

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000

पच्चीस हजार रुपये

Rs. 25000

TWENTY FIVE THOUSAND RUPEES

INDIA

गोवा GOA

No. 4246 Place at vend. Sankhali
Date of Issue 16/09/2024 Value of the Stamp Paper
Rs. 25000/

158319

Name of the Purchaser Shankarao A. Desai
Residing at Maulang, Tadsoli of

As there is no one single stamp paper for the value is
additional stamp papers for the completion of the 195000/-
attached alongwith

[Signature]

Signature of Vendor
Mr. V. D. Porulekar
LIC No. AC/STP/VEN/03/2023/994

[Signature]

Signature of Purchaser

2024-ECM-1282

17/09/2024



AGREEMENT FOR SALE WITH
HANDING OVER POSSESSION

[Signature]

[Signature]

[Signature]

[Signature]



गोवा GOA

Sr. No. 4246 Place at vend. Sankhali
Date of Issue 16/09/2024 Value of the Stamp Paper 158320
Rs. 25000
Name of the Purchaser Shaukarrao A. Desai
Residing at Maulang, Tal. Sanguelima, Goa
As there is no one single stamp paper for the value is additional stamp papers for the completion of the 195000/- attached alongwith


Signature of Vender
Mr. V. D. Parulekar
LIC No. AR/STP/VL4/08/2023/004

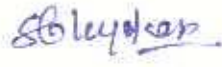

Signature of Purchaser



AGREEMENT FOR SALE WITH HANDING OVER POSSESSION











गोवा GOA

Sr. No. 4246 Place at vend. Santihali
Date of Issue 16/09/2024 Value of the Stamp Paper
Rs. 25000/-
Name of the Purchaser Shantkarrao A. Desai
Residing at Maulangtael, Sangvelra, Goa
As there is no one single stamp paper for the value of
additional stamp papers for the completion of the 195000/-
attached alongwith

158326



[Signature]
Signature of Vendor
Mr. V. D. Parulekar
LIC No. AC/STP/VEN/08/2023/404

[Signature]
Signature of Purchaser

**AGREEMENT FOR SALE WITH
HANDING OVER POSSESSION**

[Signature]

[Signature]

[Signature]

[Signature]



गोवा GOA

Sr. No. 4246 Place at vend. Sankhali
Date of Issue 16/09/2024 Value of the Stamp Paper
Rs. 25000/-

158327

Name of the Purchaser Shankarrao H. Desai
Residing at Maulanglad or Sanguelru Goa

As there is no one single stamp paper for the value of
additional stamp papers for the completion of the 195000/-
attached alongwith


Signature of Vendor
Mr. V. D. Parolekar
LIC No. AC/STP/VEN/08/2023/491


Signature of Purchaser

5

**AGREEMENT FOR SALE WITH
HANDING OVER POSSESSION**












गोवा GOA

Sr. No. 4246 Place of vendor Bankhall
Date of Issue: 16/09/2024 Value of the Stamp Paper
Rs. 25000/-

158328

Name of the Purchaser: Shankar rao A. Desai
Residing at: Maulangta, Sanqueroa, Goa
As there is no one single stamp paper for the value is
additional stamp papers for the completion of the 25000/-
attached alongwith


Signature of Vendor:
Mr. V. D. Parulekar
LIC No. AC/SRP/VEN/GR/2023/458


Signature of Purchaser

6

**AGREEMENT FOR SALE WITH
HANDING OVER POSSESSION**



गोवा GOA

Sr. No. 4246 Place at vendor's bank/roll
Date of Issue 16/09/2024 Value of the Stamp Paper
Rs. 25000
Name of the Purchaser Shankarrao A. Desai
Residing at Maulandad, Sonoli, Sangulim, Goa
As there is no one single stamp paper for the value is
additional stamp papers for the completion of the 195000/-
attached alongwith

158329

Signature of Vendor
Mr. V. D. Parulekar
UC No. AC/STR/VEN/08/2023/494

Signature of Purchaser

7

**AGREEMENT FOR SALE WITH
HANDING OVER POSSESSION**



गोवा GOA

074824

Sr. No. 7246 Place at vend. Sankhali

Date of Issue 16/09/2024 Value of the Stamp Paper

Rs. 20000

Name of the Purchaser Shankarrao A. Desai

Residing at Maulangtaq Son of Sankarrao Desai

As there is no one single stamp paper for the value of 195000/- additional stamp papers for the completion of the 195000/- attached alongwith

Signature of Vendor
Mr. V. D. Parulekar
IC No. AC/STP/VEN/08/2023/494

Signature of Purchaser

8

**AGREEMENT FOR SALE WITH
HANDING OVER POSSESSION**





गोवा GOA

Sr. No. 004, Place of Vend. 16/09/2024 Date of issue 158339
Value of the Stamp Paper Rs. 25000
Name of the Purchaser Shaukarao A Desai
Residing at Maulayad Son of Saukhali
Signature of Vendor [Signature] Signature of Purchase [Signature]
Mr. S T Karab
Lic. No. PC.517/VEN/99/477



9

**AGREEMENT FOR SALE WITH
HANDING OVER POSSESSION**

[Signature] [Signature] [Signature] [Signature]

THIS AGREEMENT is made at Bicholim, Goa, on this 16th day of September, 2024;

B E T W E E N

[1] **SHRI. SHRINIVAS NAGNATH AYANCHI**, Son of late Nagnath Venkappa Ayanchi, aged about 61 years, married, retired, holder of PAN- [REDACTED] and Aadhar Card No. [REDACTED], Contact No. [REDACTED]; and his wife;

[2] **MRS. SAVITA JAIWANT LOLAYEKAR**, daughter of Shri. Jaiwant Tulsidas Lolayekar, wife of Shri. Shrinivas Ayanchi, 63 years of age, Housewife, holder of PAN- [REDACTED] and Aadhar Card No. [REDACTED], Contact No. [REDACTED];

Both Indian Nationals, residents of House No. 1880, Pramila Smruti'. Housing Board Colony, Sankhali, Taluka Bicholim, North Goa - 403505;

[3]. **SHRI. OMKAR RAJARAM PATIL**, Son of Shri Rajaram Bharmnu Patil, aged about 23 years, bachelor, student, Indian National, resident of House No. T73/189, Narayan Nagar, Honda, Taluka Sattari, North Goa - 403530, holder of PAN - [REDACTED], AADHAR Card No. [REDACTED], Contact No. [REDACTED];

All hereinafter jointly referred to as the "**OWNERS/INTENDING VENDORS**" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the FIRST PART;

A N D

MR. SHANKARRAO APPASAHEB DESAI, son of Late Shri. Appasaheb P. Desai, 54 years of age, unmarried, service, Indian National, resident of House No: 162, Maulangtad, Sankhali, Goa, 403505, having PAN Card: [REDACTED],

Shankarrao

Savita

Omkar

Desai

Aadhar Card no: _____, phone no: _____ ;
 Proprietor of **KAKA BUILDERS**, having its registered office at
 House no. 9/1728, Maulangtad, Sankhali, Goa, 403505,
 hereinafter referred to as the "**PURCHASER**", (which
 expression shall unless repugnant to the context or meaning
 thereof mean and include his executors, administrators and
 assigns thereof) of the **SECOND PART**.

WHEREAS there exists a piece or parcel of land viz., Plot No.
 A3 (as per approved sub-division plan), admeasuring 2,531.00
 sq. mts., or thereabouts, bearing New Survey No. 59/1-IF of
 Village Arvalem, Taluka Bicholim and forming part of the
 larger property admeasuring 1,88,354.00 sq. mts., or
 thereabouts, known as "LAMAN MALI" which is also known as
 "LOMONACHI MOLLY" situated at Village Arvalem, within the
 limits of the Sankhali Municipal Council, Taluka, and
 Registration Sub-District of Bicholim, District of North Goa, in
 the State of Goa, being described as a whole in the Land
 Registration Office of Bicholim under Description No. 4949 at
 page 177 of Book No. B-13 (New) and enrolled in the Taluka
 Revenue Office of Bicholim under Matriz No. 88 and surveyed
 as whole, under New Survey No. 59 sub-division No. 1 of the
 Revenue Village of Arvalem, Taluka Bicholim, hereinafter for
 brevity's sake be referred to as "**the said entire property**" and
 the said Plot No. A3, bearing New Survey No. 59/1-IF shall
 hereinafter for brevity's sake being referred to as "**the said
 Plot**",

AND WHEREAS the said entire property known as "NOVEDAR
 LEOMAN MOLY", or "LOMONACHI MOLLY" or "CONQUICHI-
 MOLI, "ARUDECHI-MOLI and "UMBLICHI-MOLI", described in
 the Land Registration Office of Bicholim under description No.
 4949 at page 177 of Book No. B 13 (New) stands inscribed in
 favour of one Shri Subhashchandra Sinai Borkar then a
 bachelor and a minor, under Inscription No. 15326 at page 14

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of Book No. G 21 of the Land Registration Office of Bicholim on 30/10/ 1964, the same having been gifted to him by his paternal grandfather Shri Nilconta Gonoba Sinai Borkar and his wife, Smt. Gangabai Nilconta Sinai Borkar, in terms of a Deed of Gift with Acceptance, drawn on 07/03/1964 at page 13 of Book of Notes No. 652, before the then Temporary Notary of Comarca of Bardez - Shri Antonio Jose Francisco Pinto de Menezes. The said gift was made out of the disposable quota and without reservation of any right of usufruct in favour of the said Donors;

AND WHEREAS during the recent land survey conducted for the purpose of Records of the Rights Certificate for the Revenue Village of Arvalem, the said property "LAMAM MALI" was surveyed under New Survey No. 59/0 of Village Arvalem and the name of said Shri Subhashchandra Vinaeca Sinai Borcar stands reflected in the Occupants' Column therein;

AND WHEREAS the name of Shri Subhashchandra Vinaeca Sinai Borcar also stood recorded in the Occupants' Column of the Records of Right Certificate, in Form No. I and XIV of Survey No. 59 sub-division No. 0 of Village Arvalem, Taluka Bicholim as the sole occupant thereof against Mutation No. 152;

AND WHEREAS said Shri Subhashchandra @ Subhaschandra @ Subhashcandra Vinayak @ Vinaeca @ Vinaica Sinai Borcar @ Sinai Borkar @ Sinai Borker @ Shenvi Borcar @ Shenvi Borkar expired at Goa Medical College, Bambolim, on 11/11/2010 without leaving any Will or gift or any other disposition of his assets;

AND WHEREAS said Shri Subhashchandra Vinaeca Sinai Borcar was married in his first nuptial to Smt. Uma @ Gangabai Sinai Borcar who predeceased her husband leaving

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behind daughter Ms. Shambhavi Subhashchandra Shenvi Borcar @ Sinai Borcar as her heir.

AND WHEREAS the said Shri Subhashchandra Vinaeca Sinai Borcar was married in his second nuptial to Smt. Gauri Subhashchandra Sinai Borcar @ Shenvi Borcar, thus upon his death, said Shri Subhashchandra Vinaeca Sinai Borcar left behind Miss Shambhavi Subhashchandra Shenvi Borcar @ Sinai Borcar as her daughter from his first nuptial and Smt. Gauri Subhashchandra Sinai Borcar @ Shenvi Borcar, his second wife and widow and Mast. Saidatt Subhashchandra Shenvi Borcar, the son of the second wife as his heirs.

AND WHEREAS upon the death of the said Shri Subhashchandra Vinaeca Sinai Borcar, a Regular Inventory Proceedings No. 84/2013/B came to be instituted in the Court of Civil Judge, Junior Division, at Bicholim, and in the revised list of assets filed in the said Inventory Proceedings, the said property "LAMAM MALI" bearing New Survey No. 59/0 of Village Arvalem has been described under Item No. 24.

AND WHEREAS the said Inventory Proceedings No. 84/2013/B was finalized in terms of consent terms arrived at and filed by all the parties therein and the said property described under Item No. 24 came to be allotted to all the interested parties in the following manner:

- i. Smt. Gauri Subhashchandra Sinai Shenvi Borcar was allotted $\frac{3}{8}$ th undivided share i.e., 37.5% in the said Survey No. 59/0 of Village Arvalem, and,
- ii. Miss Shambhavi Subhashchandra Sinai Shenvi Borcar was allotted 62.5% i.e., $\frac{5}{8}$ th undivided share in the said Survey No. 59/0 of Village Arvalem

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AND WHEREAS the said Smt. Gauri Subhashchandra Sinai Shenvi Borcar and Miss Shambhavi Subhashchandra Sinai Shenvi Borcar thereafter initiated Mutation Proceedings to record their Right in Form No. I & XIV in respect of Survey No. 59/0 of Village Arvalem and their names were duly recorded in the Occupants' Column against Mutation No. 27568 as Occupants.

AND WHEREAS the Deputy Collector & SDO, Bicholim Sub-Division, Bicholim, vide its Judgment and Order dated 08/05/2019, passed in Case No. 21/01/2019/103/LRC/BICH/496, the area of the said Survey No. 59/0 of Village Arvalem, Taluka Bicholim mentioned as 2,04,255.00 sq. mts., has been corrected and the same is now admeasuring 1,88,354.00 sq. mts.;

AND WHEREAS by virtue of the said Consent terms and the Final Chart of Allotment confirmed and made absolute vide order dated 04/ 12/2018, passed by the Court of Civil Judge, Junior Division, at Bicholim, in the said Inventory Proceedings No. 84/2013/B, the said Miss Shambhavi Subhashchandra Sinai Shenvi Borcar became the owner in possession to an extent of 62.5% share in the said property bearing Survey No. 59/0 and Smt. Gauri Subhashchandra Sinai Shenvi Borcar became entitled to 37.5% undivided right, title and share to the said Survey No. 59/0 of Village Arvalem, Taluka Bicholim;

AND WHEREAS in terms of a Deed of Sale dated 13/07/2022, registered with Sub-Registrar of Bicholim, under Registration No. BCH-1-664 2022 dated 13/07/2022, said Smt. Gauri S. Sinai Borkar and Smt. Shambhavi Subhashchandra Sinai Shenvi Borcar @ Smt. Shambhavi Purushottam Shenavi Shetye and her husband, Shri Purushottam Laxmikant

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Shenavi Shetye as the absolute and exclusive owners in possession of the said property sold and transferred the Said Property in favour of the Vendor Firm abovenamed ie - M/s. Bhumi Developers;

AND WHEREAS the said Deed of Sale dated 13/07/2022 stands rectified in terms of Deed of Rectification dated 17/03/2023, registered with the Sub Registrar's Office of Bicholim, under Registration No. BCH-1-286-2023 on 17/03/2023, thereby rectifying date of Deed of Gift wrongly mentioned as 17/03/1964 to 07/03/1964;

AND WHEREAS the Deputy Collector and Sub-Divisional Magistrate, Bicholim Sub-Division, Bicholim, vide its Judgment and Order dated 14/02/2023, passed in Case No. 21/2023/ 103/LRC/BICH/337, has corrected the said Survey No. 59/0 as Survey No. 59/1 of Village Arvalem, Taluka Bicholim;

AND WHEREAS the said M/s. Bhumi Developers thereafter carried out Mutation Proceedings and its name stands duly recorded in the occupants Column in the Records of Rights Certificate of Form No. I & XIV in respect of said Survey No. 59/1 of Village Arvalem as the sole Occupants' thereof, against Mutation No. 35303;

AND WHEREAS after the purchase of the said property said M/s. Bhumi Developers got the said property sub-divided into various plots after obtaining appropriate licenses and permissions from the competent authorities in the following manner: -

i. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Dy. Town Planner, Town and Country Planning Department

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Bicholim/Sattari at Bicholim, in respect of Survey No. 59/1, issued vide its letter bearing Ref. No. DC/7994/ARVALEM/TCP-23/561, dated 08/03/2023.

ii. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, Elect, (O&M), S/D-II-(R) Sankhali, vide its letter bearing Ref. No. AE/V-II (R)/TECH-4(D)2022-23/3211, dated 09/03/2023.

iii. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Assistant Engineer, SUB DIV.I(W.S).D. XXIV(PHE), PWD, Bicholim, in respect of Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued vide its letter bearing Ref. No. PWD/D.XXIV/SDI(W.S)/F.40/768/22-23, dated 10/03/2023.

iv. Final NOC for Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Medical/Health Officer, Community Health Centre, Sankhali, in respect of Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued vide its letter bearing Ref. No. DHS/2023/DHS0901/00021/371, dated 11/03/2023. NOC

v. Final NOC for proposed Sub-division of plots in Survey No. 59/1 of Village Arvalem, Taluka Bicholim, issued by the Sankhali Municipal Council vide its bearing Ref. No. SMC/Tech/Final Sub.Div.NOC/2022-23/3960 dated 24/03/2023.

vi. Conversion Sanad issued by the Additional Collector-II vide its Order bearing Ref No. RB/CNV/BICH/AC-II/03/2022/589, dated 23/02/2023 for the said Survey No. 59/1 of Village Arvalem.

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AND WHEREAS vide Order dated 29/03/2023, passed in Case No. 9/1SLR/PART/BICH/ARV/104/2023/287, the Inspector of Surveys and Land Records, Bicholim, has allotted New Sub-Division Numbers to the partitioned portions/plots of said Survey No. 59/1 of Village Arvalem, Taluka Bicholim, as separate holdings including the Plot which is now surveyed as a separate holding under **New Survey No. 59/1-IF of Village Arvalem.**

AND WHEREAS as per Sub-Division plan duly approved by Dy. Town Planner, Town and Country Planning Department, Bicholim mentioned above, the said plot bearing Survey No. 59/1-IF is marked as **Plot No. A3;**

This plot admeasuring an area of 2531 square meters bearing new survey no. 59/1-IF of Village Arvalem, Taluka Bicholim forming part of larger property known as "LAMAN MALI" @ "LOMONACHI MOLLY" within the jurisdiction of Sankhali Municipal Council, Taluka and Registration Sub District of Bicholim, District North Goa, State of Goa, described in Land Registration Office of Bicholim Taluka under Description No.4949 at Page no 177 of Book B-13 (new), enrolled for Matriz predial in the Taluka Revenue Office under no. 88, be herein after called as **SAID PLOT** for the sake of brevity and the same is bounded as under:

East : by plot No. A4 bearing Survey No. 59/1-IG;

West : Partly by Plot No. A-11 bearing Survey No. 59/1-IN and partly by Plot No. A11 bearing Survey No. 59/1-IO and partly by 8 mts. road of Village Arvalem,

North : By public road; and,

South : by 8.00 mts wide internal road.

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AND WHEREAS the SECOND PARTY is a Developer and Builder and is having sufficient infrastructure and expertise in the field of construction.

AND WHEREAS after having made the physical inspection of the site and all the title documents of the property and the developer being fully satisfied about the title of the owners to Said Plot described in **Schedule** of the plot hereunder written, the owners have agreed to allow him to develop the said **Plot**; and further the parties hereto have agreed to execute this Agreement upon the terms and conditions hereinafter appearing.

AND WHEREAS the **SECOND PARTY offered to purchase the Said Plot** after having devised a plan to develop the Said Plot by constructing residential flats/apartments and commercial shops subject to the necessary approvals being granted by the Competent Authorities at his own costs and expenses for the total sale consideration of **Rs.75,93,000/-** (Rupees Seventy Five Lakhs and Ninety Three Thousand only) **and The FIRST PARTY agreed for the said proposal** and after due deliberations and discussions among the parties it is mutually agreed upon by and between the parties:

NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. The FIRST PARTY hereby declares that they are the only owners and in enjoyment of the said property and except them no other person/s has any sort of rights, title, or interest whatsoever in nature in respect of the said Plot agreed to be sold herein.

2. The FIRST PARTY hereby declare that the said Plot entrusted for sale is free from all types of encumbrances, such as mortgages, disputes, loans, liens, prior agreements of sale,

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court orders, attachments, litigations etc., and if found to be having any such impediment, the FIRST PARTY shall make good to the loss to SECOND PARTY that may be incurred.

3. The SECOND PARTY hereby agrees to pay the **sale consideration of Rs.75,93,000/-** (Rupees Seventy Five Lakhs and Ninety Three Thousand only) to the First parties within 36 months of the date of execution of this Agreement.

4. The FIRST PARTY has handed over the possession of the said plot to the SECOND Party and do hereby grant their express consent to the Second Party to undertake such development and construction activities thereon as he deems fit and proper.

5. The SECOND PARTY shall have the sole right to appoint architects, surveyors, engineers, contractors or other persons as may be necessary in connection with the development of the said Plot.

6. That the parties herein hereby may be unanimously agreed to name the building Project as "SHREE OM RESIDENCY" which shall be undertaken on the Said Plot by the Second party.

7. **Vide this Agreement, the Owners have handed over the vacant and peaceful possession** of the said Plot to the SECOND PARTY and SECOND PARTY who is authorized to commence the development work on the said Plot in accordance with the plans approved and/or sanctioned by the concerned authority and take such steps as may be necessary or expedient to carry out the development of the said plots at their own costs, expenses. For the said purpose, the SECOND PARTY shall be entitled to appoint Architects, Engineers, Surveyors, Contractors, Agents and other personnel and shall

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be entitled to take all such steps as may be necessary for such development and construction work at his own costs and expenses.

8. The FIRST PARTY herein shall execute an Irrevocable Power of Attorney in favour of the SECOND PARTY or any such other person nominated by the Second Party for the purpose of signing and/or executing all the applications, proceedings, plans, etc. to obtain necessary approval from the various authorities in connection with the said development before Competent Authority, Town and Country Planning Authority, Mamlatdar, Collector, Panchayats, Electricity Department or any other Government or Semi-Government authority in connection with the said development so as to facilitate the development of the said Plot. The FIRST PARTY hereby agree that the said Irrevocable Power of Attorney shall not be, under any circumstances, revoked by the FIRST PARTY as long as these presents subsist and remain binding upon the parties hereto. If the said Power of Attorney is revoked by the FIRST PARTY and delay is caused in developing the said Plot hereby agreed to be developed the consequences arising thereof shall be at the costs of the FIRST PARTY alone.

9. That the developers are entitled to receive all the sale consideration from the prospective purchasers in respect of the allotted flats/shops to be constructed in the proposed building and the owners shall not lay any claim of any sort over the said sale consideration which is received by the developers from the sale of the said flats/shops.

10. That the First Party agree and covenants with the Second Party that they shall sign and execute all Sale Agreements/ Agreement for Construction for Sale/ Sale Deed/s with such prospective customers as and when called

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upon to do so by the Second Party herein in the Office of Sub Registrar of Bicholim.

11. The FIRST PARTY shall furnish true copies of title deeds of the plot and link documents and other relevant papers to the SECOND PARTY relating to the said Plot and the originals and when required.

12. The FIRST PARTY shall not put forth any independent or exclusive claims rights of title over the said Plot on which flats/apartments and shops are to be developed and it is hereby specifically agreed and declared that the said Plot over which flats/apartments and shops are developed shall be held by the owners of the respective flats/apartments and shops together with the amenities and facilities such as drainage light, water etc.

13. The SECOND PARTY shall be at liberty to allot the flats/apartments and shops to be constructed in the said Plot or to enter into any package deal agreement for allotment of completed flats/apartments and shops with such party or parties and at such price and on such terms and conditions as the SECOND PARTY/Purchasers may deem fit and proper.

14. This agreement is not to be treated as partnership between the parties interse.

15. In the event of default by any of the parties herein, aggrieved party shall be entitled to enforce specific performance of this agreement.

16. That the SECOND PARTY shall be solely responsible to answer the disputes raised by the prospective buyers/purchasers of the flats/shops in the said plot and the



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Developer shall be exclusively liable for settling such claims raised by such purchasers.

17. That all the taxes and expenses for obtaining occupancy certificate and other permissions such as electricity, water connections and any other permissions as required for the occupancy of the said buildings or the use of the premises shall be obtained by the developers at their cost and expenditure.

18. All the recreation/common amenities provided for the entire project of the building shall be deemed to have been for the benefit of the shop/flat holder/s and also consented by the developers and the flat holders shall pay all the amounts payable on account of such amenities periodically proportionately and the owner shall have equal right on common amenities.

19. In the event of breach of the terms of this Agreement or in the event of any differences or disputes arising between the parties in regard to this Agreement or any matter relating thereto, the same shall be decided by Civil court having local jurisdiction.

20. If as a result of any breach of terms, conditions and provisions of this agreement and the purchaser cannot fulfill its obligations under the agreement and/or fail to hand over possession of premises as agreed within the period stipulated or after additional extended period and in that case it is agreed by the owners that they will mutually appoint expert valuer in order to ascertain the cost of the construction carried out by the developers and pay the amount whatever construction carried out by the developers or allot the premises to the developers of like amount.

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21. That the Second Party shall comply all the legal formalities required for safety of the workers employed by them at the site and shall insure them during their course of employment at the site and the owners shall not be responsible for any loss of human life or injuries to any worker employed by the developer at the site.

22. That the Said Plot admeasuring 2531 square meters Agreed to be sold for the total consideration of Rs.75,93,000/- (Rupees Seventy Five Lakhs and Ninety Three Thousand only) and possession of the Said Plot is handed over to the Second Party being so registration charges are paid by the Second Party and this Agreement is drawn on a stamp value of Rs.2,20,200/-.

23. The parties hereby declare that the Plot in transaction does not belong to the Schedule Caste and Schedule Tribes' pursuant to notification No. RD/LND/LRC/318/77 dated 21st August, 1978.

24. That the Said Plot is converted for Non Agricultural use and is independently surveyed into separate holding as such a separate NOC of TCP is not availed for the purpose of registration of present Agreement.

SCHEDULE

All that said plot admeasuring an area of 2531 square meters bearing new survey no. 59/1-IF of Village Arvalem, Taluka Bicholim forming part of larger property known as "LAMAN MALI" @ "LOMONACHI MOLLY" within the jurisdiction of Sankhali Municipal Council, Taluka and Registration Sub District of Bicholim, District North Goa, State of Goa, described in Land Registration Office of Bicholim Taluka






under Description No.4949 at Page no 177 of Book B-13 (new), enrolled for Matriz predial in the Taluka Revenue Office under no. 88 Taluka and Registration Sub District of Bicholim, District North Goa, State of Goa, which is bounded as under:

East : by plot No. A4 bearing Survey No. 59/1-IG;

West : Partly by Plot No. A-11 bearing Survey No. 59/1-IN and partly by Plot No. A11 bearing Survey No. 59/1-IO and partly by 8.00 mts. road of Village Arvalem,

North : By public road; and,

South : by 8.00 mts wide internal road.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SET AND SUBSCRIBED THEIR HANDS
THE DAY, THE MONTH AND THE YEAR HEREIN
FIRST MENTIONED.

[Signature]

[Signature]

[Signature]

[Signature]



SIGNED AND DELIVERED BY THE
OWNER/ INTENDING VENDOR NO.
1 - SHRI. SHRINIVAS NAGNATH
AYANCHI:



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RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



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Stoleya or

END

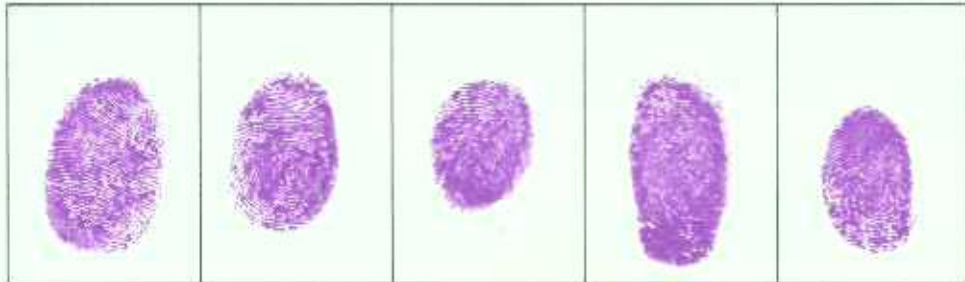


SIGNED AND DELIVERED BY THE
OWNER/ INTENDING VENDOR NO.
2 - SMT. SAVITA AIWANT
LOLAYEKAR:



Lolayekar

RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



Savita Savita Lolayekar SAVITA



SIGNED AND DELIVERED BY THE
OWNER/ INTENDING VENDOR NO.
3 - MR. OMKAR RAJARAM PATIL:



Omkar

RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



Omkar

Omkar

Omkar



ACCEPTED, SIGNED AND DELIVERED
BY THE WITHIN NAMED INTENDING
PURCHASER - MR. SHANKARRAO
APPASAHEB DESAI:



Shankarrao

Shankarrao

RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS



Witness:

1. Zabeer A. Shaikh *Zabeer A. Shaikh*

2. Vijay D. Kerkar *Vijay D. Kerkar*

Shankarrao

Vijay D. Kerkar

Shankarrao

Shankarrao



ROAD PROPOSED ROAD



8.00 MTS WIDE ROAD					8.00 MTS WIDE ROAD									
13.30	18.00	19.17	18.30	18.75	18.30	18.70	18.30	18.30	18.30	18.30	18.30	18.30	18.30	18.30
B(1)	B(1)	B(1)	B(1)	B(1)	B(1)	B(1)	B(1)	B(1)	B(1)	B(1)	B(1)	B(1)	B(1)	B(1)
305	330	311	311	311	311	311	311	311	311	311	311	311	311	311
17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00
B(2)	B(2)	B(2)	B(2)	B(2)	B(2)	B(2)	B(2)	B(2)	B(2)	B(2)	B(2)	B(2)	B(2)	B(2)
278	278	285	285	285	285	285	285	285	285	285	285	285	285	285
17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00
B(3)	B(3)	B(3)	B(3)	B(3)	B(3)	B(3)	B(3)	B(3)	B(3)	B(3)	B(3)	B(3)	B(3)	B(3)
278	278	285	285	285	285	285	285	285	285	285	285	285	285	285
17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00
B(4)	B(4)	B(4)	B(4)	B(4)	B(4)	B(4)	B(4)	B(4)	B(4)	B(4)	B(4)	B(4)	B(4)	B(4)
278	278	285	285	285	285	285	285	285	285	285	285	285	285	285
17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00	17.00



Includes with Contingent
 Wide Lot
 No. 251749640
 01/03/2023
 Deputy Town Planner
 & Country Planning Dept
 Bichkoria, Gur

[Signature] [Signature] [Signature]
 [Signature]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Sep-2024 02:05:09 pm

Document Serial Number :- 2024-BCH-1282

Presented at 01:57:02 pm on 17-Sep-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	220200
2	Registration Fee	227790
3	Processing Fee	880
Total		448870

Stamp Duty Required :220200/-

Stamp Duty Paid : 220200/-

Presenter







Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Shankarrao Appasaheb Desai , Father Name:Appasaheb P Desai, Age: 54, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - House no. 162, Maulangtad, Sanquelim, Goa, Address2 - PAN No.:			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Shrinivas Nagnath Ayanchi , Father Name:Nagnath Venkappa Ayanchi, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Other, House no. 1880, Pramila Smruti, Housing Board Colony, Sankhall, Goa, PAN No.:			
2	Savita Jaiwant Lolayekar , Father Name:Jaiwant Tulsidas Lolayekar, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Housewife, House no. 1880, Pramila Smruti, Housing Board Colony, Sankhall, Goa, PAN No.:			
3	Omkar Rajaram Patil , Father Name:Rajaram Bharmnu Patil, Age: 23, Marital Status: Unmarried ,Gender:Male,Occupation: Unemployed, House no. T73/189, Narayan Nagar, Honda, Sattari, Goa, PAN No.:			
4	Shankarrao Appasaheb Desai , Father Name:Appasaheb P Desai, Age: 54, Marital Status: Unmarried ,Gender:Male,Occupation: Business, House no. 162, Maulangtad, Sanquelim, Goa, PAN No.:			

Witness:

Witness individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vijay Datta Kerkar ,Age: 48 ,DOB: ,Mobile: 8788721932 ,Email: ,Occupation: Service , Marital status : Married , Address: 403505, Sausarwado Harvalem Sanquelim Goa, Sausarwado Harvalem Sanquelim Goa, Arvalem, Bicholim, NorthGoa, Goa			
2	Name: Zaheer Abbas Shaikh ,Age: 37 ,DOB: ,Mobile: 9766610588 ,Email: ,Occupation: Advocate , Marital status : Married , Address: 403505, House no. 46 Near HP Petrol Pump Sanquelim Goa, Cassabe-de-sanquelim, Bicholim, NorthGoa, Goa			


Sub Registrar

SUB - REGISTRAR
BICHOLIM

Document Serial Number :- 2024-BCH-1282

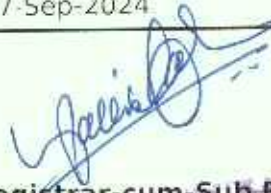


Document Serial No:-2024-BCH-1282

Book :- 1 Document

Registration Number :- **BCH-1-1267-2024**

Date : 17-Sep-2024



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

BICHOLIM