

For CITIZEN CREDIT™
CO-OP. BANK LTD.

[Signature]
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.B./35/34/2011-RD



27745
129938

NON JUDICIAL गोंय
MAR 12 2021

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Rs. [REDACTED] PB7147

STAMP DUTY GOA

Name of Purchaser M/s NIRMAN CONSTRUCTIONS COMPANY

Reg 756

P-Reg 610/11

Serial 787

dt: 19/01/2021



AGREEMENT FOR JOINT DEVELOPMENT

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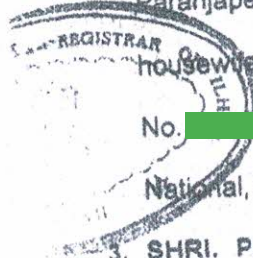
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This agreement is made at Panaji, Goa on this 18th day of March in the year 2021 (18/03/2021)

BETWEEN

1. **SHRI. UDAI MAHADEV PARANJAPE**, son of Mahadev Paranjape, age 66 years, married, Rtd Govt service, holding PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], Email ID [REDACTED], Indian National and his wife;
2. **SMT. PRAMILA UDAI PARANJAPE**, wife of Uday Mahadev Paranjape, daughter of Shantaram Bhawe, age 61 years, married, housewife, holding PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] Email ID [REDACTED], Indian National, both residing at H. No. 18/58 Cardoz Vado, Taleigao;
3. **SHRI. PANDURANG HARI JOSHI**, son of Hari Joshi, age 69 years, married, service, holding PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] Indian National and his wife;
4. **SMT. LALITA PANDURANG JOSHI**, wife of Pandurang Joshi, daughter of Shantaram Bhawe, age 67 years, married, service, holding PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], Indian National, residing at H No. 16/133 /1, KRISHNA KUNJ, Odlembhat, Taleigao, Ilhas - Goa, hereinafter referred to as "THE OWNERS" (which expression shall unless it be repugnant to the context or meaning thereof shall include their heirs successors, legal representatives, administrators and assigns) as Party of the **FIRST PART**.



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AND

M/S NIRMAN CONSTRUCTIONS COMPANY, a partnership Firm, having its registered office at S-2, Office No. 114, First Floor, Nova Cidade Complex, Porvorim, Bardez, Goa, holding Pan Card No. [REDACTED] herein represented by its partner SHRI UDAY DATTA NAIK, son of late Datta Naik, aged 58 years, married, business, holding Pan Card No. [REDACTED] Aadhar Card No. [REDACTED] Email ID nirmancon@gmail.com, Indian national, residing at Corlim, Ilhas, Goa, hereinafter referred to as "THE DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof shall include its legal representatives, administrators and assigns) as party of the

DISTRAR
SECOND PART.

WHEREAS there exists Plot No. 17 admeasuring 553 Sq. Mtrs. forming part and parcel of larger property known as 'CHAO OITERAL' situated at Ella/Corlim Village of Tiswadi taluka, within the limits of Village Panchayat Corlim, Se, Old Goa, District of Goa, and surveyed under Survey No. 14/2 and enrolled in the Taluka Revenue Office under matriz number 211 and described in the Land Registration Office of Ilhas under No. 4055 of Book B-11 new; Plot No. 17 is described in detail in the Schedule I hereunder and is hereinafter referred to as "The SAID PLOT".

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AND WHEREAS the said plot belonged to the OWNERS hereto as having purchased from (1) Mr. Antonio Marques Francisco Fernandes alias Antonio M. Francisco Fernandes, (2) Mrs. Rozaria Fernandes alias Smt. Rosaria Pereira, (3) Smt Mory Fernandes alias Chodgem Fernandes, (4) Smt. Ana Francisco Fernandes alias Shali Fernandes and (5) Mr. Francisco Fernandes under Deed of Sale and Conveyance dated 22/05/1987 duly registered in the office of Sub-Registrar of Ilhas under no. 665/90 filed in book No. 1 Vol - 88 dtd. 18/07/1990.

AND WHEREAS (1) Mr. Antonio Marques Francisco Fernandes alias Antonio M. Francisco Fernandes, (2) Mrs. Rozaria Fernandes alias Smt. Rosaria Pereira, (3) Smt. Mory Fernandes alias Chodgem Fernandes, (4) Smt. Ana Francisco Fernandes alias Shali Fernandes and (5) Mr. Francisco Fernandes were the original vendors / the owners in possession of the plot No. 2 of the immovable property known as "CHAO OITERAL" situated at Corim/Ella, by virtue of the Decree and Order passed by the Civil Judge Senior Division at Panaji on 18th February, 1982 in suit No. 4/1954 hereinafter referred to as "THE SAID PROPERTY" and subsequently the said property was further been sub-divided in smaller plots forming distinct and independent plots numbering from Plot No. 1 to 22 with approval of Planning and Development Authority, Panaji under letter No.PDA/OT/4062/5/11/88 dated 19/02/1988.

WHEREAS in terms of the above said Deed of Sale and Conveyance dated 22/05/1987, the OWNERS got their names mutated

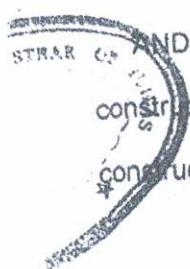
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Mypabe, [initials], [initials], [initials]



in the Survey Records of Rights of the said property since then said plot is not partitioned by metes and bounds on Government Survey Plan.

AND WHEREAS the OWNERS state and declare to be the sole and exclusive owners in possession of the said plot.

AND WHEREAS now the OWNERS are interested in carrying out project FOR WHICH PURPOSE HAVE approached the DEVELOPERS with the proposal to carry out the construction of single building with 8 to 10 units in the said plot.

 AND WHEREAS the DEVELOPER shall obtain Sanad and construction license, thereafter, from Village Panchayat Corlim, for construction in the said plot at his own cost and expenses.

WHEREAS the OWNERS have declared and expressly represented to the DEVELOPERS as under:-

- (i) That the owners are in full possession and use of the said plot. There is no dispute, litigation pending in or before any Court of Law, Tribunal, Revenue Authority and/or Quasi-Judicial body or authority in respect of the said plot or any parts thereof, nor there is any prohibitory, attachment or other order or any directive issued by any Court, Tribunal, Revenue Authority and/or Quasi-Judicial body or authority, prohibiting any of the owners from alienating, transferring, disposing of and/or otherwise dealing with the said plot

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and/or rights, benefits or interests therein, and/or entering into these presents, and/or which may affect or prevent the development or redevelopment of the said plot as contemplated herein.

- (ii) The OWNERS have not entered with third party into any other arrangements, transaction, and/or agreement (oral or written) for development, redevelopment, assignment, transfer and/or of the said plot or any part/s thereof, and have not done or committed or omitted to do any act, deed, matter or thing save to the extent mentioned herein, whereby or reason whereof the development and/or redevelopment of the said plot whereby the OWNERS may be prevented or affected in any manner whatsoever.



The OWNERS hereby declare that the title of the said plot is clear, marketable and free from all encumbrances and reasonable doubts, and the same was and remains in exclusive occupation and possession of the said OWNERS, who have good title, full power and absolute authority to deal with the said plot. The said OWNERS agree, admit, consent and confirm that neither they or anyone on their behalf had done, committed or omitted to do any act, matter or thing whereby or by means whereof the title of the said plot (in all the attributes as above stated) or any part thereof is or can in any manner be adversely affected or prejudiced.

- (iv) All previous transactions of and incidental to the said property have been effected duly in compliance with all statutory rules and regulations applicable thereto.

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

(vi) The OWNERS declare that there is/are no outstanding/s to any revenue or tax department/s which could directly or remotely constitute a charge/lien on the said plot or otherwise adversely prejudice or affect the transaction herein.



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

(viii) No proceedings are pending or initiated against the OWNERS under the provisions of the Income Tax Act, the Public Demand Recovery Act and/or any other law in force for the time being, and that no notice has been served upon or received by any of the OWNERS under the Income Tax Act and there is no attachment

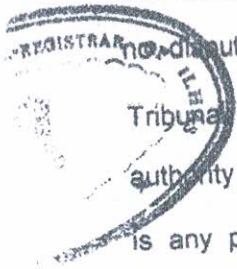
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or order in that regard, which may adversely affect the development and/or redevelopment of the said plot.

- (ix) None of the OWNERS are aware of the circumstances which may with notice or lapse of time or otherwise make incorrect, any of the declarations, representations and/or confirmation made in this deed by them.
- (x) No notice of Land Acquisition by the Government special Land Acquisition officer has been served upon the parties and there is no notification to that effect.
- (xi) The Ownership and all consequential authorities, as the case may be, in favour of the OWNERS are valid and subsisting and have no in any manner been challenged/disputed whatsoever. That the OWNERS are in full possession and use of the said plot. There is no dispute, litigation pending in or before any Court of Law, Tribunal, Revenue Authority and/or Quasi-Judicial body or authority in respect of the said plot or any parts thereof, nor there is any prohibitory, attachment or other order or any directive issued by any Court, Tribunal, Revenue Authority and/or Quasi-Judicial body or authority, prohibiting any of the owners from alienating, transferring, disposing of and/or otherwise dealing with the said plot and/or rights, benefits or interests therein, and/or entering into these presents, and/or which may affect or prevent the development or redevelopment of the SAID PROPERTY as contemplated herein.



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- (xii) The owners are not responsible and liable for any contract/contracts entered by the developer with the purchasers in what so ever manner.

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That in consideration of amount of Rs. [REDACTED] - (Rupees [REDACTED]) and subject to the terms and conditions hereafter appearing the OWNERS as the lawful and exclusive Owners of the said plot described in detail in the Schedule hereafter written do hereby agree to get into development of the said plot.
2. In consideration of the agreement the DEVELOPERS shall construct at his own cost for the OWNERS Two independent flats bearing Minimum super built up area, of 101 M2 each on FIRST floor with one stilt car parking per flat (hereinafter called as SAID UNITS) more particularly described in the schedule II in complex proposed to be built in the said plot.
3. The DEVELOPERS agree to construct the SAID UNITS for the OWNERS as per the plans duly approved by the competent authority as per the specifications detailed in schedule II hereunder subject to any revision plans at the instance of the DEVELOPERS, but such revision plan/plans shall not alter the specifications that are expected to be provided by the developer to the said units. Any other item of work in addition to the specified in the schedule II hereunder shall be carried out by the DEVELOPER for the

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OWNERS at the prior written request of and at the cost of the OWNERS as per the prevailing market value of such work item.


4. The DEVELOPERS hereby agrees to deliver possession of the SAID UNITS to the OWNERS within 24 months from the date of commencement of work at site from the date of obtaining all the necessary permissions and licences from the competent authorities. PROVIDED THAT, the DEVELOPERS shall not be restrained by any Judicial/Quasi-Judicial authority for construction at site and/or the DEVELOPERS is not physically restrained by any unto and to the incidence and/or alteration at site; In the event that the DEVELOPERS fails to deliver possession of the SAID UNITS within the time stipulated herein above due to any act of God or nature and force majeure beyond the control of the DEVELOPER, the OWNERS shall grant to the DEVELOPERS additional time of 6 months only for the delivery of possession of the SAID UNITS to occupy it fully & immediately, failing which the DEVELOPERS shall be liable to pay sum of Rs. [REDACTED] per month to the OWNERS which will be equally divided between them till such time the agreed units are delivered to the OWNERS.



5. Upon obtaining the construction license, the DEVELOPERS shall be entitled to put up a hoarding on the said plot, displaying the elevation of the proposed building and other particulars at the discretion of the DEVELOPER.

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6. The DEVELOPERS shall be obligated to obtain (if not already obtained) the following approvals/permits/licenses/consent as mandated by law, at his own cost from the concerned Government/local bodies/statutory authorities for the purposes of enabling development, without let or hindrances, by the DEVELOPERS on the said plot. A copy of every permission obtained shall be handed over to the owners no. 1 and 3 respectively.

(i) Sanad for the conversion of land use from the Additional Collector, North Goa.

(ii) Approval for development and construction on the said plot from the office of Town and Country planning and development Goa.

(iii) Construction license from the office of Village Panchayat, Corlim for the construction of Eight to Ten units.

(iv) Occupancy certificate from the Village Panchayat, Corlim on completion of the project.

7. The OWNERS shall, on execution of this agreement, execute a General Power of Attorney in favour of **SHRI. RAMESH M. NAIK**, Partner of M/s. Nirman Constructions Company, son of late Madadev Naik, aged 50 years, married, in business, holding Pan Card N [REDACTED], Aadhar Card No. [REDACTED], Email ID nirmancon@gmail.com, to sign all the applications, plans, papers etc to appoint Architect and to do other acts, deeds and things so as to obtain necessary permissions from the competent authority under the provisions of the prevailing relevant laws for the development of the said plot and also to approach the Village

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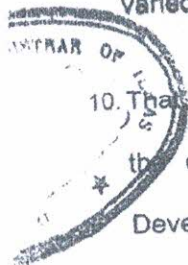
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Panchayat for obtaining approval of the building plans and commencement, occupation and completion certificate for the proposed buildings.

8. In case if the said plot is attached by any Government authorities or Banks or any Financial Institutions under any law due to any default by the OWNERS, the DEVELOPERS shall be entitled to all the expenses including incidental expenses by him in developing the said plot till such attachment etc, comes to his knowledge.

9. All the approvals, licenses, plans, design, layout etc, that may be prepared by the DEVELOPERS shall be binding on the OWNERS subject to however that the area and the location of the said super built up premises agreed to be allotted to the OWNERS may not be varied.

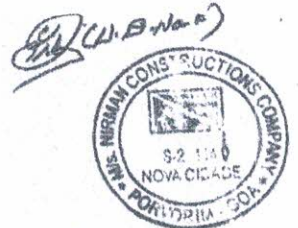


10. That the OWNERS shall hand over and deliver to the DEVELOPER the original documents of title as and when required by the Developer for producing before the Government Department for obtaining permissions.

11. The agreement shall stand automatically terminated in case approval licenses from approving authorities such as Panchayat, Town and Country Planning Department or any other department of the Government could not be obtained and/or the total area which can be approved for construction in the said plot becomes less than 80% of FAR available due to Government legislation or due to any

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other law/rules applicable to the Government authorities thereby resulting into such reduction in area.

12. That both the parties hereto are entitled of specific performance of this agreement.

13. The DEVELOPER shall be entitled to construct building project in the said plot in accordance with the plans to be sanctioned by the Village Panchayat and sell and receive booking amount or consideration, on the same on what is known as "Ownership Basis" excluding the units to be allotted to the OWNERS and on such terms and conditions as the DEVELOPERS may deem fit without any reference to the OWNERS but with the exclusion of the units agreed to be allotted to the OWNERS. In such cases, where an agreement is entered into, owners are not responsible for the commitment made in such agreements and are in no way liable or responsible for such acts by the developer.

14. It is hereby agreed that in respect of the flats agreed to be constructed by the DEVELOPER for the OWNERS as aforesaid, the OWNERS shall be liable to pay all such costs and charges, after the IMMEDIATE possession of the said unit is taken by the owners, towards maintenance of the Building. The Maintenance charges shall be paid to the Society on formation of the same. The cost for formation of society for maintenance and the corpus therein in respect of the said flats held by this owner shall be paid by the respective owners as per their respective unit areas.

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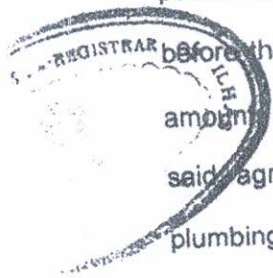
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15. It is agreed by the OWNERS/DEVELOPERS that on having received possession of the units allotted to them in lieu of the cost of land the OWNERS shall at the cost of the DEVELOPERS execute a Deed of Sale concerning the said plot in favour of the DEVELOPERS or its nominees with exclusion of undivided right, title and interest to the proportionate share of land corresponding to the SAID UNITS to be held and retained by the OWNERS.

16. Immediately on the SAID UNITS allotted to the OWNERS as mentioned herein above, being ready for occupation in all respects, along with occupancy certificate the DEVELOPER shall, give 10 DAYS NOTICE to the OWNERS requiring the OWNERS to take possession of the SAID UNITS and the OWNERS shall on or before the expiry of the said notice period, pay the purchaser the amount as mentioned in clause 14 above take possession of the said agreed units. The developer shall provide electrical and plumbing drawings as executed in the 2 units.



17. The OWNERS shall pay the taxes/fees/cess in respect of the said plot upto the period of the execution of this Agreement and thereafter the DEVELOPERS shall be solely responsible to pay the same.

18. In the event of any dispute concerning the terms of this Agreement the parties hereto are entitled for specific performance of contract which may be filed before appropriate judicial authority.

W. H. H. H. *RD* *FR* *soni* *Shri (S. S. S. S.)*
A circular stamp from the Registrar of Deeds in Nova Cidade. The text around the perimeter includes "REGISTRAR" and "NOVA CIDADE". A signature is written across the stamp.

19. Possession of the said plot is not delivered to the DEVELOPER on this day of signing this Agreement.

20. If Developer Fails to allot said units each 101 M2 to each of the owner, in that case Developer shall compensate Rs [REDACTED] per sq. mts (which will be only construction cost) for short fall of the area of the said units.

SCHEDULE - I

DESCRIPTION OF THE PLOT (SOLD)

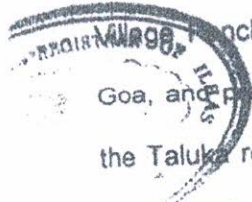
All that the plot no. 17 admeasuring 553 sq mtrs of the property known as 'CHAO OITERAL' situated at Ella/Corlim, within the limits of Panchayat Corlim, Se, Old Goa, North Goa District, State of Goa, and presently surveyed under Survey No. 14/2. And enrolled in the Taluka revenue office under matriz number 211 and described in the Land Registration Office of Ilhas under No. 4055 of Book B-11 new. The said plot is bounded as under:-

On the North: By 6 mtrs wide road

On the South: By Sub-Division No. 16

On the East: By Sub-Division No. 18

On the West: By 8 mtrs wide road



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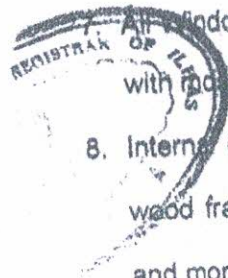
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SCHEDULE II

**SPECIFICATION OF THE UNITS TO BE ALLOTTED TO THE
OWNER**

1. Construction of two independent flats on first floor measuring minimum of 101M2
2. One covered car park per flat.
3. Plinth height Avg. 0.30 mtrs from the existing ground level.
4. 23 or 20 cms thick laterite masonry for external walls and 11cms brick masonry for internal partition walls.
5. Avg. 12 mm thick internal and Avg. 18mm thick external plaster.
6. Polished teak wood frames and shutters for main door, fitted with 3 SS hinges one latch, one brass Aldrop, one handle, one eye piece, one tower bolt & one rubber stopper.
7. All windows will be of powder coated aluminum sliding shutters with mosquito net with 3 tracks.
8. Internal doors will be of painted marine flush door fitted to sal wood frame with 3 SS hinges, one SS aldrop, one tower bolt and mortise locks.
9. Bathroom/toilet doors of PVC shutter with PVC frames.
10. Plywood shuttering for columns above plinth level.
11. Electrical: Concealed wiring with ROMA brand switches and Anchor or Finolex wires from meter.
(but excluding meter and MCB and its connection up to meter)



Myhaje *RD*

Atsk togn

(Signature)



In Living room-2 Light Points, One TV and telephone/cable point, two 5 amps plug point, one [AC]15 amps point and 2 fan points

Kitchen-1 Light Point, One 15 amps and two 5 amps plug point, points for chimney and hob, 1 fan point

Kitchen balcony area - one washing machine point and necessary plumbing provisions.

Each Bedrooms - two light points, two 5 amps plug point, one [AC] 15amps point, one two way switch point, TV point and one fan point.

Each Bath rooms -1 light point, 5amps plug point, exhaust point and 115amps geyser point)

Provision for Inverter covering one light, one fan and one 5amps

point in kitchen, each bedroom and each bathroom.

12. Plumbing CPVC/UPVC pipes for all internal pipeline, and plain PVC for external pipeline with ARK fittings and sanitary wares will be of white colour Hindware/Cera brand.

One EWC floor mounted P trap comod with PVC flush tank, 1 wall mixer with overhead shower and 1 short body bib tap, 1 health faucet in each toilet.

Main pipeline from water meter box to sump and pump line from sump to overhead tank.

13. Kitchen Platform: of black colour granite fixed over cudappa stone.

Hyafe *AD*

FF *sk* *tpsh*



14. Stainless steel Sink of 1 mm thick 22" X 16" in size in kitchen with hot water provision for sink cock and one sink at kitchen balcony with only cold water provision for its cock.

15. Tilling: VITRIFIED flooring with 3" skirting in all rooms.

-Bathroom antiskid tiles for floor and ceramic tiles for walls upto a htop to ceiling and 60 cmsht above kitchen platform and Kota for staircase steps(with half moulding) & landing.(Basic rate of Vitrified tiles = Rs.600/- Sq. Mtrs. and Ceramic/antiskid tiles = Rs.400/- Sq. Mtrs.

16. Painting: Asian brand plastic Emulsion for all internal surfaces, APEX or weather coat paint for all external surface.

17. RCC Common sump tank

18. RCC common overhead Sintex tank

19. Water proofing for Toilet sunk, roof slab and terrace only.

20. Pipe railing for staircase/Balcony.

21. Construction of open ring Well

22. Provision for Lift power back up for Auto landing.

23. Provision for power back up for common area lights

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the day, month and year hereinabove mentioned.

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son:



(SIGNED SEALED AND DELIVERED)

by the within named OWNER NO. 1

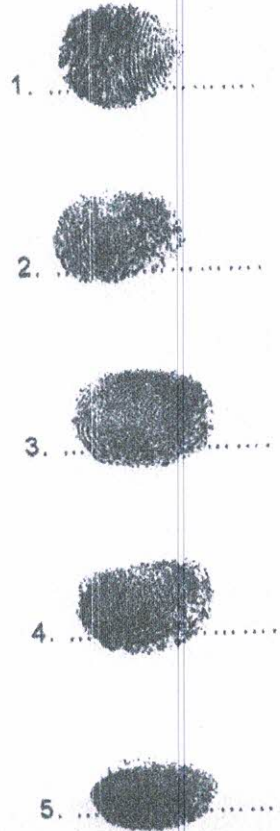
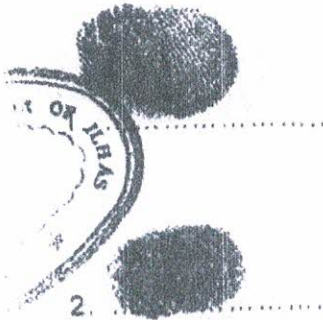
Udai Mahadev Paranjape



(MR. UDAI MAHADEV PARANJAPE)

L.H.F. Prints

R.H.F. Prints



Udai Mahadev Paranjape *UD*

AP *...*



Udai Mahadev Paranjape

SIGNED SEALED AND DELIVERED)

by the within named OWNER NO.2)



(MRS. PRAMILA UDAI PARANJAPE)

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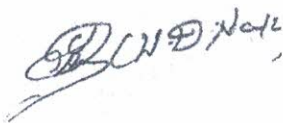
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(SIGNED SEALED AND DELIVERED)
by The Within named OWNERNO.3)

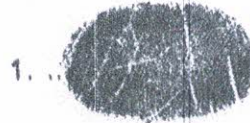
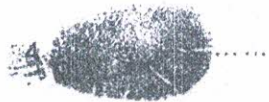


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(SHRI. PANDURANG HARI JOSHI)

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(SIGNED SEALED AND DELIVERED)
by The Within named OWNER NO.4)



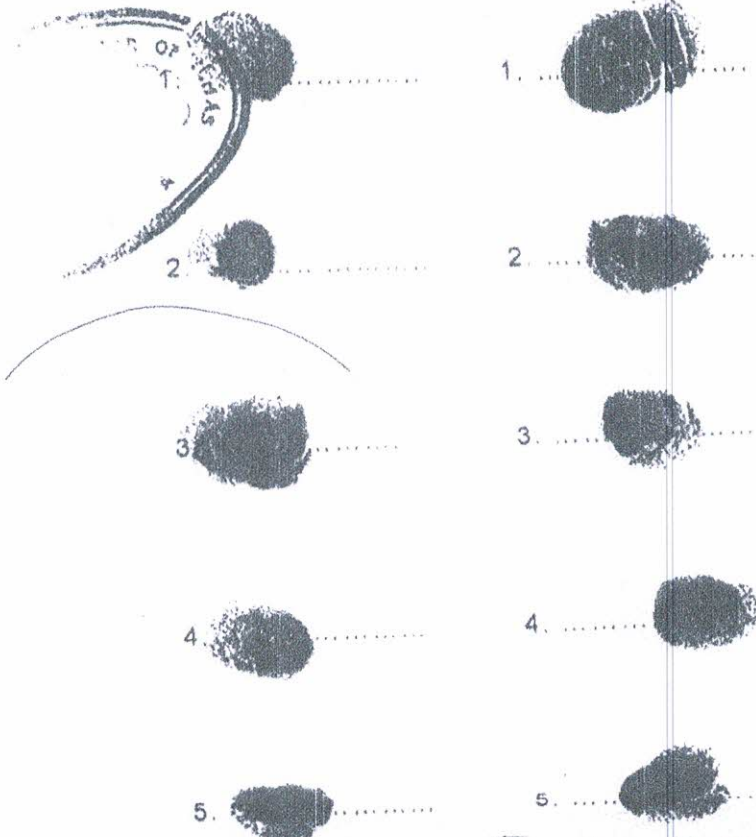
Joshi



(MRS. LALITA PANDURANG JOSHI)

L.H.F. Prints

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PP Joshi



(Signature)

(SIGNED, SEALED AND DELIVERED)
BY THE WITHIN NAMED DEVELOPER)

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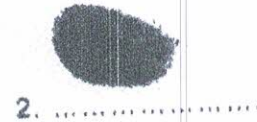
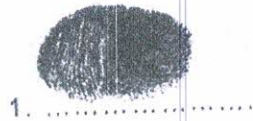
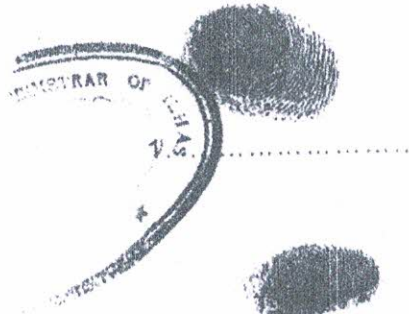


(M/S NIRMAN CONSTRUCTIONS COMPANY)

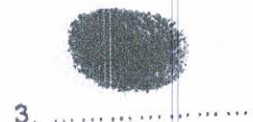
represented by its partner
SHRI UDAY DATTA NAIK

L.H.F. Prints

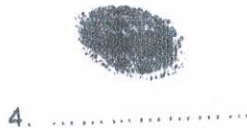
R.H.F. Prints



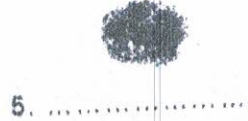
2.



3.



4.



5.

5.

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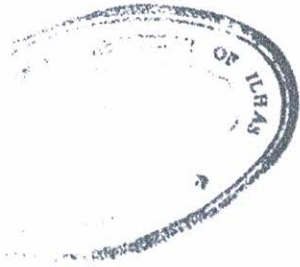


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In the presence of:-

1. Amal
(Adv. S. Malit)

2. Dalai
(Adv. J. Sutar)



by Amal Amal Amal Amal



(Amal)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 18-Mar-2021 03:51:05 pm

Document Serial Number :- 2021-PNJ-767

Presented at 03:42:28 pm on 18-Mar-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Processing Fee	
Total		

Stamp Duty Required : [REDACTED]










Stamp Duty Paid : [REDACTED]

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Uday Datta Naik ,Father Name:Datta Naik, Age: 58, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - S-2, Office No.114, First Floor, Nova Cidade Complex, Porvorim, Bardez, Goa, Address2 - Bardez, PAN No.: [REDACTED]			







Executor

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Uday Mahadev Paranjape , Father Name:Mahadev Paranjape, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Other, H No.18 58, Cardoz Vado, Taleigao, Tiswadi, Goa, PAN No.: [REDACTED]			
2	Pramila Uday Paranjape , Father Name:Shantaram Bhave, Age: 81, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No 18 58, Cardoz Vado, Taleigao, Tiswadi, Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Pandurang Hari Joshi , Father Name:Harl Joshi, Age: 69, Marital Status: Married ,Gender:Male,Occupation: Service, H No. 16 133 1, Krishna Kunj, Odiembhat, Taleigao, Ilhas, Goa, PAN No.: [REDACTED]			
4	Lalita Pandurang Joshi , Father Name:Shantaram Bhave, Age: 67, Marital Status: Married ,Gender:Female,Occupation: Service, H. No 16 133 1, Krishna Kunj, Odiembhat, Taleigao, Ilhas, Goa, PAN No.: [REDACTED]			
5	Uday Datta Naik , Father Name:Datta Naik, Age: 58, Marital Status: Married ,Gender:Male,Occupation: Business, S-2, Office No.114, First Floor, Nova Cidade Complex, Porvorim, Bardez, GoaBardez, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Jyoti Sutar, Age: 29, DOB: [REDACTED], Email: [REDACTED], Occupation: Advocate , Marital status : Unmarried Address: 403503, 850/14 Chimulwada Poiri Maem , 850/14 Chimulwada Poiri Maem , Maem, Bicholim, NorthGoa, Goa			
2	Name: Sujal Gouresh Parab, Age: 30, DOB: [REDACTED], Mobile: [REDACTED], Email: [REDACTED]@il.com Occupation: Advocate , Marital status : Married , Address: 403503, H.no 82 Gaonkarwada Mulgao Bicholim Goa, H.no 82 Gaonkarwada Mulgao Bicholim Goa, Mulgao, Bicholim, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

ILHAS

Document Serial Number :- 2021-PNJ-787

Book :- 1 Document
Registration Number :- PNJ-1-756-2021
Date : 18-Mar-2021



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

REGISTRAR
ILHAS

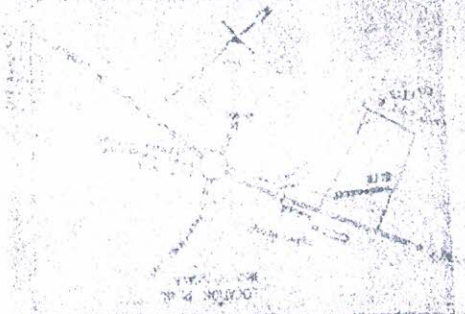




PLANNING DIVISION
 DEPARTMENT OF LAND AND NATURAL RESOURCES
 GEORGETOWN, GUYANA

AREA OF PLOTS

Plot No.	Area (sq. ft.)
1	1000
2	1000
3	1000
4	1000
5	1000
6	1000
7	1000
8	1000
9	1000
10	1000
11	1000
12	1000
13	1000
14	1000
15	1000
16	1000
17	1000
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(Signature)