



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 976000/-

(Rupees Nine Lakh Seventy Six Thousands only)

PAID VIDE E-RECEIPT NO 202500107664 DATED :12-Feb-2025,
IN THE GOVERNMENT TREASURY.



Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202400068722
DOCUMENT SERIAL NUMBER	:	2025-BRZ-1127
DATE OF PRESENTATION	:	25-Feb-2025
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-1159-2025
DATE OF REGISTRATION	:	25-Feb-2025
NAME OF PRESENTER	:	Bradley Fernandes Managing Partner Of Crescent Developers
REGISTRATION FEES PAID	:	₹1009500/-
PROCESSING FEES PAID	:	₹2300/-
MUTATION FEES PAID	:	N.A./-



Government of Goa
Directorate of Accounts
Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202500107664

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 11-02-2025 17:13:09

Name and Address of Party : Bradley | 9881257580
Mapusa

Service: Stamp Duty

	Amount
Stamp Duty	₹ 976000.00

Total Amount: ₹ 976,000.00

(Rs. Nine Lakh Seventy Six Thousand Only)

Department Data: 202400068722 NOTARY|202400068722 NOTARY

Bank ref No:

Status: Success

Payment Date: 12-02-2025 12:31:56

Reprint Date: 13/02/2025 06:19:11



Sr. No. 2025-BR2-1127
25/02/2025

AGREEMENT OF SALE AND DEVELOPMENT

This, **AGREEMENT FOR SALE AND DEVELOPMENT**, is signed and executed at Mapusa Goa, on this 12th day of February 2025.

BETWEEN

[Signature]

[Signature]

[Signature]

[Signature]

1A). MRS. CORINNE LOBO alias CORINNE DOROTHY MARY LOBO, daughter of Pedrinho Francisco Belarmino Lobo, aged 69 years of age, Married, Housewife, Indian National, Holder of **PAN Card Bearing no.**

1B).MR. GREGORY LOBO alias GREGORIO VELENTINO CLARA LOBO, Son of Domingos Lobo, Aged 79 years of Age, husband of Corinne Lobo, Indian National, retired, Holder of **PAN Card bearing no.** , Both

Residents of House no. 191/3, Araddi, Oxel, Siolim, Bardez, Goa, hereinafter referred to as the **"VENDORS"**,

(which expression shall unless repugnant to the contest

or meaning thereof shall deem to include their heirs, executors, legal representatives, successors, administrators and assigns) of the **ONE FIRST PART.**



AND

2. MR. BRADLEY FERNANDES, Son of Mr. Bonny Fernandes, aged 39 years, Married, Business, **Holder of Pan Card No.**

Indian National and resident of Prudential Palms, Chogm Road, Porvorim Bardez, Goa, hereinafter referred to as the

"CONFIRMING PARTY", (which expression shall unless

Gregory Lobo

Clara

Bonny

repugnant to the contest or meaning thereof shall deem to include their heirs, executors, legal representatives, successors, administrators and assigns) of the **ONE SECOND PART.**

AND

3. M/S. CRESCENT DEVELOPERS, a partnership Firm registered before Registrar of Firms Tiswadi under no. PNJ-F29-2023, having **Pan Card No**

herein represented by its Managing Partner (a).**MR.**

BRADLEY FERNANDES, Son of Mr. Bonny Fernandes,

aged 34 years, Married, Business, Holder of Pan Card No.

, Residing at Porvorim Bardez, Goa-403008;

hereinafter referred to as the

"PURCHASER/DEVELOPER" (which expression shall,

unless it be repugnant to the context or meaning thereof,

mean and include its successors-in-title, administrators,

executors, legal representatives and assigns) of the

THIRD PART.

AND WHEREAS, there exists a property known as

"CAREM AUCHIT WADO" or **"CUMBLOCHO SORVO"** or

Greg

Albo

Bruno

"SORVENTIL XIR", which is surveyed under Survey no. 338/1 of Village Tivim, admeasuring 4625 sq. mts, in area situated at Auchitvaddo, TivimBardez, Goa, within the limits of Village Panchayat Tivim-Sirsaim and which property is found described in the land registration office of the Judicial Division of Bicholim at page 114 of Book B 39-new, under no. 15260, Not found enrolled in Taluka Revenue office and which is bounded as under:-

North: By the Properties bearing survey nos: 344/1-A, 339/8, 339/9 of Village Tivim and by Road.

South: By the Properties bearing survey nos: 344/4, 338/3 and 338/1-A of Village Tivim.

East: By Road

West: By the Property bearing survey no. 344/1 of Village Tivim.



AND WHEREAS, the above referred to property is more particularly identified in the Schedule I Herein under written and shall be hereinafter be referred to as the **"SAID PROPERTY"**.

AND WHEREAS, the SAID PROPERTY was originally found inscribed in favour of Pedrinho Francisco

Gregory

Debra

[Signature]

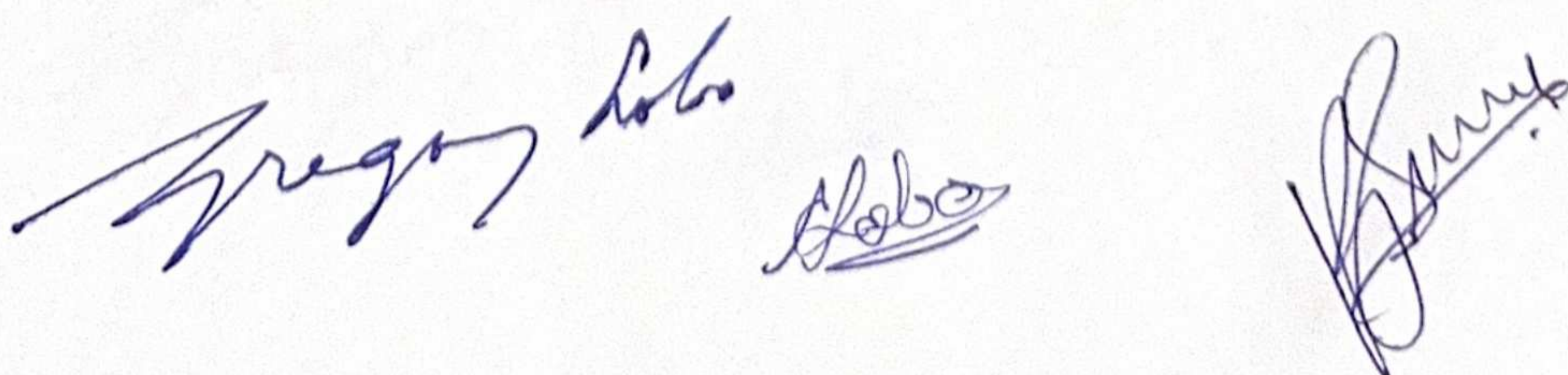
Belarmino Lobo under no. 11098 at page 123 of Book G-15 and Described under no. at page 114 of Book b 39-New under number 15260 in the records of the Land registration office of the Judicial Division of Bicholim, Goa.

AND WHEREAS, the said late Pedrinho Francisco Belarmino Lobo was married in his one and only nuptial to late Elfreda Julia Gomes or Elfreda Julia Lobo.

AND WHEREAS, that the said Pedrinho Francisco Belarmino Lobo expired on 15/06/1988 and the said Elfreda Julia Lobo expired on 27/11/2007, leaving behind their only daughter, the VENDOR NO. 1 herein as heir sole and universal legal heir.

AND WHEREAS, the VENDOR NO. 1A is married to VENDOR NO. 1B, under the regime of Communion of Assets.

AND WHEREAS, upon the death of the said Pedrinho Francisco Belarmino Lobo and the said Elfreda Juilia Gomes E lobo a Deed of Succession was drawn on



15/12/2011, before the Office of the Notary Ex Officio Canacona and is recorded in the Book of Deeds bearing no. 33 at Pages 25 to 27.

AND WHEREAS, originally the area of the SAID PROPERTY was 5425 sq. mts. in area and for the reasons mentioned hereinbelow the area of the said property was reduced to 4625 sq. mts.

AND WHEREAS, though the SAID PROPERTY belonged to the said Pedrinho Francisco Belarmino Lobo, there were names of some third parties which were erroneously recorded in the Survey records pertaining to the SAID PROPERTY.

AND WHEREAS, upon the death of the said Pedrinho Francisco Belarmino lobo the first parties along with the said Elfreda Julia Lobo who was living at the time instituted a civil suit before the civil court at Bicholim and which was registered as Special Civil Suit No. 31/2007/A.

Grego Lobo
Chaves
Francis

AND WHEREAS, the aforesaid Civil Suit came to be decreed by the Honourable Civil Court by considering the Consent terms filed by the Contesting parties in the said Civil Suit vide Judgment/order passed on 7th February 2017 whereby the VENDORS were declared to be the owners in possession of the SAID PROPERTY.

AND WHEREAS, vide the consent terms recorded in the said Special Civil Suit No. 31/2007/A, a part of the Said Property admeasuring 800 sq. mts. came to be allotted to some of the defendants in the said Special Civil Suit and by virtue of the said consent terms, the balance area of the Said Property admeasuring 4625 sq. mts. was retained by the Vendors herein.

AND WHEREAS, thereafter partition proceedings were initiated before the Court of the Deputy Collector of Bardez whereby the said area 4625 sq. mts. forming part of the Said Property was partitioned from remaining the area of Said Property admeasuring 800 sq. mts. and a new survey holding bearing survey no:338/1-A of village Tivim was created for the said remaining the area of 800 sq. mts.

Gregorio Lobo

Lobo

Sanjay

AND WHEREAS, in this manner and for these reasons the Said Property though originally admeasuring 5625 sq. mts. in area was later reduced to an area of 4625 sq. mts. in area this area of 4625 sq.mts, exclusively belongs to the Vendors herein as its absolute owners in possession and has been referred to as the **SAID PROPERTY**.

AND WHEREAS, vide Memorandum of Understanding entered into between the VENDORS and the CONFIRMING PARTY herein, the VENDORS and the CONFIRMING PARTY agreed to enter into an agreement of sale and development with respect to SAID PROPERTY, on the Terms and Conditions as set out therein.

AND WHEREAS, the CONFIRMING PARTY, wishes to assign all the rights acquired under the aforesaid Memorandum of Understanding dated 02/07/2022, in favour of the PURCHASER, i.e. M/S. CRESCENT DEVELOPERS and the VENDORS herein have No Objection to the same.

Gregory

Dolbe

Danny

AND WHEREAS, accordingly the PURCHASER has approached the VENDORS/OWNERS and has proposed that it shall carry out the development and sale of the SAID PROPERTY in pursuance to the said Memorandum of Understanding by constructing thereon a multi-storeyed building/s comprising of residential flats, villas etc.

AND WHEREAS, the PURCHASER has accordingly, proposed to the VENDORS herein that it shall purchase from them, the SAID PROPERTY for a total consideration amount of Rs.3,00,00,000/- (Rupees Three Crore only) to be paid to the OWNERS/VENDORS, partly in kind by allotting to them, total Super built up area in the building/s/surrounding area 1350 sq. mts of super built area, which is proposed to be constructed in the SAID PROPERTY and partly by Monetary consideration of Rs. 90,00,000/-(Rupees Ninety Lakhs Only), in the manner as stipulated hereinafter.

AND WHEREAS, the OWNERS/VENDORS have agreed to the said proposal of the PURCHASER and have agreed to sell to the PURCHASER the SAID PROPERTY for the

Gregor *h/b* *Globe*

Shri...

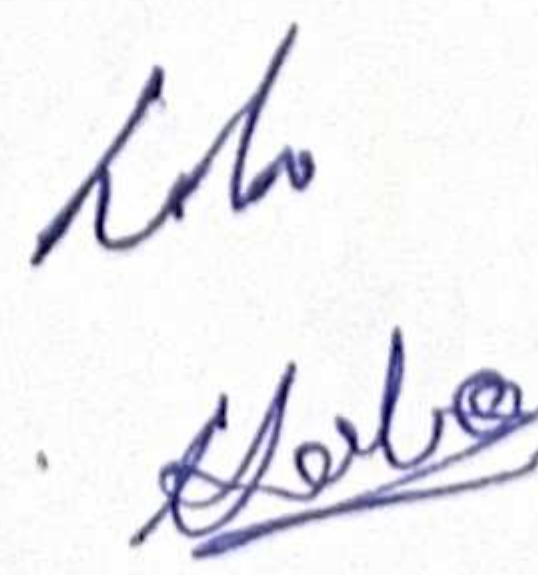
aforesaid consideration and subject to the terms and conditions as set out hereinafter and the CONFIRMING PARTY has confirmed this agreement.

NOW THIS AGREEMENT WITNESSES AS UNDER:

1. That the OWNERS /VENDORS have agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase from the OWNERS, the SAID PROPERTY which is more particularly described in the Schedule I hereunder written, for a total consideration amount of **Rs.3,00,00,000/- (Rupees Three Crore only).**

2. That the said total consideration amount of **Rs.3,00,00,000/- (Rupees Three Crore only),** shall be paid by the PURCHASER to the OWNERS in the following manner:

- a) By constructing and allotting to the OWNERS, free of cost, total Super built up area admeasuring 1350 sq. Mts of super built up area, in the building/s proposed to be constructed in the SAID PROPERTY.
- b) Partly by payment of monetary consideration of an amount Rs.90,00,000/-(Rupees Ninety Lakhs



Only), which is paid by the confirming party herein to the VENDORS and the receipt of which is acknowledged by the VENDORS.

3. That the said Super Built up area of 1350 sq. mts of super buildup area, to be constructed by the Purchaser for the Owners/Vendors in the forms of Flats and Villas are more particularly described in Schedule-II mentioned hereinbelow and are specifically shown and identified by marking the said Flats and Villas on the approved plans which are annexed to this agreement



4. That the said Super Built up area which shall be constructed by the PURCHASER for the VENDOR at its own costs in the form of Flats/Villas as described in Schedule-II written hereinunder and as shown and identified on the plans annexed hereto and in terms of the Specifications as stipulated in Schedule III of this Agreement as written hereinunder.

5. That in consideration of the receipt of the aforesaid Super Built up area, from the PURCHASER, in

[Handwritten signatures]

terms of Clause 1 and 2 of this Agreement, the OWNERS shall sell to the PURCHASER and/or his nominee/s, the SAID PROPERTY or any part thereof, after retaining with themselves, the proportionate undivided right and share in the SAID PROPERTY, corresponding to the Super built-up areas to be constructed by the by the PURCHASER for the OWNERS.

6. That the said Super Built up area which shall be constructed by the PURCHASER for the OWNERS under this Agreement shall be completed in all respects by the PURCHASER as per the specifications annexed hereto and the said Super Built up areas shall be completed within 36 months from the date of registration of this agreement.

7. That in the event, the completion of the project on the SAID PROPERTY is delayed for the reason of non-availability of materials or water supply or electric supply or drainage/sewage connection or by reason of war, Civil commotions or any act of God or as a result of any notice, rule, notification of the

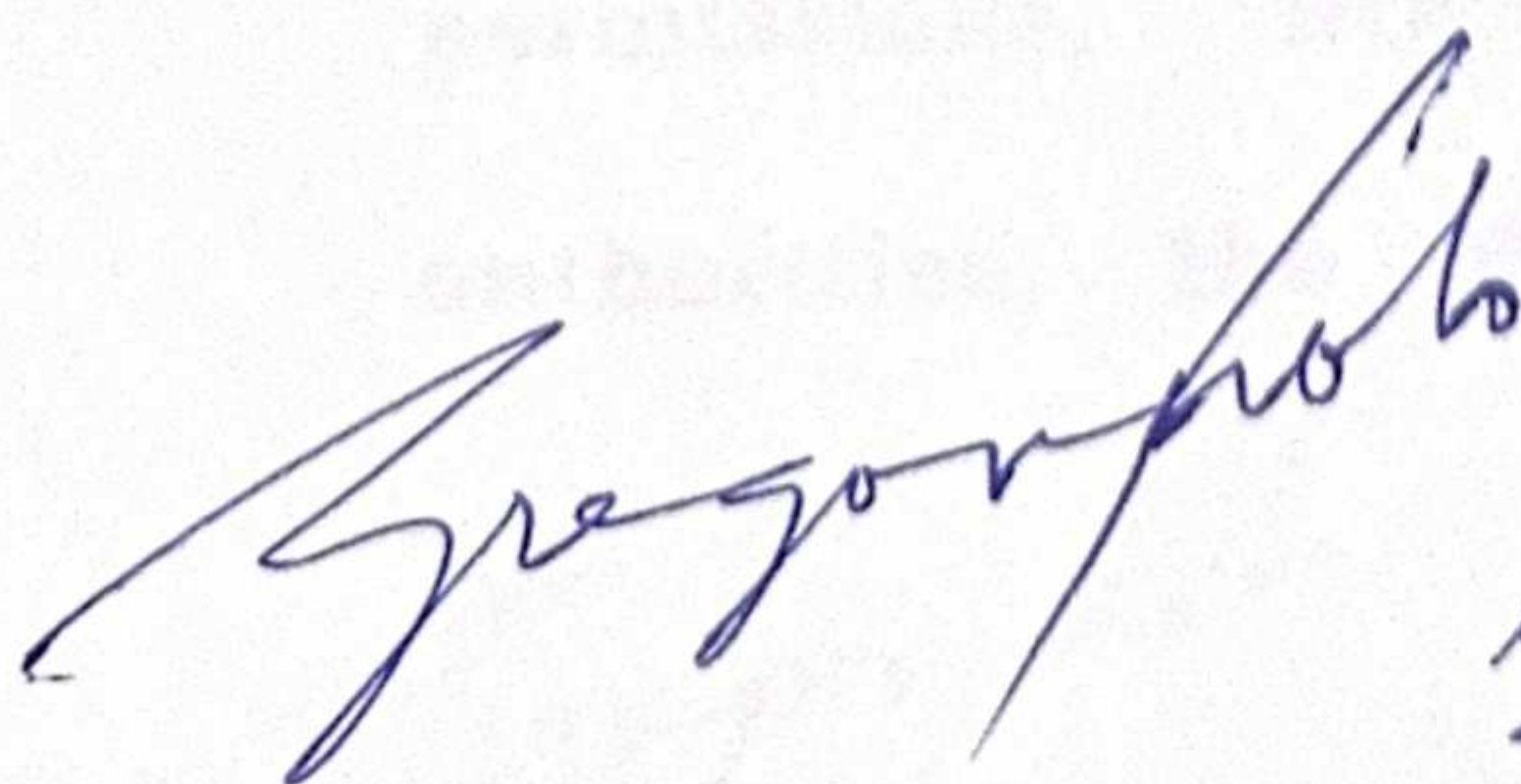
Gregory Lobo

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[Signature]

Govt. and/or any Court, any public or competent authorities or for any other reason beyond the control of the PURCHASER and in any of the aforesaid events, the PURCHASER shall be entitled to a reasonable additional extension of time for the delivery of the said Super Built up area not exceeding a period of 6 months.

8. That on receipt of the entire consideration amount as stipulated in this Agreement in the form of the possession of the fully constructed Super Built up areas as identified and specified in the Schedule-II and Schedule-III mentioned hereinbelow, the OWNERS shall simultaneously convey in favour of the PURCHASER and/or its nominee/s, the SAID PROPERTY or any part thereof, or at the request of the PURCHASER execute irrevocable Power of Attorney in favour of the PURCHASER to execute the said Conveyance after retaining the said Super Built up area and the proportionate undivided share for themselves.



9. That the entire cost of the execution of the conveyance as stipulated in Clause 7 hereinabove including the legal fees, stamp duty, registration fees, etc. shall be exclusively borne by the PURCHASER and /or its nominee/s.

10. That upon execution of this Agreement, the OWNERS do hereby permit the PURCHASER to enter into the SAID PROPERTY, take measurements, carry out survey, obtain Conversion Sanad, change of Zone, development permission and construction License and thereafter to commence the construction work on the SAID PROPERTY, however this permission given by the OWNERS to the PURCHASER is only a LICENSE to execute the aforesaid work and as such the possession of the SAID PROPERTY, shall continue with the OWNERS until they receive the entire consideration amount due to them under this Agreement.

11. That on obtaining the requisite licenses, permissions, NOCs from the concerned authorities, the PURCHASER shall intimate

Gregory Loh
Chloe

[Signature]

about the same to the OWNERS and within 10 days from the date of the said intimation, the OWNERS shall permit the PURCHASER in writing to commence the development of the said larger plot.

12. That the OWNERS have represented to the PURCHASER that the SAID PROPERTY is clear and marketable and free from encumbrances and the OWNERS shall at their own cost and expenses get all the outstanding dues and estate if any, cleared, as also all defects in title, encumbrances, claims including all claims by way of taxes, sale, mortgage, exchange, gift, trust, inheritance, possession, easement, lease, license, if any and the OWNERS do hereby agree to deliver to the PURCHASER, the copies of all the documents pertaining to the title and ownership of the SAID PROPERTY.

13. That the OWNERS also do hereby permit and authorise the PURCHASER to sell to any third party, any Super Built up area to be constructed on the SAID PROPERTY, excluding the built-up area of

Gregory

Shobu

[Signature]

1350 sq. mts. to be constructed for the OWNERS by the PURCHASER as identified and specified in Schedule-II and III herein. The PURCHASER shall be accordingly, entitled to enter into any commitment and/or Agreement for the sale of said Super Built up area along with its proportionate undivided right in the said property with or to any third party, however, without any responsibility/liability/Onus of any nature against the OWNERS. It is expressly agreed that the OWNERS shall not be liable in any way for any damages, or tax liabilities



or for any other consequences, in the event of any Breach of the Agreement that may be committed by the PURCHASER OR HIS NOMINEE/S against any third party/s or any purchaser/s in any manner whatsoever.

14. That it is agreed that upon handing over the possession of the said Super Built up areas to the OWNERS, in the event, a Co-operative Housing Society is formed among the owners of the flats/shops, which are constructed in the SAID PROPERTY, then in that event, the conveyance of

Gregory *hwb* *Adole*

[Signature]

the SAID PROPERTY shall be executed in favour of the said society and the owners shall be admitted as the members of the said society.

15. That the OWNERS herein undertake that on execution of this Agreement, they shall sign and execute all such applications, forms, plans, affidavits and/or any other document/s as may be necessary for the purpose of obtaining development permission, conversion sanad, construction license and/or any other NOC/Permission from the various Government Authorities for the purpose of commencing the development and construction work in the SAID PROPERTY.



16. That all the costs of the development including the expenses involved in obtaining the aforesaid licenses, permissions, NOCs, etc. as also development fees, expenses towards obtaining electricity, water and sewage connection and/or all or any other expenses involved in the development of the SAID PROPERTY including the cost of the

Gregory hoh
Globe

hoh

construction shall be borne exclusively by the PURCHASER.

17. That in the event the OWNERS desire to have any modifications or improvements to the Super Built-up areas which shall be constructed for them, the same shall be carried out by the PURCHASER at an additional cost of the OWNERS on prior written request of the OWNERS provided however, such modifications or improvements are authorised by the concerned authorities and paid by the OWNERS before carrying out the said extra works.



18. That the PURCHASER shall be entitled to construct building/s in the SAID PROPERTY in accordance with the floor area ratio prevailing from time to time and in accordance with the plan to be sanctioned by the concerned authorities and to sell or to deal with the flats/shops/units in the building/s to be constructed on the SAID PROPERTY on such terms and conditions as the PURCHASER may deem fit without any reference and/or liability to the OWNERS. That at any time after the

Gregory *Ch* *Ch*

commencement of the construction or after completion of the development of the SAID PROPERTY, if Floor Area Ratio presently applicable to the SAID PROPERTY is increased, then the PURCHASER and the VENDOR shall be entitled for the said benefit **IN THE RATIO OF 40% (Owners) AND 60% (Developers) RESPECTIVELY.**

That, the DEVELOPER has an option to obtain 10% percent additional FAR at the additional cost, which shall be borne by the both the parties as per aforesaid ratio, the cost of construction of the said additional Super Built up area shall be borne by the Developer.



19. That upon handing over possession of the said Super Built up areas in favour of the OWNERS in terms of this Agreement, the OWNERS shall deliver to the PURCHASER or its nominees all the original documents of title and possession of the SAID PROPERTY.

20. That the Deed of Sale in respect of the SAID PROPERTY shall be executed at the instance and

[Handwritten signatures]

cost of the PURCHASER in favour of the PURCHASER and/or its nominees, simultaneously on handing over the possession of the said Super Built up areas to the OWNERS as specified in this Agreement.

21. That all the expenses relating to the common maintenance pertaining to the said Super Built up areas shall be paid by the OWNERS to the PURCHASER at the time of handing over the possession of the said Super Built up areas to them, simultaneously on execution of the Maintenance Contract which shall be executed simultaneously on handing over the possession of the said Super Built up areas, on such terms and conditions as may be stipulated therein.

22. That the OWNERS shall indemnify the PURCHASER in the event of any genuine legal claim raised by any other person/s with regard to the SAID PROPERTY.

23. That the VENDORS/OWNERS shall bear no liability or responsibility for the quality of construction to be

Gregory *Ch* *Ch*

[Signature]

undertaken by the purchaser and further the vendors shall not be responsible to any third party/s as regards any claims of deficiency in service of any nature or defect in the quality of construction and the purchaser shall indemnify the vendors against any such claims.

24. That the OWNERS/VENDORS shall not bear any tax liabilities of any nature for the sale of the Flats/Apartments etc. together with the proportionate share in the Said Property which the Purchaser might sell/transfer/agree to sell/agree to transfer in favour of any third party/s.



25. That on being handed over the possession of the said Super Built up areas unto the OWNERS, the OWNERS shall retain the proportionate undivided rights and share in the Said Property.
25. That, the CONFIRMING PARTY, hereby confirms the contents of this Agreement.

[Handwritten signature] *Arb*
[Handwritten signature]

[Handwritten signature]

26. The parties shall be entitled to the specific performance of this Agreement.

27. That for the Purpose Valuation, the SAID PROPERTY/Super Built up AREA, is jointly valued at **Rs.3,36,50,000/- (Rupees Three Crore Thirty Six Lakhs Fifty Thousands only)**, Therefore Stamp Duty amounting to **Rs.9,75,900/-(Rupees Nine Lakhs Seventy Five Thousands Nine Hundred Only)**.



SCHEDULE-I

DESCRIPTION OF THE SAID PROPERTY

All That property known as "**CAREM AUCHIT WADO**" or "**CUMBLOCHO SORVO**" or "**SORVENTIL XIR**", which is surveyed under Survey no. 338/1 of Village Tivim, admeasuring 4625 sq. mts, in area situated at Auchitvaddo, TivimBardez, Goa, within the limits of Village Panchayat Tivim-Sirsaim and which property is found described in the land registration office of the Judicial Division of Bicholim at page 114 of Book B 39-new, under no. 15260, Not found enrolled in Taluka Revenue office and which is bounded as under:-

[Signature]

[Signature]

[Signature]

North: By the Properties bearing survey nos: 344/1-A, 339/8, 339/9 of Village Tivim and by Road.

South: By the Properties bearing survey nos: 344/4, 338/3 and 338/1-A of Village Tivim.

East: By Road

West: By the Property bearing survey no. 344/1 of Village Tivim.

SCHEDULE-II

DESCRIPTION OF THE Super Built up AREA TO BE CONSTRUCTED BY THE PURCHASER FOR THE OWNERS/VENDORS.



All that total Super Built up area of 1350 sq. mts, in area to be constructed by the Purchaser for the Vendor/Owner in the building/s/surrounding area which isto be constructed by the Purchaser in the SAID PROPERTY at the cost of the total Purchaser in the form of,

- i. 1 Nos. of Large house identified as LOBO MANOR, admeasuring 750 sq. mts of super built up area, as per Plan Annexed at A, B and C annexed to this agreement
- ii. 1 Nos. of Large Residential Unit admeasuring 505.2 sq. mts super buildup area, Comprising of

Gregory

Globe

[Signature]

North: By the Properties bearing survey nos: 344/1-A, 339/8, 339/9 of Village Tivim and by Road.

South: By the Properties bearing survey nos: 344/4, 338/3 and 338/1-A of Village Tivim.

East: By Road

West: By the Property bearing survey no. 344/1 of Village Tivim.

SCHEDULE-II

DESCRIPTION OF THE Super Built up AREA TO BE

CONSTRUCTED BY THE PURCHASER FOR THE

OWNERS/VENDORS.



All that total Super Built up area of 1350 sq. mts, in area to be constructed by the Purchaser for the Vendor/Owner in the building/s/surrounding area which isto be constructed by the Purchaser in the SAID PROPERTY at the cost of the total Purchaser in the form of,

- i. 1 Nos. of Large house identified as LOBO MANOR, admeasuring 750 sq. mts of super built up area, as per Plan Annexed at A, B and C annexed to this agreement
- ii. 1 Nos. of Large Residential Unit admeasuring 505.2 sq. mts super builtup area, Comprising of

Gregory

Chola

[Signature]

10 bedrooms located on the 2nd and 3rd Floor of Building Block F on in the Building Scheme Thivim De Grande, as per plan annexed at D, E and F.

iii. 1 Nos. Residential Unit admeasuring 96.46 sq. mts of super builtup area, Comprising of 2 bedrooms located on the 1st Floor of Building Block F on in the Building Scheme Thivim De Grande, as per plan annexed at G.

SCHEDULE-III

SPECIFICATION OF THE Super Built up AREA

The Structure:

It is a R.C.C. framed structure of columns, beams and slabs. The internal partition walls will be brick masonry and the external walls will be brick/laterite masonry.

Plaster:

External plaster will be double coat sand faced cement plaster. Internal plaster will be single coat with second coat of neeru.

Flooring :

The flooring will be of ceramic/vitrified tiles or equivalent. The average landing cost of the tiles at Rs.600.00 per square meter. Toilet dado and floor will have

Gregory

Globe

Shirley

glazed/ceramic tiles or equivalent. The average landing cost of the tiles will be Rs.400/- sq. mtr.

Doors & Windows:

All doors will have teakwood frames or equivalent and flush/teak shutters or equivalent. Window frames and shutters will be of aluminum or equivalent. The doors and windows will have steel/aluminium hinges and oxidized brass fittings. The main door will have a night latch, aldrop, eye piece, etc.

Kitchen:

The Kitchen will have a cooking platform with black granite top. Stainless steel sink with single bowl with 60cms. Ceramic tiles or equivalent lining above the platform will be provided.

Internal Décor:

The walls will be painted with oil bound distemper, ceiling with white wash.

External Décor:

External walls will be painted with cement based paint.

Elevators:

One elevator of Schindler Brand will be installed in the said building.

Water Tanks:

A common underground sump with a common electric pump and a common overhead tank will be provided.

Gregory

Doba

Bhumi

Plumbing & Sanitary:

Soil, waste and water pipes will be partially concealed. White/coloured glazed European W.C. units will be provided with flushing system. The sanitary installations will be in accordance with Municipal specifications. One shower one commode and one wash basin will be provided in each toilet.

Electrical Installations:

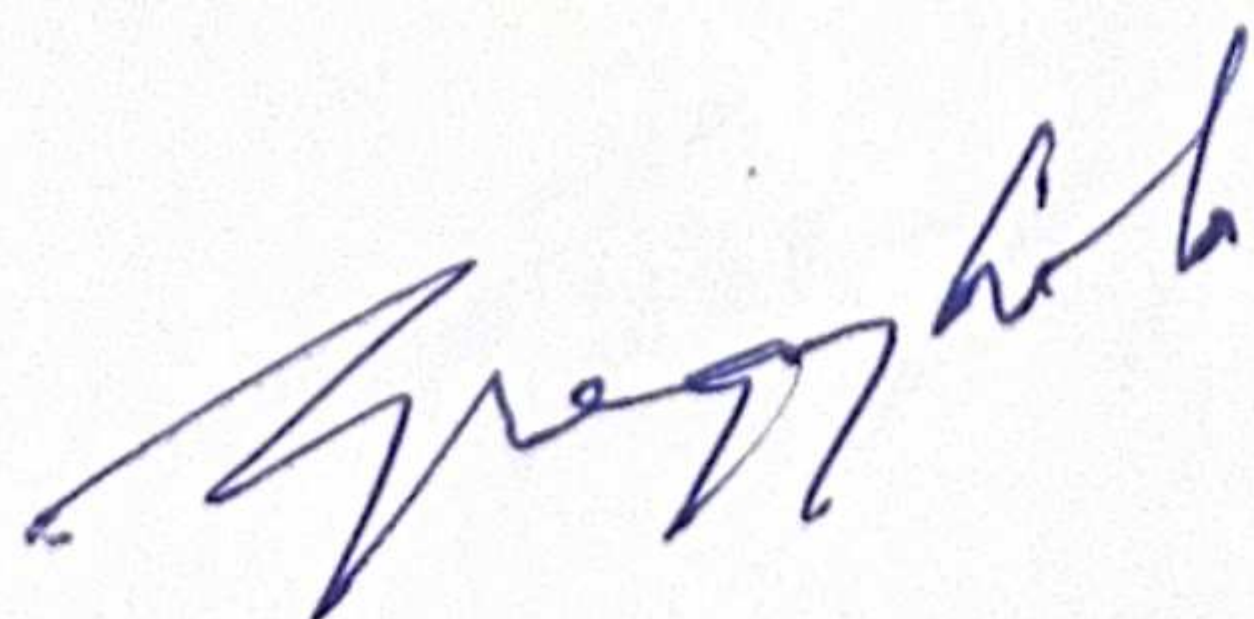
The electrical wiring will be concealed. In the living cum dining room four light points, two fan points, three plug points and one A/C point will be provided.

The bedroom will have two light points, one fan point, one plug point and one A/C point. Kitchen will have one light point, one 15 amps point and one 5 amps point. Toilets will have one light point and one 5 amps point each. One bell point will be provided.

General:

The PURCHASER shall obtain his electric connection from the electricity department for which the requisite meter deposit/service charges and such other expenses shall be paid by the PURCHASER.

IN WITNESS WHEREOF THE PARTIES HAVE
HEREUNTO SIGNED THIS AGREEMENT ON THE DATE
FIRST HEREINABOVE MENTIONED.



SIGNED AND DELIVERED

BY THE WITHINNAMED

"OWNER NO. 1A"

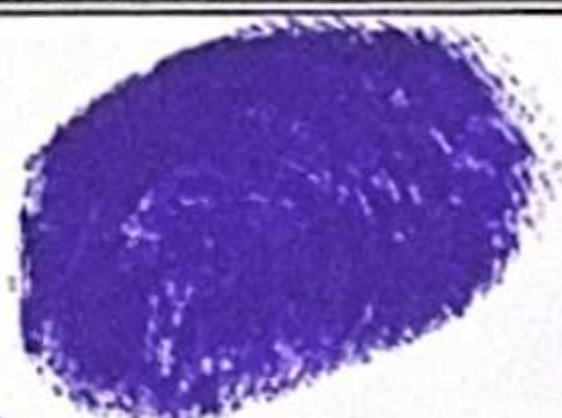
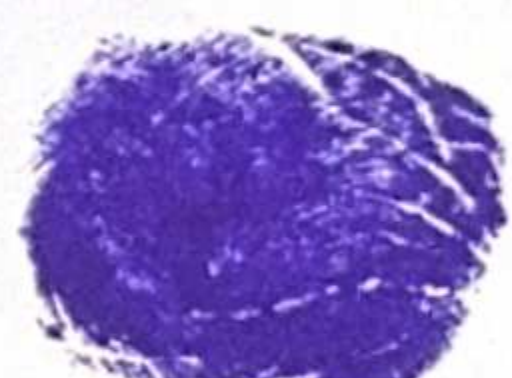
1A). MRS. CORINNE LOBO alias

CORINNE DOROTHY MARY LOBO,

(LEFT HAND THUMB IMPRESSIONS) (RIGHT HAND THUMB IMPRESSIONS)



Corinne Lobo

REGISTERED



USA

THUMB

Gregory Lobo

Lobo

Sherry

SIGNED AND DELIVERED

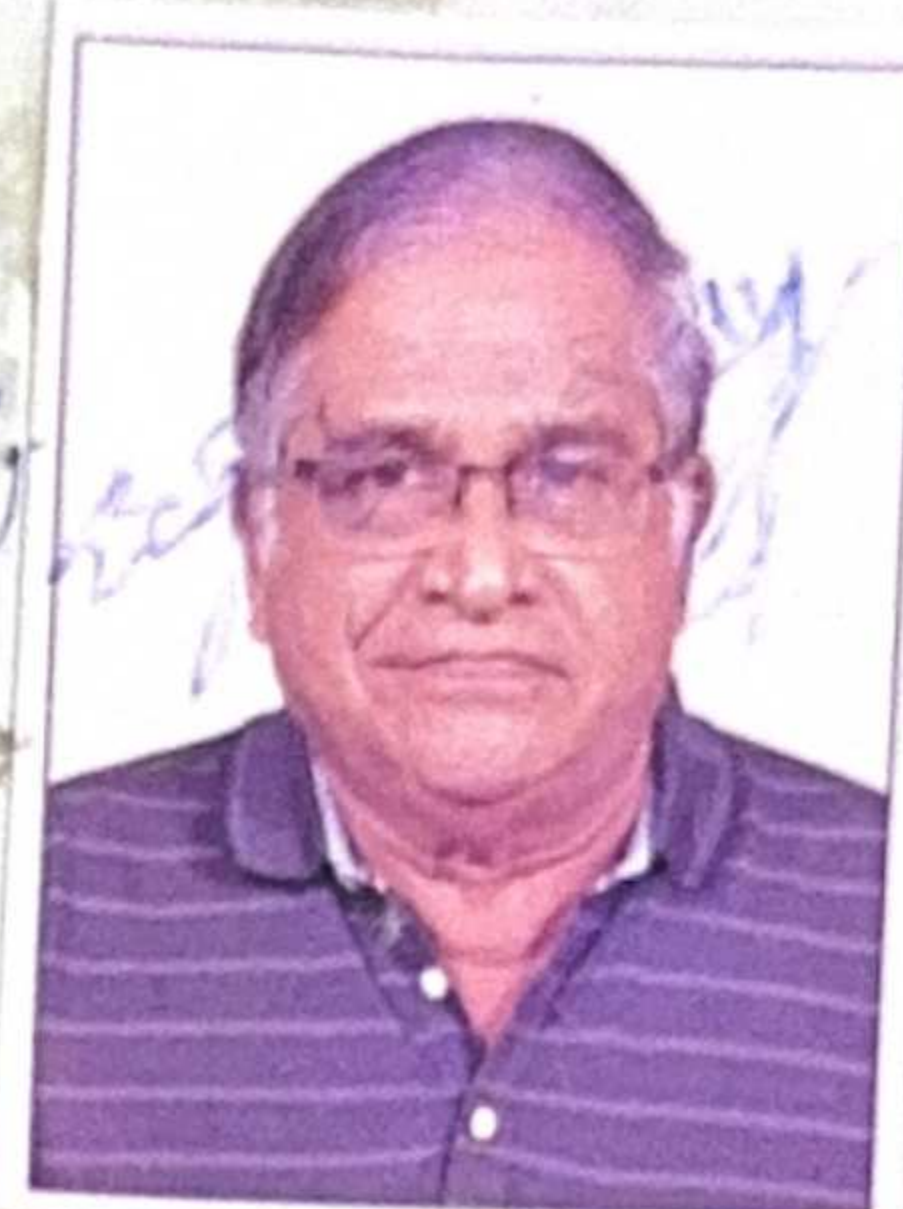
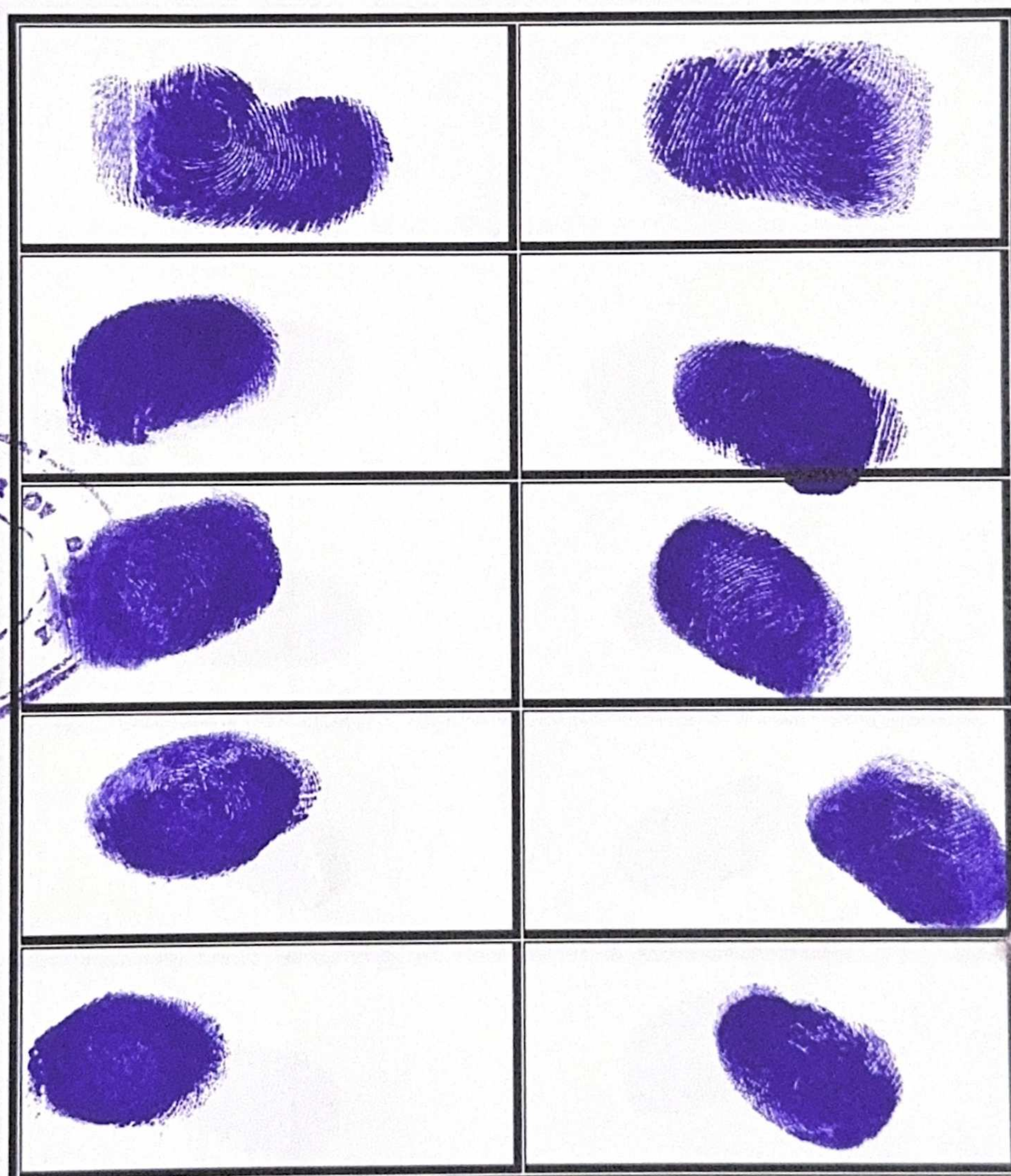
BY THE WITHINNAMED

"OWNER NO. 1B"

MR. GREGORY LOBO alias

GREGORIO VELENTINO CLARA LOBO

(LEFT HAND THUMB IMPRESSIONS) (RIGHT HAND THUMB IMPRESSIONS)



Gregory Lobo
Clara

[Signature]

SIGNED AND DELIVERED

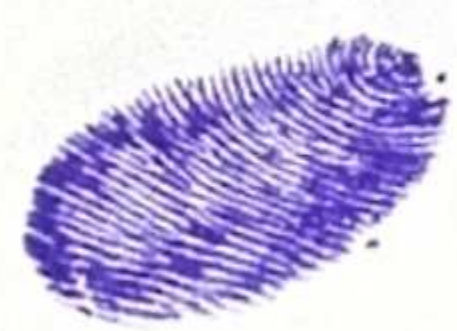
BY THE WITHINNAMED

CONFIRMING PARTY AT SERIAL NO. 2

MR. BRADLEY FERNANDES



(LEFT HAND THUMB IMPRESSIONS) (RIGHT HAND THUMB IMPRESSIONS)

Stamp: SUB-REGISTRAR OF LANDS, MAPUSA

Gregory Loh
Globe

Handwritten signatures

SIGNED AND DELIVERED

BY THE WITHIN NAMED

PURCHASER AT SERIAL NO. 3

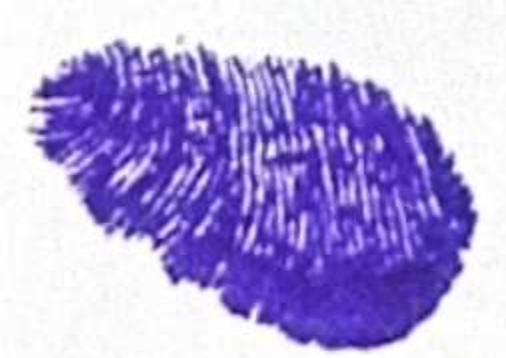
M/S. CRESCENT DEVELOPERS

Through Managing Partner

MR. BRADLEY FERNANDES



(LEFT HAND THUMB IMPRESSIONS) (RIGHT HAND THUMB IMPRESSIONS)

REGISTRAR
PUSA

1. Mr. Ashitosh K. Naik

House no. 564, Durgwadi Taleigao Goa.

2. Mr. Shiva Mandrekar

Carrem, Socorro, Goa H.No. 341

Gregory
Shiva

Shakti
Shakti

AREA CALCULATION

PLOT AREA=688sqm
Permissible FAR=80%= 550.4sqm
Proposed FAR=547.65sqm.

VILLA 1

FLOOR	FAR	BUA	TERRACE
GF	66.81	100.45	
FF	73.17	105.72	
TF	42.12	67.52	32.92
TOTAL	182.1	273.69	32.92

VILLA 3

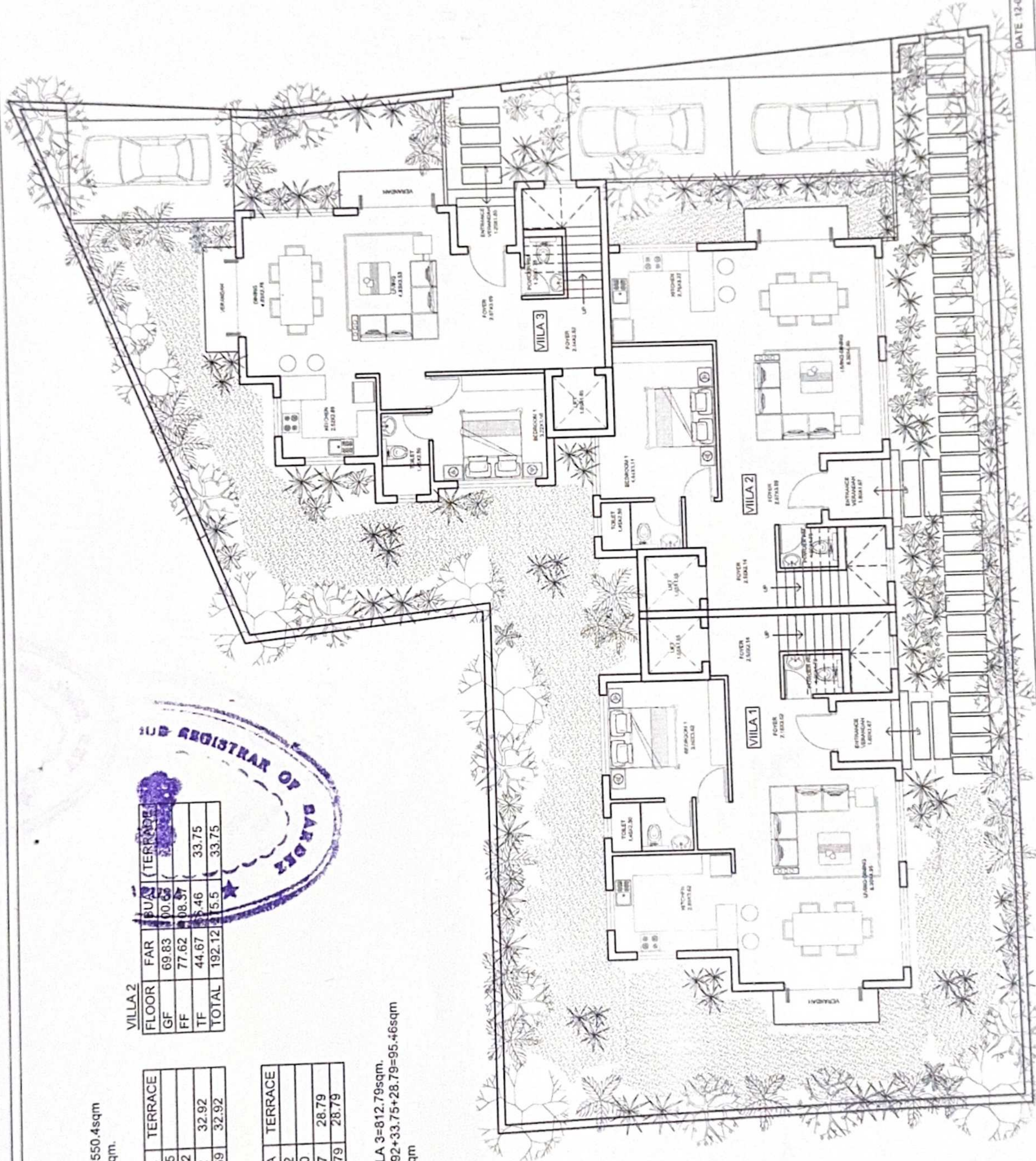
FLOOR	FAR	BUA	TERRACE
GF	62.13	98.52	
FF	67.81	98.20	
TF	40.91	67.07	28.79
TOTAL	170.85	263.79	28.79

TOTAL BUA=

VILLA 1+VILLA 2+VILLA 3=812.79sqm.
OPEN TERRACE=32.92+33.75+28.79=95.46sqm
TOTAL BUA=908.25sqm

SUB REGISTRAR OF MORTGAGES

VILLA 2	FLOOR	FAR	BUA	TERRACE
	GF	69.83	100.63	
	FF	77.62	108.37	
	TF	44.67	65.46	33.75
	TOTAL	192.12	274.46	33.75



DATE 12-07-24

SCALE : not to scale

Drawing Title

CONCEPTUAL DESIGN

Architect

Kirti Satpute

82, CA Newkale Estate,

Bangalore,

Cell No- 903402

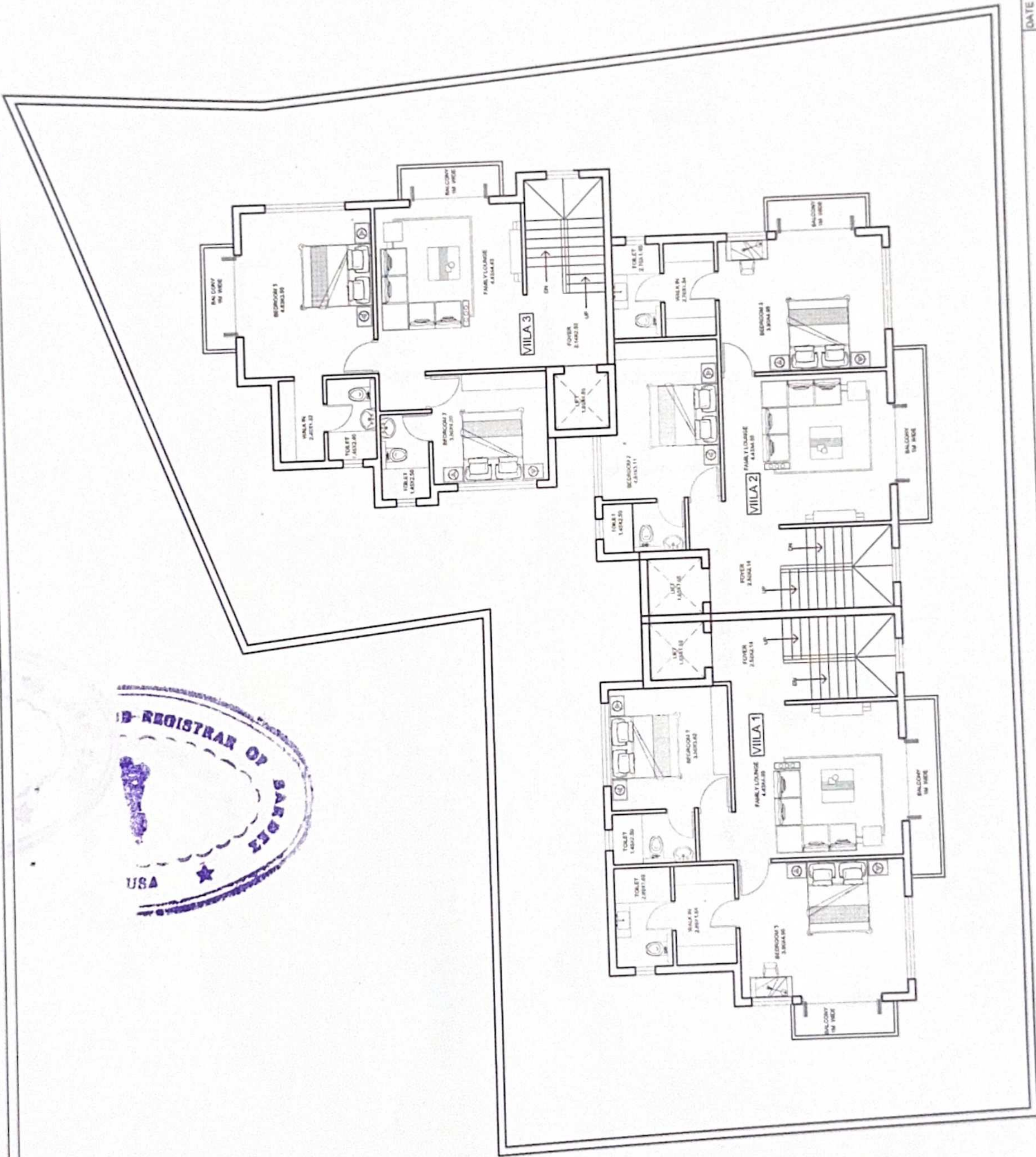
Email- kirti.satpute@gmail.com

Mobile- 9328120112, 9999756157

Project

PROPOSED VILLAS AT TIVIM

GROUND FLOOR LAYOUT



Architect	Kirti Salputra
Address	32, Ch. Nandekar Estate, Bangalore
Phone	9326120512, 9999788157
Mobile	9326120512, 9999788157

DATE	12-07-24
SCALE	not to scale
Drawing Title	CONCEPTUAL DESIGN

Project
PROPOSED VILLAS AT TIVIM
FIRST FLOOR LAYOUT

Gregory
Salputra

Salputra

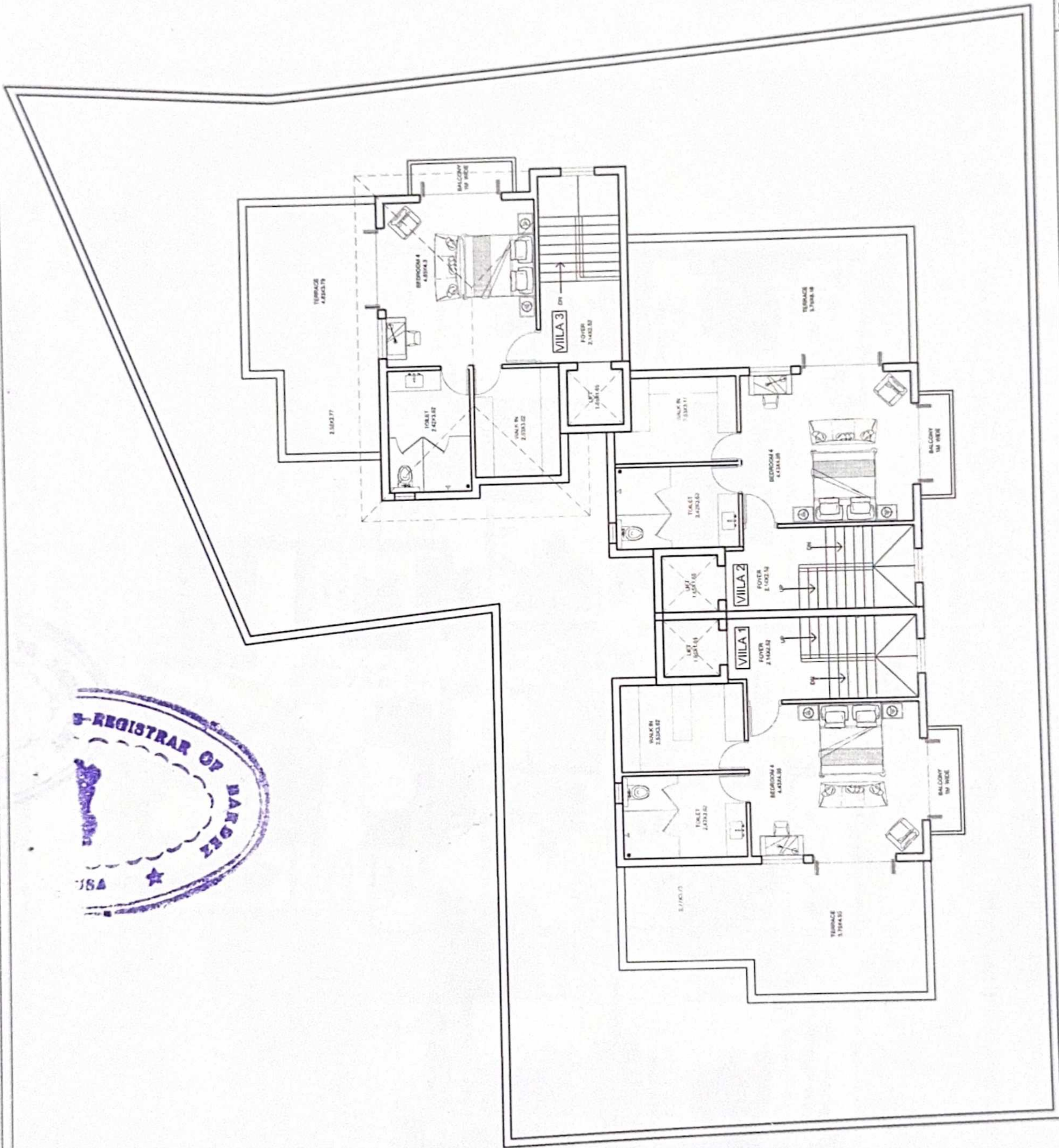


Gregory who

Globe

Shree

Page 33

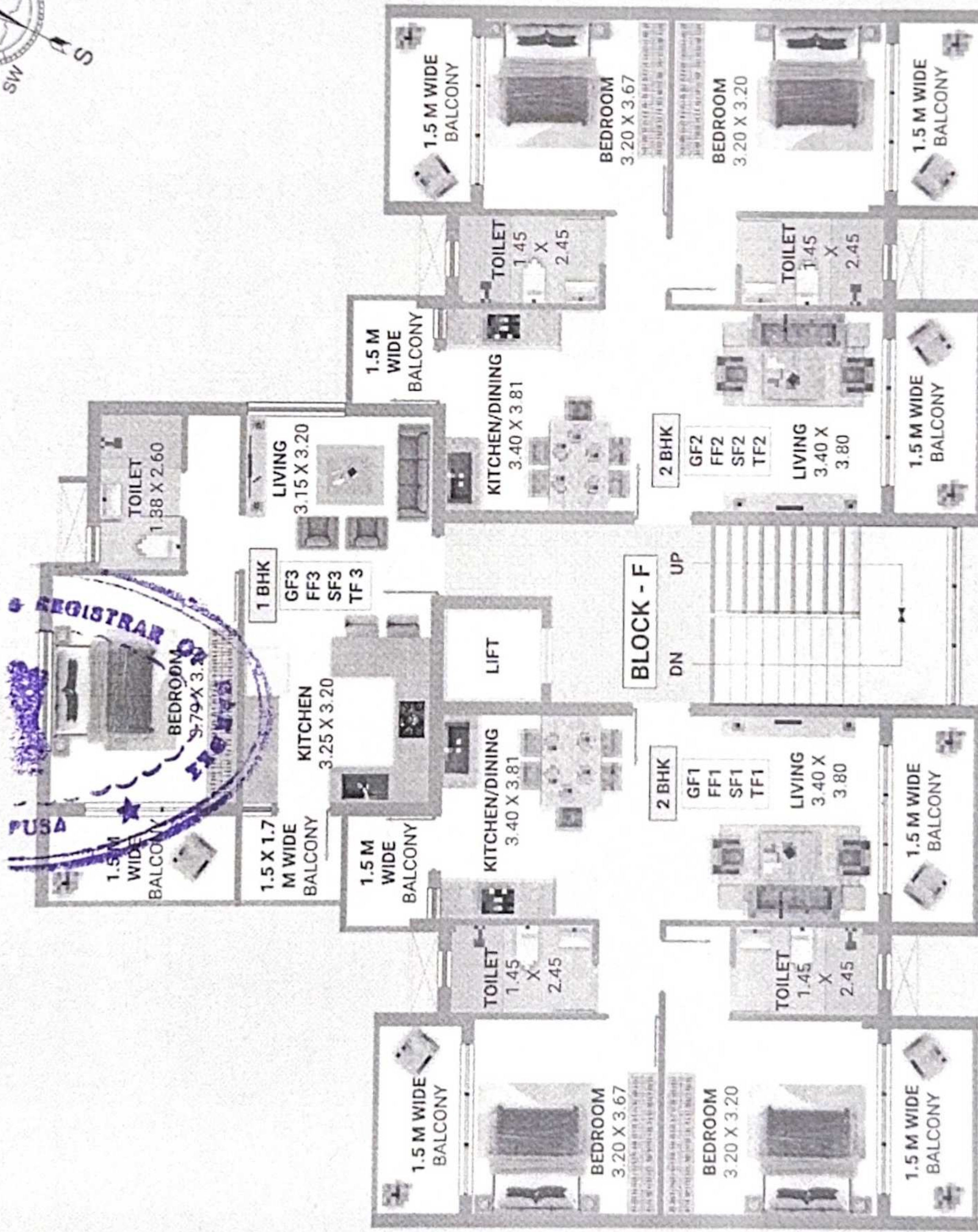
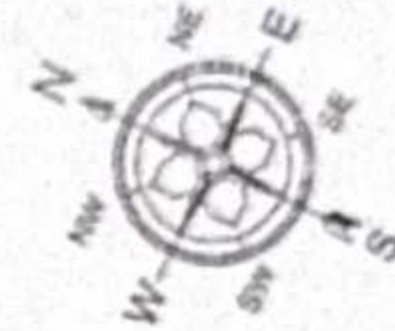


Architect	DATE 12-07-24
Kirti Satpute	SCALE : not to scale
32, Ch. Nandekar Estate, Bangalore.	Drawing Title
Cell No - 403402	CONCEPTUAL DESIGN
Email - kirti.satpute@gmail.com	
Mobile - 9329120512, 9999788197	

Project
PROPOSED VILLAS AT TIVIM
SECOND FLOOR LAYOUT

TYPICAL
U.G. FLOOR | F. FLOOR | S. FLOOR | T. FLOOR PLAN

BLOCK - F



All Dimensions are in sq.mt.

AREA CHART IN SQ.M.

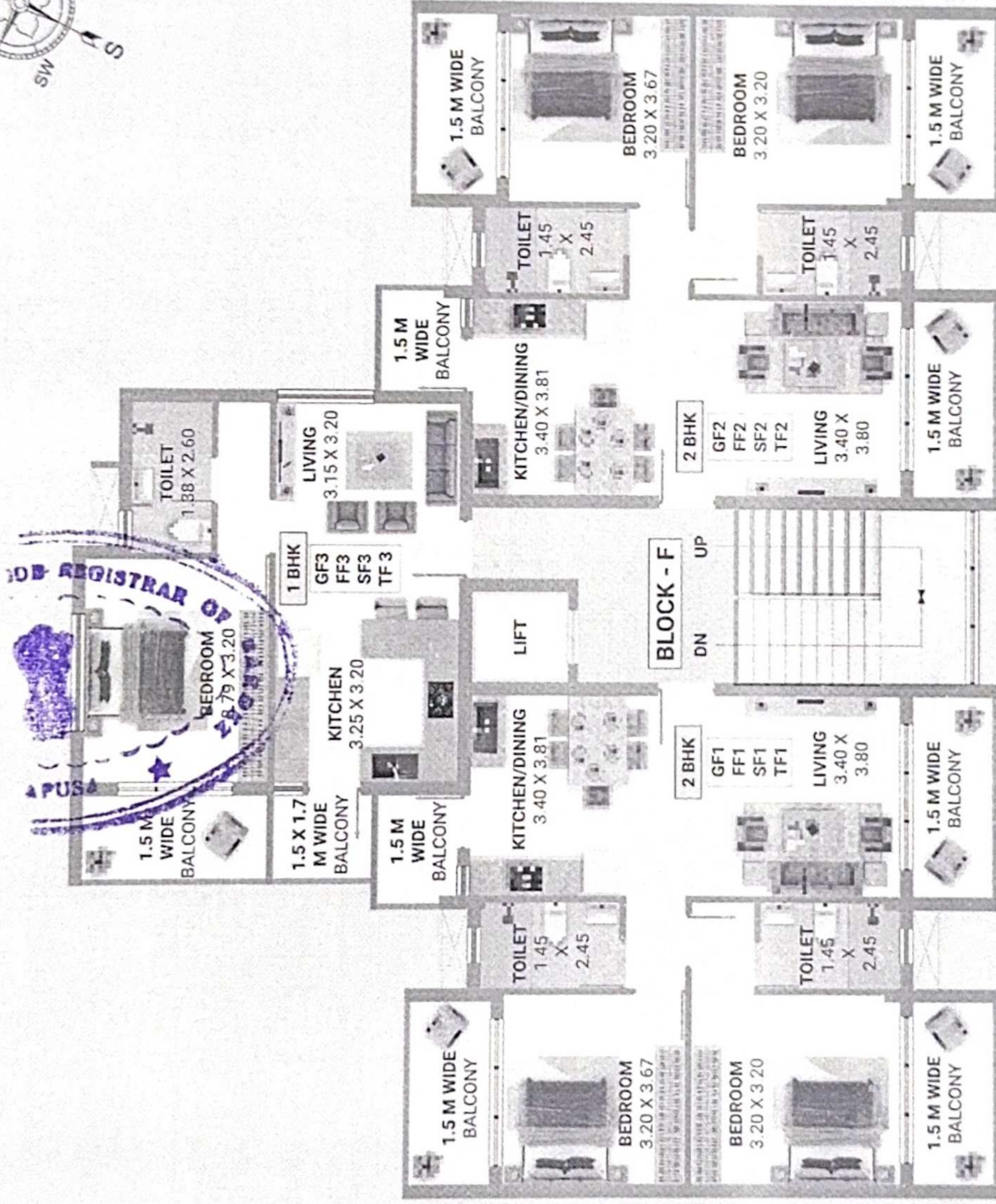
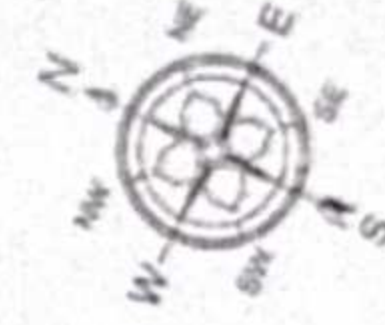
FLAT NO.	CONFIG.	FAR	BUA	SBUA
GF1/ FF1 / SF1/ TF1	2 BHK	67.10	86.17	96.46
GF2/ FF2 / SF2/ TF2	2 BHK	67.10	86.17	96.46
GF3/ FF3 / SF3/ TF3	1 BHK	42.3	53.44	59.68

Gregory

Blue

TYPICAL
U.G. FLOOR | F. FLOOR | S. FLOOR | T. FLOOR PLAN

BLOCK - F



AREA CHART IN SQ.M.

FLAT NO.	CONFIG.	FAR	BUA	SBUA
GF1/ FF1 / SF1/ TF1	2 BHK	67.10	86.17	96.46
GF2/ FF2 / SF2/ TF2	2 BHK	67.10	86.17	96.46
GF3/ FF3 / SF3/ TF3	1 BHK	42.3	53.44	59.68

KEYPLAN

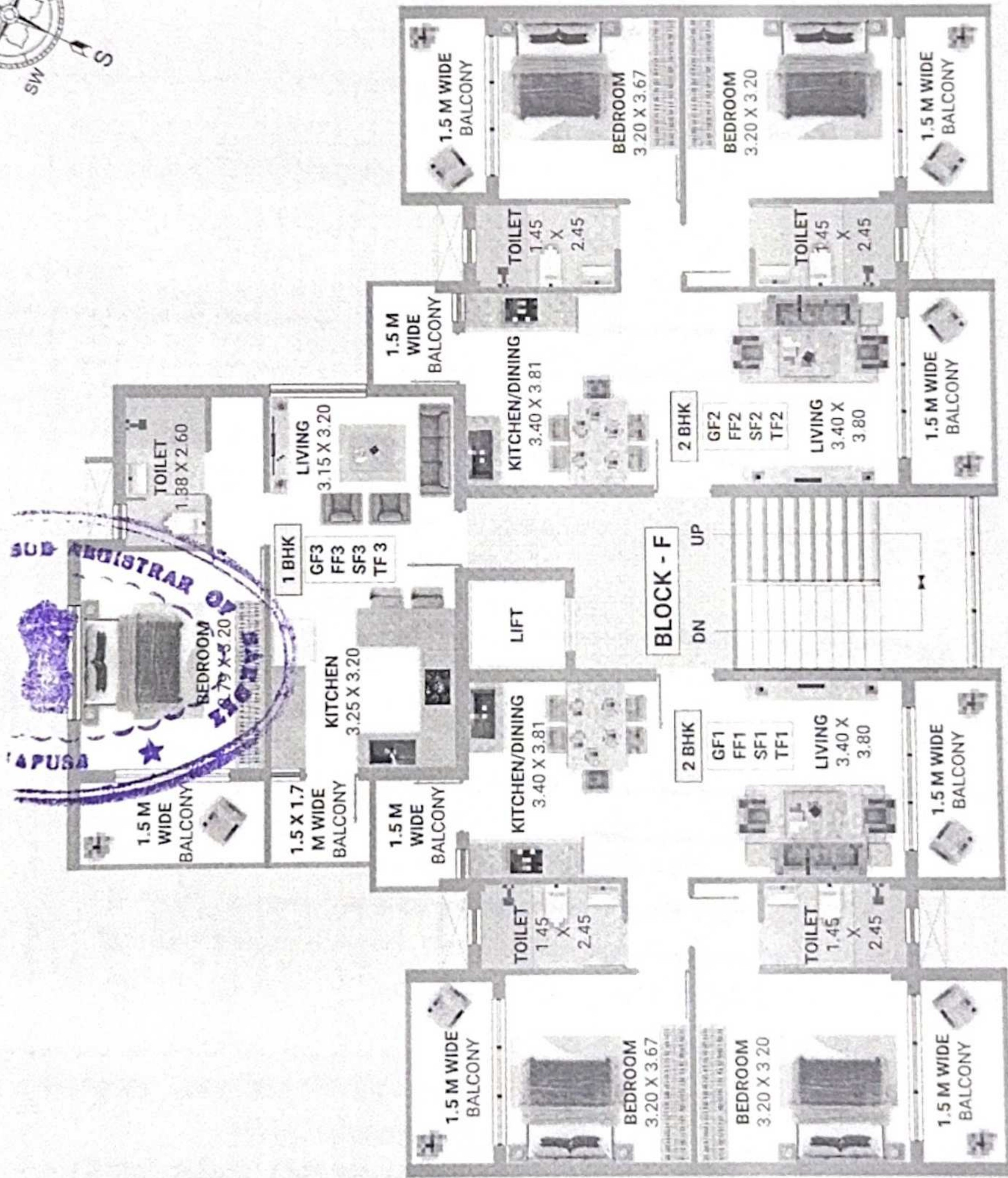
All Dimensions are in sq.mt.

Signature

Signature

TYPICAL
U.G. FLOOR | F. FLOOR | S. FLOOR | T. FLOOR PLAN

BLOCK-F



AREA CHART IN SQ.M.

FLAT NO.	CONFIG.	FAR	BUA	SBUA
GF1/ FF1 / SF1/ TF1	2 BHK	67.10	86.17	96.46
GF2/ FF2 / SF2/ TF2	2 BHK	67.10	86.17	96.46
GF3/ FF3 / SF3/ TF3	1 BHK	42.3	53.44	59.68

KEYPLAN

All Dimensions are in sq.mt.

Gregor Hob

Hob

Hob

Page 36.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Feb-2025 11:59:54 am

Document Serial Number :- 2025-BRZ-1127

Presented at 11:52:52 am on 25-Feb-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	975900
2	Registration Fee	1009500
3	Processing Fee	2100
Total		1987500

Stamp Duty Required :975900/-

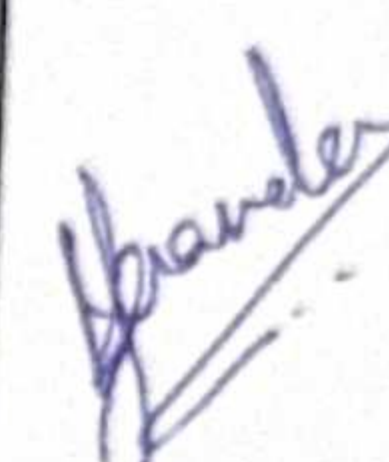
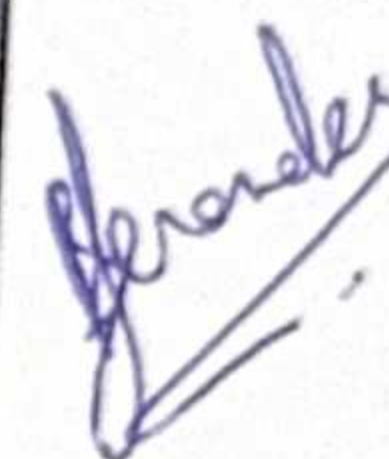
Stamp Duty Paid : 976000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Bradley Fernandes Managing Partner Of Crescent Developers ,Father Name:Bonny Fernandes,,Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Prudential Palms Chogam Road Porvorim Bardez Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Corinne Lobo Alias Corinne Dorothy Mary Lobo , Father Name:Pedrinho Francisco Belarmino Lobo, Age: 69, Marital Status: Married ,Gender:Female,Occupation: Housewife, House no. 191-3 Araddi Oxel Siolim Bardez Goa, PAN No.:			
2	Gregory Lobo Alias Gregorio Velentino Clara Lobo , Father Name:Domingos Lobo, Age: 79, Marital Status: Married ,Gender:Male,Occupation: Other, House no. 191-3 Araddi Oxel Siolim Bardez Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Bradley Fernandes , Father Name:Bonny Fernandes, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Prudential Palms Chogm Road Provorm Bardez Goa, PAN No.:			
4	Bradley Fernandes Managing Partner Of Crescent Developers , Father Name:Bonny Fernandes, Age: 39, Marital Status: ,Gender:Male,Occupation: Business, Prudential Palms Chogam Road Porvorim Bardez Goa, PAN No.:			

Witness:

I/We individually/Collectively recognize the Purchaser, Confirming Party, Vendor,

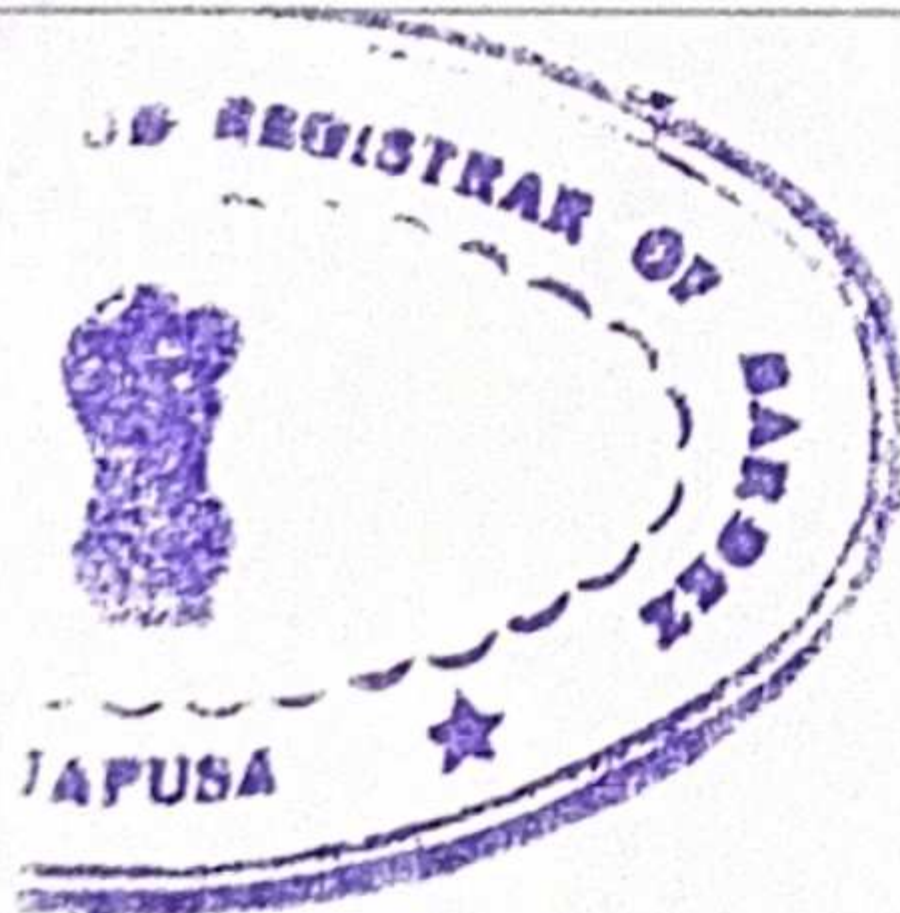
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ashitosh K Naik, Age: 23, DOB: , Mobile: 9881257580 , Email: , Occupation: Service , Marital status : Married , Address: 403002, House no. 564 Durgawadi Taleigao Goa, House no. 564 Durgawadi Taleigao Goa, Taleigao, Tiswadi, NorthGoa, Goa			
2	Name: Shiva Dinesh Mandrekar, Age: 21, DOB: , Mobile: 9881257580 , Email: , Occupation: Service , Marital status : Married , Address: 403501, House no. 341 Carrem Socorro Bardez Goa, House no. 341 Carrem Socorro Bardez Goa, Socorro, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2025-BRZ-1127



Document Serial No:-2025-BRZ-1127

Book :- 1 Document

Registration Number :- **BRZ-1-1159-2025**

Date : 25-Feb-2025


25/2/2025

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

**SUB-REGISTRAR
BARDEZ**

