

CITIZEN CREDIT CO-OPERATIVE BANK LTD  
SAPANA BENEER CO-OP. HSG SOCIETY LTD  
ST. JOSEPH ROAD, BORDA,  
MARGAO - GOA 403 602  
D-S/STRV/C.R./35/3/2011-80

भारत 22383  
136423  
NON JUDICIAL गोंय  
JUN 04 2018  
16:02  
R.0231000/- PB7223  
INDIA STAMP DUTY GOA

Name of Purchaser VINTAGE BUILDERS.

For CITIZEN CREDIT CO-OP. BANK LTD.



*Requeia*  
Authorised Signatory

ZACARIAS P. GOMES

*Zacarias*

7

7

AGREEMENT OF EXCHANGE

Contd/- 2

2492/18



*Zacarias*

*Manoj*

*Gomes*

**THIS AGREEMENT OF EXCHANGE** is made and executed at Margao, Goa, on this 5<sup>th</sup> day of the month of June, of the year Two Thousand and Eighteen.

**BETWEEN**

1. **MR. LANCELOTH ALVARES**, son of late Mr. Joao Manuel Alvares, aged 86 years, Retired, Bachelor, Indian National, residing at H. No: 523, Povacao, Verna, Salcete-Goa, holding Aadhar Card bearing No. 261203252054 and PAN Card bearing No. BNNPA0561K herein represented by his duly constituted Attorney, Mr. Jewellyn Alvares, son of late Mr. Julius Alvares, aged 37 years, vide Special Power of Attorney dated 22-05-2017, Registered at No. 2260/2017 before Notary Melvina M. D'Laura Fernandes, Margao Goa;
2. **MRS. IRENE ALVARES alias IRENA JOE ALVARES**, wife of late Mr. Joseph Alvares, Aged 74 years, Married, Retired, Indian National, residing at B-26/002, Lok Nagri, MIDC Road, Ambernath East, Thane District, holding Aadhar Card bearing No.825885925496 and PAN Card bearing No. BNIPA4175N, herein represented by her duly constituted Attorney, Mr. Jewellyn Alvares, son of late Mr. Julius Alvares, aged 37 years, vide General Irrevocable Power of Attorney dated 30-05-2018, Registered at No. 5122018, before Notary B. N. Shinde, Bangur Nagar, Mumbai;
3. **MR. JOSELYN ALVARES alias JOSELYN JEEVAN ALVARES**, son of late Mr. Joseph Philip Alvares, Aged 41 years, Service, Indian National, residing at P.O. Box 54105, Kingdom Bahrain, PAN Card bearing No. ADWPA5209N, herein represented by his duly constituted Attorney, Mr. Jewellyn Alvares, son of late Mr. Julius Alvares, aged 37 years, vide General Irrevocable Power of Attorney dated 30-05-2018, Registered at No. 5122018, before Notary B. N. Shinde, Bangur Nagar, Mumbai;
4. **MRS. KATE ALVARES**, wife of late Mr. Julius Alvares, Aged 81 years, Married, Service, Indian National, residing at 401, Buena Vista, Sunder Lane, Orlem Malad West, Mumbai 400 064, holding Aadhar Card bearing No. 919277247180 and PAN Card bearing No. AASPA9300M;
5. **MISS KELLY ANN FIONA ALVARES**, daughter of late Mr. Julius Alvares, Aged 46 years, Single, Service, residing at 210, Borel Lane, Danville, CA 94526 USA, USA National holding Passport bearing No. 535336215 and having Overseas Citizen of India Card bearing No. A2762748, herein represented by her duly constituted Attorney, Mr. Jewellyn Alvares, son of late Mr. Julius Alvares, aged 37 years, vide

*Alvares*

*Alvares*

*Fernandes*

General Irrevocable Power of Attorney dated 09-10-2008, at Serial No. 450/2008 of Notarial Register, before Notary J. D. D'Monte, Mumbai;

6. **MRS. KAREN FLAVIANA MISQUITTA alias KAREN ALOYSIUS MISQUITTA alias KAREN ALVARES**, daughter of late Mr. Julius Alvares and wife of Mr. Aloysius Misquitta, Aged 44 years, Married, Service, residing at 5B, Tomway, Casula, NSW 2170, Australian National holding Passport bearing No. M9747944 and having Overseas Citizen of India Card bearing No. A2886429, herein represented by her duly constituted Attorney, Mr. Jewellyn Alvares, son of late Mr. Julius Alvares, aged 37 years, vide General Power of Attorney dated 04-05-2006, before Notary N. J. D'Monte, Mumbai;
7. **MR. JEWELLYN ALVARES alias JEWELLYN JUDE ALVARES**, son of late Mr. Julius Alvares, Aged 38 years, single, Indian National, residing at 401, Buena Vista, Sunder Lane, Orlem Malad West, Mumbai 400 064, holding Aadhar Card bearing No.779608453823 and PAN Card bearing No. AFYPA4352E, hereinafter referred to as the "LANDOWNERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, successors, administrators, executors and assigns) of the **FIRST PARTIES**.

AND

**M/S VINTAGE BUILDERS**, a Partnership Firm registered under the Indian Partnership Act at the Civil Sub-Registry at Margao, Salcete, Goa under MGO-F231-2012 on 28/09/2012, having PAN Card bearing No. AAKFV0618H, represented herein by its Partners.

1. **MR. JOSE BOSCO FERNANDES**, son of late Mr. Francisco L. P. Fernandes, the Partner of M/s Vintage Builders, aged 79 years, married, Indian National, holder of Aadhar Card bearing No. 671485961180,
2. **MRS. ZURICA JULIA NORONHA**, Wife of Mr. Armstrong Fernandes, Aged 44 years, married, Indian National, Resident of H. No.512, Povocao, Verna, Salcete-Goa, the Partner of M/s Vintage Builders, Holder of Aadhar Card bearing No. 635625473715, both represented by their duly constituted attorney **MR. ZACARIAS PIEDADE GOMES**, son of late Mr. Gabriel Gomes, the Partner of M/s Vintage Builders, aged 59 years, married, vide Power of Attorney dated 16-10-2017 at Registration No. 9423/2017 before Notary Menino A. Fernandes, Quepem, Salcete-Goa.

*[Handwritten signatures]*

**3. MR. ZACARIAS PIEDADE GOMES**, son of late Mr. Gabriel Gomes, the Partner of M/s Vintage Builders, aged 59 years, married, Indian National, holder of Aadhar Card No. 499784968326, resident of Rainbow Valley, Mugalli, Sao Jose d Areal, Salcete-Goa, hereinafter referred to as the **"THE DEVELOPERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, administrators, executors and assigns) of the **SECOND PARTY**.

The Landowner Nos; 5 and 6 being foreign nationals have obtained permission to register the present Agreement of Exchange from the Office of the State Registrar-Cum- Head of Notary Services dated 03-04-2018 bearing No. 4/81/18-Registration/361.

**WHEREAS**, the **"LANDOWNERS"** are the owners in possession and title of the property known as **"POREM BHAT"** as per Survey Records **"POREM BHAT"** situated at Verna, Salcete and Sub-District of Salcete, District of the South Goa, State of Goa, surveyed under Survey No: 74/2 of Village Verna wherein there exists an old house in a dilapidated condition and is more particularly described in Schedule I here in below.

**AND WHEREAS** in the above mentioned property more particularly described in Schedule-I herein below originally belonged to Joao Manuel Alvares who is the father of the member No: 1 of the First Part and father/father-in-law/grandfather of the First party.

**AND WHEREAS** upon the death of Mr. Joao Manuel Alvares and his wife Mrs. Flaviana Natalia Estefacica Nee Dias e Alvares a regular inventory proceeding bearing No: 60/2012/F was filed in the Court of the Civil Judge Junior Division at Margao.

**AND WHEREAS** in the above mentioned inventory Proceedings the property more particularly described in Schedule-I herein below was enlisted as Item No: 1 in the Description of Assets and the said Item No: 1 was jointly allotted to the members of the landowners and Miss Marie Alvares, who is now deceased; by Terms of Accord dated 17-12-2013 and Judgment dated 23-12-2013 of the Court of the Civil Judge Junior Division at Margao.

**AND WHEREAS** Miss Marie Alvares had executed a Public Will drawn on 29-09-2014, recorded at Folio 1 to 2 of Book No. 418 dated 01-10-2014, wherein she bequeathed half her share in the above mentioned property to Mr. Jewellyn Alvares and her remaining share to Mrs. Kate Alvares, Mrs. Karen Misquitta and Miss Kelly Ann Alvares.

*K Alvares*  
*J Alvares*  
*Z Gomes*

AND WHEREAS, the "LANDOWNERS" are therefore the lawful owners in possession and title of the property more particularly described in Schedule I herein below and the "DEVELOPERS" are interested in developing the said property, in order to construct a Multi stored building thereon, by giving in exchange to the LANDOWNERS 2 (Two) Apartments each admeasuring approximately 109 sq. mts each and the amenities to be provided have been enlisted in the Letter dated 10-08-2017, sent by the "DEVELOPERS" to the "LANDOWNERS". The said 2 (two) Apartments are more particularly described in Schedule II. The "LANDOWNERS" shall have no further claim of any nature pertaining to the amenities provided. The said exchange shall be for a consideration amount of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) out of which an amount of Rs. 4,00,000/- (Rupees Four Lakhs only) has been paid as advance to the "LANDOWNERS" and the receipt of which the "LANDOWNERS" hereby acknowledge, and construction of two flats, admeasuring 109 Sq. mts each, ~~both valued at Rs. 30,00,000/- (Rupees Thirty Lakhs Only).~~

**NOW THEREFORE THIS AGREEMENT FOR EXCHANGE WITNESSES AS UNDER:-**

1. The LANDOWNERS declare and confirm that:
  - a. That they are exclusively entitled to own, hold, possess and deal within any manner with regard to the rustic property known as "POREM BHAT" as per Survey Records "POREM BHAT" situated at Verna more particularly described in Schedule -I herein below and that they have a clean, clear and good and marketable title free from all encumbrances to the rustic property known as "POREM BHAT" as per Survey Records "POREM BHAT" situated at Verna.
  - b. That they have not entered into any agreement for sale in relation to the said property either orally or in writing to any other person/persons, firm or company or whomsoever.
  - c. That there is no litigation or any legal proceedings pending in any court of law or any other authority in respect of the rustic property known as "POREM BHAT" as per Survey Records "POREM BHAT" situated at Verna.
  - d. That the said property is not subject to any Notice or Notification or Proceedings under the Land Acquisition Act or Administration or Evacuee Property Act.
  - e. That there are no Mundkars, tenants nor any other person or persons claiming any tenancy right or any other right of whatsoever nature over the rustic property known as "POREM BHAT" as per Survey Records "POREM BHAT" situated at Verna

*[Handwritten signatures]*

- f. That there are no dues or charges of any nature payable by the **LANDOWNERS** directly over the rustic property known as "**POREM BHAT**" as per **Survey Records "POREM BHAT"** situated at Verna or any part thereof or otherwise to any authorities or local bodies.
- g. That there is no legal impediment or bar for the sale of the rustic property known as "**POREM BHAT**" as per **Survey Records "POREM BHAT"** situated at Verna and is free from all encumbrances, charges, liens whatsoever.
- h. That there is no attachment or notice from any Central or State Government or any other local body or authorities under any Municipal Act or any other Acts or Scheme or Legislative enactment, Government Ordinance, Order or Notification, including notice/ proceedings for acquisition / requisition , has or had been received by or served upon the **LANDOWNER** and that the rustic property known as "**POREM BHAT**" as per **Survey Records "POREM BHAT"** situated at Verna is not subject to any attachment certificate or other recovery proceedings under the Income Tax Act, Public Demand Recovery Act or any other Act or Statute, law or regulation.
- i. That no one else has any right or share in the rustic property known as "**POREM BHAT**" as per **Survey Records "POREM BHAT"** situated at Verna more particularly described in Schedule – I herein below and the **LANDOWNERS** title in respect of the rustic property known as "**POREM BHAT**" as per **Survey Records "POREM BHAT"** situated at Verna is perfect, clear, clean, good and subsisting.

2. The **DEVELOPERS** who upon verifying the title documents of the **LANDOWNERS** have accepted as true the above paragraphs 1 (a) to 1(i) and have decided to develop the rustic property known as "**POREM BHAT**" as per **Survey Records "POREM BHAT"** situated at Verna.

3. It is agreed by and between the parties that **LANDOWNERS** have entrusted to the **DEVELOPER** to develop the said property by this agreement of exchange by constructing multistoried buildings comprising of residential apartments and commercial shops and the **LANDOWNERS** for a consideration amount of Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) to the "**LANDOWNERS**" vide

- a. Cheque bearing No. 102040 dated 05-09-2017 and Cheque bearing No. 413424 dated 04-06-2018, both drawn on Corporation Bank of India, Verna Branch in favour of Mrs. Irene Alvares for an amount of Rs. 1,00,000/- (One Lakh only) and Rs. 2,00,000/- (Two Lakhs only) respectively.

*Irene Alvares*  
*POREM BHAT*  
*POREM*

- b. Cheque bearing no. 102041 dated 05-09-2017, Cheque bearing No. 413422 dated 04-06-2018, both drawn on Corporation Bank of India, Verna Branch in favour of Mrs. Kate Alvares for an amount of Rs. 1,00,000/- (One Lakh only) and Rs. 1,30,000/- (One Lakh thirty Thousand only) respectively.
- c. Cheque bearing No. 102039 dated 05-09-2017, drawn on Corporation Bank of India, Verna Branch, in favour of Ms. Marie Alvares for an amount of Rs. 1,00,000/- (One Lakh only)
- d. Cheque bearing No. 102034 dated 05-09-2017 and Cheque bearing No. 413422 dated 04-06-2018, both drawn on Corporation Bank of India, Verna Branch in favour of Mr. Lanceloth Alvares for an amount of Rs. 1,00,000/- (One Lakh only) and Rs. 2,00,000/- (Two Lakhs only) respectively.
- e. Cheque bearing No. 413425 dated 04-05-2018, drawn on Corporation Bank of India, Verna Branch, in favour of Mr. Jewellyn Alvares for an amount of Rs. 2,00,000/- (Two Lakh only);
- f. Cheque bearing No. 413426 dated 04-05-2018, drawn on Corporation Bank of India, Verna Branch, in favour of Ms. Kelly Ann Alvares for an amount of Rs. 1,35,000/- (One Lakh Thirty Five Thousand only)
- g. Cheque bearing No. 413427 dated 04-05-2018, drawn on Corporation Bank of India, Verna Branch, in favour of Mrs. Karen Misquitta for an amount of Rs. 1,35,000/- (One Lakh only)
- h. Cheque bearing No. 413428 dated 04-05-2018, drawn on Corporation Bank of India, Verna Branch, in favour of Mr. Joslyn Alvares for an amount of Rs. 2,00,000/- (One Lakh only);

the receipt of which the "LANDOWNERS" hereby acknowledge, and an amount of Rs. 12,00,000/- (Rupees Twelve Lakhs only) shall be paid at the time of execution of the present Agreement and construction of two flats as per plan annexed along with the present agreement, admeasuring 109 Sq. mts. each, ~~both~~

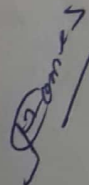
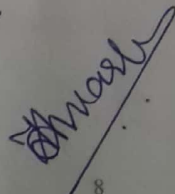
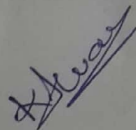
~~valued at Rs. 50,00,000/- (Rupees Fifty Lakhs Only) and Deed of Sale for two flats~~  
shall be executed on completion of flats

4. The LANDOWNERS agree to execute an Irrevocable Power of Attorney in favour of the "DEVELOPERS" to do all the above things, acts, matters and deeds connected thereto. It shall be the exclusive responsibility of the DEVELOPERS to obtain necessary N.O.C., License and all permissions or approvals necessary for the purpose of construction of the proposed building.
5. The LANDOWNERS have entrusted to the DEVELOPER to develop the rustic property known as "POREM BHAT" as per Survey Records "POREM BHAT"

*Alvares*  
*Alvares*  
*Alvares*

situated at Verna more particularly described in the Schedule-I hereunder written on the following terms and conditions:

6. That the rustic property known as **"POREM BHAT" as per Survey Records "POREM BHAT"** situated at Verna will be developed as per the zone marked by the Town & Country Planning Department.
7. The **LANDOWNERS** shall be entitled to sell the two flats allotted to them without any reference to the **DEVELOPERS** upon handing over the said Flats. However the stamp duty and Registration charges, Society Registration charges, Building maintenance charges in respect of the said two flats, shall be borne by the **LANDOWNERS** and their **PURCHASERS**. Similarly, the **DEVELOPERS** shall be free to sell all the other flats/shops without reference to the **LANDOWNERS** and without any payment to the **LANDOWNERS** but for the said sales and or for the agreement of sale the **OWNER** shall be the Consenting Party.
8. The period for completion of the development of the rustic property known as as **"POREM BHAT" as per Survey Records "POREM BHAT"** within a period of 36 months from the date of signing the present Agreement, with a grace period of another six months, from the execution hereof, provided however, that the time for completion shall be deemed to have been further extended in the event of non-availability of building materials and/or delay due to any reasons beyond the control of the **DEVELOPERS**, delay in Govt. approvals, local agitations, etc. and other "Force-Majeure" circumstances.
9. The **LANDOWNERS** hereby permit and authorize the **DEVELOPERS** to enter into the said land with immediate effect and clear the site of the rustic property known as **"POREM BHAT" as per Survey Records "POREM BHAT"** and further permits to cut any trees therein after obtaining forest licence in the name of the **LANDOWNERS**.
10. The **LANDOWNERS** shall execute all the papers that may be required for obtaining all approvals, conversion from the Town and Country Planning and Development Authority, Dy. Collector, Panchayat, Collector, Administrative Tribunal and any other Government and Semi- Government Office which the **DEVELOPERS** may have to approach or to whom they may have to apply in connection of the said development of the rustic property known as **"POREM BHAT" as per Survey Records "POREM BHAT"**.





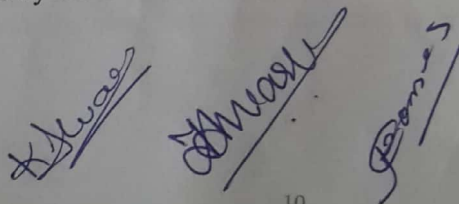
11. The **LANDOWNERS** hereby declare that they will not enter into any transaction of any nature with any other person in respect of the rustic property known as as **"POREM BHAT"** as per Survey Records **"POREM BHAT"** during the subsistence of this agreement. In the event this agreement being prematurely terminated, the expenditure incurred by the Developer shall be compensated by the Vendor.
12. The **DEVELOPERS** based on this agreement shall not create any charge, lien or encumber the said property and or obtain any loan from any financial institution based on this agreement without the consent of **LANDOWNERS**.
13. Incase of delay in delivery of possession of the completed Flats by the **DEVELOPER** to the **LANDOWNERS**, the **LANDOWNERS** shall be at liberty to condone such delay from time to time provided that on condonation of the delay of each month or the part thereof, the **DEVELOPERS** shall pay to the **LANDOWNERS** in advance a sum of Rs. 1,000/- (Rupees One Thousand Only) per month in respect of the Flat for the delay.
14. **IT IS HEREBY AGREED** that the **"DEVELOPERS"** shall hand over the possession of the said Apartments more particularly described in Schedule-II herein below, to the **LANDOWNERS** first, before handling over possession of any other premises in the said building to be constructed in the property more particularly described in Schedule-I herein below, to any other buyer.
15. In case a Housing Co-operative Society is constituted, at the instance of the **"DEVELOPERS"**, by the persons who shall own the Flats or Premises in the said proposed building, and is duly registered under the prevailing laws for the purpose of maintenance of the said proposed building and providing common amenities to the said building and owners of the Flats and Premises thereof, then the **LANDOWNERS** shall become the member of the said Society and shall transfer the entire title and possession of the said property unto the said Society.
16. It is herein agreed by both the parties that incase if a Housing Co-Operative Society is not constituted than the **LANDOWNERS** shall execute a Deed of Exchange in favour of the **DEVELOPERS**.
17. The **DEVELOPERS"** shall apply to the Town and Country Planning Department, Conversion Sanad and the Construction Licence from Village Panchayat of Verna after

*[Handwritten signatures]*

paying the necessary charges in the name of the **LANDOWNERS** within a period of 1 year, in the event the said N.O.C and/or licence is not applied for within the said prescribed time and/or the completed Flat as per this Agreement, is not handed over by the **DEVELOPERS** to the **LANDOWNERS** within the time prescribed in clause 7 herein or in the event the construction of the said Flat is not done by the **DEVELOPERS** as provided under this Agreement and in the best workmanlike manner, then the **LANDOWNERS** in addition to the right of specific performance, shall also have a right to terminate this Agreement by giving 3 months prior notice to the **DEVELOPERS**. In case such termination is done before any construction is raised in the said property, then the **DEVELOPER** shall not be entitled to any compensation but on the contrary, shall be entitled/bound to pay to the **LANDOWNERS** the damages and/or cost of destruction of the present residential house of the **LANDOWNERS** or of such part which may have been destroyed by the **DEVELOPERS**. In case such termination is done after having erected partially or fully the proposed building, the **DEVELOPERS** shall be entitled only to actual cost of construction calculated at the item rates prevailing at the time of construction. Upon the sale of part of such construction by the **DEVELOPERS** or his agents, in such event the accounts shall be taken of the actual cost of the construction and moneys received by the **DEVELOPERS** from the prospective buyers, if any, and the **DEVELOPERS** shall pay the amount received by him to the **LANDOWNERS** over and above such cost of construction. Further in such event the **LANDOWNERS** shall be entitled to retain the possession of the Flat provided for him till the Flat to be constructed for the "LANDOWNER" is completed by the **LANDOWNERS** at the costs and expenses of the **DEVELOPERS**. It is hereby clarified that in case of such termination, there shall be no right available to the **DEVELOPERS** under the N.O.C. granted by the Town and Country Planning Department or construction licence issued by the Village Panchayat of Verna and the right to execute the work as per the said N.O.C. and licence shall be vested unto the **LANDOWNERS**

18. The "LANDOWNERS" shall have no further claim for any benefit to the **DEVELOPERS** arising out of any change of development rules.

19. That all the expenses connected with the work of getting approvals, construction of asphalted roads and drains, providing water pipeline and electricity, conversion sanad, from the concerned departments including the Village Panchayat of Verna shall be borne by the **DEVELOPERS**.



20. That the time limit for execution/ completion of the project, may be extended in writing by the parties hereto.

21. Specific performance shall be the essence of this agreement.

22. Market Value of the said property is Rs. 59,63,950

(Rupees Fifty Nine Lakhs Sixty three thousand Nine hundred and fifty)

**SCHEDULE-I**

All that land which is property known as "POREM BHAT" as per Survey Records "POREM BHAT" situated at Verna, Salcete and Sub-District of Salcete, District of the South Goa, State of Goa, wherein there exists a dwelling house in a dilapidated condition, surveyed under Survey No. 74/2 of Village Verna admeasuring approximately 1,475 Sq. Mts. and bounded as follows:

North: by road

South: by property bearing Survey No. 74/11

East: by property bearing Survey No. 74/3

West: by drain

**SCHEDULE-II**

(A) Flat marked in red on the plan annexed hereto situated on the first floor admeasuring 109 Sq. mts in the property more particularly described in Schedule-I and is bounded as follows:

NORTH: Staircase of the building

SOUTH: Remaining portion of the property

EAST: Remaining portion of the property

WEST: Remaining portion of the property

(B) Flat marked in red on the plan annexed hereto situated on the second floor admeasuring 109 Sq. mts in the property more particularly described in Schedule-I herein above and is bounded as follows:

NORTH: Staircase

SOUTH: Remaining portion of the property

EAST: Remaining portion of the property

WEST: Remaining portion of the property

IN WITNESS WHEREOF the Parties above named have set their respective hands hereunto on the day, month and the year first above written in the presence of the two attesting witnesses.

*[Signature]*

*[Signature]*

*[Signature]*

SIGNED AND DELIVERED BY  
LANDOWNERS:

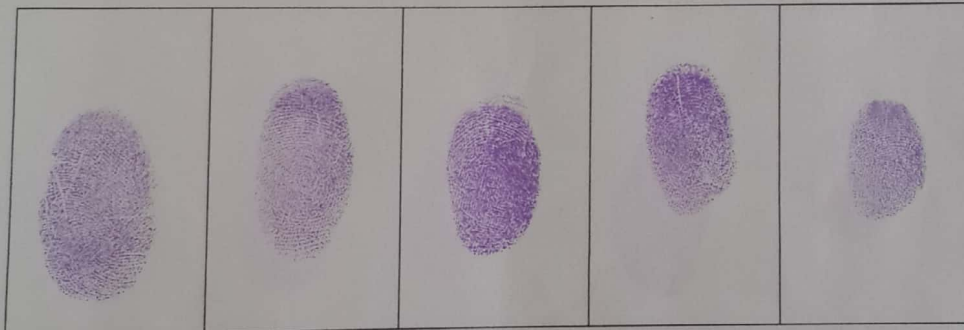


*Kate Alvares*

MRS. KATE ALVARES



LEFT HAND FINGER IMPRESSIONS



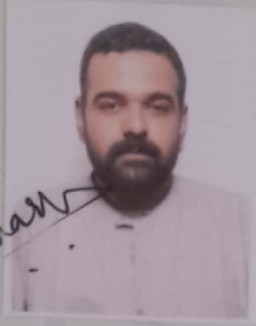
RIGHT HAND FINGER IMPRESSIONS

*Kate Alvares*

*Manly*

*Dames*

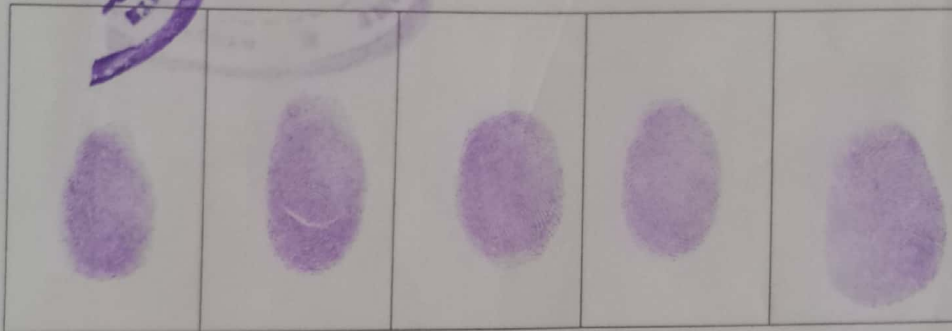
SIGNED AND DELIVERED BY  
LANDOWNERS:



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*[Handwritten signature]*

MR. JEWELLYN ALVARES for self and  
as Attorney for Landowner Nos. 1, 2, 3, 5 and 6



LEFT HAND FINGER IMPRESSIONS



RIGHT HAND FINGER IMPRESSIONS

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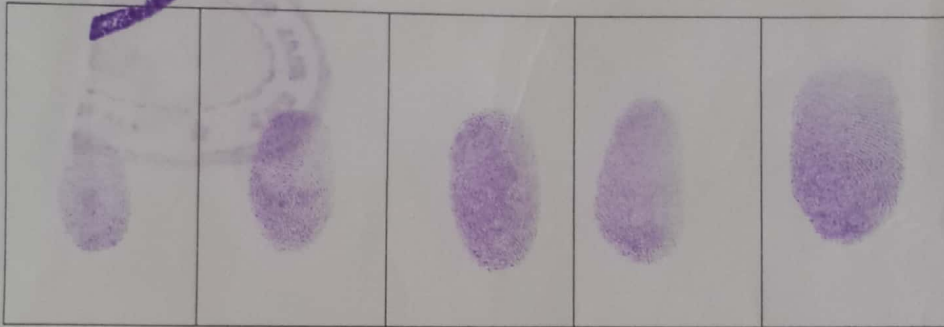
SIGNED AND DELIVERED BY  
DEVELOPERS:



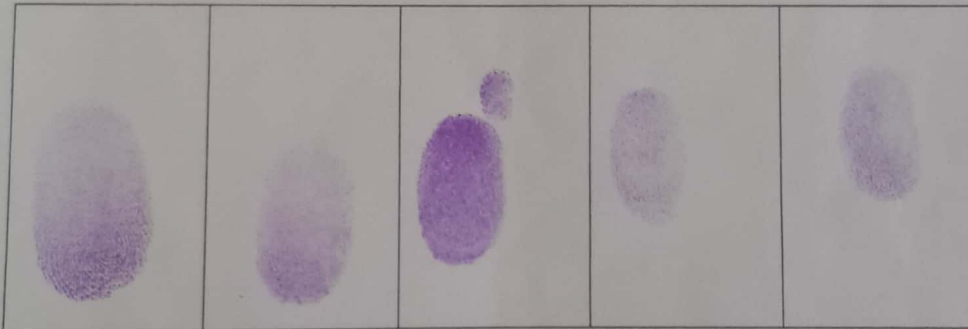
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*[Handwritten signature]*

MR. ZACARIAS PIEDADE GOMES for self and  
as Attorney for the Developer Nos. 1 and 2



LEFT HAND FINGER IMPRESSIONS



RIGHT HAND FINGER IMPRESSIONS

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

**WITNESSES:**

1. Sabira Moraes  
Assolda
2. Gisela Pereira  
Utorda - Goa

Sabira Moraes

Gisela Pereira



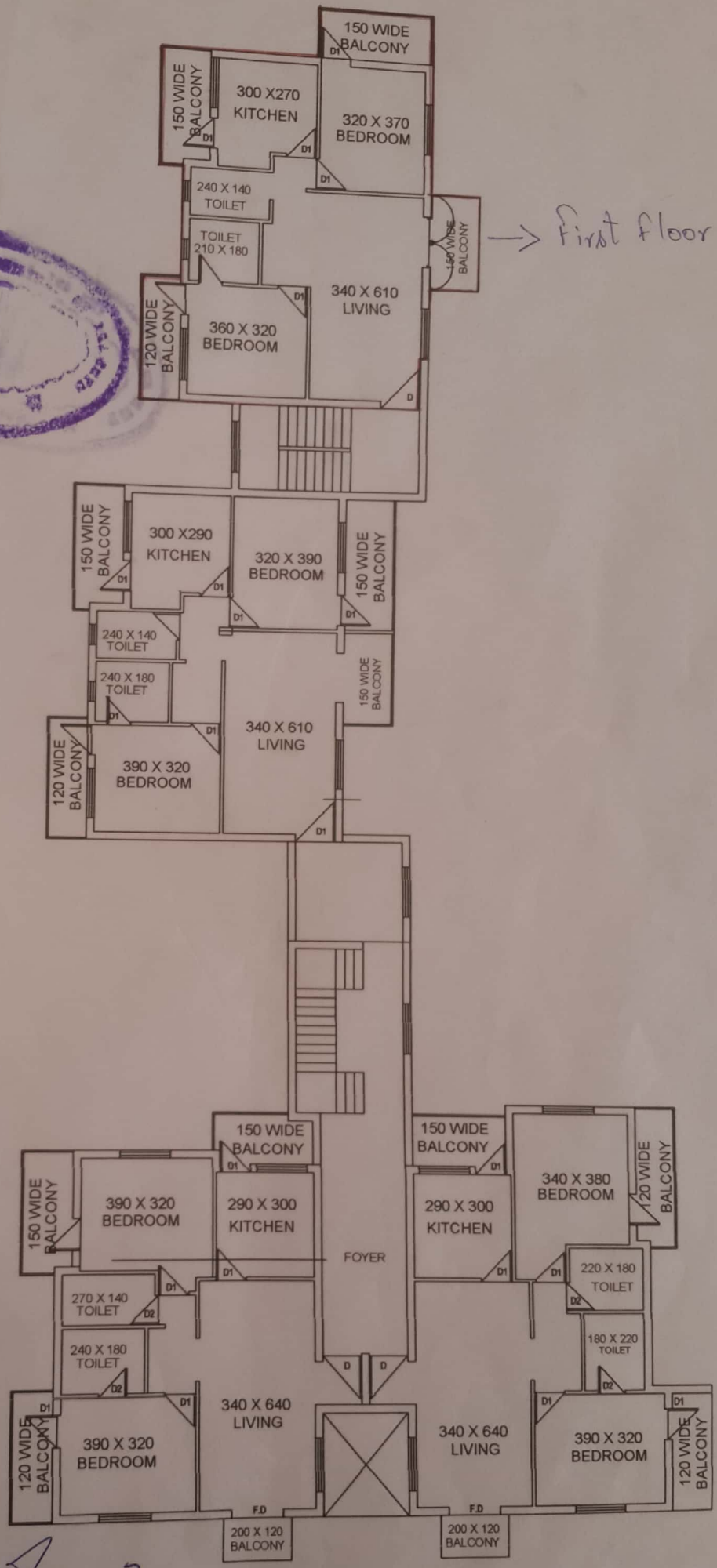
Sabira Moraes

Gisela Pereira

Witness



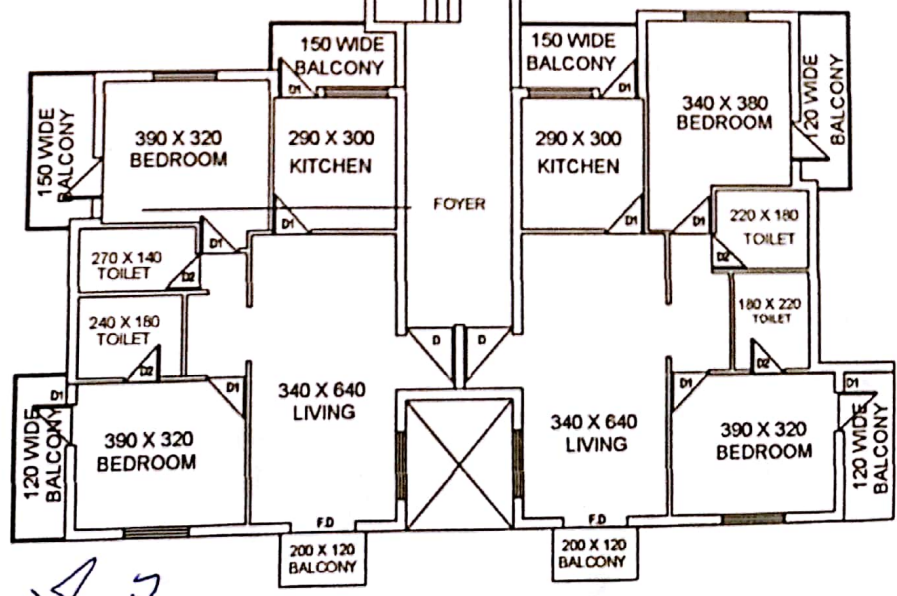
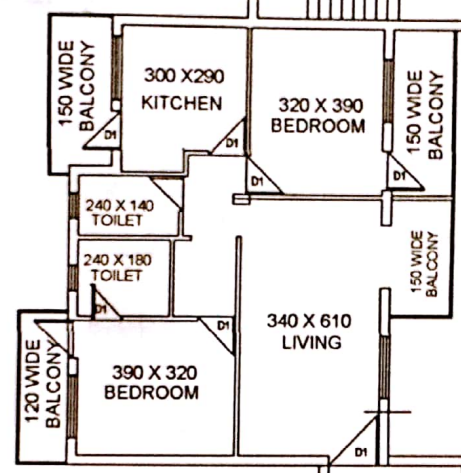
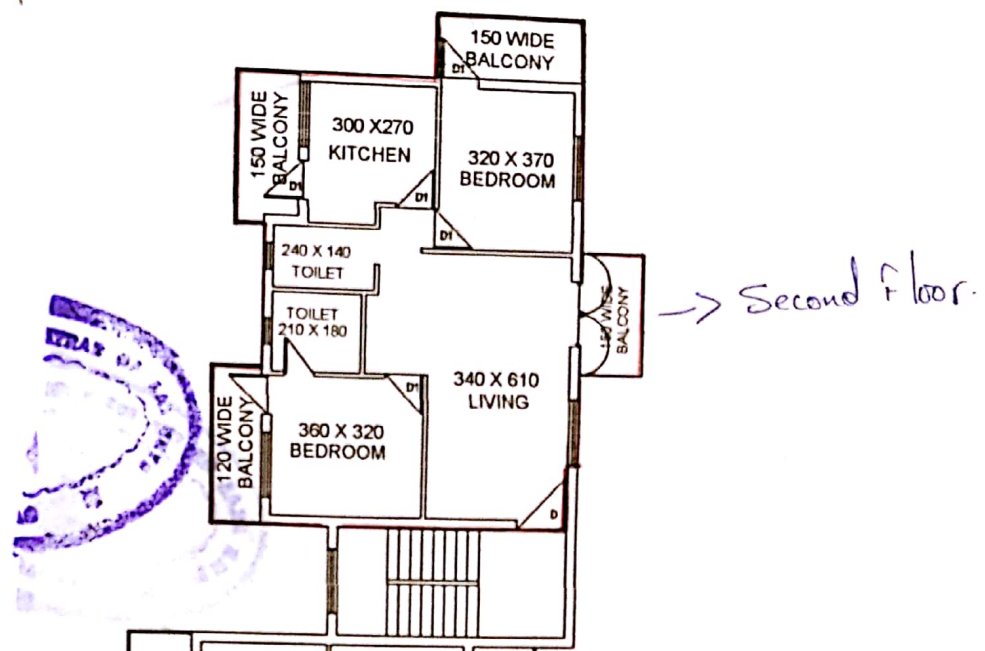
→ First floor



*Handwritten signatures and notes:*  
H. Alwan  
M. Alwan  
Domes

TYPICAL FIRST & SECOND FLOOR PLAN





*K. K. K.*  
*Amay*  
*Ramesh*

TYPICAL FIRST & SECOND FLOOR PLAN



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 05-06-2018 01:23:05 PM

Document Serial Number : 2492

Presented at 11:39:00 AM on 05-06-2018 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	149230.00
2	Processing Fees	770.00
Total :		150000.00

Stamp Duty Required: 173101.00

Stamp Duty Paid: 231000.00

Zacarias Piedade Gomes presenter

Name	Photo	Thumb Impression	Signature
Zacarias Piedade Gomes, S/o. Gabriel Gomes , Married, Indian, age 59 Years, Business, r/o Rainbow Valley, Mugalli, Sao Jose De Areal, Salcete, Goa For self as a Partner of M/S. Vintage Builders and as the POA for the other Partners vide POA dtd:16/10/2017 executed before Notary Menino A. Fernandes, Salcete, Goa Reg No. 9423/2017			

Endorsements



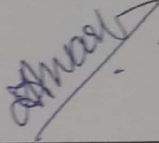
Executant

1 . Zacarias Piedade Gomes, S/o. Gabriel Gomes, Married, Indian, age 59 Years, Business, r/o Rainbow Valley, Mugalli, Sao Jose De Areal, Salcete, Goa For self as a Partner of M/S. Vintage Builders and as the POA for the other Partners vide POA dtd:16/10/2017 executed before Notary Menino A. Fernandes, Salcete, Goa Reg No. 9423/2017



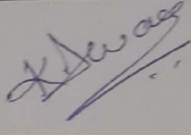
Photo	Thumb Impression	Signature

2 . Jewellyn Alvares, S/o. Late Julius Alvares, UnMarried, Indian, age 38 Years, Service, r/o 401, Buena Vista, Sunder Lane, Orlem, Malad, West, Mumbai 400064 Forself & as the POA for the other Land owners vide

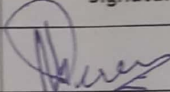
POA dtd: 22/5/2017 executed before Notary Melvina M.D.Laura Fernandes, Margao, Goa Reg2260/2017 and POAdtd: 30/5/2018 executed before Notary B.N.Shinde, Bangur Nagar, Mumbai and POA dtd: 9/10/2008 executed before Notary J.D.D.Monte, Mumbai under Sr.No.450/2008 and POA dtd: 4/5/2006 executed before Notary N.J.D.Monte, Mumbai

Photo	Thumb Impression	Signature
		

3 . Kate Alvares, W/o.Late Julius Alvares, Married, Indian, age 81 Years, Service, r/o401, Buena Vista, Sunder Lane, Orlem, Malad, West, Mumbai 400064

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv.Gisela Pereira , D/o.Alvaro Pereira, UnMarried, Indian, age 25 Years, Advocate, r/o Utorda, Salcete, Goa	

Sub-Registrar

CIVIL REGISTRAR  
- CUM -  
SUB-REGISTRAR  
SALCETE

Scanned By:-

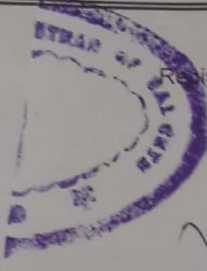
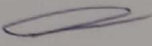
Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Eudossement

Income Tax challan vide No. ITNS 281  
of Rs. 56160/- dated 19/06/2018  
is submitted today i.e. 20/06/2018

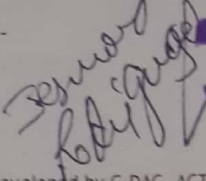
CIVIL REGISTRAR  
- CUM -  
SUB-REGISTRAR  
SALCETE

 Book-1 Document  
Registration Number MGO-BK1-02695-2018  
CD Number MGOD125 on  
Date 21-06-2018  
  
Sub-Registrar (Salcete/Margao )

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

  
REGISTRAR  
- CUM -  
SUB-REGISTRAR  
SALCETE

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