(Rupees Six Lakhs Thirty Eight Thousand Only)

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

For CITIZENCREDIT™ CO-OP BANK LTD
Authorised Signatory

भारत 53464 NON JUDICIAL ग ोवा
125298 JAN 21 2021
zero six three eight zero zero zero 17:01
Rs 0638000/- PB6818
INDIA STAMP DUTY GOA

Name of Purchaser Fortune Realtors And Developers LLP

2021-BRZ-800
22/02/2021

AGREEMENT FOR SALE CUM DEVELOPMENT

For Acumen Automation Pvt. Ltd.
Director

For FORTUNE AMA DEVELOPERS LLP
Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

(Rupees Twenty Nine Thousand Only)

For CITIZENCREDIT™ CO-OP BANK LTD

Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 53471 NON JUDICIAL गोवा
171292 JAN 22 2021

zero zero two nine zero zero zero 12:43

Rs.0029000/- PB6818

सत्यमेव जयते
INDIA STAMP DUTY GOA

Name of Purchaser FORTUNE REALTORS AND DEVELOPERS LLP

AGREEMENT FOR SALE CUM DEVELOPMENT

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For Acumen Automation Pvt. Ltd.

Director

This Agreement for Sale cum development is made on this ~~28th~~ 22th day of January 2021 at Mapusa, Bardez - Goa.

BETWEEN

ACUMEN AUTOMATION PRIVATE LIMITED, a private Company duly registered under the provisions of the Companies Act 1956, having its registered office at 1005, 10th Floor, Kirti Shikhar Bldg., II, District Centre, Janak Puri, New Delhi - 110058, having PAN Card No. , represented by its Director, **MR. AJAY DHAWAN,** son of Mr. Pran Nath Dhawan, aged 50 years, business, married, Indian National, having PAN Card No. and Aadhar Card No. , resident of ED-126, Near Water Tank, Tagore Garden, West Delhi, Delhi - 110027, hereinafter jointly referred to as the **"FIRST PARTY (OWNER)"** (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include its legal representatives, executors, administrators, transferees and assigns) of the **ONE PART**.

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

AND

FORTUNE AMA DEVELOPERS LLP, having its registered office at Celben Apartments, Ground Floor, Near Mapusa Urban Co-op. Bank, Naikawaddo, Calangute, North Goa, Goa - 403516, having PAN Card No. represented by its Designated Partner, (1) **Mr. Shyam Kapoor,** son of Prem Kapoor, aged 49 years, business, married, Indian National, having PAN Card No. and Aadhar Card No. , resident of Flat no. –Fortune Icon,Flat No. 201 Orchid Block, Banjara Hills, Hyderabad, 500034, Telangana,

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

authorized vide Resolution dated 19th January 2021, hereinafter referred to as the "SECOND PARTY (**DEVELOPER**)" (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include its successors and assigns) of the SECOND PART.

WHEREAS:

i) The FIRST PARTY is the owner in possession of ALL THAT property known as **"ARADY DE SAIPEM"** also known as **"SAM DOMINGOS"** also known as **"PRIORADO DE SAM THOME"**, surveyed under Survey No. **54/8-A** of village **Calangute**, situated at Orda, Candolim, within the limits of the village Panchayat of Candolim, Taluka of Bardez, Sub District of Bardez, District of North Goa and State of Goa, admeasuring **980 sq. mts.**, which property is found described in the Land Registration Office under No. 24237 at folio 143V of Book 62(New) and found enrolled in the Taluka Revenue Office under Matriz Predial No. 575 of the Second Circumscription, more particularly described in **Schedule I** hereunder and hereinafter referred to as the "**SAID PROPERTY**".

ii) The FIRST PARTY is the owner in possession of the **SAID PROPERTY.**

iii) On purchase of the **SAID PROPERTY** supra, the FIRST PARTY has got its name mutated in the revenue records and that it is in vacant, peaceful and unencumbered possession and enjoyment thereof.

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

iv) After signing of the present agreement, any issue relating to the title of the said land will be the sole responsibility of the First party/Owner and any issues or claims arising from the development of the said property not relating to the title of the property shall be the responsibility of the Second Party/Developer.

v) That the FIRST PARTY being interested in offering the SAID PROPERTY for development and sale to the SECOND PARTY, and the Second Party being interested in developing the said property, the First Party has made the following representations:

a. The FIRST PARTY has become the absolute Owner of the SAID PROPERTY in the aforementioned manner and that the title of the FIRST PARTY to the SAID PROPERTY is good, clear, marketable, valid and subsisting and that no one else has any right, title, claim or share therein and that the FIRST PARTY has not entered into any agreement for sale, transfer or development of the SAID PROPERTY with anyone else and nor is the SAID PROPERTY subject matter of any will or gift, memorandum of understanding (oral or written) or any other writing by whatever name called, creating any third party right in favour of any third party.

b. There is no impediment to enter into this agreement under any law or contract nor is the SAID PROPERTY a land in which there is any statutory prohibition on sale/development/ conveyance, and the SAID PROPERTY is not subject to any acquisition proceedings or encumbrance, howsoever remote, of any kind and the SAID PROPERTY has not been mortgaged or

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

offered as a collateral for securing any loan or for obtaining any advance whatsoever from any individual, Bank or Financial Institution and it is not subject to any statutory or any other charge for payment of income tax, gift tax.

c. There is no/was no statutory bar or prohibition to acquire/hold the SAID PROPERTY including and not limited to any provisions under the Goa Town &Country Planning Act, Goa Land Revenue Act or any other provision of law applicable to the SAID PROPERTY.

d. The FIRST PARTY is in actual physical and vacant possession of the SAID PROPERTY and that the FIRST PARTY has not parted with the possession in any manner including and not limited to by any agreement of tenancy or lease. The FIRST PARTY has also not ceded any right of way or any other restriction or easement by whatever name called on the SAID PROPERTY.

e. The FIRST PARTY has paid all the property taxes and all other levies by whatever name called, till this date.

f. On this day of signing agreement FIRST PARTY has handed over peaceful possession of SAID PROPERTY to SECOND PARTY to carry out construction work but in no way it transfers the right of title to the property to the second party during the construction .

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

vi) AND WHEREAS the DEVELOPER after thorough verification and inspection of the title documents through their advocate and having satisfied thereto has approached the OWNERS seeking to undertake permission to develop and proportionately purchase/assign his proportionate undivided share in the SAID PROPERTY at his sole risk, cost and expenses for which and the OWNERS have agreed to assign the SAID PROPERTY for the total price consideration as under:

vii) The FIRST PARTY has agreed to sell to the SECOND PARTY undivided rights in the SAID PROPERTY corresponding to 58.54% equivalent to 8 1BHK Units and 3 Studio Units in the SAID PROPERTY , more particularly described in SCHEDULE III in lieu of the SECOND PARTY constructing the said complex and handing over 41.46% built up area equivalent to 4 1BHK Units and 5 Studio Units more particularly described in SCHEDULE II and effecting consideration of Rs. 5,00,000/- to the FIRST PARTY in the manner stipulated herein

viii) The SECOND PARTY shall construct the said PROJECT in terms of specifications more particularly mentioned in SCHEDULE IV.

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND UNDERSTOOD BETWEEN THE PARTIES HERETO AS UNDER:

1. **RECITALS**

The Parties do hereby jointly and severally declare and confirm that whatever is recited hereinabove in respect of the SAID PROPERTY shall be treated as representations, warranties and declarations on the part of the Parties and the same shall form an integral part of the operative portion of this Agreement as if the same are reproduced herein verbatim. The SECOND PARTY has agreed to enter into this Agreement and carry out its obligations under this Agreement relying upon and believing the statements, representations, assurances and declarations of the Owner in this Agreement to be true, correct and accurate, and based on the said representations of the FIRST PARTY that the FIRST PARTY is holding clear and marketable title of the SAID PROPERTY and of the development rights thereof; and is legally entitled to transfer rights in the favour of the SECOND PARTY.

2) **The Agreement of Sale cum Development:**

a. The SECOND PARTY and the FIRST PARTY do hereby form and constitute this agreement for the SAID PROJECT.

b. All the terms and conditions of this agreement and the clauses detailed hereinbelow constitute and form part of the **said Agreement of Sale cum Development.**

3) **THE SAID PROJECT:**

a. The SECOND PARTY shall develop the SAID PROPERTTY by constructing thereon residential

For Acumen Automation Pvt. Ltd.

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For Fortune AMA Developers LLP

Designated Partner

scheme(s) of 12 1BHK Apartments and 8 Studio Units.

b. The SECOND PARTY have conceptualized the said project within the framework of, and parameters permissible, in law.

c. The SAID PROJECT, either before or after completion shall be identified in the name as may be mutually agreed.

4) THE CONTRIBUTION OF THE FIRST PARTY AND THE SECOND PARTY UNDER THE AGREEMENT OF SALE CUM DEVELOPMENT:

a. The primary obligation and contribution of the FIRST PARTY shall be to bring into this agreement the SAID PROPERTY, which the FIRST PARTY hereby does with the execution of this Agreement.

b. The primary obligation and contribution of the SECOND PARTY shall be to invest all monies in terms of this Agreement and other resources as the SECOND PARTY may deem necessary for, and to undertake and complete, the SAID PROJECT.

c. After execution of this Agreement, the SECOND PARTY shall invest an amount as may be required towards development cost of the SAID PROJECT till the completion of the SAID PROJECT.

d. The SECOND PARTY shall obtain all necessary sanctions and final approvals from all the concerned authorities including renewal of the Conversion Sanad for construction of the said PROJECT in the SAID PROPERTY within a period

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AHA DEVELOPERS LLP

Designated Partner

For FORTUNE AQUA DEVELOPERS LLP

Designated Partner

of 6 month (with a grace of 3 months after) days from the date of execution of this agreement.

5) RIGHTS OF PARTIES IN RESPECT THEREOF:

5.1. In consideration of the respective promises, obligations and contributions as aforesaid:

a. The FIRST PARTY shall get:

i) 41.46% built up area equivalent to 4 1BHK Units and 5 Studio Units in the SAID PROJECT valued at Rs. 2.20 crore (hereinafter referred to as "said premises") which premises are more particularly described in SCHEDULE II hereunder to be constructed in terms of specifications mentioned in SCHEDULE IV.

ii) To retain proportionate undivided rights to the SAID PROPERTY corresponding to the area of the FIRST PARTY's units.

iii) Consideration of Rs. 5,00,000/-

b. The SECOND PARTY shall get–

i) 58.54% equivalent to 8 1BHK Units and 3 Studio Units in the SAID PROJECT on ownership basis together with the proportionate undivided rights to the SAID PROPERTY corresponding to the area of the SECOND PARTY's premises/units, hereinafter referred to as the "DEVELOPER PREMISES". The built up area allotted to the SECOND PARTY is more particularly mentioned in SCHEDULE III to be

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

constructed in terms of specifications mentioned in SCHEDULE IV.

ii. The area of the units shall include the incidence of staircase, common passages, elevators, terrace, landings and other common areas as applicable to other units in the SAID PROJECT.

6) **ROLES, RESPONSIBILITIES, OBLIGATIONS AND COVENANTS OF THE SECOND PARTY**

The FIRST PARTY shall be liable and obliged to discharge the following independent and mutually exclusive obligations and covenants at the cost of the FIRST PARTY (unless expressly specified otherwise)

a. Title:

i. The FIRST PARTY shall at all times during the tenure of this Agreement and thereafter for the benefit of the Apartment Purchasers, maintain the FIRST PARTY's title to the SAID PROPERTY (subject only to the rights and entitlements of the SECOND PARTY as are set out herein) unimpeachable, good, marketable and subsisting, free from any encumbrance, charge, lien, or claims whatsoever.

ii. After execution of this Agreement, FIRST Party shall give Specific Power of Attorney to the authorized person of the SECOND PARTY authorizing him for executing documents for approval, Sanad, Forest Department, Panchayat Licenses, Changes in Plan of construction, upgradation in

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

specification and for all other purposes under this agreement.

b. Approvals

i. The SECOND PARTY shall obtain all necessary sanctions and approvals from all the concerned authorities including renewal of the Conversion Sanad for construction of the said PROJECT in the SAID PROPERTY. The SECOND PARTY hereby agree to obtain the following approvals referred to in this Agreement and shall intimate to the first party about the said approvals

(a) Conversion Sanad within a period of 90 days from the execution of this Agreement

(b) All other approvals including construction licence within a period of six months after obtaining permission (a) above with additional race period of three months.

ii. The SECOND PARTY shall with the active cooperation and assistance of the FIRST PARTY, but at the SECOND PARTY'S cost, obtain the completion and Occupancy Certificate from the concerned authorities on completion of the Development.

iii. Payment of all refundable and non refundable deposits payable to any authority whatsoever for the purpose of obtaining any approval and development of the SAID PROPERTY shall be borne and paid by the SECOND PARTY. The SECOND PARTY alone shall be entitled to receive the refund if any of the said deposits.

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

iv. All cost pertaining to obtaining the approvals, completion or occupation certificate upon completion of the construction by the SECOND PARTY as per the approved plans shall be borne by the SECOND PARTY.

c. The FIRST PARTY shall fully co-operate with the SECOND PARTY, at the cost of the SECOND PARTY, in discharge of the obligations of the SECOND PARTY to develop the SAID PROPERTY as provided herein and on terms and conditions appearing herein.

d. The FIRST PARTY shall be liable to convey the undivided rights corresponding to the "developer premises" in the SAID PROPERTY in favour of the SECOND PARTY or their nominees/assigns or prospective purchasers after receipt of the Completion Certificate in respect of the Project land. Provided that all costs and expenses incidental thereto shall be borne and paid by the SECOND PARTY or the purchasers of premises in the said Complex.

7) <u>ROLES, RESPONSIBILITIES, OBLIGATIONS AND COVENANTS OF THE FIRST PARTY</u>

The SECOND PARTY shall be liable and obliged to discharge the following independent and mutually exclusive obligations and covenants at the cost of the SECOND PARTY (unless expressly specified otherwise)

a. The SECOND PARTY shall be responsible for planning and designing of the said Complex and the premises therein. Notwithstanding a power of attorney which may be executed by the FIRST PARTY in favour of the SECOND PARTY as is set

For Acumen Automation Pvt. Ltd. Director

For FORTUNE AMA DEVELOPERS LLP Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

out herein, the FIRST PARTY shall, whenever called upon by the SECOND PARTY, duly sign all applications, declarations, affidavits and any other writing by whatever name called, which may be necessary for the purpose of obtaining all approvals, etc.

b. The SECOND PARTY shall be entitled to modify the plan already submitted to/approved by the concerned authorities, or submit fresh plans from time to time as may be decided by the SECOND PARTY without materially affecting the benefits accruing to the Project and the Parties herein.

c. The SECOND PARTY shall develop the SAID PROPERTY inter alia by full exploitation of the Development Potential thereof, strictly as per the plans sanctioned and approved by the competent authority and in compliance with all applicable local laws/rules and regulations of the said authority;

d. The SECOND PARTY shall be at liberty to develop the SAID PROPERTY either by self or by entrusting the work or any part thereof to any contractor. However, the SECOND PARTY shall be responsible for due performance of its contractors and appointees. The SECOND PARTY shall appoint architects, RCC consultant, landscaping consultants and all other professionals of necessary experience and expertise.

e. In the event that in future (during the course of implementation of the Project as provided herein) the FAR is increased/or purchase of the same is possible with suitable

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

permission/sanction from the Town & Country Planning Authority/Statutory Authority to construct additional built area in the said complex or on the SAID PROPERTY (**"Additional FAR"**), the benefit of the said additional built area shall accrue to the FIRST PARTY in the same proportion as is provided herein in respect of the present agreement.

f. The SECOND PARTY shall register the said project with RERA authorities and shall be the sole promoter for the said project. The SECOND PARTY shall comply with all the requirements of RERA.

8) **APPROPRIATION OF PROCEEDS OF SALE**

The proceeds from booking received from the SAID PROJECT shall be appropriated and/or adjusted in terms of the allotment of the units to the respective parties in as much as if the booking is in respect of the units of the SECOND PARTY, then the amount will be appropriated by the SECOND PARTY and if the booking is in respect of the units allotted to the FIRST PARTY, then the amount will be appropriated by the FIRST PARTY

9) **TAXES**

i. All rates, taxes, charges, assessments, duties, land revenue and other outgoings in respect of the entire property upto the date of execution of this Agreement have been paid by the FIRST PARTY. In the event that such charges have not been paid by the FIRST PARTY, the FIRST PARTY undertakes to pay the same immediately. Further the FIRST PARTY represent and

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

warrant that they will be responsible and liable for the payment of all arrears or outstanding rates, taxes, charges, assessments, duties, arrears and outgoings in respect of the entire property for the period upto the date of execution of this Agreement. All rates, taxes, charges, assessments, duties, land revenue and other outgoings relating to the area occupied by the developmental property after the date of the execution of the Agreement shall be borne by the SECOND Party.

ii. The GST shall be borne by the respective parties as applicable by competitive tax authority

10 **VARIATIONS IN PLANS.**

i. The SECOND PARTY shall carry out such variations and alterations in the SAID PROJECT, building plans or in the layout of the Apartment s including relocating the open space/all structures/ buildings/ garden spaces and /or varying the location of the access of the SAID PROJECT, as the exigencies of the situation and the circumstances of the case may require.

ii. The SECOND PARTY is entitled to revise the specifications relating to the exterior of the SAID PROJECT and/or all common structures, areas, amenities in and around SAID PROJECT.

11 **COMPLETION OF PROJECT**

1. The SECOND PARTY shall do all that is necessary to complete the project within 18 months from the date of grant of construction license in terms of the agreement subject to an

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMARA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

extension of 6 months of grace period and shall comply with the terms and obligations. If the second party is not able to complete the project after the grace period then the second party shall pay a monthly rent of Rs. 75,000/- (Rupees Seventy Five Thousand Only) for the owner share till the completion of the project, to the first party.

2. In respect of the delivery of possession of the SAID PREMISES by the SECOND PARTY to the FIRST PARTY:

   i) The same shall be done only after the SECOND PARTY has obtained an occupancy certificate from the concerned authority in respect of the unit(s) to be handed over.

   ii) The SECOND PARTY shall inform the FIRST PARTY in writing, unless the FIRST PARTY waive this requirement in writing or by conduct, by Registered A.D. Post calling upon the FIRST PARTY to take possession of the SAID PREMISES and to complete all formalities in respect thereof within 30 days from the date of receipt of the said letter.

   iii) The delivery of possession shall be acknowledged in writing by the FIRST PARTY to the SECOND PARTY and the actual delivery of possession shall be given to the FIRST PARTY simultaneously upon the FIRST PARTY, or their agent, signing and handing over the letter of acknowledgement to SECOND PARTY.

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

iv) In the event, the FIRST PARTY refuse, fail or neglect to take delivery of possession of any or all of the units within 30 days from the date of receipt of the aforesaid letter, without justifiable and reasonable cause, the SECOND PARTY shall be deemed to have fulfilled his obligation under this agreement and in law in respect of handing over the SAID PREMISES on the expiry of the 30 days from the date of receipt of the said letter.

v) It is the duty of the FIRST PARTY to inspect and verify and satisfy themselves of the quality of construction of the SAID PREMISES and that the same confirms to the details/specifications agreed herein, and that the SAID PREMISES is free from all defects and deficiencies.

vi) Upon completion of the respective stage/slab or works as stated above, the FIRST PARTY shall be precluded and will not be entitled to make any complaints or claims regarding defective or deficient work(s) in respect of the said stage/slab or the said works.

vii) It is the duty of the FIRST PARTY and the FIRST PARTY shall at the time of taking delivery of the SAID PREMISES, to inspect, verify, the SAID PREMISES or cause the same to be inspected, verified, and satisfy themselves that the SAID PREMISES is complete in all respects and free from all defects or deficiencies. The letter acknowledging delivery of possession

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

shall signify, and will be treated as an acknowledgment, that the FIRST PARTY are satisfied with the quality of construction of SAID PREMISES and of the common areas, and that the same is free from all defects and deficiencies and is complete in all respects.

viii) Upon taking delivery of possession and handing over of the letter acknowledging delivery of possession, or upon deemed delivery as stipulated above, the FIRST PARTY shall be precluded and shall not be entitled to claim or seek redress against the SECOND PARTY in respect of any item of work, in the SAID PREMISES or any common area or SAID PROJECT, which may be alleged to be defective or deficient, or alleged to have not been carried out or completed.

ix) The SECOND PARTY shall be responsible for colour/size variations in flooring tiles, glazed tiles or any natural stones like marble, granite, or any sanitary fitting and cracks/dampness as defective works and the first party shall notify the same to the second party within a period of 6 months.

x) Under no circumstances shall the FIRST PARTY be entitled to claim and the SECOND PARTY be made liable to pay any amount towards the cost, expenses or charges of repairing or curing any defects undertaken or carried out by the FIRST PARTY without the prior written consent of the SECOND PARTY.

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

xi) The SECOND PARTY shall not incur any liability if the SECOND PARTY is unable to deliver possession of the SAID PREMISES or delays in making payment as aforesaid within the time stipulated above if the construction or completion thereof or the payment is delayed by reasons of non availability of material or by reason of war, civil commotion or any act of God or if the non delivery of possession is due to or is a result of any Act, Rule, Regulation, Notice, Order, Notification or Circular of the Government of Goa or the Central Government or due to any legal proceedings in any court/tribunal, and/or any competent authority or other reasons beyond the control of the SECOND PARTY and in any of the aforesaid events, the SECOND PARTY shall be entitled to a reasonable extension of time for handing over/delivery of the possession of the SAID PREMISES or making the payment.

xii) With effect from execution of this Agreement, In respect of their respective premises/ units in the SAID PROJECT, including their respective proportionate undivided rights to the SAID PROPERTY, each party shall be free to deal with and dispose of their respective unit(s) in the SAID PROJECT, including entering into agreement(s) of Sale with any person, thereby agreeing to sell, or otherwise transfer any or all of their premise(s)/unit(s) in the SAID PROJECT

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

with or without the corresponding undivided rights in the SAID PROPERTY and receive the consideration thereof, including earnest money or deposit and do all that is necessary in this regard, subject to:

a. Special Power of Attorney shall executed and registered at the time of registering this present agreement, thereby allowing the second party to enter into Agreement(s) of sale etc. with prospective purchasers and do all that is necessary in this regard.

xiii) The title and interest of the SECOND PARTY and the FIRST PARTY to the undivided proportionate share in the SAID PROPERTY shall be joint and impartibly and the parties shall not be entitled for demarcation or partition of their right in or to the land of the SAID PROPERTIES.

xiv) All monies or other benefits received by the FIRST PARTY from their SAID PREMISES shall be exclusively for, and be retained by, the FIRST PARTY themselves and similarly all monies or other benefits received by the SECOND PARTY from their premises/ unit(s) in the SAID PROJECT shall be exclusively for, and be retained by, the SECOND PARTY for itself.

xv) The FIRST PARTY from the date of delivery of possession shall not do or suffer to be done anything to the external look of the

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

SAID PREMISES, or any party thereof, and shall not change or alter the externals of the SAID PREMISES or the building or any part thereof. The FIRST PARTY shall be bound to maintain the externals of the SAID PREMISES in uniformity with the other unit(s) of the SAID PROJECT as regards the colour, wood work, grills etc, unless otherwise permitted in writing by the SECOND PARTY. No personal sign boards shall be erected on the façade of the building except the project name

xvi) The FIRST PARTY hereby covenants that they shall not do anything which has the effect of causing disturbance or interference with the common areas in the project and shall ensure that no chaining of animals, birds, etc. or storage of cycles, motorcycles shall be undertaken in the common areas. The FIRST PARTY shall not indulge in any acts which shall cause any blockage in any manner to the common areas.

3. Upon completion of the project, the SECOND PARTY and FIRST PARTY shall execute necessary documents/instruments for sale of units in favour of respective Purchasers of the units along with proportionate undivided rights in the SAID PROPERTIES.

12. **FORMATION OF ENTITY**:

i. The Second party hereby assures that it shall be responsible to maintain all the common

For Acumen Automation Pvt. Ltd.

For FORTUNE INFRA DEVELOPERS LLP

Director

Designated Partner

For Fortune Developers LLP

Designated Partner

areas, common amenities and facilities created as part of the project including landscaping and gardening, walkways, driveways , common area lighting , security system controls, lift and corridors and all other common and circulation areas in the following manner, for the first three years:

- For the first year the second party will charge on actuals, submitting the bills for the same.
- The Second party will charge 15% premium on actuals for the second and third year.
- The Second party will call for a society meeting on the completion of the third year and the further maintenance of the project will be decided amicably.

ii. The FIRST PARTY hereby covenants and undertakes to pay the maintenance charges, electrification charges, infrastructure charges, security charges as may be levied by the SECOND PARTY and/or its agency. The FIRST PARTY and/or its transferees shall diligently make all the payments as and when demanded by the SECOND PARTY and/or its maintenance agency. (on submission of bills by the first party).

iii. When a decision in this matter is taken, the respective parties shall sign all form(s), application(s), deed(s), and other document(s) as may be required for the formation of the ENTITY.

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

13. **INCREASE IN FAR**

i. In the event, before the execution of the final sale deed(s), the FSI/FAR presently allowed to the SAID PROPERTY is increased or decreased or any other or further benefits/restrictions are granted/imposed by law or any authority in respect of the SAID PROPERTY, all such benefits/restrictions shall be shared by the SECOND PARTY and the SECOND PARTY in the ration of.

14. **TERMINATION:**

i. In the event the FIRST PARTY fails to comply with condition stipulated in this AGREEMENT above and/or in the event the approvals for the said project are not given by the concerned authority for reasons not attributable to the SECOND PARTY and/or in case any objection is received from any person against the SAID PROPERTY this Agreement for Sale cum development and/or the development not attributable to the SECOND PARTY thereof which has the effect of disturbing or frustrating this agreement or in any manner impeding the development of the SAID PROPERTY the SECOND PARTY shall be entitled to terminate this Agreement for Sale cum development by giving the FIRST PARTY a one month notice in writing to this effect and upon expiry of one month, the Agreement shall stand terminated for all effective and practical purposes and the FIRST PARTY shall be liable to refund all the monies paid and/or invested under this AGREEMENT within a period of 30 days from

For Acumen Automation Pvt. Ltd. For FORTUNE AMA DEVELOPERS LLP

Director Designated Partner

receipt of the notice and in the event of failure to effect payment within a period of 30 days.

ii. In the event, for reasons not attributable to the FIRST PARTY, the construction of the said project in respect of the SAID PROPERTY is not commenced within a period of 3 Months from the date of receipt of the construction licence the FIRST PARTY shall issue a notice to the SECOND PARTY calling upon the SECOND PARTY to remedy the breach within a period of 60 days. If FIRST PARTY fails to remedy breach SECOND PARTY to terminate this agreement and refund Rs. 5 lacs paid under this agreement along with the money spent by the SECOND PARTY on the approvals

iii. In the event, after construction has commenced, the SECOND PARTY for reasons not attributable to the FIRST PARTY abandons the work, than the FIRST PARTY shall complete the project by itself or through a third party or complete the project by itself or through a third party and shall be entitled of the DEVELOPER PREMISES and upon completion of the same, the FIRST PARTY shall effect payment to the SECOND PARTY of all monies payable to the SECOND PARTY on the basis of valuation carried out by the Architect appointed for the project by the SECOND PARTY which valued amount shall be paid after deduction of the forfeiture amount.

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For Acumen Automation Pvt. Ltd.

Director

15. **FORCE MAJEURE**

i. If the Second Party is delayed in, or prevented from, performing any of its obligations under this Agreement by any event of Force Majeure, the Second Party shall have no liability in respect of the performance of such of its obligations as are prevented by the events of Force Majeure, during the continuance thereof, and for such time after the cessation, as is necessary for the Second Party, using all reasonable endeavors, to re-commence its affected operations in order for it to perform its obligations. The Second Party shall not be held responsible for any consequences or liabilities under this Agreement if prevented in performing the same by reason of Force Majeure Event. The Second Party shall not be deemed to have defaulted in the performance of its contractual obligations whilst the performance thereof is prevented by Force Majeure Event and the time limits laid down in this Agreement for the performance of such obligations shall be deemed to be extended accordingly upon occurrence and cessation of any event constituting Force Majeure.

ii. **Force Majeure"** shall mean and includes an event as preventing the Second Party from performing any or all of its obligations under this Agreement, which arises from or is attributable to any of the below events:

(i) act of God i.e. fire, draught, flood, earthquake, epidemics, natural disasters;

(ii) explosions or accidents, air crashes, act of terrorism;

(iii) strikes or lock outs, industrial disputes;

(iv) non-availability of cement, steel or other raw material due to strikes of manufacturers, suppliers

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

Designated Partner

transporters or other intermediaries or due to any reason whatsoever;

(v) war and hostilities of war, riots, bandh, act of terrorism or civil commotion;

(vi) the promulgation of or amendment in any law, rule or regulation or the issue of any injunction, court order or direction from any governmental or statutory authority that prevents or restricts the Second Party from complying with any or all the terms and conditions as agreed in this Agreement;

(vii) any legislation, order or rule or regulation made or issued by the Government or any other authority or if any competent authority(ies) refuses, delays, withholds, denies the grant of necessary approvals/certificates for the Residential Project;

(viii) any claim, challenge or objection to the Residential Project or on the rights of the First Party and/ or the Residential Project;

(ix) any hazardous, dangerous, perilous, unsafe chemical substance, material or property, which is found on the Said property which renders liable or endangers the health and safety of either Party or the general public; or

(x) any change in Applicable Laws adversely affecting the development of the Residential Project; or

(xi) Any occurrence of an event which is not in control of the Second Party.

16. Without prejudice to the other rights under this Agreement, Incase if any defect is found in the title of the FIRST PARTY to the SAID PROPERTY and/or in the present agreement and/or the FIRST PARTY is ever dispossessed from and/or prevented from undertaking the development of the SAID PROPERTY,

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

or any part thereof, then the FIRST PARTY agree and undertake at all times, to indemnify and keep indemnified the SECOND PARTY herein and his transferee/assigns against any loss, damage, cost, charges, expenses, suffered by the SECOND PARTY on account of any defect in title of the FIRST PARTY or fault of the FIRST PARTY or any breach of the covenants.

17. The FIRST PARTY do hereby declare and assure the SECOND PARTY that:

a. The FIRST PARTY have not entered into any agreement, arrangement, understanding, document, instrument concerning the SAID PROPERTY, nor have agreed to sell or otherwise transfer their rights, share or interest in the SAID PROPERTY in any manner whatsoever, to any person other than the SECOND PARTY.

b. The SAID PROPERTY or any part thereof is not a subject matter of any pending litigation.

c. The SAID PROPERTY or any part thereof is not a subject matter of acquisition under the Land Acquisition Act 1984, Requisition Act, Defence of India Act or C.A.D.A area.

d. The SAID PROPERTY or any part thereof was never a tenanted land and no claim of tenancy or mundkarship is pending before any Court or Tribunal.

e. There are no outstanding encumbrances, mortgages, charges, liens in respect of the SAID PROPERTY.

f. No easements or right of way run through or over the SAID PROPERTY.

For Acumen Automation Pvt. Ltd.

Director

For FORTUNDANA DEVELOPERS LLP

Designated Partner

For FORTUNE SQUARE DEVELOPERS LLP

Designated Partner

g. No Order of any Court, Tribunal or Authority prohibits or impedes the beneficent use of the SAID PROPERTY for construction or any other activity.

h. That the SAID PROPERTY is fit for development and there is no disability or restriction on development of the SAID PROPERTY or construction thereon.

18. **MISCELLANEOUS**

i. The respective rights and obligations of each party shall continue and subsist even after the completion of the SAID PROJECT and/or the lapse of this Agreement for Sale cum development.

ii. The FIRST PARTY does hereby undertake that they shall at all times hereafter do, perform, execute or cause to be done, performed and executed all such acts, deeds and things whatsoever which may be necessary for further, better and more perfectly every part thereof for development of the SAID PROJECT or according to the intent and meaning of this Agreement or as reasonably required by the SECOND PARTY.

iv. Nothing contained in this Agreement shall be construed to be a partnership between the parties except as provided in the clauses hereinabove nor shall anything contained in this Agreement be construed to create a relationship of a principal and agent between the parties nor will the SECOND PARTY be treated as a consumer qua the FIRST PARTY in respect of the SAID PREMISES or the

For Acumen Automation Pvt. Ltd.

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

FIRST PARTY treated as consumer qua the SECOND PARTY in respect of the SAID PROPERTY.

v. The parties hereto are entitled to specific performance of the terms of this agreement.

vi. All letters, notices, communications to the SECOND PARTY and the FIRST PARTY, by or under this agreement or otherwise shall be addressed at the addresses aforesaid. Any change in the above address shall be notified by the concerned party to the other party, in writing. Until and unless the communication of such change in address is received by the other party the above address shall be deemed to the valid and existing address of the parties. Any letters, reminders, notices, documents, papers or communication etc. sent on the above address or the changed address (subject to the immediately above preceding clause) by REGISTERED AD or Under Certificate of Posting shall be deemed to have been lawfully served and received by the respective parties.

vii. Any dispute shall be subject to the jurisdiction of courts in Goa.

19. That the stamp duty is paid on the land value of the property surveyed under Survey No. 54/8-A of Village Calangute, admeasuring 980 sq. mts. which land is valued at Rs. 63,70,000/- (980 x 6500/-). The total FAR of the SAID PROPERTY is 80 and therefore the total build up area corresponding to 41.42% works out

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For Acumen Automation Pvt. Ltd.

Director

to 980 sq. mts. and the construction value of the buildup premises allotted to the First Party is valued at Rs. 1,66,30,000/- and accordingly the stamp duty of 2.9% is paid both on land and premises Rs. 2,30,00,000/- and accordingly stamp duty @ 2.9% of **Rs. 6,67,000/-** is affixed herewith and Registration charges shall be 2.5% of the land value of Rs. 63,70,000/- which works out to **Rs. 1,59,250/-**

SCHEDULE I

ALL THAT property known as **"ARADY DE SAIPEM"** also known as **"SAM DOMINGOS"** also known as **"PRIORADO DE SAM THOME"**, surveyed under Survey No. **54/8-A** of village **Calangute**, situated at Orda, Candolim, within the limits of the village Panchayat of Candolim, Taluka of Bardez, Sub District of Bardez, District of North Goa and State of Goa, admeasuring **980 sq. mts.**, which property is found described in the Land Registration Office under No. 24237 at folio 143V of Book 62(New) and found enrolled in the Taluka Revenue Office under Matriz Predial No. 575 of the Second Circumscription and the same is bounded as follows:

North	:	By the property bearing survey no. 54/3.
South	:	By the seasonal water drain and the property bearing survey no. 55/13.
East	:	By the seasonal water drain.
West	:	By the part of larger property bearing survey no. 54/8.

SCHEDULE II

Sr.No.	Description of Flat	No. of units	Salable Area per unit
1.	Studio	5	39 sq.mt
2.	1 BHK	4	69 sq.mt

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

SCHEDULE - III

Sr. No.	Description of Flat	No. of units	Salable Area per unit
1.	Studio	3	39 sq.mt
2.	1 BHK	8	68/69 sq.mt

SCHEDULE IV

Building Specifications

[SPECIFICATIONS & AMENITIES OF THE APARTMENTS]

1. **Structure :** R. C. C. framed structure
2. **External walls:** 9" thick from laterite stones/blocks. Exposed laterite work on certain walls.
3. **Internal walls:** Made of bricks in 4" thick.
4. **External plaster:** Cement mortar in two coats.
5. **Internal plaster:** Gypsum plaster applied over masonry/ cement mortar finished with neeru.
6. **Flooring and wall tiles:** Quality tiles for all the flooring and walls and natural stone for wash basin counters. Window ledges covered with natural stone from inside.
7. **Toilet fixtures and fittings:** Jaquar or equivalent
8. **External paint:** Apex or equivalent
9. **Internal paint:** Plastic emulsion. Texture paint for certain walls.
10. **Doors and windows:** Readymade Doors with polish/paint finish and Windows of UPVC / Aluminum Powder coated.

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

11. **Electrical switches:** Modular switches of Anchor Roma or equivalent.
12. **Plumbing and Drainage:** Supply lines in CPVC pipes and Drainage pipes in PVC SWR pipes. Reserve Underground Sump tank along with overhead water tank.
13. Swimming pool with Deck
14. Generator for common lighting and facilities.
15. Landscaping around the building.
16. Club House. (Will be decided together with the landowner to see if it is feasible to do so)
17. LED Lights of Philips or similar for inside and outside the building
18. Modular kitchens with Hob chimney and S.S. Sink
19. Air Conditioners in Master Bedroom for all the units
20. Wiring and conducting for AC's.
21. Security cabins

Telephone and TV points in living and bedrooms.

IN WITNESS WHEREOF the parties hereto have signed this agreement on the day, month and year first hereinabove mentioned and in the presence of the witnesses herein below mentioned.

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE WORLD DEVELOPERS LLP

Designated Partner

Signed & Delivered by the within)
Named FIRST PARTY)

For Acumen Automation Pvt. Ltd.

Director

.....)

ACUMEN AUTOMATION PRIVATE LIMITED,
represented by its Director,
MR. AJAY DHAWAN,

LHFI	RHFI
1) _____	1)_____
2) _____	2)_____
3) _____	3)_____
4) _____	4) _____
5) _____	5)_____

For Acumen Automation Pvt. Ltd.

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

Signed & Delivered by the within named)
SECOND PARTY)

Designated Partner
.....)

FORTUNE AMA DEVELOPERS LLP,
represented by its Designated Partner,
(1) **Mr. Shyam Kapoor,**

LHFI RHFI

1) _____ 1)_____

2) _____ 2)_____

3) _____ 3)_____

4) _____ 4) _____

5) _____ 5)_____

For Acumen Automation Pvt. Ltd.

Director

For FORTUNE AMA DEVELOPERS LLP

Designated Partner

In the presence of the following witnesses:

1) Name: Ian Marc De Souza
Address: Assagao Bardez Goa

2) Name: Laximikant Halarnekar
Address: Near Police station
Bicholim - Goa

For Acumen Automation Pvt. Ltd.

Director

Designated Partner

Designated Partner

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

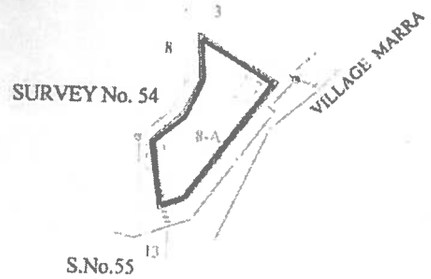
N

Plan Showing plots situated at
Village : CALANGUTE
Taluka : BARDEZ
Survey No./Subdivision No. : 54/ 8-A
Scale : 1 :1000

Inward no. 5959

Land Converted vide Sanad No. : RB/CNV/BAR/COLL/44/2010, Issued by the Collector, North Goa District, Panaji Goa for Residential Purpose
Dated : 30-05-2011

(RAJESHR PALKUCHELKAR)
Inspector of Survey &
Land Records.



Generated By : Pratap Moulekar (D'Man Gr. II)
On : 24-07-2019

Compared By

For Acumen Automation Pvt. Ltd.
Director

For FORTUNE AMA DEVELOPERS LLP
Designated Partner

100012087469

FORM I & XIV
नमुना नं १ व १४

Date : 19/02/2021

Taluka / तालुका: BARDEZ

Village / गांव: Calangute

Name of the Field / शेताचें नांव: Salpem

Survey No. / सर्वे नंबर: 54

Sub Div. No. / हिस्सा नंबर: 8-A

Tenure / सत्ता प्रकार:

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.09.30	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.30

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

Pot-Kharab पोट खराब				
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.50	0000.00.50	0000.09.80	Dy. Coll. Order no. 15/137/2009/Part/Land/DC-II dtd. 16/11/2009.

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

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Acumen Automation Private Limited		72571	

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 सिंचनांचा प्रारि	Remarks शेरा
	----------Nil----------									

End of Report

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

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **22-Feb-2021 01:02:17 pm**

Document Serial Number :- **2021-BRZ-800**

Presented at **01:02:15 pm** on **22-Feb-2021** 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	184800
2	Registration Fee	159250
3	Processing Fee	2540
	Total	**346590**

Stamp Duty Required :**184800/-** Stamp Duty Paid : **638000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**SHYAM KAPOOR ,,Age: , Marital Status: ,Gender:,Occupation: , Address1 -** Celben Apartments, Ground Floor, Near Mapusa Urban Co-op. Bank, Naikawaddo, Calangute, North Goa Goa - 403516, **Address2 - , PAN No.:**			

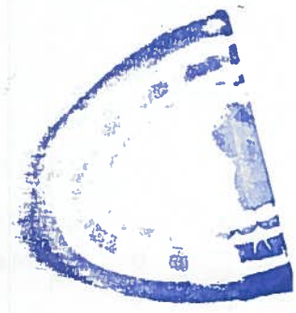
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**AJAY DHAWAN , , Age: , Marital Status: ,Gender:,Occupation: ,** 1005, 10th Floor, Kirti Shikhar Bldg. II, District Centre, Janak Puri, New Delhi - 110058, **PAN No.:**			
2	**SHYAM KAPOOR , , Age: , Marital Status: ,Gender:,Occupation: ,** Celben Apartments, Ground Floor, Near Mapusa Urban Co-op. Bank, Naikawaddo, Calangute, North Goa Goa - 403516, **PAN No.:**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Laximikant Suryakant Halornekar,Age: 43,DOB: ,Mobile: 9823865571 ,Email: ,Occupation:Advocate , Marital status : Married** , Address:403504, Bicholim, Bicholim, NorthGoa, Goa			



2	Name: **IAN M DE SOUZA,Age: 29,DOB: ,Mobile: 9820083497 ,Email: ,Occupation:Business , Marital status : Married** , Address:403507, Assagao, Bardez, NorthGoa, Goa			

22/01/2021

Sub Registrar

REGISTRAR
BARDEZ

Document Serial Number :- **2021-BRZ-800**

Document Serial No:-2021-BRZ-800

Book :- 1 Document

Registration Number :- **BRZ-1-804-2021**

Date : 23-Feb-2021

23/02/2021

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

SUB-REGISTRAR,
BARDEZ