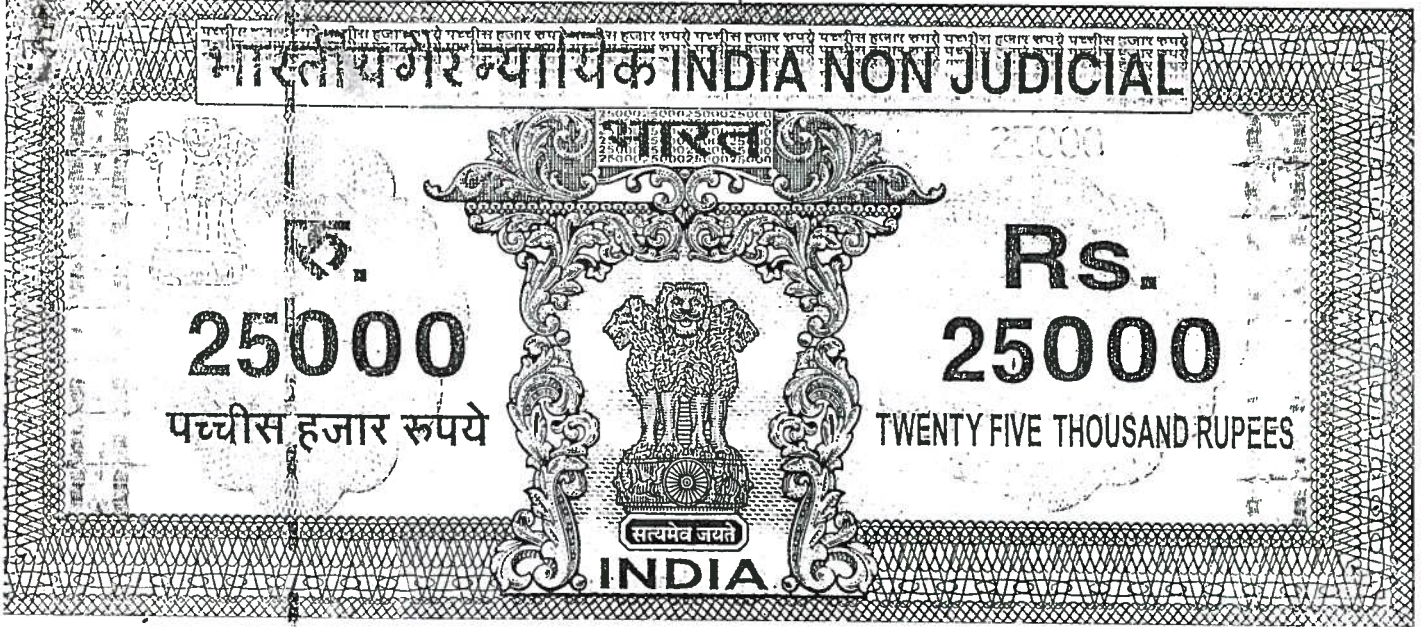


3527



गेवा GOA

Serial No. 7311 Place of Vendor MARGAO PPA 27/10/2021 12752

Value of Stamp Paper: 25000/-

Name of Purchaser: Sua Constructions

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 35000/- Additional stamp papers for the completion of the value are attached along with.

Stamp Vendor's Sign. Mr. SALONI S. KOLWALKAR LIT. 13 JODIVEN-LICKI/2810/AC-1 Margao, Goa

Signature of Purchaser



AGREEMENT FOR DEVELOPMENT, CONSTRUCTION AND SALE

Sayed Mohammed Akbar

Mr. Sebastian Leon Menon Silva Lobo

Mr. Sayed Mohammed Akbar





रु.
25000
पच्चीस हजार रुपये

Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 7311 Place of Vendor MARGAO Date: 27/10/2021 112753

Value of Stamp Paper: 25000/-

Name of Purchaser: Sua Constructions

Residence: Name of Father:

Purpose: Transacting Parties }

As there is no one single paper for the value of Rs. 12,500/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. M/s. SALONI S. FOLWALKAR
Lic. No. JUBBVEN-LIC/1/2516/AG-I
Mumbai-Goa

Signature of Purchaser



Sayed Mohammad Akbar

Signature of Sayed Mohammad Akbar

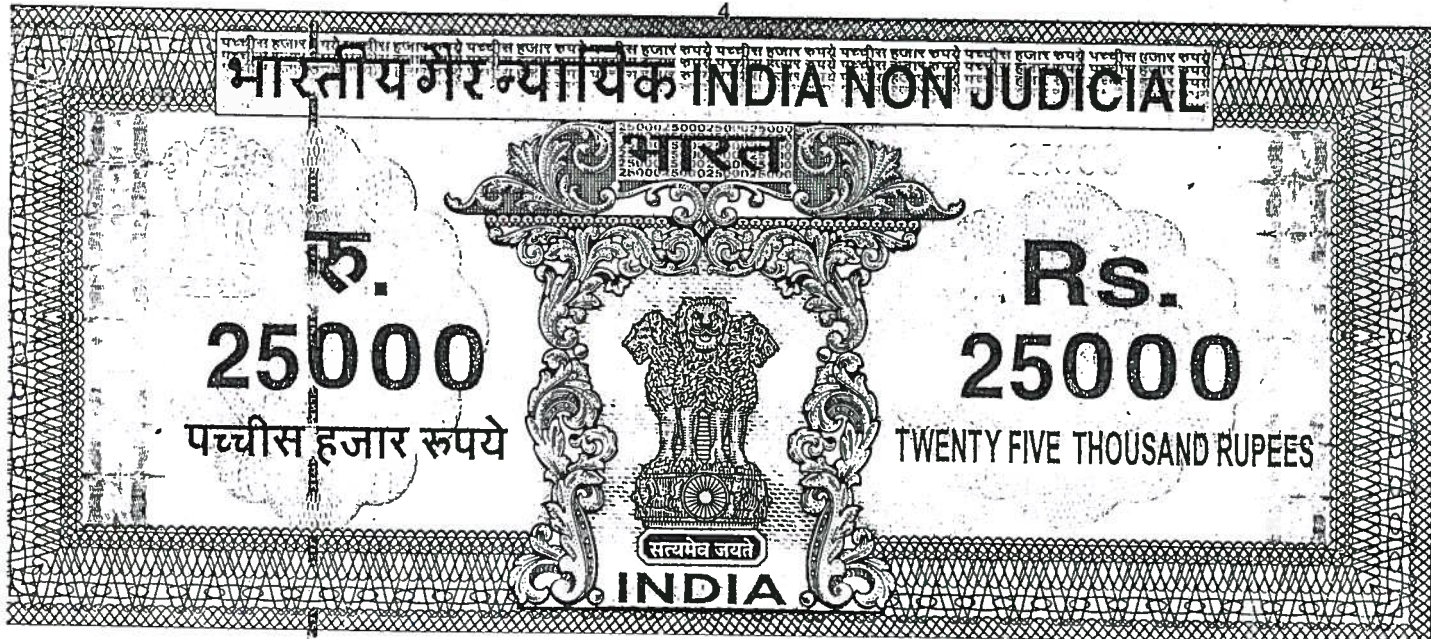
AGREEMENT FOR DEVELOPMENT, CONSTRUCTION AND SALE

Signature of Mr. Sebastian Leon Menon Silva Lobo

Mr. Sebastian Leon Menon Silva Lobo

Signature of Mr. Sayed Mohammed Akbar

Mr. Sayed Mohammed Akbar



गोवा GOA

Serial No. 7811 Place of Vendor MARGAO Date 27/10/2021 112755

Value of Stamp Paper: 25000/-

Name of Purchaser: Sua Constructions

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 135000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign.
Mrs. SALONI S. KOLWALKAR
Lic. No. JUG/VEN-LIC/172016/AC-1
Margao-Goa

Signature of Purchaser

AGREEMENT FOR DEVELOPMENT, CONSTRUCTION AND SALE

Mr. Sebastian Leon Menon Silva Lobo

Mr. Sayed Mohammed Akbar



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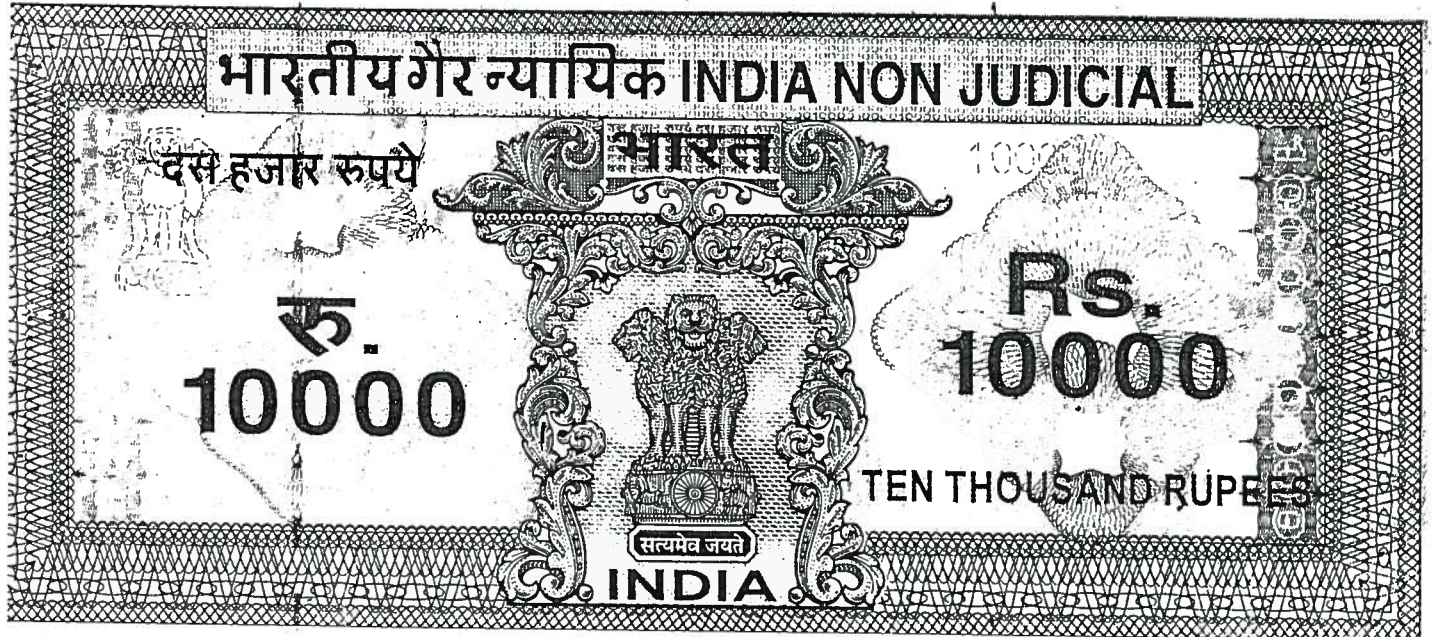
Serial No. 7311 Place of Vendor MARGAO Date 27/10/2021 12756
Value of Stamp Paper: 25000/-
Name of Purchaser: Sua Constructions
Residence: Name of Father:
Purpose: Transacting }
Parties }
As there is no one single paper for the value of Rs. 25000/-
Additional stamp papers for the completion of the value are
attached along with.
Stamp Vendor's Sign. [Signature]
Mrs. SALONI S. KOLWALKAR
LIC No JUD/VEN-LIC/1/2016/AC-I
Margao-Goa
Signature of Purchaser



AGREEMENT FOR DEVELOPMENT, CONSTRUCTION AND SALE

[Signature]
Mr. Sebastian Leon Menon Silva Lobo

[Signature]
Mr. Sayed Mohammed Akbar



गोवा GOA

Serial No. 7311 Place of Vendor MARGAO P. 27/10/20 077121.

Value of Stamp Paper: 10000/-

Name of Purchaser: Sua Constructions

Residence: Name of Father:

Purpose: Transacting }
Parties }

As there is no one single paper for the value of Rs. 135000/-
Additional stamp papers for the completion of the value are
attached along with.

Stamp Vendor's Sign. [Signature]
Mr. SALONI S. KOLWALKAR
LIC. NO. GOVEN-LIC/2016/AC-I
MARGAO, Goa

[Signature]
Signature of Purchaser



AGREEMENT FOR DEVELOPMENT, CONSTRUCTION AND SALE

[Signature]

Mr. Sebastian Leon Menon Silva Lobo

[Signature]

Mr. Sayed Mohammed Akbar



THIS AGREEMENT is made in this city of Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 28th day of October, 2021 (28/10/2021) **BY AND BETWEEN:**

Mr. AVINASH LOBO alias **AVINASH NIGEL SILVA LOBO**, son of Mr. Menon Silva Lobo alias Sebastian Leon Menon Silva Lobo, aged 40 years, occupation service, marital status not married, not holding PAN, not holding Aadhar Card, holding Indian Passport No. [REDACTED], resident of House No. 28, Villa Avinash, Fatorda, Salcete, Goa, 403602, Indian National, hereinafter referred to as "**OWNER-CUM-VENDOR**", (which expression unless repugnant to the context and meaning thereof shall mean and include their heirs, legal representative, successors, executors, administrators and assigns) of the **ONE PART**.

AND

SUA CONSTRUCTIONS, a partnership firm, duly registered with the Registrar of Firms with its Regd. Office at Sas Manzil, Shop No. 4, Opp. Alfa Corner, Chandrawaddo, Fatorda, Margao-Goa, represented herein by its Managing Partner **SHRI. SAYED MOHAMMED AKBAR** alias **MOHAMMED AKBAR SAYYED**, s/o Sayed Abubakar, aged 50 years, occupation business, holding PAN Card bearing No. [REDACTED], holding Aadhar Card bearing No. [REDACTED], r/o Chandrawaddo, Fatorda, Salcete, Goa, Indian National, hereinafter referred to as the "**DEVELOPER-CUM-PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its current and future partners, successors in title, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the **OWNER-CUM-VENDOR** is represented in this deed his father **Mr. SEBASTIAN LEON MENON SILVA LOBO**, Son of Shri. Christopher Silva Lobo, aged 72 years, occupation retired, Aadhar Card No. [REDACTED], resident of House No. 28, Villa Avinash, Fatorda, Salcete, Goa, 403602, Contact No. [REDACTED], vide Power of Attorney

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dated 10/05/2021 executed before Indian Embassy, Dubai, and adjudicated by Addl. Collector, South Goa on 24/06/2021, the notarized copy of the same is filed in the office of the Sub-Registrar, Salcete along with this agreement.

AND WHEREAS there exists a landed property known as UNUHACHEM MOLLA or UNHA MOLLA (10/15 of the Western side), situated at Fatorda, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, better described in the SCHEDULE A herein later written and is hereinafter referred to as "SAID PROPERTY".

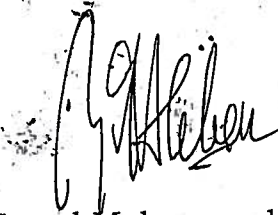
AND WHEREAS the SAID PROPERTY was owned by Mr. JOaquim Santana Jose Almeida, Antonio Agnelo Dulceidonio Almeida, Mr. Francisco Do Rosario Almeida and Mr. Manuel Maria Do Rosario Almeida, in pursuance to the Gift Deed dated 14/03/1972, duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 599 of Book No. I, Vol. No. 90 at pages 311 to 317.

AND WHEREAS the above named owners through its partnership firm M/s Atlas Realtors, the sub-divided the SAID PROPERTY into several sub-plots of unequal area after obtaining approval from Margao Municipal Council vide its Letter dated 15/09/1976 under Ref. No. ENGG/1113/76, and vide Deed of Sale dated 25/10/1984, duly registered in the office of the Sub-Registrar, Salcete, one of such sub-divided plot being Plot No. 29 admeasuring 437.00 Sq. meters came to be owned by the OWNER-CUM-VENDOR herein.

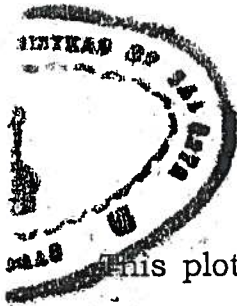
AND WHEREAS upon the purchase of the said Plot No. 29, the OWNER-CUM-VENDOR partitioned the same from the SAID PROPERTY and the same came to be recorded separately as an independent property in itself under Chalta No. 40 of P. T. Sheet No. 47 of Margao City Survey in the name of the OWNER-CUM-VENDOR.



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This plot surveyed under Chalta No. 40 of P. T. Sheet No. 47 of Margao City Survey, is better described in the SCHEUDLE A1 herein later written and is hereinafter for the sake of convenience referred to as "SAID PLOT".

AND WHEREAS the OWNER-CUM-VENDOR intend to develop the SAID PLOT by constructing building consisting of residential premises through a builder and thus approached the DEVELOPER-CUM-PURCHASER expressing their willingness to develop the SAID PLOT and have made following representations to the DEVELOPER-CUM-PURCHASER:

- a) That he is sole, exclusive and absolute owner in peaceful and unobstructed possession of the SAID PLOT and is in lawful occupation and enjoyment of the same;
- b) That he has absolute right and authority under the law to develop the SAID PLOT and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;
- c) That he has clean, clear, subsisting and marketable title to the SAID PLOT;
- d) That there is no legal bar or impediment for sale and or development of the SAID PLOT and or for entering into present agreement, that the SAID PLOT is free from encumbrances, liens and/or charges;
- e) That no notices from the Central or State Governments or any local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition / Requisition had / has been received by and / or served upon them regarding the SAID PLOT;
- f) That the SAID PLOT or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or

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under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law.

- g) That the SAID PLOT or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum;
- h) That there is / are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the SAID PLOT and or on any part thereof;
- i) that there exists no way, public or private, passing through the SAID PLOT;
- j) That he has not agreed, committed or contracted or entered into any agreement for sale /. construction / development / sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PLOT;
- k) That he has not obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PLOT or any part thereof, in any manner whatsoever.
- l) that there are no encroachments in the SAID PLOT from any of its boundaries;
- m) That in case at any time in future, if any objection is raised to the present transaction or the present transaction is challenged in any court of law, by any party claiming violation of any of their co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PLOT, the OWNER-CUM-VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party, if any, in the SAID PLOT;

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- n) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the OWNER-CUM-VENDOR or by any of their predecessors in title or any person claiming under or through the OWNER-CUM-VENDOR, the OWNER-CUM-VENDOR had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to develop the SAID PLOT or have the SAID PLOT developed through any other party;
- o) That the SAID PLOT does not fall in any zone prohibited for development.

AND WHEREAS relying upon the representations, declarations, undertakings and assurances made/given by the OWNER-CUM-VENDOR, the DEVELOPER-CUM-PURCHASER has agreed to develop, at its own cost and expense, the SAID PLOT using the permissible FAR of the SAID PLOT, inter alia by undertaking construction of residential premises of such area and of such nature as shall be approved by the Civic authorities.

AND WHEREAS the DEVELOPER-CUM-PURCHASER has put forth the proposal to the OWNER-CUM-VENDOR, that in lieu of the OWNER-CUM-VENDOR permitting the DEVELOPER-CUM-PURCHASER the development of the SAID PLOT as exclusive developer, as and by way of consideration, the DEVELOPER-CUM-PURCHASER proposed to allot unto the OWNER-CUM-VENDOR three single bedroom flats; being Flat No. 103 admeasuring 55.46 Sq. meters of built up area to be located on the First Floor, Flat No. 202 admeasuring 53.78 Sq. meters of built up area to be located on the Second Floor and Flat No. 301 admeasuring 55.29 Sq. meters of built up area to be located on the Third Floor, all three flats in the Building that shall be constructed in the SAID PLOT along with three Parking Slots to be reserved for the owners on the front (road) side of the proposed building.

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Further proposing that the balance constructed premises in the SAID PLOT, shall be owned and retained by the DEVELOPER-CUM-PURCHASER and further that the OWNER-CUM-VENDOR shall execute Sale Deed/Exchange Deed in favour of the DEVELOPER-CUM-PURCHASER and or the person of the choice of the DEVELOPER-CUM-PURCHASER in respect to the premises retained by the DEVELOPER-CUM-PURCHASER and or proportionate share in the land appurtenant to the premises retained by the DEVELOPER-CUM-PURCHASER as shall be called upon.

The area/premises agreed to be constructed and allotted to the OWNER-CUM-VENDOR are hereinafter referred to as "OWNER'S PREMISES" and are described in the SCHEDULE B hereunder written and the remaining constructed premises to be retained by the DEVELOPER-CUM-PURCHASER are hereinafter collectively referred to as "DEVELOPER'S PREMISES". The Building Proposed to be constructed in the SAID PLOT is hereinafter referred to as "SAID BUILDING". The Super built up area of the OWNER'S PREMISES shall be Sixty Four decimal Fifty Square Meters of flat on first floor, Sixty Two decimal Eighty Two Square Meters of flat on the Second Floor and Sixty Four decimal Thirty Three Square Meters of the flat on the Third Floor.

AND WHEREAS pursuant to the negotiations by and between the parties hereto, the OWNER-CUM-VENDOR have accepted the proposal of the DEVELOPER-CUM-PURCHASER and hereby agree to sell the SAID PLOT unto the DEVELOPER-CUM-PURCHASER and pending the completion of such sale of the SAID PLOT hereby permits the DEVELOPER-CUM-PURCHASER to develop the SAID PLOT more particularly described in the SCHEDULE A1 for the construction of SAID OWNER'S PREMISES and DEVELOPER'S PREMISES i.e. SAID BUILDING, for the consideration offered by the DEVELOPER-CUM-PURCHASER in kind, which the OWNER-CUM-VENDOR accept freely.



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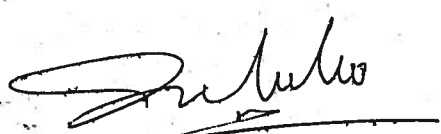


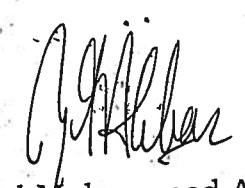
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AND WHEREAS both the parties have agreed to reduce the above understanding into writing on the following mutually agreed terms and conditions.

NOW THEREFORE THIS AGREEMENT FOR SALE, DEVELOPMENT AND CONSTRUCTION WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The OWNER-CUM-VENDOR have agreed to sell to the DEVELOPER-CUM-PURCHASER and the DEVELOPER-CUM-PURCHASER has agreed to purchase the SAID PLOT described in the Schedule A1 herein below written, for the consideration payable in kind by way of adjustment of the cost of the premises described in SCHEDULE B to be allotted to the OWNER-CUM-VENDOR in the Said Building to be constructed in the SAID PLOT in consonance with and as per Clause 6 of this Agreement.
2. The OWNER-CUM-VENDOR do hereby nominates, constitutes and appoints the DEVELOPER-CUM-PURCHASER to develop the SAID PLOT described in the SCHEDULE A1, at its own cost and expense by constructing a residential building thereon as per the plans/specifications that will be approved by the Margao Municipal Council, Competent Authority under the Planning and Development Authority and other civic authorities or as per the plans which may be revised by the DEVELOPER-CUM-PURCHASER as per its requirements.
3. That the OWNER-CUM-VENDOR have further agreed to sell to the DEVELOPER-CUM-PURCHASER or any person of its choice, the DEVELOPER'S PREMISES along with the proportionate share in the SAID PLOT appurtenant to the DEVELOPER'S PREMISES along with parking slots, privies, benefits, privileges, advantages, appurtenances, etc. available to the "DEVELOPER PREMISES" and the DEVELOPER-CUM-PURCHASER have agreed to construct the residential building in the SAID PLOT at its own cost and expense and as per the plan/revised


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plan the DEVELOPER-CUM-PURCHASER deems fit and as may be approved by the civic authorities.

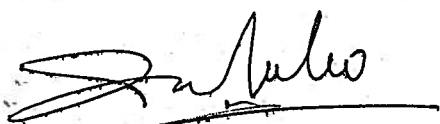
The certificate issued by the Architect of the DEVELOPER-CUM-PURCHASER certifying the completion of each stage of construction detailed above shall be conclusive proof of completion of such stage.

4. The construction of the residential building as per the approved plan/revised plan in the SAID PLOT at the cost and expense of the DEVELOPER-CUM-PURCHASER shall be the consideration payable to the OWNER-CUM-VENDOR for the present agreement by the DEVELOPER-CUM-PURCHASER and for the sale of the proportionate share in the land appurtenant to the DEVELOPER'S PREMISES. The OWNER-CUM-VENDOR shall not be entitled for anything over and above the consideration hereby agreed in kind.

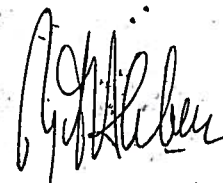
5. The OWNER'S PREMISES shall belong to the ownership of the OWNER-CUM-VENDOR along with the proportionate undivided share of land in the SAID PLOT.

6. The DEVELOPER'S PREMISES shall belong to the ownership of the DEVELOPER-CUM-PURCHASER and the OWNER-CUM-VENDOR shall immediately upon completion and handing over the possession of the OWNER'S PREMISES execute Deed of Sale/Exchange Deed in favour of the DEVELOPER-CUM-PURCHASER or the person of the choice of the DEVELOPER-CUM-PURCHASER conveying therein unto the DEVELOPER-CUM-PURCHASER or such other person the DEVELOPER'S PREMISES and or proportionate undivided share of land corresponding to the "DEVELOPER'S PREMISES" in the SAID PLOT, as shall be called upon by the DEVELOPER-CUM-PURCHASER.


7. The OWNER-CUM-VENDOR agree that as the DEVELOPER'S PREMISES are constructed by the DEVELOPER-CUM-PURCHASER at its own cost and expenses, it become the absolute owner of the



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DEVELOPER'S PREMISES automatically and no separate deed is required to be executed to transfer the ownership/title of the DEVELOPER'S PREMISES, yet in order to avoid technical issues, the OWNER-CUM-VENDOR shall comply with the obligations under clause 6 above.

8. Pending the payment of consideration in kind and pending the execution of Sale deed/exchange deed, the OWNER-CUM-VENDOR have granted permission to the DEVELOPER-CUM-PURCHASER to enter upon the SAID PLOT and to carry on the work of development, cleaning and clearing of the SAID PLOT, demolition of the existing building as well as the work of starting of the construction of the said proposed complex in the SAID PLOT. The remains of the existing building shall be appropriated by the DEVELOPER-CUM-PURCHASER.

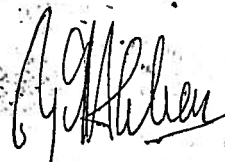
9. The DEVELOPER-CUM-PURCHASER is hereby authorized to make necessary application and obtain at its cost and expense, electricity connections, water connections from the competent authorities in the SAID PLOT to facilitate the carrying on the work of development and construction in the SAID PLOT. The DEVELOPER-CUM-PURCHASER is hereby authorized to enter into SAID PLOT, cut the plants and tress standing therein. All remains of the trees shall be appropriated by the DEVELOPER-CUM-PURCHASER.

10. The OWNER-CUM-VENDOR shall sign all such applications, papers as are reasonably and legally necessary and required for the development of the SAID PLOT and construction of said building complex thereon.


11. The DEVELOPER-CUM-PURCHASER shall do and complete construction of the said building complex as per the plans to be approved, subsequently revised, approvals, Licences obtained from the various authorities/departments concerned for the said



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Mr. Sayed Mohammed Akbar



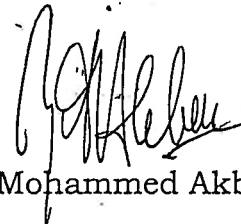
encumbrances or charges or free from any attachment of whatsoever nature, that he has not done any act of alienation of the SAID PLOT in favour of any persons or party whatsoever nor there is any existing claim of tenancy or mundkarship or caretaker, or any sort of agreements in favour of anybody in respect of the SAID PLOT and that the OWNER-CUM-VENDOR hereby undertakes to indemnify and keep indemnified the DEVELOPER-CUM-PURCHASER from any claim in respect of the SAID PLOT by third parties and shall be liable for damages/compensation and development cost incurred, to the DEVELOPER-CUM-PURCHASER in this regard.

16. The OWNER-CUM-VENDOR covenant with DEVELOPER-CUM-PURCHASER that no other person/party besides the OWNER-CUM-VENDOR, herein have any right or claim of whatsoever nature in the SAID PLOT or any part thereof and that in case any damage or loss is caused to the DEVELOPER-CUM-PURCHASER due to any claim of ownership, right, title, interest, tenancy, mundkar, caretaker, agreements in any form or any other claim by any third party towards the SAID PLOT or if any representation made by the OWNER-CUM-VENDOR in this agreement turns out to be false, then the DEVELOPER-CUM-PURCHASER shall be entitled to claim from the OWNER-CUM-VENDOR such compensation as he deems fit and proper.


17. The OWNER-CUM-VENDOR further covenant with the DEVELOPER-CUM-PURCHASER that incase the work of development/construction is stopped or hindered/obstructed by any third party due to any reason attributable to the OWNER-CUM-VENDOR, the OWNER-CUM-VENDOR shall stand by and support the DEVELOPER-CUM-PURCHASER in the matter of all such claims arising there from. In such circumstances, the OWNER-CUM-VENDOR, shall give reasonable extension of time limit to the DEVELOPER-CUM-PURCHASER without any penalty from the date of such obstruction till the time such difficulties are resolved and the DEVELOPER-CUM-



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Mr. Sayed Mohammed Akbar

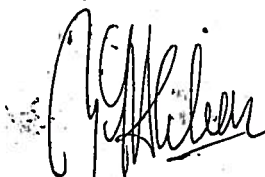
 PURCHASER carry on its work of construction and development in the SAID PLOT.

18. The OWNER-CUM-VENDOR shall execute an irrevocable Power of Attorney duly attested before the Notary Public in favour of the DEVELOPER-CUM-PURCHASER jointly and severally, conferring upon it or its nominee, the powers required for smooth execution and construction of the proposed building complex and development of the SAID PLOT and nevertheless, the DEVELOPER-CUM-PURCHASER shall have following powers:

1. To carry out all the necessary documentation from the concerned civic authorities in respect of the SAID PLOT;
2. To obtain permission from the Planning and Development Authorities as may be required for the development and construction of the building/s on the SAID PLOT and or for obtaining permission;
3. To obtain conversions sanad, construction license, development permission, NOC from Health, NOC from PWD, NOC from Water Department, NOC from Electricity Department, NOC from Pollution Control Board, Environmental clearance certificate etc. and all other necessary permission from the concerned Collector, Dy. Collector, Municipality, health authorities, pollution Board/authority, Environment Board/authority and any other authority as may be necessary for obtaining Construction licence for the construction of building/s SAID PLOT, approval of plans/revised plans, drawings of the building construction, building plans, including rectification/alterations/ modification in the plans of construction, from the necessary authority, obtaining Completion Certificate/Occupancy Certificate (part/whole), water connection, electricity connection and House Tax records in respect of the constructed premise or premises to be constructed in the SAID PLOT;



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Mr. Sayed Mohammed Akbar



4. To get approval from any other authority that may be specified by the Government for starting the construction work, to carry out the construction and to get the same completed in the SAID PLOT including Real Estate Regulatory Authority (RERA) to register the project, to open and operate bank account/s as required under RERA;
5. To represent the EXECUTANT before any authorities in connection with the development of and/or construction of the building/s or flats/Penthouse/shops/showroom on the SAID PLOT and to sign and to execute and to make any applications/petitions/ drawings, signing the records for submitting and obtaining various approvals as may be required in respect of and for construction of buildings in the SAID PLOT, including the construction licence, occupancy certificate, house tax registration records or any other records/ permissions from the concerned authorities;
6. To negotiate and finalize sale price in respect of any constructed premises in the SAID PLOT (except premises reserved for the OWNER-CUM-VENDOR as described in Schedule B herein) and to receive the payment of consideration price in respect thereof either in part or in full, to sign and execute any Agreement for Sale/Transfer/construction/Assignment/Understanding/Sale Deed/Gift Deed/Exchange Deed/Conveyance Deed/Rectification/Ratification/Cancellation of various constructed premises and proportionate share in the land appurtenant to such constructed premises in favour of any party deemed fit by the said attorney/s including themselves or any of their family members, nominee, society and get them registered before the concerned Sub-Registrar of Assurances in the State of Goa or execute before Notary, to admit execution thereof as well as to admit the receipt of consideration and to complete the process of registration of such Agreement/understanding/Transfer/Construction/

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Assignment/Sale Deed/Gift Deed/Exchange Deed/Conveyance Deed/Rectification/Ratification/ Cancellation under the Indian Registration Act, as also to execute Sale Deed in favour of the Society, if any, in respect of the SAID PLOT and the building constructed therein.

7. To do all acts as may be reasonably and lawfully required facilitating development, conversion, amalgamation, demarcation, construction on the SAID PLOT;
8. To file proceedings in a competent Court of Law such as Civil Suits, Criminal cases or any other proceedings against any third party causing obstruction/hindrance/ delays or stoppage of work of development and construction in the SAID PLOT, to appoint advocate or advocates and to terminate the appointment of any advocate and to appoint a fresh advocate, to sign Vakalatnama forms, to sign and verify and execute affidavit/s, petition/s, plaint/s, written statement/s, application/s, review application/s, appeal/s, objection/s, cross-objection/s and submissions/s, writ/s or any other proceedings that may be filed in any Court of Law or to defend any proceedings that may be filed by any third parties, to depose on oath, give evidence, as also to compromise and settle such proceedings in respect to development construction activity in the SAID PLOT, irrespective of the forum of the Court;
9. To appear and represent the OWNER-CUM-VENDOR before the Mamlatdar, Records of Rights, Survey Department, Inquiry Officer, Planning and Development Authority, Planning and Development Authority, Municipality, Deputy Director or Director of Municipal Administration, Government or Semi Government authorities and before any other authority including Police Stations, L.A.O., Registration office and in any public offices, in relation to or touching the SAID PLOT.

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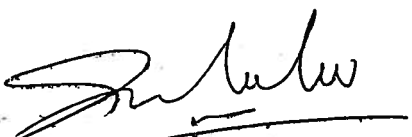
Mr. Sayed Mhammed Akbar

10. To sign, file and execute any application/s, form/s, petition/s, memorandum for formation of Co-operative Housing Society or Association of Persons or Maintenance Society etc. of buyers of various premises of the said building to be constructed in the SAID PLOT and issue No Objection Certificates in connection therewith and do all acts required for formation of such entity and to transfer the SAID PLOT in the name of such society by executing conveyance deed.

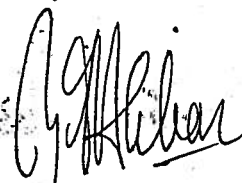
11. To give/issue NOC to any Bank/s, Financial Institution/s, credit society/s or to Prospective Purchaser/s who may need the same, to grant/obtain necessary finance/loan for the purpose of purchase of any premises to be constructed/duly constructed in the SAID PLOT, except premises reserved for the OWNER-CUM-VENDOR and give necessary undertaking to the Bank/s, financial institution/s, credit society/s in connection with and for the purpose of purchase by the prospective purchasers of the proposed premises to be constructed/duly constructed in the SAID PLOT, except the premises reserved for the OWNER-CUM- VENDOR.

19. Provided that the OWNER-CUM-VENDOR are not guilty of any breach of term/s and or condition/s of this agreement and or not guilty of any false representation or misrepresentation, the DEVELOPER-CUM-PURCHASER shall under normal condition complete the construction of the OWNER'S PREMISES in all respects as aforesaid within forty eight months from the date of receipt of construction licence/approval of project by RERA and thereafter obtain the Occupancy Certificate from the authority concerned in respect thereof and hand over possession and transfer the same to the OWNER-CUM-VENDOR immediately after obtaining the occupancy certificate.

Provided the OWNER-CUM-VENDOR shall have no claim against the DEVELOPER-CUM-PURCHASER if the delivery of possession of the OWNER'S PREMISES is delayed for a period of six months beyond the



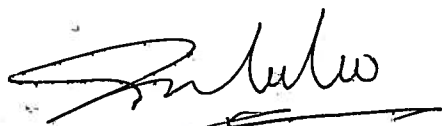
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above stipulated period, for any reason whatsoever. Further, the DEVELOPER-CUM-PURCHASER shall be entitled to reasonable extension of time for handing over the delivery of the OWNER'S PREMISES on the date as agreed, if the possession of the premises is delayed on account of:

- (i) war, civil commotion or act of God;
- (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/ court;
- (iii) Any delay on part of Municipality or any other Public or Statutory Authorities in issuing or granting necessary Certificates /NOC/Permission/ License/ connections/installations/revision/renewal of plans to the said project under construction;
- (iv) Force-majeure causes or other reasons beyond the control of the DEVELOPER-CUM-PURCHASER;
- (v) any delay due to adverse weather conditions including heavy rains, flooding, and other acts of nature, fire, explosion, riots, vandalism, terrorist attack, arson, strikes, stoppages, national emergencies, lockdowns, epidemics or war.
- (vi) any delay due to shortage/non-availability of construction material, shortage/scarcity/non-availability of labour, activism, extortion, stoppage, agitation, collective action, PIL or any other act or interference by any person(s) or group of persons that obstructs, hampers, stops, delays, impedes or affects the construction of the said premises or project or the progress of the building work or the free movement of man power and material and vehicles into or out of the project site for any length of time;
- (vii) Any additional work in the Owner's Premises undertaken by the DEVELOPER-CUM-PURCHASER at the instance of the OWNER-CUM-VENDOR;
- (viii) Any delay or default by the OWNER-CUM-VENDOR in making payments as per terms and conditions of this present Agreement



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(without prejudice to the rights of the DEVELOPER-CUM-PURCHASER under this Agreement).

The time stipulated for completion is for completion of OWNER'S PREMISES Only.


20.a) The DEVELOPER-CUM-PURCHASER shall be entitled for reasonable extension of time for the completion of the proposed building in case the construction of the said proposed building is hampered or stopped for any reason beyond the control of the DEVELOPER-CUM-PURCHASER and also for delay on the part of the civic authorities in approving the revised/altered plan or for granting any permission/approval/NOC. The period during which the work could not be carried out for reasons beyond the control of the DEVELOPER-CUM-PURCHASER, shall be excluded for calculating the completion period of forty eight months.

b) Subject to above, in case of the failure on the part of the DEVELOPER-CUM-PURCHASER to complete the construction of the proposed building within the said agreed period of forty eight months from the date of Municipal License or within the grace period/extended time, the DEVELOPER-CUM-PURCHASER shall be liable to pay simple interest @ 6% p.a. (six) on the half the market value of the OWNER'S PREMISES (market value shall be average of the value at which the DEVELOPER'S PREMISES have been sold), from the expiry of the said period of ~~twenty four~~ months and the grace period/extended time upto the date of handing over of the possession.

c) For any delay in payment of the agreed installments of monetary consideration, the DEVELOPER-CUM-PURCHASER shall be liable to pay unto the OWNER-CUM-VENDOR simple interest @ 6% p.a. (six) on the delayed payment from the date the defaulted installment became due till the same is paid.

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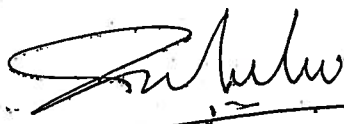
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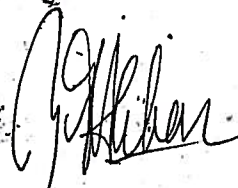
21. The DEVELOPER-CUM-PURCHASER as authorized by power of attorney at its sole risk and responsibility, may present for registration before the concerned Sub-Registrar, Goa, as the case may be Agreement or Agreements for sale or Agreement for Construction and Sale or Sale Deed of the constructed units/units under construction in the building/s in the SAID PLOT (save and except the OWNER'S PREMISES) to any prospective purchaser/customer, to negotiate and finalize the sale price, to receive payment either in part or full in respect thereof except the OWNER'S PREMISES to be owned by the OWNER-CUM-VENDOR. Notwithstanding what has been stated above, the DEVELOPER-CUM-PURCHASER is entitled to enter firm commitments, Agreements with third party in respect of the DEVELOPER'S PREMISES and the OWNER-CUM-VENDOR need not be joined therein, however such commitments/agreements shall be binding on the OWNER-CUM-VENDOR to the extent of obligation of conveying undivided proportionate share in the land appurtenant to such DEVELOPER'S PREMISES.

22. The DEVELOPER-CUM-PURCHASER may also agree to give at its own risk and responsibility No Objection Certificate to such prospective purchasers/ customers for agreeing to mortgage such constructed premises by the prospective customers as security for loan/ finance pending the execution of the Deed of Sale or Deed of Exchange in respect of SAID PLOT or any part or parts thereof, provided that OWNER-CUM-VENDOR shall not be liable in any manner whatsoever, for repayment of such loan/finance either by way of the principal sum or interest or in any manner whatsoever in respect of all such loan or loans.


23. The DEVELOPER-CUM-PURCHASER is hereby authorised to make necessary application and obtain, at its cost and expenses, electricity connection, water connections from the competent authorities in the SAID PLOT to facilitate the carrying on the work of development and construction in the SAID PLOT.



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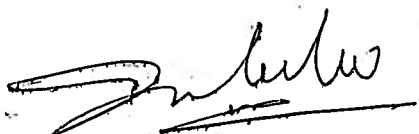
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24. In addition to irrevocable Power of Attorney referred to in clause 18 hereinabove, the OWNER-CUM-VENDOR shall sign, free of any costs or charges, all such applications, papers as are reasonably and legally necessary and required for the development of the SAID PLOT and construction of building complex thereon. The OWNER-CUM-VENDOR shall sign and execute, free of any costs or charges, as and when called upon by the DEVELOPER-CUM-PURCHASER such instrument under whatever nomenclature it is, as may be requested for by the DEVELOPER-CUM-PURCHASER to be executed with the nominee of the DEVELOPER-CUM-PURCHASER in respect of the DEVELOPER'S PREMISES and shall also remain present for registration if need be. The OWNER-CUM-VENDOR shall not have any right to claim or demand any consideration forming subject matter of such instruments.

25. The DEVELOPER-CUM-PURCHASER shall construct the building in the SAID PLOT, in accordance with the approved plans and design and subject to conditions of construction licence granted by the Authorities concerned. All such approvals, licences, NOCs, etc. shall be obtained by the DEVELOPER-CUM-PURCHASER from the authorities concerned at its costs and risk in the name of the OWNER-CUM-VENDOR, the same being the entire responsibility of the DEVELOPER-CUM-PURCHASER alone.


26. The Parties hereto agree that during the subsistence of this Agreement, the DEVELOPER-CUM-PURCHASER shall be in physical occupation, possession and control of the SAID PLOT and that the OWNER-CUM-VENDOR neither shall obstruct the DEVELOPER-CUM-PURCHASER nor interfere with the proposed construction or any part of the construction to be built by the DEVELOPER-CUM-PURCHASER in the SAID PLOT. The possession of the SAID PLOT has been delivered unto the DEVELOPER-CUM-PURCHASER along with the execution of this agreement.



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27. The parties hereto also agree that in event of any breach of the terms and conditions contained herein and on the part of the OWNER-CUM-VENDOR to be observed and performed, then the DEVELOPER-CUM-PURCHASER shall be entitled to the specific performance of this Agreement by the OWNER-CUM-VENDOR and DEVELOPER-CUM-PURCHASER shall be entitled to claim reasonable compensation for damage caused due to non-performance of any of the terms and conditions of this Agreement and on part of the OWNER-CUM-VENDOR to be observed and performed, and similarly, in the event of breach of terms and condition herein contained and on the part of the DEVELOPER-CUM-PURCHASER to be observed and performed, the OWNER-CUM-VENDOR shall be entitled to claim from the DEVELOPER-CUM-PURCHASER reasonable compensation for the damage caused due to the breach of any of the terms and conditions on its part to be observed and performed.

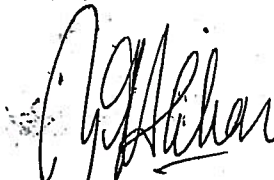
28. The Parties covenant that the name of the said proposed building that shall be constructed in the SAID PLOT shall be such as shall be decided by the DEVELOPER-CUM-PURCHASER.

29. The DEVELOPER-CUM-PURCHASER at its sole discretion shall be entitled to change, amend, alter and vary the plans and drawings of construction in the SAID PLOT, with the previous approval from the Municipality or any other authority, as the DEVELOPER-CUM-PURCHASER may find it necessary and convenient for the purpose of construction in the SAID PLOT. The previous approval of the OWNER-CUM-VENDOR to such revised or altered plan shall be required if and only if such altered or revised plan diminishes the area of OWNER'S PREMISES by more than 4% and such altered/revised/approved plan shall supersede all earlier plans.

The written consent/approval of any one of the member of the OWNER-CUM-VENDOR shall be sufficient and no separate



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consent/approval of each member of the OWNER-CUM-VENDOR shall be required to be obtained.

30. It is mutually agreed by and between the OWNER-CUM-VENDOR and the DEVELOPER-CUM-PURCHASER that subsequent upon the DEVELOPER-CUM-PURCHASER putting the OWNER'S PREMISES and transfer thereof in favour of the OWNER-CUM-VENDOR in terms of this Agreement, the DEVELOPER-CUM-PURCHASER shall have the right as constituted Attorney of the OWNER-CUM-VENDOR, to sign and execute and present for registration and admit execution of Deed or Deeds of Sale in respect of the sale and transfer of the constructed premises (DEVELOPER PREMISES) in the building complex in the SAID PLOT along with the undivided proportionate share in the SAID PLOT pertaining to the said constructed premises in the buildings erected in the SAID PLOT, in the names of the prospective purchasers or in the name of the DEVELOPER-CUM-PURCHASER. The OWNER-CUM-VENDOR shall be responsible only to extent of transferring the proportionate undivided share of land pertaining to such constructed premises to such prospective customers and that the OWNER-CUM-VENDOR shall not be entitled to receive any sum of monies as share or otherwise from the consideration agreed/paid by the prospective Purchasers to the DEVELOPER-CUM-PURCHASER under any circumstances whatsoever.

31. This Agreement, subject to stipulations contained herein, shall be governed by the provisions of the Specific Relief Act, 1963.

32. It is specifically agreed that subject to the specific clauses herein touching the title of ownership and exclusive possession of the OWNER-CUM-VENDOR to the SAID PLOT, as from the date hereof, the SAID PLOT shall be at entire risk of the DEVELOPER-CUM-PURCHASER and that the DEVELOPER-CUM-PURCHASER shall be entitled to take recourse to all legal means of safeguarding the possession and



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occupation of the SAID PLOT of the DEVELOPER-CUM-PURCHASER against third party.

33. The OWNER-CUM-VENDOR shall have no claim over DEVELOPER'S PREMISES belonging to the , DEVELOPER-CUM-PURCHASER in the building complex that will be constructed in the SAID PLOT and the DEVELOPER-CUM-PURCHASER shall have no claim over the OWNER'S PREMISES belonging to the OWNER-CUM-VENDOR that will be constructed in the SAID PLOT, provided the reciprocal obligations casted on each other in this agreement are discharged.

34. It is mutually agreed that the respective addresses for communications/correspondence of all the parties shall be as mentioned below and that communications/correspondence addressed to the said addressee by Registered Post shall be deemed to be sufficient communications to the respective parties.

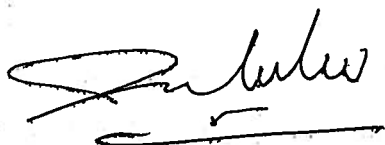
OF THE OWNER-CUM-VENDOR

House No. 28, Villa Avinash, Fatorda, Salcete, Goa, 403602

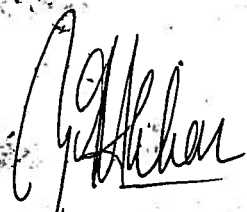
DEVELOPER-CUM-PURCHASER

Sas Manzil, Shop No. 4, Opp. Alfa Corner, Chandrawaddo, Fatorda, Margao-Goa

35. From the date of occupancy certificate, the OWNER-CUM-VENDOR shall contribute and pay the common maintenance charges, electricity, water charges etc. proportionate to the OWNER'S PREMISES. The OWNER-CUM-VENDOR shall also become member of the Co-operative Housing Society or the maintenance society or association of persons as may be formed amongst the various owners of the premises in the proposed building complex and contribute monies for its formation and registration proportionate to the OWNER'S PREMISES.



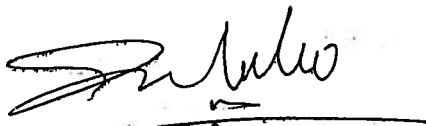
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36. The OWNER-CUM-VENDOR with intention to bind themselves, hereby covenants with the DEVELOPER-CUM- PURCHASER as follows:

- i. To maintain the OWNER'S PREMISES at the their own cost in good and tenantable repair and condition from the date hereof and shall not do or suffer to be done anything in or to the Said Building Complex which may be against the rules, regulations or bye-laws or change/alter or make addition in or to the complex in which the OWNER'S PREMISES are situated and the OWNER'S PREMISES itself or any part thereof without the consent of the local authorities, if required.
- ii. Not to store in the OWNER'S PREMISES any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Said Building Complex or storing of which goods is objected to by the concerned local or other authority and shall take care while carrying heavy packages which may damage or likely to damage any other structure / landscape elements of the Said Building Complex, including entrances of the complex and in case any damage is caused to the complex on account of negligence or otherwise or for default of the OWNER-CUM-VENDOR in this behalf, the OWNER-CUM- VENDOR shall be liable for the consequences of the breach.
- iii. To carry out at their own cost all internal maintenance repairs to the OWNER'S PREMISES and maintain the OWNER'S PREMISES in the same condition, state and order in which it was delivered by the DEVELOPER-CUM- PURCHASER to the OWNER-CUM-VENDOR.
- iv. Not to demolish or cause to be demolished the OWNER'S PREMISES or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the OWNER'S PREMISES or any part thereof, nor any alteration in the elevation and outside color scheme of the OWNER'S PREMISES and shall keep the portion, sewers, drains and pipes in the



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- OWNER'S PREMISES and the appurtenances thereto in good tenantable repair and condition, and in particular, so as to support shelter and protect the other parts of the said building complex and shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC or other structural members in the OWNER'S PREMISES without the prior written permission of the DEVELOPER-CUM-PURCHASER and/or the Society and/or local authority.
- v. Not to do or permit to be done any act or thing which may render void or voidable any insurance of the OWNER'S PREMISES and the Complex or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
 - vi. Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the OWNER'S PREMISES in the compound or any portion of the Said Building Complex.
 - vii. To bear and pay increase in local taxes, Water charges, insurance and such other levies, if any, which are imposed by the concerned local authority and/or Government and/or other public authority, on account of change of user of the OWNER'S PREMISES by the OWNER-CUM-VENDOR to any purposes other than for purpose for which it is constructed.
 - viii. The OWNER-CUM-VENDOR shall observe and perform all the rules and regulations which the Society or any other Entity or association may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the Said Building Complex and the OWNER'S PREMISES and for the observance and performance of the Building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The OWNER-CUM-VENDOR shall also observe and perform all the stipulations and conditions laid down by the Society/Limited-Company/Entity/association regarding the

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Occupation and use of the OWNER'S PREMISES in the Said Building Complex and shall pay and contribute regularly and punctually towards the taxes, expenses or other out-goings in accordance with the terms of this Agreement.

- ix. The OWNER-CUM-VENDOR shall permit, at all time, the DEVELOPER-CUM-PURCHASER and or Society/Limited Company/Entity/association and its surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the OWNER'S PREMISES or any part thereof to view and examine the state and condition thereof and may recommend necessary repairs / maintenance to be carried out to the OWNER'S PREMISES to protect the interest of the neighboring premises and such recommendations shall be carried out by the OWNER-CUM-VENDOR forthwith at their own cost and expense.
- x. That OWNER-CUM-VENDOR shall agree with the owners of the remaining premises in the Said Building Complex to co-operate in matters of common interest of the owners of the premises such as landscaping, common lighting, sewage, drainage, external painting of the complex and/or any other structural maintenance required to be done and to contribute proportionately towards such maintenance expenses incurred, as per the area allotted to the OWNER-CUM-VENDOR.
- xi. The OWNER-CUM-VENDOR agree and shall join the Society/Limited Company/Entity/association by paying necessary transfer fees and shall contribute and pay every month/yearly as decided by the said Society/Limited Company/Entity/association proportionate expenses, towards the security, sweeper, gardener, common electricity charges, including the replacement of the common fused bulbs and other fixtures, water charges and common expenses towards the maintenance of the Said Building Complex and such contributions shall be proportionate to the area allotted to the OWNER-CUM-VENDOR.

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- xii. The OWNER-CUM-VENDOR agrees to abide by the rules specified by the DEVELOPER-CUM-PURCHASER to not install or erect any Box-type Grills or any other design other than as specified by the DEVELOPER-CUM-PURCHASER during possession and maintain the uniformity of the elevation.
- xiii. The OWNER-CUM-VENDOR agree that no mobile tower shall be erected above the SAID PREMISES or at any other part of the complex, which could be hazardous to general public or which is objectionable to other co-occupants.
- xiv. The OWNER-CUM-VENDOR agree to install the external units of the Air Conditioners only in the place as specified by the DEVELOPER-CUM-PURCHASER.
- xv. The OWNER-CUM-VENDOR agree to adhere to The Goa Land Development and Building Construction Regulations and abstain from erecting or installing any temporary or permanent structure made up of M.S. structure with G.I. sheets/any other roofing material in the setback or the terrace roof.
- xvi. The OWNER-CUM-VENDOR agree to not make any changes to the electrical lighting of the external façade. Any change needed to be made to the same for any technical or practical purposes shall be made after taking due permission from the DEVELOPER-CUM-PURCHASER.
- xvii. The OWNER-CUM-VENDOR agrees to not make any changes to the landscaping work for any purposes. Any change needed to be made to the same for any technical or practical purposes shall be made after taking due permission from the DEVELOPER-CUM-PURCHASER.
- xviii. The OWNER-CUM-VENDOR agree to leave the backyard space/setback area open to sky at all times without erecting any temporary/permanent shade or structure of any kind.

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xix. The OWNER-CUM-VENDOR agree to leave the front entrance Balcao/entrance porch unaltered as designed and executed by the DEVELOPER-CUM-PURCHASER.

xx. The OWNER-CUM-VENDOR shall not fix grills to the balcony/balconies of their premises without first approving its design from the DEVELOPER-CUM-PURCHASER and or society, which design should be in uniformity with the grills approved by the DEVELOPER-CUM-PURCHASER / Society/Limited Company/Entity/association for other residents.

xxi. The OWNER-CUM-VENDOR shall not be liable to pay GST, infrastructure tax or any other tax, line minimum charges, transformer charges, its installation cost in respect of the OWNER'S PREMISES, however, if the OWNER'S PREMISES or any of the OWNER'S PREMISES are/is transferred by the OWNER-CUM-VENDOR to any other person before obtaining of Occupancy Certificate, such person acquiring premises shall be liable to pay unto the DEVELOPERS proportionate to the premises acquired or agreed to be acquired such amount towards GST, infrastructure tax or any other tax, line minimum charges, transformer charges, its installation cost immediately as shall be demanded by the DEVELOPERS.

37. It is clearly understood and so agreed by and between the Parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the OWNER'S PREMISES and Said Building Complex shall equally be applicable to, binding and enforceable against any subsequent allottees/purchasers of the OWNER'S PREMISES, in case of a transfer, as the said obligations go along with the OWNER'S PREMISES for all intents and purposes.

38. If there is any reduction in the super built up area agreed to be allotted to the OWNER-CUM-VENDOR then DEVELOPER-CUM-PURCHASER shall pay to the OWNER-CUM-VENDOR the cost of

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construction per Sq. meter of deficit area within ninety days of written demand by the OWNER-CUM-VENDOR.

If there is any increase in the Super built area of the premises agreed to be allotted to the OWNER-CUM-VENDOR or if the super built up area remains the same but Carpet Area of the Premises, allotted increases, then the OWNER-CUM-VENDOR shall pay to the DEVELOPER-CUM-PURCHASER the market value per Sq. meter of increased area, before the delivery of possession of the OWNER'S PREMISES. The market value shall be equivalent to the maximum value at which any of the DEVELOPER'S PREMISES has been agreed to be sold via registered instrument. Till such amount is paid, the DEVELOPER-CUM-PURCHASER shall not under obligation or liability to deliver the possession of the OWNER'S PREMISES or to perform his part of obligation towards OWNER'S PREMISES or OWNER-CUM-VENDOR, however, the DEVELOPER-CUM-PURCHASER shall be entitled for specific performance of this agreement as regards other obligations to be performed by the OWNER-CUM-VENDOR in respect of the DEVELOPER'S PREMSIES.


Any delay in payment by either party shall attract simple interest of 6% p.a. payable from the date it is due till the same is actually paid and realised.

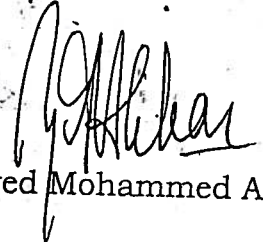
39. The for the purpose of stamp duty, the SAID PLOT is valued at Rs. 48,07,000 and accordingly the stamp duty of 2.9% equivalent and rounded to Rs. 1,39,500/- is paid herewith as also the registration fees of 3% is paid as possession delivered.

SCHEDULE-A

(Of the SAID PROPERTY)

ALL THAT landed property known as UNUHACHEM MOLLA or UNHA MOLLA (10/15 of the Western side), situated at Fatorda, within the Jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described in the Land


Mr. Sebastian Leon Menon Silva Lobo


Mr. Sayed Mohammed Akbar



Registration Office under No. 165 of Book No. B-2 (Old Series), enrolled in the Taluka Revenue Office of Salcete under Matriz No. 952 and 959 and surveyed as a whole under Chalta No. 1 of P. T. Sheet No. 30 of Margao City and the SAID PROPERTY is bounded as under:

- East : by properties of Joaquim Dias and of Joaquim Almeida and brothers;
- West : by road and the properties of Nuno Lourenco, Piedade Braganca and heirs of Francisco Xavier Lourenco;
- North : by the properties of Alfred Fernandes, Comunidade, Sadanand L. Borkar, Comunidade, Sadekar, Joaquim Fernandes, Comunidade, Burmah Shell and Co, Comunidade and Joaquim Dias;
- South : by road and properties of Antonio Gomes, Joao Camilo, Joaquim Vaz, Manuel Dias and Jose Mariano Fernandes.

SCHEDULE-A1

(Of the SAID PLOT)

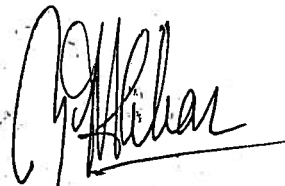
ALL THAT Plot of land admeasuring 437.00 Sq. meters forming a separate and independent property in itself being surveyed under Chalta No. 40 of P. T. Sheet No. 47 of City Survey Margao, erstwhile identified as Plot No. 29 of the Said Property described in SCHEDULE A hereinabove written and the SAID PLOT is bounded as under:

- East : by Plot No. 31 (Chalta No. 41 of P. T. Sheet No. 47);
- West : by Plot No. 27 (Chalta No. 39 of P. T. Sheet No. 47);
- North : by Plot No. 28 (Chalta No. 43 of P. T. Sheet No. 50);
- South : by municipal road.

The SAID PLOT is better identified in the PLAN annexed hereto and the same forms part of this agreement.



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SCHEDULE B**(OWNER'S PREMISES)**

- (i) Flat No. 103 admeasuring 55.46 Sq. meters of built up area to be located on the First Floor of the Building proposed in the SAID PLOT;
- (ii) Flat No. 202 admeasuring 53.78 Sq. meters of built up area to be located on the Second floor of the Building proposed in the SAID PLOT;
- (iii) Flat No. 301 admeasuring 55.29 Sq. meters of built up area to be located on the Third Floor of the Building proposed in the SAID PLOT.

SCHEDULE C**(Specification for Flats)****(FIXTURES, FITTINGS AND AMENITIES)****1. STRUCTURE:**

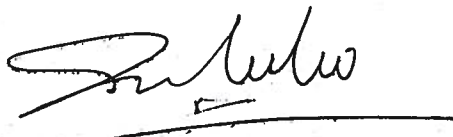
R.C.C. structure as per approved design of competent authority. External wall of 200/230 mm thick brick/laterite stone/concrete masonry and partition wall of brick masonry.

2. FLOORING:

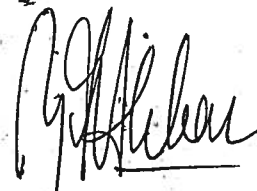
Porcelano Flooring in living/dining. Other rooms with 16"x16" ceramic tiles.

3. WALL FINISH:

Wall ready with oil bound distemper for internal walls. Weather shield or equivalent paint for external walls.

4. DOORS & WINDOWS:-


Mr. Sebastian Leon Menon Silva Lobo



Mr. Sayed Mohammed Akbar

The main door shall be of teak wood, internal doors shall be veneered polished flush doors and balcony French doors shall be glazed wooden polished. All door frames shall be of matti/sal wood. Windows shall be high quality powder coated aluminum sliding type windows.

5. KITCHEN:

Granite topped kitchen platform with stainless steel sink and 2ft height ceramic tile dado above.

6. ELECTRICALS

Concealed high quality wiring with premium switches. Miniature circuit breakers for safety from overload and short circuit. Cable TV point and telephone point in each unit. Electric provision for AC, water purifier, washing machine.

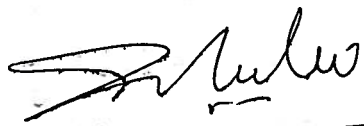
7. TOILETS:

Floor and wall tiles in colored ceramic with tile matching sanitary ware and Chromium plated fittings of standard premium make. With provision for geyser. The floor tiles shall be non-skid ceramic tiles.

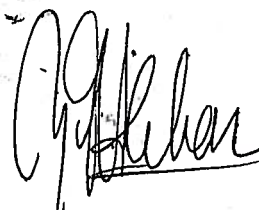
8. WATER SUPPLY:

A Common R.C.C. storage water tank will be provided at terrace slab and common water sump at the ground level.

IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the day, month and the year first herein above mentioned.



Mr. Sebastian Leon Menon Silva Lobo



Mr. Sayed Mohammed Akbar

SIGNED, SEALED AND DELIVRED BY THE WITHINNAMED OWNER-CUM-VENDOR:

Mr. SEBASTIAN LEON MENON SILVA LOBO

As duly constituted attorney of
Mr. AVINASH NIGEL SILVA LOBO

The party of the First Part

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. SEBASTIAN LEON MENON SILVA LOBO

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. SEBASTIAN LEON MENON SILVA LOBO

Mr. Sebastian Leon Menon Silva Lobo

Mr. Sayed Mohammed Akbar



SIGNED, SEALED AND DELIVRED BY THE WITHINNAMED DEVELOPER-CUM-PURCHASER:

SUA CONSTRUCTIONS

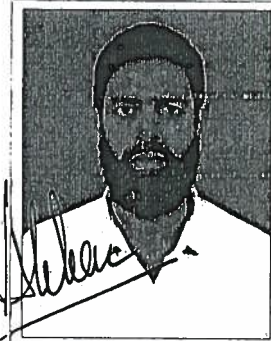
Represented herein by its partner

SHRI. SAYED MOHAMMED AKBAR

alias MOHAMMED AKBAR SAYYED

The party of the Second Part

In the presence of...



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF SHRI. SAYED MOHAMMED AKBAR

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF SHRI. SAYED MOHAMMED AKBAR

Witnesses:

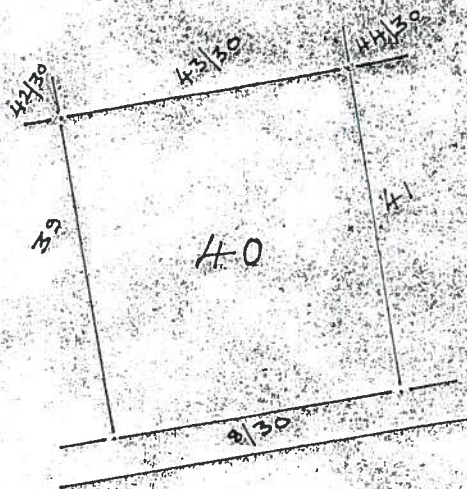
1. Ishat Baiy
2. Muhammad Rahil Khan

Mr. Sebastian Leon Menon Silva Lobo

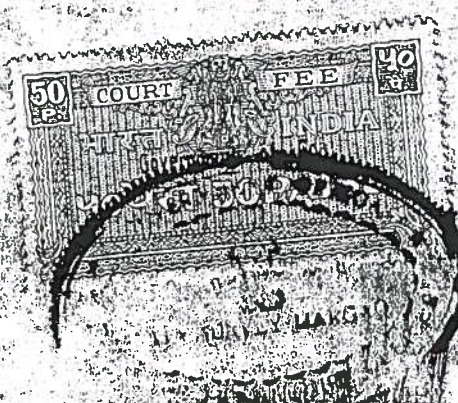
Mr. Sayed Mohammed Akbar

PLAN

CHALTA No. 40
P. T. SHEET, 47



SCALE 1: 500



OFFICE OF THE ENQUIRY OFFICER

CITY SURVEY MARGAO

Copy applied for by and on: A. Silva Lobo
23-8-1993

Copy ready on 2-9-1993

Copy delivered on 8/9/93

Copied by R.V. CHITARI (P.S.)

Compared by P.S. MRO

Copying fees Rs. 12/- which are credited

By Receipt No. 5/11 dt. 23-8-93

Original copy of the provisional map/contract in which the boundaries of the plot are shown shall be subject to correction in accordance with the decision of the Enquiry Officer. Where an appeal is filed or a civil suit instituted, in accordance with the Final Order issued on appeal or Civil suit.

Dated this 2nd day of September 1993

(R. V. KAMAT)
ENQUIRY OFFICER
CITY SURVEY MARGAO
MARGAO-GO



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 28-Oct-2021 01:07:17 pm

Document Serial Number :- 2021-MGO-3527

Presented at 01:04:43 pm on 28-Oct-2021 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	139500
2	Registration Fee	144210
3	Processing Fee	1480
Total		285190

Stamp Duty Required :139500/-



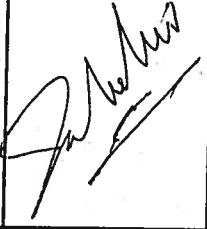
Stamp Duty Paid : 139500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAYED MOHAMMED AKBAR Alias MOHAMMED AKBAR SAYYED , Father Name:Sayed Abubakar, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Regd. Office at Sas Manzil, Shop No. 4, Opp. Alfa Corner, Chandrawaddo, Fatorda, Margao-Goa, Address2 - MARGAO GOA, PAN No.: [REDACTED]			



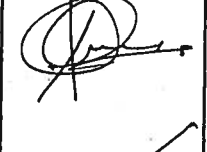


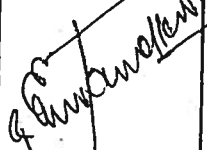
Executer

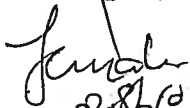
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAYED MOHAMMED AKBAR Alias MOHAMMED AKBAR SAYYED , Father Name:Sayed Abubakar, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Regd. Office at Sas Manzil, Shop No. 4, Opp. Alfa Corner, Chandrawaddo, Fatorda, Margao-GoaMARGAO GOA, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	SEBASTIAN LEON MENON SILVA LOBO Vide Power Of Attorney FOR AVINASH NIGEL SILVA LOBO , Father Name: Christopher Silva Lobo, Age: 72, Marital Status: , Gender: Male, Occupation: Other, House No. 28, Villa Avinash, Fatorda, Salcete, Goa, 403602, PAN No.: [REDACTED], as Power Of Attorney Holder for AVINASH LOBO Alias AVINASH NIGEL SILVA LOBO			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: AMRUTA PUSHKAL NAIK KAKODKAR, Age: 33, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate, Marital status: Unmarried, Address: 403709, Curtorim, Salcete, South Goa, Goa			
2	Name: GAURISH MAHESH KUDCHADKAR, Age: 40, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED], Occupation: Advocate, Marital status: Married, Address: 403601, Margao, Salcete, South Goa, Goa			


Sub Registrar
Civil Registrar
-Cum-
Sub Registrar
Salcete

Document Serial Number :- 2021-MGO-3527

Document Serial No:-2021-MGO-3527



Book :- 1 Document
Registration Number :- **MGO-1-3402-2021**
Date : 28-Oct-2021

Jayale
28/10/2021

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 28-Oct-2021 13:08:22

Date of Receipt: 28-Oct-2021

Receipt No : 2021-22/2/2187

Serial No. of the Document : 2021-MGO-3527

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

Received the following amounts from **SAYED MOHAMMED AKBAR Alias MOHAMMED AKBAR SAYYED** for Registration of above Document in Book-1 for the year 2021

Registration Fee	144210	E-Challan	• Challan Number : 202101030666 • CIN Number : CPABDNSKU3	144210
Processing Fee	1480	E-Challan	• Challan Number : 202101030666 • CIN Number : CPABDNSKU3	1480
Total Paid	145690 (Rupees One Lakh Forty Five Thousands Six Hundred And Ninety 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 :

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 **28-Oct-2021**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

und
21/11/21