

(Rupees Two Lakhs Forty Two Thousand Two Hundred Only.)

For CITIZEN CREDIT CO-OP. BANK LTD.



Helha
Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BERRIER CO-OP, HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RD

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Rs. 0242200/- PB7223
INDIA STAMP DUTY GOA

28/3/20

Name of Purchaser..... *Futuristic Construction*



AGREEMENT FOR SALE CUM DEVELOPMENT

Helha

[Signature]

This **AGREEMENT FOR SALE CUM DEVELOPMENT** is made and executed at Margao, Goa on this day of 16th October 2020.

BETWEEN

1. **MS. REMEDIANA FALEIRO**, widow of Mr. Paulo Faleiro and daughter of late Mr. Lourence Colaco, aged 62 years, widow, Housewife, Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Indian National, resident of House No.816, Chandra Waddo, Fatorda, Salcete, Goa
2. **MRS. ANITA SAVINA FALEIRO**, daughter of late Mr. Paulo Faleiro, aged 41 years, service, married, Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Indian National and her husband
3. **MR. ANTONIO PAULO FERNANDES**, son of Mr. Martinho Fernandes, aged 46 years, married, service, Aadhar Card No. [REDACTED] both resident of House No.110, Pedda, Ambelim, Assolna, Salcete, Goa
4. **MRS. SHARON FALEIRO XAVIER**, daughter of late Mr. Paulo Faleiro and wife of Mr. Manuel Xavier, aged 39 years, service, married, Pan Card No. [REDACTED], Aadhar Card NO. [REDACTED]1, Indian National and her husband
5. **MR. MANUEL XAVIER**, son of Mr. Jose Vaz Xavier, aged 44 years, married, service, Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], Indian National, both resident of House No.711, Ambulor, Verna, Salcete, Goa
6. **MRS. FLAVIA FALEIRO E FERNANDES alias FLAVIA FALEIRO**, daughter of late Mr. Paulo Faleiro and wife of Mr.



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Angelo Fernandes, aged 37 years, married, service, Aadhar Card No. [REDACTED], Indian National and her husband

7. **MR. ANGELO FERNANDES**, son of Mr. Thomas Jose Fernandes, aged 48 years, married, service, Portuguese National of Indian Origin, OCI Card No. [REDACTED], both resident of House NO.184, Cardoz Waddo, Caranzalem, Taleigoa, Goa .

8. **MR. POLLIE FALEIRO**, son of late Mr. Paulo Faleiro, aged 34 years, married, business, Pan Card No. [REDACTED] Aadhar Card No. [REDACTED] and his wife

9. **MRS. VELANKIA MIRANDA**, daughter of Mr. Joao Miranda and wife of Mr. Pollie Faleiro, aged 25 years, married, service, Pan Card No. [REDACTED], Aadhar Card No. [REDACTED] both resident of House NO.816, Chandrawaddo, Fatorda, Salcete Goa

hereinafter collectively referred to as the “OWNERS” (which expression shall unless it be repugnant to the context or meaning thereof, include their legal heirs, legal representatives, executors and assignor) of the **FIRST PART**.

AND

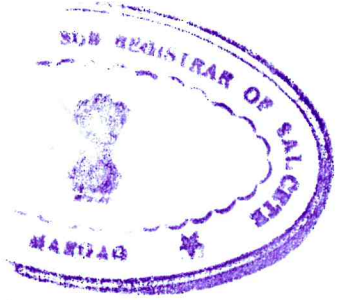
FUTURISTIC CONSTRUCTION , partnership firm registered under the Indian Partnership Act and duly registered in the office of Registrar of Firm of Salcete at Margao under Reg. No. MGO-F1-2020 on 01/01/2020, holder of Pan Card No. [REDACTED], represented herein by its partners namely (a)MR. GILERT VALENTO GOMES, son of late Mr. Inacio Joaquim Gomes, aged 36 years, business, married, holder of Pan Card No. [REDACTED], Aadhar Card



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No. [REDACTED], resident of House No.174, Borda, Margao, Goa and (b) MR. POLLIE FALEIRO, son of late Mr. Paulo Faleiro, aged 34 years, married, business, Pan Card No. [REDACTED] Aadhar Card No. [REDACTED], resident of House NO.816, Chandrawaddo, Fatorda, Salcete Goa, hereinafter referred to as the **“DEVELOPER”** (which expression shall unless it be repugnant to the context or meaning thereof, include all its partners, legal representatives, executors and assignor) of the **SECOND PART**.



The OWNERS NO. 1 to 5 and 9 are represented herein by their son/brother/brother-in-law/husband MR. POLLIE FALEIRO (OWNER No.8) as constituted attorney by virtue of document of Power of Attorney dated 30/01/2020 before the Notary Mr. Ravindra F. Ayir, Margao under his Reg. No.635 dated 30/01/2020 which Power of Attorney is valid, subsisting and not revoked.

The OWNERS NO. 6 and 7 are represented herein by their brother/brother-in-law MR. POLLIE FALEIRO (OWNER No.8) as Constituted Attorney by virtue of document of Power of Attorney dated 06/01/2020 before the Notary Mr. Ravindra F. Ayir, Margao under his Reg. No.128 dated 06/01/2020 which Power of Attorney is valid, subsisting and not revoked.

WHEREAS there exist a larger property named as **“XIRA”** (Gleba De Horte) situated at Chandrawaddo, Ward No.4, within the limits of Margao Municipal Council, Margao City, described in the Land Registration Office of Salcete under No.43.939 of New Series and not

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enrolled in the Revenue Records (Matriz) of Margao, Salcete and surveyed under Chalta No.7 of P. T. Sheet No.6 of Margao City Survey which larger property is hereinafter referred to as the "Said Property" ;

AND WHEREAS the Said Property was originally owned and possessed by Constantino Faleiro alias Costao Faleiro ;

AND WHEREAS upon the death of said Constantino Faleiro alias Costao Faleiro, his wife Mrs. Lucilia Pereira Faleiro alias Uxila Faleiro alias Ursula Pereira and his legal heirs partitioned and divided all his estate including the Said Property by way of Deed of Partition dated 13/05/1985 and duly presented on 14/05/1985 and registered in the office of Sub Registrar of Salcete at Margao, Goa under Reg. No.787 at pages 198 to 210 of Book No. I, Volume NO.336 and registered on 4/6/1985;

AND WHEREAS vide aforesaid Deed of Partition dated 13/05/1985, the Said Property was described in Item No.2 of First Schedule thereon. The Said Property was divided and partitioned into 5 sub plots and out of the said five sub plots, the Plot No.5 described in the Third Schedule thereon was allotted to Mr. Paulo Faleiro and his wife Mrs. Remediana Colaco (OWNER NO.1) ;

AND WHEREAS subsequently the Plot No.5 of the Said Property is independently surveyed under Chalta No.22 of P. T. Sheet No. 6 of Margao City Survey having an area of 759 square metres is more



particularly described in the Schedule – I hereto and is hereinafter referred to as the “Said Plot”;

AND WHEREAS the said Paulo Faleiro expired on 14/12/2008 leaving behind his wife Ms. Remediana Colaco (OWNER NO.1) as Moiety Share Holder and his four children namely (a) Mrs. Anita Savina Faleiro married to Mr. Antonio Paulo Fernandes (b) Miss Sharon Faleiro (Spinster) (c) Mrs. Flavia Faleiro married to Mr. Angelo Fernandes and (d) Mr. Pollie Faleiro as his legal heirs which has been confirmed and declared by document of Deed of Succession drawn on 23/02/2009 drawn before the Notary Ex-Officio of Salcete at Margao, Goa recorded at folio 42 V to 43 of Deed Book NO.1535 ;



AND WHEREAS pursuant to aforesaid Deed of Succession, Mrs. Sharon Faleiro married to Mr. Manuel Xavier and Mr. Pollie Faleiro married to Mrs. Velankia Miranda ;

AND WHEREAS in terms of aforesaid, the OWNERS are lawful owners and in possession of the Said Plot without any interruption of third party ;

AND WHEREAS the OWNERS have represented, covenants, undertakes and declares as under:-

- a. That the Said Plot is free from all encumbrances, charges, equities, claims or demands, whatsoever and further the Said Plot is not subject matter of any attachment or lien of any Bank, Court or person whatsoever.

- b. That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the Said Plot ;
- c. That the Said Plot is not subject matter of any acquisition or requisition or affected by any Government Notification or Order under any Ordinance, Act, Defence of India Act or C.A.D.A. area initiated or pending in respect of the Said Plot by the Government or Central Government or any other authority or local body.
- d. That there are no agricultural tenants, protected or otherwise or lease holders or mundkars under the provision of Goa, Daman and Diu Tenancy Act, 1964, Mundkar Act or under any other law in force in this State of Goa, in respect of the Said Plot ;
- e. That the OWENRS have not entered into any Agreement for Sale, transfer, arrangement document or Instrument with any other third party concerning the Said Plot nor have they agreed to sell or encumber the same in any manner whatsoever.
- f. That the OWNERS or their predecessors have not granted any right of way, easement or licence or created any other right, to or in favour of, any person in over or in respect of the Said Plot ;
- g. That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the Said Plot affected by any prohibitory



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order of injunction or attachment either before or after judgment.

AND WHEREAS considering the aforesaid representations as true, the DEVELOPER approached the OWNERS for purchase of the Said Plot for the purpose of development ;

AND WHEREAS the OWNERS have agreed to sell and the DEVELOPER has agreed to purchase the Said Plot for total consideration of Rs.83,49,000/- (Rupees Eighty Three Lakhs Forty Nine Thousand only) which shall be payable in kind as agreed and mentioned in this Agreement ;

AND WHEREAS the parties hereto have agreed on certain terms and conditions which they desire to reduce in writing hereinbelow by execution of this Agreement .

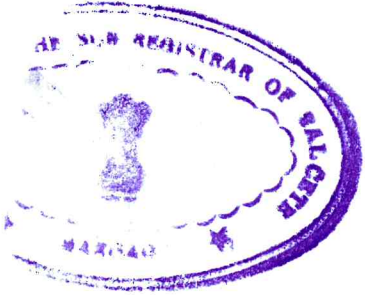
NOW THEREFORE THIS AGREEMENT FOR SALE AND DEVELOPMENT WITNESSESETH AS FOLLOWS:

1. In pursuance of the aforesaid Agreement and in consideration of Rs.83,49,000/- (Rupees Eighty Three Lakhs Forty Nine Thousand only) as payable and agreed in this Agreement , the OWNERS do hereby agree to sell or otherwise transfer and convey unto the DEVELOPER and or its nominee/s the Said Plot and or Premises to be constructed thereon and the DEVELOPER hereby agree and permitted by the OWNERS to develop the Said Plot by constructing thereon multi storeyed building. The DEVELOPER shall pay



to the OWNERS the entire consideration of Rs.83,49,000/- (Rupees Eighty Three Lakhs Forty Nine Thousand only) by way of kind which detail is mentioned hereinunder :-

- a) Double Bedroom Flat bearing Flat No. F 1 having total super built up area of 98.77 square metres (Carpet area of 58.30 square metres and Balcony area of 17.50 square metres) located on First Floor of the proposed building to be constructed on the Said Plot to OWNER Nos.2 and 3.
- b) Double Bedroom Flat bearing Flat No. F 5 having total super built up area of 99.14 square metres (Carpet area of 60.16 square metres and Balcony area of 15.95 square metres) located on First Floor of the proposed building to be constructed on the Said Plot to OWNER Nos.4 and 5.
- c) Double Bedroom Flat bearing Flat No. S 1, having total super built up area of 98.77 square metres (Carpet area of 58.30 square metres and Balcony area of 17.50 square metres) located on Second Floor of the proposed building to be constructed on the Said Plot to OWNER Nos.6 and 7.
- d) Double Bedroom Flat bearing Flat No. S 5, having total super built up area of 99.14 square (Carpet area of 60.16 square metres and Balcony area of 15.95 square metres) located on Second Floor of the proposed building to be constructed on the Said Plot to OWNER Nos.1.



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The aforesaid 4 flats allotted to OWNERS hereinafter referred to as the "OWNERS PREMISES". Lay Out/Working Drawing showing the Said Flat Premises and marked in red colour are annexed to this Agreement.

2. The proposed building shall be consist of 13 numbers of flats and 4 numbers of shops of different size and shape. Out of total 17 premises, 4 premises as agreed and mentioned hereinabove shall be allotted to OWNERS which are hereinafter referred to as "OWNERS PREMISES" and the 13 premises i.e. 9 flats and 4 Shops shall be retained by the DEVELOPER which are hereinafter referred to as "DEVELOPER's PREMISES". The specification of construction material of the building and flats and shops are more particularly described in Schedule- II hereto.
3. The DEVELOPER shall complete the construction of the OWNER's PREMISES and the possession of the same shall be deliver to the OWNERS within a period of 36 months from the date of Construction license issued by Margao Municipal Council alongwith occupancy certificate in respect of such premises, duly obtained from Margao Municipal Council or from any other authority mentioned under the law in force. That in the event of non delivery of the said premises within the aforementioned period of 36 months, the 'DEVELOPER' shall be entitled to an extension of 6(six) months.
4. The DEVLOPER shall however not incur any liability if it is unable to deliver possession of the OWNER PREMISES by the



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aforesaid period, if the completion of the proposed building complex is delayed by reasons of governmental directions and directives by State Government and or Union of India from time to time pertaining to pandemic of COVID-19, non availability of steel and/or cement or other building materials or shortage/non-availability of water or electric power, or by reason of labour unrest, war, civil commotion or any act of Goa, or if such non delivery is caused as a result of any notice, order, rule notification or legislation, of the Government and/or any other public or competent authority or for any other reasons beyond the DEVELOPER Control.

5. In the event of the occurrence of any or all of the circumstances mentioned in clause 4 above, the DEVELOPER shall be entitled to reasonable extension (s) of time for delivery of possession of the OWNER's PREMISES.
6. The sale of the Said Plot in favour of the DEVELOPER and/or its nominee/s shall be done free of all encumbrances and free from third party claims of whatsoever nature.
7. It is hereby clarified by and between the parties hereto that the construction cost of the proposed building to be constructed on the Said Plot shall be borne by the DEVELOPER and the same shall be constructed by the DEVELOPER in compliance of approved plan and licenses issued by the concerned authorities.
8. The parties hereto declare and agree that the DEVELOPER shall have exclusive right to sell the DEVELOPER's PREMISES along with proportionate share in the Said Plot. as per its choice and



preference and the parties as to whom it desires and the OWNERS shall have nothing to do with the same or interfere in the same in any manner whatsoever. Further the price to be fixed for the DEVELOPER's PREMISES and the rate at which the same are sold will be in the exclusive domain of the DEVELOPER and the OWNERS shall have no say in the said matter and price.

9. The OWNERS shall require no further document/deed to take possession of the OWNERS PREMISES, which is agreed to be allotted to them. Upon the completion of the said OWNERS PREMISES, the OWNERS shall be treated as the absolute owners in possession of the OWNERS PREMISES along with proportionate share in the Said Plot. The OWNERS shall have an absolute right to sell and/or otherwise dispose their owners premises along with proportionate share in the Said Plot to person/s of their choice and preference and without any reference to the DEVELOPER.

10. The OWNERS hereby agree and declare that the third parties who enter into agreements with the DEVELOPER for purchase of any premises other than the owners premises in pursuance of this Agreement shall be entitled to raise the finance for the said premises, which are proposed to be constructed in the Said plot described in Schedule-I hereinafter appearing and for raising such monies they shall be entitled to mortgage/agree to mortgage the premises to be purchase from the DEVELOPER's premises. However, the right conferred herein is without prejudice of



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whatsoever nature to the rights of the OWNERS to possess and enjoy the owners premises to be allotted to them.

11. In addition to above, the DEVELOPER do hereby covenants with the OWNERS as under:

a) The DEVELOPER shall be entitled to develop the Said Plot at his own costs, risk, expenses and responsibility by putting up thereon multi storeyed building in accordance with laws and regulations in force, the plans and construction licence to be approved by the concerned authorities. The DEVELOPER shall be free to revise the said plan from time to time in the manner it deems fit and proper.

b) The DEVELOPER agrees that all the sales or agreements to sell/transactions of the premises in the proposed building shall be at the risk, costs, account and responsibility of the DEVELOPER. It is hereby clarified that the intention of the parties hereto is that the DEVELOPER shall alone be liable and responsible to any third parties in connection with all dealings between the DEVELOPER and such parties. All proceeds of sale of various premises shall be sole entitlement of the DEVELOPER without any share/interest to the OWNERS. It is further hereby clarify the terms and conditions mentioned in the said Agreement, document etc. shall not be binding over the OWNERS and



the DEVELOPER shall be solely responsible the terms and conditions mentioned therein.

- c) The DEVELOPER shall bear all the expenses concerning the construction and development of the said plot, including all taxes and other charges relating to the said construction and development. Besides the responsibility for the construction, responsibility towards workmen and all other matters shall exclusively vest with the DEVELOPER, without any reference to the OWNERS .
- d) The DEVELOPER shall alone be responsible for violation of any laws, regulations, deviations from plans approved by concerned authorities and pay all outgoings regarding the proposed development of the Said Plot.
- e) The DEVELOPER shall be free from this date to enter into the Said Plot and carry therein all works for the said development and construction including levelling, excavation , and all construction and development and completion of the said proposed building.

12. In addition to above, the OWNERS do hereby covenant with the DEVELOPER as under:

- a) That the representations held out by the OWNERS in respect of the Said Plot are true and are hereby reiterated.
- b) That the OWNERS shall always permit and allow the DEVELOPER from the date of handing over



possession of the Said Plot to enter into the Said Plot and carry out development and construction works, which includes filling, levelling, surveying, excavations etc. The DEVELOPER will be further permitted to construct temporary structures for the stay of the labourers during the period of construction, dumping and storage of materials, fencing and carrying out all other incidental works in connection with the construction and development of the Said Plot.

- c) The OWNERS shall execute a Power of Attorney in favour of the partner/s of the DEVELOPER authorising it to obtain all permissions, licences and other requirements for the development of the Said Plot and also to sign and execute all Agreements, Agreements for Sale and Construction, Agreement for Sale, Deeds of Sale, papers, applications, declarations, documents and other requirements to agree to transfer and or transfer or conveyance of the DEVELOPER's PREMISES (flats and shops) to its customers.
- d) The OWNERS upon delivering the possession of the OWNERS PREMISES by the DEVELOPER in all respects and with occupancy certificate, shall execute a Deed of Sale in respect of the Said Plot or his nominee/s as per this Agreement.
- e) In the alternative, and if so requested by the DEVELOPER, the OWNERS shall execute a Sale Deed in respect of the said plot with a Co-operative

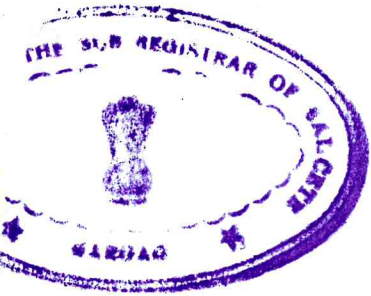


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Society or any legal entity which shall comprise the owners or financiers of various premises in proposed building complex to be constructed on the Said Plot and or .

- f) If the DEVELOPER or its nominee/s so requests the OWNERS shall execute individually sale deeds of respective flats and other premises alongwith the proportionate share in land in favour of the prospective buyers.
- g) All the costs, expenses and charges concerning the preparation , execution and registration of Agreement and deeds shall be exclusively borne by the customers of DEVELOPER .
- h) Commencing a week after notice is given by the DEVELOPER to the OWNERS for OWNERS PREMISES are ready for use and occupation, the OWNERS shall be liable to bear and pay all taxes and charges for water, electricity and other services and the outgoings payable in respect of the said premises.
- i) In case the DEVELOPER decides to form a society and/or an association and/or any entry of the occupants of the various premises, the OWNERS shall participate and become the member of such a registered co-operative housing society or other body/entity for the building project to be constructed in the Said Plot described in SCHEDULE-I hereto.



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j) If during the construction of proposed building/s and thereafter, the floor area ratio applicable to the said plot increases or decreases, the DEVELOPER shall be entitled for such benefits or suffer for decrease in FAR.

13. The OWNERS shall produce to the DEVELOPER certified copies of all title documents.

14. Either parties agree and undertake to co-operate with each other for giving effect to the terms of the present agreement and do all such acts, deeds and things as may be necessary for compliance thereof.

15. The proposed buildings complex in the Said Plot shall be named at the option of the DEVELOPER.

16. Each party shall be responsible and liable for and shall pay their separate/respective debts and Income Tax, Wealth Tax, Capital Gains Tax, Gift Tax and all other taxes, due and liabilities and shall indemnify the other from any liability claims and demands made on the other on account of non-payment of such taxes/dues/liabilities.

17. This Agreement and the contents hereof shall supersede all other agreements, arrangements, understandings, correspondence, and representations, between the parties hereto with respect to the subject matter of the present Agreement .

18. The parties hereto shall specifically perform this contract and shall be entitled to secure the specific performance of this contract from the other party.



19. Any notice to be given to the parties shall be deemed to be sufficiently and validly given if sent by RPAD or delivered personally at their aforesaid respective address or at the last intimated in writing.
20. This Agreement is executed at Margao-Goa and all disputes between the parties arising out of this Agreement and /or connected to this Agreement shall be subject to the jurisdiction of courts in the Salcete Taluka at Margao in the State of Goa .
21. The OWNERS has today delivered the vacant possession of the Said Plot to the DEVELOPER and the DEVELOPER have taken and confirm the possession of the Said Plot from the OWNERS.
22. The Said Property having an area of 759 square metres is situated at Ward No.4 of Margao Municipal Council, Margao, Goa and the Said property is valued for the purpose of stamp duty is Rs.83,49,000/- (Rupees Eighty Three Lakhs Forty Nine Thousand only) and accordingly this Agreement is executed on stamp paper of Rs.2,42,200/- (Rupees Two Lakhs Forty Two Thousand Two Hundred Only)

SCHEDULE -I

(Description of the Said Plot)

ALL that Plot of land identified as Plot No.5 surveyed under Chalta No.22 of P.T. Sheet No.6 of Margao City Survey having an area of 759 square metres which Plot of land is forming part and parcel of the larger property named as "XIRA" (Gleba De Horte) situated at Chandrawaddo , Ward No.4, within the limits of Margao Municipal Council, Margao City, described in the Land Registration Office of

[Signature]

[Signature]



Salcete under No.43.939 of New Series not enrolled in the Revenue Records (Matriz) of Margao, Salcete .

In terms of survey records, the Said Plot is bounded as under :-

On the North :- by the property surveyed under Chalta No.21 of P. T.

Sheet No.6

On the South :- by Public road s

On the East :- by the property surveyed under Chalta No.8 of P. T.

Sheet No.6

On the West :- by the property surveyed under Chalta No.7 of P. T.

Sheet No. 6

The Said Plot is marked in red colour on the survey plan annexed to this Agreement which is signed by both the parties hereto.



SCHEDULE -II

(Specification of building and flat)

Structure: The building shall be RCC framed structure with 20 cms thick laterite or brick walls externally, and 10 cms. walls internally for partitions.

Plaster: The external wall shall be furnished with 2 coats of 18 mm thick cement plaster, and the internal wall shall be, 12 mm thick plaster, with Birla putty.

Flooring: The flooring of all rooms shall be provided with colored vitrified tiles.

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Kitchen : The kitchen platform shall be provided with granite stone on the top surface, a stainless still sink and Dado upto 45 cms high shall be provided with colored ceramic tiles.

Doors : The main door frame size is of 5*"X 2.5" thickness Sal wood/ W.PVC and shutter of paneled Teak wood. All internal door frames are of size 4" X 2.5" thick Sal wood /W.PVC or of equivalent type and shutter shall be of Block board. Toilet doors shall be of waterproof type shutter.

Windows : The windows shall be of aluminum 4 series powder coated sliding type.

Paint: External walls shall be painted with cement paint and internal walls shall be painted with acrylic emulsion paint.

Electricals: The electrical wiring shall be of concealed type and the points are as follows:

Hall: 2 Light Points, 2 Fan Points, 4 Plug Points

Bedroom: 2 Light Points, I Fan Point, 1 Plug Point

Kitchen: 2 Light Points, 1 Fan Point, 1 Plug Point and 1 No. 15 Amps Plug Point.

Toilet: 1 Light Points and 1 No. 15 Amps Plug point.

Balcony: 1 no. light point

Plumbing :

All water carrying line shall be of Prince/ Finolex U.P.V.C. Waste water/ soil water down take line shall be of S.W.R. pipes.

Sewage: The external chamber works will be with P.V.C. pipes connecting to Govt. sewerage line. The sanitary fittings and plumbing shall be either jaguar/Hind Ware/ E.S.S./ Benelive/ CERA. There



shall be common underground water storage sump and P.VC over head water tanks.

IN WITNESS WHEREOF the parties to this Agreement have set and subscribed their respective hands on this day, month and year aforementioned in the presence of attesting witnesses:



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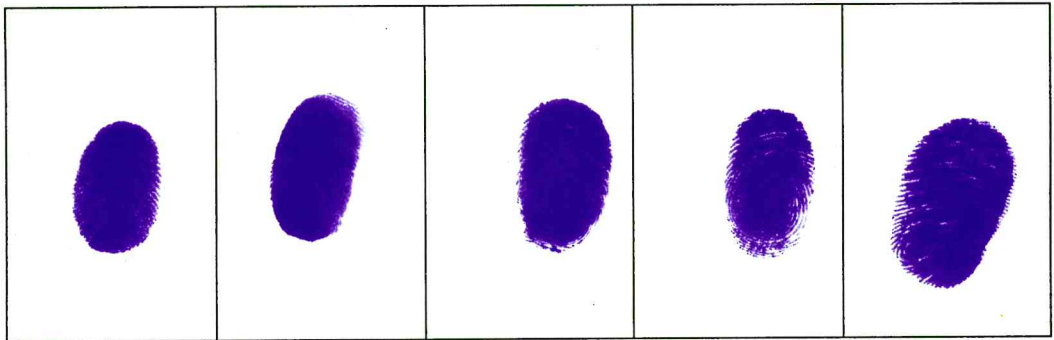
SIGNED AND DELIVERED BY THE WITHIN NAMED OF OWNERS REPRESENTED HEREIN OWNER NO.8 MR. POLLIE FALEIRO FOR SELF AND CONSTITUTED ATTORNEY OF OWNERS NO.1 TO 7 AND 9



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MR. POLLIE FALEIRO

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



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A handwritten signature in blue ink with a checkmark, appearing to be 'Pollie', located at the bottom center of the page.



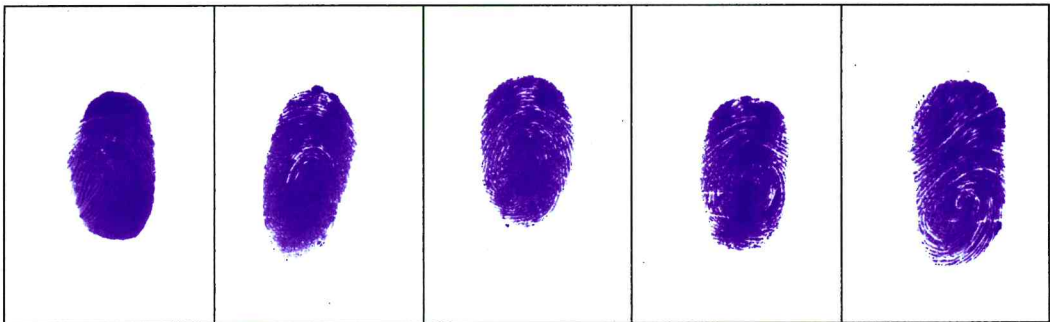
SIGNED AND DELIVERED BY THE WITHIN NAMED OF
DEVELOPER NAMEDLY FUTURISTIC CONSTRUCTION
REPRESENTED HEREIN BY ITS PARTNER MR. GILERT
VALENTO GOMES



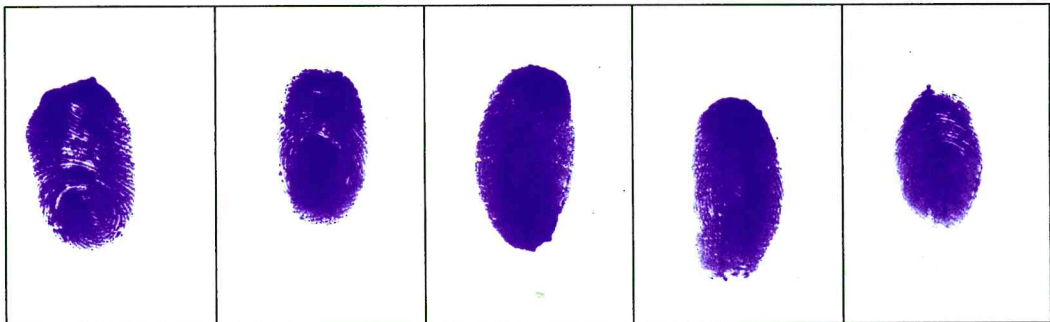
For FUTURISTIC CONSTRUCTION
G.V.M.
PARTNERS

MR. GILERT VALENTO GOMES

LEFT HAND FINGER PRINTS

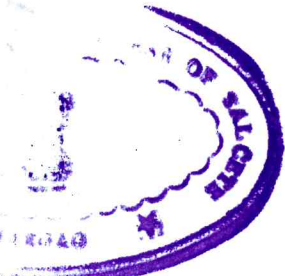


RIGHT HAND FINGER PRINTS



G.V.M.

G.V.M.



SIGNED AND DELIVERED BY THE WITHIN NAMED
OF DEVELOPER NAMELY FUTURISTIC CONSTRUCTION
REPRESENTED HEREIN BY ITS PARTNER MR. POLLIE
FALEIRO



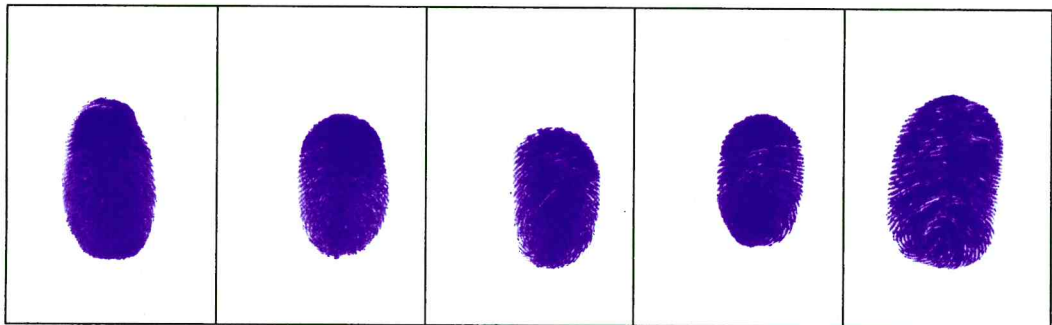
For FUTURISTIC CONSTRUCTION

A blue handwritten signature of Mr. Pollie Faleiro.

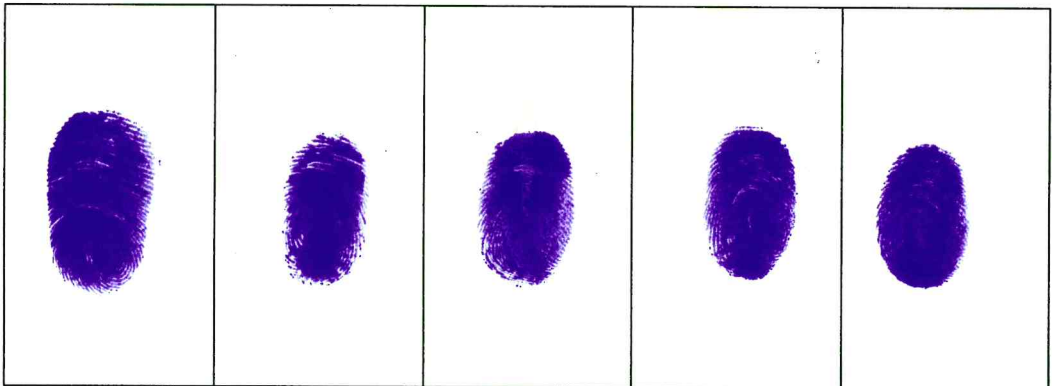
PARTNERS

MR. POLLIE FALEIRO

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



A blue handwritten signature.

A blue handwritten signature.

WITNESSETH :-

1.Name: Ivo Hendry Pinto

S/D/W/:Peregrino Pinto

Age: 33

Marital Status: Unmarried

Profession: Service

Address: H.No.556,Manuel Gomes Road Vidya Nagar

Madgaon,Margao, Salcete-Goa

Mobile No. 9850469302

Aadhar Card No.6765 9292 5421

Signature: 

2. Name : Pooja Chandru Gaonkar

S/D/W/:Chandru Gaonkar

Age:26

Marital Status :Unmarried

Profession : Advocate

Address :H.no.512, Barmalem, Velipwada, Barcem Quepem Goa.

Mobile No.8007836371

Driving Licence No.GA09 20140002280

Signature: 







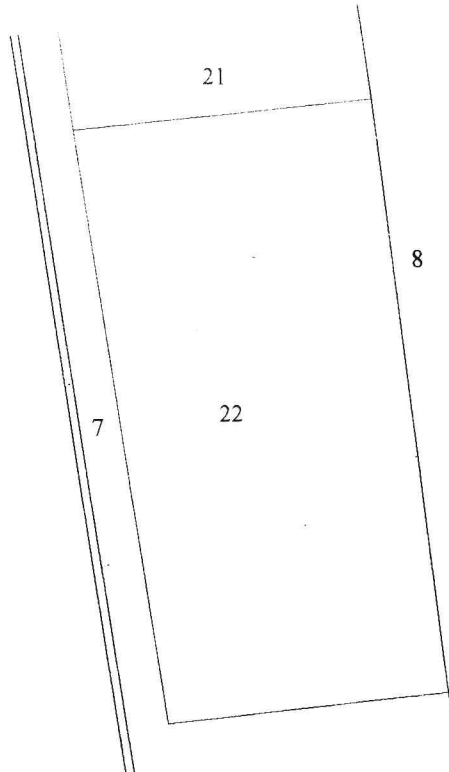
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.6/ Chalta No.22
Scale : 1:500

Inward No: CMAR19-61225

(Sudesh K.N. Bhareli)
Inspector of Survey & Land Records
Margao Goa.



Generated By : DILIP NAIK
On : 10-09-2019

Compared By: K.B. Gaude



1st & 2nd FLOOR PLAN

PROPOSED RESIDENTIAL BUILDING WITH SHOPS
for M/s FUTURISTIC CONSTRUCTION
at CHATA No 22 of P.T.SHEET No 6 at FATORDA,
MARGAO CITY, SALCETE TALUKA GOA

Architect Bipin Vernekar

B.Arch

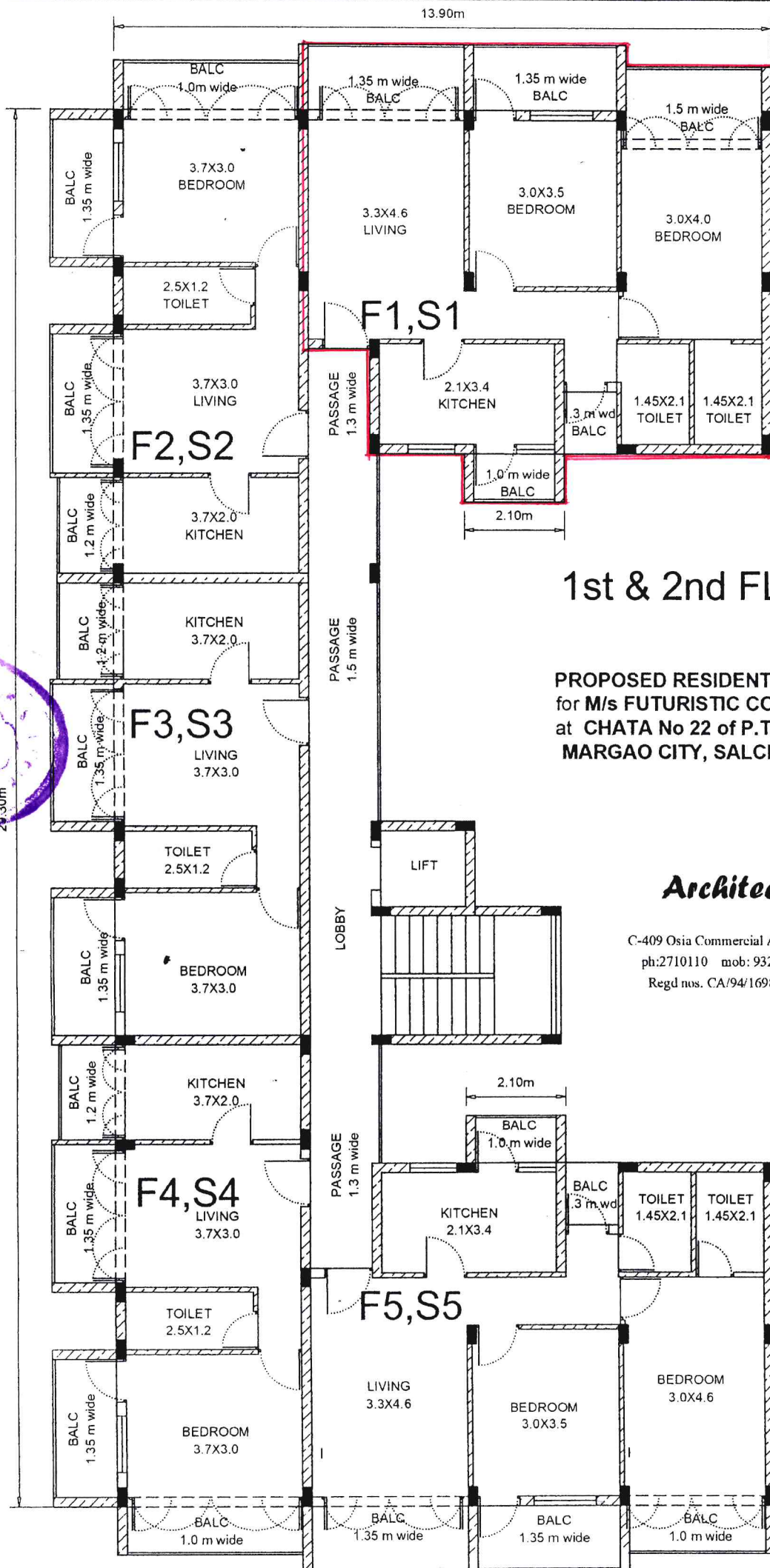
C-409 Osia Commercial Arcade SGPDA Market cplx. Margao Goa 403601

ph:2710110 mob: 9326190270 email: vernarch-office@yahoo.com

Regd nos. CA/94/16984; SGPDA/RA/51/98-99; MMC/ARCH/353;

T&CP/AR/0071/2010

Handwritten signatures and initials in blue ink.



13.90m



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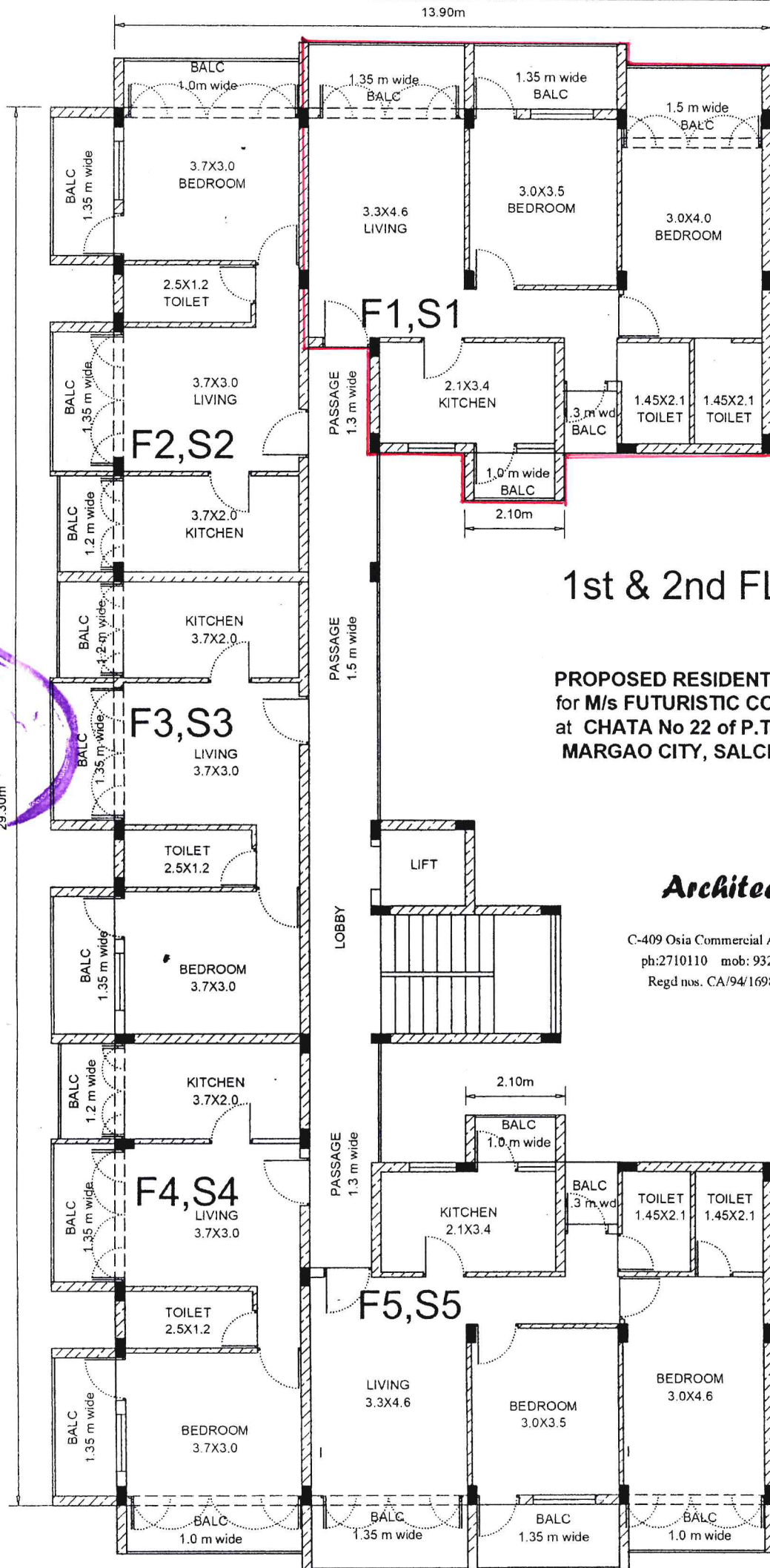
C-409 Osia Commercial Arcade SGPDA Market cplx. Margao Goa 403601

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T&CP/AR/0071/2010

Vernekar



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 21-Oct-2020 03:10:29 pm

Document Serial Number :- 2020-MGO-2837

Presented at 11:10:13 am on 21-Oct-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	242200
2	Registration Fee	250470
3	Processing Fee	670
Total		493340

Stamp Duty Required :242200




Stamp Duty Paid : 242200

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GILERT VALENTINO GOMES ,S/o - D/o Inacio Joaquim Gomes Age: 36, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Margao Salcete Goa, Address2 - House No. 174 Borda, Margao Salcete Goa, PAN No.: AMKPG0344H			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GILERT VALENTINO GOMES ,S/o - D/o Inacio Joaquim Gomes Age: 36, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Margao Salcete Goa, Address2 - House No. 174 Borda, Margao Salcete Goa, PAN No.: AMKPG0344H			
2	POLLIE FALEIRO ,S/o - D/o Paulo Faleiro Age: 34, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - House No. 174 Borda Margao Salcete Goa, Address2 - Margao Salcete Goa, PAN No.: ABBPF6584E			
3	POLLIE FALEIRO ,S/o - D/o Paulo Faleiro Age: 34, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - House No. 816 Chandrawaddo Fatorda Salcete Goa, Address2 - , PAN No.: ABBPF6584E			
4	POLLIE FALEIRO ,S/o - D/o Paulo Faleiro Age: 34, Marital Status: , Gender: Male, Occupation: Business, Address1 - House No. 816, Chandrawaddo Fatorda Salcete Goa, Address2 - , PAN No.: ABBPF6584E			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	POLLIE FALEIRO ,S/o - D/o Paulo Faleiro Age: 34, Marital Status: ,Gender:Male,Occupation: Business, Address1 - House No. 816 Chandrawaddo Fatorda Salcete Goa, Address2 - , PAN No.: ABBPF6584E			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ivo Hendry Pinto, 32 , ,9850469302 , ,Service , Marital status : Unmarried 403601, Borda Margao Goa Margao, Salcete, SouthGoa, Goa			
2	Pooja Chandru Gaonkar, 26 , ,8007836371 , ,Advocate , Marital status : Unmarried 403703, Barcem Quepem Goa, Barcem Quepem Goa Barcem, Quepem, SouthGoa, Goa			

Geneser

Sub Registrar

REGISTRAR
- CUM -
- REGISTRAR
SALCETE

Document Serial No:-2020-MGO-2837

Book :- 1 Document

Registration Number :- **MGO-1-2764-2020**

Date : 21-Oct-2020

Seneyca

Sub Registrar(Office of the Civil Registrar-Cum-Sub Registrar, Salcete)

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SALCETE