Aadhar card bearing no [REDACTED], Both residing at House No. A/1, Ward No.7, Gaunsawada, Mapusa, Bardez – Goa; hereinafter referred to as the **"CONFIRMING PARTY"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, nominees, legal representatives and/or assigns) OF **THE THIRD PART**.

WHEREAS the **VENDOR** in the present AGREEMENT FOR DEVELOPMENT & SALE is represented by her duly constituted Power of Attorney holder **MR. PRABHAKAR DATTARAM BHAIKAR**, Son of Dattaram Bhaidkar, 73 years of age, married, retired , Indian National, having PAN Card bearing No. [REDACTED], and holding Aadhar Card Bearing No. [REDACTED] residing at House No. A/1, Ward No.7, Gaunsawada, Mapusa, Bardez – Goa; vide Power of Attorney, dated 28th January 2013, executed before Notary Public Advocate N.S.Porob, under Registration No. 1806/2013, dated 28/01/2013.

Bhaidk

गणेशचंद्र. व. भोईकार.
Megha. N. Bhaidkar

For Golden Dunes Infra Tech Pvt. Ltd.

K. T. J.
Director

...6/-

WHEREAS the Vendor is lawful owners in exclusive possession of the following Immovable properties;

a) All that Immovable property, admeasuring 5,287 square meters, Presently surveyed under P.T. Sheet No. 30 of Chalta No. 30/3 of City Survey Mapusa, situated at Karaswada, Mapusa, Bardez- Goa, with the jurisdiction of City Survey Mapusa, Taluka and Sub- District of Bardez, District of North Goa, State of Goa, which property is found described in the Land Registration office of Bardez, under No.32482 of Book B 83, enrolled in the Taluka Revenue office, under Matriz No. 1807, surveyed under Old Cadastral Survey No.649(part), The same is more particularly described in the Schedule I hereto (hereinafter for the sake of brevity referred to as "The said FIRST PROPERTY");



b) ALL that immovable property known as "ZAMBULGALI" alias "ZAMBULGALICHEM BATTA", situated at Pedem, within the jurisdiction of Mapusa Municipal area, Sub-District of Bardez, North Goa District, State of Goa Surveyed under Old Cadastral Survey No. 604, presently Surveyed in the City Survey of Mapusa under Chalta No. 29/42, P.T. Sheet No. 30, admeasuring an area of 1613 Sq. mts., the same is more particularly described in the Schedule II hereunder written and same is hereinafter referred to as "SECOND PROPERTY" for the sake of brevity.

ABhaidkar

मेघा न. भaidkar
megha . N . Bhaidkar

For Golden Dunes Infra Tech Pvt. Ltd.

K. J. Jain
Director

WHEREAS the FIRST PROPERTY was earlier forming part of a larger property known as "ZAMBUGALE" and was allotted to Mr. Joao Caitano Piedade de Souza and his wife Iquer Eugenia Zuzarte e Souza also known as Iquer Zuzarte e Souza, in an partition done between them and their brothers/brother- in- law, Jose Joao Francisco Sales de Souza also known as Francisco de Sales e Souza and his wife Smt. Ana Claudina Isabel Palha. The larger property is hereinafter referred to as the "ORIGINAL PROPERTY".

WHEREAS based on the above partition deed the ORIGINAL PROPERTY came to be inscribed under Inscription Certificate No. 25959, and the entire property came to be described under No. 32481 and stood allotted to Mr. Joao Caitano Piedade de Souza and his wife Iquer Eugenia Zuzarte e Souza @ Iquer Zuzartee Souza.

WHEREAS as per the Registo Agrimensor of the ORIGINAL property was bearing Survey No. 649 and 662, the original property stands registered in the name of Mr. Francisco de Sales de Souza and Joan Caitano Piedade de Souza, both sons of Cosme Caridade de Souza and Anna Maria Carrasco.

WHEREAS vide deed of sale dated 15th December 1996, registered under No. 708, of Book No. 1, Vol 12, at page 193 to 196, said Mr. Joao Caitano Piedade de Souza and his wife Iquer Eugenia Zuzarte e Souza @ Iquer Zuzartee Souza sold the original property described under No. 32481, bearing Old Cadastral Survey No. 649, 662 and one more property bearing old cadastral No. 571 in equal proportion to Mr. Govind Tucaram Corgaonkar and his wife Kamlabai G. Korgaonkar (Vendor hereinabove) and Mr. Ananta Tucaram Corgaonkar and his wife Mrs. Sobodri Ananta Corgaonkar.

ABhaich

सिद्धार्थ. ए. गिर्जे 30/12/2002
मेधा. व. ब्राह्मण

For Golden Dunes Infra Tech Pvt. Ltd.: 8/-

Director

WHEREAS vide Deed of Sale, dated 1972, registered under No. 5785 of Book No. 1, Vol. 62, dated 14/09/1972, a portion of the original property admeasuring an area of 4952 Sq.mts was sold jointly by executing separate Deed of Sale, in favour of Lal Bahaddur Housing Society, the said portion constitutes Old Cadastral Survey No. 662, which corresponds to Chalta No.9 and same has been subdivided into various plots under 9(1) to (12) of P.T. Sheet No. 36 as per Form D .

WHEREAS vide Deed of Sale of 1972, the said Ananta Tukaram Corgaonkar and his wife, sold their remaining entire share in the original property known as "ZAMBUGALE" i.e. Western Side of the original property and Northern Side of the property known as "Santinichi Ori" bearing cadastral No.571. Therefore, by virtue of the above Deed of sale, the said Govind Korgaonkar and his wife Kamlabai G. Korgaonkar (Vendor hereinabove) became the absolute owners in possession of the original property bearing Old Cadastral Survey No. 649 and the property bearing old cadastral No.571.

WHEREAS vide Deed of Sale, dated 30th April 1984, executed by Govind Korgaonkar and his wife Kamlabai G. Korgaonkar (Vendor hereinabove) in favour of Leo Peter Pinho and Deed of Sale, dated 1/12/1984, executed by Govind Korgaonkar and his wife Kamlabai G. Korgaonkar (Vendor hereinabove) in favour of Shri. Piedade Pinho, an area of 2000 Sq. mts was sold to Piedade Pinho and the same came to partitioned and was allotted separate Survey No. 24-A of P.T. Sheet No. 37 and thereafter an area of 2000 Sq. mts was sold to Shri. Leo Peter Pinho inclusive of 175 Sq. mts meant for access showing the said area as 2175 in the record of right Surveyed under Chalta No. 24 of P.T. Sheet No. 37 of city survey Mapusa.

AB Sharda

*एगिहवळ. २. १०२५ वळ
Megha N. Sharda*

...9/-

For Golden Dunes Infra Tech Pvt. Ltd.

K. Anil Kumar
Director

WHEREAS Mr. Govind Korgaonkar and his wife Kamlabai G. Korgaonkar were left with the remaining portion of the said original property admeasuring 5,287 Sq. mts surveyed under Old Cadastral Survey No. 649 which corresponds to P.T. Sheet No. 30 of Chalta No. 30/3, of city survey Mapusa.

WHEREAS in view of above Mr. Govind Korgaonkar and his wife Kamlabai G. Korgaonkar(Vendor hereinabove) became the absolute owners in lawful possession of the FIRST PROPERTY admeasuring 5,287 Sq. mts surveyed under Old Cadastral Survey No. 649(part) which corresponds to P.T. Sheet No. 30 of Chalta No. 30/3, of city survey Mapusa.

WHEREAS Mr. Govind Korgaonkar was married to Kamlabai G. Korgaonkar (vendor hereinabove). That out of their marriage they had no issues.

WHEREAS Mr. Govind Korgaonkar expired on 1/3/1999, without any Ascendants or descendants, leaving behind his widow Kamlabai G. Korgaonkar as his only heir and legal representative, leaving behind a will in her favour, dated 12/9/1997, drawn at pages 95 reverse onwards, of Book No.201, in the office of Civil Registrar cum Sub-Registrar and Notary Ex-officio of Bardez.

WHEREAS upon the death of Govind T. Korgaonkar the vendor hereinabove initiated an Inventory Proceeding, before the Civil judge senior division Mapusa bearing Inventory Proceeding No. 165/99.

WHEREAS in the inventory proceedings the said property was enlisted at item No. 2 and Pursuant to the will and the final order passed by the Honourable court dated 18th July 2000, the first property came to be allotted to Kamlabai G. Korgaonkar.

Abhaich
 मीगहा.न.भैदकार
 megha . N . Bhaichkar

For Golden Dunes Infra Tech Pvt. Ltd.

Director

...10/-

WHEREASA said Kamlabai G. Korgaonkar thus became the absolute owner in exclusive possession of the first property bearing P.T. Sheet No.30 of Chalta No. 30/3 of city survey Mapusa having Old Cadastral Survey No. 649(part) of Mapusa City and accordingly, her name is recorded in the occupant's column in the D Form with respect to the FIRST PROPERTY.

AND WHEREAS in view of the above the VENDOR is absolute owner in exclusive possession of the above FIRST PROPERTY.

WHEREAS the SECOND PROPERTY belonged to one Mr. Alexander Miguel Santan Domingos Simao de Scruza, son of Vincente de Souza and his wife Mrs. Louzia Isidora Emilia de Mello, daughter of Caitan de Mello, both originally resident of Anjuna, Bardez Goa.

WHEREAS the Mr. Alexander Miguel Santan Domingos Simao de Scruza, son of Vincente de Souza and his wife Mrs. Louzia Isidora Emilia de Mello ,by virtue of Instrument of Gift, dated 27th December 1968, registered at the Office of Sub-Registrar of Bardez, under Registration No. 2288, filed in Book No.1, Volume No. 28 at pages 355 to 358, dated 30/12/1968, gifted the second property to Mrs. Elueteria Felecidade de Mello and her husband late Mr. Jose Maria de Sa, son of Caridade de Sa, who accepted the gift of the "SAID PROPERTY".

WHEREAS by Judgment and order, dated 28th May 1987, the Enquiry Officer of City Survey Mapusa, the possession of the second property was confirmed by the City Survey Mapusa in favour of the Mrs. Elueteria Felicidade de Mello, being the sole owner in possession of the second property.

...11/-
For Golden Dunes Infra Tech Pvt. Ltd.

RBhaich
22/1/2022. 4.90. 23962
Mello. N. Bhaich

K. Bhaich
Director

WHEREAS husband of Elueteria Felicidade de Mello expired, leaving behind Smt. Elueteria Felicidade de Mello as her widow and half sharer and the following children's as his only heirs and successors.

- a) Miss. Cynthia D'sa, spinster, service.
- b) Mr. Charles Andrew Esmael Desa, service, married to Mrs. Domnica Florentine Marcelina Desa alias Rodrigues.
- c) Mr. Carlyn Stephen Gregory Desa, service, married to Mrs. Mafalda Anne Rita Desa alias Fernandes.
- d) WHEREAS by deed of sale dated 24/05/2012, the said Elueteria D'sa @ Eleuteria Felecidade Desa @ Eleuteria Felecidade De Mello, i.e. daughter of late Caetan D' Mello and widow of Jose Maria D'sa and her children's Miss. Cynthia D'sa, Mr. Charles Andrew Esmael Desa, Mrs. Domnica Florentine Marcelina Desa alias Rodrigues. Mr. Carlyn Stephen Gregory Desa, Mrs. Mafalda Anne Rita Desa alias Fernandes. sold the second property to Mr. Prabhakar Dattaram Bhaidkar.

WHEREAS by virtue of above vendors namely Mr. Prabhakar Dattaram Bhaidkar and his wife namely MRS. PRAMILA PRABHAKAR BHAIKKA, became the absolute owners and are in exclusive possession of the SECOND PROPERTY.

WHEREAS Mr. Prabhakar Dattaram Bhaidkar his wife MRS. PRAMILA PRABHAKAR BHAIKAR as owners and their three sons and their respective spouses as confirming party by virtue of Gift deed, dated 02/02/2021, Registered before the Sub Registrar of Bardez having registration no. BRZ-1-450-2021, dated 02/02/2021, gifted the second property to the vendor hereinabove namely SMT. KAMALABAI GOVIND KORGAONKAR.

Prabhakar
 ११/०२/२०२१, २. ११/०२/२०२१
 megha - N. Bhaidkar

For Golden Dunes Infra Tech Pvt. Ltd. ...12/-

Kapilraj
 Director

AND WHEREAS in view of above the VENDOR became the exclusive owner and is in lawful possession of the FIRST and the SECOND Property.

WHEREAS both the above properties (FIRST AND SECOND) are, hereinafter jointly referred to as the "SAID PROPERTIES" and more particularly described in SCHEDULE I and II hereunder written.

AND WHEREAS the owner is well and sufficiently entitled to the SAID PROPERTIES and the title of the SAID PROPERTIES better described in Schedule I and II hereto is marketable and free from reasonable defects.

AND WHEREAS the owner is in the process of setting up luxury residential project with upmarket amenities in the said properties described in schedule I and II hereto.

AND WHEREAS OWNER further covenants with the developer that

- a. The owner is exclusively entitled to own, hold, possess and deal in any manner with the SAID PROPERTIES.
- b. the title of the owner to the SAID PROPERTIES is clean, clear, unencumbered, marketable and subsisting;
- c. There is no litigation or any legal proceedings pending before any Court/ Tribunal, Administrative Authority in respect of the said Properties.
- d. the SAID PROPERTIES are not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Properties Act or any other law;
- e. There are no mundkar/s and/or Building tenant/s and/or Watch and Ward and/or any persons claiming any tenancy and/or any other right in the SAID PROPERTIES;

AB

मेघना. N. भाईदत्त
Megha. N. Bhaiddat

For Golden Dunes Infra Tech Pvt. Ltd.

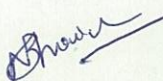
Director

...13/-

- f. There are no difficulties, legal or otherwise for sale free from encumbrances on the SAID PROPERTIES;
- g. The owner has not received any notices of acquisition/ requisition from State Government or Central Government or any local authority and the SAID PROPERTIES are not subject matter of any attachment by any authority.
- h. The owner has not created any sale, gift, mortgage, charge, lien, lease or any other adverse right or any other encumbrance whatsoever or however on the said properties and the said properties are not subject to any claim or demand, encumbrance, attachment or any process issued by any court or Authority.
- i. The owner has not entered into any agreement or arrangement with regard to the sale and development of the said properties better described in schedule I and II hereto with any third party.

AND WHEREAS the Developer/Builder has approached the vendor/owner and expressed his desire to jointly develop the said properties along with the owner and has indicated his willingness to develop the said properties by constructing therein out of his own funds a luxury project with the state of amenities

AND WHEREAS the DEVELOPER/BUILDER shall construct a building project in the "SAID PROPERTIES" containing various buildings, wherein premises will be available for residential use with infrastructure like landscape gardens, etc., after obtaining necessary No Objection, Permissions, Sanad for conversion of use of land, clearances, construction licence from local authority etc.

 अगुणक. २. ११११ १००२
Megha N. Bhaidekar

...14/-
For Golden Dunes Infra Tech Pvt. Ltd.

Director

AND WHEREAS the Developer considering the aforesaid representations made by the owner and believing them to be true have offered to purchase and develop the SAID PROPERTIES, described in schedule – I and II and the owner has agreed to develop and sell to the SAID PROPERTIES subject to the Developer paying the price/consideration of the SAID PROPERTY partly in the form of money and partly by way of constructing and allotting to the owners/vendors a built up area of 1175 square meters in the form of Apartments.

AND WHEREAS the DEVELOPER M/S. GOLDENDUNES INFRA TECH PRIVATE LIMITED has accepted the said proposal of the LAND OWNERS, under such mutually settled terms and conditions and agreed to develop the SAID PROPERTIES , which are set out herein below.

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT & SALE WITNESSES AS UNDER :-

1. The owners/vendors shall sell to the Developer and the developer shall purchase from the owners the SAID PROPERTIES described in schedule-I and II written herein under along with the all structures, trees, fences, ways, water courses, compounds and all other structures if any standing thereon along with all its easementary rights for a total consideration of **Rs. 6, 45, 00 000/- (Rupees Six Crore Forty Five Lakhs Only)** which shall be partly in the form of money and partly by way of constructing and allotting to the owners/vendors a built up area of 1175 square meters in the form of Apartments in the buildings to be constructed in the said properties.

For Golden Dunes Infra Tech Pvt. Ltd.

Megha N. Bhaidkar
 ए.ग.प्र.च.२.५.११२५०२.
 Megha N. Bhaidkar

K. S. Kulkarni
 Director

...15/-

2. The above consideration shall be paid in the following manner;
- a. A sum of Rs.5,00,000/- (Rupees Five Lakhs only) is paid at the time of execution of the present agreement by way of Cheque bearing No.446444, drawn on IDBI Bank, dated 11/02/2021.
 - / b. A sum of Rs. 7500000/- (Rupees seventy five lakhs shall be paid within a week
 - / c. A sum of Rs.95,00,000/- (Rupees Ninety five Lakhs only) shall be paid upon RERA Registration, which shall be done within 8 months from the date of signing the present agreement.
 - d. With respect to the balance amount of Rs.4,70,00,000/- (Rupees Four Crore seventy Lakhs only) the developer shall provide the land owner apartments in the buildings to be constructed in the said properties, having total built up area of 1175 m², the same are hereinafter referred to as "THE OWNERS PREMISES", of the total built up area (net saleable area) of the buildings that shall be constructed on the SAID PROPERTIES, and the remaining premises are hereinafter referred to as "THE DEVELOPERS PREMISES". (The same are more precisely shown on the annexed plan which shall form part and parcel of this agreement.)
3. The DEVELOPER shall for and on behalf of the Owners/vendors and in the name of the Owners be entitled to submit to the Mapusa Municipality and all other concerned authorities plans for getting the SAID PROPERTIES developed. The DEVELOPER shall also at all times be entitled to alter and modify the building plans as he may desire and as permitted in accordance with the rules. The DEVELOPER shall at his cost be entitled to appoint Architects, Contractors, Engineers, Supervisors, Laboures etc., for the development of the SAID PROPERTIES.

ABhem

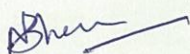
For Golden Duns Infra Tech Pvt. Ltd.

Megha. N. Bhaidekar

Director

...16/-

4. In case in the course of approval of the plans by the Mapusa Municipality, the plan submitted has to be revised for any reasons, then in such case the location and the area of the owners premises shall remain unaltered.
5. Subject to the above terms, the owners shall sell to the Developer the SAID PROPERTIES to undertake the construction of building on the SAID PROPERTIES on terms and conditions as agreed herein.
6. The Developer shall undertake construction of building on the SAID PROPERTIES as per the plan as may be approved and as per the specifications as may be agreed between the parties detailed in the Schedule II hereinunder. Any other item of work in addition to that specified in the Schedule II hereinunder shall be carried out by the Developer for the Owners/Vendors at the prior written request of and at the cost of the Owners/Vendors as per the prevailing market value of such work item.
7. The Developer has agreed to complete the construction of the owner's premises within a period of Forty two months from the date of signing of this agreement. The owners premises shall be handed over along with the occupancy certificate.
8. The Developer shall complete the construction of the built-up areas to be constructed for the ownership of the OWNERS, and tender the delivery or possession thereof to the OWNERS within a period stipulated hereinabove from the date of signing of this agreement, subject to the condition that *In case the Developer is unable to complete the construction of the owners premises and deliver*



११/०२. ७.११/२०२२.
Megha V. Bhaidkar

For Golden Dunes Infra Tech Pvt. Ltd.

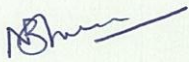

Director

...17/-

possession thereof as stipulated in clause(8) hereinabove due to any act of God, civil commotion, war, non availability of building materials like cement and steel etc or water supply or electric power or as a result of any notice, rule, order or notification of the court, Panchayat, and/ or Government and /or any other public or competent authority or for any reason beyond the control of the Developer, the Developer shall not incur any liability and shall be entitled to a reasonable extension of 8 months for constructing the owners premises.

9. The OWNERS shall take possession of the premises i.e. Apartment within thirty days of the Developer giving written notice to the OWNERS intimating that the said premises are ready for use and occupation.

10. The owners shall execute in favour of the DEVELOPER a Irrevocable power of attorney to undertake such works as are intended hereinunder or as may be necessary and ancillary thereto and such power of attorney shall be coextensive with this agreement with power to sell "THE DEVELOPER PREMISES". (Excluding the Owners premises). The developer hereby covenants with the Vendor that he shall complete the construction of the Owners premises before selling any other premises to the Third party. It shall be obligation of the Developer to handover the possession of the owner's premises first before selling any other premises within the said premise.



असेकर, व. असेकर,
Megha N. Bhaidkar

For Golden Dunes Infra Tech Pvt. Ltd.


Director

...18/-

11. The Owners shall within a period of seven days from the date of the execution of this Agreement, hand over to the DEVELOPER Advocate notarized copies of title deeds relating to the SAID PROPERTIES.

12. The Developer shall be entitled and solely responsible for carrying out the approved construction strictly as per the approved plan. The owners further agree to sign and execute all necessary papers, deeds, documents, and plans that may be required by the DEVELOPER, from time to time for carrying out the effective development of the SAID PROPERTIES and construction of building thereon.

13. The construction to be made by the DEVELOPER in the subject land shall be of Reinforced Cement Concrete frame work, the external walls being of local laterite masonry/C.C. blocks, and internal partition walls being of bricks or cement concrete blocks, as per the choice of the DEVELOPER. The DEVELOPER shall appoint his own R.C.C. Consultants for supervising the work of construction and shall bear and pay the entire professional charges of such R.C.C. Consultants.

14. The specifications of the residential premises to be constructed for the ownership of the LAND OWNERS shall be as stated in SCHEDULE-III hereto.

15. All the rights, privileges pertaining to permissions, licenses, approvals, if any, are obtained by/issued to the owners pertaining to SAID PROPERTIES from any authority, Department, Body council shall stand assigned in favour of the Developer.

ABhuic

गोडन डन्स इन्फ्रा टेक प्रा. लि.
megha . N. Bhaidkar

For Golden Dunes Infra Tech Pvt. Ltd.

K. J. Kulkarni
Director

...19/-

16. It is understood that the owners shall not be liable to pay any further price / consideration / cost to the Developer, nor the Developer shall be liable to pay any price / cost / consideration to the owners towards the SAID PROPERTIES as referred hereinabove which is to be paid in kind.

17. The owners have not entered into any agreement with or in favour of any person/s and have not executed with or in favour of any person/s any deed of sale or Agreement in respect of the SAID PROPERTIES described in Schedule- I and II hereto or part thereof and the owners shall not execute with or in favour of any person/s any sale deed or agreement in respect of the SAID PROPERTY described in Schedule-I hereto during subsistence of this understanding.

18. The owners further declare that their title to the SAID PROPERTY are valid, clean, and clear and there are no encumbrances against the same and that in case any legal title defects are detected the Developer shall be free to withdraw from the present commitment and/or seek extension for performance of the agreement/terms as contained herein.

19. It is the intention of the parties hereto that on entering into this Agreement the Developer shall prepare the plans of the proposed building on the SAID PROPERTY for the purpose of submitting to the MAPUSA MUNICIPALITY for its approval, within three (3) month from the date of this Agreement and after preparation of such plans the owners and the Developer mutually shall mark/locate on such plan the owners premises. However, the plan showing the owners premises be attached to this present agreement.

Megha N. Bhaidkar

सिद्धांत ए. शिंदे
Megha N. Bhaidkar

For Golden Dunes Infra Tech Pvt. Ltd.

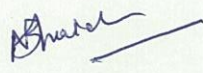
Kapil Singh
Director

...20/-

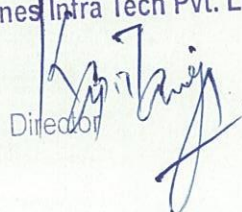
20. The DEVELOPER shall be irrevocably entitled to all the remaining built up area, and in respect of such built-up area, the DEVELOPER shall be free to deal with the same and in this regard the DEVELOPER shall be entitled to enter into firm commitments or agreements with its prospective purchasers/customers to dispose off any of the premises contained in the said built-up area to any person/s of the choice of the DEVELOPER save and except the premises allotted to for the owners for such consideration as may be fixed by the DEVELOPER at his own discretion and appropriate the consideration if received from such customers. The DEVELOPER shall also be entitled to retain for himself any one or more premises out of such built-up area, for its own use.

21. The parties hereto agree that the developer shall also have an option to buy the said properties by paying the Vendors/owners the balance consideration amount. In this event the vendors undertake to invest a sum of Rs. 4,70,000,00/- (Rupees Four Crore Seventy Lakh Only) and buy the built up area of 1175 square meters from the purchasers and also undertake to bear the G.S.T as applicable.

22. That upon handing over the owners premises to be constructed in the said property. The owners shall execute one deed of sale in respect of all their rights in the SAID PROPERTIES described in schedule-I and II . The sale deed as above shall, if so desired by the Developer, be executed in favour of any nominee/s including individual, co-operative society / company/ trust/legal entity specifically indicated by the purchasers. In case the sale deed is executed in favour of any such individual, co-operative society / company/ trust/legal entity then in


 एम. एन. भैडत,
 Megha N. Bhaidat

For Golden Dunes Infra Tech Pvt. Ltd.


 Director

...21/-

such case the such person shall step in the shoes of the Developer herein and shall be liable to perform all the obligations contained herein and to be performed by the purchaser.

23. In the event of any deposits paid by the Developer in the name of the Owners/Vendors to any Government, Semi-Government, Municipality or electricity authorities, the same shall be refundable to the Developer alone.

24. The Vendors/Owners hereby agree and undertake to save harmless, indemnify and keep indemnified the DEVELOPER from and against all losses, charges, costs or expenses suffered or incurred by the DEVELOPER, by reason of:

- i) There being any defect in title of the Vendors to "SAID PROPERTIES " conveyed hereunder;
- ii) or there being any liens, charges, encumbrances on the "SAID PROPERTIES" or portion conveyed hereunder;
- iii) And/or there being any litigation with any person or persons as regards the title in the "SAID PROPERTIES" or portion conveyed hereunder.

25. The DEVELOPER Shall pay charges charges for obtaining occupancy certificate and further it shall be obligation of the owner to pay house tax with respect to the owner's premises as well as the Security Deposit and connection charges regarding the electrical connections and water connections as applicable and any other taxes and levies imposed by the concerned authorities to the premises to be constructed for the OWNERS.

ABhau

मि. व. भैदकर
मेगहा . व. भैदकर

For Golden Dunes Infra Tech Pvt. Ltd.

...22/-

Director

26. The Owners shall at the request and demand of the DEVELOPER make and execute a proper Deed of Conveyance and all other necessary documents and papers to complete the title agreed to be given in respect of the SAID PROPERTIES and such Conveyance shall be in favour of the DEVELOPER or his nominee or nominees including a Co-operative Housing Society, Limited Company or condominium. The DEVELOPER shall be entitled to all documents of title relating to the SAID PROPERTIES, which will be handed over to the ultimate Purchaser.

27. The entire development work shall be carried out by the DEVELOPER at his own risk, costs and expenses. He shall bear and pay the Bills of the suppliers of building materials, wages and salaries payable to the workmen and other persons employed for the purpose of carrying out the constructions work as also all other costs, charges and expenses that may be incurred in regard to the development work. The DEVELOPER shall also save harmless and indemnify and keep indemnified the Owners against any claim that may be made by any one against the Owners on account of the DEVELOPER carrying out the said development work.

28. The DEVELOPER will be entitled to modify the approved buildings plans as he deem fit provided the modifications are within or as per the provisions of approved scheme laid down by the Competent Authority. The DEVELOPER shall pay all the fees of the Architects, and R.C.C. DEVELOPER appointed by them for the development of this project. It is agreed that while appointing Architect

Megha N. Bhaidkar

मेघा.न. भोइडकार
Megha . N . Bhaidkar

For Golden Dunes Infra Tech Pvt. Ltd.

Director

...23/-


and R.C.C. DEVELOPER. The Developer shall procure in favour of the Owners writing that he shall not hold the Owners liable for their fees or otherwise.

29. The DEVELOPER shall in the course of erection and completion of the said buildings do all lawful acts and things required by and perform the works in conformity in all respects with the provisions of the statues applicable thereto.

30. The DEVELOPER shall not at any time cause or permit any public or private nuisance in or upon the SAID PROPERTIES or do anything which shall cause unnecessary annoyance, inconveniences suffering hardship or disturbance to the Owners or to the occupants of the neighboring PROPERTIES.

31. This Agreement shall be specifically performed by both the parties. Neither party shall have any right to terminate this contract except incase of breach of the aforesaid agreement. The DEVELOPER shall not transfer his development rights to any third person without the written consent of the LAND OWNERS.

32. It is specifically agreed that incase the Developer fails to hand over possession within the stipulated period as mentioned hereinabove, the Owner shall have liberty to either terminate the agreement or to claim compensation of Rs. 2,00,000/- per month as penalty.


 Megha . N. Bhai dkar

For Golden Dunes Infra Tech Pvt. Ltd.


 Director

...24/-

33. The LAND OWNERS have irrevocably authorized the DEVELOPER to enter into the subject land and to carry out all activities either of pre construction nature and the activities of post constructive nature.

34. In case the existing Floor Area Ratio pertaining to the SAID PROPERTY is increased/decreased in future, such increase/decrease shall ensure to the benefit of the developer alone.

35. After handing over possession of the owners premises to the Owners, shall be at liberty to point out visible defects to the construction if any within 365 days from the date of handing over the possession of the units, which defects if any shall be removed by the Builder/Developer within 30 days from the date of intimate.

36. The Owners shall at no time demand the partition of their rights or interest in the SAID PROPERTIES and it will be a pre-condition that interest, right and title of the Owners shall always be inseparable.

37. The owner shall after taking delivery of possession of the owners Premises keep deposited with the developer the following amounts described in **SCHEDULE-III** which may subject to change as per actuals towards:

- i) Share money, application entrance fee of the society or any other entity;
- ii) Formation and registration of the society or any other entity;
- iii) Proportionate share of taxes and other charges/levies in respect of the society or any other entity;

ABhaukar

सिद्धिगुरु. जे. शिंदेकर.

Megha .N. Bhaidkar

For Golden Dunes Infra Tech Pvt. Ltd.

Director

...25/-

- iv) Deposit of provisional monthly contribution towards outgoings of society or any other entity;
- v) Deposit for Water, Electric, and other utility and service connection charges, Electricity transfer, Electricity Meter Charges, Electricity Meter Deposit (refundable), Transformer charges;
- vi) Deposits of electrical receiving and sub-station provided in Layout;
- vii) Infrastructure Tax;
- viii) Corpus in respect of the society or any other entity;
- ix) Stamp Duty and Registration Charges;
- x) Maintenance plus GST per month;
- xi) House Tax Transfer;
- xii) bear and pay the proportionate share of outgoings in respect of the said property and Building/s namely local taxes, betterment charges or such other levies by the concerned local authority and/or Government water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers,
- xiii) Annual House Tax;
- xiv) All other expenses necessary and incidental to the management and maintenance of the said project land.

38. The developer undertakes to maintain the owners premises till such time the society or any other entity is formed and registered.

39. Until the society or any other entity is formed and the said complex/structure of the building/s or wings is transferred to it, the owner shall pay to the developer such proportionate share of outgoings as may be determined by the developer.

...26/-

For Golden Dunes Infra Tech Pvt. Ltd.

Bhaikar

9/2/2022, 2-2/5/2022
Megha N. Bhaikar

K. K. K.
Director

40. The owner undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

41. It is agreed that non-payment or default in payment of outgoings on time by owner shall be regarded as default on the part of the owner and shall entitle the developer to charge interest on dues, in accordance with the terms and conditions contained herein.

42. The possession of the VENDOR premises shall be handed over by executing in favor of the VENDOR one or more conveyance deed/s.

43. Any taxes, charges or outgoings levied by the Municipality, or any other competent authority or electricity and water charges exclusively to the said flats shall be borne by the Owners upon taking possession of the said flats.

44. The Owners shall not be held liable for any non-compliance of any acts, rules and regulations on the part of the Builder/Developer and for any defects in the construction of the premises by the Builder/Developer. All disputes which may arise between the parties to the agreement, whether in relation to the interpretation of the clauses and the conditions of this agreement and about the performance of these present, or to any act which ought to be done by the parties in disputes or in relation to any matter whatsoever concerning this agreement shall be referred to arbitration in accordance

ABhaidekar
 91/9/2012, 20/11/2012
 Megha - N. Bhaidekar

...27/-

For Golden Dunes Infra Tech Pvt. Ltd.

K. J. Jais
 Director

with the provisions the Arbitration and Conciliation Act, 1996 as amended on date and the Place of Arbitration shall be Mapusa.

45. Each party to the contract shall be entitled to get specific performance of their part performed from the party who is liable to perform that particular part.

46. All expenses towards the stamp duty, registration charges or any other expenses shall be borne by the Developer and / or his nominee as the case may be.

47. That the possession of the subject land is handed over to the developer to carry out construction upon signing of the present agreement.

48. Parties hereto agree that they shall bear their respective GST as applicable.

49. The developer shall get the project registered under RERA and shall be bound by the RERA RULES AND REGULATIONS.

50. Parties agree that time shall be the essence of this contract subject to the above covenants and narration.

51. That the developer shall be entitled to get a project loan sanctioned from various banks and the owners have no objection for the same.

Megha N. Bhaidkar

Megha N. Bhaidkar.

११२१०२-८१११३५२.

For Golden Dunes Infra Tech Pvt. Ltd.

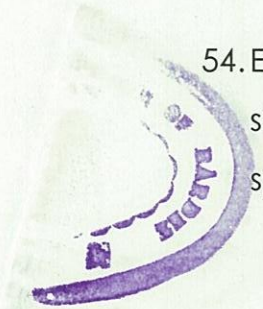
Karilawij
Director

...28/-

52. It is specifically declared that though this agreement is titled as "Agreement for Development & Sale", interests stand created in the purchaser/developer here under with possession of the SAID PROPERTIES have been handed over to them and for all purposes this shall be read as a Sale Agreement coupled with possession for the purposes of Section 52-A of the Transfer of Property Act.

53. The vendors and the Developers hereby declares that the property in transaction does not belong to the Schedule Caste/Scheduled Tribes pursuant to the notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

54. Either party to this agreement shall be subject to the stipulations hereunder contained and have a right of specific performance of this agreement.



VALUATION

That for the purpose of stamp duty and registration the said properties are valued as under;

For the purpose of stamp duty

value of the land, Apartments and money comes to Rs.7,99,95,000/- and stamp duty of 2.9% amounting to Rs. 2319855/- is paid herewith.

That since possession is handed over

Registration fees is paid on the value of the land and payment made which comes to 6900@ 4800= 3,31,20,000/- plus payment made Rs.5,00,000/- total of Which comes to Rs.3,36,20,000/- and registration fees 3.5 % amounting to Rs. 11,76,700/- is paid herewith. ...29/-

ABhoich

Megha N. Bhaidkar
१११११११, ६. ११११११११

For Golden Dunes Infra Tech Pvt. Ltd.

Kapil Tanuja
 Director

SCHEDULE-I

All that Immovable property, admeasuring 5,287 square meters, Presently surveyed under P.T. Sheet No. 30 of Chalta No. 30/3 of City Survey Mapusa, situated at Karaswada, Mapusa, Bardez- Goa, with the jurisdiction of City Survey Mapusa, Taluka and Sub- District of Bardez, District of North Goa, State of Goa, which property is found described in the Land Registration office of Bardez, under No.32482 of Book B 83, enrolled in the Taluka Revenue office, under Matriz No. 1807, surveyed under Old Cadastral Survey No.649(part),the same is bounded as under:

EAST: By property surveyed under No.30 sub division no: 24A, 24, 26A of P.T. Sheet no: 30.

WEST: By property surveyed under No.42 sub division no: 29 of P.T. Sheet no: 30

NORTH: By property surveyed under No.30 sub division no: 7, 8, 9 of P.T. Sheet no: 30

SOUTH: By property surveyed under No.30 sub division no: 21, 25, 26, 26-C (1) of P.T. Sheet no: 30

Bhaidkar

Megha . N. Bhaidkar

११/११२. ५.१११३०२.

For Golden Dunes Infra Tech Pvt. Ltd.

Director

...30/-

SCHEDULE II

ALL that immovable property known as "ZAMBULGALI" alias "ZAMBULGALICHEM BATA", situated at Pedem, within the jurisdiction of Mapusa Municipal area, Sub-District of Bardez, North Goa District, State of Goa Surveyed under Old Cadastral Survey No. 604, presently Surveyed in the City Survey of Mapusa under Chalta No. 29/42, P.T. Sheet No. 30, admeasuring an area of 1613 Sq. mts. same is bounded as under:-

EAST: By property bearing surveyed No.30, sub division no: 1, 2 and 3, P.T. Sheet no. 30.

WEST: By property bearing surveyed No.29, sub division no:41, P.T. Sheet no. 30.

NORTH: By road and property bearing survey no.30/1

P.T. Sheet no: 30

SOUTH: By property bearing chalta no. 19-B, P.T. Sheet no: 30.

Bhaich

megha. v. Bhaichkar

ਗੁਰਮਿੰਦਰ. ਟ, ਗੁਰਮਿੰਦਰ.

For Golden Dunes Infra Tech Pvt. Ltd.

Director

...31/-

SCHEDULE-III

All that built up area of 1175 square meters in the form of Apartments in the building to be constructed on the property described in schedule I & II hereinabove.

The above built up area shall be provided in the form of apartments in the building to be constructed in the said properties and each apartment shall have one parking slot and will have the following amenities a) swimming pool b) video door phone c) CCTV camera at the Gate d) Ready kitchen with base cabinets chimney e) Childrens play area, club house, Gym.



Bhaich

megha .N. Bhaichkar

एग्रीमेंट. ७-११३६०२

...32/-

For Golden Dunes Infra Tech Pvt. Ltd.

K. K. K.
Director

SPECIFICATIONS

Structure	: R.C.C. Framed Structure
Walls	: 23 cm laterite stone masonry and 11.5 cm brick masonry.
Plaster	: 1:3 cement mortar 12mm thick internal plaster finished with readymade lambi & 1:3 cement mortar external plaster (sponge finish) with grooves/bands as per design.
Flooring	: 2' x 2' vitrified tiles in bedroom, living room and kitchen. Marble for staircase. Non skid ceramic tiles for bathroom floor, ceramic tiles for dado upto ceiling, rustic tiles for balconies and porches.
Windows	: Powder coated aluminum window frames with 4mm glass.(Mt. Transparent).
Doors	: Main door will be teak wood frame with teak wood shutter, living room, bedroom doors will be sal wood frame with flush door with veneer.
Paint	: External paint – Apex and internal paint OBD.
Plumbing	: CPVC/PVC, fixtures – Jaguar (CP)
Sanitation	: Piping – PVC, Sanitary ware – Cera, Hindware (White).
Electrical	: Wires: Anchor / Finolex / Polycab
Switches	: Anchor (Roma) / SSK Ducting and points for Phone/cable TV/AC/Gyser etc.
Kitchen	: Granite platform with 2' ceramic tiles dado and stainless steel sink.

Bhaich

Megha N. Bhaichar
 4 21 05 2, 7. 21 5 50 2,

For Golden Dunes Infra Tech Pvt. Ltd.

Director

...33/-

IN WITNESS WHEREOF the parties hereto have signed and executed this Agreement for Development & Sale on the date, month and year first hereinabove written.

For Golden Dunes Infra Tech Pvt. Ltd.

Kapil Singh
Director

Bhaidkar
mehta.N.Bhaidkar

११११०२-१-११११०२

११११००२. ८.२११२५००२



SMT. KAMALABAI GOVIND KORGONKAR
alias KAMALABAI G. KORGONKAR
Through her POA Holder
MR. PRABHAKAR DATTARAM BHAIKAR

VENDOR

L. H. F. Prints

R. H. F. Prints



(1) _____

(1) _____



(2) _____

(2) _____



(3) _____

(3) _____



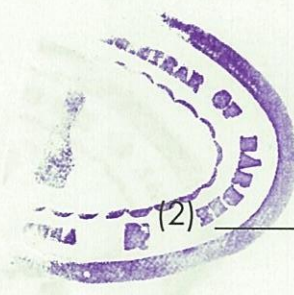
(4) _____

(4) _____



(5) _____

(5) _____



Megha N. Bhaidekar
११११००२. ८.२११२५००२

For Golden Dunes Infra Tech Pvt. Ltd.

...35/-

Kapil Singh
Director



For Golden Dunes Infra Tech Pvt. Ltd.

Kapil Taneja
Director

M/S. GOLDENDUNES INFRA TECH PRIVATE LIMITED

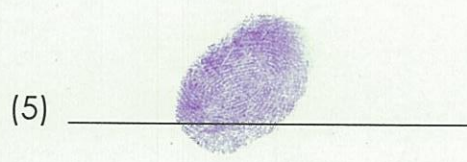
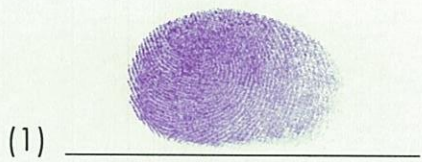
represented by its director

MR. KAPIL TANEJA

"DEVELOPER/BUILDER"

L. H. F. Prints

R. H. F. Prints



Bhaich

गणेशचंद्र-ग.भाई
megha . N. Bhaichogre

For Golden Dunes Infra Tech Pvt. Ltd.

Kapil Taneja
Director



MR. NANDA PRABHAKAR BHAIKAR
alias NANDA BHAIKAR

CONFIRMING PARTY NO.1



L. H. F. Prints

R. H. F. Prints

(1) _____



(1) _____



(2) _____



(2) _____



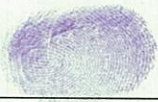
(3) _____



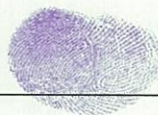
(3) _____



(4) _____



(4) _____



(5) _____



(5) _____



Bhaidkar

महोदय, न. प्र. भैडकर,
मेधा. न. भैडकर

For Golden Dunes Infra Tech Pvt. Ltd.

K. J. ...
Director

...37/-



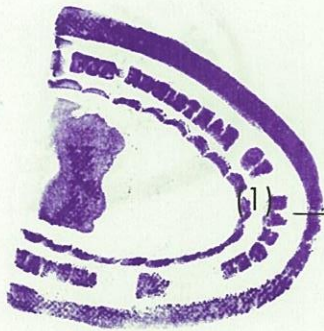
Megha. N. Bhaidkar

Megha. N. Bhaidkar



L. H. F. Prints

R. H. F. Prints



- | | |
|-----------|-----------|
| (1) _____ | (1) _____ |
| (2) _____ | (2) _____ |
| (3) _____ | (3) _____ |
| (4) _____ | (4) _____ |
| (5) _____ | (5) _____ |

Bhaidkar
गणपतर. ५. १११५००२.
Megha. N. Bhaidkar

For Golden Dunes Infra Tech Pvt. Ltd.

Director

...38/-

WITNESSES:

1. Virendra Arlekar Alekar

2. Pritam m Shelgaonkar



Bhaidkar

मेधा . न . भaidkar
मेधा . न . भaidkar

For Golden Dunes Infra Tech Pvt. Ltd.

Director



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Mapusa city

Page No. 1

Date 18/04/2018

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
30	29/42	1613.00			Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced)

[AND POSSESSION OF SMT. ELOTARIA ELUCIDADE D'E MELLO E SA]

R/O. MAPUSA

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

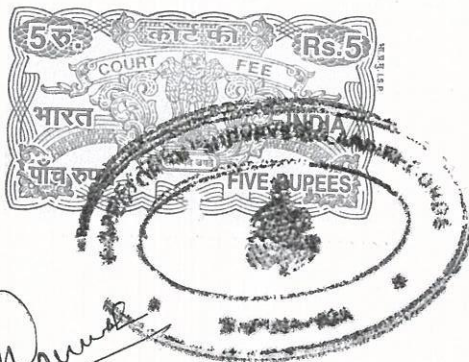
Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
31/07/2017	212229	Deed of Sale	Shri PRABHAKAR DATTARAM BHAIKAR by virtue of Deed of Sale registered on Book 1 Document under registration no BRZ-BK1-02520-2012, CD No BRZD332 on Date 14/06/2012 in the office of the sub registrar of Bardez-Goa.	H	1,613.00

[Bracketed entries indicate Deletion

any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

For Golden Dunes Infra Tech Pvt. Ltd.



Print by:-

Inspector of Surveys and Land Revenue
City Survey, Mapusa

9/2/2018. Ci. No. 250/18.

Megha N. Bhaidkar



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 1

Property Card of Mapusa city

Date 14/04/2018

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
30	30/3	5287.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

[POSSESSION SHRI. GOVIND T. KORGAONKAR]

R/O. MAPUSA

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

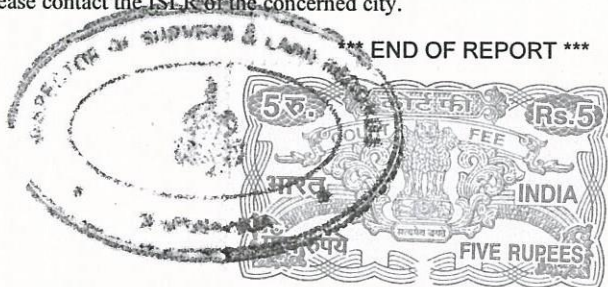
Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
24/06/2013	211456	Deed of Inventory Proceedings (Sale)	Smt KAMLABAI GOVIND KORGAOCAR	H	5,287.00

by virtue of Inventory Proceeding no. 165/99 Order Dated 18/07/2000 passed in the Court of Civil Judge Senior Division at Mapusa Goa.

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.



*** END OF REPORT ***

For Golden Dunes Infra Tech Pvt. Ltd.

Director

Print Generated by:

Harish P. Gawas (F.S)

(RAJESH R. PAI KUCHELKAR)
Inspector of City Survey and Land Records

Mapusa Bardez Goa.



GOVERNMENT OF GOA

Directorate of Settlement and Land Records

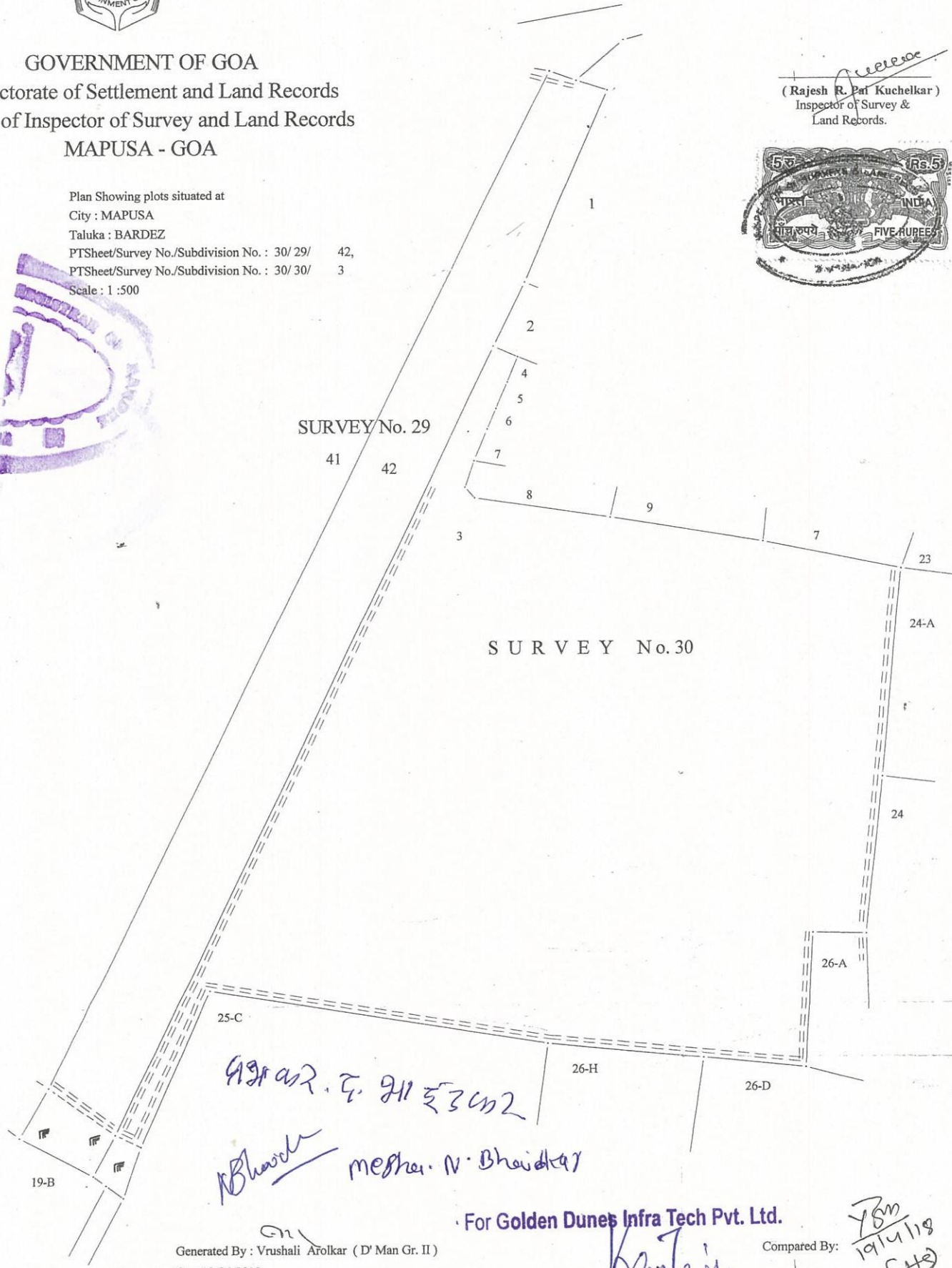
Office of Inspector of Survey and Land Records

MAPUSA - GOA

Plan Showing plots situated at
City : MAPUSA
Taluka : BARDEZ
PTSheet/Survey No./Subdivision No. : 30/ 29/ 42,
PTSheet/Survey No./Subdivision No. : 30/ 30/ 3
Scale : 1 : 500



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



गणना. व. गी. इ. ३०२
Bhaskar *megha. N. Bhaidkar*

For Golden Dunes Infra Tech Pvt. Ltd.

Generated By : Vrushali Afolkar (D' Man Gr. II)
On : 19-04-2018

Compared By: *YBM*
19/4/18
(ATS)

K. J. Patil
Director



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Feb-2021 01:02:55 pm

Document Serial Number :- 2021-BRZ-650

Presented at 01:02:35 pm on 12-Feb-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	975000
2	Registration Fee	1176700
3	Processing Fee	970
Total		2152670

Stamp Duty Required :975000/-















Stamp Duty Paid : 2319855/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>KAPIL TANEJA Director Of GOLDENDUNES INFRATECH PRIVATE LIMITED ,Father Name:Chandra Prakash Taneja, Age: 42, Marital Status: ,Gender:Male,Occupation: Business, Address1 - B-62, Bharat Marg, Gautam Marg, Hanuman Nagar B, Vaishali Nagar, Vaishali Nagar, Jaipur, Jaipur, Rajasthan-302021, Address2 - , PAN No.: [REDACTED]</p>			

Executer






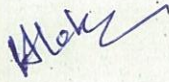
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>NANDA PRABHAKAR BHAIKAR Alias NANDA BHAIKAR , Father Name:Prabhakar Bhaidkar, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, House No.153, Peddem, Behind Vrindawan Hospital, Mapusa, Bardez- Goa, PAN No.: [REDACTED]</p>			
2	<p>NANDA PRABHAKAR BHAIKAR Alias NANDA BHAIKAR , Father Name:Prabhakar Bhaidkar, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, House No.153, Peddem, Behind Vrindawan Hospital, Mapusa, Bardez- Goa, PAN No.: [REDACTED]</p>			
3	<p>MEGHA NANDA BHAIKAR , Father Name:Tulshidas Haldankar, Age: 34, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. A-1, Ward No.7, Gaunsawada, Mapusa, Bardez - Goa, PAN No.: [REDACTED]</p>			

4	MEGHA NANDA BHAIKAR , Father Name:Tulshidas Haldankar, Age: 34, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. A-1, Ward No.7, Gaunsawada, Mapusa, Bardez - Goa, PAN No.:			<i>Megha N. Bhaidkar</i>
5	GOLDENDUNES INFRATECH PRIVATE LIMITED Represented By Its Director KAPIL TANEJA , , Age: , Marital Status: ,Gender:,Occupation: , C-6, Vashisht Matg, Hanuman Nagar, Vaishali Nagar, Jaipur, Rajasthan 302021, PAN No.:			<i>For Golden Dunes Infra Tech Pvt. Ltd. Kapil Taneja Director</i>
6	GOLDENDUNES INFRATECH PRIVATE LIMITED Represented By Its Director KAPIL TANEJA , , Age: , Marital Status: ,Gender:,Occupation: , C-6, Vashisht Matg, Hanuman Nagar, Vaishali Nagar, Jaipur, Rajasthan 302021, PAN No.:			<i>Golden Dunes Infra Tech Pvt. Ltd. Kapil Taneja Director</i>
7	KAPIL TANEJA Director Of GOLDENDUNES INFRATECH PRIVATE LIMITED , Father Name:Chandra Prakash Taneja, Age: 42, Marital Status: ,Gender:Male,Occupation: Business, B-62, Bharat Marg, Gautam Marg, Hanuman Nagar B, Vaishali Nagar, Vaishali Nagar, Jaipur, Jaipur, Rajasthan-302021, PAN No.:			<i>Golden Dunes Infra Tech Pvt. Ltd. Kapil Taneja Director</i>
8	KAPIL TANEJA Director Of GOLDENDUNES INFRATECH PRIVATE LIMITED , Father Name:Chandra Prakash Taneja, Age: 42, Marital Status: ,Gender:Male,Occupation: Business, B-62, Bharat Marg, Gautam Marg, Hanuman Nagar B, Vaishali Nagar, Vaishali Nagar, Jaipur, Jaipur, Rajasthan-302021, PAN No.:			<i>For Golden Dunes Infra Tech Pvt. Ltd. Kapil Taneja Director</i>
9	PRABHAKAR DATTARAM BHAIKAR , Father Name:Dattaram Bhaidkar, Age: 73, Marital Status: ,Gender:Male,Occupation: Other, 153, Karaswada, Indira Nagar, Tivim, Mapusa, Bardez-Goa., PAN No.: , as Power Of Attorney Holder for KAMALABAI GOVIND KORGAONKAR Alias KAMALABAI G KORGAONKAR			<i>Kamla Bai G. Korgaonkar</i>
10	PRABHAKAR DATTARAM BHAIKAR , Father Name:Dattaram Bhaidkar, Age: 73, Marital Status: ,Gender:Male,Occupation: Other, 153, Karaswada, Indira Nagar, Tivim, Mapusa, Bardez-Goa., PAN No.: , as Power Of Attorney Holder for KAMALABAI GOVIND KORGAONKAR Alias KAMALABAI G KORGAONKAR			<i>Kamla Bai G. Korgaonkar</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Name: Pritam Shetgaonkar, Age: 44, DOB: , Mobile: 9422446853 , Email: , Occupation: Business , Marital			

1	Status : Married , Address:403507, H No 960 Munang wada Morjim, h No 960 Munang wada Morjim, Morgim, Pernem, NorthGoa, Goa			
2	Name: Virendra Uttam Arlekar, Age: 53, DOB: 1967-08-29, Mobile: 9921939400, Email: , Occupation: Business, Marital status : Married, Address:403507, Mapusa, Bardez, NorthGoa, Goa			


Sub Registrar
SIS REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-650



Document Serial No:-2021-BRZ-650

Book :- 1 Document
Registration Number :- **BRZ-1-625-2021**
Date : 12-Feb-2021

f 12/02/2021

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

SUB-REGISTRAR
BARDEZ

