



गोवा GOA

Sr. No. 562 Place of Vend. Date of Issue 10/6/2021 568453  
Value of the Stamp Paper Rs. 1000  
Name of the Purchaser Richeal Sudin Nayak  
Residing at Son of  
Signature of Vendor [Signature]  
Mr. T. Varab Signature of Purchaser [Signature]  
No. [unclear] 49/477



## MEMORANDUM OF UNDERSTANDING

Usha P. Padwal [Signature] [Signature] [Signature]

This MEMORANDUM OF UNDERSTANDING is made and executed on this 1<sup>st</sup> day of June in the year two thousand and Twenty One (1/06/2021) at Bicholim Goa.

**BETWEEN**

(i) **SMT. USHA PRABHAKAR PADWAL**, wife of late Shri. Prabhakar Padwal, daughter of upendra Naik, aged 75 years, housewife, holding AADHAR Card No. [REDACTED] and PAN Card no. [REDACTED], resident of house no. 193, Bagwada, Mulgao, Bicholim Goa

(ii) **SHRI JANARDAN PRABHAKAR PADWAL**, aged 35 years, son of late Shri. Prabhakar Chimanji Padwal, Occupation Agriculture, holding AADHAR Card No. [REDACTED] and PAN Card no. [REDACTED] resident of house no. 193, Bagwada, Mulgao, Bicholim Goa

(iii) **SHRI. VISHWESH PRABHAKAR PADWAL**, aged 33 years, son of late Shri. Prabhakar Chimanji Padwal, Occupation Agriculture, holding AADHAR Card No. [REDACTED] and PAN Card no. [REDACTED], resident of house no. 193, Bagwada, Mulgao, Bicholim Goa

(iv) **SHRI VISHAL RAMCHANDRA PADWAL**, aged 46 years, son of late Shri. Ramchandra Padwal, married, Indian National,

Usha P. Padwal [Signature] [Signature] [Signature] C. Padwal

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occupation Business, holding AADHAR Card No. [REDACTED]

PAN card no. [REDACTED] and his wife

(v) **SMT. GAURI VISHAL PADWAL**, daughter of Shri Arun Deshpande, aged 40 years, housewife, AADHAR Card No.

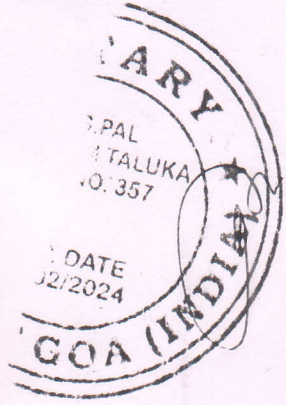
[REDACTED] Pan Card no. [REDACTED], both residing at 197, Near I O B, Baagwada, Mulgao; herein after referred as the "Parties of the First Part" which expression shall be deemed to mean and include their heirs, legal representatives, administrators, successors in-interest and deputies, etc.

**AND**

**M/S OMNIMIND SYNERGIES LLP**, a limited liability Partnership Firm having its office at Sastiwada, Bicholim Goa, holding PAN card no. [REDACTED] herein represented by its partners **SHRI. SUDIN VASANT NAYAK alias NAIK**, aged 47 years, in business, AADHAR Card No. [REDACTED] holding Pan Card no. [REDACTED] Ph No. [REDACTED] 8806667847, son of late Vasant Ramnath Nayak, residing at RavalnathSadan-Antil Peth, Bicholim; , through Resolution No. 25 dated: 25/04/2021. Herein after referred as the Developer/"Parties of the Second Part" which expression shall be deemed to mean and include his executors, administrators and assigns in-interest and deputies, etc.

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[Signature]



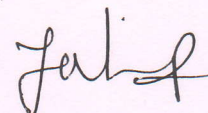


**AND WHEREAS**, All the above said parties are of Indian National.

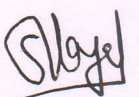
**AND WHEREAS** there exists a part and parcel of land admeasuring 95,000m<sup>2</sup>, bearing Survey No. 192/1; identified as DUDHNICHO SADO, situated at Mulgao, Taluka and Registration Sub District of Bicholim, District of North Goa in the State of Goa hereinafter referred to as the ENTIRE PROPERTY.

**AND WHEREAS** the Parties of the first part came to be the owners in possession of the ENTIRE PROPERTY having inherited the same from Chimanlal alias Chimanji Ramchandra Padwal.

**AND WHEREAS** the said property originally belonged to Shri Chimnaji Ramchandra Padwal, resident of Mulgao, Bicholim Goa, who had purchased the same from its original owners in terms of Deed of Rescissions and Discharge Sale and Discharge dated 22/08/1933 recorded before the Notary Mr. Jaos Francisco De Silva Coelho, Notary of the Judicial Division of Bicholim and as such the said property is inscribed in his favour.

**AND WHEREAS** upon the death of Shri Chimanji Ramchandra Padwal and his wife Smt. Shantabai alias Xantabai Chimnaji Padwal and his son Shri. Ramchandra C. Padwal, Shri. Prabhakar C. Padwal initiated an inventory proceeding bearing no. 57/2009/B in the Court of Civil Judge Senior Division Bicholim Goa and per

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January 2009 drawn in the Office of the Notary Ex Officio Bicholim  
Goa .



**AND WHEREAS** there after Shri Prabhakar Chimnaji Padwal alias Probacar Podwol Dessai alias Prabhacar Podwol Dessai alias Prabhkar C. Padwal Desai expired on 3<sup>rd</sup> day of August 2016 at Manipal Hospital Goa leaving behind Smt. Usha Prabhkar Padwal Desai alias Usha Prabhakar Podwol Dessai and his children namely Shri Janardan Prabhakar Padwal Dessai and Shri Vishwesh Prabhakar Padwal Desai as his sole surviving universal heirs which is confirmed by way of Deed of Succession drawn in the office of the Notary Book of Deeds bearing no. 854, at pages 49 to 52v dated 12 August 2016 recorded in the office of the notary Ex-Officio at Bardez Mapusa Goa and subsequently Smt. Sunanda Ramchandra Padwal expired on 20/04/2015 at Mapusa leaving behind Smt. Manisha Ramchandra Padwal married to Shri Samir Shrikant Juwarkar, Smt. Xanta Ramchandra Padwal alias Smt. Sapna Santosh Sardessai married to Shri Santosh Anand Sardessai, Smt. Leela Ramchandra Padwal alias Leena Baburaim Egdo married to Shri Baburaim Prabhacar Egdo, Shri Vishal alias ChimANJI Ramchandra Padwal married to Smt. Gouri Vishal alias Chimnaji Padwal which is confirmed by way of deed of succession cum relinquishment drawn in the office of The Notary Books

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bearing no. 319 at pages 46v to 47 dated 05/01/2018 and in the same document said Smt. Manisha Ramchandra Padwal married to Shri Samir Shrikant Juwarkar, Smt. Xanta Ramchandra Padwal alias Sapna Santosh Sardessai married to Shri Santosh Anand Sardessai, Smt. Leela Ramchandra Padwal alias Leena Baburaim Egdo married to Shri Baburaim Prabhacar Egdo have relinquishment their right in the inheritance of late Shri Ramchandra Padwal and Smt. Sunanda Padwal.

**AND WHEREAS** on the strength of above said document, Shri Janardhan P. Padwal, Shri Vishwesh P. Padwal, Smt. Usha P. Padwal, Shri Vishal alias Chimnaji R. Padwal and his wife Smt. Gauri Vishal alias Chimnaji Padwal got their names recorded in the occupants column in Form I & XIV of the property bearing survey no. 192/1 of village Mulgao, Bicholim Goa.

**AND WHEREAS** the said property bearing survey No. 192/1 totally admeasuring 95,000m<sup>2</sup>, which is divided as follows:- Plot acquired by Goa Housing Board is 28220 m<sup>2</sup>, Area acquired for school 4000 m<sup>2</sup>, Area of plot A (Due to natural Sub. Div.)3278 m<sup>2</sup>, Area under road and road widening on North/North East side 2324 m<sup>2</sup>, Area under road widening on West side 2454 m<sup>2</sup>, Open spaces formed due to plot acquired for school 632 m<sup>2</sup>, Effective

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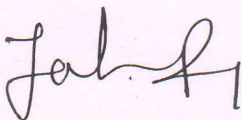


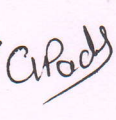
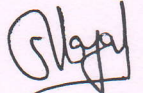


plot area ( 1-2-3-4-5-6-7) 54092 m2, Open space required (15% of 8) 8113.80 m2, Open space provided 8161 m2, Utility space required (5%) 2704.6 m2, Utility space provided 2709 m2, Area under internal roads 11108.39 m2, Area under plots 32113.61m2.

**AND WHEREAS** the Parties of the first part have represented to the Party of the Second Part that they are the sole and absolute owners in possession of the ENTIRE PROPERTY subject to the proposed acquisition by the Goa Housing Board and school including the rights and benefits attached thereto and no one else has any right, title or interest in the ENTIRE PROPERTY and the Parties of the first part are absolutely seized and possessed of and otherwise well and sufficiently entitled to the ENTIRE PROPERTY.

**AND WHEREAS** the vendors have further represented that:-

- a. They have all rights to deal with or dispose the ENTIRE PROPERTY and/or any one of them or part of them and they do not require any consent, permission or No Objection Certificate from any third Party.
- b. They have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the Vendors are prevented or prohibited from dealing with, disposing of or

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transferring the Vendor's right, title and interest in respect of the ENTIRE PROEPRTY and/or any one or part thereof.



c. The ENTIRE PROPERTY is not subject to any charge, encumbrances, liability, litigation adverse claim or lis pendens and prior to the execution hereof the Party of the First part have not entered into any contract, agreement or any other arrangement creating any right, title, interest otherwise in respect of the ENTIRE PROPERTY and/or any one of them or any part thereof.

d. The ENTIRE PROPERTY is not subject matter of any pending litigation nor of any attachment, either before or after judgement and that there is no subsisting order under any of the applicable laws which prohibits or prevent the Party of First Part from dealing with or disposing of the ENTIRE PROPERTY or undertaking any kind of construction in the ENTIRE PROPERTY or any part thereof with exclusion of an area of 28220 sq. mts. of the entire property acquired by Goa Housing Board and School area admeasuring 4000 sq mt is proposed to be acquired by school.

e. There are no easementary rights created under any document or by any convention/tradition or by prescription in respect of and/or upon the ENTIRE PROPERTY or any part thereof.

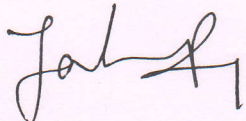
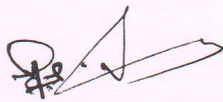

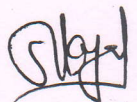
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*(Signature)*



f. No notice/s is/are pending against the Parties of the first part and/or any person on its behalf, whether from the local authorities or from the Government or otherwise, for requisition of the ENTIRE PROPERTY or any one them or any part thereof, and the Parties of the first part are entitled to sell and transfer or to give the ENTIRE PROEPRTY for development with exclusion of an area of 28220 sq. mts. of the entire property acquired by Goa Housing Board and School area admeasuring 4000 sq mt proposed to be acquired by school to the Party of second part without any permission and/or consent.

**AND WHEREAS** the Parties of the first part have offered to give a portion admeasuring 54092 sq. mts.of the Entire PROPERTY (hereinafter referred to as the said property) with the exclusion of the area acquired by the Goa Housing Board and school to Party of the Second Part for the purpose of developing the said property into plots (for a Total consideration of Rs. 1,29,82,080/- ( Rupees One Crore twenty Nine lack Eighty Two Thousand Eighty Only) which is equivalent to sharing of the plots/land on 60/40 basis i.e. 60% of the plots to the party of first part and 40% of the plots to party of the second part)and in lieu and in consideration of party of Second Part developing the said property into plots at his own costs and expenses, the Party of the First Part have agreed to give

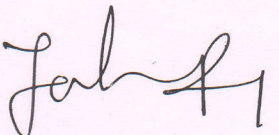
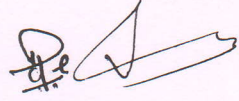


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and allot 40% of the developed plots to the Party of the Second Part and retaining 60% of the developed plots for the Party of the First Part.

**AND WHEREAS** one Mr. Vishesh Vithal Mardolkar who was the partner has resigned by letter dated 5/06/2019 and by signing the amendment to the partnership agreement dated 5/6/19 and hence said Mr. Vishesh Vithal Mardolkar has not been made party to the present Memorandum of Understanding.

**AND WHEREAS** one Mr. Sandesh K. Burye who was the partner has resigned by letter dated 22/05/2020 and by signing the amendment to the partnership agreement dated 22/05/2020 and hence said Mr. Sandesh K. Burye has not been made a party to the present Memorandum of Understanding.

**AND WHEREAS,** The Parties of the first Part with the intension to develop the portion of the said property admeasuring an area of 54092 square meters by dividing the portion of the said property admeasuring 54092 square metres into various plots i.e. by constructing the tar road so also to convert the said property into non agricultural use and have approached the Party of the Second Part with the said proposal.

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AND WHEREAS party of the second part has already obtained approval from TCP bearing no. DC/7281/BICH/TCP-2/132/dtd. 28/1/2020, after signing the Memorandum of Understanding dated 6<sup>th</sup>February 2014, also obtained provisional certificate from the Village Panchayat of Mulgao bearing No. VP/MULGAO/F-CONST-LICENCE/2020-21/190 dated .09/10/2020 and also obtained Conversion Sanad bearing No. RB /CNV /BICH /COLL /01 /2020, dated 25/02/2021

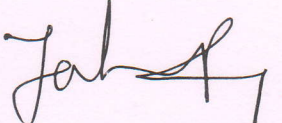


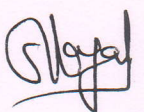
AND WHEREAS the party of the second part has already made a necessary application for conversion of the said land to the concerned department.

AND WHEREAS, The Parties of the second part have accepted the proposal of the Party of the First Part to develop the said property admeasuring an area of 54092 square meters by converting the said property into non agricultural use and to construct the tar road to the sub divided plots on the terms and conditions which are agreed as under:-

**NOW THIS MEMORANDUM OF UNDERSTANDING WITNESSETH**

**AS UNDER:**

1. The Party of the second Part shall develop the portion of the said property admeasuring an area of 54092 square meters into

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various plots by getting it converted into non agricultural use at their own costs.

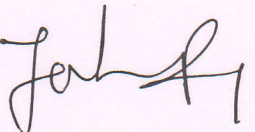
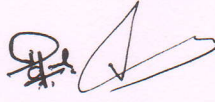




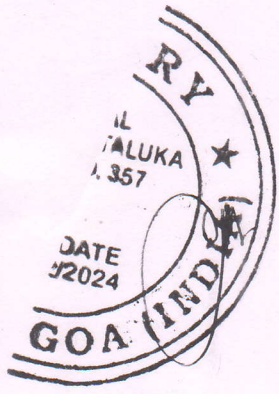
2. The Party of the Second Part shall construct tar roads and gutters and put electricity poles, water pipeline to the sub divided plots of the said property at the cost of the Party of the Second Part. Second Part has agreed to pay the conversion fees, panchayat fees, and all Government fees,.

3. The Party of the Second Part is allowed to put J.C.B. machine in the said property for the purpose of cleaning, filling and levelling, so also the Party of the Second Part is allowed to demarcate the plots by putting the boundary stones at the cost of The Party of the Second Part.

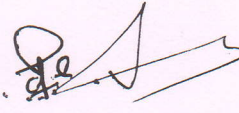
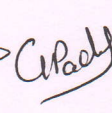
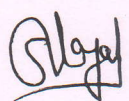
4. The party of the first part and the party of the second part have agreed for sharing the plots in the said developed area i.e. 60% of the developed plots will be retained by the party of the first part and 40% of developed plots has been allotted to the party of the second part.

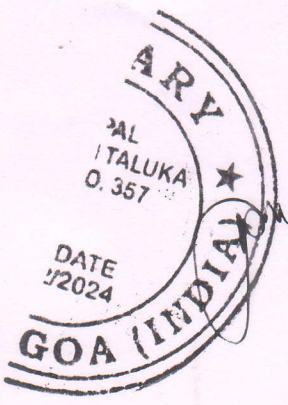
5. The Parties of the first part shall allot below mentioned plots to the party of the Second Part towards the cost of all the work carried out by the Party of the Second part. The following are details of plots which are allotted to the party of the second part.

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- (1). Plot no. 2 admeasuring an area of 300 square meters
- (2). Plot no. 3 admeasuring an area of 300 square meters
- (3). Plot no. 4 admeasuring an area of 300 square meters
- (4). Plot no. 13 admeasuring an area of 346 square meters
- (5). Plot no. 14 admeasuring an area of 345.37 square meters
- (6). Plot no. 15 admeasuring an area of 358.25 square meters
- (7). Plot no. 16 admeasuring an area of 341.94 square meters
- (8). Plot no. 17 admeasuring an area of 346.12 square meters.
- (9). Plot no. 18 admeasuring an area of 343.94 square meters.
- (10). Plot no. 19 admeasuring an area of 345.60 square meters.
- (11). Plot no. 20 admeasuring an area of 345.60 square meters.
- (12). Plot no. 33 admeasuring an area of 345.96 square meters.
- (13). Plot no. 34 admeasuring an area of 345 square meters.
- (14). Plot no. 35 admeasuring an area of 347 square meters.
- (15). Plot no. 36 admeasuring an area of 342.22 square meters.
- (16). Plot no. 42 admeasuring an area of 286.11 square meters.
- (17). Plot no. 43 admeasuring an area of 271.34 square meters.
- (18). Plot no. 44 admeasuring an area of 271.34 square meters.
- (19). Plot no. 45 admeasuring an area of 269.41 square meters.
- (20). Plot no. 46 admeasuring an area of 320.74 square meters.
- (21). Plot no. 47 admeasuring an area of 322.68 square meters.
- (22). Plot no. 48 admeasuring an area of 302.94 square meters.
- (23). Plot no. 49 admeasuring an area of 355.06 square meters.
- (24). Plot no. 53 admeasuring an area of 269.23 square meters.
- (25). Plot no. 54 admeasuring an area of 268.57 square meters.
- (26). Plot no. 55 admeasuring an area of 270.68 square meters.
- (27). Plot no. 56 admeasuring an area of 271.34 square meters.

Usha P. Padwal Johny   



- (28). Plot no. 63 admeasuring an area of 271.87 square meters.
- (29). Plot no. 64 admeasuring an area of 270 square meters.
- (30). Plot no. 65 admeasuring an area of 270 square meters.
- (31). Plot no. 66 admeasuring an area of 271.87 square meters.
- (32). Plot no. 76 admeasuring an area of 324.53 square meters.
- (33). Plot no. 77 admeasuring an area of 379.22 square meters.
- (34). Plot no. 82 admeasuring an area of 391.92 square meters.
- (35). Plot no. 83 admeasuring an area of 306.00 square meters.
- (36). Plot no. 84 admeasuring an area of 270 square meters.
- (37). Plot no. 85 admeasuring an area of 270 square meters.
- (38). Plot no. 86 admeasuring an area of 270 square meters.
- (39). Plot no. 87 admeasuring an area of 270 square meters.
- (40). Plot no. 100 admeasuring an area of 276.15 square meters.
- (41). Plot no. 101 admeasuring an area of 289.38 square meters.

The total area of the above 41 plots allotted to the Party of the second Part is 12663.38 sq. mts. and the above mentioned plots are clearly shown in the plan annexed herewith.

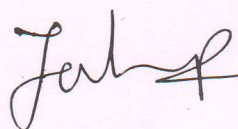



6. That the Parties of the First shall hold and retain for themselves the remaining plots mentioned below which are clearly shown on the plan annexed herewith

- (1).Plot no. 1 admeasuring an area of 370 square meters
- (2).Plot no. 5 admeasuring an area of 338.69 square meters
- (3).Plot no. 6 admeasuring an area of 339.62 square meters
- (4).Plot no. 7 admeasuring an area of 341.92 square meters
- (5).Plot no. 8 admeasuring an area of 344 square meters
- (6).Plot no. 9 admeasuring an area of 344.63 square meters
- (7). Plot no. 10 admeasuring an area of 343 square meters

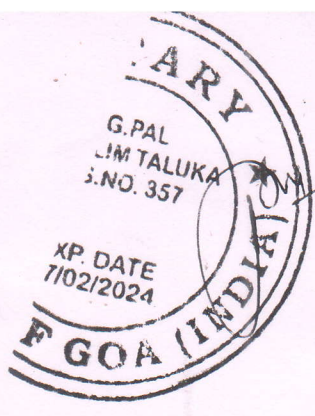
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- (8). Plot no. 11 admeasuring an area of 345.17 square meters.
- (9). Plot no. 12 admeasuring an area of 347.16 square meters.
- (10). Plot no. 21 admeasuring an area of 346.36 square meters.
- (11). Plot no. 22 admeasuring an area of 347.13 square meters.
- (12). Plot no. 23 admeasuring an area of 347.90 square meters.
- (13). Plot no. 24 admeasuring an area of 348.91square meters.
- (14). Plot no. 25 admeasuring an area of 305.88square meters.
- (15). Plot no. 26 admeasuring an area of 269.83 square meters.
- (16). Plot no. 27 admeasuring an area of 267.02 square meters.
- (17). Plot no. 28 admeasuring an area of 352.49 square meters.
- (18). Plot no. 29 admeasuring an area of 351.37square meters.
- (19). Plot no. 30 admeasuring an area of 350.01 square meters.
- (20). Plot no. 31admeasuring an area of 348.65 square meters.
- (21). Plot no. 32 admeasuring an area of 347.29 square meters.
- (22). Plot no. 37 admeasuring an area of 334.41square meters.
- (23). Plot no. 38 admeasuring an area of 305.60 square meters.
- (24). Plot no. 39 admeasuring an area of 269.41 square meters.
- (25). Plot no. 40 admeasuring an area of 271.34 square meters.
- (26). Plot no. 41 admeasuring an area of 290.78 square meters.
- (27). Plot no. 50 admeasuring an area of 267.30 square meters.
- (28). Plot no. 51 admeasuring an area of 269.23 square meters.
- (29). Plot no. 52 admeasuring an area of 269.23 square meters.
- (30). Plot no. 57 admeasuring an area of 271.34 square meters.
- (31). Plot no. 58 admeasuring an area of 271.34 square meters.
- (32). Plot no. 59 admeasuring an area of 269.41 square meters.
- (33). Plot no. 60 admeasuring an area of 270 square meters.
- (34). Plot no. 61 admeasuring an area of 271.87 square meters.

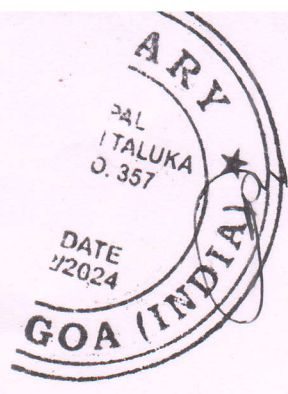
Usha P. Padwal    





- (35). Plot no. 62 admeasuring an area of 271.87 square meters.
- (36). Plot no. 67 admeasuring an area of 271.87 square meters.
- (37). Plot no. 68 admeasuring an area of 271.87 square meters.
- (38). Plot no. 69 admeasuring an area of 270 square meters.
- (39). Plot no. 70 admeasuring an area of 323.23 square meters.
- (40). Plot no. 71 admeasuring an area of 250.32 square meters.
- (41). Plot no. 72 admeasuring an area of 259.75 square meters.
- (42). Plot no. 73 admeasuring an area of 318.46 square meters.
- (43). Plot no. 74 admeasuring an area of 292.67 square meters.
- (44). Plot no. 75 admeasuring an area of 307.77 square meters.
- (45). Plot no. 78 admeasuring an area of 410 square meters.
- (46). Plot no. 79 admeasuring an area of 308 square meters.
- (47). Plot no. 80 admeasuring an area of 331 square meters.
- (48). Plot no. 81 admeasuring an area of 314 square meters.
- (49). Plot no. 88 admeasuring an area of 270 square meters.
- (50). Plot no. 89 admeasuring an area of 270 square meters.
- (51). Plot no. 90 admeasuring an area of 285.57 square meters.
- (52). Plot no. 91 admeasuring an area of 310 square meters.
- (53). Plot no. 92 admeasuring an area of 310 square meters.
- (54). Plot no. 93 admeasuring an area of 300 square meters.
- (55). Plot no. 94 admeasuring an area of 300 square meters.
- (56). Plot no. 95 admeasuring an area of 300 square meters.
- (57). Plot no. 96 admeasuring an area of 319.20 square meters.
- (58). Plot no. 97 admeasuring an area of 291.50 square meters.
- (59). Plot no. 98 admeasuring an area of 392.64 square meters.
- (60). Plot no. 99 admeasuring an area of 456 square meters.
- (61). Plot no. 102 admeasuring an area of 280.30 square meters.

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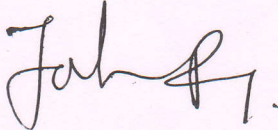
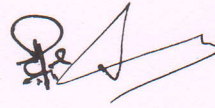




The total area of the above mentioned plots retained by Party of First Part is 19014.31sq. mts. and the above mentioned plots retained by Party of First part are clearly shown in the plan annexed herewith.

7. That the utility space (3 nos. i.e. for education institutional area is 815 sq. mtrs., commercial area is 1253 sq. mtr and community centre area is 641 sq. mtr.) will be sold together / jointly by the first part and party of the second part. The plot no. 103 having an area of 304 sq. mtrs. shall remain unsold, and if said plot no. 103 admeasuring 304 sq. mtr is sold then the sharing of the said plot should be 60/40 i.e. 60% to the party of first part and 40% is to party of the second part.

8. That incase of any dispute arises between the parties in that case it shall be adjudicated by the arbitrator appointed with the consent of both the parties.

8. That The Party of the Second Part is allowed to enter into Memorandum of Understanding or agreement for sale with the third person with respect to plot no. 2, 3, 4, 13, 14, 15, 16, 17, 18, 19, 20, 33, 34, 35, 36, 42, 43, 44, 45, 46, 47, 48, 49, 53, 54, 55, 56, 63, 64, 65, 66, 76, 77, 82, 83, 84, 85, 86, 87, 100, and 101 of the

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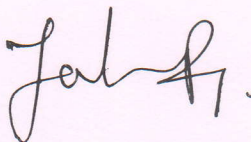


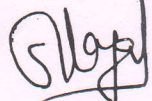
said property in order to raise the funds for the purpose of conversion and development of the said property.

9. That the Parties of the First Part shall co-operate with The Party of the second Part to complete the process of development of the said property.

10. That The Party of the First Part is allowed to enter into Memorandum of Understanding or agreement for sale with the third person with respect to plot no. 1, 5, 6, 7, 8, 9, 10, 11, 12, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 37, 38, 39, 40, 41, 50, 51, 52, 57, 58, 59, 60, 61, 62, 67, 68, 69, 70, 71, 72, 73, 74, 75, 78, 79, 80, 81, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99 and 102 of the said property.

11. That the first party should give the Power of Attorney to Mr. Janardan Padwal as owner on their behalf to sign do agreement for sale and sale deeds, memorandum of understanding, deed of rectification and other documents for the said plots which are allotted to Party of the Second Part.

12. That the first party or their power of attorney has to sign agreement for sale and sale deeds, memorandum of understanding, deed of rectification and other document in

Usha P. Padwal    



respect of plots allotted to the second party as and when required by the second party .

13. That the Second Party can also do agreement for sale, MOU of their plots and second party will give Power of attorney to sign on their behalf to Mr. Sudin Nayak.

14 That the first party and the Second Part with the consent of both party can also do agreement for sale, MOU with respect to the entire property with third party .

14. The first party will be fully responsible if dispute arise with the third person with respect to the ownership of the said land.

15. The second party will complete the project of development within 18 month from the date of issuing conversion certificate by Collector .

16. The Sub divided project will be named as per the choice of the party of the first part.

17. The Income tax, capital gain, & other Government taxes whichever applicable for the property will be borne by first party and second party as per the plot division ratio.

Usha P. Padwal

Jahar P. Padwal

Shreyas



18. The Development charge, license fee, and other charges required for development will be borne and incurred by the party of second party.

### SCHEDULE I

All that part and parcel of land admeasuring 95,000m<sup>2</sup> of the property bearing survey No. 192/1; identified as DUDHNICHO SADO, situated at Mulgao, within the limits of village Panchayat Mulgao, Taluka and Registration Sub District of Bicholim, District of North Goa in the State of Goa described in the Land Registration Office of Bicholim under no. 503 of book B-2 New, Not enrolled for Matriz Predial of Taluka Revenue office Bicholim Goa. The SAID PROPERTY as One Unit is bounded as under:

Towards the North: survey No. 191/1 of Mulgao.

Towards the South: survey No. 160; 193, 194, and 195 (part ) of Mulgao.

Towards the East: survey No. 161 of Mulgao

Towards the West: survey No. 196 and 192/2 of Mulgao.

### SCHEDULE - II

All that part and parcel of land admeasuring 54092 which is the part or property bearing survey No. 192/1; indentified as

Usha P. Padwal

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*



DUDHNICHO SADO, situated at Mulgao, within the limits of village Panchayat Mulgao, Taluka and Registration Sub District of Bicholim, District of North Goa in the State of Goa described in the Land Registration Office of Bicholim under no. 503 of book B-2 New, Not enrolled for Matriz Predial of Taluka Revenue office Bicholim Goa, The SAID PROPERTY as One Unit is bounded as under:

Towards the North: survey. No. 191/1 and Road

Towards the South: part of the same property bearing survey No. 192/1 and 193/1

Towards the East: part of the same property bearing survey No. 192/1 and Road

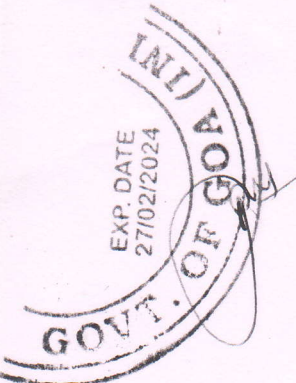
Towards the West: part of the same

**IN WITNESS WHEREOF**, the parties hereto have set and subscribed their respective hands and seal on this day and the year first herein above written.

Usha P. Padwal

Jahar P. S. S. Padwal

Usha P. Padwal



SIGNED AND DELIVERED BY THE  
WITHIN NAMED The Intending Vendors'  
/ "Parties of the First Part"



Usha P. Padwal

**SMT. USHA PRABHAKAR PADWAL**

**L. H. F. Prints**

**R. H. F. Prints**



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(1) \_\_\_\_\_



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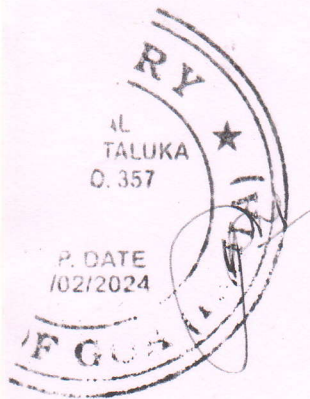
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Usha P. Padwal 7.1.2024



SIGNED AND DELIVERED BY THE  
WITHIN NAMED The Intending Vendors'  
/ "Parties of the First Part"



*Janardan*  
\_\_\_\_\_

**SHRI JANARDAN PRABHAKAR PADWAL**

**L. H. F. Prints**

**R. H. F. Prints**

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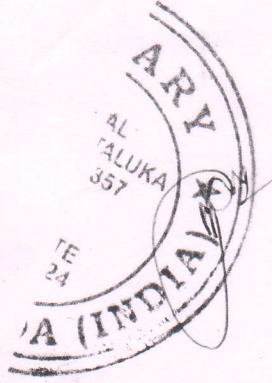
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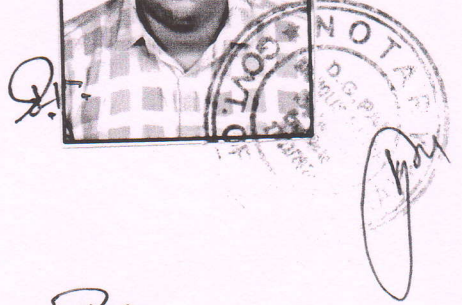
*Usha P. Padwal*

*Janardan P. Padwal*





SIGNED AND DELIVERED BY THE  
WITHIN NAMED The Intending Vendors'  
/ "Parties of the First Part"

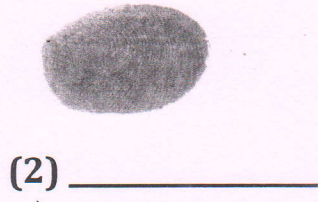


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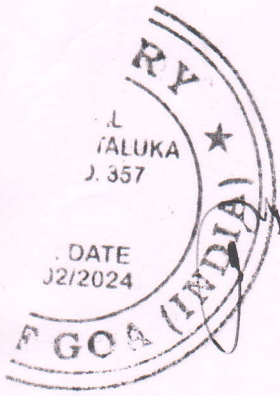
**SHRI. VISHWESH PRABHAKAR PADWAL**

**L. H. F. Prints**

**R. H. F. Prints**



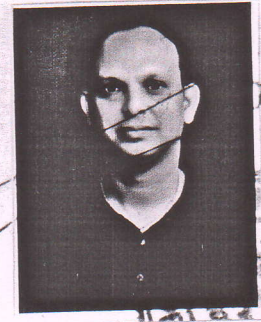
*Shri. P. Padwal* 7.1.2018 *Shri. P. Padwal* Alawal



SIGNED AND DELIVERED BY THE

WITHIN NAMED The Intending Vendors'

/ "Parties of the First Part"



**SHRI VISHAL RAMCHANDRA PADWAL**

**L. H. F. Prints**

**R. H. F. Prints**

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Visha P. Padwal



SIGNED AND DELIVERED BY THE

WITHIN NAMED The Intending Vendors'

/ "Parties of the First Part"



*C. Padwal*



*C. Padwal*

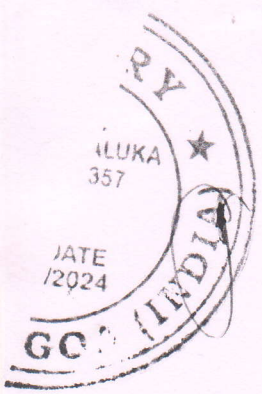
**SMT. GAURI VISHAL PADWAL**

**L. H. F. Prints**

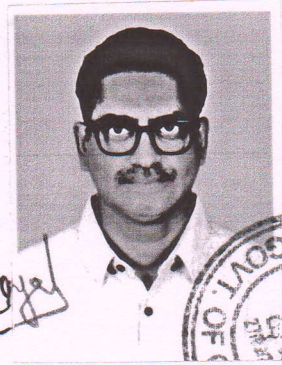
**R. H. F. Prints**



*Gauri P. Padwal*      *T. P. ...*



SIGNED AND DELIVERED BY THE  
WITHIN NAMED Intending Purchaser/  
Developer/"Parties of the Second Part



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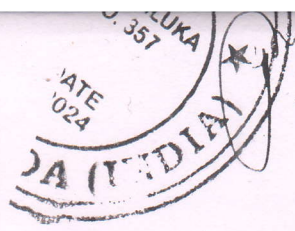
**SHRI. SUDIN VASANT NAYAK alias NAIK**

(duly representative by its partners of M/S OMNIMIND  
SYNERGIES LLP)

**L. H. F. Prints**

**R. H. F. Prints**



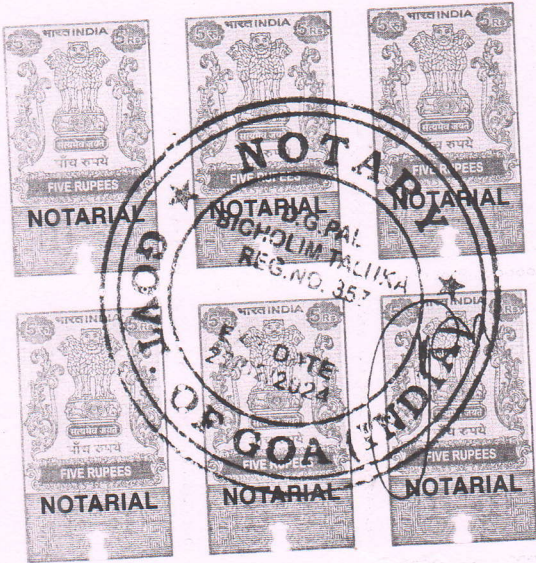


**WITNESSES:**

1. [Signature] [Sachin Vallabh Salkar]

2. \_\_\_\_\_

Usha P. Padwal [Signature] [Signature] [Signature]



**EXECUTED BEFORE ME**

I do hereby attest the above signature of  
Shri Smt. Usha Padwal  
Tarozdan Prabhakar Padwal Vishwak  
Prabhakar Padwal Vishal Kanchans Padwal  
he/she is identified before me by A. Ganji Vishal Padwal

whom I personally know  
office of the Notary at Bicholim - Goa.  
on the 18<sup>th</sup> day of June 2024  
Notary Stamp No. 322 Reg. No. 322/2024

[Signature]  
**D. G. PAL**  
Advocate & Notary Public  
F-8, 1<sup>st</sup> Floor, Vasudev Arcade.  
Near Shivaji Maidan,  
Bicholim - Goa.  
Mob.: 9422018582