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INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No.	:	IN-GA00346440158708Y
Certificate Issued Date	:	20-Jun-2026 08:21 PM
Account Reference	:	NONACC (SV)/ ga20005604/ BICHOLIM/ GA-NGA
Unique Doc. Reference	:	SUBIN-GAGA20005604005945984427 50Y
Purchased by	:	JOSHI CONSTRUCTIONS
Description of Document	:	**Article 5** Agreement or its records or memorandum of an agreement
Property Description	:	PLOT AREA 942 SQ MTS SY NO 56/3-D VILLAGE AMONA TALUKA **BI**CHOLIM GOA
Consideration Price (Rs.)	:	38,81,800 (Thirty Eight Lakh Eighty One Thousand Eight Hundred only)
First Party	:	JANVIKAS MULTIPURPOSE PRIMARY AGRI COOP SOC LTD
Second Party	:	**JOSHI** CONSTRUCTIONS
Stamp Duty Paid By	:	JOSHI CONSTRUCTIONS
Stamp Duty Amount(Rs.)	:	1,16,500 **(One Lakh Sixteen** Thousand Five Hundred **only)**

Please write or type below this line

2026-BCH-1027
29/06/2026.

GG 0007546902

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority

20-Jun-2026 08:21 PM 20-Jun-2026 08:21 PM 20-Jun-2026 08:21 PM JOSHI CONSTRUCTIONS

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 29-Jun-2026 11:48:48
Date of Receipt: 29-Jun-2026

Receipt No : 2026-27/6/749
Serial No. of the Document : 2026-BCH-1027
Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**
Received the following amounts from **JOSHI CONSTRUCTIONS A SOLE PROPRIETORSHIP CONCERN OF SHRI DATTAGURU NAMDEV JOSHI** for Registration of above Document in Book-1 for the year 2026

Registration Fee	116460	E-Challan(Online fee)	• Challan Number : 202600449928 • CIN Number : CPAGWUEUB6	116460
Processing Fee	1480	Payment to ITG	• Payment Reference : pay_T54rIM76TdIKRY • Receipt Number : 188a73f74d9a6190d2be	1480
Total Paid	**117940** (Rupees One Lakh Seventeen Thousands Nine Hundred And Forty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below
Name of the Person Authorized :

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **29-Jun-2026**

Signature of the person receiving the Document 3/07/2026

Signature of the Sub-Registrar

SEAL OF THE SUB-REGISTRAR OF BICHOLIM
BICHOLIM

AGREEMENT FOR DEVELOPMENT CUM SALE

This AGREEMENT is executed on this Twenty Third day June, of the Year Two Thousand Twenty Six (23/06/2026), at Sankhali, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa;

BETWEEN:

1. JANVIKAS NAGARI SAHAKARI PAT SAUNSTHA MARYADIT CREDIT CO-OPERATIVE SOCIETY" now changed to "JANVIKAS MULTI-PURPOSE PRIMARY AGRICULTURAL CO-OPERATIVE SOCIETY LTD., BETALWADA, AMONA, BICHOLIM, GOA," a Resource Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1962, as made applicable to the State of Goa, under Registration No. RES-(a)-19/NZ/Goa, on 11/10/1995, and now governed under The Goa Co-operative Societies Act, 2001 & Rules 2003, and now re-classified under classification No. 10(c) under sub Rule (2) of Rule 8 of the Goa Co-op. Societies Rules, 2003, as Resource Society amended vide Amended Certificate of Registration bearing Ref. No. RES-(c)/10/NZ/GOA/1000, dated 26/12/2025, holding PAN No. [redacted] and having its office at Amona, Taluka Bicholim, Goa.

The Society being represented in this indenture by their Duly Authorized Representatives viz.:-

For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

i. CHAIRMAN – Shri PANDURANG GOVIND SAWANT, son of late Govind Hari Sawant, aged about 84 years, married, businessman, Indian National, resident of House No. 18, Near Chandreshwar Temple, Kothambi, Pale North Goa-403105, holder of PAN – [redacted], AADHAR Card No. [redacted], EPIC No [redacted] and Contact No. [redacted]922;

AND :

ii. SECRETARY – Shri ULHAS BALGO GAWAS alias, GAWAS ULHAS BALGO alias, ULHAS GAWAS, son of Shri Balgo Rama Gawas, aged about 65 years, married, businessman, Indian National, resident of House No.425, Amshiwada, Amona, Taluka Bicholim, North Goa -403107, holder of PAN [redacted], AADHAR Card No. [redacted], EPIC No. [redacted] and Contact No. [redacted]08761;

hereinafter, for brevity's sake, being referred to as "THE OWNERS/INTENDING VENDOR SOCIETY" (which expression shall be deemed to mean and include its successors and assigns, jointly and severally, wherever the context or meaning shall so require or permit) of the OTHER PART:

Extracts of Resolution No. 06, taken in the General Body Meeting of the Vendor Society held on 21/09/2025 approving the Tender

For JANAVIKAS MULTIPURPOSE PRIMARY AGRICULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

of the Intending Developer for development of the plot, issued vide letter bearing Ref. No. JNSPSM/AMONA/2025-26/114, dated 23/10/2025 is presented with this indenture;

Extracts of Resolution No. 01, authorizing the Chairman Shri PANDURANG GOVIND SAWANT and Secretary – Shri ULHAS BALGO GAWAS alias, GAWAS ULHAS BALGO alias, ULHAS GAWAS, to execute, represent and admit execution of the present indenture, passed in the General Body meeting held on 26/07/2025, is presented with this indenture;

Notarized Copy of approval for construction of building issued by The Asst. Registrar of Co-op. Societies Bicholim Zone at Karapur Tisk, Sankhali, Goa, vide its letter bearing Ref No. 4/20/00/TS/VOL.III/168 dated18/05/2026 with Notarized Copy of Office Memorandum issued by the Dy. Registrar of Coop. Societies (Tech) & DLI-North, Panaji Goa vide its letter bearing Ref. No. 3/10/Urban Credit/TSII/BZ/2019/RCS/525, dated 04/05/2026, is presented herein;

Notarized Copy of Amended Certificate of Registration bearing Ref. No. RES-(c)/10/NZ/GOA/1000, dated 26/12/2025 issued by Unit In-charge-I/Assistant Registrar of Cooperative Societies, Bicholim

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Zone, Sankhali, Goa, is presented with this indenture;

AND:

2. JOSHI CONSTRUCTIONS, a sole proprietorship concern of Shri DATTAGURU NAMDEV JOSHI, son of late Namdev Parshuram Joshi, aged about 52 years, married, businessman, Indian National, resident of House No. 2509, Housing Board Colony, Harvalem, Sankhali, Taluka Bicholim, North Goa - 403505, holder of PAN - [redacted], EPIC No. [redacted], AADHAR Card No. [redacted] and Contact No [redacted]5784;

hereinafter, for brevity's sake, being referred to as " THE INDENDING DEVELOPER " (which expression shall be deemed to mean and include his heirs, administrators, executors, legal representatives, successors and assigns, wherever the context or meaning shall so require or permit), OF THE OTHER PART;

WHEREAS there exists a piece and parcel of land viz., a Plot admeasuring 942.00 sq. mts., forming part of the larger property known as " POSKACHEM MOL " admeasuring 18,325.00 sq. mts., or thereabouts, situated at Village Amona, within the local limits of the Village Panchayat of Amona, Taluka, and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office and surveyed as a whole for the purposes of Records of Rights under New

For JANAVIKAS MULTIPURPOSE PRIMARY AGRICULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

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Survey No. 56 Sub-Division No. 3 of Village Amone and the said Plot admeasuring 942.00 sq. mts., being surveyed as a separate holding under New Survey No. 56 Sub-Division No. 3-D of Village Amone, Taluka Bicholim and being more particularly described in the SCHEDULE – I hereunder written and hereinafter, for brevity's sake, shall be referred to as "the said Plot".);

AND WHEREAS Owner/Intending Vendor Society were initially registered as a Credit Co-Operative Society and registered under the name "JANVIKAS NAGARI SAHAKARI PAT SAUNSTHA MARYADIT CREDIT CO-OPERATIVE SOCIETY" and the same has been re-classified as Recourse Society under classification No. 10(c) under sub Rule (2) of Rule 8 of the Goa Co-op. Societies Rules, 2003, as Resource Society amended vide Amended Certificate of Registration bearing Ref. No. RES-(c)/10/NZ/GOA/1000, dated 26/12/2025, and re-named as "JANVIKAS MULTI-PURPOSE PRIMARY AGRICULTURAL CO-OPERATIVE SOCIETY LTD., BETALWADA, AMONA, BICHOLIM, GOA";

AND WHEREAS the Owner/Intending Vendor Society above named are the absolute and exclusive owners in possession of the said Plot by virtue of a Deed of Sale dated 24th February, 2016, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 266/2016 at pages 181 to 196 of Book No. I, Volume No. 1329 on 26/02/2016;

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AND WHEREAS after the purchase of the said Plot earlier admeasuring 1,000.00 sq. mts., the Vendor Society carried out necessary mutation proceedings followed by partition proceedings and the said Plot which is now shown as admeasuring 942.00 sq. mts. on site, is partitioned and surveyed as a separate holding under New Survey No. 56 sub-division No. 3-D as per Order dated 27/12/2018, passed by the Dy. Collector in case No. 8-261-2018-PART-BICH;

AND WHEREAS the earlier name of Vendor Society stands duly recorded as the sole occupant in the Records of Rights Certificate in Form No. I & XIV of said Survey No. 56 sub-division No. 3-D of Village Amone, Taluka Bicholim, against Mutation Entry No. 27756;

AND WHEREAS the Additional Collector-II, North Goa, Panaji has granted Conversion Sanad for the said plot, admeasuring 942.00 sq. mts. vide its order No. CCBIC11-25-250/264, dated 12/01/2026 for the purpose of Industrial Use;

AND WHERAS the Intending Vendor Society in their General Body Meeting held on 26/07/2025, has resolved to develop the said plot by constructing building over the same and since the Vendor Society does not have enough fund for development it was decided to invite tenders from builders/contractors and in pursuance of which public notice was issued in the local newspapers dated 21/08/2025 and after completing required formalities the Vendor Society in its General Body Meeting held on

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21/09/2025 have allotted the work of development to the Developer above named as per terms agreed therein;

AND WHERAS the second party is a Developer and Builder and is having sufficient infrastructure and expertise in the field of construction and land development;

AND WHEREAS after having made the physical inspection on site and verification of title documents provided by the Vendor Society in respect of the said Plot more particularly described in SCHEDULE hereunder written, the Developer has agreed to develop the said Plot at the request of the Vendor Society on terms and conditions hereinafter appearing;

AND WHEREAS the Developer at the request of the Owner/Intending Vendor Society has already prepared a plan for the proposed Construction of Industrial Building on the said plot, and has obtained appropriate licenses and permissions from the competent authorities in the name of the Vendor Society in the following manner:-

i. Technical Clearance Order issued by the Deputy Town Planner, Town & Country Planning Dept., Bicholim, vide its letter bearing Ref. No. DC/8410/AMONE/BICH/TCP-26/1774, dated 05/05/2026;

ii. NOC for the proposed construction of Industrial Building, issued by the Electricity Department, office of the Sub-Divisional Engineer, Sub-Division No. II (R), Sakhali-Goa, vide its letter bearing Ref. No. AE/V-II (R)/TECH-4(D)/2026-27/463, dated 07/05/2026;

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iii. NOC issued by the Directorate of Health Service, Primary Health Centre, vide its letter bearing Ref. No. DHS/2026/DHS0901/00021/26, dated 07/05/2026;

iv. NOC issued by the Directorate of Office of the Assistant Engineer, Sub-Div. I, Work –Div. III, D.D.W, Bicholim-Goa, vide its letter bearing Ref. No. DDW/D.III/SD I/F. 40/105/26-27, dated 18/05/2026;

v. Construction license issued by the Village Panchayat Amona, vide its letter bearing Ref. No. VP/AMN-BICH/F-Conc./2026-27/428, dated 25/05/2026;

AND WHEREAS after having made the physical inspection of the site and all the title documents provided by the Vendor Society in respect of the said Plot described in Schedule hereunder written, the Developer has agreed 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 it has been agreed by and between the parties hereto that the entire transactions as regards the development and sale of the said plot, shall be on terms and conditions and for consideration as set out in the manner hereunder written:-

NOW THEREFORE, THIS AGREEMENT FOR DEVELOPMENT CUM SALE WITNESSETH BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. **The DEVELOPER** shall develop the said Plot by constructing commercial spaces and workshops on the said Plot as per approvals obtained/to be obtained from

For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

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the Competent Government Authorities at Developer's costs and expenses and towards consideration for allowing the Developer to construct and sell the premises to be constructed thereon, the Developer shall pay a total consideration of Rs. 38,81,800.00 (Rupees Thirty Eight Lakh Eighty One Thousand Eight Hundred Only) **which shall be paid in kind,** that is by allotting certain premises to the Vendor Society hereinafter referred to as " the Owners Premises", in the proposed building to be constructed by the Developer and the same are more particularly described in SCHEDULE –II hereunder written.

2. That the Developer has obtained and shall further obtain as and when required all the necessary permissions/ licenses/approvals from the concerned authorities to carry out the construction work of the proposed building in the said Plot at the cost of the Developer.

3. That Developer shall construct the proposed multi storied building as per the plan approved by Office of the Town & Country Planning Department and by the Village Panchayat of Amona as mentioned hereinabove.

4. It is agreed between the parties that in case of non-availability of construction materials, the period for the completion of the said building shall be extended by further SIX MONTHS.

5. The DEVELOPER shall undertake and complete all registrations, acts and/or compliances, and/or any other such things, required to be done under the provisions of the Real Estate (Regulation and Development) Act, 2016

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(RERA, 2016), in respect of the development and/or construction in the SAID PLOT. On completion thereof, the DEVELOPER shall furnish a complete set of papers demonstrating compliance with the mandatory requirements/compliances under RERA, duly certified to be true copies of the originals thereof, to the OWNERS, for the purpose of their record.

6. In the event of failure of the DEVELOPER to complete mandatory requirements and/or compliances under RERA, the OWNERS shall bear/have no responsibility and/or liability whatsoever, on account of and/or arising from any failure on the part of the DEVELOPER to undertake and/or complete any and/or all compliances which are mandatory under RERA, all of which shall lie exclusively on the DEVELOPER. However, any compliances, liability, claim, etc. arising out of RERA, 2016 and the Rules made thereunder shall be that of the DEVELOPER, thereby protecting the interest of the OWNERS. At all times, the DEVELOPER shall protect the interest of the OWNERS from any liabilities arising out of RERA, 2016 and the Rules made thereunder.

7. The DEVELOPER shall furnish to the OWNERS, for their record, a complete set of sanctioned plans, along with all licenses, certifications, Sanad, approvals, clearances, permissions and/or NOC's.

8. The DEVELOPER shall erect at the site of construction in the SAID PLOT, signage bearing details of licenses, certifications, Sanad, approvals, clearances, permissions and/or NOCs granted for construction of the SAID

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PROJECT, as required by law, and in the manner and in line with the specifications prescribed. The DEVELOPER shall also put up signage boards clearly stating that **"Any unauthorized person or persons entering this site will be prosecuted."**

9. The DEVELOPER shall follow and implement all safety norms and precautionary measures at the site of construction, ensuring the safety of labourers, contractors and others engaged in the construction activities. Any untoward incident arising due to negligence of the DEVELOPER in maintaining safety measures, the DEVELOPER alone shall be responsible for any criminal and/or civil action and/or such legal consequences.

10. The OWNERS shall be at liberty to enter and inspect the site and the progress of the construction of the SAID building, to satisfy themselves that the execution, quality and progress of the construction work is satisfactory and in line with what has been agreed to and approved by the competent authorities.

11. The OWNERS shall be entitled to require the DEVELOPER to rectify any errors and/or deviations from what has been agreed to and/or approved by the competent authorities, and the DEVELOPER shall be bound to rectify the same.

12. The DEVELOPER shall complete the construction of the SAID building, in all respects, and obtain water, power/electricity and/or sewage/sanitary connections, house tax registration, completion certificate from the concerned Department and occupancy certificate from the

For JANAVIKAS MULTIPURPOSE PRIMARY AGRICULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

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Village Panchayat Amona and/or all such other certifications required to be obtained upon completion of construction, within a period of **24 (twenty-four) months** from the date of receipt of construction license. This period of 24 (twenty-four) months may be extended, in the event of unavoidable circumstances, by a period of **six (6) months**.

13. That Owners/Intending Vendor Society are entitled to receive all the sale consideration in respect of the Owner's Premises more particularly described in SCHEDULE-II herein below written, from the prospective purchaser/s and may mortgage the same with any Bank or financial institution and the Developer shall not have any claim over the sale proceeds of the said Owners' Premises.

14. Similarly, the Developer is entitled to receive all the sale consideration in respect of the Developers' Premises more particularly described in SCHEDULE-III herein below written, from the prospective purchaser/s or may mortgage the same with any Bank or financial institution and the Owners shall not have any claim over the sale proceeds of the said Developer' Premises.

15. That upon the completion of the proposed building in all aspects, the developer shall handover the possession of the Owners' Premises to the owners and/or their nominee's as per their request the Owners being its absolute owners together with proportionate undivided share in the said Plot wherein the proposed building to be constructed and the developer shall have no right or interest over the Owners' Premises;

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16. That the cost of the development of the said Plot and the cost of the construction of the proposed building shall be exclusively borne by the developer and the income/profits received from the sale of the commercial space and workshops to be constructed in the proposed building shall be exclusively enjoyed by the Developer. **However, the Owner's Premises shall be exclusively owned by the owners, the cost of which is considered by the parties hereto, being equivalent to the market value of the Plot and as such the parties hereto have specifically agreed between them.**

17. That the taxes if any to be paid to the Village Panchayat of Amona and/or any other Government Department in respect of the construction of the proposed building shall be borne by the developer exclusively.

18. That the developer shall construct the said building as per the plans approved by the Town & Country Planning Department and License issued by the Village Panchayat of Amona subject to the alteration or modifications as may be made from time to time as per the requirements or directions of the Town & Country Planning Department and the Village Panchayat of Amona or any other competent authority or the Architect of the Developer.

19. That the parties herein have agreed to name the proposed said building project as **"JANVIKAS BHAVAN"**.

20. It is further clarified that any legal issues arising due to lack of proper title documents or defect in title in respect

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of the said plot, raised by any third person/s, financial institutions or any other concerned person, the same shall be resolved by the Vendor Society at their cost and consequences thereof.

21. Consequently, if the project has to be abandoned due to defect in title of the Vendor Society to the said plot which if proved in a competent Court of law, then the cost incurred in construction of project till date and the cost involved in obtaining licenses and permissions shall be compensated by the Vendor Society to the developer within a period of ONE year from the date of demand in writing by the Developer.

22. If the Developer fails to complete the construction within time stipulated herein (save and except unavoidable circumstances created by Act of God including natural calamities beyond the human control), the Developer shall be liable for damages/compensation to the Owners and for legal action.

23. Defects Liability Period after handing over of possession: The defects liability period or rectification period for making good of defects, shrinkages or other faults in the Works shall be such period as specified under the Real Estate (Regulation and Development) Act, 2016 and the Rules made thereunder.

24. All agreements, deals and offers made by the DEVELOPER with prospective purchaser/s with respect to the flats/commercial units allotted to the DEVELOPER in the

For JANAVIKAS MULTIPURPOSE PRIMARY AGRICULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

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SAID building shall be made by the DEVELOPER at his own cost, on his own account and at his own risk, the intention being that the Developer alone shall be liable to and responsible as the Promoter for all the prospective purchaser/s or parties as stated hereinabove. The Owners shall not be held responsible in any way for any civil or criminal liability which may arise on that account.

25. That the owners shall execute an Irrevocable Power of Attorney in favour of the Developer for the purpose of obtaining licenses from the competent authorities and for the purpose of construction of a multi-storied building in the said property and for other needful acts in respect of the said property and the proposed building thereon.

26. The said Developers & the Owners' Premises shall be constructed in accordance with the specifications more particularly set out in Schedules IV hereunder written.

27. It is further agreed between the parties hereto that each of them shall execute necessary Agreements for Sale/Agreement for Construction-cum-Sale/Deed of Sale, in respect of their respective premises as and when required and remain present before the competent authority as and when needed by each of them.

28. If it becomes inconvenient for the Representatives of the Owners/Vendor Society to remain present before the concerned Sub-Registrar for presentation of Agreements/deeds in favour of the proposed Purchasers, the Vendor Society may execute a Special Power of Attorney in favour of the Developer to present such

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Agreements/deeds before the competent sub-registrar on their behalf by taking appropriate Resolution to that effect.

29. After completion of the building project and obtaining occupancy certificate, the Developer shall execute Deed of Sale in respect of the Owners' Premises i.e., the said Commercial Space and Workshops together with proportionate undivided share in the land in favour of the Owners and/or his nominee/s and the cost thereof as regards stamp duty, registration charges, legal expenses shall be borne by the Developer and in case the Owners choose to directly transfer/convey the Owners' Premises to their nominees/prospective purchasers the same shall be borne by the respective nominees/prospective Purchasers in whose favour the same are sold OR alternatively, the Developer may choose to execute Deed of Partition in respect of the remaining premises with the Owner/Vendor Society. If the Developer chooses to execute a Deed of Partition, the original copy thereof shall remain with the Developer.

30. The parties hereby agree that all costs, charges, fees and other outgoings towards the construction and development work on the said plot, shall be borne by the Developer and the Owners/Vendor Society shall not be liable in any way for payment towards any cost of construction and/or development.

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31. It is hereby specifically agreed and declared that:

    a. It shall be the sole responsibility of the Developer to carry out the construction of the proposed building, on the said plot at his own cost and complete the project in accordance with the rules and regulations of all the concerned authorities.

32. The parties hereto agree to execute from time to time, such papers, writings, instruments and documents as may be necessary or expedient for enabling the developer to carry out and complete the proposed construction project on the said plot.

33. For the sake of clarity, nothing contained herein shall be construed as constituting the Developer an agent of the owners and the relationship between the parties is strictly on a principal – to – principal basis and that nothing contained herein shall be construed as constituting any partnership between the parties hereto.

34. Each party shall bear the fees of legal and other professionals appointed by them respectively.

35. The parties hereto acknowledge, declare and confirm that this Agreement represents the entire Agreement between them regarding the subject matter thereof and any alterations, additions or modifications hereto shall not be valid and binding unless the same are reduced to writing and signed by or on behalf of both the parties.

36. All disputes, differences and questions that may arise between the parties hereto or their respective

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representatives or any of them in regard to these presents or its subject matter and/or interpretation thereof in any way whatsoever shall be referred to the sole arbitration of a Single Arbitrator, if the parties agree upon, otherwise Three Arbitrators, one to be appointed by the Owners/Intending Vendor Society, the other by the Developer and the third to be appointed by the other two Arbitrators. The Award of the Arbitrators shall be final and binding upon both the parties. The arbitration shall be governed by the Conciliation and Arbitration Act, 1996 or its statutory modifications or re-enactments in force for the time being. The Arbitration proceedings shall be held at Bicholim, Goa and the Award of the Arbitrator/s shall be a Reasoned Award.

37. Both the parties are entitled to the specific performance of this agreement.

38. The time of completion of the building project on the said Plot is the essence of the present agreement.

39. That the owners shall fully co-operate with the Developer for the effective completion of the said building as well as for execution of any documents in respect of the sale of the premises of the said building.

40. That the Developer undertakes to ratify and undertake to be confirming party for the sale of the Owners' Premises as described herein below in Schedule-II.

41. It is further agreed and expressly clarified that a permission and license is agreed to be given to the

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Developer to enter upon the said plot for construction of the proposed building.

42. That the Developer undertakes to form & register maintenance society of all the purchasers of the building within the period of one year from the date of receipt of Occupancy Certificate from the concerned Village Panchayat.

43. The Owners and the developer hereby declare that the said property does not belong to the Schedule Caste and Schedule Tribes community in pursuant to Notification No. Rd/Land/LRC/318/77 dated 21/08/1978.

44. The market value of construction cost of " OWNERS' PREMISES" i.e., the Commercial Space and Workshops on the Ground floor of the proposed building is described herein below in Schedule-II is as below:

Commercial space/workshops	**Area**	**Rate**	**Amount**	**Stamp duty 3 %**
Commercial Space	125.99 sq. mts. approx.	20,000/-	Rs. 25,19,800	
Workshops 2 Nos.	68.10 sq. mts. approx.	20,000/-	Rs. 13,62,000/-	
	Total		Rs. 38,81,800/-	Rs. 1,16,500/

For JANAVIKAS MULTIPURPOSE PRIMARY AGRICULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

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	Consideration towards Commercial space and workshop in exchange of Plot			-

45. The areas of premises mentioned hereinabove are as per plan duly approved by the Deputy Town Planner & Country Planning Department mentioned herein above.

46. The aforesaid rates are the construction cost of the said premises for the developer and as such the said rates per square meter is considered for the purpose of the present agreement towards commercial space and workshop in exchange of Plot Value.

47. Thus the total market value of the premises to be allotted to the Vendor Society by the Developer is Rs. 38,81,800.00 (Rupees Thirty Eight Lakh Eighty One Thousand Eight Hundred Only) and a stamp duty in the amount of Rs. 1,16,500/- (Rupees One Lakh Sixteen Thousand Five Hundred Only) @ 3% has been paid herein.

SCHEDULE – I

(Description of Plot on which the Building Project is to be constructed)

ALL THAT piece and parcel of land viz., a Plot admeasuring 942.00 sq. mts., forming part of the larger property known as " POSKACHEM MOL " admeasuring

For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

18,325.00 sq. mts., or thereabouts, situated at Village Amona, within the local limits of the Village Panchayat of Amona, Taluka, and Registration Sub- District of Bicholim, District of North Goa, in the State of Goa, neither described in the Land Registration Office nor enrolled in the Taluka Revenue Office for the purpose of Matriz and surveyed as a whole for the purposes of Records of Rights under New Survey No. 56 Sub-Division No. 3 of Village Amone and the said Plot admeasuring 942.00 sq. mts., being surveyed as a separate holding under New Survey No. 56 Sub-Division No. 3-D of Village Amone, Taluka Bicholim and being bounded as an independent and distinct entity as per new Survey Plan as follows:

On or towards the North: by property bearing Survey No. 56/2 (Part);

On or towards the South: by property bearing Survey No. 56/3 (Part);

On or towards the East: by Plot bearing Survey No. 56/3-A;

On or towards the West: by Plot bearing Survey No. 56/3-B.

For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

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SCHEDULE – II

AREA STATEMENT OF OWNERS/VENDORS PERMISES

GROUND FLOOR						
Sr no.	Floor	Description	Use	Carpet Area	Buildup Area	Super buildup Area
01	Ground floor	Bank	Commercial	118.15	125.99	125.99 sq. m
02	Ground floor	WS 01	Workshop	23.17	26.12	31.97 sq. m
03	Ground floor	WS 10	Workshop	27.94	31.05	36.13 sq. m
				Total area in Sq. m		**194.09 sq. m**

SCHEDUL- III

AREA STATEMENT FOR DEVELOPERS PREMISES

BASEMENT						
Sr no.	Floor	Description	Use	Carpet Area	Buildup Area	Super buildup Area
01	Basement floor	Basement	Parking	238.84	251.38	251.38 Sq. m
				Total area in Sq. m		251.38 Sq. m

For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

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GROUND FLOOR / BASEMENT						
01	Ground floor	WS 02	Workshop	25.46	28.41	34.77
02	Ground floor	WS 03	Workshop	25.46	28.41	34.77
03	Ground floor	WS 04	Workshop	25.46	28.41	34.77
04	Ground floor	WS 05	Workshop	25.46	29.10	35.61
05	Ground floor	WS 06	Workshop	34.40	38.72	45.02
06	Ground floor	WS 07	Workshop	34.40	37.81	43.97
07	Ground floor	WS 08	Workshop	34.40	37.81	43.97
08	Ground floor	WS 09	Workshop	34.40	37.81	43.97
				Total area in Sq. m		**316.85** sq. m

FIRST FLOOR						
Sr no.	Floor	Description	Use	Carpet Area	Buildup Area	Super buildup Area

For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

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01	First floor	Guest room 01	Guest House	23.84	26.70	37.40
02	First floor	Guest room 02	Guest House	23.84	26.70	37.40
03	First floor	Guest room 03	Guest House	23.84	26.70	37.40
04	First floor	Guest room 04	Guest House	23.84	26.70	37.40
05	First floor	Guest room 05	Guest House	23.84	27.34	38.29
06	First floor	Guest room 06	Guest House	24.63	28.19	39.47
07	First floor	Guest room 07	Guest House	24.63	27.53	38.55
08	First floor	Guest room 08	Guest House	24.63	27.53	38.55
09	First floor	Guest room 09	Guest House	24.63	27.53	38.55
10	First floor	Guest room 10	Guest House	24.63	27.53	38.55
				Total area in Sq. m		**381.56** Sq. m
11	First floor	Kitchen / Canteen	commercial	67.81	74.34	103.62
				Total area in Sq.		**103.62**

For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

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				m	sq. m
			Grand Total in Sq. m		**485.18 Sq. m**

SECOND FLOOR						
Sr no.	Floor	Description	Use	Carpet Area	Buildup Area	Super buildup Area
01	Second floor	Training Hall	Commercial	429.41	441.17	485.27
				Total area in Sq. m		**485.27** sq. m

SCHEDULE– IV

The Specifications / details of the construction material / accessories required / used for the project are as mentioned herein below:-

Sr no	Description	Details
01	Masonry work	300 mm thick laterite stone for foundation & 23 mm & 15 mm thick laterite stone for Superstructure walls
02	RCC work	Concrete grade will be M20, frame structure, Cement used Ultratech / ACC/JK, Metal aggregate & sand to be used from

For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

		Jamboti - Karnataka.
03	Reinforcement / Steel	Tata TMT Steel will be used in all RCC work
04	Plastering work	Internal single coat 12 mm cement plaster and External double coat sponge finish
05	Floor Tiles	Kajaria / Somany or equivalent Brand will be used for flooring & toilet walls tiling
06	Electrical work	Switched & sockets are from Lygrand, wires & cables from finolex / polycab.
07	Plumbing work	All fittings and sanitary ware will be from Jaguar / Kajaria. All uPvc / cPvc pipe from prince / astral
08	Painting work	Internally royal emulsion with putty and exterior Apex Ultima will be used

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seal to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

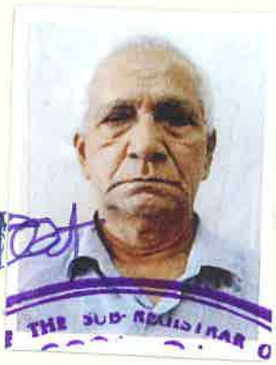
For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

SIGNED, SEALED AND DELIVERED BY} THE WITHINNAMED JANVIKAS} MULTIPURPOSE PRIMARY AGRICULTURAL} COOPERATIVE SOCIETY} LTD.BETALWADA, AMONA, BICHOLIM-} GOA THROUGH ITS} REPRESENTATIVE/CHAIRMAN - Shri} PANDURANG GOVIND SAWANT. }

For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY



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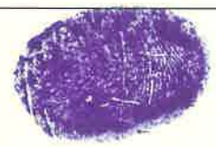	
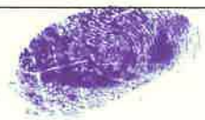	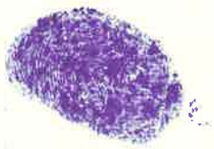
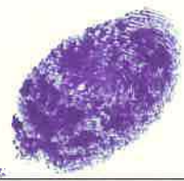	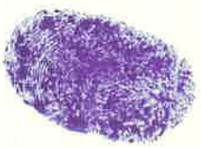
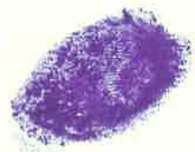	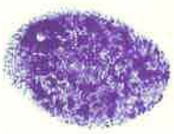
	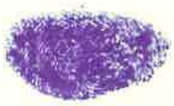

For JANAVIKAS MULTIPURPOSE PRIMARY AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

SIGNED, SEALED AND DELIVERED BY} THE WITHINNAMED JANVIKAS} MULTIPURPOSE PRIMARY} AGRICULTURAL COOPERATIVE SOCIETY} LTD. BETALWADA, AMONA, BICHOLIM-} GOA, THROUGH ITS} REPRESENTATIVE/SECRETARY - Shri} ULHAS BALGO GAWAS alias, GAWAS} ULHAS BALGO alias, ULHAS GAWAS. }

For JANAVIKAS MULTIPURPOSE PRIMARY
AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

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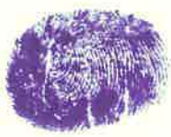	
	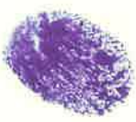
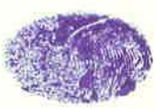	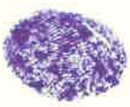

For JANAVIKAS MULTIPURPOSE PRIMARY
AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

SIGNED AND DELIVERED BY THE} WITHINNAMED DEVELOPER- Shri} DATTAGURU NAMDEV JOSHI, SOLE} PROPRIETOR OF JOSHI CONSTRUCTIONS.

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IN THE PRESENCE OF:

1. Vishwajeet S. Desai
2. Manoj N. Gaude

For JANAVIKAS MULTIPURPOSE PRIMARY AGRICULTURAL CO.OP. SOCIETY LTD. AMONA BRA...

CHAIRMAN SECRETARY

100019971834

FORM I & XIV

नमुना नं १ व १४

Date : 28/10/2025

Taluka तालुका	BICHOLIM	Survey No. सर्वे नंबर	56
Village गांव	Amone	Sub Div. No. हिस्सा नंबर	3-D
Name of the Field शेताचें नांव		Tenure सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.09.42	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.42

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन
0000.00.00	0000.00.00	0000.00.00

Grand Total एकूण
0000.09.42

Remarks शेरा

As per the order of the Dy. Collector in case No.8-261-2018-PART-BICH dated 27/12/2018

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00

S.No	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	Janvikas Nagari Sahakari Pat Saunstha Maryadit Credit Cooperative Society		27756	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	----------Nil----------			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
----------Nil----------		

100019971834

FORM I & XIV

नमुना नं १ व १४

Date : 28/10/2025

Taluka तालुका	BICHOLIM	Survey No. सर्वे नंबर	56
Village गांव	Amone	Sub Div. No. हिस्सा नंबर	3-D
Name of the Field शेताचें नांव		Tenure सत्ता प्रकार	

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनांचा प्रारि	Remarks शेरा
							Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	----------Nil----------									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

SUB-REGISTRAR OF BICHOLIM

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FOR JANAVIKAS NAGARI SAHAKARI PAT SAUNSTHA MARYADIT H.O. AMONA - GOA

CHAIRMAN

Government of Goa

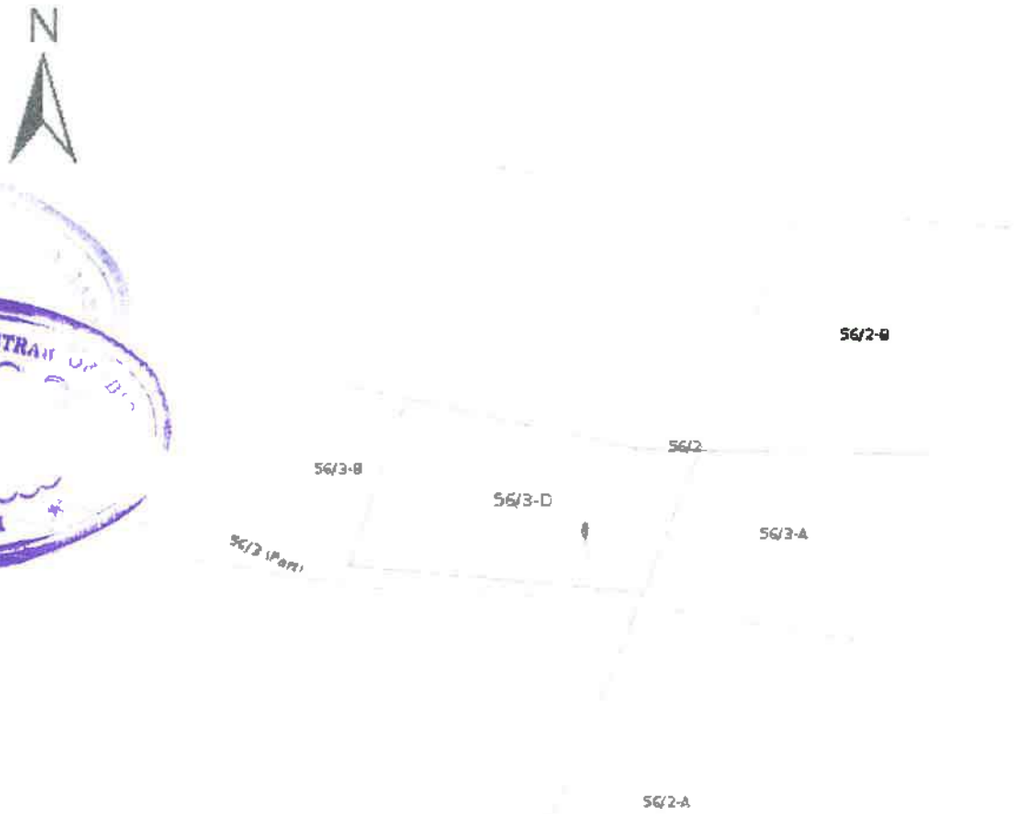
Directorate of Settlement and Land records

Survey Plan

Bicholim Taluka, Amone Village

Survey No.: 56 , Subdivision No.: 3-D

Scale 1:1000 **Reference No.: 17225110608**



REGISTRAR
BICHOLIM

For JANAVIKAS MULTIPURPOSE PRIMARY
AGRICULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

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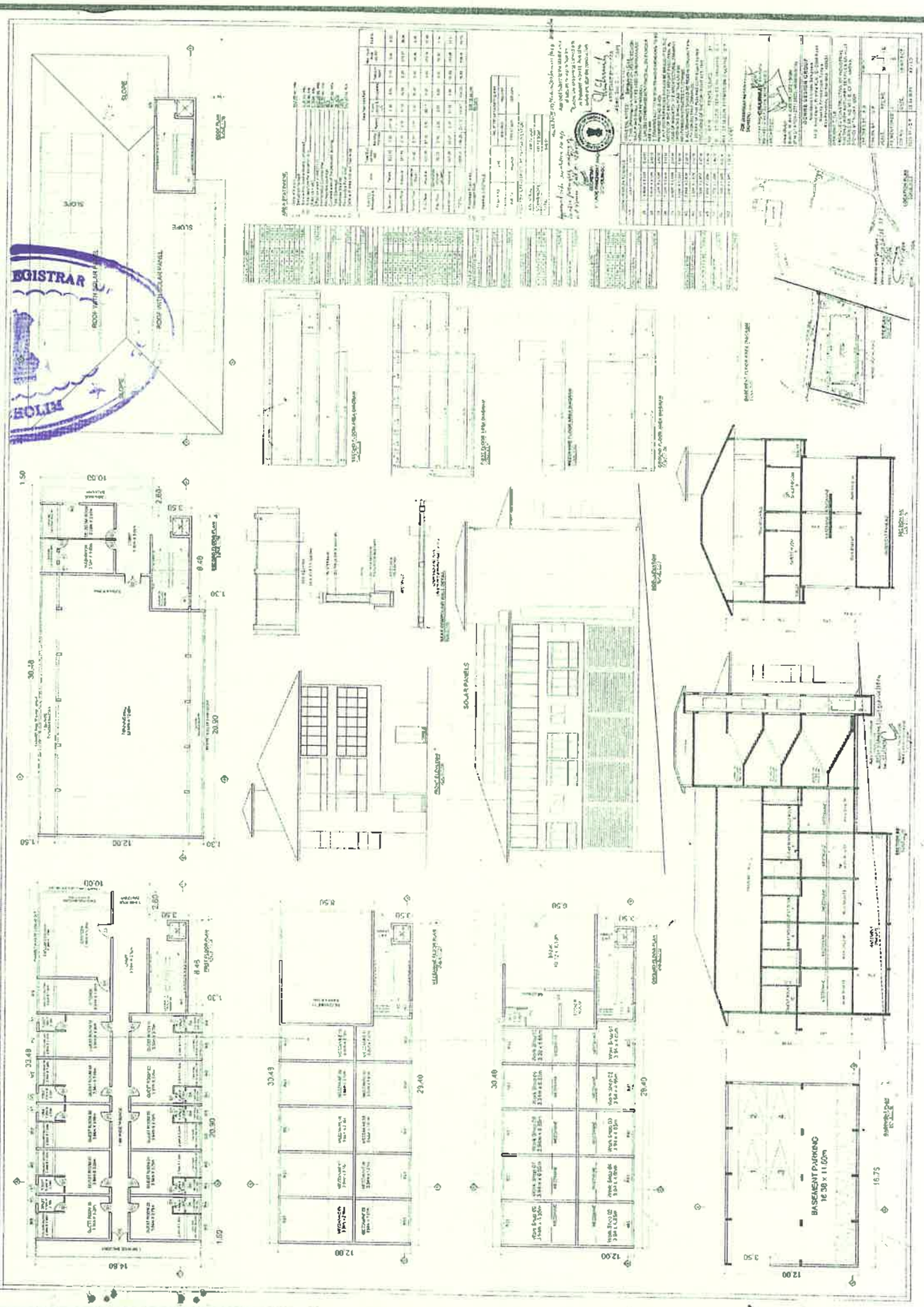
NOTE: PLAN TO BE PRINTED ON A4 SIZE



For JANAVIKAS MULTIPURPOSE PRIMARY
AGRI CULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

Government of Goa

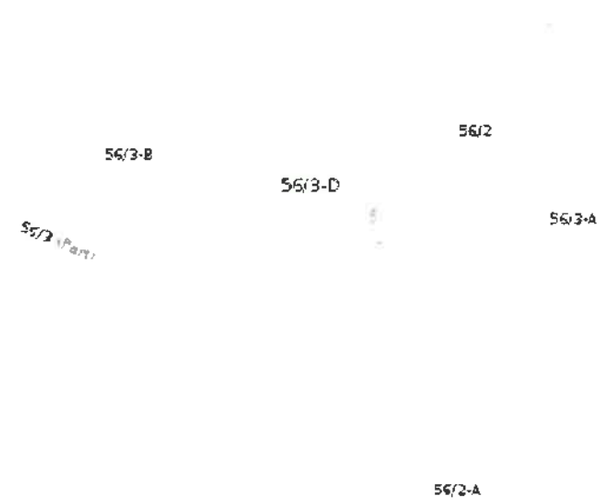
Directorate of Settlement and Land records

Survey Plan

Bicholim Taluka, Amone Village

Survey No.: 56 , Subdivision No.: 3-D

Scale 1:1000 Reference No.: 17225110608



For JANAVIKAS MULTIPURPOSE PRIMARY
AGRICULTURAL CO.OP. SOCIETY LTD. AMONA BRANCH

CHAIRMAN SECRETARY

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NOTE: PLAN TO BE PRINTED ON A4 SIZE

TRUE COPY

No.CCBIC11-25-250/264
Government of Goa,
Office of the Collector,
North Goa, Panaji, Goa.
Dated 12/01/2025

IN THE COURT OF ADDITIONAL COLLECTOR –II, NORTH GOA,

AT PANAJI

Read 1. Application dated 09/11/2025 made by M/s Janvikas Nagari Sahakari Pat Saunstha Maryadit Credit Co-operative Society, registered under the provisions of the Maharashtra Co-Operative Societies Act, 1962, and made applicable to the State of Goa, under Registration No. RES-(a)-19/N-2/Goa on 11/10/1995 and now governed under Goa Cooperative Societies Act,2001, having its Office at Amona, Bicholim, Goa PAN AAAAJ4470C, represented by its authorised signatory Mr Pandurang G. Sawant.

2. Report No. MAM/BICH/CI-I/CNV/868/2025/4109 dated 16/12/2026 of Mamlatdar, Bicholim.
3. Report No.5/CNV/SAT-975/DCFN/TECH/25-26/284 dated 28/11/2025 of Deputy Conservator of Forests, North Goa Division, Ponda.
4. Land Zoning Information Report No. TCP/zon/2934/Amone/Bich-25/2095 dated 04/11/2025 of the Dy. Town Planner, Town and Country Planning Department, Bicholim, Goa.

SANAD

SCHEDULE-II

(See Rule 7 of Goa Land Revenue (Conversion of use of land and non-agricultural assessment) Rules, 1969)

Whereas an application (CCBIC11-25-250) has been made to the Collector, North Goa, at Panaji (Hereinafter referred to as "the Collector" which expression shall include any officer whom the Collector shall appoint to exercise and perform his powers and duties under this grant) under section 32 of the Goa Land Revenue Code, 1968 (hereinafter referred to as 'the said code which expression shall, where the context so admits include the rules and orders there under) by M/s Janvikas Nagari Sahakari Pat Saunstha Maryadit Credit Co-operative Society, registered under the provisions of the Maharashtra Co-Operative Societies Act,1962, andmade applicable to the State of Goa, under Registration No. RES-(a)-19/N-2/Goa on 11/10/1995 and now governed under Goa Cooperative Societies Act,2001, having its Office at Amona, Bicholim, Goa PAN AAAAJ4470C, represented by its authorised

PRAVIN HIRE PARAB
Digitally signed by PRAVIN HIRE PARAB
Date: 2026.01.12 17:05:09 +05'30'

signatory Mr Pandurang G. Sawant being the occupant~~/tenant~~ of land under Survey No. 56/3-D, Village Amone, Taluka and Sub District Bicholim (hereinafter referred to as "the applicants, which expression shall, where the context so admits include his/her heirs, executors, administrators and assigns) for the permission to use the plots of land (hereinafter referred to as the "said plot") described in the Appendix I hereto, and indicated by the letters - on the site plan annexed hereto, forming part of land under Survey No. 56/3-D, Village Amone, Taluka and Sub District Bicholim admeasuring 942.00 square meters, be the same a little more or less for the purpose of Industrial use with 60 FAR.

Now, this is to certify that the permission to use for the said plot is hereby granted, subject, to the provisions of the said code, and rules there under, and on the following conditions, namely:

1. **Leveling and clearing of the land**-The applicants shall be bound to level and clear the land sufficiently to render suitable for the particular non-agricultural purpose for which the permission is granted to prevent insanitary conditions.
2. **Assessment** – The Applicants shall pay the non-agricultural assessment when fixed by the Collector under the said Code and rules there under with effect from the date of this sanad.
3. **Use** – The applicants shall not use the said land and building erected or to be erected thereon for any purpose other than **Industrial use**, without the previous sanction of the Collector.
4. **Liability for rates** – The applicants shall pay all taxes, rates and ceases leviable on the said land.
5. **Penalty clause** – (a) If the applicants contravenes any of the foregoing conditions the Collector may, without prejudice to any other penalty to which the applicants may be liable under the provisions of the said Code continue the said plot in the occupation of the applicant on payment of such fine and assessment as he may direct.

   (b) Notwithstanding anything contained in sub-clause (a) it shall be lawful for the Collector to direct the removal or alteration of any building or structure erected or use contrary to the provisions of this grant within such time as specified in that behalf by the Collector, and on such removal or alteration not being carried out and recover the cost of carrying out the same from the applicant as an arrears of land revenue.

7. **Code provisions applicable** –Save as herein provided the grant shall be subject to the provisions of the said Code and rules thereunder.

Adv. ANANT NORI Reg.No. Exp. Dt. 2
PRAVIN HIRE Digitally signed by PRAVIN HIRE PARAB

APPENDIX – I

Length and Breadth		Total Super-ficial area	Forming (Part of) Survey No. or Hissa No.	Boundaries				Remark
North to South	East to West			North	South	East	West	
--	--	942.00 Square Meters.	Survey No. 56/3-D, Village Amone	Survey 56/3(Part), Village Amone	Survey 56/3(Part), Village Amone	Survey 56/3-A, Village Amone	Survey 56/3-B, Village Amone	
		Total 942 Square meters						

1. The applicant has paid land use conversion fees of Rs.2,44,920/- (Rupees Two Lakh Forty Four thousands Nine Hundreds Twenty only) vide e-challan dated 12/01/2025 (e-challan no. 202600027980).
2. This land use conversion Sanad shall not convey any title neither shall take away title of any person to the land. In the event any dispute arises in respect of the rights over the land under land use conversion, the land use conversion Sanad shall stand revoked.
3. The applicants shall maintain necessary road widening set-back, traditional access or right of way existing in the land. The applicants shall maintain traditional access or right of way existing in the land.
4. The applicants shall not undertake cutting or pruning of trees in the land except with due permission from the concerned authorities constituted under Goa Preservation of Trees Act, 1984 (Act No. 6 of 1984).
5. The rights which are vested in a Mundkar under Goa Mundkars (Protection from Eviction) Act, 1975 (Act No. 1 of 1976) and rights which are vested in a Tenant under Goa Agricultural Tenancy Act, 1964 Act 7 of 1964 read with Goa Land Use (Regulation) Act, 1991 (Goa Act No. 3 of 1991) shall have precedence over this Sanad.
6. The applicants shall not use the Sanad directly or indirectly for advancing any criminal act.

In witness whereof Mr Pravin Hire Parab, Additional Collector –II, North Goa, Panaji has hereunto set his hand and the seal of this Office on behalf of the Governor of Goa and the applicant Mr Pandurang G. Sawant hereunto set his hand on this 12th day of January, 2026.

PRAVIN HIRE PARAB

Digitally signed by PRAVIN HIRE PARAB
Date: 2026.01.12 17:05:38 +05'30'

Mr Pandurang G. Sawant

PRAVIN HIRE PARAB Digitally signed by PRAVIN HIRE PARAB Date: 2026.01.12 17:05:55 +05'30'

ADDITIONAL COLLECTOR-II,

NORTH GOA

NAME AND DESIGNATION OF WITNESSES:
Ulhas Balgo Gawas
Kushta Bhikaji Naik Sadarfekar

COMPLETE ADDRESS OF WITNESSES:
H.No. 425 Satyavati Gawas Amona Ambesha 403107
H.No. 530 Honalem, Sankhali Goa

We declare that Mr Pandurang G. Sawant who has signed this Sanad is, to our personal knowledge, the person who represent himself to be, and that he has affixed his signature hereto in our presence.

PRAVIN HIRE Digitally signed by PRAVIN HIRE PARAB

M/s Janvikas Nagari Sahakari Pat Saunstha Maryadit Credit Co-operative Society, registered under the provisions of the Maharashtra Co-Operative Societies Act, 1962, and made applicable to the State of Goa, under Registration No. RES-(a)-19/N-2/Goa on 11/10/1995 and now governed under Goa Cooperative Societies Act, 2001, having its Office at Amona, Bicholim, Goa PAN AAAAJ4470C represented by its authorised signatory Mr Pandurang G. Sawant.

2. The Secretary, Village Panchayat Amone
3. The Deputy Collector and SDO, Bicholim
4. The Mamlatdar, Bicholim
5. The Deputy Town Planner, Town and Country Planning Department, Bicholim
6. The Inspector of Survey and Land Records, Bicholim

PRAVIN HIRE PARAB
Digitally signed by PRAVIN HIRE PARAB
Date: 2026.01.12 17:06:26 +05'30'

Government of Goa

Directorate of Settlement and Land records

Office Of Inspector Of Survey and Land Records

Taluka / Village Name : BICHOLIM / Amone

Survey / Subdiv No. : 56/3-D

Print Size

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NOTARIAL
Adv. ANANT C. PANSHEKAR
NORTH GOA
Reg.No. 102/99
Exp. Dt: 21/01/2029
GOVT. OF GOA (INDIA)
NOTARIAL NOTARIAL NOTARIAL

Adv. Anant C Panshekar
Notary
North Goa, State of Goa (India)
Licence No 102/99
Add: S-4, 2nd Floor, Fatima Chamber
Dr. [illegible] Road, Panaji - Goa.
Reg No 81/TC/2026
Dated: 17/02/2026

THE SEAL OF THE SUB-REGISTRAR BICHOLIM

TRUE COPY

Adv. Anant C Panshekar
Notary
North Goa, State of Goa (India)
Licence No 102/99
Add: S-4, 2nd Floor, Fatima Chamber
Dr. [illegible] Road, Panaji - Goa.
Reg No 185/TC/2026
Dated: 06/02/2026

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **29-Jun-2026 11:34:42 am**

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Presented at **11:28:36 am** on **29-Jun-2026** 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	112600
2	Registration Fee	116460
3	Processing Fee	1480
	Total	**230540**

Stamp Duty Required :**112600/-**

Stamp Duty Paid : **116500/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**JOSHI CONSTRUCTIONS A SOLE PROPRIETORSHIP CONCERN OF SHRI DATTAGURU NAMDEV JOSHI Father Name:**NAMDEV PARSHURAM JOSHI,**Age:** 52, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** H NO 2509 HOUSING BOARD COLONY HARVALEM SANKHALI TALUKA BICHOLIM NORTH GOA 403505, **Address2 -** , **PAN No.:**[redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SHRI PANDURANG GOVIND SAWANT CHAIRMAN AND AUTHORISED REPRESENTATIVE OF JANVIKAS NAGARI SAHAKARI PAT SAUNSTHA MARYADIT CREDIT CO OPERATIVE SOCIETY NOW CHANGED TO JANVIKAS MULTI PURPOSE PRIMARY AGRICULTURAL CO OPERATIVE SOCIETY LTD BETALWADA AMONA BICHOLIM GOA , Father Name:GOVIND HARI SAWANT, Age:** 84, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, H NO 18 NEAR CHANDRESHWAR TEMPLE KOTHAMBI PALE NORTH GOA 403105, **PAN No.:**[redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	**SHRI ULHAS BALGO GAWAS ALIAS GAWAS ULHAS BALGO ALIAS ULHAS GAWAS SECRETARY AND AUTHORISED REPRESENTATIVE OF JANVIKAS NAGARI SAHAKARI PAT SAUNSTHA MARYADIT CREDIT CO OPERATIVE SOCIETY NOW CHANGED TO JANVIKAS MULTI PURPOSE PRIMARY AGRICULTURAL CO OPERATIVE SOCIETY LTD BETALWADA AMONA BICHOLIM GOA , Father Name:BALGO RAMA GAWAS, Age:** 65, **Marital Status: ,Gender:**Male,**Occupation:** Business, H NO 425 AMSHIWADA AMONA TALUKA BICHOLIM NORTH GOA 403107, **PAN No.:** [redacted]			
3	**JOSHI CONSTRUCTIONS A SOLE PROPRIETORSHIP CONCERN OF SHRI DATTAGURU NAMDEV JOSHI , Father Name:NAMDEV PARSHURAM JOSHI, Age:** 52, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, H NO 2509 HOUSING BOARD COLONY HARVALEM SANKHALI TALUKA BICHOLIM NORTH GOA 403505, **PAN No.:** [redacted]			

Witness:

I/We individually/Collectively recognize the Developer, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **VISHWAJEET DESAI,Age: 27,DOB: ,Mobile: 7620638265 ,Email: ,Occupation:Service , Marital status : Unmarried** , Address:403530, H NO 32 DESAI WADA ADVOI SATTARI NORTH GOA , H NO 32 DESAI WADA ADVOI SATTARI NORTH GOA , Advoi, Sattari, NorthGoa, Goa			
2	Name: **MANOJ NILESH GAUDE,Age: 21,DOB: ,Mobile: 9373988064 ,Email: ,Occupation:Service , Marital status : Unmarried** , Address:403530, H No 04 SHANTADURGA TEMPLE BHATWADI ADVOI SATTARI NORTH GOA , H No 04 SHANTADURGA TEMPLE BHATWADI ADVOI SATTARI NORTH GOA , Advoi, Sattari, NorthGoa, Goa			

Sub Registrar

SUB - REGISTRAR BICHOLIM

Document Serial Number :- **2026-BCH-1027**

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Book : 1 Document
Registration Number :- **BCH-1-1010-2026**
Date : 29-Jun-2026

SUB - REGISTRAR
BICHOLIM

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