



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

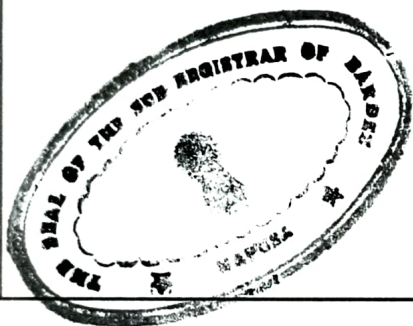
(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 332700/-

(Rupees Three Lakh Thirty Two Thousands Seven Hundred only)

PAID VIDE E-RECEIPT NO 202400108709 DATED :13-Feb-2024,

IN THE GOVERNMENT TREASURY.



Sub Registrar

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

**SUB-REGISTRAR
BARDEZ**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202300083266
DOCUMENT SERIAL NUMBER	:	2024-BRZ-1023
DATE OF PRESENTATION	:	16-Feb-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-910-2024
DATE OF REGISTRATION	:	16-Feb-2024
NAME OF PRESENTER	:	SHRI SHABBIR KARIM SHAIKH As A Partner Of M/S ARC BUILDERS
REGISTRATION FEES PAID	:	₹344100/-
PROCESSING FEES PAID	:	₹3400/-
MUTATION FEES PAID	:	N.A./-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202400108709

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 10-02-2024 17:27:55

Name and Address of Party: Arc | 9822120863
Porvorim

Service: Stamp Duty

Stamp Duty

Amount

₹ 332700.00

Total Amount: ₹ 332,700.00

(Rs. Three Lakh Thirly Two Thousand Seven Hundred Only
)

Department Data:

202300083266 NOTARY|202300083266 NOTARY

Bank ref No:

Status:

Success

Payment Date:

13-02-2024 17:49:10

Reprint Date: 15/02/2024 17:59:00

cc. No. 2024-BR2-1023
16/02/2024

AGREEMENT FOR DEVELOPMENT CUM SALE



[Signature]

R. Am

[Signature]

THIS AGREEMENT FOR DEVELOPMENT CUM SALE is made and executed at Mapusa, Bardez, Goa, on this 13th day of February, 2024;

BETWEEN

1. **MR. RAJENDRA SAVALARAM ARLEKAR**, son of Savalaram Arlekar, of age 65 years, married, retired, Indian National, R/o House No. 510, Malim, Near Tourist Complex, Penha de Franca, Bardez-Goa, North Goa, 403101, Holding Pan Card No. _____, Holding Aadhaar Card No. _____, along with his wife;

2. **MRS. ROSHAN RAJENDRA ARLEKAR**, wife of Mr. Rajendra Savalaram Arlekar, aged about 60 years, married, Housewife, R/o House No. 510, Malim, Near Tourist Complex, Penha de Franca, Bardez-Goa, North Goa, 403101, Holding Pan Card No. _____, Holding of Adhar Card No. _____

, Hereinafter referred to as the **"OWNERS/VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, legal representatives, executors, administrators and assigns) **OF THE FIRST PART;**



A handwritten signature of Mr. Rajendra Savalaram Arlekar.

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A handwritten signature of Mrs. Roshan Rajendra Arlekar.

AND

M/S ARC BUILDERS, a Partnership firm, holding PAN Card bearing No. _____ and having its office at H. No. B/400/T-1, A. R. Residency, Vidya Enclave, Bh.PDA Colony, Porvorim, Bardez, Goa, represented by its Partners, [1] **SHRI SHABBIR KARIM SHAIKH**, son of Shri Karim Udhagutti, aged 44 years, married, business, holding PAN Card bearing No. _____, Holding Aadhar Card No. _____ and Mobile No. _____ and [2] **SMT. DOLCY SANTAN VALINKANI FERNANDES**, wife of Shri Shabbir Karim Shaikh aged 37 years, married, business, holding PAN Card bearing No. _____ Holding Aadhar Card No. _____ and Mobile No. _____, represent herein through his Power of Attorney Holder **SHRI SHABBIR KARIM SHAIKH**, son of Shri Karim Udhagutti, aged 44 years, married, business, holding PAN Card bearing No. _____, Holding Aadhar Card No. _____ and Mobile No. _____, executed before the Notary L.M. Gajinkar, under Serial no. 6280/18, dated 23/07/2018, both Indian Nationals and residing at H. No. B/400/T-1, A. R. Residency, Vidya Enclave, PDA Colony, Porvorim, Bardez, Goa, and hereinafter referred to as the '**DEVELOPER**' (which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, legal representatives, executors, administrators and assigns) **OF THE SECOND PART;**



WHEREAS:-

1. There exists an immovable property by name **"CATECUMENOS"** also known as **"BETIM"** situated in the Village Betim, Bardez-Goa, within the limits of Village Panchayat of Betim, Verem, Reis Magos, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described as a whole in the Land Registration Office of Bardez at Mapusa under No.16828 of Book B-44 New and enrolled in the Taluka Revenue Office under No. 107, and surveyed under old Cadastral No. 1924 and 1925 and presently surveyed under survey No. 64, sub-division No.1-AH of Village Reis Magos, total admeasuring an area of 990 sq. mtrs. (Hereinafter referred to as the **SAID PROPERTY**) and which is more particularly described in the Schedule I hereunder written.
2. One Shri Peter John Fernandes purchased the said property with a residential house therein vide a Deed dated 09/08/1985 duly registered in the office of the Civil Registrar-cum-Sub Registrar of Ilhas, Panaji – Goa, under registration No.176 at pages 280 to 288 of Book No.I, Volume No. 222 on 3rd day of April 1986 from Jose Domingos Da Costa.
3. Thereafter the said Shri Peter John Fernandes along with his wife Bela Fernandes sold the said property to the **OWNERS/VENDOR NO. 1** vide Deed of Sale dated 19/08/2010, duly registered before the Sub Registrar of Bardez under registration No. BRZ-BK1-03092-2010, CD No. BRZD77 on 19/08/2010.



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4. The **OWNERS/VENDOR No. 1** filed a Partition Proceeding of his Plot from Survey No. 64/1 of Village Reis Magos before the Office of the Inspector of Survey and Land Records, City Survey, Mapusa, Bardez, Goa and Vide Order dated 03/04/2017 in Case No. 15/60/2016/Part/Land/II a new sub division No. 64/1-AH of Village Reis Magos, Bardez, Goa was allotted to the said property.
5. By virtue of the above said documents the **OWNERS/VENDOR No. 1** became the absolute owners in peaceful possession and enjoyment of the said property.
6. The **OWNERS/VENDOR No. 1** is married to Vendor No.2 under the Law of Communion of Assets and is therefore acquired right in the said property and hence added as necessary party in the present Agreement.
7. The **OWNERS/VENDORS** herein are now desirous of entrusting the Said property to the Developer to construct a residential Building Complex in the consideration to be paid and performed by the Developer and that the Developer has accordingly agreed to develop the Said Property on the terms and conditions hereinafter appearing.



NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT CUM SALE WITNESSES AS UNDER:-

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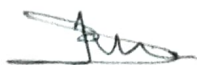
1. In pursuance to above the Developer agree to develop the Said Property by constructing a residential building on the Said Property. The Developer agrees to allot the flats which are mentioned in Schedule-II hereunder written.
2. The Owners/Vendors hereby have handed over peaceful, vacant possession of the Said property to the Developer in order to carry out the commencement and completion of the Building Project as contemplated in this Agreement. The Developer has been provided by the Owners/Vendors with certified copies of the documents pertaining the Said property and the Developer has accepted to develop the Said property taking into consideration the normal risk involved.
3. It is agreed between the parties that the Owners/Vendors shall have exclusive rights and the possession of the Said property entrusted in them until the entire consideration as agreed by the developer is fully paid to the Owners/Vendors.
4. The Owners/Vendors declare and authorize the Developer to prepare and obtain development permission, approval of plans, construction license and all other required permissions, to enter upon the Said property.
5. For the above purpose and for the consideration payable under this Agreement, the Owners/Vendors have along with this Agreement executed an Irrevocable Power of Attorney in favour of the Developer with effect from the date of this Agreement and that he



further authorize the Developer in his own name shall be entitled to enter into Agreement for construction and Sale or Agreement for Sale of other flats, or other premises to be constructed in the Said property with the prospective Purchasers. The Developer shall alone deal with the prospective purchasers in respect to the proposed sale of flats/ other premises in the said Building Complex and will be at liberty to sell any/flats or any other premises to any buyer at such price as they may think fit. The Developer shall therefore appropriate the consideration for them and such consideration shall be the income of the Developer alone. Pending completing of this scheme of building as proposed, the Developer shall be deemed to have authorized to enter into or sign any such Agreement with third parties independently with the prospective purchasers of the flats or other premises.

6. It is hereby mutually agreed, declared, confirmed and recorded by and between the parties hereto as follows and that the Owners/Vendors hereby confirm, warrant, declare and represent to the Developer that:

- 
- a. The Owners are the lawful owners in actual possession of the Said property and is entitled to enter in to the present Development Agreement with the Developer of the Said property.
 - b. The provisions of Urban Land (Ceiling and Regulation) Act, 1976 are not applicable in the State of Goa.



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c. No part of the Said property is covered /affected by any reservation or any government order adversely affecting the area of the Said Property.

7. The Said property is free from any encumbrances, charges, liens, attachments, claims and demands of any nature whatsoever, and that the Owners/Vendors have not received any injunction or restraint order from any Court, Authority or Tribunal in regard to the development/disposal of the Said Property are fully entitled to enter in to this agreement with the Developer as hereinafter stated.

8. The Owners/Vendors, their legal heirs, representatives, assignees, administrators etc and any person (s) on their behalf have not created any rights that may adversely affect the title of the Said property or its development nor can interfere with the rights of the Developer under this Agreement.

9. The Owners/Vendors have not mortgaged or created a charge or any encumbrance of whatsoever nature on the Said property.

10. The Owners/Vendors have not entered into any commitment or arrangements or understanding of any nature with any one creating any right interest or encumbrance of any nature in respect of the Said property or any part thereof nor have they entered into any agreement for sale in respect of the Said property or any part thereof in favour of any one nor shall the Owners/Vendors



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hereafter enter into any agreement and/or commitment and/or arrangement and/or understanding of any nature for the sale or disposal of the said property. The Owners/Vendors have not created and shall not hereafter create any third party right or interest in respect of Said property.

11. The Said property is absolutely free, from any litigation, suits, claims, demands, encumbrances, easement rights, charges, liens and/or attachments of any kind whatsoever.

12. In case of delay in completion of construction of the Said Building Complex due to unavoidable circumstances beyond the control of the Developer facing Force Majeure such as shortage of building materials, war, civil commotion, acts of God, Corona, notice or order from Court or other authorities or change in law or rules applicable or any unforeseen act or happening etc. the Developer shall be entitled to reasonable extensions of time as may be mutually agreed for a period of not more than 6 months as and when occasion demands. In case of shortage of building materials, notice or order from the Court or other authorities or changes in law or rules applicable or any unforeseen act, the same shall be intimated to the Owners/Vendors in writing by Registered Post within one month for such notice, Order, changes in law or unforeseen circumstances.



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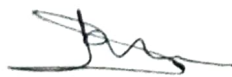
13. The Developer shall give test report and file necessary application with the electricity department and PWD for electricity and water supply. The Developer shall arrange to obtain electricity connection and water connection for the respective Premises to be constructed in the Said property of which Owners/Vendors Security deposit shall be borne by the respective purchaser/s.

14. The Developer shall under normal conditions, construct within a period of 18 months the said flats as described in Schedule-II in accordance with the specifications contained in Schedule-III.

15. CONSIDERATION

For a monetary consideration of Rs. 5,00,000/- (Rupees Five Lakhs only) is paid by the DEVELOPER to the OWNERS/VENDORS today on the execution of the present Agreement and further consideration in kind in the nature of the said flats and corresponding undivided share in the said property to be handed over to the OWNERS/VENDORS by the DEVELOPER, the OWNERS/VENDORS agree to sell to the DEVELOPER the said property.

The DEVELOPER has paid the OWNERS/VENDORS as amount of Rs. 3,85,300/- (Rupees Three Lakhs Eighty Five Thousand Three Hundred only) vide Cheque bearing No. 000083 dated 15/02/2024 drawn on HDFC Bank Panaji Branch after deduction of towards monetary consideration as agreed by the parties, receipt whereof the OWNERS/VENDORS do hereby acknowledge.

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towards monetary consideration as agreed by the parties, receipt whereof the OWNERS/VENDORS do hereby acknowledge.

16. DELIVERY OF POSSESSION

- a. The Developer shall inform the OWNERS/VENDORS in writing about the completion of the said flats and call upon the OWNERS/VENDORS to take possession of the said flats within 30 days of receipt of such notice. The OWNERS/VENDORS shall be deemed to have taken and accepted the possession of the said flats on the expiry of 30 days from the date of receipt of such written intimation.
- b. Upon handing over the possession of the SAID FLATS to the OWNERS/VENDORS, the DEVELOPER shall be deemed to have paid the entire consideration as agreed by and between the parties to effect the proper sale of the said property.
- c. No reasons, including non-supply of electrical/water connection from the concerned government Department shall entitle the Purchasers to refuse to take delivery of possession, except defective or deficient work/construction.
- d. If, for reasons other than above, the Developer is unable and/or fails to deliver the said flats to the Owners/Vendors within the time specified above or within any further date(s) agreed by the parties hereto, then the Owners/Vendors may terminate this Agreement by a written notice calling upon the Developer to deliver possession within 30 days. If the Developer is unable and/or fails to deliver



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possession within the said 30 days this Agreement shall stand terminated.

- e. Upon termination as aforesaid, the Developer shall not have any other right, claim or interest in respect of the said property and the Owners/Vendors shall be at liberty to allot, sell, lease and/or dispose of the said property to any other person(s) for such consideration as the owners/vendors may deem fit and the Developer shall not be entitled to question or restrain this act of the Owners/Vendors or to claim any additional amount from the Owners/Vendors.

17. DEFECTS:-

- a. It is the duty of the Owner/Vendors and the Owners/Vendors shall inspect, verify and satisfy himself/herself to the quality of construction of the said flats and that the same confirms to the details/specifications agreed herein, while the same is being carried out and that the said flats are complete and free from all defects and deficiencies at the time of taking delivery of possession.
- b. The Letter acknowledging delivery of possession shall signify and be treated as conclusive, that the Owners/Vendors are satisfied with the quality of construction of the said flats and of the common areas, and that the same is free from all defects and deficiencies and is complete in all respects.



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- c. Upon taking delivery of possession and handing over of the letter acknowledging delivery of possession, or upon deemed delivery as stipulated above, the Owners/Vendors shall be precluded and shall not be entitled to claim or seek redress against the Developer in respect of any item of work, in the said flats or any common area, which may be alleged to be defective or deficient, or alleged to have not been carried out completed provided that in the event of any major defects or other faults such as major construction cracks or severe leakage appears in the construction of the said flats within a period of five year after the completion of the said flats it shall be the duty of the Developer to make good such defects at its own cost.
- d. However, in case of any minor defects appearing within the said flats such as wall dampness, paint cracks, seepage etc. the same shall be made good exclusively by the Owners/Vendors at their own cost.
18. The Developer shall name the proposed scheme which shall not be changed at any time in future even after the transfer/assignment/conveyance of the proportionate share of the property, premises, buildings and plots to the Develop and/or its nominees or other entity except with the written permission of the Owners/Vendors and in case any Housing Society or other Association or legal entity is formed, the same shall be titled with the said name.



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19. The Developer hereby declares to the Owners/Vendors that he or his nominees shall not obtain any finance or mortgage the Said property to any Bank, financial institution or other source for the purpose of the Said Building Project or the Said property or any part thereof except the prospective purchaser/s shall be allowed to mortgage or obtain loan at the time of purchase of their respective Premises and that such loan shall be exclusively pertaining to their Premises which they intent to purchase and that all such transactions shall be informed to the Owners/Vendors in all respects.

20. The Owners/Vendors agree and covenant with the Developer that the Developer is hereafter entitled to do all whatsoever is incidental, ancillary and/or necessary for the commencement and completion of the project.

21. If at any time, any person raises any claim or lawfully stops the development and construction work on the Said property on grounds of co-ownership, similar rights, the Owners/Vendors undertakes at his own cost and expenses to settle the matter and indemnify the affected parties.

22. The Developer shall/may hereafter proceed to engage Architects, Engineers, and Solicitors at the cost and risk of the Developer.



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23. The Owners/Vendors shall execute an Irrevocable Power of Attorney, before the Sub Registrar of Bardez at Mapusa, Goa, duly constituting DEVELOPER, as their true and lawful Attorney for every purpose duly set out therein and to admit execution for registration of the Agreement for Sale/ Sale Deed.
24. The Developer shall submit plans and applications in his own name if so desired and the Owners/Vendors undertake to give all such NOC as and when necessary and/or called upon to do by the Developer or its authorized agent.
25. The Owners/Vendors expressly empower the Developer to do all and whatsoever may be necessary for the uninterrupted progress of the project to be constructed in the Said property.
26. The commencement of the Said Building Complex shall necessarily take place within one (1) month from the date of obtaining the final NOC and shall thereafter continue unless prevented by circumstances the control of which is beyond the capacity of the Developer. The Developer shall endeavour to obtain the final NOC as far as possible within six (6) months from the date of execution of these present and the Power of Attorney subject however to the circumstance beyond its control namely the normal time consumed in Government Offices of those aforementioned.



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27. The Developer shall obtain all NOC's licenses, permission, etc. from the P. D. A., Town and Country Planning, P.W.D., Electricity Department, Telephone Department/ etc. and/or other Government, Semi - Government, or autonomous Agreements bodies in its own name at its own cost and if deemed advisable by the Developer, the Owners/Vendors bind themselves to give their consent if and when required at all time when called upon and if the circumstances on necessitate.

28. The Developer shall be entitled to enter into Agreement for sale of the units namely flats, shops, offices, residences, etc. (Except Flats allotted to the Owners/Vendors), in the said project with prospective purchasers by receiving money and further giving receipts for the same with or without the concurrence of the Owners/Vendors which shall constitute good and valid discharge for every purpose of law and equity. This Memorandum of Understandings shall be executed by the Developer at its sole discretion and risk if any and the Owners/Vendors shall in no way be liable to any extent whatsoever for any money or moneys received by the Developers. The Developers hereby undertake to indemnify the Owners/Vendors towards any financial claims raised by the prospective purchasers for any breach on the part of the Developers and cost of litigation incurred on account of the same.



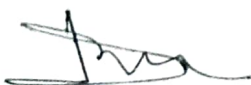
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29. It is agreed between the parties that if at any time later the Floor Area Ratio is increased, such increase shall accrue only to the benefit and belong to the Developer, without any rebate to the Owners/Vendors, even if such increase is made after the execution of the present deed. In event of such increase of Floor Area Ratio, the Developer shall have the right and shall be entitled to construct additional floors or are as, or put up additional structures as may be permitted by the competent authorities, modify plans, use open areas for additional construction and to sell the same to the prospective purchaser/s of his choice or deal with the same in any manner the Developer may determine at their own discretion with due authorization and permissions from the concerned competent authorities and duly approved by the Architect/s and Engineer/s.

30. This Agreement and its constituent terms shall be absolutely binding on all the parties hereto with immediate effect and both parties are entitled to specifically enforce the performance of this Agreement and its constituent terms.

31. The Developer shall not create any encumbrance against the Said property with any Bank/s or Financial Institution/s or any third party without prior written consent of the Owners/Vendors.

32. The Developer shall be entitled to suspend any or all works construction of the Project if any of the terms of this Agreement are violated; if the Owners/Vendors have wilfully made any misrepresentations and in such circumstances, the Developer may



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rescind this Agreement though not bound to and recover all the expenses, costs, investments, etc. from the Owners/Vendors without prejudice to all other remedies available to it in law as well equity.

33. It is declared and agreed that these presents shall not be treated as a conveyance or demise or transfer of any right or title or interest in the Said property of the Owners/Vendors to the Developer excepting the rights to develop, enter into Agreement for sale, construct multi-storied building and these presents shall empower the Developer to do all acts, things and deeds expressly provided herein and shall be constrained in the Power of Attorney executed for admit execution which shall be executed before the Sub Registrar.

34. It is agreed between the Owners/Vendors and the Developer that all legal expenses including the registration charges, payment of Stamp Duty, GST, legal charges, Infrastructure Tax, or any other taxed levied in respect of the Said Building Project or the Said property shall be exclusively borne by the Developer at their cost and that the Owners/Vendors shall in no way be responsible to pay the same in any manner whatsoever.

35. It is further agreed between the Owners/Vendors and the Developer that the Said Building Project shall be registered by the Developer before the Real Estate Regulation Authority as per law and that Owners/Vendors shall in no way be held liable or responsible for any loss caused to any person/s by Developer and



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that the Developer shall be responsible for such act/s and that the Developer further undertakes to keep the Owners/Vendors indemnified in respect of the same.

36. It is specifically agreed between the parties that the parties are entitled for Specific Performance and the Courts only in the State of Goa shall have jurisdiction to try any matter regarding this Agreement or the Said property.

37. That Rs. 1,14,700/- (Rupees One Lakhs Fourteen Thousand Seven Hundred only) is deducted as 1% TDS in terms of the mandate under the Income Tax Act, 1961 vide Challan Nos. 11086 and 10527, dated 14/02/2024 of HDFC Bank.

38. The present market value of the Said Property along with the Flats bearing No. FF-1, FF-2, FF-3 and FF-4, having an area of 100 sq. mts of super built-Up area of each flat i.e. 400 sq. mtrs, to be constructed on the said property is Rs. 1,09,70,000/- (Rupees One Crore Nine Lakhs Seventy Thousand only) and has paid monetary consideration of Rs. 5,00,000/- (Rupees Five Lakhs only) i.e. total amount is Rs. 1,14,70,000/- (Rupees One Crore Fourteen Lakhs Seventy Thousand only) and accordingly the Stamp Duty of Rs. 3,32,700/- (Rupees Three Lakhs Thirty Two Thousand Seven Hundred Only) is paid herewith by the Developer.



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SCHEDULE - I

(Description of 'SAID PROPERTY')

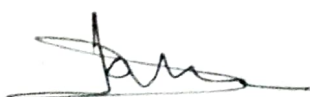
All that immovable property by name "CATECUMENOS" also known as "BETIM" situated in the Village Betim, Bardez-Goa, within the limits of Village Panchayat of Betim, Verem, Reis Magos, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, described as a whole in the Land Registration Office of Bardez at Mapusa under No.16828 of Book B-44 New and enrolled in the Taluka Revenue Office under No. 107, and surveyed under old Cadastral No. 1924 and 1925 and presently surveyed under survey No. 64, sub-division No.1-AH of Village Reis Magos, total admeasuring an area of 990 sq. mtrs., and is presently bounded as under:-

On the North:- Partly by property bearing survey No. 64/21 and
Partly by the property bearing survey No. 64/1.

On the South:- Partly by property bearing survey No. 64/1-A-C
and Partly by the property bearing survey No. 64/1.

On the East:- By the property bearing survey No. 64/1

On the West:- By property bearing survey No. 64/1



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SCHEDULE – II

(DESCRIPTION OF THE FLAT)

ALL THAT Flats bearing No. FF – 1, FF-2, FF-3 and FF-4, having an area of 100 sq. mts of super built-Up area of each flat i.e. 400 sq. mtrs, to be constructed on the said property along with the undivided proportionate share in said property, more particularly described in the SCHEDULE – I hereinabove written.

SCHEDULE – III

BUILDING SPECIFICATION FOR FLATS

STRUCTURE:

It is a R.C.C framed structure of column, beams and slab. The internal partition walls will be 4 1/2" brick masonry and the external walls will be 6" brick/cement block/laterite masonry.

PLASTER:

External plaster will be double coat sand faced cement plaster.

Internal plaster will be single coated, with ready made lambi.

FLOORING:

All flooring will be vetrified Tiles. The average landing cost of the tiles will be Rs. 500/- per sq. mts. Toilet and bathroom flooring will



R. A. W.

be in ceramic tiles and walls too in ceramic tiles of 1.8 mt. height of basic Rate Rs. 300/- per sq. mts.

DOORS:

Main door and main door frame will be teakwood and other doors frame will be of sal wood with flush shutters with salmikka /vanished. The doors will have steel hinges and brass oxidised fittings. The main door will have a night latch and one eye piece. French door shutter will be of Teakwood

WINDOWS:

Windows will be of powder coated aluminium.

KITCHEN:

The kitchen will have a cooking platform top furnished with Granite, having a Stainless steel sink single bowl only. The wall backing the kitchen platform shall be finished with 60 cms. height ceramic tiles of basic rate Rs. 300/- per sq. mt. and one loft normal size.

PAINTING:

Internal walls will be painted with plastic distemper, ceiling with white wash. The external walls will be painted with cement paint.



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WATER SUPPLY:

Underground sump with electric pump and overhead water tank will be provided which is common for all flat holders.

PLUMBING & SANITARY:

Soil, waste and water pipes will be partially concealed and of good quality. In the bathroom there will be one western commode and one shower. Whereas in the toilet area only one Western commode with a wash basin of standard size will be provided. Kitchen will have one tap, one aqua guard point and one point for washing machine.

ELECTRICAL INSTALLATIONS:

The installation will be concealed copper wiring. Bedroom will have 2 light point, one fan point and one plug point. Kitchen will have one light point, one 15 amp point, one 5 amp point. Bathroom/toilet will have one light point. In the living /dining room there will be 3 light point, one fan point, 3 plug points will be provided. Entrance door one light point will be provided with one bell point. Each bedroom AC point and inverter wiring only.

LIFT:

Lift will be provided without battery inverter/ARD.



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GENERAL:

Each owner shall obtain his/her electrical connection from the respective Government Departments. The DEVELOPER / BUILDER shall only provide the PURCHASER / FINANCIER with the required electrical test report to the effect that the works are executed as per the Government regulations which is sufficient for obtaining the electrical connection. All meter charges of water and electrical connections will have to be borne by the PURCHASER / FINANCIER.

EXTRA WORK:

- a. In the case extra works with the extra items are executed by the DEVELOPER / BUILDER, the difference in cost towards the extra works as compared to the works provided by the DEVELOPER /BUILDER only shall be paid by the PURCHASER / FINANCIER in advance or cost difference have to be paid to the DEVELOPER /BUILDER.
- b. In the event the PURCHASER / FINANCIER wish to purchase an additional Parking Space, same shall be allotted on payment of extra cost at the discretion of the DEVELOPER / BUILDER.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE EXECUTED THESE PRESENTS ON THE DAY, MONTH, YEAR AND THE PLACE FIRST HEREIN ABOVE WRITTEN.



R. Am



SIGNED AND DELIVERED BY
THE WITHIN NAMED
OWNER/VENDOR NO. 1



(MR. RAJENDRA SAVALARAM ARLEKAR)

L. H. F. Prints

R. H. F. Prints



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____



R. Arlekar



SIGNED AND DELIVERED BY
THE WITHIN NAMED
OWNER/VENDOR NO. 2



RA

R. A m

(MRS. ROSHAN RAJENDRA ARLEKAR)

L. H. F. Prints

R. H. F. Prints

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____



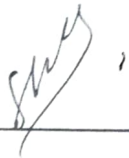
[Signature]

R. A m

[Signature]

SIGNED AND DELIVERED BY
THE WITHINNAMED
DEVELOPER




(M/S. ARC BUILDERS, represented by it Partners,
SHRI SHABBIR KARIM SHAIKH
for self & P.O.A. of SMT. DOLCY
SANTAN VALINKANI FERNANDES)

L. H. F. Prints

R. H. F. Prints

1. 

1. 

2. 

2. 

3. 

3. 

4. 

4. 

5. 

5. 



R. A W





In presence of:

1) Name:- Mr. Ayub Yusuf Shaikh

Signature:- Shaikh

Address:- H.No. 18 Ramnagar Reis Magos
Salvador do Mundo North Goa - 403101

2) Name:- Miss. Anjum Mukhtarahmed Tilavalli

Signature:- Anjum

Address:- H.No. 110 (10), Flat No. 12
Near State Bank of India
Carturim Tivim Mapusa North Goa

[Signature]

R. A W

[Signature]

FORM I & XIV

100018610701

15/02/2024

नमुना नं १ व १४

Page 1 of 2

Taluka

BARDEZ

Taluka

Reis-Magos

Village

Name of the Field

शेताचे नांव

Survey No. 64

सर्वे नंबर

Sub Div. No. 1-AH

हिस्सा नंबर

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
0000.09.90	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.90

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.09.90

Remarks शेरा

Dy. Coll. Order No. 15/60/2016/Part/Land/II dated
03/04/2017 and Letter of Inspector of Survey and
Land Records City Survey Mapusa No.

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
	Rajendra Savalaram Arlekar		61741	
S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----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-----				

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 Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	-----Nil-----									

End of Report

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



R.Am





FORM I & XIV

नमुना नं १ य १४

100018610701

15/02/2024

Page 2 of 2

तालुका

BARDEZ

गाव

Reis-Magos

Village

नांव
Name of the Field

शेताचें नांव

Survey No. 64

सर्वे नंबर

Sub Div. No. 1-AH

हिस्सा नंबर

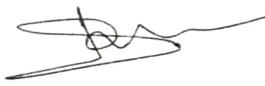
Tenure

सत्ता प्रकार



The record is computer generated on 15/02/2024 at 5:16:58PM as per Online Reference Number - 100018610701. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The best copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



 R. A. W. 



Government of Goa
Directorate of Settlement and Land records

Survey Plan

Bardez Taluka, Reis-Magos Village

Survey No.: 64 , Subdivision No.: 1-AH

Scale 1:1000

Reference No.: REV192455088

N

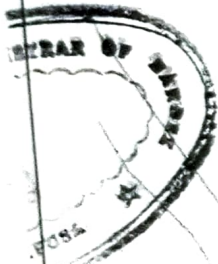


64/23

64/1

64/1-AH

64/1-A-C



R. Am

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NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 16-Feb-2024 11:21:48 am

Document Serial Number :- 2024-BRZ-1023

Presented at 11:17:04 am on 16-Feb-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	332700
2	Registration Fee	344100
3	Processing Fee	3120
Total		679920

Stamp Duty Required :332700/-

Stamp Duty Paid : 332700/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHRI SHABBIR KARIM SHAIKH As A Partner Of M/S ARC BUILDERS ,Father Name:Shri Karim Udhagutti, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H. No. B/400/T-1, A. R. Residency, Vidya Enclave, PDA Colony, Porvorim, Bardez, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJENDRA SAVALARAM ARLEKAR , Father Name:Savalaram Arlekar, Age: 65, Marital Status: Married ,Gender:Male,Occupation: Other, House No. 510, Malim, Near Tourist Complex, Penha de Franca, Bardez-Goa, North Goa, 403101, PAN No.:			
2	ROSHAN RAJENDRA ARLEKAR , Father Name:Dattaeam Bapu Satardekar, Age: 60, Marital Status: Married ,Gender:Female,Occupation: Housewife, House No. 510, Malim, Near Tourist Complex, Penha de Franca, Bardez-Goa, North Goa, 403101, PAN No.:			

Party Name and Address		Photo	Thumb	Signature
3	SHRI SHABBIR KARIM SHAIKH As A Partner Of M/S ARC BUILDERS , Father Name:Shri Karim Udthagutti, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, H. No. B/400/T-1, A. R. Residency, Vidya Enclave, PDA Colony, Porvorim, Bardez, Goa, PAN No.:			
4	SHRI SHABBIR KARIM SHAIKH , Father Name:Shri Karim Udthagutti, Age: 44, Marital Status: ,Gender:Male,Occupation: Business, H. No. B/400/T-1, A. R. Residency, Vidya Enclave, PDA Colony, Porvorim, Bardez, Goa, PAN No.: , as Power Of Attorney Holder for DOLCY SANTAN VALINKANI FERNANDES As A Partner Of M/S ARC BUILDERS			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ayub Yusuf Shaikh, Age: 32, DOB: , Mobile: 9421131115 , Email: , Occupation: Service , Marital status : Married , Address: 403101, H.No. 18 Ramnagar Reis Magos Salvador Do Mundo North Goa, H.No. 18 Ramnagar Reis Magos Salvador Do Mundo North Goa, Reis-magos, Bardez, NorthGoa, Goa			
2	Name: Anjum Mukhtarahmed Tilavalli, Age: 24, DOB: , Mobile: 9421131115 , Email: , Occupation: Service , Marital status : Married , Address: 403502, H.No. 110-10 Flat No. 12 Near State Bank of India Carturim Tivim Mapusa B Bardez North Goa 403502, H.No. 110-10 Flat No. 12 Near State Bank of India Carturim Tivim Mapusa B Bardez North Goa 403502, Tivim, Bardez, NorthGoa, Goa			




Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-1023

Document Serial No:-2024-BRZ-1023

Book :- 1 Document

Registration Number :- **BRZ-1-910-2024**

Date : 16-Feb-2024



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

SUB-REGISTRAR
BARDEZ

