

1/2
Rupees Three Lakhs Thirty Nine Thousand Five Hundred

Phone No.
Sold To/Issued To
EVAREST R DIVIZ
For whom/ID Proof
7247 5323 1874



₹ 0339500/-
ZERO THREE THREE NINE FIVE ZERO ZERO

18182481443718808027-00001974
3818248 26/02/04/2021-RDI

362

Name of Purchaser Evarest Redemptor Diviz

For CITIZEN CREDIT CO-OP. BANK LTD.



S. S. S. S.
Authorized Signatory



Evarest Redemptor Diviz Diviz

AGREEMENT FOR SALE AND DEVELOPMENT

Corvolho Corvolho Diviz



THIS AGREEMENT FOR SALE AND DEVELOPMENT is made and entered into at Margao, Goa, on this 1st day of the month of February, the year 2022

BY AND BETWEEN

1. MR. ANTONIO MARIA DE SCIPIAO FERNANDES E CARVALHO alias SIPIAO ANTONIO CARVALHO, son of late Braulio Patrocinio Sebastiao Carvalho, aged about 70 years, married, Indian national, retired, Aadhaar card bearing No. [REDACTED], holding Pan card bearing No. [REDACTED] and his wife,

2. MRS. MARIA ADELINA SEQUEIRA CARVALHO alias MARIA ADELINA SEQUEIRA E CARVALHO, daughter of Mr. Santaninho Sequeira, wife of Mr. Antonio Maria De Scipiao Fernandes E Carvalho alias Sipiao Antonio Carvalho, aged about 70 years of age, married, Indian National, retired, having Pan card bearing No. [REDACTED], having Aadhaar card bearing No. [REDACTED], both residents of H.No.03/140, Sukh-Bhat, Arossim, South Goa;

3. MR. EDUARDO AFONSO FRANCISCO FERNANDES E CARVALHO alias EDUARDO FERNANDES E CARVALHO alias EDUARDO CARVALHO, son of late Braulio Patrocinio Sebastiao Carvalho, aged about 65 years, married, service, Canadian national, having Canadian Passport bearing No. GJ062073 issued by the concerned Authority of Canada, of Indian Origin, having Pan card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] and his wife,

4. MRS. ZENA FRANCISCA FERNANDES alias ZENA FERNANDES, daughter of Mr. Roque Fernandes, aged about 66 years, married, service, Canadian national, having Canadian Passport bearing No. HG465908 issued by the concerned Authority of Canada, of Indian Origin, having Pan card bearing No. [REDACTED], Aadhaar card bearing No. [REDACTED], both residents of 433, Dhuamel, Lasalle, Canada, H8P356,

Carvalho *Carvalho* *Sequeira*



permanent residents of Flat No. IG-2, Seamist Reliance Building, 3rd ward, Colva, Salcete, Goa, 403708, both

5.MR. AUGUSTO FERNANDO HERASTO DE PIEDADE FERNANDES E CARVALHO alias FERNANDO CARVALHO, son of late Braulio Patrocinio Sebastiao Carvalho, aged about 60 years, married, in service, Canadian national, having Canadian Passport bearing No. [REDACTED] issued by the concerned Authority of Canada of Indian Origin, resident of PDEs Oblats, La Salle, Quebec, Canada, not having Pan card, and not having Aadhaar card;

6.MRS. ZENA NOELA ZUZARTE, daughter of Mr. Nemorio Clodualdo Zuzarte, aged about 55 years, married, in service, Canadian national, having Canadian Passport bearing No. [REDACTED] issued by the concerned Authority of Canada, of Indian Origin, having no PAN card no Aadhaar card, both residents of 40, Des Oblats, La Salle, Quebec, Canada, [REDACTED] and shall hereinafter Collectively referred to as THE VENDORS, the parties of the ONE PART

AND

MR. EVAREST REDEMPITOR DINIZ, 54 years of age, son of late Mr. William Diniz, in service, holder of PAN card bearing No. [REDACTED], Mobile bearing No. [REDACTED] and having email id: evarest.diniz@yahoo.in, Aadhar card bearing No. [REDACTED], resident of H. No. 5142, Kargillane, Gogol, Margao, Salcete, Goa Indian National and shall hereinafter be referred to as the PURCHASER, the party of the OTHER PART.

All the expressions, the VENDORS and the PURCHASER used herein shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their aforesaid parties their respective heirs, successors, administrators, executors and assigns.

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The VENDOR No's. 3 to 6 are duly represented in this deed by their brother/brother in law who is their duly constituted Attorney namely Mr. Antonio Maria de Scipiao Fernandes e Carvalho alias Sipiao Antonio Carvalho (the VENDORS herein in terms of Power of Attorney dated 9th December 2020 duly counter signed by the Office of High Commission of India at Ottawa, Canada, on 19/02/2021 which is further certified by the Office Additional Collector of South Goa at Margao (pertaining to member No.3 and 4 of the VENDORS) and in terms of Power of Attorney dated 8th January 2021 duly counter signed by the Office of High Commission of India at Ottawa, Canada, on 18/02/2021 which is further certified by the Office Additional Collector of South Goa at Margao on 9/4/2021 (pertaining to member No.5 and 6 of the VENDORS);

WHEREAS there exists a property denominated as MIXTO SANTU NAICALEM (Western half) with a house bearing House No.5/286, situated at Aquem, within the limits of the Margao Municipal Council, Taluka, and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 34589 new, enrolled in the Taluka Revenue office of Salcete under No.156 and 158 and the same was erstwhile bounded on the East with the property of the same name Eastern half of the heirs of Valentino Coelho, on the West with the heirs of said Valentino Coelho now of Ariosto Xavier Coelho and property of Kantaks, on the North and South with that of the heirs of said Valentino Coelho and the same is currently surveyed under Chalta Nos. 44 and 45 of P.T Sheet No. 250 of Margao City Survey and totally admeasures an area of 821 square meters and the same as an independent unit of land is bounded by land bearing Chalta No. 90 of P.T.Sheet No. 250 and Chalta No. 46 of P.T.Sheet No. 250, on the West by land bearing Chalta Nos. 43, 45 and 75, of P.T. Sheet No.242, on the North by Chalta Nos.75,89 and 102 (part) of P.T.Sheet No. 242, on the south of land bearing Chalta Nos. 47 of P.T.Sheet No. 240 and the same shall hereinafter be referred to as the SAID PROPERTY.

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AND WHEREAS the SAID PROPERTY stands inscribed in the Land Registration records in the name of Plinio Lermnier Olivio De Boa Ventura Dias under Inscription No. 4004 having purchased the same from Ariosto Xavier Do Rosario Coelho and his wife, Valdemira Xavier Do Rosario Coelho by other name Maria Esperanca Valdemira Terezinha Fernandes and subsequently the said property was purchased by Smt. Ana Aura Rosinha Fernandes vide deed of sale dated 21.8.1964 from the said Plinio Lermnier Olivio De Boa Ventura Dias and accordingly her name stands inscribed in the Land Registration records pertaining to the said property under Inscription No. 49233.

AND WHEREAS by virtue of Deed of Sale dated 22nd January 1970 duly registered in the office of the Sub-registrar of Salcete at Margao under No.130 at pages 18 to 20 of book No.1, volume No.59 dated 16th February 1970, the said Smt. Ana Aura Rosinha Fernandes sold and conveyed the said property to the Male members of the VENDORS herein at serial Nos.1,3 and 5 while she sold the usufructuary rights to their mother, Flavia Fernandes E Carvalho.

AND WHEREAS further upon the death of their late mother said Flavia Fernandes E Carvalho on 26/07/92 the usufructuary rights purchased by her in the said property stood extinguished.

AND WHEREAS thereafter the members of the VENDORS filed an application before the Inspector of Survey and Land Records bearing case No. 70/2013 whereby their names have been confirmed in the occupant's column of the said survey holdings surveyed under Chalta Nos,44 and 45 of P.T.Sheet No. 250 in the office of the City Survey, Margao.

AND WHEREAS based upon the aforesaid deeds and events, the members of the VENDORS have assured the PURCHASER that:

a) They are the sole and exclusive owners of the said property.

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- b) That they have not created any charge/mortgage over the said property and the same is absolutely free from all sorts of charges, encumbrances, liens of whatsoever nature.
 - c) That they have not sold, neither agreed to sell the said property or any part or portion thereof to any other person.
 - d) That their title to the said property is absolutely clear and marketable.
 - e) That they have not received any notification from the Government authorities for the purpose of acquiring the said property or any part or portion thereof.
 - f) That they have sought an order dated 7th March 2007 bearing No. 16/11/90/RD from the Under Secretary, Revenue Department, Porvorim under section 35 of the Goa Land Revenue Code, 1968 whereby the said property stands exempted from the operations of provisions of section 32 of the Goa Land Revenue Code, 1968 for changing converting the use of land from one purpose to another.

AND WHEREAS the PURCHASER, believing all the above representations made by the VENDORS herein to be true, has agreed to purchase the said property from the VENDORS, for the purpose of development by constructing thereon a building consisting of premises/flats at his own cost and expense.

AND WHEREAS towards payment of the consideration to the VENDORS, the PURCHASER shall construct for the VENDORS, four (4) flats in the building/s to be constructed in the said property, which flats are better described in Schedule II hereto, and which Flats/premises shall be constructed by the PURCHASER at his own cost and expenses, within the said property and further allocating the same to the VENDORS herein.

NOW THEREFORE AGREEMENT FOR SALE AND
DEVELOPMENT WITNESSETH AS FOLLOWS:

1. The members of the VENDORS do hereby agree to sell to the PURCHASER, the said property described herein above by

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allowing the PURCHASER to construct at his own costs and expenses, building consisting of residential flats on the said property according to approved plans/construction license obtained in the name of the members of the VENDORS herein and further agree that the vacant and peaceful possession of the said property has been handed over to the PURCHASER.

2. The members of the VENDORS have represented to the PURCHASER that they have procured the following permissions and licenses from the concerned authorities for the purpose of carrying out the proposed construction of a residential building (Ground plus four floors) on the said property, and have requested the PURCHASER to bear all expenses incurred with respect to the same which totally amounts to Rs.8,89,482/- and the PURCHASER has accordingly paid the said money to the VENDORS herein, the payment and receipt whereof each of the VENDORS do hereby admit and acknowledge and each of the VENDORS do hereby admit and acknowledge that the said payment relates to the following:

a) Development permission from the South Goa Planning and Development Authority bearing No, SGPDA/P/6295/436/20-21 dated 23 July 2020.

b) Construction license from the Margao Municipal Council bearing No. A/50/2020-2021 dated 28 October 2020.

c) NOC from the Directorate of Health Services, Urban Health Centre, Margao bearing No UHCM/NOC/2020-21/984 dated 29th October 2020.

3. The PURCHASER shall complete the construction of the said Flats described in Schedule II hereto with Occupancy Certificate, within a period of 36 months from the date of this Agreement. However, the costs towards the transfer of the said flats/premises in favour of the VENDORS such as stamp duty, registration charges etc., shall be paid and borne by the

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VENDORS. The PURCHASER shall be liable to pay the stamp duty, registration charges and other incidental expenses for the registration of this Agreement.

4. The PURCHASER has agreed to construct and allot premises described in Schedule II hereto, to the members of the VENDORS herein as and by way of consideration in kind towards allowing the PURCHASER for carrying out the proposed construction and disposing off the premises so constructed thereon to any person of his choice except the premises reserved for the members of the VENDORS.

5. The PURCHASER shall be liable to bear the entire cost of carrying out the construction over the said property till the finishing with occupancy certificate and in consideration of carrying out such work shall be entitled to sell/ dispose of retaining or mortgage all the constructed premises over the said property together with the proportionate undivided share of land in the same and retain the sales proceeds for himself except the premises which have been reserved for the members of the VENDORS.

6. All the responsibilities of obtaining the various additional permissions, licenses, renewals for construction, and the subsequent completion and occupancy certificate shall be shouldered by the PURCHASER without any liability of seeking the same on the members of the VENDORS.

7. The PURCHASER shall be liable to hand over the completed possession of the members of the VENDORS premises to them along with Occupancy Certificate within a period of 36 months from the date of execution and registration of Agreement to be signed and executed in terms hereof with a maximum grace period of 3 months.

8. The PURCHASER shall be liable for all acts of commission and omission relating to the works of construction to be carried out in terms hereof.

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9. The PURCHASER after the completion of the construction work shall be liable for a period of 2 years to rectify any material defects existing or occurring in the said building with respect to the premises to be allocated to the members of the VENDORS without charging any amounts for the same, on account of workmanship, quality or provision of service, then, wherever possible such defects shall be rectified by the PURCHASER at her own cost, however in case the members of the VENDORS or their nominees carry out any work within the said premises, after taking possession, resulting in cracks and dampness or any other defect within or to the adjoining apartments/s, then in such an event the PURCHASER shall not be liable to rectify or pay compensation. Hairline cracks and dampness caused due to settlement, humidity, variations in temperature, electrical conduits, etc. shall not be construed as defective works.

10. If there is any defect found in the title of the said property of the members of the VENDORS during the entire course of the construction or even after the completion of the construction work, the members of the VENDORS shall duly indemnify the PURCHASER for all the amounts that might have been spent by him on the proposed construction till such date and shall keep the PURCHASER/nominees duly indemnified for the said purpose.

11. If the PURCHASER delays the construction work beyond the stipulated time period, or if she fails to deliver the completed possession of the said premises to the members of the VENDORS within the stipulated time frame together with permanent electricity and water meter, she shall be liable to pay a sum of Rs.15,000/- (Rupees Fifteen Thousand only) per month for each flat to the members of the VENDORS as damages till the completed possession is handed over by her to the members of the VENDORS, provided such delay is solely attributable to the PURCHASER, however, the PURCHASER shall be entitled to a reasonable extension of time for giving delivery of said premises on the stipulated date, if the

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completion of the said building is delayed on account of (i) any legal impediment concerning the Vendors herein, (ii) war, civil commotion or act of God/pandemic; (iii) any notice, order, rule, notification of the Government and/or other public or competent authority/court.

12. Subject to what is stated in the preceding para, in the event of the PURCHASER abandons the work of carrying out the construction beyond a period of 36 months from the date of signing the present agreement, the present agreement shall become null and void and the members of the VENDORS shall be entitled to take over the possession of the incomplete project and complete the same and in such an event the PURCHASER shall not be entitled to any premises in the said building, except the costs incurred by the PURCHASER till such date for carrying out the construction over the said property together with the costs incurred towards procuring all licenses and permissions from the concerned authorities.

13. The PURCHASER'S Architect/Engineer shall be liable to provide for the structural stability certificate.

14. During the course of construction, the PURCHASER shall be entitled to enter into agreements with any person for the purpose of selling the premises agreed to be allotted to her and the members of the VENDORS shall duly co-operate with him in procuring a single power of attorney in the name of any one of the members of the VENDORS and attend the Sub Registry for the purpose of registering any agreement for sale in the name of prospective buyers for the premises agreed to be allotted to the PURCHASER and shall also be liable to sign, execute and register Sale Deeds in favor of the Prospective buyers of the premises allotted to the PURCHASER as and when demanded by the PURCHASER without charging any emoluments.

15. Similarly the members of the VENDORS shall also be entitled to sell or agree to sell any premises agreed to be allotted

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to them in the said development to any person of their choice and enter into agreements during the continuance of the construction work and in such an event the PURCHASER shall also be duty-bound to attend the sub-registry for the purpose of executing and registering any such documents without charging any emoluments.

16. It is clearly understood between the parties that in the event the PURCHASER abandons the work of development of the said property for the purpose of construction of flats and does not fulfil and comply with the terms and conditions of this Agreement, inspite of the VENDORS giving the extension of time, the VENDORS shall be entitled to take over the possession of the entire project and the PURCHASER shall not have any right of whatsoever nature against the VENDORS or against the said property or against the incomplete construction work, and the VENDORS shall be entitled to deal with the same in any manner they deem fit and proper including sale of the same to any third party of their choice. Similarly, the VENDORS shall not be liable for any expense, cost or charges towards the PURCHASER'S execution of Agreements with prospective purchasers of the premises in the project. However in the event of such take over the VENDORS will be liable to settle all claims of the prospective PURCHASERS of the premises forming part of the said building proposed to be constructed on the said property, in terms hereof.

17. The PURCHASER herein will be alone liable for all acts of commission and omission relating to the construction activity proposed to be carried out on the said property in terms hereof.

17. However in the event, if the PURCHASER decides to execute a single Conveyance deed in favor of the Society/legal entity which will be formed with the occupants of all the premises in the said building, then in such an event, the members of the VENDORS shall be liable to contribute funds (Stamp duty registration charges/legal charges) in proportion to the area allotted to them in the said building, nevertheless if the

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PURCHASER intends to execute individual Sale deeds of the premises within the said building, the members of the VENDORS shall be liable to contribute towards such expenses individually for the respective premises agreed to be allotted to them in proportion to their respective areas.

18. The members of the VENDORS and the PURCHASER shall jointly and severally be liable to each other to transfer individual premises in the names of the persons who have agreed to purchase the same from either of them and execute proper Sale Deeds/ Conveyance deeds in favor of the individuals or the society that shall be so formed for the building, provided such costs/stamp duty/registration fees/legal charges are borne and paid by the respective holders.

19. The PURCHASER shall be liable to register the project under the Real Estate Regulatory Act and shall be liable to complete all the formalities to do so without putting any burden on the members of the VENDORS, however, the members of the VENDORS shall be liable to co-operate with him in all respects to do the same. The VENDORS and each of them hereby agree to sign and execute any necessary documents/performas/affidavits/declarations either jointly and/or severally, as and when requested by the PURCHASER herein for the purpose of registration of the project work concerning the said property, in the Office of any concerned Authority/Authorities including the Authority concerned with the RERA Act and further with anything concerning the approvals/Revisions/Licenses relating to the proposed construction within the said property and/or anything relating to any part or portion of the said property.

20. A detailed list of the internal specifications which shall be provided by the PURCHASER to the internals of the said flats agreed to be allotted to the members of the VENDORS as well as those at the disposal of the PURCHASER has been annexed herewith which shall form an integral part of this Indenture.

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21. The members of the VENDORS, as well as the PURCHASER, shall be entitled to create or allow to create a charge or mortgage over the premises agreed to be allotted to each other for the purpose of enabling the prospective buyers to raise finance from Banks or Financial Institutions in order to purchase such individual premises, however, neither the PURCHASER nor the members of the VENDORS shall be entitled to obtain project finance over the entire construction together with the land.

22. The members of the VENDORS, as well as their nominees, shall be liable to contribute the regular maintenance fees to maintain the said building from the date of obtaining occupancy certificate irrespective of the fact whether they have taken possession of their flats or not which sum shall be decided by the PURCHASER either on monthly/ quarterly or yearly basis after taking a list of Inventory of the various day to day activities which need to be catered within and outside the building, however under any circumstances, such maintenance fees shall be charged based upon per square meter area held by each one of them.

23. The PURCHASER shall not be entitled to hand over the premises to its customers/ clients unless and until the PURCHASER hands over the completed possession of the VENDORS' premises described in Schedule II hereto, to them completed in all respects with the occupancy certificate.

24. The said building shall be provided with a lift backed with generator power and further the said building shall be named as "Willy's Residency".

25. The members of the VENDORS and or their nominees shall be liable to bear and pay the costs towards stamp duty and registration fees about the premises agreed to be constructed and allotted to them and the PURCHASER and/or her nominees shall be liable to bear and pay the stamp duty and registration fees about the transfer of the premises at the disposal of the

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PURCHASER together with the proportionate undivided share in the concerned land and such agreement and Deeds and any other forms of documents shall be prepared by the advocates of the PURCHASER.

26. The members of the VENDORS shall be liable to contribute and pay their proportionate share towards the various taxes including GST applicable to be paid to the government authorities in proportion to the area agreed to be allotted to them and similarly the PURCHASER and/or her nominees shall be liable to bear and pay such charges taxes in proportion to the area at the disposal of the PURCHASER.

28. The vacant, legal and peaceful possession of the said property shall be delivered to the PURCHASER along with the signing/execution of the agreement in terms hereof.

29. The VENDORS and each of them do hereby agree to comply with all legal formalities relating to execution of any document concerning any premises forming part of the proposed project within the said property.

30. The VENDORS and each of the do hereby agree and admit that Miss Bosca Fernandes daughter of Mr. Brawal Fernandes is presently occupying the residential house bearing HNo.188 which is presently existing on the said property and that according to the agreement said Bosca and each of the VENDORS herein, said Bosca has been paid a sum of Rs. 2 Lakhs and in addition there said Bosca has been promised to be allocated, free of cots 1 residential flat out of the 4 residential flats agreed to be constructed and allocated by the PURCHASER to the Vendors in terms hereof namely Flat totally admeasuring 76.60 sq mts to be located on ground floor of the building proposed to be constructed on the said property. Each of the VENDORS herein hereby agree to settle all/any claims/claims made by said Bosca or any other person/persons with respect to any part or portion of the said property and/or any structure existing thereon, at any point of time.

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31. The consideration paid to the VENDORS in terms hereof is in kind ie a total built up area of flat premises amounting to 374.29 sq mts and as such at the rate of Rs.30,000/- for such built up area the total valuation of the present transaction is reckoned at Rs.1,13,00,000/- (Rupees One Crore Thirteen Lakhs Only) and accordingly stamp duties thereon, at the rate of 3% amounting to Rs.3,39,000/- (Rupees Three Lakhs Thirty Nine Thousand Only) has been paid herewith.

32. The parties hereby confirm that the premises under transaction, is a non-agricultural land/ property and the parties herein own the responsibility that the transaction is in compliance with the FEMA/RBI guidelines and there is no violation of the same.

33. There is a plan attached to this agreement which shall form an integral part of this agreement.

SCHEDULE - I

All that portion of land admeasuring 813 sqmts property denominated as MIXTO SANTU NAICALEM (Western half) with a house bearing House No. 5/256, situated at Aquem, within the limits of the Margao Municipal Council, Taluka, and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 34589 new, enrolled in the Taluka Revenue office of Salcete under No.156 and 158 and the same was erstwhile bounded on the East with the property of the same name Eastern half of the heirs of Valentino Coelho, on the West with the heirs of said Valentino Coelho now of Ariosto Xavier Coelho and property of Kantaks, on the North and South with that of the heirs of said Valentino Coelho and the same is currently surveyed under Chalta Nos. 44 and 45 of P.T Sheet No. 250 of Margao city survey and totally admeasures an are of 821 square meters and the same as an independent unit of land is bounded by land bearing Chalta No. 90 of P.T.Sheet No. 250 and Chalta No. 46 of P.T.Sheet No. 250, on the West by land bearing Chalta Nos.

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43, 45 and 75, of P.T.Sheet No. 1242, on the North by Chalta Nos. 75, 89 and 102 (part) of P.T.Sheet No. 242, on the south of land bearing Chalta Nos. 47 of P.T.Sheet No. 240

SCHEDULE - II

a) One flat on the ground floor (left side while facing the building) bearing No. F-002 admeasuring an area of 76.6 sq.mtrs (super built up) corresponding to 62.86 sq mts of carpet area;

b) One flat on the third floor (right side while facing the building) bearing No. F-301 admeasuring an area of 99.23 sq.mtrs (super built up) corresponding to 66.03 sq mts of carpet area;

c) One flat on the third floor (left side while facing the building) bearing No. F-302 admeasuring an area of 99.23 sq.mtrs (super built up), corresponding to 66.03 sq mts of carpet area and

d) One flat on the fourth floor (right side while facing the building) bearing No. F-401 admeasuring an area of 99.23 sq.mtrs (super built up) corresponding to 66.03 sq mts of carpet area

SCHEDULE-III

INTERNAL SPECIFICATIONS OF THE FLATS AGREED TO BE ALLOTTED TO THE members of the VENDORS HAS

BEEN DESCRIBED HEREIN BELOW: STRUCTURE R.C.C.frame with 73 Cms, external wall, and 10 Cms, Internal brick wall.

FLOORING: Vitrified flooring with vitrified skirting

KITCHEN: Granite kitchen platform with kitchen sink and designer dado up to 75 Cms

TOILETS: Coloured matt finished ceramic tiles and superior quality sanitary ware with ceramic tiles dado up to 2.10

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Mtrs. height, European W C, washbasin and shower, Rust free
Internal plumbing

ELECTRICITY: Concealed copper wiring with attractive
fittings.

WATER SUPPLY: Underground water sump fitted with a
pump and overhead tank.

DOORS AND WINDOWS: Main door teak wood-paneled and
both sides veneer flush doors.

All internal doors shall be marine blockboard flush doors.

WALL FINISH: External walls with cement paint and internal
walls of the apartments shall

be painted with premium plastic emulsion paint

ROOFING: Sloping slab covered with Mangalore
tiles/pre-coated Galvanium sheets.

The said building shall also be provided with a lift for the
benefit of all the occupants of the said building in common,

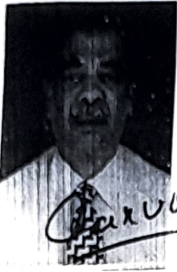
Covered parking with fabricated M S structure covered with
sheets,

IN WITNESS WHEREOF the parties hereto have hereunto set
and subscribed their respective hands and signatures to the
present deed on the day, month, year, and place first herein
above mentioned.

Jarvalho Jarvalho Diiv



(THE VENDOR No.1)

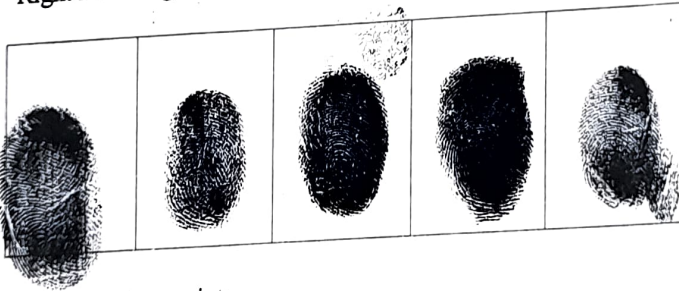


Carvalho

Carvalho

Signed and delivered by the
withinnamed the VENDOR
No.1 herein namely
MR. ANTONIO MARIA DE
SCIPIAO FERNANDES E
CARVALHO alias SIPIAO
ANTONIO CARVALHO for
self and as constituted attorney
for VENDORS NO. 3, 4, 5
and 6

Right hand fingerprints:



Left hand fingerprints:



Carvalho

Carvalho

Siip



(THE VENDOR No.2)

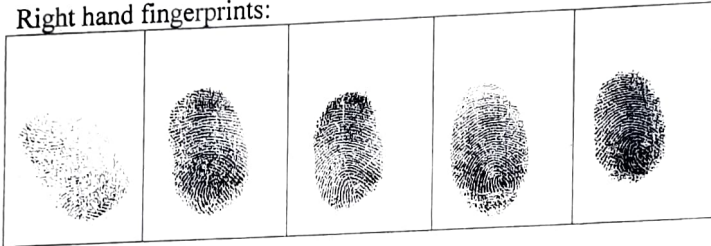


Carvalho

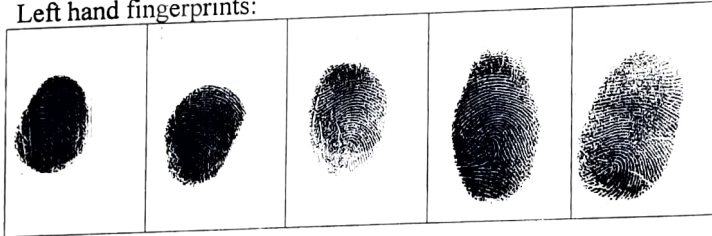
Carvalho

Signed and delivered by the
withinnamed the VENDOR
No.2 herein namely
MRS. MARIA ADELINA
SEQUEIRA CARVALHO alias
MARIA ADELINA SEQUEIRA
E CARVALHO

Right hand fingerprints:



Left hand fingerprints:



Carvalho

Carvalho

Sequeira



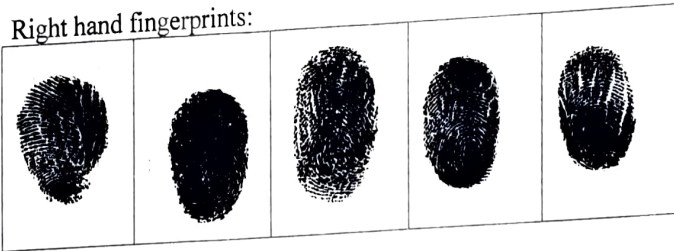
(THE PURCHASER)

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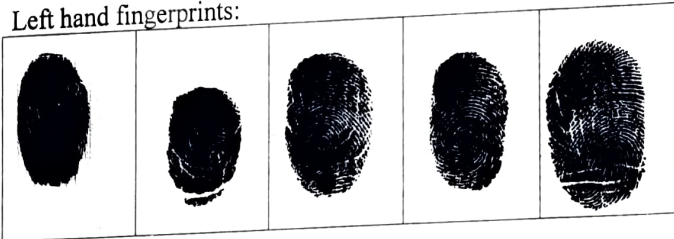
Diniz

Signed and delivered by the
within named the
MR. EVAREST REDEMTOR
DINIZ

Right hand fingerprints:



Left hand fingerprints:



Jarvalho

Jarvalho

Diniz

Witnesses:

1. Mrs. Zenia Hermina Fernandes,
45 years of age, Daughter of
Necessidade Gonsalo Fernandes,
advocate by profession, married,
having mobile No. [REDACTED]
resident of H.No. 66, Ratwaddo,
Navelim, Salcete Goa, having
Aadhaar Card bearing No. [REDACTED]

Zenia Fernandes

2. Mr. Kalpesh Sadanand Waingankar,
20 years of age, son of
Sadanand Shankar Waingankar, service,
bachelor, having mobile No. [REDACTED]
resident of L.I.G 239, Housing Board,
Last Stop Near Damodar Temple, Margao,
Salcete Goa; having
Aadhaar Card bearing No. [REDACTED]

Kalpesh

Kalpesh

Sinan



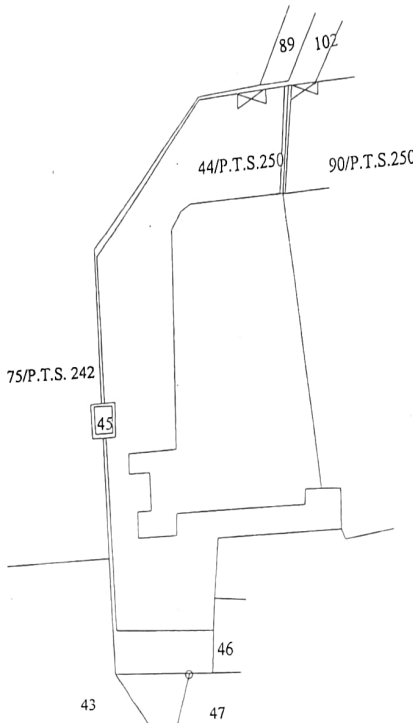
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO - GOA

Inward No.569



Plan Showing plots situated at
Village : MARGAO
Taluka : SALTETE
P.T.Sheet No.250/Chalta No. 44 & 45
Scale : 1:500

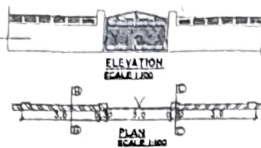
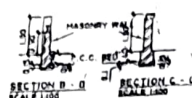
(Savio Z. Silveira)
Inspector of Survey & Land Records
Margao-Goa



Carvalho
Carvalho

Divis

SCHEDULE OF DOORS AND WINDOWS		
TYPE	SIZE	REMARK
D1	1.00 X 2.00	ENTRANCE DOOR
D2	0.90 X 2.00	BEDROOM KITCHEN
D3	0.70 X 2.00	TOILET
W1	2.00 X 2.30	LIVING
W2	2.00 X 2.30	BEDROOM
W3	2.00 X 1.80	LIVING
W4	1.00 X 1.80	BEDROOM
W5	0.90 X 1.80	TOILET



COMPOUND WALL

PROPOSED RESIDENTIAL BUILDING AND COMPOUND WALL
IN THE PROPERTY BEARING CHALTA NO. 44 OF P. T. SHEET NO. 250
SITUATED AT AQUÉM-MARGAÓ FOR MR. SCIPIAO FERNANDES & CARVALHO,
MR. EDUARDO FERNANDES & CARVALHO AND MR. FERNANDO FERNANDES & CARVALHO

OWNERS SIGNATURES

Carvalho
MR. SCHAPO FERNANDES & CARVALHO

ARCHITECTS

'AVISHKAR'
204, SECOND FLOOR,
"VASANT ARCADE"
COMBA, MARGAO.
PHONE: 2732086, 9822131514

ARCHITECT'S SIGNATURE

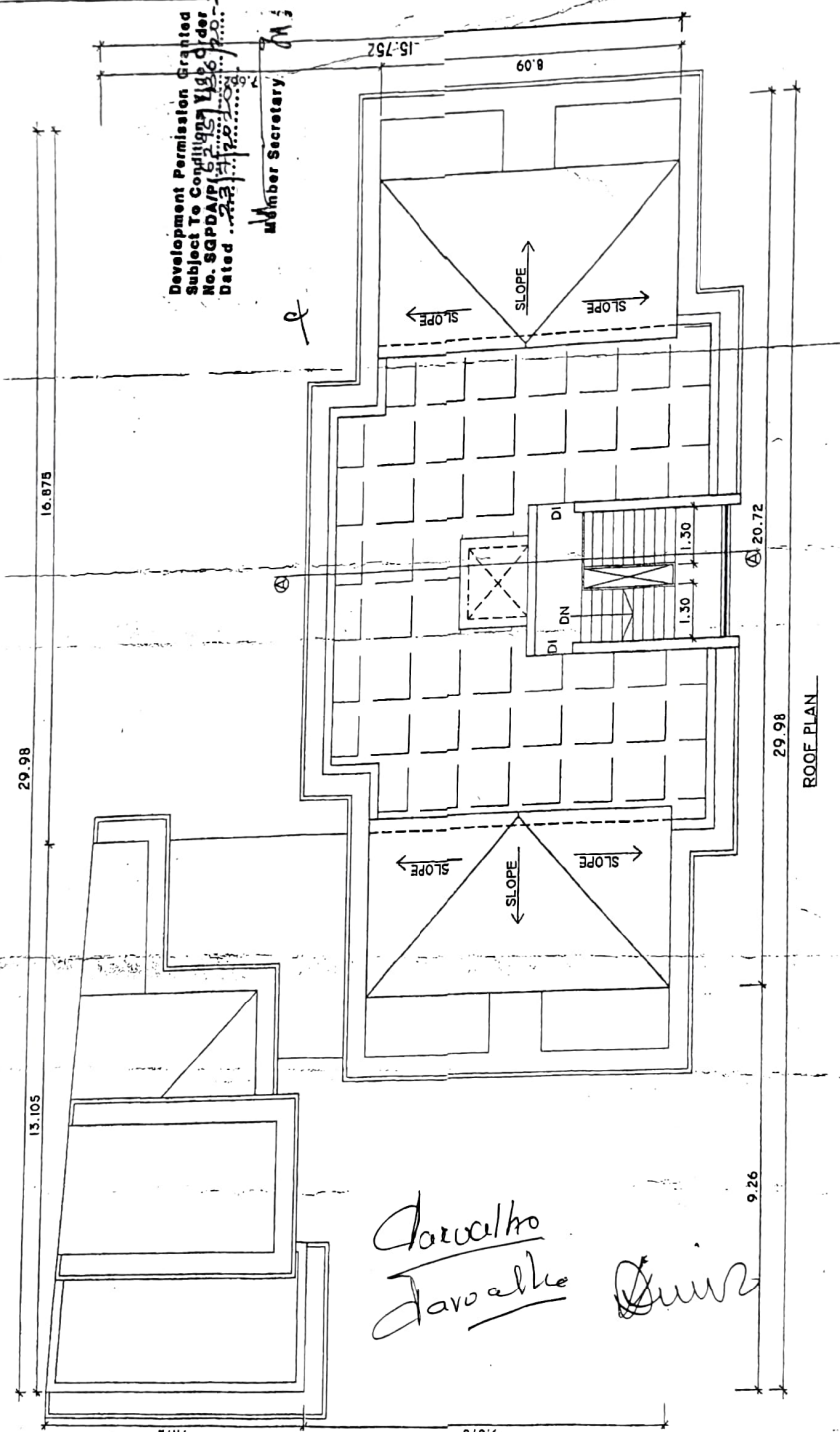
MR. SAMEER NADKARNI
A-11005-C/MO/12982
REG. No. AR/0003/2010

HEALTH OFFICER
URBAN HEALTH CENTRE
NAPOAO

MR. EDUARDO FERNANDES & CARVALHO
MR. FERNANDO FERNANDES & C. VYALHO
(REPRESENTED BY ATTORNEY HOLDER)

Development Permission Granted
Subject To Conditions V & Order
No. SQPDA/P/6295/136/20-
Dated. 23/7/2020

Member Secretary:





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Feb-2022 10:54:15 am

Document Serial Number :- 2022-MGO-362

Presented at 10:50:52 am on 03-Feb-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	327700
2	Registration Fee	339000
3	Processing Fee	1800
Total		668500

Stamp Duty Required :327700/-

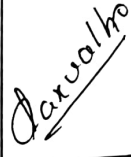
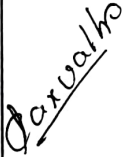
Stamp Duty Paid : 339500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	EVAREST REDEMPTOR DINIZ , Father Name:Late William Diniz, Age: 54, Marital Status: Married , Gender:Male, Occupation: Service, Address1 - H.No. 5142, Kargillane, Gogol, Margao, Salcete Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANTONIO MARIA DE SCIPIO FERNANDES E CARVALHO Alias SIPIO ANTONIO CARVALHO , Father Name:Late Braulio Patrocinio Sebastiao Carvalho, Age: 70, Marital Status: Married , Gender:Male, Occupation: Other, H.No. 03-140, Sukh-Bhat, Arossim, Mormugao, Goa, PAN No.: [REDACTED]			
2	ANTONIO MARIA DE SCIPIO FERNANDES E CARVALHO Alias SIPIO ANTONIO CARVALHO , Father Name:Late Braulio Patrocinio Sebastiao Carvalho, Age: 70, Marital Status: Married , Gender:Male, Occupation: Other, H.No. 03-140, Sukh-Bhat, Arossim, Mormugao, Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	MARIA ADELINA SEQUEIRA CARVALHO Alias MARIA ADELINA SEQUEIRA E CARVALHO , Father Name:Santaninho Sequeira, Age: 70, Marital Status: Married ,Gender:Female,Occupation: Other, H.No. 03-140, Sukh-Bhat, Arossim, Mormugao, Goa, PAN No.: [REDACTED]			
4	MARIA ADELINA SEQUEIRA CARVALHO Alias MARIA ADELINA SEQUEIRA E CARVALHO , Father Name:Santaninho Sequeira, Age: 70, Marital Status: Married ,Gender:Female,Occupation: Other, H.No. 03-140, Sukh-Bhat, Arossim, Mormugao, Goa, PAN No.: [REDACTED]			
5	EVAREST REDEMPTOR DINIZ , Father Name:Late William Diniz, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Service, H.No. 5142, Kargillane, Gogol, Margao, Salcete Goa, PAN No.: [REDACTED]			
6	EVAREST REDEMPTOR DINIZ , Father Name:Late William Diniz, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Service, H.No. 5142, Kargillane, Gogol, Margao, Salcete Goa, PAN No.: [REDACTED]			
7	ANTONIO MARIA DE SCIPIAO FERNANDES E CARVALHO Alias SIPIAO ANTONIO CARVALHO , Father Name:Late Braulio Patrocinio Sebastiao Carvalho, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, H.No. 03-140, Sukh-Bhat, Arossim, Mormugao, Salcete Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for ZENA FRANCISCA FERNANDES Alias ZENA FERNANDES			
8	ANTONIO MARIA DE SCIPIAO FERNANDES E CARVALHO Alias SIPIAO ANTONIO CARVALHO , Father Name:Late Braulio Patrocinio Sebastiao Carvalho, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, H.No. 03-140, Sukh-Bhat, Arossim, Mormugao, Salcete Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for ZENA FRANCISCA FERNANDES Alias ZENA FERNANDES			
9	ANTONIO MARIA DE SCIPIAO FERNANDES E CARVALHO Alias SIPIAO ANTONIO CARVALHO , Father Name:Late Braulio Patrocinio Sebastiao Carvalho, Age: 70, Marital Status: ,Gender:Male,Occupation: Other, H.No. 03-140, Sukh-Bhat, Arossim, Mormugao, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for AUGUSTO FERNANDES HERASTO DE PIEDADE FERNANDES E CARVALHO Alias FERNANDO CARVALHO			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
10	ANTONIO MARIA DE SCIPIAO FERNANDES E CARVALHO Alias SIPIAO ANTONIO CARVALHO , Father Name: Late Braulio Patrocinio Sebastiao Carvalho, Age: 70, Marital Status: , Gender: Male, Occupation: Other, H.No. 03- 140, Sukh-Bhat, Arossim, Mormugao, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for AUGUSTO FERNANDES HERASTO DE PIEDADE FERNANDES E CARVALHO Alias FERNANDO CARVALHO			

Witness: 1

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

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Name: Kalpesh Sadanand Waingankar , Age: 20, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Unmarried , Address: 403601, LIG 239 Housing Board Margao Salcete Goa, Margao, Salcete, SouthGoa, Goa			
2	Name: Zenia Hermina Fernandes , Age: 45, DOB: , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Married , Address: 403707, H.No. 66 Ratwaddo Navelim Salcete Goa, H.No. 66 Ratwaddo Navelim Salcete Goa, Navelim, Salcete, SouthGoa, Goa			


 Sub Registrar
 Civil Registrar
 -Cum-

Sub Registrar

Document Serial Number :- 2022-MGO-362

Document Serial No:-2022-MGO-362

Book :- 1 Document

Registration Number :- **MGO-1-357-2022**

Date : 03-Feb-2022

Allyca

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

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Salcete