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FORM-T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 07-Jul-2023 15:18:26

Date of Receipt: 07-Jul-2023

Receipt No : 2023-24/9/2538

Serial No. of the Document : 2023-BRZ-3387

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

Received the following amounts from **NISHA DEU GAONKAR** for Registration of above Document in Book-1 for the year 2023

Registration Fee	1500000	E-Challan(Online fee)	• Challan Number : 202300429126 • CIN Number : CPACUIUDM4	751250
		E-Challan(Online fee)	• Challan Number : 202300429119 • CIN Number : CPACULMXJ4	748750
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300450215 • CIN Number : CPACUZZKK1	10000
Processing Fee	2420	E-Challan(Online fee)	• Challan Number : 202300429119 • CIN Number : CPACULMXJ4	2500
Total Paid	1512500 (Rupees Fifteen Lakhs Twelve Thousands Five Hundred 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 : **NIKESH BHAMAIKAR**

NBhamaiKar

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **07-Jul-2023**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

Phone No: 8208947830
Sold To/Issued To:
Sheraton Township LL
For Whom/ID Proof:
Pan card



JUL-06-2023 12:08:52

₹ 0725000/-

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Other
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For CITIZEN CREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

[Signature]
Manager / Authorised Signatory



2023-BR2-3357
7/8/23

JOINT DEVELOPMENT AGREEMENT

For SHERATON TOWNSHIP LLP

[Signature]
Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

[Signature]
Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.

[Signature]
Director

THIS JOINT DEVELOPMENT AGREEMENT is made at Mapusa-
Goa on this 7th July 2023 day of ~~September~~, 2023.

BETWEEN

SHERATON TOWNSHIP LLP, having its office at Flat no. 1002, Pali Palms,
16th Road, Bandra West, Mumbai-400050 and holding PAN Card No.

, herein represented by its Directors, (i) **Karishma S. Tekchandani**, wife of Suresh Tekchandani, 45 years, married, Businesswomen, holding Adhaar

id: sheratonhomes@gmail.com, Phone no. 99230534534, represented by her lawful Attorney holder **MR. BASAVRAJ APPANNA SANADI**, son of Mr. APPANNA SANADI, 43 years, in service, holding Adhaar

resident F No. FF - 2, Kalpa Apartment, Sastiwada, Bordem, Bicholim, North - Goa - 403504, wide Power of Attorney dated 21/04/2023 registered before the Sub-Registrar of Andheri, No 3, Mumbai Suburban, District Bandra bearing Registration no. 6751/2023 and

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.

Director

(ii) **Simran Suresh Tekchandani**, daughter of Suresh Tekchandani, 26 years, spinster holding adhaar card n [REDACTED], PAN card [REDACTED], email id sheratonhomes@gmail.com, phone no [REDACTED]

9930534534 residing at Flat No 10020, Pali Palms, 16th road, Bandra, Mumbai 400050 represented by her lawful Attorney holder **MR.**

BASAVRAJ APPANNA SANADI, son of Mr. APPANNA SANADI, 43 years, in service, holding PAN [REDACTED], Adhaar Card no [REDACTED]

[REDACTED] resident F No. FF - 2, Kalpa Apartment, Sastiwada, Bordem, Bicholim, North - Goa - 403504, wide Power of Attorney dated 21/04/2023 registered before the Sub-Registrar of Andheri, No 3, Mumbai Suburban, District Bandra bearing Registration no. 6750/2023 hereinafter referred to as [REDACTED] expression shall unless repugnant to the context and meaning [REDACTED] of be deemed to include its legal representatives, executors, administrators and/or assigns).

AND

RIO LUXURY HOMES PRIVATE LIMITED, with its registered Office at Redrock Elegance, near Petrol Pump, Marna, Siolim, Bardez, Goa, holding PAN Card no. [REDACTED] represented through its Managing Director,

MR. RIYAZ RAMZANALI SOMANI, son of Mr. Ramzanali Somani, 35 years of age, Indian National, married, business, having PAN Card No. [REDACTED]

[REDACTED] Aadhar card [REDACTED] Email ID riyazsomani@riogroup.co.in, Phone no. 8888922333 resident of 301, Next Avenue, 29th Road, Bandra West, Mumbai, 400050 hereinafter referred to as the '**PROMOTER/DEVELOPER**' (which expression shall mean and include its legal representatives, successors, administrators and assigns).

For SHERATON TOWNSHIP LLP
[Signature] Partner
Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.

[Signature]
Director

The '**PROMOTER/DEVELOPER**' is herein represented by the duly constituted attorney Mrs. Nisha Deu Gaonkar, daughter of Nagesh Pednekar, age 39 years, holding PAN card [REDACTED] residing at H. No.54/1, Near Khetoba Temple, Vaigunim, Mayem, Bicholim, Goa as constituted vide Power Attorney dated 19/10/2022 registered Registration no. BRZ-POA- Registration-72-2022 in the office of Sub-Registrar, Bardez-Goa

All Indian Nationals.

WHEREAS there exists a part and parcel of land admeasuring 3085 m2 surveyed under No.41/1 of Candolim, identified as SOUZA WADO situated at Candolim, within the limits of Village Panchayat Candolim, Taluka Registration Sub-District of Bardez, District North Goa, in the State of Goa, hereinafter referred to as the '**SAID PROPERTY**' and is described in detail in the **SCHEDULE I** hereunder.

AND WHEREAS Sheraton Infra has sold all that part and parcel of land admeasuring 340 sqmts forming part of the property admeasuring 776m2 surveyed under No.41/7-A of village, situated at Candolim, to Sheraton Township LLP, herein vide Deed of Sale dated 9/03/2022, duly executed before the Sub-registrar of Mapusa, Bardez, Goa, under Registration no. 2022-BRZ-1079. hereinafter referred to as the '**SAID PROPERTY**' and is described in detail in the **SCHEDULE I** hereunder.

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

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Director

AND WHEREAS THE SAID PROPERTY originally belonged to Late Smt. Ursula Mascarenhas e Fernandes, wife of late Shri. Francisco Caetano Henrique De Santana Manino Jesus Fernandes by virtue of Inventory Proceeding which took place on the death of her parents-in-law, Celestina Severina Gomes and husband Joao Filipe Ismael Fernandes both of Candolim and also inherited from her son late Francis Xavier Fernandes.

AND WHEREAS the said Smt. Ursula Mascarenhase Fernandes, expired on 27/1/1992 leaving behind the only qualified legal heirs being her first son, Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes, the second son, Shri. Francisco Xavier Fernandes and her only daughter Smt. Sylvia D'souza alias Celestina Lucia Sylvia Fernandes E D'Souza, married to Shri. John Fortunate D'Souza.

AND WHEREAS the second son Shri. Francisco Xavier Fernandes who was bachelor expired intestate on 24/08/1979.

AND WHEREAS the husband, Shri. John Fortunate D'Souza, of the only daughter, Smt. Sylvia D'Souza expired on 27/1/1992 leaving behind his wife and their children Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza.

AND WHEREAS Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes, upon the death of Smt. Ursula Mascarenhas e Fernandes who expired on 27/1/1992, were made to believe by Smt. Sylvia D'Souza (sister/ sister-in-law) that their mother/mother-in-law had died without a will.

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.

Rso-
Director

AND WHEREAS in the year 1993 Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes and Smt. Sylvia D'souza were desirous to sell the said property. The said Smt. Sylvia D'souza informed Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes that for the said purpose it is necessary that Succession Deed is drawn up. In this regard Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes drew a Deed of Succession dated 23/11/1993 duly registered before the Office of the Notary Ex-Officio Mapusa, Bardez-Goa at pages 84 to 87 of Book NO. 771 on 20/4/1994. In the said Deed of Succession Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes along with Smt. Sylvia D'souza and her children's Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza were shown as legal heirs of Smt. Ursula Mascarenhas e Fernandes;

AND WHEREAS the said Smt. Sylvia D'Souza on 1/8/1994 drew another Deed of Succession or Qualification of heirs which was registered in the office of the Notary Ex-officio, Mapusa, Bardez-Goa at pages 82V to 85V of Book NO. 775.

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

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Director

AND WHEREAS Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes alongwith Smt. Sylvia D'souza alias Celestina Lucia Sylvia Fernandes E D'Souza and her children Shri. Derrick Agnelo D'Souza, Shri. Christopher Rumaldo Wilfred D'Souza, Shri. Leo Joseph Cruz D'Souza and Mrs. Cecelia Albuquerque E D'Souza wife of Shri. Leo Joseph Cruz D'Souza entered into two separate Agreements of Sale dated 04/12/1993 in respect of the said property i.e. Survey No. 41/1 and Survey No. 28/17 with M/s. Augustine & Augustine a duly registered Partnership firm. Thereafter two Agreements for Sale and Ratification dated 20/3/1999 were executed between Shri. Mario D'Souza and M/s. Augustine & Augustine a duly registered Partnership firm in respect of the said property. As against of these Agreements, Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes alongwith Smt. Sylvia D'Souza and her children's Shri. Mario D'Souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza was paid part consideration by the said M/s Augustine & Augustine. The said Agreements are not registered interms of the Registration Act, 1908, and no stamp duty has been paid interms of the Indian Stamp Act, 1899.

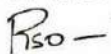
For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

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Director

AND WHEREAS in the year 1997 Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes learnt that their mother/mother-in-law, Smt. Ursula Mascharenhas e Fernandes has drawn a Will dated 18/3/1982 before her death. The said Will dated 18/3/1982 was duly registered in the office of the Notary Ex-Officio, Mapusa, Bardez-Goa, in the books of Wills bearing no. 118 at pages 72 to 76 dated 18/3/1982;

AND WHEREAS the said Will dated 18/3/1982 was well within the knowledge of the said Smt. Sylvia D'souza and her children's Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza however, the same was never disclosed to Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes.

AND WHEREAS in terms of the said Will dated 18/3/1982 the said property were exclusively allotted to Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes.

AND WHEREAS on the basis of the aforesaid Will dated 18/3/1992, Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes and M/s Augustine & Augustine entered into an Memorandum of Agreements dated 10/8/2004 which Memorandum of Agreements excluded the said Sylvia D'Souza and her children, since they had no right, title or interest to the said property.

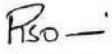
For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP


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Director

AND WHEREAS Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes challenged the said two Deed of Succession dated 23/11/1993 duly registered before the Office of the Notary Ex-Officio Mapusa, Bardez-Goa at pages 84 to 87 of Book NO. 771 on 20/4/1994 and Deed of Succession or Qualification of heirs dated 1/8/1994, duly registered in the office of the Notary Ex-officio, Mapusa, Bardez-Goa at pages 82V to 85V of Book NO. 775 and for declaration that they are exclusive owners in possession of the Said Property vide Special Civil Suit no. 34/2006/A in the Court of Civil Judge Senior Division at Mapusa-Goa;

AND WHEREAS the Hon'ble Civil Judge Senior Division at Mapusa was pleased to decree the suit vide Judgment, Order and Decree dated 30/6/2009 thereby declaring Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes as owners of the said property and also declaring the said two Deeds of Succession dated 23/11/1993 duly registered before the Office of the Notary Ex-Officio Mapusa, Bardez-Goa at pages 84 to 87 of Book NO. 771 on 20/4/1994 and Deed of Succession or Qualification of heirs dated 1/8/1994 duly registered in the office of the Notary Ex-officio, Mapusa, Bardez-Goa at pages 82V to 85V of Book NO. 775 as null and void.

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.

Rio
Director

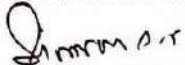
Further, the Hon'ble Court also awarded compensation in an amount of Rs. 1,34,00,000/- alongwith 18% interest to be paid till date by the said Smt. Sylvia D'souza and her children's Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza i.e. the Defendants to the said suit to Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes.

AND WHEREAS the said Smt. Sylvia D'souza and her children's Shri. Mario D'souza, Shri. Derek D'souza, Shri. Romaldo Wilfred Christopher D'Souza, Shri. Leo D'Souza challenged the said Judgment, Order and Decree dated 30/6/2009 vide Review Application alongwith Application for Condonation of delay in filing the Review Application bearing no. Civil Misc. Application no. 33/2012/A in the year 2012. The Hon'ble Civil Judge Senior Division at Mapusa vide its order dated 23/6/2017 has been pleased to dismiss the same;

AND WHEREAS the said Order dated 23/6/2017 passed by the Hon'ble Civil Judge Senior Division at Mapusa, was challenged before the Hon'ble High Court of Bombay at Goa vide Writ Petition no. 818/2017. The Hon'ble High Court was pleased to upheld the Order dated 23/6/2017 passed by the Hon'ble Civil Judge Senior Division at Mapusa, and was pleased to dismissed the Writ Petition no. 818/2017 vide its order dated 6/11/2017;

AND WHEREAS the said Order of the Hon'ble High Court dated 6/11/2017 was challenged before the Hon'ble Supreme Court of India vide Special Leave to Appeal (C) no. 11029/2018. The Hon'ble Supreme Court was pleased to upheld the Order dated 6/11/2017 passed by Hon'ble High Court of Bombay at Goa and was pleased to dismissed the Special Leave to Appeal (C) no. 11029/2018 vide its order dated 11/5/2018;

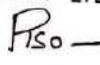
For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD


Director

AND WHEREAS by virtue of the aforesaid Judgment, Order and Decree dated 30/6/2009, and Orders of the Hon'ble High Court of Bombay at Goa and the Supreme Court of India, Shri. John Wilfred Fernandes alias Joao William Fernandes and his wife Smt. Nina Santos e Fernandes became the exclusive owners in possession of the said property.

AND WHEREAS M/s Augustine & Augustine has surrendered all rights acquired vide Agreements dated 4/12/1993, Agreements for Sale and Ratification dated 20/3/1999 and Memorandum of Agreements dated 10/8/2004 in favour of the OWNER herein vide Surrender of Rights dated 6/6/2019.

AND WHEREAS Sheraton Infra has sold all that part and parcel of land admeasuring 340 sqmts forming part of the property admeasuring 776m2 surveyed under No.41/7-A of village, situated at Candolim, to Sheraton Township LLP, herein vide Deed of Sale dated 9/03/2022, duly executed before the Sub-registrar of Mapusa, Bardez, Goa, under Registration no. 2022-BRZ-1079.

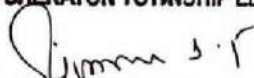
AND WHEREAS, the OWNER desires to develop the "SAID PROPERTY", and the 'PROMOTER/DEVELOPER' has offered to develop the "SAID PROPERTY", and the Parties therefore propose to enter into a Joint Development Agreement for development of the "SAID PROPERTY".

RIO LUXURY HOMES PVT LT

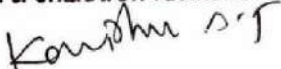
RSO -

Direct

For SHERATON TOWNSHIP LLP


Authorized Signatory / Partner

For SHERATON TOWNSHIP LLP


Authorized Signatory / Partner

AND WHEREAS The 'PROMOTER/DEVELOPER' has verified the title of the OWNER to the SAID PROPERTY and is satisfied that the OWNER has the right, title and interest to the SAID PROPERTY as well as the right to enter into the present Deed.

NOW THIS JOINT DEVELOPMENT AGREEMENT WITNESSETH AS

UNDER: -

1. The 'PROMOTER/DEVELOPER' shall develop the "**SAID PROPERTY**", by setting up there on a "**BUILDING PROJECT**" comprising, Apartment Blocks, Common Amenities, etc. under the name and style "**RIO ROYALE**".
2. All expenses towards development of the project in all respects shall be borne by the 'PROMOTER/DEVELOPER'.
3. The Joint Development Agreement to be entered into, shall retain its character as a Development Agreement, in form and substance for all legal purposes and intent. The present Deed does not in any manner transfer or otherwise any ownership of the "**SAID PROPERTY**" in favour of the 'PROMOTER/DEVELOPER'.
4. The 'PROMOTER/DEVELOPER' shall not be entitled to assign privileges for development in favour of any person or entity, the Joint Development Agreement proposed being entirely personal to the DEVELOPER.



For SHERATON TOWNSHIP LLP

[Signature]
Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

[Signature]
Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD

[Signature]

Director

5. The 'PROMOTER/DEVELOPER' shall assume responsibility and be responsible for obtaining all permissions, licenses, approvals, conversion sanads, NOC's, certificates, etc., for carrying out development in or upon the "**SAID PROPERTY**". Such permissions, licenses, approvals, etc., shall have to be obtained in the name of the OWNER. However, the 'PROMOTER/DEVELOPER' shall bear all expenses in relation to obtaining the same. However, the expenses for obtaining Sanad and payment of conversion fees shall be borne by the OWNER and 'PROMOTER/DEVELOPER' in equal parts. The 'PROMOTER/DEVELOPER' shall be liable to incur all the expenditure/expenses for carrying out development in the "**SAID PROPERTY**".

6. The OWNER shall render all assistance and cooperation to the 'PROMOTER/DEVELOPER' in the matter of effecting development in or upon the "SAID PROPERTY", which includes, inter alia obtaining of the permissions, approvals, etc.

7. The 'PROMOTER/DEVELOPER' shall have the permission to engage the services of Architects and other Professionals for the purpose of carrying out development in or upon the "SAID PROPERTY". All costs relating to such matters, as also entire development shall be borne by the 'PROMOTER/DEVELOPER'.

8. The 'PROMOTER/DEVELOPER' shall be liable to pay all the taxes that may accrue on account of the development in the SAID PROPERTY including that of GST and Income Tax until the grant of Occupancy certificate by the Village Panchayat of Candolim.

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.

Rso -

Director

9. The Joint Development Agreement shall contain time frame for completion of the development, as the parties propose to make time the essence of the Joint Development Agreement. The time frame shall broadly correspond to the following: -

- (a) The 'PROMOTER/DEVELOPER' shall apply for all requisite permissions for development within a period of three month from the date of execution of the Joint Development Agreement
- (b) The 'PROMOTER/DEVELOPER' shall provide the following Amenities in the building complex proposed to be constructed: -
 - (i) Swimming Pool,
 - (ii) Kone elevator in each wing/building,
 - (iii) Intercom System for each flat,
 - (iv) It shall be a Gated Complex with 24 Hour Security,
 - (v) Gym, and
 - (vi) Spa.
- (c) The 'PROMOTER/DEVELOPER' shall install/fit the following in each flat: -
 - (i) Vitrified flooring of Nitco Company or equivalent,
 - (ii) Aluminium sliding Windows,
 - (iii) Jaguar fittings in bathrooms and kitchens.
 - (iv) Asian Royal emulsion paint on interior walls.
 - (v) POP punning on all interior walls.
 - (vi) Shower cubicles in bathrooms.
 - (vii) Asian Weather proof paint on exterior walls.
 - (viii) Kitchen platform Granite with tiles upto dado.
 - (ix) Switches of le grand or Roma company.



For SHERATON TOWNSHIP LLP

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Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

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RIO LUXURY HOMES PVT LTD.

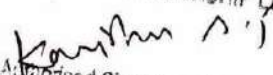
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Director

- (d) The 'PROMOTER/DEVELOPER' shall endeavour to provide good quality of work including use of superior quality of material for construction and internals of each flat.
- (e) The 'PROMOTER/DEVELOPER' is developing another property being survey nos. 41/2, 41/7A and 41/15, admeasuring an area of 1,426 sq. mtrs. The said properties share common boundaries with the property under the present deed. These properties under survey nos. 41/2, 41/7A and 41/15 are owned by Sheraton Infra, a partnership company with whom the 'PROMOTER/DEVELOPER' is also having a joint venture agreement for development. In the said properties the 'PROMOTER/DEVELOPER' has not provided amenities such as swimming pool, spa and gym for the residents/ occupiers/ owners/ occupants. The residents/ occupiers/ owners/ occupants of these properties will be entitled to enjoy the amenities more particularly the swimming pool, spa and gym constructed/situated in property under the present deed. The OWNER gives his no objection for such use and utilisation of the amenities such as swimming pool, spa and gym by the residents/ occupiers/ owners/ occupants of project in survey nos. 41/2, 41/7A and 41/15.

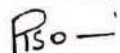


For SHERATON TOWNSHIP LLP


Authorized Signatory / Partner

For SHERATON TOWNSHIP LLP

Authorized Signatory / Partner

RIO LUXURY HOMES PVT LTD



Director

- (f) The 'PROMOTER/DEVELOPER' after obtaining all the requisite permission from various government authorities and other local authorities shall endeavour to complete all the development works within a period of 30 months from the date of grant of construction license by the Village Panchayat of Candolim. Completion of development works in all respects within 30 months would only mean obtaining Completion Certificate from the North Goa Planning and Development Authority and applying for Occupancy Certificate from the Village Panchayat of Candolim.
- (g) The 'PROMOTER/DEVELOPER' shall within a period of 18 months from the date of grant of construction license by the Village Panchayat of Candolim complete the super structure of each and every building.
- (h) The 'PROMOTER/DEVELOPER' is entitled for a grace period of 6 months after the expiry of the period of 30 months which grace period or extension would be obtained by the 'PROMOTER/DEVELOPER' upon mutually agreed between the OWNER and the 'PROMOTER/DEVELOPER'. Such grace period or extension shall be subject to the 'PROMOTER/DEVELOPER'
- (i) paying compensation in an amount of Rs. 15,00,000/- per month from the 37th month. The said compensation shall be paid on the first date of each month i.e. 1st date of 7th Month and so on.

RIO LUXURY HOMES PVT L

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For SHERATON TOWNSHIP LLP
Authorised Signatory / Partner

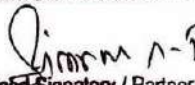
For SHERATON TOWNSHIP LLP
Authorised Signatory / Partner

(j) The 'PROMOTER/DEVELOPER' shall be liable towards all claims that may arise on account of delay in completing the project including under RERA Act, 2016. The 'PROMOTER/DEVELOPER' shall indemnify the owner against all such claims and shall reimburse all such amount that be paid by the owner as against such claims including the claims arising under RERA Act, 2016.

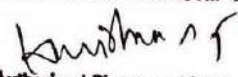
(k) The 'PROMOTER/DEVELOPER' is entitled to 50% of the developed Super Built up area towards his total cost of construction. Upon obtaining registration with RERA Goa under RERA Act, 2016, the 'PROMOTER/DEVELOPER' as well as the OWNER would be entitled to market or sell their share of allotment/ retention to any third party. Further, the consideration received by the 'PROMOTER/DEVELOPER' would be solely retained by him as part of his construction cost. This 50% developed Super Built-up area which is allotted to the 'PROMOTER/DEVELOPER' is defined herein under in SCHEDULE-II below. The 50% of the developed Super Built up area retained by the OWNER is also defined in SCHEDULE-II.

10. Time is the essence of this contract and the same has to be strictly complied with by either parties.

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

RIO LUXURY HOMES PVT LT


Director

11. The OWNER has brought to notice of the 'PROMOTER/DEVELOPER' that there is an easementary road that has been provided by the predecessor in title in the said property which has been maintained by the OWNER and which road passes through the said property and is access to the properties which are land locked. The 'PROMOTER/DEVELOPER' acknowledges the said road and undertakes not to interfere or close the same at any point of time.
12. The SAID PROPERTY comes within the jurisdiction of Village Panchayat of Candolim which is declared as a Planning Area under the Goa Town and Country Planning Act, 1974. In view of this categorization the Real Estate (Regulation and Development) Act, 2016, is applicable to the development on the SAID PROPERTY.
13. The 'PROMOTER/DEVELOPER' shall get the project registered under the RERA Act, 2016, prior to marketing the project. The 'PROMOTER/DEVELOPER' shall endeavour to complete the project within the period as stated in the RERA application. The 'PROMOTER/DEVELOPER' shall be liable for timely completion of the project. The 'PROMOTER/DEVELOPER' shall maintain quality of the work. The 'PROMOTER/DEVELOPER' shall not delay in completing the project and shall handover the flat/s to allottee's as promised under Agreement/s. The OWNER shall not be liable for any liability that may incur on account breach of any provisions of RERA Act, 2016. The liability for any breach under the RERA Act, 2016, shall be that of the 'PROMOTER/DEVELOPER' and the 'PROMOTER/DEVELOPER' indemnifies the OWNER against any such liability.

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD

Rso -

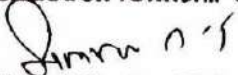
Directo

14. The 'PROMOTER/DEVELOPER' shall at the time registration under RERA Act, 2016, shall registered himself as the promoter of the project along with the OWNER. The 'PROMOTER/DEVELOPER' and the OWNER shall, as required by RERA Act 2016, shall open two separate bank accounts for their allotted units/ apartments/ flat etc. At the point of sale of allotted units/ apartments/ flat etc. by the 'PROMOTER/DEVELOPER' and/or the OWNER, the moneys so received as against such allotted units/ apartments/ flat etc. shall be deposited in their respective Bank Accounts.

Therefore, when the 'PROMOTER/DEVELOPER' sells and/or agrees to sell his allotted units/ apartments/ flat etc. the moneys so received shall be credited to his account and on the other hand when the OWNER sells and/or agrees to sell his allotted units/ apartments/ flat etc. the moneys so received shall be credited to his account. The Bank Account maintained by the 'PROMOTER/DEVELOPER' shall be inconsonance with RERA Act, 2016, and any withdrawal from the same shall be in compliance with RERA Act, 2016.

15. Upon obtaining all the requisite permissions it shall be the 'PROMOTER/DEVELOPER' S duty to get the said project registered with Goa Real Estate Regulatory Authority and only upon such registration the 'PROMOTER/DEVELOPER' as well as the OWNER would be entitled to market their respective shares of super built up area. At all times the parties shall strictly abide by the Real Estate (Regulation and Development) Act, 2016.

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.


Director

16. The parties agree to comply and adhere to the Rules and Regulations as required under the Real Estate (Regulation and Development) Act, 2016, and shall not commit any act in contravention of the said Act.
17. The 'PROMOTER/DEVELOPER' shall not cause any deviation or modification to the development undertaken under the approved plan by the NGPDA. If at all, such deviations are required to be made then the 'PROMOTER/DEVELOPER' shall approach the OWNER first and take his written consent for carrying out such deviation or modifications.
18. By virtue of the present Deed the OWNER has not transferred any part of the SAID PROPERTY in favour of the 'PROMOTER/DEVELOPER'. The OWNER shall at all times remain to be the owner in possession of the SAID PROPERTY along with the development carried in the SAID PROPERTY.
19. The OWNER states and declares as under:
- (a) That there is no dispute, litigation pending in or before any Court of Law, Tribunal, Revenue authority and/or quasi-judicial body or authority in respect of the SAID PROPERTY or may parts thereof, nor is there any prohibitory, attachment or other order or any directive issued by any Court, Tribunal, Revenue authority and/or quasi-judicial body or authority, prohibiting the OWNER from alienating, transferring, disposing of and/or otherwise dealing with the SAID PROPERTY and/or rights, benefit or interests therein, and/or entering into these presents, and/or which may affect or prevent the development or redevelopment of the SAID PROPERTY, as contemplated herein.

For SHERATON TOWNSHIP LLP

[Signature]
Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

[Signature]
Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.

[Signature]
Director

(b) The OWNER has not entered into any other arrangement, transaction and/or agreement (oral or written) for development, redevelopment, assignment, transfer and/or of the SAID PROPERTY or any part thereof, and has not done or committed or omitted to do any act, deed, matter or thing save to the extent mentioned herein, whereby or reason whereof the SAID PROPERTY whereby the 'PROMOTER/DEVELOPER' may be prevented or affected in any manner whatsoever.

(c) The OWNER hereby declares that the title of the SAID PROPERTY is clear, marketable and free from all encumbrances and reasonable doubts, and the same was and remains in exclusive occupation and possession of the said OWNER, who have good title, full power and absolute authority to deal with the Said Property, which the said OWNER agrees, admits, consents and confirms that neither they or anyone on their behalf had, done committed or omitted to do any act, matter or thing whereby or by means whereof the title of the SAID PROPERTY (in all the attributes as above stated or any part thereof is or can in any manner be adversely affected or prejudiced.



For SHERATON TOWNSHIP LLP
[Signature]
Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP
[Signature]
Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.

[Signature]
Director

(d) That the SAID PROPERTY or any part/s thereof is/are not affected by any mortgage, encumbrances, charge, claim, lien, reservation, requisition, litigation, order or prohibition or attachment, claim for possession, easements or right of way adversely affecting the SAID PROPERTY or any part/s thereof and there is no pending claim or demand of any revenue or other authorities, and there if no impediment whatsoever in contract or in law for development and/or sale of the SAID PROPERTY (in its attributed as above stated) to the Developed with the clear and marketable, free from encumbrances and reasonable doubts.

(e) The OWNER declares that as on date of execution of the present deed there is/are no outstanding/s to any Revenue or Tax department/s which could directly or remotely constitute a charge/lien on the said plot or otherwise adversely prejudice or affect the transaction herein.

(f) All the rents, rates, taxes, cesses, assessments and other charges and outgoings payable in respect of the SAID PROPERTY have been paid and discharged upto date, and there is no demand notice received by or pending against the OWNER as the case may be to any Government, Semi-Government, local or public body or authority in respect thereof.

RIO LUXURY HOMES PVT LTD.

Rio--

Director

For SHERATON TOWNSHIP LLP

Jimran D.S
Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

Randhir D.S
Authorised Signatory / Partner

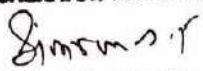
Authorised Signatory / Partner

(g) No proceedings are pending or initiated against the OWNER under the Provisions of the Income Tax Act, the Public Demand Recovery Act and/or any other law in force for the time being, and that no notice has been served upon or received by any of the OWNER under the Income Tax Act, and there is no attachment or orders in that regard, which may adversely affect the development of the SAID PROPERTY.

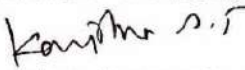
20. All disputes or court cases that may arise in respect of the SAID PROPERTY during the course of construction shall be dealt with and resolved by the OWNER at its own cost.

21. All disputes or Court cases that may arise by or between in respect of the construction i.e. between the 'PROMOTER/DEVELOPER' and the Vendors who have supplied men, material and machinery shall be dealt with and resolved by the 'PROMOTER/DEVELOPER' at his own cost. The OWNER shall not be liable for any act/accident/incident that may occur during the construction. It shall be the duty of the 'PROMOTER/DEVELOPER' to take all necessary licenses/permissions/NOC in respect of men and material to be used and engaged at the construction site and shall indemnify the OWNER including any wrong act, theft, crime, accident, or any other incident arising at the construction site.

For SHERATON TOWNSHIP LLP


Authorized Signatory / Partner

For SHERATON TOWNSHIP LLP

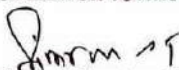

Authorized Signatory / Partner

RIO LUXURY HOMES PVT LTD.

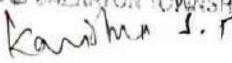

Director

22. It is mutually agreed between the parties that the proposed development would be named as "RIO ROYALE". Any change to the aforesaid would be at the sole discretion of the 'PROMOTER/DEVELOPER'.
23. The parties agree that they shall cooperate with each other at all times and mutually it should be the endeavour of both the parties to complete the construction within the stipulated period of 36 months from the date of grant of construction license by the Village Panchayat of Candolim.
24. At all times the relationship between the parties will be that of landlord and 'PROMOTER/DEVELOPER'.
25. Notwithstanding anything contained hereinabove for if for any reason during the construction if there occurs an event that includes, but is not limited to earthquake, flood, tempest, lighting, terrorist attack, violence of any army or mob or enemies of the state or by any other irresistible force or any natural calamities or any act of goa, the construction is stopped due to extension of time for completion of the project shall be granted by the OWNER and in such an event neither of the parties shall be entitled to claim compensation for each other, but after the event, the 'PROMOTER/DEVELOPER' shall have the right to develop the said property.

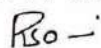
For SHERATON TOWNSHIP LLP


Authorized Signatory / Partner

For SHERATON TOWNSHIP LLP


Authorized Signatory / Partner

RIO LUXURY HOMES PVT LTD.


Director

26. If any term, provision or condition of this Development Agreement shall, to any extent, be finally adjudicated to be invalid or unenforceable, the remained of the development agreement (or the application of such term, provision or condition to persons or circumstances other than those in respect of which it is finally adjudicated to be invalid or unenforceable) shall not be affected thereby and each and every other term, provision or condition of this agreement shall be valid and enforceable and enforceable to the fullest extent permitted by law.

27. No weaver of any provisions of this agreement shall be implied by any failure of either party to enforce any remedy on account of the violation of such provision, even if such violation be continued or repeated subsequently, and no express waiver shall affect any provision other than the one specified in such waiver and that one only for the time and in the manner specifically stated.

28. Both the parties upon mutual agreement are entitled to make amendments to the present deed which shall be concomitant to the present Deed.

29. Any amendment made to this agreement shall be in pursuance of a Deed of Amendment to Joint Venture Agreement under the signature of both the parties.

RIO LUXURY HOMES PVT LTD.

For SHERATON TOWNSHIP LLP

Rso—
Director


Authorized Signatory / Partner

For SHERATON TOWNSHIP LLP
Authorized Signatory / Partner

30. In respect of 50% of the super built up area allotted to the 'PROMOTER/DEVELOPER' vide the present Deed the 'PROMOTER/DEVELOPER' is entitled to sell the same and retain the entire consideration received by him in its entirety towards cost of construction. The 'PROMOTER/DEVELOPER' is not liable to pay any part of the consideration to the OWNER. However, the OWNER shall be under obligation to sign all such deeds so as to effectively transfer the ownership of the flat/s in favour of the Third Party.

31. In respect of the 50% of the super built up area retained by the OWNER, if the OWNER desires, shall be entitled to sell the same to any third party and consideration in that regard shall be entirely retained by the OWNER. However, the 'PROMOTER/DEVELOPER' shall be liable to sign all such deeds to effectively transfer the ownership of the flat/s in favour of the Third Party.

32. During the development of the SAID PROPERTY i.e., date from which construction license is granted by the Village Panchayat of Candolim, the 'PROMOTER/DEVELOPER' shall be liable to pay all taxes/fees/cess that may be payable government authorities, semi government and the Village Panchayat.

33. Upon obtaining the Occupancy Certificate, the 'PROMOTER/DEVELOPER' would be liable to pay all such taxes/fees/cess that may be payable government authorities, semi government and the Village Panchayat to the extent of his 50% of the allotment and the OWNER shall be liable to pay all taxes/fees/cess that may be payable to government authorities, semi government and the Village Panchayat to the extent of his 50% of the allotment.

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD

P80-
Director

34. Upon the execution of this Deed, the 'PROMOTER/DEVELOPER' shall be entitled to put up a hoarding on the SAID PROPERTY displaying the elevation of the proposed building and other particulars at the discretion of the 'PROMOTER/DEVELOPER'.
35. At all times the OWNER is entitle to visit the SAID PROPERTY at any point of time for verification, compute progress at site, etc. without seeking permission from the 'PROMOTER/DEVELOPER'. The 'PROMOTER/DEVELOPER' shall have no right to stop the OWNER from entering upon the SAID PROPERTY at any point of time.
36. It is hereby specifically agreed by the Parties that in the event of any additional F.A.R. and/or F.S.I. being made available to the SAID PROPERTY prior to start of construction or during the construction stages then the OWNER and the 'PROMOTER/DEVELOPER' shall be entitled to enjoy benefit thereof in the ratio of 50:50 (wherein 50% is for 'PROMOTER/DEVELOPER' and 50% for the OWNER).
37. The OWNER hereby states and assures the 'PROMOTER/DEVELOPER' that no notice under the Land Acquisition Act or the Town and Country Planning Act has been issued against, received by or served upon him in respect of the SAID PROPERTY.
38. The OWNER shall at the time of this Deed, deliver to the 'PROMOTER/DEVELOPER' or their nominees copies of all documents of title of the OWNER which exclusively relate to the SAID PROPERTY.

For SHERATON TOWNSHIP LLP


Simran S.R.
Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

Kandhu S.R.
Authorised Signatory / Partner

RIO LUXURY HOMES PVT LT

Piso-
Direct

39. All notices required to be served on the parties hereto shall be made in writing and shall be deemed to be served properly when delivered by registered post with A.D. on the respective addresses and or email as mentioned herein below. In the event of change in address of the Parties the Parties shall communicate the same to each other.

OWNER: -

SHERATON TOWNSHIP LLP,

Office at Flat no. 1002, Pali Palms,

16th Road, Bandra West, Mumbai-400050

Email: - sheratonhomes@gmail.com

'PROMOTER/DEVELOPER': -

RIO LUXURY HOMES PRIVATE LIMITED,

Office at Aldeia Serenia, Bonta Vaddo, Block C

Assagao, Bardez, Goa.

PIN-403507

Email: - info@rioluxuryhomes.in

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.

Director

For SHERATON TOWNSHIP

Authorised Signatory / Partner

40. All disputes, which may arise between the Parties to this Deed, whether in relation to the interpretation of the clauses and conditions of this Agreement and/or about the performance of these presents or concerning any act or omission of the other Party to the disputes, or to any act which ought to be done by the Parties in disputes, or in relation to any matter whatever concerning this Agreement shall be referred to Arbitration in accordance with the provisions of the Indian Arbitration and Conciliation Act, 2019.

41. That for the purpose of Stamp Duty the present Agreement is executed on the stamp paper of the value of Rs. 5,00,000,00/- (Rupees Five Crores Only), and hence the stamp duty at the ratio of 2.9% i.e Rs. 14,50,000/- (Rupees Fourteen lakhs Fifty Thousand only) and the Registration amount at the ratio of 3% i.e. Rs. 15,00,000/- (Fifteen lakhs only) is affixed hereto which is equally borne by the Owner and the 'PROMOTER/DEVELOPER'.

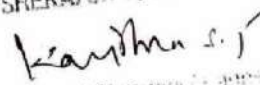
42. The parties to the present Deed state that the parties have entered into the present Deed out of their own free will and consent.

For SHERATON TOWNSHIP LLP

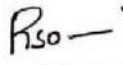


Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.


Director

SCHEDULE - I

(Description of the SAID PROPERTY)

All that part and parcel of land admeasuring 3085m² surveyed under No.41/1 of Candolim, identified as SOUZA WADO situated at Candolim, within the limits of Village Panchayat Candolim, Taluka Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is described under no.3697 at folio 175 of Book B-10 and inscribed under 40933 of Book G-44 page 81 in the office of Land Registrar Bardez and is not enrolled in the Taluka Revenue office.

The said Property is bounded as under:-

Towards the North:- By Road.

Towards the South:- Sy.no.41/6,4, 7 and 7-A of Candolim.

Towards the East:- Sy.no.41/2 of Candolim.


Towards the West:- Sy.no.41/1-A of Candolim.

All that part and parcel of land admeasuring 340 sqmts forming part of the property admeasuring 776m² surveyed under No.41/7-A of village, situated at Candolim, within the limits of Village Panchayat Candolim, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is described under no.29438 at folio 178 of Book B-75 and is enrolled in the Taluka Revenue Office under Matriz No. 776 and enrolled under Cadastral Survey No. 1130

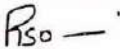
For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.


Director

The said Property is bounded as under: -

Towards the North: -Sy.no.41/1 of Candolim.


Towards the South: -By Portion of Sy.no.41/9 and Portion of Sy No. 41/10

Towards the East: - Sy.no.41/7A of Candolim.

Towards the West: -By Sy No. 41/7

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.


Director



SCHEDULE - II

Inventory of Land Owner (Sheraton T LLP)

RIO ROYALE

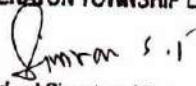
The following are the Super built -up areas of the apartment in

BLOCK A

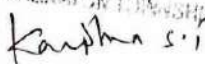
STILT CAR PARK

S.NO	APARTMENT NO	Area in Sq. Mtrs
1	A101	158.19 Sqm
2	A201	158.19 Sqm
3	A301	156.51 Sqm
4	A401	156.51 Sqm
5	A102	176.01 Sqm
6	A302	176.01 Sqm
	BLOCK B	
1	B101	146.57 Sqm
2	B102	142.91 Sqm
3	B103	141.16 Sqm
4	B104	130.71 Sqm
5	B201	145.83 Sqm
6	B202	124.11 Sqm
7	B301	145.83 Sqm
8	B302	162.72 Sqm
9	B303	161.10 Sqm
10	B304	130.16 Sqm
11	B401	144.19 Sqm
12	B402	123.72 Sqm
13	B501	196.85 Sqm
14	B502	189.67 Sqm
15	B503	180.88 Sqm

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP


Authorised Signatory / Partner

RIO LUXURY HOMES PVT

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Dir

Inventory of 'PROMOTER/DEVELOPER' (RIO LUXURY HOMES PRIVATE LIMITED)

RIO ROYALE

The following are the Super built -up areas of the apartment in

BLOCK A

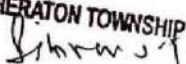
STILT CAR PARK

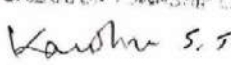
S.No	APARTMENT NO	Area in Sq. Mtrs
1	A 103	175.40 Sqm
2	A 104	158.19 Sqm
3	A 202	158.19 Sqm
4	A 303	175.40 Sqm
5	A 304	156.51 Sqm
6	A402	156.51 Sqm

BLOCK B

S.No	APARTMENT NO	Area in Sq. Mtrs
1	B 105	130.71 Sqm
2	B 106	141.16 Sqm
3	B 107	142.91 Sqm
4	B 108	145.83 Sqm
5	B 203	124.11 Sqm
6	B 204	145.83 Sqm
7	B 305	130.16 Sqm
8	B 306	161.10 Sqm
9	B 307	162.72 Sqm
10	B 308	145.83 Sqm
11	B 403	123.72 Sqm
12	B 404	144.19 Sqm
13	B 504	180.88 Sqm
14	B 505	189.67 Sqm
15	B 506	196.85 Sqm

IN WITNESS WHEREOF the parties have put their hands on this day, month and year in presence of two witnesses

For SHERATON TOWNSHIP LLP

 Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP

 Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTC

 Director

SIGNED AND DELIVERED

BY THE WITHINNAMED

"THE OWNER"

OF THE FIRST PART

Karishma S.



Karishma S.

SHERATON TOWNSHIP LLP

Represented by its partner

Smt. Karishma S. Tekchandani

Through its Attorney holder

Shri. Basavraj Appanna Sanadi



1. 

2. 

3. 

4. 

5. 

1. 

2. 

3. 

4. 

5. 

For SHERATON TOWNSHIP LLP

Karishma S.
Authorised Signatory / Partner

Shri. Basavraj S.
Authorised Signatory / Partner

RIO LUXURY HOMES PVT. LTD.

Bo —
Director

SIGNED AND DELIVERED

BY THE WITHINNAMED

"THE OWNER

OF THE FIRST PART

Simran S.T.



Simran S.T.

SHERATON TOWNSHIP LLP

Represented by its partner

Miss. Simran S. Tekchandani

Through its Attorney holder

Shri. Basavraj Appanna Sanadi


1.  _____

2.  _____

3.  _____

4.  _____

5.  _____

1.  _____

2.  _____

3.  _____

4.  _____

5.  _____



RIO LUXURY HOMES PVT LTD.

Rso _____
Director

For SHERATON TOWNSHIP LLP
[Signature]
Authorised Signatory / Partner

For SHERATON TOWNSHIP LLP
Simran S.T.
Authorised Signatory / Partner

SIGNED AND DELIVERED

BY THE WITHIN NAMED

"THE PROMOTER/DEVELOPER"

OF THE SECOND PART



RIO LUXURY HOMES PRIVATE LIMITED.

Herein represented by its Director

SHRI. RIYAZ RAMZANALI SOMANI



1. _____



2. _____



3. _____



4. _____



5. _____



1. _____



2. _____



3. _____



4. _____



5. _____



WITNESSES: -

1. Nikesh Bhamaikar

Bhamaikar 1178 volwonen wadalo
nr Mahaman Temple Tivim Goa
403502

2. Sherilyn Vessaoker

~~Vessaoker~~ C-2/303, 2nd floor Square, xelpem,
Rhuler Road, near Galaxy Hospital
mapusa Goa - 403507

For SHERATON TOWNSHIP LLP

Kanishk S.S.
Authorised Signatory / Partner

Simran S.S.
Authorised Signatory / Partner

RIO LUXURY HOMES PVT LTD.

Rso -
Director



Government of Goa

Document Registration Summary 2

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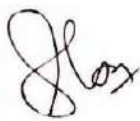
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Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NISHA DEU GAONKAR ,Father Name:NAGESH PEDNEKAR, Age: 39, Marital Status: ,Gender:Female,Occupation: Service, Address1 - H. No.54/1, Near Khetoba Temple, Vaiguinim, Mayem, Bicholim, Address2 - , PAN No.:			

Executor







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NISHA DEU GAONKAR , Father Name:NAGESH PEDNEKAR, Age: 39, Marital Status: ,Gender:Female,Occupation: Service, H. No.54/1, Near Khetoba Temple, Vaiguinim, Mayem, Bicholim, PAN No.: BJMPG3252J , as Power Of Attorney Holder for RIYAZ RAMZANALI SOMANI REPRESENTING RIO LUXURY HOMES PRIVATE LIMITED			
2	BASAVRAJ APPANNA SANADI , Father Name:APPANNA SANADI, Age: 43, Marital Status: ,Gender:Male,Occupation: Service, F NO. FF-2,KALPA APARTMENT,SASTIWADA,BORDEM, BICHOLIM GOA 40350495451 , PAN No.: BTGPS7857H , as Power Of Attorney Holder for KARISHMA S. TEKCHANDANI REPRESENTING SHERATON TOWNSHIP LLP AS ITS DIRECTOR			

3

Party Name and Address	Photo	Thumb	Signature
BASAVRAJ APPANNA SANADI , Father Name:APPANNA SANADI, Age: 43, Marital Status: ,Gender:Male, Occupation: Service, C/OS/O APPANNA SANADI, F NO. FF-2,KALPA APARTMENT,SASTIWADA, BORDEM, BICHOLIM,NORTH- GOA, PAN No.: BTGPS7857H , as Power Of Attorney Holder for SIMRAN SURESH TEKCHANDANI REPRESENTING SHERATON TOWNSHIP LLP AS ITS DIRECTOR			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nimesh Narayan Bhamaikar ,Age: 25,DOB: 1997-11-29 , Mobile: 7038877912 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403502, H. No. 1178 Volvonem Vaddo Near hanuman Temple Bardez - Goa, H. No. 1178 Volvonem Vaddo Near hanuman Temple Bardez - Goa, Tivim, Bardez, NorthGoa, Goa			
2	Name: SHERILYN VESSOAKER ,Age: 29,DOB: 1994-01-30 , Mobile: 9167476582 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, c, c, xion square, XELPEM DHULER ROAD NEAR GALAXY HOSPITAL MAPUSA BARDEZ - GOA, Mapusa, Bardez, NorthGoa, Goa			




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