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SUN ESTATES DEVELOPE
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For CITIZENCREDIT™
CO-OP. BANK LTD.

Authorised Signatory

Name of Purchaser: SUN ESTATES DEVELOPERS LLP



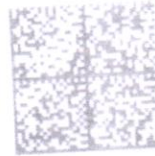
Sr. No. 7023-BR2-2890
12/06/2023

AGREEMENT FOR JOINT VENTURE DEVELOPMENT

For SUNFLOWER SMART PRIVATE LIMITED

Authorised Signatory, Director

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For CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorized Signatory

Name of Purchaser: SUN ESTATES DEVELOPERS LLP



AGREEMENT FOR JOINT VENTURE DEVELOPMENT

For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorized Signatory / Director

This Agreement for Joint Venture Development is executed at Mapusa before the Office of the Sub-Registrar of Bardez, Taluka Registration and Sub-District of Bardez, District of North Goa, State of Goa on this **Twelfth day of the month of June in the year Two Thousand and Twenty Three-(12/06/2023);**

BETWEEN



SUN ESTATES DEVELOPERS LLP, a Limited Liability Partnership Firm duly formed/Incorporated on 10/08/2018 and Registered under LLP Identification No. AAN-1325 with Ministry of Corporate Affairs, Registrar, Goa at Company Law Bhawan, EDC Complex, Plot No.21, Goa-403001, India Assessed with PAN Card bearing No. and Holding GST No.30ADTFS2641F1Z5 having its Registered Office at H.No.331/3, Opposite Bank of India, Bhati Wada,

For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorised Signatory / Director

Nerul, Bardez, North-Goa, Goa - 403114,

REPRESENTED THROUGH ITS MANAGER – ADMIN

VIDE BOARD RESOLUTION DATED 12/05/2023,

MR. SIDHARTH MORAJKAR alias MORAJKAR

SIDHARTH, son of late Sagun D. Morajkar alias Sagon

Datta Morajkar, aged 47 years, Married, Service,

holding Aadhar card bearing No. and

PAN Card bearing No. , Indian National and

resident of House No. 1679(43/13), Saipem, Near

Vollyball Court Candolim, Bardez, North- Goa, Goa-

403515; hereinafter jointly referred to as the "**FIRST**

PARTY (DEVELOPER)" (which expression shall,

wherever the context requires unless repugnant to the

meaning thereof, be deemed to mean and include its

Legal Representatives, Executors, Administrators,

Transferees and Assigns) of the **FIRST PART**.

AND

For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorised Signatory / Director

M/S SUNFLOWER TRADEMART PRIVATE LIMITED,

a Private Company Limited by shares incorporated on 30/12/2011 under the Companies Act, 2013 (18 of 2013) vide Certificate of Incorporation dated 30/12/2011 bearing Corporate Identity Number as U51101MH2011PTC225611 issued by the Registrar of Companies, Maharashtra, Mumbai, Assessed to PAN bearing No. , Having its Registered Office at A-

08, Nutan Abhishek Co-op. Housing Society Limited, Lokhandwala Complex, Plot No. 12, Cross Road No. 2, Andheri West, Mumbai City, India -400053

Represented by **MR. BASAVRAJ APPANNA SANADI** alias **SANDI BASAVRAJ APPANA**, aged 43 years, Son of Mr. Appanna Sandi alias Appanna Sanadi, Married, Service, Holding Aadhaar card bearing No. and PAN Card bearing No.

, Indian National and Resident of Flat No.

FF-2, Kalpa Apartment, Sastiwada, Bordem, Bicholim,



For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorised Signatory / Director

North-Goa, Goa-403504, Authorized vide Resolution dated **19/04/2023**, referred to as the "**SECOND PARTY (OWNERS)**" (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include its successors and assigns) of the **SECOND PART**.

WHEREAS there exists ALL THAT IMMOVABLE PROPERTY known as "**COUBATTA**" or "**CULLACHEM BATTA**", situated at Village Pilerne, within the limits of Village Panchayat of Pilerne, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, surveyed under Survey No. **216/1**, which property is Described in the Land Registration Office of Ilhas under No. 17552 at folio 150 of Book B-46 New and is found Enrolled in the Taluka Revenue Office



For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorized Signatory / Director

under No. 2034, admeasuring **24,775 sq. mts.**, which property is more particularly described in Schedule I hereunder written and hereinafter referred to as the **"SAID BIGGER PROPERTY"**.

AND WHEREAS the **SECOND PARTY** acquired title to a part of the **SAID BIGGER PROPERTY** in the following manner:

AND WHEREAS the **SAID BIGGER PROPERTY** originally belonged to Eugenio De Souza.

AND WHEREAS said Eugenio De Souza passed away on 22/11/1946 and his wife, Ritinha Joaquinha Francisca Viegas e Souza passed away on 15/12/1993 leaving behind the following legal heirs:

- (a) Mr. Francisco Xavier Maria Olimpia de Souza married to Mrs. Silas de Souza alias Sheila D'Souza.
- (b) Mrs. Antonia Carmina Adriana D'Souza married to Mr. Francis Xavier Victor D'Souza
- (c) Ms. Libia Maria D'Souza (unmarried)
- (d) Sr. Janet D'Souza alias Olga D'Souza (unmarried)

AND WHEREAS said Francisco Xavier Maria Olimpia de Souza passed away on 13/10/1973 leaving behind his widow and moiety holder, said Silas de Souza alias Sheila D'Souza and his only son namely Mr. Eugene Joseph Andrew Avelino D'Souza



For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorised Signatory / Director

alias Eugene D'Souza as his Sole and universal legal heirs.

AND WHEREAS upon the death of the said Eugenio De Souza and his wife, Ritinha Joaquina Francisca Viegas e Souza and Francisco Xavier Maria Olimpia de Souza, an Inventory Proceedings bearing No. 81/94 was initiated before the Court of the Civil Judge Senior Division at Mapusa – Goa by the said Silas de Souza alias Sheila D'Souza and the **SAID BIGGER PROPERTY** was listed as THIRD PROPERTY at **Item No. 3** in the LIST OF ASSETS.

AND WHEREAS Vide Order dated 02/12/1994 passed in the Inventory Proceedings bearing No. 81/94 by the Court of the Civil Judge Senior Division at Mapusa-Goa, Chart of Allotment dated 24/11/1994 was confirmed wherein the **SAID BIGGER PROPERTY** was allotted in favour of the said Silas de Souza alias Sheila D'Souza; Antonia Carmina Adriana D'Souza married to Francis Xavier Victor D'Souza; Libia Maria D'Souza and Sr. Janet D'Souza alias Olga D'Souza.

AND WHEREAS Vide Deed of Sale dated 23/05/2005, registered before Sub-Registrar of Bardez, Mapusa – Goa under Registration No. 2465



For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorized Signatory / Director

at pages 149 to 177 of Book No. I, Volume No. 1313 dated 16/06/2005, the said Mrs. Silas de Souza alias Sheila D'Souza along with her son, Mr. Eugene Joseph Andrew Avelino D'Souza alias Eugene D'Souza and his wife, Mrs. Doris Anne D'Souza; Mrs. Antonia Carmina Adriana D'Souza and her husband, Mr. Francis Xavier Victor D'Souza; Miss Libia Maria D'Souza and Sr. Janet D'Souza alias Olga D'Souza sold the **SAID BIGGER PROPERTY** in favour of Mr. Jose Inacio Guido De Loyola Furtado.

AND WHEREAS Vide Deed of Sale dated 03.01.2023, registered before Sub-Registrar of Bardez, Mapusa – Goa, the said Mr. Jose Inacio Guido De Loyola Furtado and his wife, Mrs. Marta Cota E Loyola Furtado sold a **PLOT** admeasuring **9987 square meters** forming part of the **SAID BIGGER PROPERTY** which plot is hereinafter be referred to as the "**SAID PROPERTY**" and is more particularly described in **SCHEDULE-II**, in favour of the **SECOND PARTY** hereinabove with a consideration of the **SECOND PARTY**, developing, demarcating and selling two plots bearing Plot No. 8 admeasuring 420 square meters (valued @ Rs.75,00,000/-lacs) and Plot No. 9 admeasuring 428 square meters (valued @ Rs.75,00,000/- lacs) and



For SUNFLOWER TRADEMARK PRIVATE LIMITED

Authorised Signatory / Director

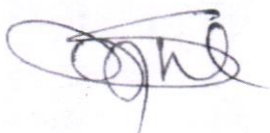
constructing two villas of having super built-up area of **400 sq. mts.** each on the said plots valued @ Rs. 2,65,00,000/- (crores), which property is identified in red in the plan annexed hereto as Annexure A-1.

AND WHEREAS vide Agreement for Sale dated 03.01.2023, the **SECOND PARTY** agreed to develop, construct the Plot Nos. 8 and 9 along with the villas in terms of the specifications agreed to in the said agreement and transfer in favour of original owners namely, Mr. Jose Inacio Guido De Loyola Furtado and his wife, Mrs. Marta Cota E Loyola Furtado as payment of part consideration for sale of the **SAID PROPERTY** in favour of the **SECOND PARTY**.

AND WHEREAS on purchase of the **SAID PROPERTY** supra, the **SECOND PARTY** has got its name mutated in the revenue records and that it is in vacant, peaceful and unencumbered possession and enjoyment thereof.

AND WHEREAS being interested in offering the **SAID PROPERTY** for development and sale to the **FIRST PARTY**, the **SECOND PARTY** has made the following representations:

- a. The **SECOND PARTY** has become the absolute Owner of the **SAID PROPERTY** in the




For SUNFLOWER TRADEMART PRIVATE LIMITED

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aforementioned manner and that the title of the **SECOND PARTY** to the **SAID PROPERTY** is good, clear, marketable, valid and subsisting and that no one else has any right, title, claim or share therein and that the **SECOND PARTY** has not entered into any Agreement for Sale, Transfer or Development of the **SAID PROPERTY** with anyone else and nor is the **SAID PROPERTY** subject matter of any will or gift, memorandum of understanding (oral or written) or any other writing by whatever name called, creating any third party right in favour of any third party.

- b. There is no impediment to enter into this agreement under any law or contract nor is the **SAID PROPERTY** a land in which there is any statutory prohibition on sale/development/conveyance, and the **SAID PROPERTY** is not subject to any acquisition proceedings or encumbrance, howsoever remote, of any kind and the **SAID PROPERTY** has not been mortgaged or offered as a collateral for securing any loan or for obtaining any advance whatsoever from any individual, Bank or Financial Institution and it is not subject to any statutory or any other charge for payment of income tax, gift tax.



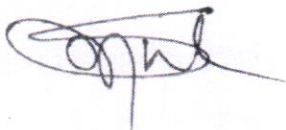
For SUNFLOWER TRADEMARK PRIVATE LIMITED



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- c. There is and/or was no statutory bar or prohibition to acquire/hold the **SAID PROPERTY** including and not limited to any provisions under the GOA Town & Country Planning Act, Goa Land Revenue Act or any other provision of law applicable to the **SAID PROPERTY**.
- d. The **SECOND PARTY** is in actual physical and vacant possession of the **SAID PROPERTY** and that the **SECOND PARTY** has not parted with the possession in any manner including and not limited to by any agreement of tenancy or lease. The **SECOND PARTY** has also not ceded any right of way or any other restriction or easement by whatever name called on the **SAID PROPERTY**.
- e. The **SECOND PARTY** has paid all the property taxes and all other levies by whatever name called, till this date.

AND WHEREAS the **FIRST PARTY** has conceived the development scheme of plots with villas consisting of 16 Nos. of plots with villas (hereinafter referred to as the **SAID PROJECT**).



For SUNFLOWER TRADEMART PRIVATE LIMITED


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AND WHEREAS out of the said villa plots, Plot No. 8 and Plot No. 9 more particularly described in Schedule-III hereunder shall be the entitlement of the Original Owners namely Mr. Jose Inacio Guido De Loyola Furtado and his wife, Mrs. Marta Cota E Loyola Furtado in terms of the Deed of Sale dated 03.01.2023 read with Agreement for Sale cum Construction dated 03.01.2023

AND WHEREAS on the basis of the above representations, the **FIRST PARTY** has offered to the **SECOND PARTY** to jointly develop the **SAID PROPERTY** by constructing thereon residential Complex (hereinafter referred to as the "**SAID PROJECT**") comprising of 16 VILLAS on the respective plots under a Joint Venture on the basis of mutual shares in the ratio of **56% (FIRST PARTY)** equivalent to 9 villas with plots in favour of **FIRST PARTY: 44% (SECOND PARTY)** equivalent to 7 Villas with plots, out of which 5 Villas are Fully furnished and 2 villas are unfurnished i.e. Villas constructed on plot no. 8 and 9 in favour of **SECOND PARTY**.

AND WHEREAS the **SECOND PARTY** has agreed to sell to the **FIRST PARTY** 9 nos. of the plots in the **SAID PROPERTY** in lieu of the **FIRST PARTY** constructing the said complex and handing over 7 Villas



For SUNFLOWER TRADEMART PRIVATE LIMITED



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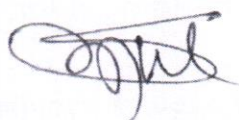
with respective plots, out of which 5 Villas are Fully furnished and 2 villas are unfurnished i.e. Villas constructed on plot no. 8 and 9 after obtaining occupancy certificate from concerned government authority to the **SECOND PARTY**.

NOW THEREFORE THIS AGREEMENT WITNESSETH
AND IT IS HEREBY AGREED AND UNDERSTOOD
BETWEEN THE PARTIES HERETO AS UNDER:

1. RECITALS

The Parties do hereby jointly and severally declare and confirm that whatever is recited hereinabove in respect of the **SAID PROPERTY** shall be treated as representations, warranties and declarations on the part of the Parties and the same shall form an integral part of the operative portion of this Agreement as if the same are reproduced herein verbatim. The **FIRST PARTY** has agreed to enter into this and has verified the Title hold by the **SECOND PARTY** and is satisfied that the **SECOND PARTY** is holding clear and marketable title of the **SAID PROPERTY** and of the development rights thereof; and is legally entitled to transfer rights in the favour of the **FIRST PARTY**.

2. THE JOINT VENTURE:



For SUNFLOWER TRADEMART PRIVATE LIMITED



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a. The **FIRST PARTY** and the **SECOND PARTY** do hereby form and constitute this joint venture for the **SAID PROJECT**.

b. All the terms and conditions of this agreement and the clauses detailed herein below constitute and form part of the **JOINT VENTURE AGREEMENT**.

3. THE SAID PROJECT:

a. The **FIRST PARTY** shall develop the **SAID PROPERTY** as per Annexure-A attached hereto by constructing thereon residential scheme(s) of 16 nos of Villas with respective plots.

b. The construction of Villas agreed to be allotted to the **FIRST PARTY** and the **SECOND PARTY** shall commence simultaneously after obtaining requisite permissions/sanctions/licenses from all the concerned authorities. Stages of construction activities shall be at the same stages at all the times during the construction period right from the start to end of the project.

c. The **FIRST PARTY** have conceptualized the **SAID PROJECT** within the framework of, and parameters permissible, in law.

d. The **FIRST PARTY** shall obtain all necessary sanctions and final approvals from all the



For SUNFLOWER TRADEMART PRIVATE LIMITED

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concerned authorities for construction of the **SAID PROJECT** in the **SAID PROPERTY**.

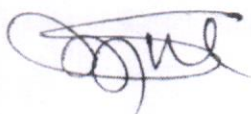
4. THE CONTRIBUTION OF THE FIRST PARTY AND THE SECOND PARTY UNDER THE JOINT VENTURE:

- a. The primary obligation and contribution of the **SECOND PARTY** shall be to bring into this joint venture the **SAID PROPERTY**, which the **SECOND PARTY** hereby does with the execution of this Agreement.
- b. The primary obligation and contribution of the **FIRST PARTY** shall be to invest all monies in terms of this Joint Venture Agreement and other resources as the **FIRST PARTY** may deem necessary for, and to undertake and complete, the **SAID PROJECT**.
- c. After execution of this Agreement, the **FIRST PARTY** shall invest an amount as may be required towards development cost of the **SAID PROJECT** till the completion of the **SAID PROJECT**.

5. RIGHTS OF PARTIES IN RESPECT THEREOF:

- a. In consideration of the respective promises, obligations and contributions, the **SECOND PARTY** shall get 7 nos of VILLAS in the **SAID**

For SUNFLOWER TRADEMART PRIVATE LIMITED



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PROJECT with respective plots (hereinafter referred to as owner premises") on ownership basis," which villas with plots are more particularly described in **Schedule-III** hereunder and which villas are identified in red in the plan annexed hereto as Annexure A-2 and to retain 7 numbers of plots in the **SAID PROPERTY**.

- b. In consideration of the respective promises, obligations and contributions, the **FIRST PARTY** shall get 9 in numbers of VILLAS in the **SAID PROJECT** on ownership basis (hereinafter referred to as "**DEVELOPER PREMISES**") with the respective plots in the **SAID PROPERTY**, hereinafter referred to as the "**DEVELOPER PREMISES**". The villas with plots allotted to the **FIRST PARTY** are more particularly described in **Schedule- IV** which villas are identified in green in the plan annexed hereto as Annexure A-2

6. ROLES, RESPONSIBILITIES, OBLIGATIONS AND COVENANTS OF THE SECOND PARTY

The **SECOND PARTY** shall be liable and obliged to discharge the following independent and mutually exclusive obligations and covenants at the cost of the **SECOND PARTY** (unless expressly specified



For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorised Signatory / Director

otherwise) in terms of the Title of the **SAID PROPERTY**:

- a. The **SECOND PARTY** shall at all times during the tenure of this Agreement and thereafter for the benefit of the villa Purchasers, maintain the **SECOND PARTY's** title to the **SAID PROPERTY** (subject only to the rights and entitlements of the **FIRST PARTY** as are set out herein) unimpeachable, good, marketable and subsisting, free from any encumbrance, charge, lien, or claims whatsoever.
- b. The **SECOND PARTY** shall make available original deeds and documents of title of the **SAID PROPERTY** to the **FIRST PARTY** and/or the prospective purchasers as and when required.
- c. The **SECOND PARTY** shall fully co-operate with the **FIRST PARTY**, at the cost of the **FIRST PARTY**, in discharge of the obligations of the **FIRST PARTY** to develop the **SAID PROPERTY** as provided herein and on terms and conditions appearing herein.
- d. The **SECOND PARTY** shall be liable to convey the plots corresponding to the "**DEVELOPER PREMISES**" in the **SAID PROPERTY** in favour of the **FIRST PARTY** or their Nominees/Assigns or



For SUNFLOWER TRADEMART PRIVATE LIMITED

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prospective purchasers after receipt of the Occupancy Certificate in respect of the Project land. Provided that all costs and expenses incidental thereto shall be borne and paid by the **FIRST PARTY** or the purchasers of premises in the said Complex.

- e. The prospective purchasers of the **SECOND PARTY** shall be entitled to mortgage their rights in respect of the part of the property agreed to be purchased to avail of finance facility from any bank / financial institution / NBFC's.

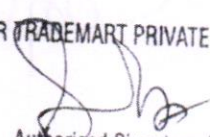
7. ROLES, RESPONSIBILITIES, OBLIGATIONS AND COVENANTS OF THE FIRST PARTY:-

The **FIRST PARTY** shall be liable and obliged to discharge the following independent and mutually exclusive obligations and covenants at the cost of the **FIRST PARTY** (unless expressly specified otherwise)

- a. The **FIRST PARTY** shall be responsible for planning and designing of the said Complex and the premises therein. Notwithstanding a power of attorney which may be executed by the **SECOND PARTY** in favour of the **FIRST PARTY** as is set out herein, the **SECOND PARTY** shall,



For SUNFLOWER TRADEMART PRIVATE LIMITED


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whenever called upon by the **FIRST PARTY**, duly sign all applications, declarations, affidavits and any other writing by whatever name called, which may be necessary for the purpose of obtaining all approvals, etc.

b. **Approvals**

- i. The **FIRST PARTY** shall obtain Approved Plans and Construction License/ Sanctions/ Permissions/ Orders in respect of the **SAID PROPERTY**.
- ii. The **FIRST PARTY** shall with the active cooperation and assistance of the **SECOND PARTY**, but at the **FIRST PARTY'S** cost, obtain all the approvals for the construction of the **SAID PROJECT** including but not limited to the following:
 - (i) Final Sub-Divisional Approval from TCP Department and from Panchayat;
 - (ii) Technical Clearance for all the villas to be constructed in the **SAID PROJECT**;
 - (iii) Construction license for all the villas;
 - (iv) Completion Certificate for all the villas;
 - (v) Occupancy Certificate for all the villas from the Concerned Authorities.
 - (vi) Health and Fire NOC
 - (vii) such other and further



For SUNFLOWER TRADEMART PRIVATE LIMITED

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licenses/permissions/ NOC's as may be required from time to time and as prescribed by Government of Goa and/or local authorities including the Village Panchayat of Pilerne.

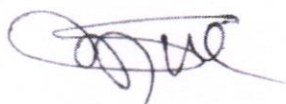
iii. Payment of all refundable and non-refundable deposits payable to any authority whatsoever for the purpose of obtaining any approval and development of the **SAID PROPERTY** shall be borne and paid by the **FIRST PARTY**. The **FIRST PARTY** alone shall be entitled to receive the refund if any of the said deposits.

iv. All cost pertaining to obtaining the revised approvals, completion or occupation certificate upon completion of the construction by the **FIRST PARTY** as per the approved plans shall be borne by the **FIRST PARTY**.

v. The **FIRST PARTY** has obtained final Sub-Division Approval bearing reference number TPB/8478/PIL/TCP-23/4809 dated 06.06.2023 from the office of The Senior Town Planner Mapusa Bardez Goa.

vi. The **FIRST PARTY** shall further obtain the following Approvals within a period of 3 months

For SUNFLOWER TRADEMART PRIVATE LIMITED



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from the date of obtaining final sub-division approval:

- i. Technical Clearance Order; and
- ii. Construction License

vii. The **FIRST PARTY** shall be entitled to modify the plan already submitted to/approved by the concerned authorities, or submit fresh plans from time to time as may be decided by the **FIRST PARTY** without materially affecting the benefits accruing to the Project and the Parties herein only after obtaining prior written consent from the **SECOND PARTY**

viii. The **FIRST PARTY** shall Provide one set of Certified copy/ true copy of all the approvals obtained from the concerned government authority to the **SECOND PARTY** and shall also provide copies of Architectural drawing, RCC drawing, MEP Drawing etc.

ix. The **FIRST PARTY** shall develop the **SAID PROPERTY** inter alia by full exploitation of the Development Potential thereof, strictly as per the plans sanctioned and approved by the Competent Authority and in compliance with all



For SUNFLOWER TRADEMARK PRIVATE LIMITED

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applicable Local Laws/Rules and Regulations of the said Authority;

x. The **FIRST PARTY** shall be at liberty to develop the **SAID PROPERTY** either by self or by entrusting the work or any part thereof to any contractor. However, the **FIRST PARTY** shall be responsible for due performance of its contractors and appointees. The **FIRST PARTY** shall appoint Architects, RCC consultant, Landscaping Consultants and all other Professionals of necessary experience and expertise.

xi. In the event that in future (during the course of implementation of the Project as provided herein) the FAR is increased / or purchase of the same is possible with suitable permission/sanction from the Town & Country Planning Authority/ Statutory Authority to construct additional built area in the said complex or on the **SAID PROPERTY** ("**Additional FAR**"), the benefit of the said additional built area shall accrue to the **FIRST PARTY** and the **SECOND PARTY** in terms of the same ratio mentioned in this Agreement.



For SUNFLOWER TRADEMART PRIVATE LIMITED

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- xii. The **FIRST PARTY** shall register the **SAID PROJECT** with RERA authorities. The **FIRST PARTY** shall comply with all the requirements of RERA.
- xiii. The **FIRST PARTY** hereby covenants that it is aware about the agreement for sale executed by the **SECOND PARTY** with the original owners namely Mr. Jose Inacio Guido De Loyola Furtado and his wife, Mrs. Marta Cota E Loyola Furtado for development and construction of villas on Plot 8 and 9. Time being the essence, of this Development Agreement the entire responsibility and liability for development of the said plots 8 and 9 and construction of villas in terms of specifications agreed thereunder shall be solely that of the **FIRST PARTY** and the **SECOND PARTY** shall not in any way be liable for the same.
- xiv. Upon receiving final NOC/ occupancy certificate from the concerned Government department, **FIRST PARTY** shall transfer/ convey plot no. 8 and 9 along with the respective Villas on the said plots, in favor the original owners namely Mr. Jose Inacio Guido De Loyola Furtado and his wife, Mrs. Marta Cota E Loyola Furtado.



For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorized Signatory / Director

xv. The Registration fee and the Stamp duty payable towards the transfer/ conveyance of plot no. 8 and 9 along with the respective Villas constructed on the said plots, in favor the original owners namely Mr. Jose Inacio Guido De Loyola Furtado and his wife, Mrs. Marta Cota E Loyola Furtado shall exclusively borne by the **FIRST PARTY**.

xvi. The **FIRST PARTY** shall be entitled to avail off any financial facility from financial institution / banks / NBFC's as the **FIRST PARTY** deems fit and proper for the purpose of obtaining construction finance in respect of this Joint Venture by creating a charge / mortgage of all its rights / entitlements / share in respect of the **SAID PROPERTY** i.e. and more specifically the allotted 9 plots as described in Schedule-IV herein under, in terms of this agreement for joint venture development only after obtaining written consent from the **SECOND PARTY**. The **FIRST PARTY** shall not be entitle to create any charge / mortgage in respect of the Plots/villas allotted to the **SECOND PARTY** as specified in Schedule-III herein under.

xvii. The prospective purchasers of the **FIRST PARTY** shall be entitled to mortgage their rights in



For SUNFLOWER TRADEMART PRIVATE LIMITED

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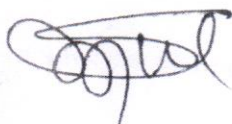
respect of the part of the property agreed to be purchased to avail of finance facility from any bank / financial institution / NBFC's.

8. APPROPRIATION OF PROCEEDS OF SALE

The proceeds from booking received from the **SAID PROJECT** shall be appropriated and/or adjusted in terms of the allotment of the units to the respective parties in as much as if the booking is in respect of the units of the **FIRST PARTY**, then the amount will be appropriated by the **FIRST PARTY** and if the booking is in respect of the units allotted to the **SECOND PARTY**, then the amount will be appropriated by the **SECOND PARTY**. The payment shall be made in terms of the RERA Regulations and to the extent permissible under the same.

9. TAXES

- a. All rates, taxes, charges, assessments, duties, land revenue and other outgoings in respect of the entire property upto the date of execution of this Agreement have been paid by the **SECOND PARTY**. In the event that such charges have not been paid by the **SECOND PARTY**, the **SECOND PARTY** undertake to pay the same immediately. Further the **SECOND PARTY** represent and warrant that they will be responsible and liable



For SUNFLOWER TRADEMART PRIVATE LIMITED



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for the payment of all arrears or outstanding rates, taxes, charges, assessments, duties, arrears and outgoings in respect of the entire property for the period upto the date of execution of this Agreement. All rates, taxes, charges, assessments, duties, land revenue and other outgoings relating to the area occupied by the developmental property after the date of the execution of the Agreement shall be borne by the **FIRST PARTY**.

- b. The GST shall be borne by the respective parties as applicable. The GST in respect of the owner premises shall be borne by the **SECOND PARTY** or its Respective Purchasers. In the event GST is payable on the unsold premises allotted to the **SECOND PARTY** in terms of this Agreement. **SECOND PARTY** shall undertake to discharge or reimburse the GST liability arising out of such unsold portion

10. VARIATIONS IN PLANS.

- a. The **FIRST PARTY** shall carry out such variations and alterations in the **SAID PROJECT**, building plans or in the layout of the Villas including relocating the open space/all structures/buildings/ garden spaces and /or varying the

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location of the access of the **SAID PROJECT**, as the exigencies of the situation and the circumstances of the case may require, However In case of any variations and alterations pertaining to the Villas hold /owned by the **SECOND PARTY** more particularly described in **Schedule- III**, the **FIRST PARTY** shall take prior written permission/ consent of the **SECOND PARTY**.


- b. The **FIRST PARTY** is entitled to revise the specifications relating to the exterior of the **SAID PROJECT** and/or all common structures, areas, amenities in and around **SAID PROJECT**. In case of revision in specification pertaining to the villas hold /owned by the **SECOND PARTY** more particularly described in **schedule- III**, the **FIRST PARTY** shall take prior written permission from the **SECOND PARTY**.

11. COMPLETION OF PROJECT

- a. The **FIRST PARTY** shall do all that is necessary to complete the project within 25 months with a grace period/extension of 6 months from the date of execution of this Agreement. The Date of completion of the project fixed as 30th November,



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2025 in accordance with the Agreement for sale cum Construction dated 03/01/2023.

b. The **FIRST PARTY** hereby agree and undertake that the **SAID PROJECT** shall be completed in terms of this Agreement even if no bookings are made for the **SAID PROJECT**.

c. In respect of the delivery of possession of the **OWNER PREMISES** by the **FIRST PARTY** to the **SECOND PARTY**:

i) The same shall be done only after the **FIRST PARTY** has obtained an occupancy certificate from the concerned authority in respect of the unit(s) to be handed over.

ii) Once the **OWNER PREMISES** are ready in all respects to be handed over as aforesaid, the **FIRST PARTY** shall inform the **SECOND PARTY** in writing, unless the **SECOND PARTY** waive this requirement in writing or by conduct, by Registered A.D. Post calling upon the **SECOND PARTY** to take possession of the **SAID PREMISES** and to complete all formalities in respect thereof within 15 days from the date of receipt of the said letter.



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iii) The delivery of possession shall be acknowledged in writing by the **SECOND PARTY** to the **FIRST PARTY** and the actual delivery of possession shall be given to the **SECOND PARTY** simultaneously upon the **SECOND PARTY**, or their agent, signing and handing over the letter of acknowledgement to **FIRST PARTY**.

iv) In the event, the **SECOND PARTY** refuse, fail or neglect to take delivery of possession of any or all of the units within 15 days from the date of receipt of the aforesaid letter, without justifiable and reasonable cause, the **FIRST PARTY** shall be deemed to have fulfilled his obligation under this agreement and in law in respect of handing over the **SAID PREMISES** on the expiry of the 15 days from the date of receipt of the said letter.

v) It is the duty of the **SECOND PARTY** to inspect and verify and satisfy themselves of the quality of construction of the **SAID PREMISES** and that the same confirms to the details/specifications agreed herein, and that the **SAID PREMISES** is free from all defects and deficiencies.



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vi) Upon completion of the respective stage/slab or works as stated above, the **SECOND PARTY** shall be precluded and will not be entitled to make any complains or claims regarding defective or deficient work(s) in respect of the said stage/slab or the said works.

vii) It is the duty of the **SECOND PARTY** and the **SECOND PARTY** shall at the time of taking delivery of the **SAID PREMISES**, to inspect, verify, the **SAID PREMISES** or cause the same to be inspected, verified, and satisfy themselves that the **SAID PREMISES** is complete in all respects. The letter acknowledging delivery of possession shall signify, and will be treated as an acknowledgment.

viii) If within a period of five years from the date of handing over the said 7 nos of VILLA's allotted to the **SECOND PARTY**, the **SECOND PARTY** brings to the notice of the **FIRST PARTY** any structural defect in the said Villa's or any defects on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the **FIRST PARTY** at his own cost and in case it is



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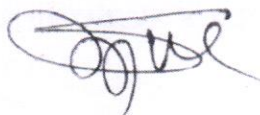
not possible to rectify such defects, then the **SECOND PARTY** shall be entitled to receive from the **FIRST PARTY** compensation for such defect in the manner as provided under the RERA Act.

ix) In case the **SECOND PARTY** carries out any work within the said 7 nos VILLA'S after taking possession, resulting in cracks and dampness, or any other defect within or to the adjoining Villa's then in such an event the **FIRST PARTY** shall not be liable to rectify or pay compensation. But the **FIRST PARTY** may offer services to rectify such defects at nominal charges.

x) Cracks/dampness shall not be considered as defective work. The **FIRST PARTY** shall not be responsible for colour/ size variations in flooring tiles, glazed tiles or any natural stones like marble, granite, or any sanitary fitting etc.

xi) Under no circumstances shall the **SECOND PARTY** be entitled to claim and the **FIRST PARTY** be made liable to pay any amount towards the cost, expenses or charges of repairing or curing any defects undertaken or carried out by the **SECOND PARTY** without the prior written consent of the **FIRST PARTY**.

For SUNFLOWER TRADEMART PRIVATE LIMITED



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xii) The **FIRST PARTY** shall not incur any liability if the **FIRST PARTY** is unable to deliver possession of the **SAID PREMISES** or delays in making payment as aforesaid within the time stipulated above if the construction or completion thereof or the payment is delayed by reasons of force majeure conditions including non-availability of material or by reason of war, pandemic, endemic, civil commotion or any act of God or if the non-delivery of possession is due to or is a result of any Act, Rule, Regulation, Notice, Order, Notification or Circular of the Government of Goa or the Central Government or due to any legal proceedings in any court/tribunal, and/or any competent authority or other reasons beyond the control of the **FIRST PARTY** and in any of the aforesaid events, the **FIRST PARTY** shall be entitled to a reasonable extension of time for handing over/delivery of the possession of the **SAID PREMISES** or making the payment.

xiii) With effect from execution of this Agreement, In respect of their respective premises/ units in the **SAID PROJECT**, including their respective plots in the **SAID PROPERTY**,



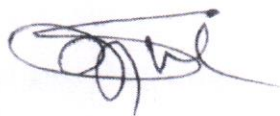
For SUNFLOWER TRADEMART PRIVATE LIMITED

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each party shall be free to deal with and dispose of their respective unit(s) in the **SAID PROJECT**, including entering into Memorandum(S) of Understanding, Agreement(S) or Deed(s) with any person, thereby selling, , or agreeing to sell, let out or otherwise transfer or put another person in possession of any or all of their premise(s)/ unit(s) in the **SAID PROJECT** with respective plots in the **SAID PROPERTY** and receive the consideration thereof, including earnest money or deposit and do all that is necessary in this regard, subject to:

- a. Each party shall join as a confirming party to the, Agreement(s) Deed(s) etc. executed by the other party with the prospective purchaser/ and do all that is necessary in this regard.

- xiv) Subject to RERA compliance, All monies or other benefits received by the **SECOND PARTY** from their **OWNER PREMISES** shall be exclusively for, and be retained by, the **SECOND PARTY** themselves and similarly all monies or other benefits received by the **FIRST PARTY** from their premises/ unit(s) in the **SAID PROJECT** shall be exclusively for,



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and be retained by, the **FIRST PARTY** for itself.

xv) The **FIRST PARTY** shall get the project registered under the RERA Act, 2016, prior to marketing the project. The **FIRST PARTY** shall endeavor to complete the project within the period as stated in the RERA application. The **FIRST PARTY** shall be liable for timely completion, timely delivery and maintain quality of the work. The **FIRST PARTY** shall not delay in completing the project and shall handover the Villas to Allottee's as promised under Agreement/s. The **FIRST PARTY** shall be liable to comply with all the RERA requirement. The **FIRST PARTY** shall also be liable to all the liability arising out of RERA.

xvi) The **FIRST PARTY** is entitled for an extension of 6 months after the expiry of the period of 25 months which grace period or extension would be obtained by the **FIRST PARTY** upon mutually agreed between the **SECOND PARTY** and the **FIRST PARTY**. Such grace period or extension shall be subject to the **FIRST PARTY** paying compensation in an amount of Rs.3,00,000/- per month for each Villa allotted to the Owner More specifically described in **Schedule-III** from the 31 month–till 36th month. The said compensation shall be paid on the first date of each month.

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xvii) In the event the **FIRST PARTY** abandons the said project and/or is unable to complete the same within the stipulated time and/or stipulated extended time, the **SECOND PARTY** shall take over the project and complete the same at its own cost and further would be entitle to recover the such cost with interest @15% per annum from **FIRST PARTY**. In case of any receivable from the sold villas from the 9 Villas along with the Plots allotted to the **FIRST PARTY**, the amount receivable shall be deposited by the respective transferee in the account of **SECOND PARTY** and shall be appropriated towards the expense incurred for completing the said Project. Further the **FIRST PARTY** shall forfeit all its rights with respect to unsold villas allotted to the **FIRST PARTY** and shall not be entitle to claim any right, title, interest in the said unsold Villas. In case if there is any additional expense to be incurred by the **SECOND PARTY** after appropriating sale proceeds of Sold and Unsold units allotted to the **FIRST PARTY**, the said additional expense shall be recovered from the **FIRST PARTY**.



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xviii) All disputes or Court cases that may arise by or between in respect of the construction i.e. between the **FIRST PARTY** and the **SECOND PARTY** who have supplied men, material and machinery shall be dealt with and resolved by the **FIRST PARTY** at his own cost. The **SECOND PARTY** shall not be liable for any act/accident/incident that may occur during the construction. It shall be the duty of the **FIRST PARTY** to take all necessary licenses/permissions/NOC in respect of men and material to be used and engaged at the construction site and shall indemnify the **SECOND PARTY** including any worn act, theft, crime, accident, or any other incident arising at the construction site.

xix) At all times the **SECOND PARTY** is entitled to visit the **SAID PROPERTY** at any point of time for verification, compute progress at site, etc, without seeking permission from the **FIRST PARTY**. The **FIRST PARTY** shall have no right to stop the **SECOND PARTY** from entering upon the **SAID PROPERTY** at any point of time.

xx) The **SECOND PARTY** from the date of delivery of possession shall not do or suffer to be done anything to the external look of the **SAID PREMISES**, or any party thereof, and shall not



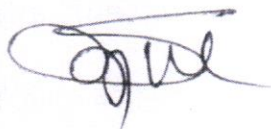
For SUNFLOWER TRADEMARK PRIVATE LIMITED

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change or alter the externals of the **SAID PREMISES** or the building or any part thereof. The **SECOND PARTY** shall be bound to maintain the externals of the **SAID PREMISES** in uniformity with the other unit(s) of the **SAID PROJECT** as regards the colour, wood work, grills etc, unless otherwise permitted in writing by the **FIRST PARTY**. No personal sign boards shall be erected on the façade of the building except the project name. All liabilities for damages if any, pertaining to the construction of the Villas in the **SAID PROJECT**, suffered by the prospective purchasers shall be solely borne by the **FIRST PARTY**.

- xxi) The **SECOND PARTY** hereby covenants that they shall not do anything which has the effect of causing disturbance or interference with the common areas in the project and shall ensure that no chaining of animals, birds, etc. or storage of cycles, motorcycles shall be undertaken in the common areas. The **SECOND PARTY** shall not indulge in any acts which shall cause any blockage in any manner to the common areas.

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d. In the event, the PROJECT is completed under the circumstances mentioned above in clause 2,

a. The **FIRST PARTY** shall get –

i. On ownership basis, premises equivalent to the 9 nos of VILLAS in the **SAID PROJECT** along with the respective plot.

ii. The **SECOND PARTY** shall get–

On Ownership basis, **SAID PREMISES** equivalent to 7 nos of Villas in the **SAID PROJECT** along with respective plots in the **SAID PROPERTY**.

iii. After allotment of units in terms of this Agreement, In respect of their respective premises/ units in the **SAID PROJECT**, the **FIRST PARTY** and **SECOND PARTY** shall execute the necessary documents/ instruments of allotment of units including transfer of corresponding undivided rights in the **SAID PROPERTY** by the **SECOND PARTY** in favour of the **FIRST PARTY**.

e. Upon completion of the project, it is agreed the **FIRST PARTY** and **SECOND PARTY** shall, if necessary, shall execute necessary documents/instruments for sale of units in favour of respective Purchasers of the units along with



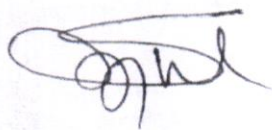
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proportionate undivided rights in the **SAID PROPERTY**.

12. BRANDING MARKETING AND SALES

- a. The **FIRST PARTY** shall have the sole and exclusive right to brand the Project. And The **FIRST PARTY** and **SECOND PARTY** shall have rights to co-brand the Units hold owned by the **SECOND PARTY** more particularly described in SCHEDULE-III the developments thereon including naming of the **SAID PROJECT** shall be determined by the **FIRST PARTY**. The Project shall be marketed through utilization of the brand of the **FIRST PARTY**, on all promotional material, print media, tele-media, events, advertisement, etc., relating to the project. The **SECOND PARTY** further agrees that the **FIRST PARTY** shall have the right to issue any press release or make any public statement or other communication about the Project and/or the development.
- b. The Marketing and sales of the villas developed, is the responsibility of the **FIRST PARTY** and **SECOND PARTY** in terms of their respective units hold by **FIRST PARTY** and **SECOND PARTY** more particularly described at **Schedule IV and III** respectively.



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c. The **FIRST PARTY** is free to choose any operator for managing the villas under its development share.

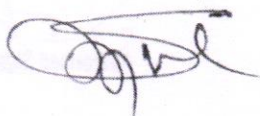
d. Subject to receipt of registration under RERA, the **FIRST PARTY and SECOND PARTY** shall have Common right of marketing the Project under any name/trade name/trademark as it may deem fit.

e. The **FIRST PARTY and SECOND PARTY** shall be severally liable and authorized to conceive, manage and control the complete marketing, branding and other related activities.


13. FORMATION OF ENTITY:

a. The **FIRST PARTY along with the SECOND PARTY Shall Jointly** appoint a maintenance agency or form a co-operative maintenance society for maintaining the common areas in the **SAID PROJECT.**

b. The **SECOND PARTY and FIRST PARTY** hereby covenants and undertakes to pay the maintenance charges, electrification charges, infrastructure charges, security charges as may



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be levied by the maintenance agency or a co-operative maintenance society. The **FIRST PARTY** and **SECOND PARTY** and/or its transferees shall diligently make all the payments as and when demanded by the maintenance agency or a co-operative maintenance society.


- c. When a decision in this matter is taken, the respective parties shall sign all form(s), application(s), deed(s), and other document(s) as may be required for the formation of the ENTITY.

14. TERMINATION:

- a. In the event the **SECOND PARTY** fails to comply with condition stipulated in this AGREEMENT above and/or in the event the approval for the **SAID PROJECT** is not granted by the concerned authority for reasons not attributable to the **FIRST PARTY** and/or in case any objection is received from any person against the **SAID PROPERTY** this Joint Venture and/or the development not attributable to the **FIRST PARTY** thereof has the effect of disturbing or frustrating this agreement or in any manner impeding the development of the **SAID PROPERTY** the **FIRST PARTY** shall be entitled to terminate this Agreement for Joint Venture by giving the **SECOND PARTY** a one month notice



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in writing to this effect and upon expiry of one month, the Agreement shall stand terminated for all effective and practical purposes and

- b. In the event, for reasons attributable to the **FIRST PARTY**, the **FIRST PARTY** does not obtain approvals i.e. Technical Clearance construction License within a period of 9 months from the date of execution of this agreement, the **SECOND PARTY** shall be entitled to terminate this agreement and upon such termination, the **FIRST PARTY** shall not be entitled to any reimbursement or payment of any nature.

15. The title of the **SECOND PARTY** has been verified by The **FIRST PARTY** and shall not be entitled to claim any damages of whatsoever nature.

16. The **SECOND PARTY** do hereby declare and assure the **FIRST PARTY** that:

- a. No easements or right of way run through or over the **SAID PROPERTY**. However Right of way is given to Mr. Jose Inacio Guido De Loyola Furtado and his wife, Mrs. Marta Cota E Loyola Furtado on the rear side of the Said property, in pursuance of the Agreement for Sale dated 03.01.2023.

For SUNFLOWER TRADEMART PRIVATE LIMITED



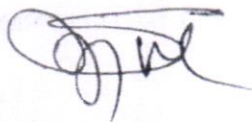
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b. The **SECOND PARTY** does hereby undertake that they shall at all times hereafter do, perform, execute or cause to be done, performed and executed all such acts, deeds and things whatsoever which may be necessary for further, better and more perfectly every part thereof for development of the **SAID PROJECT** or according to the intent and meaning of this Agreement or as reasonably required by the **FIRST PARTY**.


c. Nothing contained in this Agreement shall be construed to be a partnership between the parties except as provided in the clauses hereinabove nor shall anything contained in this Agreement be construed to create a relationship of a principal and agent between the parties nor will the **FIRST PARTY** be treated as a consumer qua the **SECOND PARTY** in respect of the **SAID PREMISES** or the **SECOND PARTY** treated as consumer qua the **FIRST PARTY** in respect of the **SAID PROPERTY**.

d. The parties hereto are entitled to Specific Performance of the terms of this Agreement.

e. All letters, notices, communications to the **FIRST PARTY** and the **SECOND PARTY**, by or under



For SUNFLOWER TRADEMART PRIVATE LIMITED



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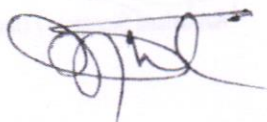
18. STAMP DUTY AND REGISTRATION

this agreement or otherwise shall be addressed at the addresses aforesaid. Any change in the above address shall be notified by the concerned party to the other party, in writing. Until and unless the communication of such change in address is received by the other party the above address shall be deemed to be the valid and existing address of the parties. Any letters, reminders, notices, documents, papers or communication etc. sent on the above address or the changed address (subject to the immediately above preceding clause) by REGISTERED AD or Under Certificate of Posting shall be deemed to have been lawfully served and received by the respective parties.

- f. Any dispute shall be subject to the jurisdiction of courts in Goa.

17. ASSIGNMENT

Neither party is entitled to assign/transfer or alienate any right or any part of right under this agreement to any third party without the prior written permissions/consent for other party.

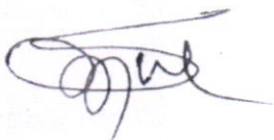


For SUNFLOWER TRADEMART PRIVATE LIMITED


Authorised Signatory / Director

16. STAMP DUTY AND REGISTRATION

For the Purpose of this Joint Venture Agreement and considering the Deed of conveyance to be executed after completion of the Development by the **DEVELOPER** in favour of the **SECOND PARTY** of the 7 Villas to be allotted to the **SECOND PARTY** (OWNERS), the **SAID PROPERTY** admeasuring **9987 square meters** described in **Schedule-II** is minimally calculated at the rate of Rs.6000/- per sq.mts., which is valued at **Rs.5,99,22,000/- (Rupees Five Crore Ninety Nine Lakhs and Twenty Two Thousand Only)** and 7 Villas to allotted to the **SECOND PARTY** (OWNERS) is calculated at the rate of Rs.22,000/- per sq.mt in built up area(i.e.3031.81 x 22,000/-), thereby are conclusively valued at **Rs.6,67,04000/- (Rupees Six Crore Sixty Seven Lakhs and Four Thousand Only)**. Hence the **SAID PROPERTY** and 7 villas are conclusively valued at **Rs.12,66,26,000/- (Rupees Twelve Crore Sixty Six Lakhs Twenty Six Thousand only)** and the stamp duty @ 2.9% i.e.**Rs.3672154/- (Rupees Thirty Six Lakhs Seventy Two Thousand one Hundred and Fifty Four Rupees Only)** is embossed on the present Agreement, and registration fee @ 3% i.e. **Rs.3798780/- (Rupees Thirty Seven Lakhs Ninety Eight Thousand Seven hundred and Eighty rupees Only)** paid by the **DEVELOPER/ FIRST PARTY**.



For **SUNFLOWER TRADEMART PRIVATE LIMITED**



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SCHEDULE – I
(DESCRIPTION OF THE SAID BIGGER
PROPERTY)

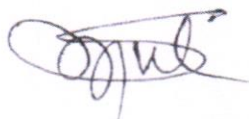
ALL THAT IMMOVABLE Property known as **"COUBATTA" or "CULLACHEM BATTA"**, admeasuring approximately **24,775 sq. mts.**, surveyed under Survey No. **216/1**, situated at Village Pilerne, within the limits of Village Panchayat of Pilerne, Taluka and Registration Sub-District of Bardez, District North Goa in the State of Goa, which property as a whole is Described in the Land Registration Office of Ilhas under No. 17552 at folio 150 of Book B-46 New and found Enrolled in the Taluka Revenue Office under No. 2034 and bounded as under:-

On the East : By the property bearing Survey No. 212 of Village Pilerne;


On the West : By the road;

On the North: Partly by the drain and partly by the property bearing Survey Nos. 212 of Village Pilerne;

On the South: By the property bearing Survey No. 217/1 of Village Pilerne.



For SUNFLOWER TRADEMART PRIVATE LIMITED


Authorised Signatory / Director

SCHEDULE-II

DESCRIPTION OF THE SAID PROPERTY

ALL THAT PLOT admeasuring **9987 square meters** forming part and parcel of the **SAID BIGGER PROPERTY** more particularly described in **SCHEDULE- I** hereinabove and bounded as under:-

On the North: By Drain and Road;

On the South: By Survey No.217/1 of Village Pilerne.

On the East : By remaining part of the same property bearing Survey No. 216/1 and

On the West: By Road



A handwritten signature in black ink, appearing to be "S. H. W.", is written over the page.

For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorised Signatory / Director

SCHEDULE-III
VILLAS AGREED TO BE ALLOTTED TO THE
SECOND PARTY
7 NOS OF VILLAS DEVELOPED IN THE SAID
PROJECT

SR NO	PLOT NO.	PLOT AREA	Tentative SBUA
1	1	495.00	505.16
2	3	400.00	473.81
3	4	400.00	473.81
4	8	420.00	432.23
5	9	428.00	434.21
6	11	323.15	373.68
7	12	423.82	338.91



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For SUNFLOWER TRADEMART PRIVATE LIMITED

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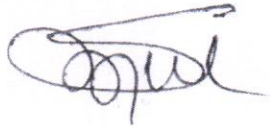
Authorised Signatory / Director

SCHEDULE- IV


VILLAS ALLTOTOED TO FIRST PARTY
9 NOS OF VILLAS DEVELOPED IN THE SAID
PROJECT

SR NO	PLOT NO.	Plot Area	Tentative SBUA
1	2	440.00	487.01
2	5	400.00	473.81
3	6	383.68	419.91
4	7	451.00	441.84
5	10	303.26	367.12
6	14	395.25	418.78
7	15	383.00	338.91
8	16	353.00	404.84
9	17	384.40	415.20

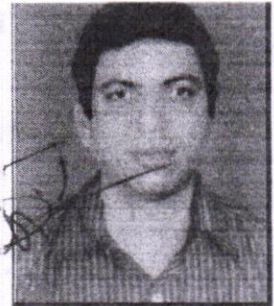
IN WITNESS WHEREOF the parties hereto have signed this agreement on the day, month and year first hereinabove mentioned and in the presence of the witnesses herein below mentioned.

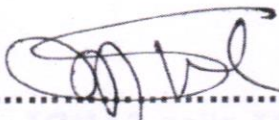


For SUNFLOWER TRADEMART PRIVATE LIMITED


Authorised Signatory / Director

SIGNED & DELIVERED BY THE)
WITHIN NAMED FIRST PARTY)














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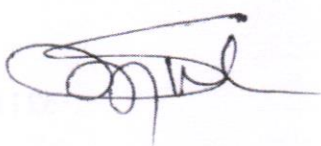
**MR. SIDHARTH MORAJKAR alias MORAJKAR
SIDHARTH AUTHORISED REPRESENTATIVE AS
MANAGER-ADMIN-For the FIRST PARTY- SUN
ESTATES DEVELOPERS LLP**

L.H.F.I.

R.H.F.I.

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

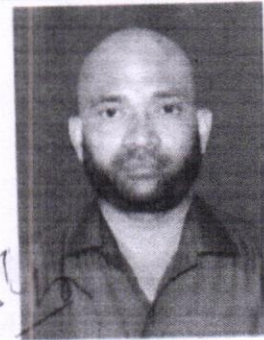
- 1)  _____
- 2)  _____
- 3)  _____
- 4)  _____
- 5)  _____



For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorised Signatory / Director

**SIGNED & DELIVERED BY THE)
WITHIN NAMED SECOND PARTY)**



For SUNFLOWER TRADEMART PRIVATE LIMITED

Authorised Signatory / Director

**MR. BASAVRAJ APPANNA SANADI alias SANDI
BASAVRAJ APPANA as Authorized Signatory FOR THE
SECOND PARTY -M/S SUNFLOWER TRADEMART
PRIVATE LIMITED**

L.H.F.I.

R.H.F.I.


1) 

1) 

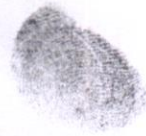
2) 


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For SUNFLOWER TRADEMART PRIVATE LIMITED

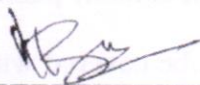
Authorised Signatory / Director

IN THE PRESENCE OF TWO WITNESSES:

1) Name: **Mr. Kabir Prakash Bugde**

Address: **House No.106, Mainath Bhatti,**
Near Laxmi Narayan Temple, Arpora,
Bardez, North-Goa, Goa-403516.

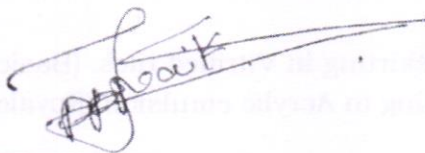
Signature:-



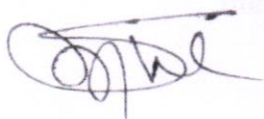
2) Name: **Ms. Kajol Amol Naik**

Address: **House No.311, near High Court,**
St.Inez,Panaji,North- Goa, Tiswadi, Goa-
403001

Signature:-



For SUNFLOWER TRADEMART PRIVATE LIMITED



Authorised Signatory / Director

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ANNEXURE- A

VILLA SPECIFICATIONS

STRUCTURE:

- Earthquake resistant RCC framed structure of minimum M 20 Grade concrete with FE 500 Steel reinforcement.
- External masonry in 20/23 cms laterite stones/AAC blocks as required.
- Internal masonry in single brick/laterite stones/AAC blocks of minimum 10cms thickness as required.
- External plaster is of two coats cement plaster of 20 mm thickness.
- External painting will be done with Apex Ultima of Asian paints.
- Internal plaster will of one coat of cement plaster of 12 mm thickness and 2nd coat in POP
- Sloping roof of the structure will be covered with Mangalore tiles.

FOYER/LIVING/DINING:

Flooring and skirting in Vitrified tiles. (Basic rates of tiles Rs1000/sq. mt).
Internal painting in Acrylic emulsion (Royale of Asian paints).
Internal plaster will of one coat of cement plaster of 12 mm thickness and 2nd coat in POP

BEDROOMS:

- Flooring and skirting in Vitrified tiles. (Basic rates of tiles Rs1000/sqmt).
- Internal painting in Acrylic emulsion (Royale of Asian paints).

KITCHEN:

- Flooring and skirting in Vitrified tiles. (Basic rates of tiles Rs1000/sqmt)
- Superior quality ceramic wall tile dado (2 ft high above counter)
- Internal painting in Acrylic emulsion (Royale of Asian paints).
- Modular Kitchen with Sink, Tap, Chimney & Hob.

TOILET:

- Dado will be vitrified tiles up to Lintel Level. (Basic rates of tiles Rs1000/sq.mt)
- Flooring in Vitrified tiles. (Basic rates of tiles Rs1000/sq. mt)

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- Granite counter top for vanity.

DOORS:

- Frames in Teakwood
- Main doors – Teak Wood/ Flush door with teak veneer.
- Internal bedroom doors-flush door with teak veneer.
- Toilet doors-flush door with laminate on inside and veneer on outside.

WINDOWS/VENTILATORS:

- Heavy duty powder coated/anodized aluminum glazed windows and ventilators made from specially designed and manufactured sections

ELEVATION FEATURES:

- External plaster is of two coats cement plaster of 20 mm thickness.
- External painting will be done with Apex Ultima of Asian paints.

STAIRCASE:

- RCC Staircase/ MS
- MS railing with teak wood handrail as per design.
- Internal painting in Acrylic emulsion (Royale of Asian paints).

PLUMBING AND SANITARY:

- Internal Plumbing will be concealed with UPVC and CPVC of Astral or equivalent brand.
- Sanitary ware will be of white colour of Kohler or equivalent brand (Of Rs 40,000/- value per Bathroom)
- 15 liter capacity geyser in toilets.
- Septic tank With Soak pit.
- Glass Partition for shower area.
- AC s in all room Daikin or Equivalent.

ELECTRICAL WORKS:

- Electrical Wiring will be concealed with Switch of Legrand / equivalent brand.

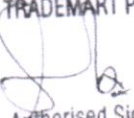
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- **Provision** will be kept for telephone, TV, and Invertor.

AMENITIES:

- Swimming pool with Filtration Plant.
- Internal road paved with Pavers.
- Garden and Pool lights.
- Hydropneumatic system
- Compound wall.
- Facade Lighting.
- Gate MS.
- Landscape & Hardscape around villa.
- Fully Furnished
- AC- Split - Daikin or Equivalent
- Power Back for common area and not for individual Villas
- Lights-Hibec or Philips
- CCTV for common area of the Project and Villa
- Water Treatment Plan
- Water Supply System
- Soak Pit or STP

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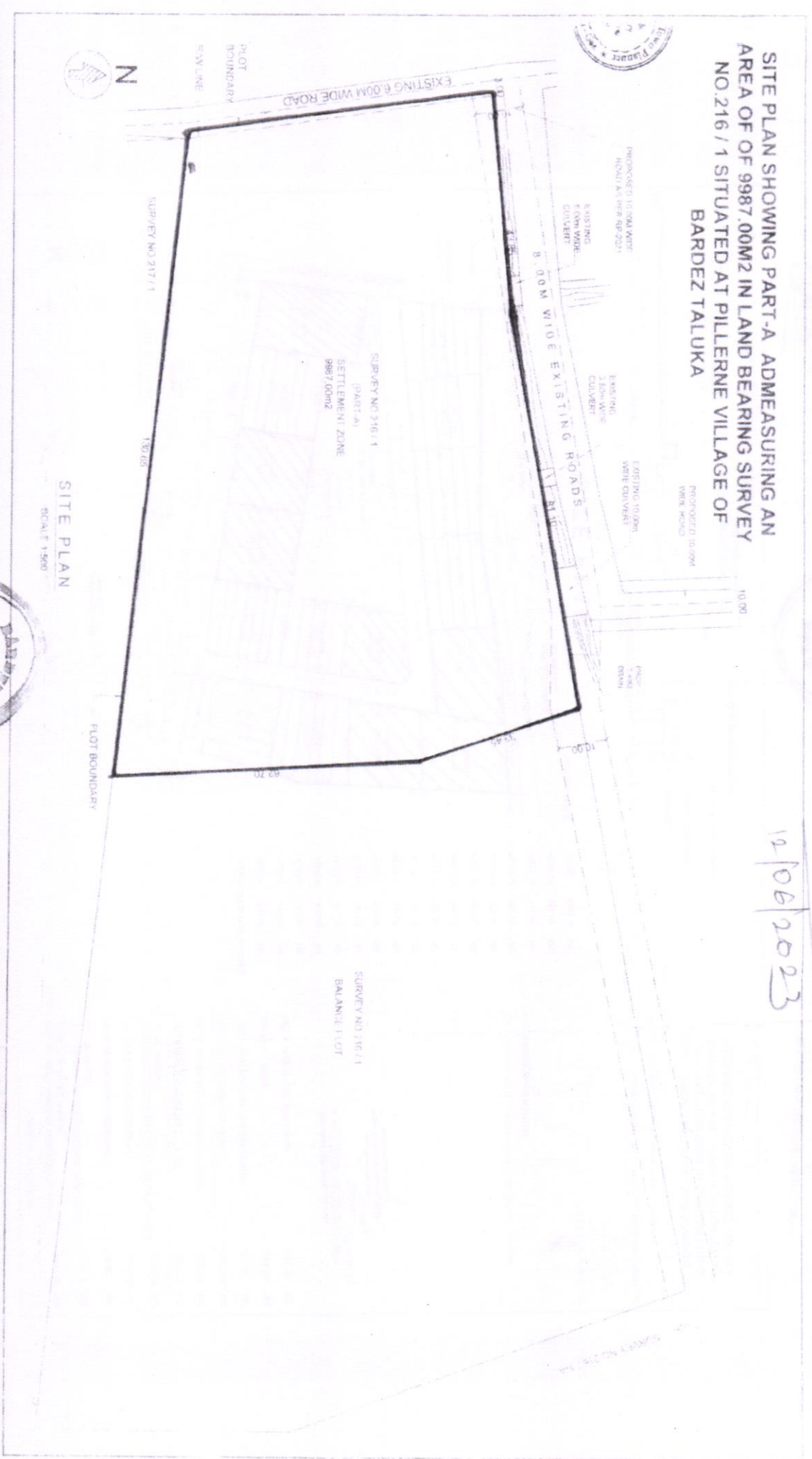

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Annexure-X-1

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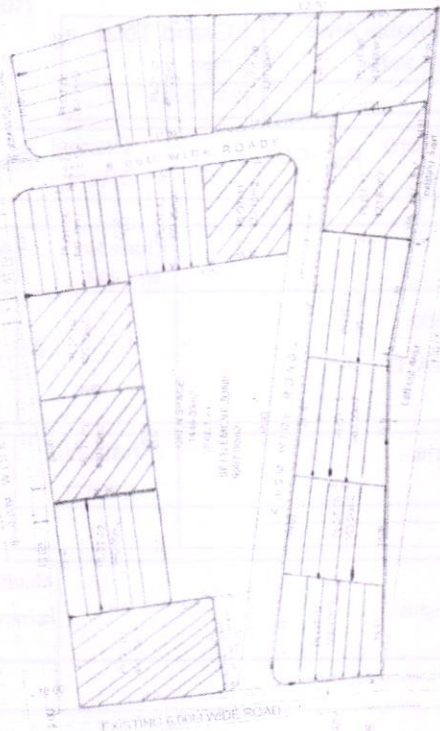
Authorised Signatory

[Signature]

Annexure-1-2



N



SITE PLAN

DETAILS OF UNDER GROUND DRAIN

DETAILS OF SOIL DRAIN

SUB DIVISION OF PLOTS

Plot No.	Area (Sq. Mts.)	Area (Sq. Fts.)
Plot 1	49.50	535
Plot 2	142.25	1535
Plot 3	43.50	468
Plot 4	43.50	468
Plot 5	43.50	468
Plot 6	43.50	468
Plot 7	43.50	468
Plot 8	43.50	468
Plot 9	43.50	468
Plot 10	43.50	468
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Plot 97	43.50	468
Plot 98	43.50	468
Plot 99	43.50	468
Plot 100	43.50	468

Approved with condition viz
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FORM I & XIV

नमुना नं १ व १४

2890-BR2-2023

12/06/2023

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Date : 08/06/2023

Page 1 of 2

Taluka BARDEZ
तालुका
Village Pilerne
गांव
Name of the Field Culachar Bhatta
शेताचे नांव

Survey No. 216
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
24775.00	0.00	0.00	0.00	0.00	0.00	24775.00

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0.00	0.00	0.00	24775.00

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
----------------------	----------	-------------	----------	----------------------	----------	--------------	----------

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Jose Inacio Guido De Loyola Furtado		15728	
2	SUNFLOWER TRADEMART PRIVATE LIMITED		86493	

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

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



FORM I & XIV

100017194114

Date : 08/06/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Pilerne
गांव
Name of the Field Culachar Bhatta
शेताचें नांव

Survey No. 216
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
मत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

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

End of Report

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



The record is computer generated on 08/06/2023 at 1:01:06PM as per Online Reference Number - 100017194114. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>





Government of Goa
Directorate of Settlement and Land records

Survey Plan

Bardez Taluka, Pilerne Village

Survey No.: 216 , Subdivision No.: 1

2890- BRZ-2023

12/06/2023

Scale 1:4000

Reference No.: REV192336335



212/1-A

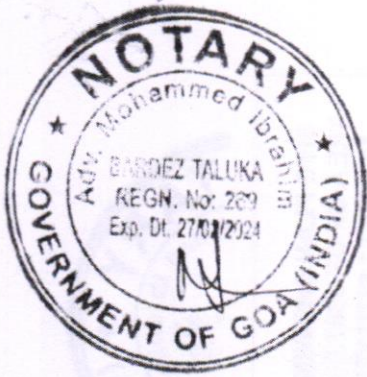
216/0

217/1



This record is computer generated on 08-06-2023 12:06:42. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



2890-BR2-2023 63
12/06/23

OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: NOC/49(6)/3045/PIL/TCP-23/ 2309

Dated: 11/4 /2023

NO OBJECTION CERTIFICATE

Ref No: Inward No. 2000

Dated: 14/03/2023

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of Agreement in respect of property bearing Sy. No.216/1 (Part A) of village Pilerne Taluka Bardez as per the plan hereby annexed. The plot falls in Settlement Zone as per Regional Plan for Goa 2021, admeasuring an area 9987.00m² respectively known as "COUBATTA or CULLACHEM BATTA".

BOUNDARY DETAILS

NORTH: By drain and road.

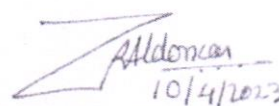
SOUTH: By Survey No.217/1.

EAST: By remaining part of the same property bearing Survey No.216/1.

WEST: By road.

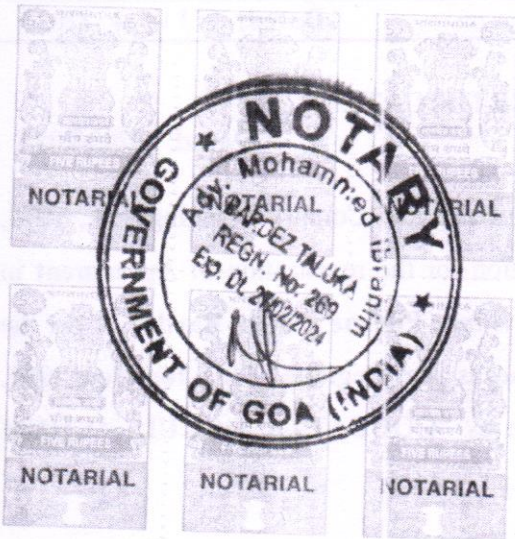
1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C, any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

NOTE: Applicant has paid processing fees of Rs.1000/- (Rupees One Thousand Only) vide EChallan No.20230201761 dtd. 14/03/2023.


(Zaidev R. Aldonkar)
Dy. Town Planner

✓ To,
Sunflower Trademart Pvt. Ltd.,
Plot Sy.No.216/1 (Part A)
C/o. Sharan Morajkar,
Pilerne, Bardez-Goa.

65



TRUE-COPY

I do hereby certify that this
is the true copy of the
Original which I have
retained to the presenter
on verification.
Containing 03 pages
(which include overleaf contents/stamps).

[Signature]

Adv. Mohammed Ibrahim
Notary Bardez (Taluka).

State of Goa, India.

Regn. No. 4107 Date 12 JUN 2023





66
2290-BRZ-2023

12/06/23

OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: NOC/49(6)/3045/PIL/TCP-23/ 2309

Dated: 11/4 /2023

NO OBJECTION CERTIFICATE

Ref No: Inward No. 2000

Dated: 14/03/2023

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of **Agreement** in respect of property bearing **Sy. No.216/1 (Part A)** of village **Pilerne Taluka Bardez** as per the plan hereby annexed. The plot falls in **Settlement Zone as per Regional Plan for Goa 2021**, admeasuring an area **9987.00m²** respectively known as **"COUBATTA or CULLACHEM BATTA"**.

BOUNDARY DETAILS

NORTH: By drain and road.

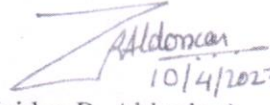
SOUTH: By Survey No.217/1.

EAST: By remaining part of the same property bearing Survey No.216/1.

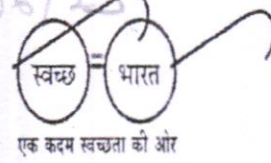
WEST: By road.

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C, any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

NOTE: Applicant has paid processing fees of Rs.1000/- (Rupees One Thousand Only) vide EChallan No.202300201761 dtd. 14/03/2023.


10/4/2023
(Zaidev R. Aldonkar)
Dy. Town Planner

✓
To,
Sunflower Trademart Pvt. Ltd.,
Plot Sy.No.216/1 (Part A)
C/o. Sharan Morajkar,
Pilerne, Bardez-Goa.



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref. No: TPBZ/ZON/ 9244 /PIL/TCP-2021/ 4852

Dated: 12 /11 /2021

ZONING INFORMATION

Inward no.5415

Dated: 10/11/2021

The Zoning of the property bearing Survey No.216/1 of Pilerne Village Bardez Taluka total admeasuring 24,775.00 m² is as follows.

As per Regional Plan for Goa 2021, the plot under reference falls in "Partly Settlement Zone (VP-1 FAR-60) Area admeasuring 13,405.00m², since the plot area is more than 4000.00m² FAR allowed 60 & Partly Natural Cover Zone overlapping with No Development Slopes and proposed 10.00mtrs wide road passing through the property towards northern boundary".

This information is issued based on the application received from Mr. Jose Inacio de Loyola Furtado dated 10/11/2021 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees of Rs.3000/- paid vide Challan No. 820 dated 10/11/2021

(D. V. Sawant)
Pl. D'man, Gr.I

(P. P. Bandodkar)
Dy. Town Planner

To,
Mr. Jose Inacio de Loyola Furtado,
Panjim - Goa.

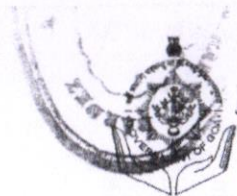
NOTE:-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pt. file)/1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and Circular issued vide no.29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File/2020/1284 dated 11/8/2020.

P.T.O



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



Plan Showing plots situated at
Village : PILERNE
Taluka : BARDEZ
Survey No./Subdivision No. : 216/
Scale : 1:1000

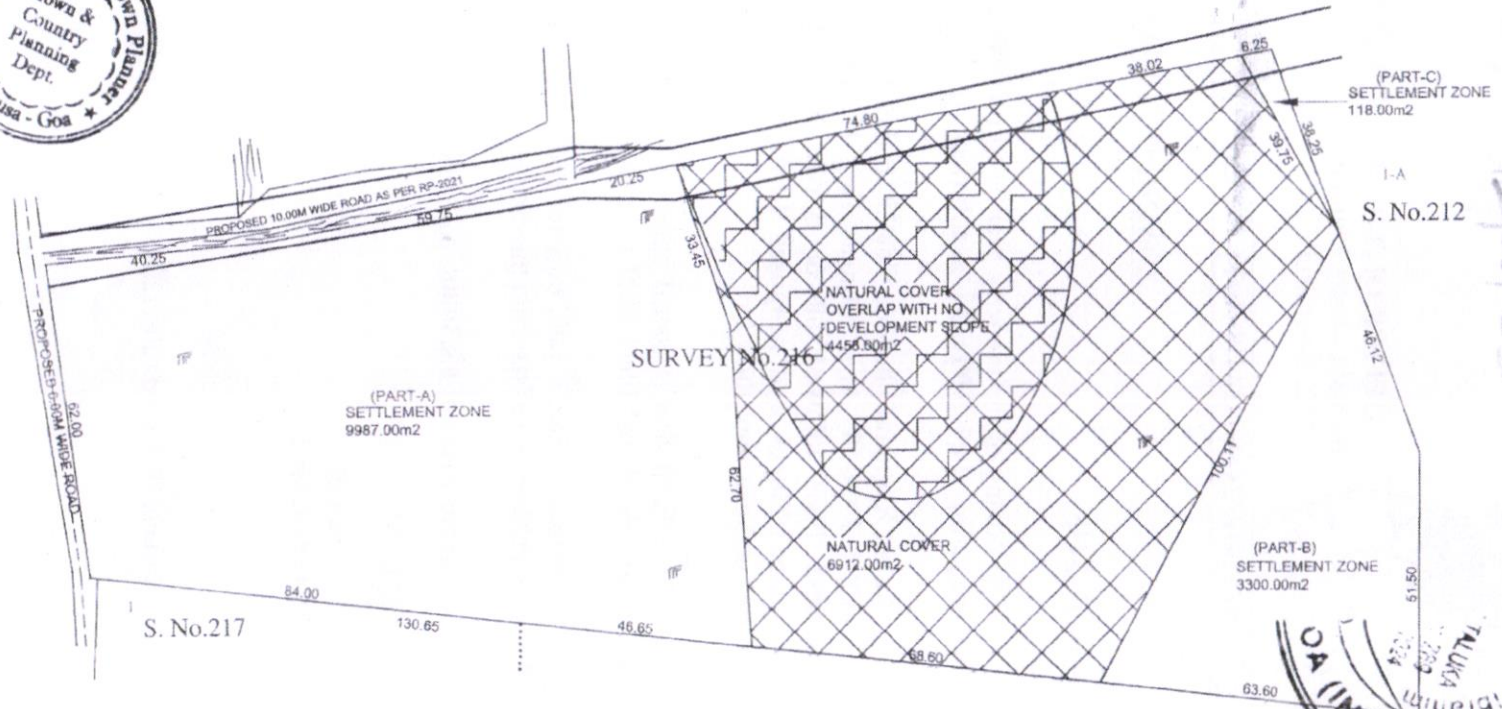
RAJESH
RAMDAS PAI
KUCHELKAR

Digitally signed by
RAJESH RAMDAS PAI
KUCHELKAR
Date: 2021.06.29
16:56:08 +05'30'

Inspector of Survey &
Land Records.



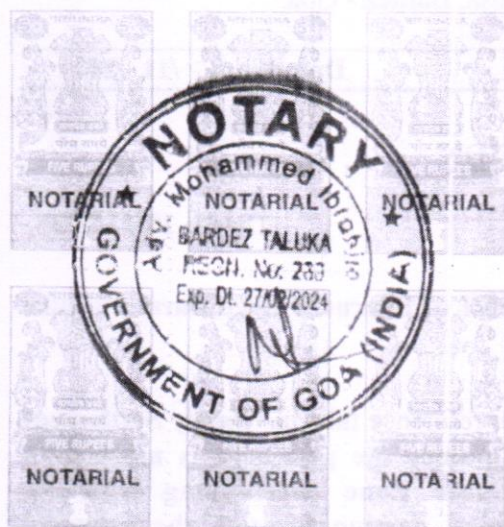
SITE PLAN SHOWING ZONING INFORMATION OVERLAPPED ON GOVT. SURVEY PLAN



BRZ - 2890 - 2023
12/06/23



70



TRUE-COPY

I do hereby certify that this
is the true copy of the
Original which I have
returned to the presenter
on verification.
Containing 03 pages
(which include overleaf contents/stamps).

Mohammed Ibrahim

Adv. Mohammed Ibrahim
Notary Bardez (Taluka).
State of Goa, India.
Regn. No. 4106 Date 12 JUN 2023





2890-BR2-2023



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref. No: TPBZ/ZON/ 9244 /PIL/TCP-2021/ 4856

Dated: 12/11/2021

ZONING INFORMATION

Inward no.5415

Dated: 10/11/2021

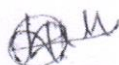
The Zoning of the property bearing Survey No.216/1 of Pilerne Village Bardez Taluka total admeasuring 24,775.00 m² is as follows.

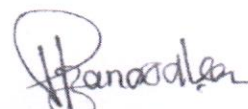
As per Regional Plan for Goa 2021, the plot under reference falls in "Partly Settlement Zone (VP-1 FAR-60) Area admeasuring 13,405.00m², since the plot area is more than 4000.00m² FAR allowed 60 & Partly Natural Cover Zone overlapping with No Development Slopes and proposed 10.00mtrs wide road passing through the property towards northern boundary".

This information is issued based on the application received from Mr. Jose Inacio de Loyola Furtado dated 10/11/2021 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees of Rs.3000/- paid vide Challan No. 820 dated 10/11/2021


(D. V. Sawant)
Pl. D'man, Gr.I


(P. P. Bandodkar)
Dy. Town Planner

To,
Mr. Jose Inacio de Loyola Furtado,
Panjim - Goa.

NOTE:-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pt. file)/1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and Circular issued vide no.29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File/2020/1284 dated 11/8/2020.

P.T.O

Additional information for reference and determination of values of the property except Settlement zone/development zone.

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

	Eco-Sensitive Zone I		Eco-Sensitive Zone II
1	Protected/Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field/Khazan	4	Cultivated land
5	River &. Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in Eco-Sensitive Zone-I Category shall be taken as A-Zone (Agriculture)

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall be taken under Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.

X

Pc1

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

2890 -

12



Plan Showing plots situated at
Village : PILERNE
Taluka : BARDEZ
Survey No./Subdivision No. : 216/
Scale : 1:1000

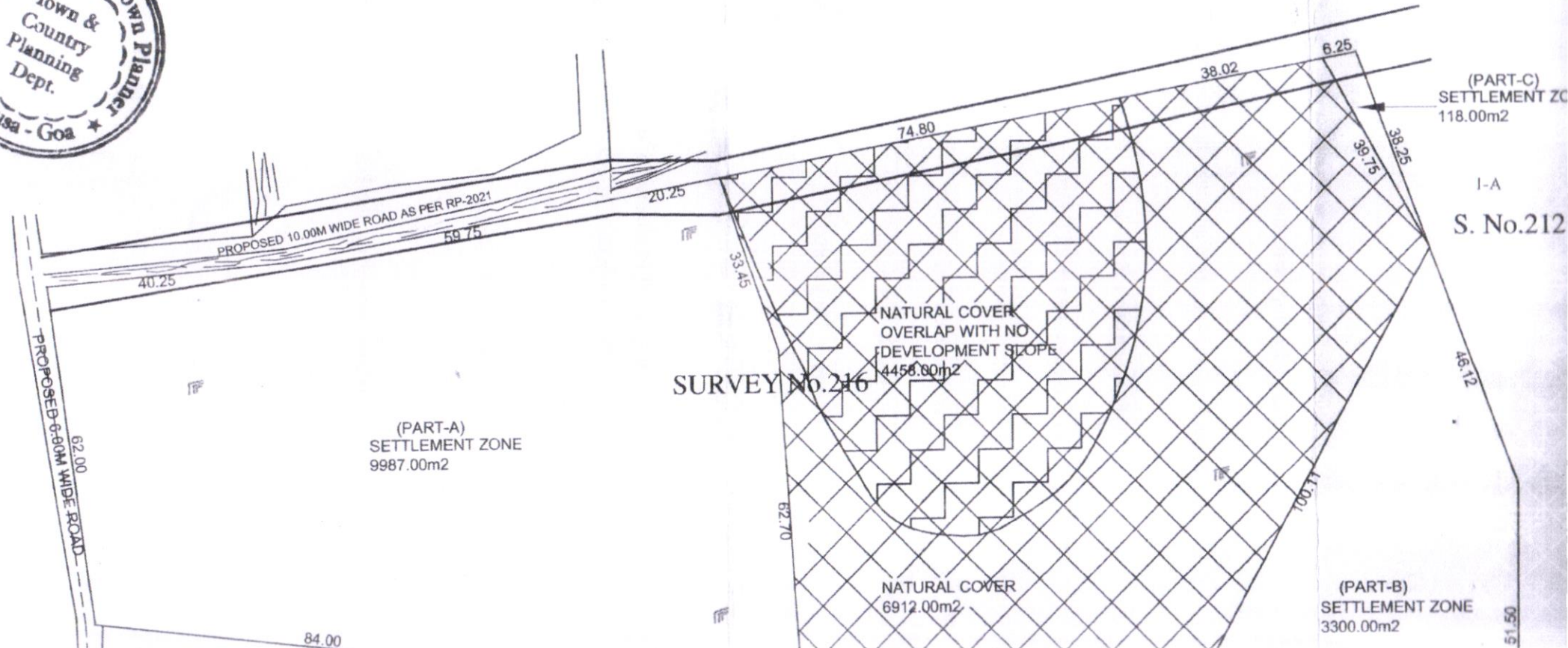
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RAMDAS PAI
KUCHELKAR

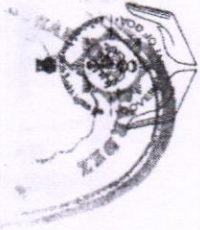
Digitally
RAJESH
KUCHEL
Date: 20
16:56:08

Inspector of Survey
Land Records.



SITE PLAN SHOWING ZONING INFORMATION OVERLAPPED ON GOVT. SURVEY PLAN





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



Plan Showing plots situated at
Village : PILERNE
Taluka : BARDEZ
Survey No./Subdivision No. : 216/
Scale : 1:1000

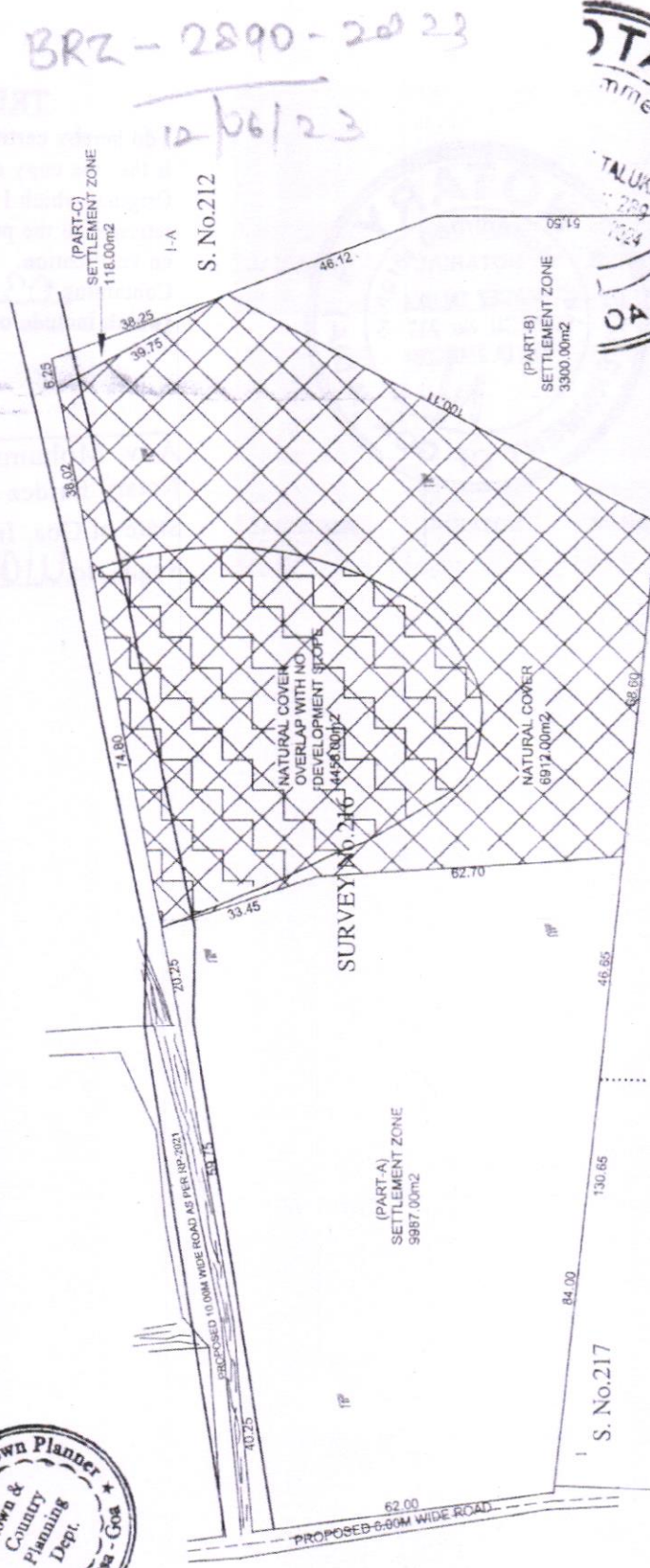
Digitally signed by
RAJESH RAMDAS PAI
KUCHELKAR
Date: 2021.06.29
16:56:08 +05'30'

RAJESH
RAMDAS PAI
KUCHELKAR

Inspector of Survey &
Land Records.



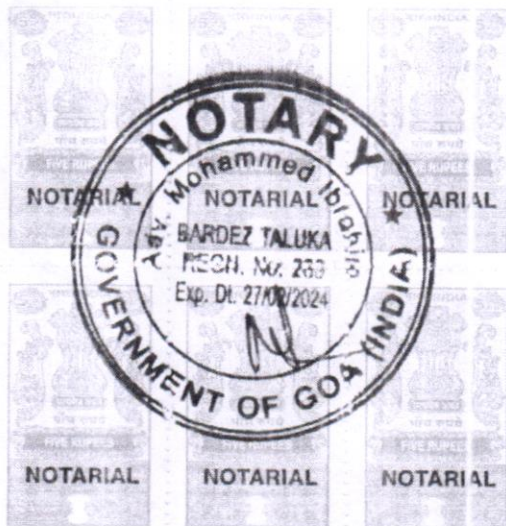
SITE PLAN SHOWING ZONING INFORMATION OVERLAPPED ON GOVT. SURVEY PLAN



Generated By : Swapnil B. Bhonsle (D'Man Gr. II)
On : 29.06.2021

NOTE : PLAN TO BE PRINTED ON A3 LANDSCAPE SIZE PAPER

70



TRUE-COPY

I do hereby certify that this
is the true copy of the
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on verification.
Containing 03 pages
(which include overleaf contents/stamps).

Mohammed Ibrahim

Adv. Mohammed Ibrahim
Notary Bardez (Taluka).

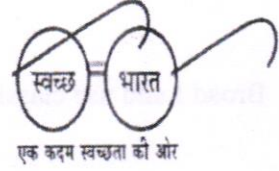
State of Goa, India.

Regn. No. 4106 Date 12 JUN 2023





2890-BRZ-2023



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref. No: TPBZ/ZON/ 9244 /PIL/TCP-2021/ 4856

Dated: 12 /11 /2021

ZONING INFORMATION

Inward no.5415

Dated: 10/11/2021

The Zoning of the property bearing Survey No.216/1 of Pilerne Village Bardez Taluka total admeasuring 24,775.00 m² is as follows.

As per Regional Plan for Goa 2021, the plot under reference falls in "Partly Settlement Zone (VP-1 FAR-60) Area admeasuring 13,405.00m², since the plot area is more than 4000.00m² FAR allowed 60 & Partly Natural Cover Zone overlapping with No Development Slopes and proposed 10.00mtrs wide road passing through the property towards northern boundary".

This information is issued based on the application received from Mr. Jose Inacio de Loyola Furtado dated 10/11/2021 to be read with note given below:

This information is valid only for three years or till the Regional Plan for Goa 2021 is in force, whichever is earlier from the date of issue of this letter.

Processing fees of Rs.3000/- paid vide Challan No. 820 dated 10/11/2021

(D. V. Sawant)
Pl. D'man, Gr.I

(P. P. Bandodkar)
Dy. Town Planner

To,
Mr. Jose Inacio de Loyola Furtado,
Panjim - Goa.

NOTE:-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pt. file)/1672 dtd. 13/08/2018 pertaining to guidelines for processing various application and Circular issued vide no.29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File/2020/1284 dated 11/8/2020.

P.T.O

Additional information for reference and determination of values of the property except Settlement zone/development zone.

Broad Land use classification and sub-classification of zone as per Regional Plan for Goa 2021.

Eco-Sensitive Zone I		Eco-Sensitive Zone II	
1	Protected/Reserved Forest	1	Orchard
2	Mangrove Forest	2	Natural Cover
3	No Development Slopes	3	Fish Farm
4	Paddy Field/Khazan	4	Cultivated land
5	River & Nallah/Pond	5	Irrigation Command Area
6	Mud flats	6	Salt Pans
7	Sand Dunes/Sandy Area		

For the purpose of Evaluation of the value of the property following shall be noted.

All the aforesaid zones in Eco-Sensitive Zone-I Category shall be taken as A-Zone (Agriculture)

All the aforesaid Zones in Eco-Sensitive Zone-II Category shall be taken under Orchard/Forest Zone.

This is also issued on the basis of order bearing no. 29/8/TCP/Pt.file/2020/951 dated 10/6/2020.

X



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Jun-2023 03:26:06 pm

Document Serial Number :- 2023-BRZ-2890

Presented at 03:19:35 pm on 12-Jun-2023 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	3672200
2	Registration Fee	3798780
3	Tatkal appointment fee	10000
4	Processing Fee	3080
Total		7484060

Stamp Duty Required :3672200/-




Stamp Duty Paid : 3672200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Sidharth Morajkar Alias Morajkar Sidharth Manager Admin Cum Authorised Signatory Of SUN ESTATES DEVELOPERS LLP , Father Name:Late Sagun D Morajkar Alias Sagon Datta Morajkar, Age: 47, Marital Status: Married , Gender:Male, Occupation: Service, Address1 - H No 1679 43-13 Saipem Near Volleyball Court Candolim Bardez Goa-403515, Address2 - , PAN No.:			







Executer

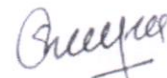
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sidharth Morajkar Alias Morajkar Sidharth Manager Admin Cum Authorised Signatory Of SUN ESTATES DEVELOPERS LLP , Father Name:Late Sagun D Morajkar Alias Sagon Datta Morajkar, Age: 47, Marital Status: Married , Gender:Male, Occupation: Service, H No 1679 43-13 Saipem Near Volleyball Court Candolim Bardez Goa-403515, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Basavraj Appanna Sanadi Alias Sandi Basavraj Appana Authorised Signatory Of Ms Sunflower Trademart Private Limited , Father Name:Appanna Sandi Alias Appanna Sanadi, Age: 43, Marital Status: , Gender:Male,Occupation: Service, Flat No FF-2 Kalpa Apartment Sastiwada Bordem Bicholim Goa- 403504, PAN No.:			

Witness:

I/We individually/Collectively recognize the Developer, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Kabir Prakash Bugde, Age: 35, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403516, House No. 106 Mainath Bhatti Near Laxmi Narayan Temple Arpora Bardez North-Goa Goa, House No. 106 Mainath Bhatti Near Laxmi Narayan Temple Arpora Bardez North-Goa Goa, Arpora, Bardez, NorthGoa, Goa			
2	Name: Kajol Amol Naik, Age: 29, DOB: , Mobile: , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403001, House No. 311, House No. 311, Near High Court St. Inez Panaji North-Goa Goa, Panaji, Tiswadi, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-2890



Book :- 1 Document

Registration Number :- **BRZ-1-2754-2023**

Date : 12-Jun-2023

Chaudhary

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

**SUB-REGISTRAR
BARDEZ**

Scanned by Deepita Nait (CDD)
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Receipt

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FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 12-Jun-2023 15:26:41

Date of Receipt: 12-Jun-2023

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Serial No. of the Document : 2023-BRZ-2890

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

Received the following amounts from **Sidharth Morajkar Alias Morajkar Sidharth Manager Admin Cum Authorised Signatory of SUN ESTATES DEVELOPERS LLP** for Registration of above Document in Book-1 for the year 2023

Registration Fee	3798780	E-Challan(Online fee)	• Challan Number : 202300397968 • CIN Number : CPACTPXFH7	801900
		E-Challan(Online fee)	• Challan Number : 202300397966 • CIN Number : CPACTMXEQ7	1000000
		E-Challan(Online fee)	• Challan Number : 202300397962 • CIN Number : CPACTLZOQ5	1000000
		E-Challan(Online fee)	• Challan Number : 202300397961 • CIN Number : CPACTNVOT3	996880
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300409869 • CIN Number : CPACTTZJS9	10000
Processing Fee	3080	E-Challan(Online fee)	• Challan Number : 202300397961 • CIN Number : CPACTNVOT3	3120
Total Paid	3811900	(Rupees Thirty Eight Lakhs Eleven Thousands Nine Hundred and Ten Only)		

Probable date of issue of Registered Document: / /



TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

for Mr. Ravindra Kalangutkar,

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **12-Jun-2023**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar