

(Rupees Four lakhs forty three thousand seven hundred only)

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Phone No: 9622971391
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GREYSTONE REAL EST
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FOR CITIZEN CREDIT CO-OP. BANK LTD.



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Authorised Signatory

Name of Purchaser: GREYSTONE REAL ESTATE DEVELOPERS



AGREEMENT FOR DEVELOPMENT AND SALE

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THIS AGREEMENT FOR DEVELOPMENT AND SALE is made and executed on this 11th day of the July, in the year Two Thousand Twenty Three, at Margao, Goa.

BETWEEN



1. SHRI. SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS alias ALBERT CAJATEN DIAS alias ALBERT CAJETAN DIAS alias ALBERT DIAS, son of late Jacinto Caetano Dias alias Caetano Dias alias Caetanino Dias alias Cajaten Inacio Dias alias Cajeten Dias, aged 90 years, married, retired, having Pan No. _____, issued by Income Tax Department Government of India, holder of Aadhar card bearing No. _____ issued by Unique Identification Authority of India Government of India, Mob. No. _____, Indian National, resident of Flat No. 11/A, Nirmala Colony, St. John Baptist Road, Near Mount Mary Steps, Bandra West S.O., Mumbai, Maharashtra, 400050, resident of H. No. 31, Ranvaddo, Betalbatim, Salcete, Goa.

2. MR. CLYDE JOHN IGNATIUS DIAS alias CLYDE ALBERT DIAS, son of Shri. Santa Face De Jesus Jose Xavier Jeronimo Alberto Dias alias Albert Cajaten Dias alias

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Albert Cajetan Dias alias Albert Dias, aged 61 years, business, married, holder of Aadhaar card No.

issued by Unique Identification Authority of India Government of India, PAN card No. , issued by Income Tax Department Government of India, Indian National, mobile No. , and his wife;



3. MRS. MATILDA CLYDE DIAS alias MATILDA DIAS, daughter of Mr. Valentine Lewis, wife of Mr. Clyde John Ignatius Dias alias Clyde Albert Dias, aged 63 years, business, holder of Aadhaar card No. issued by Unique Identification Authority of India Government of India, PAN card No. , issued by Income Tax Department Government of India, mobile No. , Indian National, both presently residing at Flat No. 51, 5th floor, St. Joseph Road, near Chimbai, Madonna Cooperative Housing Society Ltd., St. Joseph Road, Bandra (W), Mumbai-400050.

4. MRS. CHERYL NALINI BHAVIK SHAH alias CHERYL BHAVIK SHAH alias CHERYL ALBERT DIAS, wife of Mr. Bhavik Shah, daughter of Shri. Santa Face De Jesus Jose Xavier Jeronimo Alberto Dias alias Albert Cajaten Dias alias Albert Cajetan Dias alias Albert

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Dias, aged 57 years, business, holder of Aadhaar card No. _____ issued by Unique Identification Authority of India Government of India, PAN card No. _____ issued by Income Tax Department Government of India, Indian National, mobile No. _____, and her husband;



5. MR. BHAVIK HARAKHCHAND SHAH alias BHAVIK SHAB, son of Mr. Harakhchand Maganlal Shah, aged 53 years, service, holder of Aadhaar card No. _____

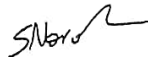
issued by Unique Identification Authority of India Government of India, PAN card No. _____ issued by Income Tax Department Government of India, Indian National, mobile No. _____, both residents of 102, Utopia, 1st floor, St. Andrew Road, Bandra (W), Mumbai 4000050.

6. MR. KELVIN MARTIN DIAS, son of Mr. Shri. Santa Face De Jesus Jose Xavier Jeronimo Alberto Dias alias Albert Cajaten Dias alias Albert Cajetan Dias alias Albert Dias, aged 59 years, business, holder of Certificate of Registration, Overseas Citizen of India bearing No. _____ issued at Sydney on 25/05/2015, not holding Pan card, and his wife;

7. MRS. ATHALIA DIAS alias ATHELLIA BELINDA DIAS, daughter of Mr. Daniel Baptista, wife of Mr. Kelvin Martin Dias, aged 56 years, business, holder of Certificate of Registration, Overseas Citizen of India bearing No. issued at Sydney on 10/01/2012, not holding Pan card, both resident of 5 Leura Place, Prospect, NSW 2148;

8. MR. ADRIAN DIAS alias ADRIAN JOSEPH DIAS, son of Mr. Shri. Santa Face De Jesus Jose Xavier Jeronimo Alberto Dias alias Albert Cajaten Dias alias Albert Cajetan Dias alias Albert Dias, aged 56 years, business, holder of Certificate of Registration, Overseas Citizen of India bearing No. issued at Vancouver on 09/09/2020, not holding PAN card, and his wife;

9. MRS. LIGIA DIAS alias LYGIA JOY MISQUITTA, daughter of Mr. Lynus Paul Misquitta, wife of Mr. Adrian Dias alias Adrian Joseph Dias, aged 56 years, business, holder of Certificate of Registration, Overseas Citizen of India bearing No. issued at Vancouver on 09/09/2020, not holding PAN card, both residents 9122, 142A ST, Surrey, B. C.



10. MRS. SHARMILA LIMITRA PEREIRA, wife of Benedict Xavier Pereira, daughter of Mr. Shri. Santa Face De Jesus Jose Xavier Jeronimo Alberto Dias alias Albert Cajaten Dias alias Albert Cajetan Dias alias Albert Dias, aged 53 years, business, holder of Aadhaar card No.

issued by Unique Identification Authority of India Government of India and holder of PAN card No. [issued by Income Tax Department Government of India, mobile No.], Indian National, and her husband;

11. MR. BENEDICT XAVIER PEREIRA alias BENY PEREIRA, son of Cyprian Xavier Pereira, aged 61 years, business, holder of Aadhaar card No. issued

by Unique Identification Authority of India Government of India and holder of PAN card No. issued by Income Tax Department Government of India, mobile No.

, Indian National, both resident of G-1/16, sea Spray CHS LTD, Pereira Bungalow, Janki Kutir, Juhu Tara Road, Juhu Mumbai, 400049, hereinafter called as the "OWNERS" (which expression shall unless repugnant to the context or meaning thereof deemed to mean and include their agents, successors, legal representatives, administrators, executors and assigns) of the ONE PART.

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AND

GREYSTONE REAL ESTATE DEVELOPERS, a Partnership Firm, registered under No. _____,

having its office at F/4, First floor, Osia Mall, Near KTC Bus-Stand, Margao, Goa, having PAN card No. _____

issued by Income Tax Department, Govt. of

India, represented by its Partners (1) MR. SEBASTIA

JOSE ANSELM NORONHA, son of Mr. Antonio Jose Noronha, aged 39 years, business, married, holder of Pan card bearing No. _____ issued by Income Tax

Department, Government of India, and Aadhaar card No. _____

issued by Unique Identification Authority

of India, Indian National, Mobile No. _____, email ID

:anselm_999@yahoo.co.in, resident of H.No.59, Duncolim,

Seraulim, Salcete, Goa, and (2) MRS. PINKY

FERNANDES, daughter of Mr. Laurent Fernandes, aged 40

years, business, married, holder of Pan card bearing No. _____

issued by Income Tax Department,

Government of India and Aadhaar card bearing No. _____

issued by Unique Identification Authority of

India, Indian National, resident of Flat No. 10, Second Floor,

Damodar Apartments, near Tanza-Zori, Aquem-Alto,

Margao, Goa, Indian National, hereinafter referred to as

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'THE DEVELOPER' of the other part. The terms "THE OWNERS" and "THE DEVELOPERS" shall include their/its heirs, successors, legal representatives, administrators, executors and assigns.

WHEREAS the OWNERS are the lawful owners in possession of the landed property known as "SANTUGODALEM/ PRIMEIRA ADICAO/ SANTOGODALEM/ SANTUGODALEM" bearing Land Registration No.10078, Land Revenue Matriz Predial No.1119 and urban bearing No.95, surveyed under Survey No.149 sub-division No.3 of Betalbatim Village of Salcete Taluka, having an area of 4050 square metres situated in Betalbatim Village, Salcete Taluka, District of South Goa, State of Goa and bounded on the EAST: By property Surveyed under Survey No. 149/2, 6, 10 of Betalbatim Village of Salcete Taluka; on the WEST: by property Surveyed under Survey No.145/1, 149/5 and 149/7 of Betalbatim Village of Salcete Taluka and partly by water drain, on the NORTH: By water drain and partly by property surveyed under survey No.149/2 of Betalbatim Village of Salcete Taluka; on the SOUTH: By property surveyed under Survey No. 149/5, 7, 8 and 145/7 of Betalbatim Village of



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Salcete Taluka. The above described property is hereinafter referred to as the "larger property".

AND WHEREAS an area of 125 square metres of the said property surveyed under survey No.149/3 of Betalbatim Village of Salcete Taluka has been acquired by the Government of Goa, through PWD for construction of road and as such the remaining portion of the said property admeasures an area of 3925 square metres, forming part of the property surveyed under survey No.149/3 of Betalbatim Village of Salcete Taluka is now forming separate, distinct and independent property and is bounded on the EAST: By property Surveyed under Survey No. 149/2, 6, 10 of Betalbatim Village of Salcete Taluka; on the WEST: by property Surveyed under Survey No. 145/1, 149/5 and 149/7 of Betalbatim Village of Salcete Taluka and partly by water drain, on the NORTH: By water drain and partly by property surveyed under survey No.149/2 of Betalbatim Village of Salcete Taluka; on the SOUTH: By property surveyed under Survey No. 149/5, 7, 8 and 145/7 of Betalbatim Village of Salcete Taluka and by six eight metres road passing through property surveyed under Survey No.149/8 of Betalbatim Village of Salcete Taluka. The above described portion of land admeasuring an area of 3925 square metres, forming



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part of the said property surveyed under survey No.149/3 of Betalbatim Village of Salcete Taluka is hereinafter referred to as "said property".

AND WHEREAS Jacinto Caetano Dias alias Caetano Dias alias Caetanino Dias, and his wife Zemitra Isaura Rodrigues were entitled to one half of the above described said property.



WHEREAS upon the death of said Jacinto Caetano Dias alias Caetano Dias alias Caetanino Dias and his wife Zemitra Isaura Rodrigues, a Deed of Succession was executed on 21/9/2011 recorded at pages 72 overleaf of Wills Book No.1567 wherein Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes and her husband, Shri Alfredo Antonio Das Martires de Fatima Menezes alias Alfredo Menezes, Lourdes Isaura Jacinta Dias and her husband Jose Carlos Pereira and the Owner No.1 was qualified as legal heir to their assets including the said property.

AND WHEREAS the Owners herein along with Maria Ilda Santana Tereza Dias alias Maria Elda SANTANA

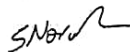
Tereza Dias e Menezes, Shri. Alfredo Antonio Das Martires De Fatima Menezes alias Alfredo Menezes, and Fr. Paixao Lepoldino Bossuet Dias alias L. Dias were the co-owners of the said properties.

AND WHEREAS the OWNERS were having one-fourth share in the said properties.



AND WHEREAS by virtue of Deed of Gift dated 09/10/2014, registered in the office of Sub-Registrar of Salcete under No.MGO-BK1-04492-2014, CD No.MGOD79 dated 09/10/2014, which deed of gift was rectified by Deed of Rectification dated 14/08/2019, registered under No.MGO-2197-2019, dated 14/08/2019, the said Maria Ilda Santana Tereza Dias alias Maria Elda Santana Tereza Dias e Menezes, Shri. Alfredo Antonio Das Martires De Fatima Menezes alias Alfredo Menezes, and Fr. Paixao Lepoldino Bossuet Dias alias L. Dias gifted their three-fourth share, right, title and interest in the said properties to the Owner No.1 herein and thus the OWNERS herein become the lawful owners of the said properties.

AND WHEREAS the DEVELOPERS have through the representation and title documents of the OWNERS and


are fully satisfied that the OWNERS title is clear and unimpeded and the OWNERS are not required to produce any further proof of title.

AND WHEREAS upon being satisfied to the title of the OWNERS to the said property, the developer has offered to develop the said property by putting up bungalows/Villas and/or any other structures by getting necessary approvals from the concerned authorities at the cost of the DEVELOPER.



AND WHEREAS out of such bungalows/Villas to be constructed, the DEVELOPERS have offered to construct and deliver to the OWNERS five bungalows/Villas in an area of 1308 square metres ear marked for the Owners forming part of western part of the said property as per plans and specifications hereinafter detailed and deliver possession thereof in fully completed condition to the OWNERS. The area of 1308 square metres ear marked for the owners, has been shown with red colour on the plan annexed hereto wherein five bungalows of the owners shall be constructed by the DEVELOPER.

AND WHEREAS the area of the property where the five bungalows/Villas are to be constructed for the

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A handwritten signature or mark, possibly 'S.N.' followed by a flourish.

A handwritten signature or mark, possibly 'J. S.' followed by a flourish.

OWNERS in the said property is shown in plan annexed to this Agreement and marked in red colour, which bungalows/Villas shall have an carpet area of 170 square metres each and the DEVELOPER shall retain the remaining bungalows/Villas and/or any other structure constructed therein in the remaining portion of the said property as per convenience and requirements of the DEVELOPER, which area is marked in green colour on the plan annexed to this Agreement as marked on plan 'A'.



AND WHEREAS the OWNERS have agreed that in the remaining portion of the said property marked in green colour, shall be developed by the DEVELOPERS and the sale consideration thereof shall be retained exclusively by the DEVELOPERS towards the consideration payable to the OWNERS in lieu of constructing five villas for the OWNERS as stated above.

AND WHEREAS the DEVELOPER has already obtained necessary permissions and approval of the plan at their costs from the following authorities for the purpose of development of said property:-

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(a) Conversion Sanad bearing No.
COL/SAL/CONV/18/2021/5253 dated 07/04/2022
from the Office of Additional Collector, South Goa,
District at Margao, Goa.

(b) Technical Clearance Order No.
TPM/33734/Betal/149/3/2022/1280 dated 16/3/2022
from the office of Senior Town Planner, Town and
Country Planning Department, Margao, Goa, for
construction of residential Villas/bungalows.



(c) N.O.C. from the department of Health bearing No.
PHCC/N.O.C./2022-2023/02 dated 01/04/2022

(d) Construction Licence bearing No. VP/B/2022-
23/03 dated 13/05/2022 from the office of the Village
Panchayat of Betalbatim, Salcete, Goa.

AND WHEREAS The OWNERS have represented to
the DEVELOPERS that they are the absolute OWNERS in
possession of the said property.

AND WHEREAS relying on the aforesaid
representation of the OWNERS that they are the absolute

OWNERS in possession of the said property, and after having got the same verified from his own lawyers and confirmed the titled of the OWNERS the DEVELOPERS have approached the OWNERS with a proposal to develop and put up construction in the said property by way of constructing a scheme of proposed villas/bungalows in the said property subject to the terms and condition of the agreement.

 AND WHEREAS upon the Developer completing and delivering the five bungalows to the OWNERS, the OWNERS shall transfer and convey the remaining portion of the property in full or in parts to the Developers/nominee of the DEVELOPERS.

AND WHEREAS in case property cannot be conveyed to the Developers for any reasons whatsoever, the owners shall transfer illiquid rights in the said property to the DEVELOPERS through an appropriate Deed/s.

AND WHEREAS relying on the aforesaid representation of the OWNERS that they are the absolute Owners in possession of the said property, the DEVELOPERS have approached the OWNERS with a



proposal to develop the said property, admeasuring an area of 3925 square metres, forming part of the property Surveyed under survey No.149/3 of Betalbatim Village of Salcete Taluka and in lieu/consideration of which, the Developer shall construct five bungalows with an area of 170 square metres each to the owners and each of such bungalow is valued for Rs.30,60,000/- (Rupees Thirty Lakhs Sixty Thousand Only) and thus the total five bungalows are valued for Rs.1,53,00,000/- and as such necessary stamp duty and registration charges are paid herewith on the said amount of Rs.1,53,00,000/- (Rupees One Crore Fifty Three Lakhs Only).



AND WHEREAS the owners and the developers have decided to set terms and conditions of the present Agreement in writing.

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

1. The OWNERS, do hereby permit the DEVELOPER to develop the said property by constructing bungalows/apartments/buildings therein. The DEVELOPER shall develop the said property at site as per the plan to be

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drawn by DEVELOPER, and details of which are available in the recitals above, and towards the consideration of said amount of Rs.1,53,00,000/- (Rupees One Crore Fifty Three Lakhs Only) the DEVELOPER shall construct and transfer in the name of the owners the built up premises as under:-

(a) The OWNERS shall be allotted five bungalows/Villas ear-marked in area marked in red colour on the plan annexed to this Agreement, and which bungalows shall have a height of six metres above the plinth and the internal layout of the bungalow shall be as per the plan annexed to this Agreement and marked as Plan B, valued at Rs.1,53,00,000/- (Rupees One Crore Fifty Three Lakhs Only).



2. The full details of the bungalows/Villas along with other internal layout are contained in Schedule III hereinunder written. The entire cost of construction of the five bungalows shall be borne by the DEVELOPERS.

3. That the DEVELOPERS shall complete the construction of five bungalows of the OWNERS, in the portion of land ear-marked in red colour on the plan annexed to this Agreement, with a carpet of 170 square metres each. The five bungalows/Villas shall be constructed as per

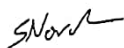
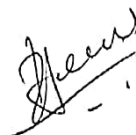
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specifications attached to this agreed in Schedule III and strictly at the location shown in the plan annexed hereto in red colour it is specifically agreed between the DEVELOPERS and the OWNERS that the bungalows/villas and/or any other structure or apartment to be constructed in an area marked in green colour on the plan annexed to this Agreement shall be retained by the DEVELOPERS, as consideration towards the costs of construction of five Villas of the OWNERS, which five bungalows to be constructed and allotted to the OWNERS shall form part of the housing complex proposed to be built by DEVELOPERS hereinafter referred to as the said five bungalows. However, the owners shall be free to have a separate housing society exclusively for the owners if permissible under law, at the cost of the OWNERS.

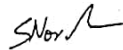
4. The Developers shall mark the proposed plinth at the site and issue notice to the Owners and after the same is confirmed by the owners the construction shall commence. In case it is found that the plinth of the bungalow is not as per approved plan, the same shall be forthwith rectified. The Developers shall also issue notice upon completion of the plinth so as to confirm that the plinth is correct if not the same shall be rectified by the DEVELOPERS at his n cost.

Such notice shall be given to the Owners/nominee of the OWNERS at least 72 hours in advance.

5. The five bungalows of the OWNERS to be constructed and allotted to the OWNERS shall be provided full and clear and unobstructed access as per the approved plans and shall be within the compound wall of the area earmarked to the OWNERS. The owners shall have right to opt out of the hsg.coop sty at any time but shall continue to have full rights of access to their five bungalows over the entire property. The work of construction of the five bungalows shall commence not later than by the end of October, 2023.

6. Upon signing of this agreement the DEVELOPERS shall be entitled to negotiate the sale of the bungalows and other premises to be constructed in the said property marked in green colour except the five bungalows, which are agreed and marked to be constructed and allotted to the OWNERS. It is made clear that the DEVELOPERS shall not be entitled to raise any finance for their construction by mortgaging the property or any part thereof. However, after the owners bungalows are completed and delivered to them the Developers may mortgage their portion of the property at any time.



7. For the purpose of construction and for that purpose the DEVELOPERS shall be entitled to renew and also to file revised plans for approvals if required before the concerned authorities and also to register the agreement with RERA and to pay the taxes to be levied by the competent authority on the bungalows which shall be retained and/or sold by the developers with the exception of five bungalows agreed to be constructed and allotted to the owners. provided however, their five bungalows to be allotted to the owners shall not be subject matter any revised plan without the written consent of the owners.



8. It is clearly agreed and understood that the possession of the entire property shall continue to be with the OWNERS, till the completed five bungalows are handed over to the OWNERS and/or till execution of the Final Deed of Convenience, if any. However, under this agreement the developers are permitted to enter upon the property and carry out all development activities as agreed herein.

9. It is clearly agreed that the five bungalows to be constructed for the owners shall be deemed to be complete after occupancy certificate is obtained from the Village Panchayat, with three phase electric connection and water

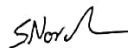
connection are obtained from the competent departments for the bungalows. The entire cost of construction of the bungalows and under this agreement including the infrastructure tax, house tax, cess if any and/or any other fees tax or cess as payable in respect of the five bungalows shall be paid by the DEVELOPERS before delivering possession of the five bungalows to the OWNERS.

10. The four bungalows to be allotted to the OWNERS shall be completed within a period of three years from the date of signing of this agreement and one bungalow within a period of eighteen months from the date of signing of Agreement. However, occupancy for such one bungalow to be completed and handed over shall be obtained on completion of entire project within a period of three years. The DEVELOPERS shall have a grace period of ninety days beyond the aforesaid period in case of any delays for any reason whatsoever. However, in case the DEVELOPERS fail to complete the project even within the extended period and deliver possession thereof to the owners, then the DEVELOPERS shall be liable to pay to the owners the sum of Rs.30,000/- (Rupees Thirty Thousand Only) per month per bungalow for every month of delay, such amount being payable on or before 10th day of the month following that for



which the payment is due. Provided that the DEVELOPER shall be entitled to reasonable extension of time for giving delivery of Said bungalows on the stipulated date, if the completion of the Villas in the Said Project in which the Said bungalows are to be situated is delayed on account of (i) war, civil commotion or act of God; (ii) any notice, order, rule, notification of the Government and/or other public or competent authority/court prohibiting and/or adversely affecting the construction. It is further agreed that the DEVELOPER shall not have the right to delay the project on grounds of lack of access. However, it is clarified if any obstructions are raised to the existing access, the same shall be settled by the developer with the co-operation of the owners and the entire cost of such disputes shall be borne by the developer.

11. On failure of the DEVELOPER to adhere with the terms and conditions of this Agreement to complete the construction and handover the bungalows by the DEVELOPER, the OWNERS shall have right to terminate the present agreement without offering any compensation to the DEVELOPER.



12. The OWNERS shall be free to enter into agreement for sale of all or any of the five bungalows to be allotted to them and direct the developers to physically convey the said bungalows to the nominee of the OWNERS and the DEVELOPER shall be bound by such directions.

13. In case the OWNERS desire any change in the specifications listed out in the SCHEDULE III in respect of any of the said five bungalows the said change in specification shall be carried out by the DEVELOPER only, upon a written request made by the OWNERS prior to execution of the works in any of the items listed in SCHEDULE III and upon advance payment of additional expenditure in any in effecting such change. The cost of additional expenditure if any shall be decided entirely by the DEVELOPER along with OWNERS.

14. The OWNERS shall cooperate with the DEVELOPER in obtaining the required approvals, no objection certificates, permissions, etc. and in getting water and electricity connections for the purpose of construction and thereafter for the premises built in the said property.



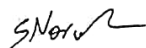
15. The DEVELOPER is hereby authorised to enter upon the said property by the OWNERS for the purposes of undertaking necessary development by way of construction.

16. The DEVELOPER shall build villas, as per the approved plans and interms of licences granted by the statutory authorities.

17. The DEVELOPER, their employees, representatives, contractors and workers may at all times hereafter enter upon, stay in the said property and carry on therein all works including demarcation, surveying, as may be deemed fit by them.

18. The DEVELOPER shall be entitled to develop the said property at their own costs, risk, expenses and responsibility by erecting therein villas and other premises in accordance with laws and regulations in force, the plans approved and construction licence/permission/s issued by the statutory authorities.

19. The DEVELOPER shall be free to revise the said plans from time to time in the manner they deem fit and proper, provided that such revision is according to laws and

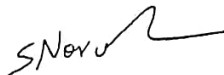
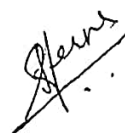


regulations and is duly sanctioned by statutory authorities but such revision shall not change the location and area of said five VILLAS.

20. The name of the Housing Complex shall be decided by the DEVELOPER.

21. The DEVELOPER agrees that all the sales or agreements to sell, transfer of Villas in the said property agreed to be sold by them to third parties shall be at the risk, costs, account and responsibility of THE DEVELOPER. It is hereby clarified that the intention of the parties hereto is that the DEVELOPER shall alone be liable and responsible to any third parties in connection with all dealings between the DEVELOPER, and such parties. All proceeds of sale of various premises shall be sole entitlement of the DEVELOPER without any share/interest to the OWNERS.

22. In case the OWNERS transfer by way of sale/lease any of the SAID five VILLAS to persons other than Indian nationals, it shall be the sole responsibility of the OWNERS in complying with the Foreign Exchange Management Act or any other law (State/Central Law) in force at the relevant time. The OWNERS are entitled to transfer by way of



sale/lease or otherwise SAID five VILLAS or any of them upon them being handed over.

23. Irrespective whether a co-operative Housing Society or any legal entity is formed or not THE DEVELOPER shall effectively maintain the Housing Complex project from the date of completion for which purpose OWNERS shall share equal contribution for maintaining the Villas allotted to the OWNERS.

 24. The OWNERS shall cooperate with the DEVELOPER to procure N.O.C. from Panchayat for occupancy of the Villas built in the said property and/or from any statutory authority, for the purpose of registration of such deeds and conveyance. The cost of registration, legal fees, stamp duty in respect of such deeds and conveyances will be borne by the DEVELOPER and/or their nominees in respect except in respect of the said five VILLAS or any of them retained by the OWNERS that being owners of the land the owners shall not be liable to execute any Deed of Conveyance of the said five bungalows set aside for them the DEVELOPER shall upon completion of the five bungalows deliver possession thereof to the OWNERS. All the infrastructure, tax, cessor

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whatsoever payable before the five bungalows are delivered to the OWNERS shall be borne by the DEVELOPER.

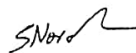
25. The OWNERS undertakes not to create any encumbrances, liens, claims or charges, against the said property.

26. The DEVELOPER and third parties entering into contracts to purchase Villas and other premises shall be entitled to raise finance from any financial institution/ Banks for the purposes of or purchase of villas in the said property. The DEVELOPER is entitled to raise construction finance without in any way creating any liability to the OWNERS/the property of the owners.

27. In case of any dispute the same shall be resolved through appropriate proceedings before Civil Court of having jurisdiction over the said property.

28. This agreement is signed in duplicate and each party has retained a copy.

29. The OWNERS undertakes to sign necessary deed of conveyance or any other deed infavour of the DEVELOPER



and/or its nominees or society pertaining to the remaining part of the said property which is agreed to be retained by the DEVELOPER in lieu of development of the said property as and when requested by the DEVELOPER.

30. The OWNERS in principals have accepted the offer of the DEVELOPER, as the developer has accepted the offer of the OWNERS to complete the project and has obtained all permissions from concerned authorities at its costs on behalf of the OWNERS.



31. The OWNERS shall agree to execute a power of attorney in favour of the partners of the DEVELOPER before the Sub Registrar Office Margao, inter alia to commence, carry out, complete construction and development activities in the said property. All the charges/fees for registering the same shall be borne by the DEVELOPER.

32. All the compliances under RERA shall be met by the DEVELOPER who shall be entire responsible in case of any violation of RERA and the owners shall not be liable in any case thereof. The DEVELOPER shall provide copies of all correspondence carried out by them in relation to the

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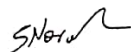
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Construction in the property including receipts for fees paid to any authority including RERA, such copies shall be provided free of cost within 15 days. The OWNERS shall be entitled to maintain a copy of the revised plans if any filed by the developers. The DEVELOPER shall also provide a copy of the RERA registration to the owners within 15 days of the registration.

33. The OWNERS will have the right to appoint their own qualified civil engineer or architect to oversee the construction of the OWNERS villas and to verify measurements of the carpet area, super built-up area, etc. and to otherwise ascertain the quality of the construction.

34. Both the parties shall be entitled for specific performance of present agreement.

35. The VENDOR No.2 MR. CLYDE JOHN IGNATIUS DIAS alias CLYDE ALBERT DIAS, Vendor No. 3 MRS. MATILDA CLYDE DIAS alias MATILDA DIAS, Vendor No. 4 MRS. CHERYL NALINI BHAVIK SHAH alias CHERYL BHAVIK SHAH alias CHERYL ALBERT DIAS, Vendor No. 5 MR. BHAVIK HARAKHCHAND SHAH alias BHAVIK SHAB, Vendor


No. 10 MRS. SHARMILA LIMITRA PEREIRA and Vendor No. 11 MR. BENEDICT XAVIER PEREIRA alias BENY PEREIRA, are herein represented by their duly constituted attorney the VENDOR No. 1 SHRI. SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS alias ALBERT CAJATEN DIAS alias ALBERT CAJETAN DIAS alias ALBERT DIAS by Irrevocable Power of Attorney dated 26/12/2017 executed before Notary Shri. Charan Singh, Maharashtra dated under Notarial Reg. No.173.



36. The VENDOR No. 6 MR. KELVIN MARTIN DIAS, and Vendor No. 7 MRS. ATHALIA DIAS alias ATHELLIA BELINDA DIAS, are herein represented by their duly constituted attorney the VENDOR No. 1 SHRI. SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS alias ALBERT CAJATEN DIAS alias ALBERT CAJETAN DIAS alias ALBERT DIAS, by Irrevocable Power of Attorney dated 08/01/2018 at Seven Hills NSW 2147 executed before Notary Public John William Drumgold.

37. The VENDOR No.8 MR. ADRIAN DIAS alias ADRIAN JOSEPH DIAS and Vendor No. 9 MRS. LIGIA DIAS alias LYGIA JOY MISQUITTA are herein

107

SNor

John

represented by their duly constituted attorney the VENDOR No. 1 SHRI. SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS alias ALBERT CAJATEN DIAS alias ALBERT CAJETAN DIAS alias ALBERT DIAS, by Power of Attorney dated 13/07/2018 at Surrey, BC, Canada executed before Notary Public Honveer Randhawa.

38. The DEVELOPER No. 2 MRS. PINKY FERNANDES, have appointed The DEVELOPER No. 1 Mr. SEBASTIA JOSE ANSELM NORONHA, partner of GREYSTONE REAL ESTATE DEVELOPERS, as Attorney, by virtue of Special Power of Attorney, executed before the Sub Registrar of Salcete, at Margao, Goa, under Book:-POA Register Document, Registration No. MGO-POA Register-23-2019 dated 26/04/2019, certified copy of the same is produced herewith. Certified copy of the same is produced herewith.

SCHEDULE-I OF THE LARGER PROPERTY

ALL THAT landed property known as "Santugodalem/Primeira Adicao/ Santogodalem/ Santugodalem" bearing Land Registration No.10078, Land

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Revenue Matriz Predial No.1119 and urban bearing No.95, surveyed under Survey No.149 sub-division No.3 of Betalbatim Village of Salcete Taluka, having an area of 4050 square metres situated in Betalbatim Village, Salcete Taluka, District of South Goa, State of Goa and bounded on the EAST: by property Surveyed under Survey No.149/2, 6, 10 of Betalbatim Village of Salcete Taluka; on the WEST: by property Surveyed under Survey No.145/1, 149/5 and 149/7 of Betalbatim Village of Salcete Taluka and partly by water drain, on the NORTH: By water drain and partly by property surveyed under survey No.149/2 of Betalbatim Village of Salcete Taluka; on the SOUTH: By property surveyed under Survey No. 149/5, 7, 8 and 145/7 of Betalbatim Village of Salcete Taluka.

**SCHEDULE II OF THE PORTION OF THE SAID
PROPERTY**

All that portion of land forming part of the above described property admeasuring an area of 3925 square metres, surveyed under survey No.149/3 of Betalbatim Village of Salcete Taluka is now forming separate, distinct and independent property and is bounded on the EAST: By property Surveyed under Survey No.149/2, 6, 10 of

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[Signature]

[Signature]

Betalbatim Village of Salcete Taluka; on the **WEST**: by property Surveyed under Survey No. 145/1, 149/5 and 149/7 of Betalbatim Village of Salcete Taluka and partly by water drain, on the **NORTH**: By water drain and partly by property surveyed under survey No.149/2 of Betalbatim Village of Salcete Taluka; on the **SOUTH**: By property surveyed under Survey No. 149/5, 7, 8 and 145/7 of Betalbatim Village of Salcete Taluka and by six eight metres road passing through property surveyed under Survey No. 149/8 of Betalbatim Village of Salcete Taluka.



SCHEDULE III

SPECIFICATIONS FOR VILLAS

HYSD reinforcement - steel.

Cement Bharti or Ultra tech

Finolex wire and Panasonic switches, DP/MCB etc.

Sand laterite stones/ cement block verified and approved by the Engineer

Vitrified tiles (brand to be mutually agreed)-

>Simpolo/Somany/Kajaria hall 80x80 Rest 60x60.

Bathroom fittings jaguar and push button flush

White colour powder coated aluminum French doors and windows of quality mutually agreed.

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[Signature]

Internal F.R.P. Doors/Sal wood frame/toilet frame Granite.
Main door of teak wood and Sal wood door frames with
looks, key, handle and internal latch.
1 potable water tanks of 1000 liters or above on top.
Soak pit and septic tank as per requirement.
Internal Asian premium paint and external apex as per
design.
Finolex or prince plumbing material with I.S.I Mark, hot and
cold water system.
Staircase steps and landing with tiles.
tiles roof top.
Normal size wash basin with wall tiles and European W.C.
Powder coated meter boxes and main distribution board.
Granite platform and sink for kitchen with 12 feet and wall
tiles @ 0.6 mts. height. with provision for a hob.
Bathroom with anti-skid floor tiles and wall tiles @ 2.10 mts
height ->(30x45) and granite frame for the bathroom door.
Internal - double coat plaster with wall putty.
External double coat plaster with pani Patti for chajjas.
Electrical points for interior rooms and eternal walls/ area to
be finalized as per mutual agreement.

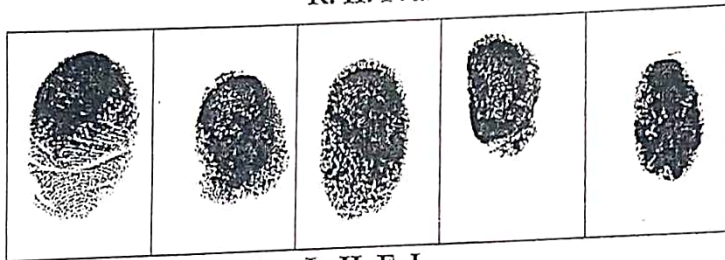


The OWNERS: 

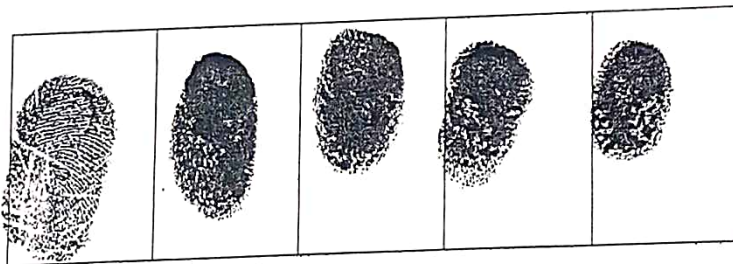
SANTA FACE DE JESUS JOSE XAVIER
 JERONIMO ALBERTO DIAS alias ALBERT
 CAJATEN DIAS alias ALBERT CAJETAN DIAS
 alias ALBERT DIAS, for self and as an Attorney for
 Vendor No.2 Mr. Clyde John Ignatius Dias alias
 Clyde Albert Dias, Vendor No. 3 Mrs. Matilda Clyde
 Dias alias Matilda Dias, Vendor No. 4 Mrs. Cheryl
 Nalini Bhavik Shah alias Cheryl Bhavik Shah alias
 Cheryl Albert Dias, Vendor No. 5 Mr. Bhavik
 Harakhchand Shah alias Bhavik Shab, Vendor No. 6
 Mr. Kelvin Martin Dias, and Vendor No. 7 Mrs.
 Athalia Dias alias Athellia Belinda Dias, Vendor No.8
 Mr. Adrian Dias alias Adrian Joseph Dias and Vendor
 No. 9 Mrs. Ligia Dias alias Lygia Joy Misquitta,
 Vendor No. 10 Mrs. Sharmila Limitra Pereira and
 Vendor No. 11 Mr. Benedict Xavier Pereira alias
 Beny Pereira)



R. H. F. I.

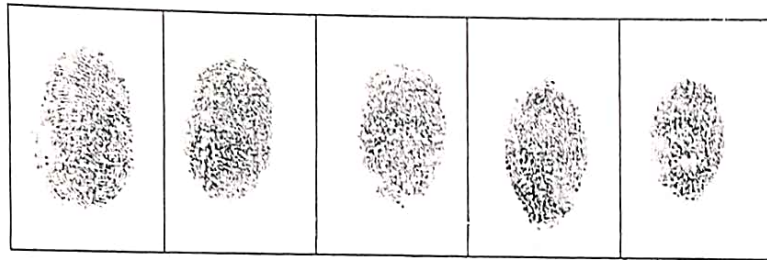


L. H. F. I.

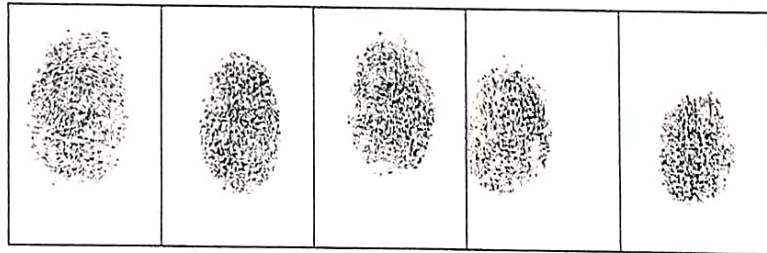


THE DEVELOPER No.1: S Noronha(SEBASTIA JOSE ANSELM NORONHA
partner of GREYSTONE REAL ESTATE)

R. H. F. I.



L. H. F. I.

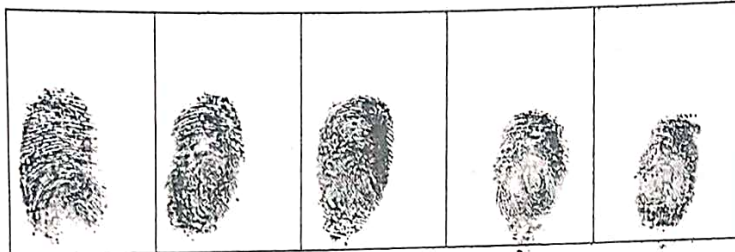
S Noronha

THE DEVELOPER No.2 :

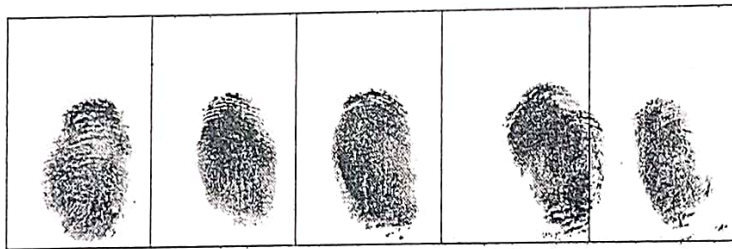
Pinky

(PINKY FERNANDES partner of
GREYSTONE REAL ESTATE)

R. H. F. I.



L. H. F. I.

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Pinky

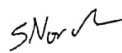
WITNESSES:

1. 
(MR. EUSEBIO CIRILO ALMEIDA,
son of Mr. Pedro S. E. Almeida,
aged 53 years, service,
holder of Aadhaar card No.9832 8295 4957,
resident of H.No.136,
Near St. Lawrence Chapel,
Arossim, Cansaulim, Goa.)



2. 
(MR. GODFREY BRAZ,
son of Mr. Belchior Jose L. Braz,
aged 44 years, service,
holder of Aadhaar card No.3817 7103 0170,
resident of H. No.275/A,
Battywaddo, Orlim, Salcete, Goa).

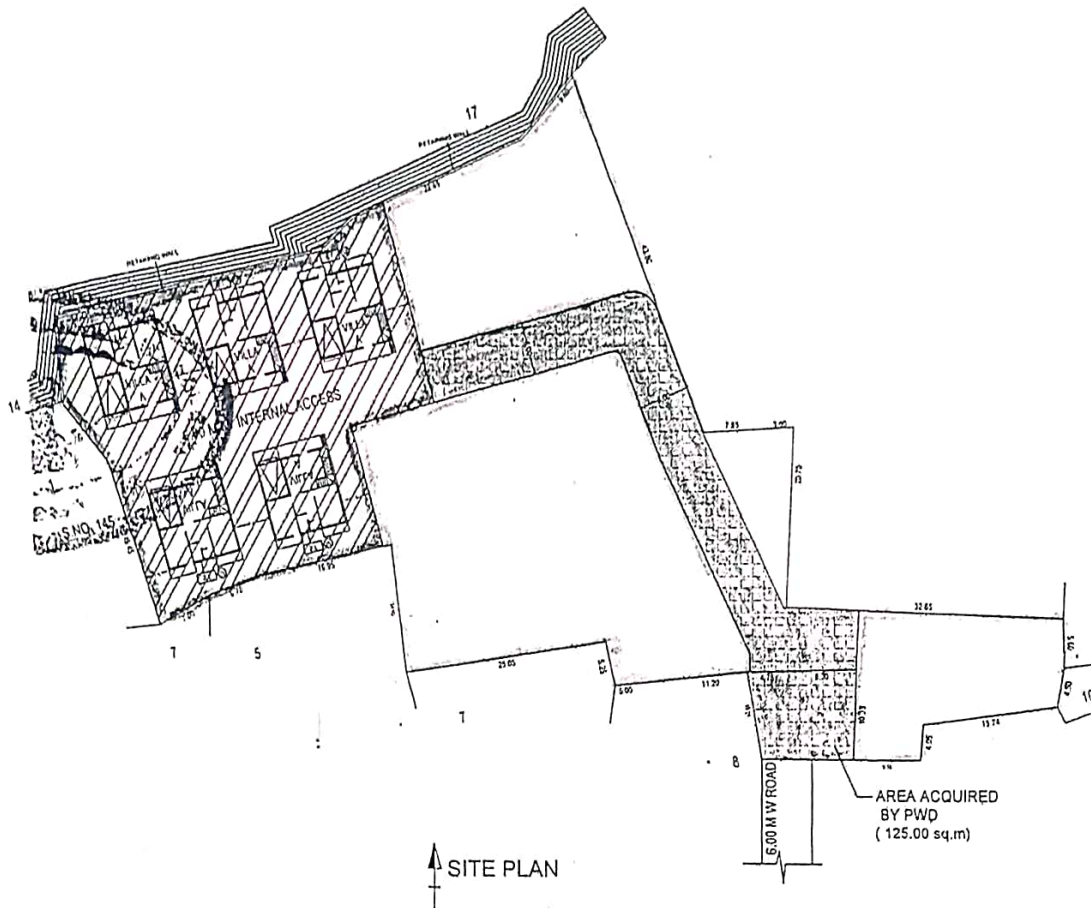


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PLAN A

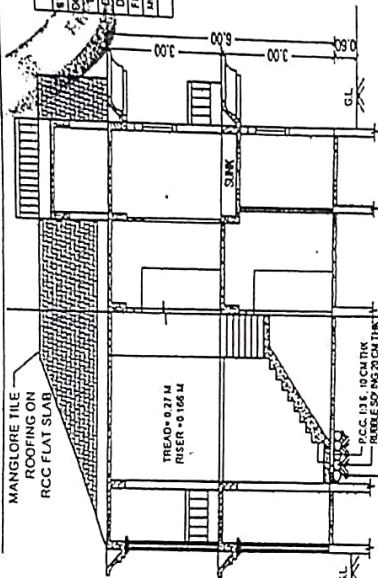
-  RESERVED FOR OWNERS = 1308.00 SQM
-  AREA RESERVED FOR ROAD = 458.82 SQM
-  FOR DEVELOPERS = 2158.18 SQM




OWNERS

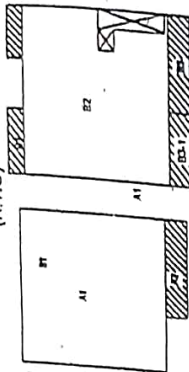

DEVELOPERS

PLAN B



SCHEDULE OF OPENING				
SYM	Q	QIM	SYM	QIM
DOOR 3:30				
D1	1.00 X 2.10	W	1.20 X 1.20	
D2	0.95 X 2.10	W1	1.20 X 1.00	
D3	0.75 X 2.10	W2	1.50 X 1.20	
D4	2.10 X 2.10	W3	1.00 X 2.00	
D5	1.25 X 2.10	W4	1.00 X 1.20	
		V	0.60 X 0.80	

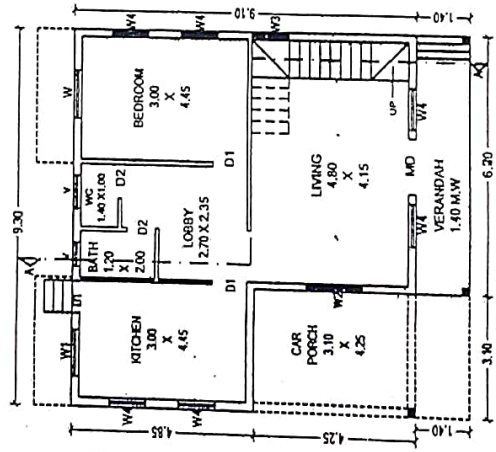
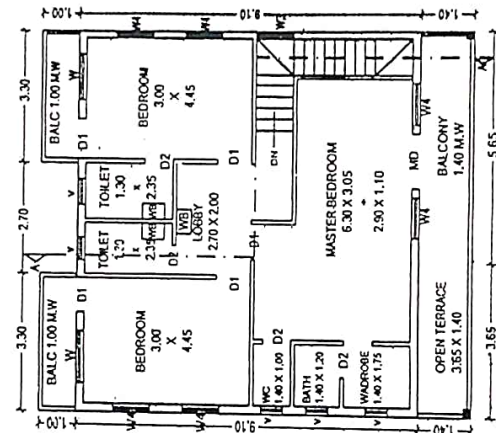
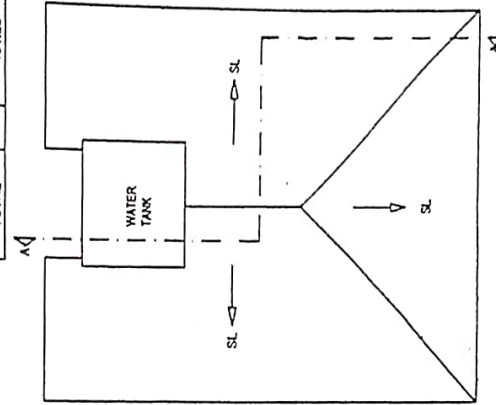
AREA CALCULATION
{N.T.S}



	AREA UNDER FAR	AREA UNDER FAR
A1 =	84.53	50 M
A2 =	3.88	50 M
B1 =	2X3.30 =	6.60
B2 =	78.38	50 M
B3 =	7.91	50 M
B3-1 =	5.11	50 M
GROUND FLOOR		

Reference	Use	Total built up area Area M2	Areas free of FAR		FIRST FLOOR	
			Ver.Bld.	Total.	Area M2	P %
VILLA A						
GROUND	RES.	93.31	3.68	8.68	54.03	2.16
FIRST	RES	97.92	19.62	19.62	79.30	1.592
TOTAL		191.23	23.30	28.30	162.93	4.152

SECTION A-A



CIVIL

SPARC

DEVELOPERS

ROOF PLAN

FIRST EDITION

GROUND FLOOR



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 12-Jul-2023 04:24:13 pm

Document Serial Number :- 2023-MGO-3011

Presented at 04:10:57 pm on 12-Jul-2023 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	443700
2	Registration Fee	450000
3	Processing Fee	3160
Total		905860

Stamp Duty Required : 443700/-

Stamp Duty Paid : 443700/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MR. SEBASTIA JOSE ANSELM NORONHA , Father Name: Mr. Antonio Jose Noronha, Age: 39, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H No.59, Duncolim, Seraulim, Salcete, Goa, Address2 - PAN No.			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90, Marital Status: Married , Gender: Male, Occupation: Other, H. No. 31, Ranvaddo, Betalbatim, Salcete, Goa., PAN No.:			
2	MR. SEBASTIA JOSE ANSELM NORONHA , Father Name: Mr. Antonio Jose Noronha, Age: 39, Marital Status: Married , Gender: Male, Occupation: Business, H.No.59, Duncolim, Seraulim, Salcete, Goa, PAN No.:			
3	SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90, Marital Status: , Gender: Male, Occupation: Other, H. No. 31, Ranvaddo, Betalbatim, Salcete, Goa., PAN No.: / - , as Power Of Attorney Holder for BENEDICT XAVIER PEREIRA Alias BENY PEREIRA			

	Party Name and Address	Photo	Thumb	Signature
4	<p>SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90,</p> <p>Marital Status: , Gender: Male, Occupation: Other, H. No. 31, Ranvaddo, Betalbatim, Salcete, Goa.,</p> <p>PAN No.: , as Power Of Attorney Holder for SHARMILA LIMITRA PEREIRA</p>			
5	<p>SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90,</p> <p>Marital Status: , Gender: Male, Occupation: Other, H. No. 31, Ranvaddo, Betalbatim, Salcete, Goa.,</p> <p>PAN No.: , as Power Of Attorney Holder for BHAVIK HARAKHCHAND SHAH Alias BHAVIK SHAB</p>			
	<p>SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90,</p> <p>Marital Status: , Gender: Male, Occupation: Other, H. No. 31, Ranvaddo, Betalbatim, Salcete, Goa.,</p> <p>PAN No.: , as Power Of Attorney Holder for CHERYL NALINI BHAVIK SHAH Alias CHERYL BHAVIK SHAH Alias CHERYL ALBERT DIAS</p>			
7	<p>SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90,</p> <p>Marital Status: , Gender: Male, Occupation: Other, H. No. 31, Ranvaddo, Betalbatim, Salcete, Goa.,</p> <p>PAN No.: , as Power Of Attorney Holder for MATILDA CLYDE DIAS Alias MATILDA DIAS,</p>			
8	<p>SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90,</p> <p>Marital Status: , Gender: Male, Occupation: Other, H. No. 31, Ranvaddo, Betalbatim, Salcete, Goa.,</p> <p>PAN No.: , as Power Of Attorney Holder for MR. CLYDE JOHN IGNATIUS DIAS Alias CLYDE ALBERT DIAS</p>			
9	<p>SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90,</p> <p>Marital Status: , Gender: Male, Occupation: Other, Jacinto Caetano Dias alias Caetano Dias alias Caetanino Dias alias Cajaten Inacio Dias alias Cajeten Dias,</p> <p>PAN No.: , as Power Of Attorney Holder for ATHALIA DIAS Alias ATHELLIA BELINDA DIAS</p>			

Party Name and Address		Photo	Thumb	Signature
10	<p>SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90, Marital Status: , Gender: Male, Occupation: Other, Jacinto Caetano Dias alias Caetano Dias alias Caetanino Dias alias Cajaten Inacio Dias alias Cajeten Dias, PAN No.: , as Power Of Attorney Holder for KELVIN MARTIN DIAS</p>			
11	<p>SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90, Marital Status: , Gender: Male, Occupation: Other, H. No. 31, Ranvaddo, Betalbatim, Salcete, Goa., PAN No.: , as Power Of Attorney Holder for LIGIA DIAS Alias LYGIA JOY MISQUITTA</p>			
12	<p>SANTA FACE DE JESUS JOSE XAVIER JERONIMO ALBERTO DIAS Alias ALBERT CAJATEN DIAS Alias ALBERT CAJETAN DIAS Alias ALBERT DIAS , Father Name: Jacinto Caetano Dias Alias Caetano Dias Alias Caetanino Dias Alias Cajaten Inacio Dias Alias Cajeten Dias, Age: 90, Marital Status: , Gender: Male, Occupation: Other, H. No. 31, Ranvaddo, Betalbatim, Salcete, Goa., PAN No.: , as Power Of Attorney Holder for ADRIAN DIAS Alias ADRIAN JOSEPH DIAS</p>			
13	<p>MR. SEBASTIA JOSE ANSELM NORONHA , Father Name: Mr. Antonio Jose Noronha, Age: 39, Marital Status: , Gender: Male, Occupation: Business, H.No.59, Duncolim, Seraulim, Salcete, Goa, PAN No.: , as Power Of Attorney Holder for PINKY FERNANDES</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: MR GODFREY BRAZ, Age: 44, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403724, H. No. 275/A Battywaddo Orlim Salcete Goa, H. No. 275/A Battywaddo Orlim Salcete Goa, Orlim, Salcete, South Goa, Goa</p>			
2	<p>Name: MR EUSEBIO CIRILO ALMEIDA, Age: 53, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403712, H.No. 136 Near St Lawrence Chapel Arossim Cansaulim Goa, H.No. 136 Near St Lawrence Chapel Arossim Cansaulim Goa, Cansaulim, Mormugao, South Goa, Goa</p>			

Sub Registrar
Civil Registrar
-Cum-
Sub Registrar
Salcete

Document Serial No:-2023-MGO-3011

Book :- 1 Document

Registration Number :- MGO-1-2876-2023

Date : 12-Jul-2023

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

Sub Registrar
Salcete

Prisma Oliveira
LDC