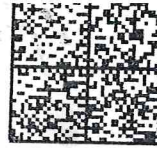


Sold To/Issued To:
SHELDON DSOUZA
For Whom/ID Proof:
Pan-AUXPD9570B

CITIZEN CREDIT
CO-OP BANK LTD
Rua De Ourem
Panaji-Goa - 403001
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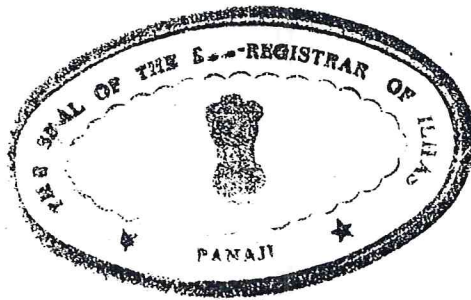
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For CITIZEN CREDIT™
CO-OP BANK LTD

Authorised Signatory

Reg 2124
P Reg : 26475
Serial : 2238
dt : 5/10/21



AGREEMENT FOR DEVELOPMENT AND SALE

This **AGREEMENT FOR DEVELOPMENT AND SALE** is
made at Panaji, Tiswadi, Goa, on this 05th day of October
2021.

BETWEEN

1. MR. ANTONIO WAYNE GERMANO ANTAO ALIAS

ANTONIO W. G. ANTAO, son of late Mr. Anthony Walter Antao alias Antonio Walter Antao, age 41 years, married, Service, Pan No. and Aadhar Card No. , Mobile: E-mail address: waynesmind@yahoo.com and his wife,

2. MRS. LIZA SUSANE BARRETO, daughter of late

Catarino Basilia Piedade de Percy Barreto alias Percy

Barreto, age 33 years, housewife, Pan No. and

Aadhar Card No. , Phone: , E-

mail address: waynesmind@yahoo.com, both Indian

Nationals, residing at Row H.No.9, Kurtarkar Symphony,

Ambajim, Fatorda, Salcete, South-Goa 403602, both

represented in this Deed by Mr. Romulo Antonio Antao,

Son of late Mr. Antonio Francisco Germano Joaquim

Remedios Feliciano Antao, alias German Antao alias

Germano Antao alias Antonio Francisco Germano Joaquim

Remedios Antao alias Antonio Francisco Germano

Joaquim Remidio Feliciano Antao, aged about 60 years,

service, married, holding PAN No. and



Aadhar No. [REDACTED], Mobile no. [REDACTED],
Indian National, residing at Model's Green Avenue, 1/S2,
Jilalem-Morod, Taleigao, Ilhas, Goa vide Power of Attorney
Executed Before Notary Upendra R. Timble, Registered
under No. 1789/D/2010 dated 23rd December, 2019, at
Panaji, Goa.

3. MR. ANTHONY WELLINGTON ANTAO, son of late Mr.
Anthony Walter Antao alias Antonio Walter Antao alias
Walter Anthony Antao, age 38 years, bachelor, Service,
holding Pan No. [REDACTED] and Aadhar
No. [REDACTED] Phone: [REDACTED], Email address:
antaoromulo@gmail.com Indian National, residing at
H.No.434, Caramorod, Chinchinim, Dramapur, South Goa
403725, herein represented by Mr. Romulo Antonio
Antao, Son of late Mr. Antonio Francisco Germano
Joaquim Remedios Feliciano Antao, alias German Antao
alias Germano Antao alias Antonio Francisco Germano
Joaquim Remedios Antao alias Antonio Francisco
Germano Joaquim Remidio Feliciano Antao, aged about 60
years, service, married, holding PAN No. [REDACTED] and
Aadhar No. [REDACTED], Mobile no. [REDACTED],
Indian National, residing at Model's Green Avenue, 1/S2,
Jilalem-Morod, Taleigao, Ilhas, Goa vide Power of Attorney



Executed Before Notary Upendra R. Timble, Registered under No. 1780/D/2019 dated 21st December, 2019, at Panaji, Goa, all hereinafter referred to as "**THE FIRST LAND OWNERS**" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, successors, executors administrators and assigns) **OF THE FIRST PART.**

AND

4. MR. JOHN LUIS ANTÃO, son of late Mr. Antonio Francisco Germano Joaquim Remedios Antão alias Antonio Francisco Germano Joaquim Remidio Feliciano Antão alias Antonio Germano Antão alias Antonio Francisco Germano Joaquim Remidio Antão Feliciano Antão alias German Antão, age 67 years, married, retired, Indian National, holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], Phone: [REDACTED] E-mail address: johnantao53@gmail.com and his wife

5. MRS. ALZIRA BELIZA ANTÃO, daughter of late Victor D'Costa alias Victor Michal D'Costa, age 60 years, married, housewife, Indian National, Holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] Phone: [REDACTED], E-mail address:



johnantao53@gmail.com both residing at House no. 1349, A-1 Block, Paradise Apt., Aquem Alto, Margao, Salcete, Goa 403601, both represented in this Deed by Mr. Romulo Antonio Antao, son of late Mr. Antonio Francisco Germano Joaquim Remedios Feliciano Antao, alias German Antao alias Germano Antao alias Antonio Francisco Germano Joaquim Remedios Antao alias Antonio Francisco Germano Joaquim Remidio Feliciano Antao, aged about 60 years, service, married, holding PAN No. [REDACTED] and Aadhar No. [REDACTED], Mobile no. [REDACTED], Indian National, residing at Model's Green Avenue, 1/S2, Jilalem-Morod, Taleigao, Ilhas, Goa vide Power of Attorney

Executed Before Notary Philomena De Silva, Registered under No. [REDACTED] dated 10th December, 2020 at Margao, Goa, both hereinafter referred to as **"THE SECOND LANDOWNERS"** (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, successors, executors administrators and assigns) **OF THE SECOND PART.**

AND



6. MR. ROMULO ANTONIO ANTAO, Son of late Mr. Antonio Francisco Germano Joaquim Remedios Feliciano Antao, alias German Antao alias Germano Antao alias Antonio Francisco Germano Joaquim Remedios Antao alias Antonio Francisco Germano Joaquim Remidio Feliciano Antao, aged about 60 years, service, married, holding PAN No. [] and Aadhar No. [], Mobile: [], E-mail address: antaoromulo@gmail.com, Indian National, residing at Model's Green Avenue, 1/S2, Jilalem- Morod, Taleigao, Ilhas, Goa and his wife,



7. MRS. SONIA ASPULQUETA ANTAO, wife of Mr. Romulo Antonio Antao, daughter of Antonio Costa Fernandes, age 53 years, housewife, Indian National and residing at Building no. 1/S2, Model's Green Avenue Jilalem- Morod, Taleigao, Ilhas, Goa, 403002, having PAN Card No. [] and Aadhar Card No. [], Phone: [] E-mail address: antaoromulo@gmail.com, herein represented by her husband and lawful Attorney the said Mr. Romulo Antonio Antao, son of late Mr. Antonio Francisco Germano Joaquim Remedios Feliciano Antao, alias German Antao alias Germano Antao alias Antonio Francisco Germano Joaquim

Remedios Antao alias Antonio Francisco Germano Joaquim Remidio Feliciano Antao, aged about 60 years, service, married, holding PAN No. [REDACTED] and Aadhar No. [REDACTED], Mobile no. [REDACTED], Indian National, residing at Model's Green Avenue, 1/S2, Jilalem-Morod, Taleigao, Ilhas, Goa the Party at Serial no. 6 herein, vide Power of Attorney Executed Before Notary Sunil S. Naik, registered under No. [REDACTED] dated 09/12/2020, at Panjim, Goa, hereinafter referred to as **"THE THIRD LANDOWNERS"** (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, successors,



executors administrators and assigns) **OF THE THIRD**

The FIRST LANDOWNERS, the SECOND LANDOWNERS and the THIRD LANDOWNERS are hereinafter jointly referred to as the **"LANDOWNERS/VENDORS"** (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, successors, executors administrators and assigns.)

AND

A handwritten signature in black ink, appearing to be 'D. S. Naik'.

A handwritten signature in black ink, appearing to be 'D. S. Naik'.

SHELDON CONSTRUCTION, a Sole proprietorship concern having registered office at 504B 5th Floor, Dempo Trade Centre, Patto Panaji, represented herein by its Sole Proprietor, **Mr. Sheldon F DSouza**, son of late Teofilo Dsouza, age 31 years, married, business, Indian National and resident of House No. 825 Mathias House, Siridao Slope, Near Holy Cross Bambolim Complex, Goa holding PAN No. [REDACTED] and Aadhar No. [REDACTED], Mobile no. [REDACTED], hereinafter referred to as '**THE DEVELOPER**' of the **FOURTH PART** which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, successors, executors administrators and assigns.

WHEREAS there exists property known as "NEAR FLOWER CROSS" or "PREDIO OITEIRO DE CAJUAL" situated in the village and parish of Bambolim, within the jurisdiction of Village Panchayat of Curca, Bambolim and Telaulim, Sub-District of Ilhas, North Goa, State of Goa, described in the Land Registration Office of the Judicial Division of Ilhas, Goa, under number seventeen thousand two hundred and sixty one (No.17261) at pages One



hundred and eighty three reverse(Folio 183v) of Book B forty five new (B-45 new) and Inscribed in favour of late Dionisio Sebastiao Cardoso, under number ten thousand six hundred and sixty one (No.10661), at pages fifty one reverse (Folio 51V) of Book G-20 and found inscribed in the Taluka Revenue Office under Matriz predial of the parish of Bambolim under number three hundred sixty five (365), divided into 13 lotes as per recommendations of the Town and Rural Planning Department, which shall hereinafter be referred to as the "**SAID LARGER PROPERTY**".

AND WHEREAS originally the SAID LARGER PROPERTY belonged to Shri. Dionisio Sebastiao Cardozo and is found inscribed at No.10661 in the Land Registration Office of Ilhas and described at No.1533 at page 131V of Book B no.18 old and now described at no.17261 at (folio 183V) of Book B 45 New in the Land Registration Office of Ilhas.

AND WHEREAS vide DEED of Sale dated 01/04/1966 registered in the Office of the Sub Registrar of Ilhas, Panaji, Goa under No. 218 of Volume No.7 at pages 112 to 115 dated 26/09/1966 of Book No.1, a portion of the SAID LARGER PROPERTY being lote no. 11 was purchased by

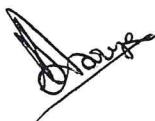


Mr. Antonio Francisco Germano Joaquim Remedios Feliciano Antao from Mr. Dionisio Sebastiao Cardozo.

AND WHEREAS lote no. 11 came to be surveyed under no. 91/9 in the Survey Records of Bambolim Village, within the jurisdiction of Village Panchayat of Curca, Bambolim and Telaulim, District of North Goa, in the State of Goa, admeasuring an area of 650 square metres and shall hereinafter be referred to as the "SAID PROPERTY" and is fully described in Schedule I hereunder written.

AND WHEREAS the said Antonio Francisco Germano Joaquim Remedios Feliciano Antao was married to Maria Delfina Fernandes under the regime of absolute communion of assets prevailing in the State of Goa.

AND WHEREAS by Deed of Succession drawn on 19/10/2001 recorded at folio 91 to 92 of Deed No.1428 before the Notary Public Ex-Officio, Judicial Division of Salcete, City of Margao, upon the death of Mr. Antonio Francisco Germano Joaquim Remedios Feliciano Antao alias German Antao, and his wife Maria Delfina Fernandes Santos Antao alias Maria Delfina Fernandes e Santos alias



Maria Delfina Antao, on 12th July 1984 and 19th May 1985 respectively, without making any will, it was declared that they left behind four children namely (one) Antonio Walter Antao married to Marie Yvette Antao (two) Laura Melba Antao married to Jose Antonio Jacques, (three) Joao Luis Antao alias John Luis Antao, married to Alzira Beliza Antao and (four) Romulo Antonio Antao, married to Sonia Aspulqueta Antao as their universal heirs.

AND WHEREAS by DEED of Relinquishment drawn on 29/11/2011 recorded at folio 91V to 92 of Deeds/Wills Book No.1569 before the Office of the Notary Public Ex-Office at Margao, Goa, the said Mrs. Laura Melba Antao alias Melba Antao alias Melba Jaques and her husband, Mr. Jose Antonio Jaques alias Jose Jaques appeared as releasing parties and relinquished, released and renounced in precise terms of Article Two thousand and twenty nine of the Portuguese Civil Code in force in this state of Goa, their undetermined illiquid rights in the inheritance of their parents/parents in law Mr. Antonio Francisco Germano Joaquim Remedios Feliciano Antao alias Germano Antao alias German Antao, and his wife Maria Delfina Fernandes Santos Antao alias Maria e Santos alias Maria Delfina Antao.



AND WHEREAS by Deed of Succession drawn on 26/12/11 recorded at folio No.70v to 72 of Deeds/Wills Book No.1570 before the Office of the Notary Public Ex-Officio at Margao, upon the death of Mrs. Maria Yvette Antao alias Maria Yvette Coutinho alias Maria Yvette Coutinho e Antao on 12th April 2007 without making any will, it was declared that she left behind her widower Anthony Walter Antao (her moiety sharer) and three children as her universal heirs namely (one) Antonio Wayne Germano Antao, unmarried, (two) Anthony Wallace Julian Antao, unmarried and (three) Anthony Wellington Antao, unmarried.

AND WHEREAS the SAID PROPERTY was listed as Item No. 17 in the Deed of Partition drawn on 26/9/2012 with Document Serial Number 5320 at Book-1, Document Registration No. MGO-BK1-05331-2012, CD No. MGOD63 before the Sub-Registrar of Salcete at Margao, wherein the said property was equally allotted to: Mr. ANTONIO WALTER ANTÃO, also known as ANTHONY WALTER ANTÃO, also known as WALTER ANTÃO, and his heirs Mr. ANTONIO WAYNE GERMANO ANTÃO, Mr. ANTHONY WALLACE JULIAN ANTÃO, Mr. ANTHONY WELLINGTON



ANTAO and to Mr. JOAO LUIS ANTONIO also known as JOHN LUIS ANTAO and his wife Mrs. ALZIRA BELIZA ANTAO, and Mr. ROMULO ANTONIO ANTAO also known as ROMULO ANTAO and his wife Mrs. SONIA ASPULQUETA ANTAO also known as SONIA ANTAO;

AND WHEREAS by Deed of Succession drawn on 17/12/2018 recorded at folio No.98v to '99 of Deeds Book No.1659 before the Office of the Notary Public Ex-Officio at Margao, upon the death of Mr. Anthony Walter Antao on 22nd November 2015 at Caramorod, Chinchinim, without making any will, in the status of a widower of Maria Yvette

 Coutinho e Antao alias Marie Yvette Antao, it was declared that he left behind his three children as his sole and universal heirs namely (one) Antonio Wayne Germano Antao, married, (two) Anthony Wallace Julian Antao, unmarried and (three) Anthony Wellington Antao, unmarried.

AND WHEREAS by Deed of Gift dated 27-04-2021, duly registered in the office of the Sub Registrar of Tiswadi at Book - 1 Document, under registration No. [REDACTED] 2021, on 07-06-2021 said Mr. Anthony Wallace Julian



Antao gifted to Mr. Antonio Wayne Germano Antao and his wife Mrs. Liza Susane Barreto his one-ninth undivided share in the SAID PROPERTY, comprising of one-twelfth undivided share which he acquired vide Deed of Partition dated 26-09-2012, duly registered in the office of the Sub Registrar of Salcete under Registration no. MGO-BK1- 05331-2012, CD no.MGOD63 dated 26-09-2012, and an additional one-thirty sixth undivided share in the SAID PROPERTY which he acquired upon the death of his father Antonio Walter Antao alias Anthony Walter Antao (who held one-twelfth undivided share therein that was allotted to him vide the aforesaid Deed of Partition dated 26-09- 2012 who died intestate on 22-11-2016 at Chinchinim, Salcete, Goa in the status of widower leaving behind three sons as his only universal heirs viz. (i) Mr. Antonio Wayne Germano Antao, herein married to Liza Susane Barreto, (ii) Mr. Anthony Wallace Julian Antao, bachelor, and (iii) Mr. Anthony Wellington Antao, bachelor, as confirmed by Deed of Succession drawn on 17-12-2018 by the Notary Ex officio of the Judicial Division of Salcete and recorded at folios 98v to 99 of the Book of Deeds no. 1659, before the Office of the Civil Registrar Cum Sub Registrar and Special Notary (Salcete) at Margao Goa



AND WHEREAS the LANDOWNERS represented to the DEVELOPER that the LANDOWNERS are the lawful and exclusive owners in possession of the SAID PROPERTY and that the SAID PROPERTY is free from all encumbrances.

AND WHEREAS the LANDOWNERS and the DEVELOPER have now decided to enter into the present Agreement for the Development and Sale of the SAID PROPERTY as mentioned in Schedule I and construction of a residential building therein consisting of eight flats and eight parking slots in the stilt area permissible under the law for which the entire construction expenses from preparation of the plans till completion of the construction and obtaining final occupancy thereto with water and electricity connection shall be contributed and borne solely by the DEVELOPER, and The LANDOWNERS shall be allotted three flats and three parking slots of the saleable area by way of construction of three different flats and three parking slots in the stilt area as mentioned in '**Schedule III**' and shall be referred to as '**Land Owners' Constructed Area**';

AND WHEREAS the LANDOWNERS have represented to and assured the DEVELOPER as under:



(A) That LANDOWNERS are the absolute and legitimate owners of the "SAID PROPERTY" and the title of the SAID PROPERTY is clear and marketable, the same being free from all encumbrances, litigation, attachments, claims, charges, liens, or liabilities whatsoever and does not belong to persons belonging to any Scheduled Caste or Scheduled Tribe and that the LANDOWNERS are entitled to sell and transfer the said property to any person/s as they may so desire.

(B) The LANDOWNERS have not entered into any other agreement/s or transaction/s of whatsoever nature with respect to the SAID PROPERTY with any other person/s.

(C) There is no pending litigation or dispute of any nature with respect to the said property.

(D) The SAID PROPERTY or no part is thereof is subject matter of any land acquisition or other Government orders or notifications of whatsoever nature;

AND WHEREAS the LAND OWNERS have provided to the DEVELOPER a Nil Encumbrance Certificate dated 30/07/2021 bearing no. 973 for the period of 5 years, from 29/07/2016 to 29 July 2021 for the SAID PROPERTY issued by the Sub Registrar of Tiswadi at Panaji Goa. The



LAND OWNERS have also given inspection of all the documents of title relating to the SAID PROPERTY to the DEVELOPER who has shared the plans, designs and specifications prepared by his Architect and of which has been inspected by the LANDOWNERS;

AND WHEREAS the Parties, relying on the aforesaid respective confirmation, representations and assurances of each other, have agreed to faithfully abide by all the terms, conditions and stipulations contained in this Agreement and in it is declared that all representations made as above being absolutely true and correct and with full knowledge of applicable laws, have now agreed to enter into this Agreement For Development and Sale of the SAID PROPERTY.

NOW THEREFORE THIS AGREEMENT FOR DEVELOPMENT AND SALE WITNESSETH AS HEREUNDER:-

1. The LAND OWNERS hereby entrust to the DEVELOPER the work of development of the SAID PROPERTY described in the Schedule I hereunder written,



and construction of the said residential building therein known as 'PROVIDENCE APARTMENTS' consisting of 4 floors, comprising of Eight flats having total super built up area of 907.56 square metres and Eight parking slots as per the approved plans and drawings and terms and conditions that shall be stipulated in the Construction licence to be issued by the Village Panchayat of Bambolim-Curca and as per the specifications mentioned in the SCHEDULE IV hereunder written.

2. The DEVELOPER shall, at his own costs and expenses, prepare plans for construction of a residential building in the SAID PROPERTY and he shall obtain various licenses and permissions and the necessary approvals for construction of a residential building in the SAID PROPERTY from the concerned Authorities entirely at his own cost and expenses viz. Development permission from the Planning and Development Authority/Town and Country Planning Department, Construction License from the Village Panchayat of Bambolim, Fire NOC from Directorate of Fire and Emergency Services, Health NOC from the Primary Health Centre, Electricity NOC from Office of the Sub-Division Engineer Electricity Department and NOC for water from Public Works Department. The



DEVELOPER shall, upon execution of these presents, commence the process of applying for and obtaining various permissions for construction and immediately after issuance of construction license commence the construction of the said residential building in the SAID PROPERTY in accordance with the approved plans. Fees paid to Government authorities/ Panchayat on the licences and permissions issued or also infrastructure taxes, shall also be borne by the DEVELOPER.

3. That in consideration of the DEVELOPER agreeing to undertake and carry out the work of construction of the said residential building in the SAID PROPERTY at his own cost, the LAND OWNERS hereby agree to allot, hand over and convey to the DEVELOPER and or his nominee, after completion of the said residential building known as 'Providence Apartments', five flats having total super built up area of 513.95 square metres and five car parking slots in the stilt area, which shall hereinafter be referred to as **'The Developer's Constructed Area'** and more particularly described in the Schedule II here under written, along with proportionate undivided right in the said property corresponding to the total super built up area of **The Developer's Constructed**

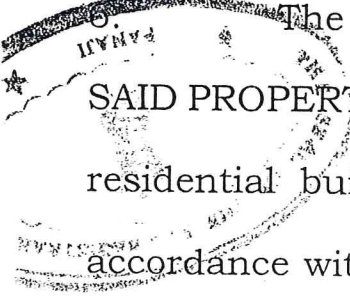
Area. The Land Owners shall retain the remaining three flats having total super built up area of 308.37 square metres and three car parking slots in the stilt area, which are hereinafter referred to as **'The Land Owners' Constructed Area'** and more particularly described in the Schedule III hereunder written. The Parties no. 1 and 2 of the FIRST PART shall be 2/3 owners having a 2/3 rights and the Party no. 3 of the FIRST PART shall be the 1/3 owner with a 1/3 right to the built-up area in the development falling to their share and to be allotted to them. The LANDOWNERS and the DEVELOPER shall be entitled to use the common areas in the aforesaid residential building including Society office, mini gym and



4. The DEVELOPER or the LANDOWNERS shall be entitled to enter into or execute any agreements or transactions or conveyance with any third party in respect of any of the flats to be allotted to the DEVELOPER or the LANDOWNERS respectively in the said project even without the interference of other party. However, as and when the DEVELOPER or the LANDOWNERS require the other party to join to and confirm such Deed or agreement or transaction or conveyance to be entered into with any

third party by any of them, then the LANDOWNERS or the DEVELOPER as the case may be shall be bound to and undertake to join as LAND OWNERS / DEVELOPER.

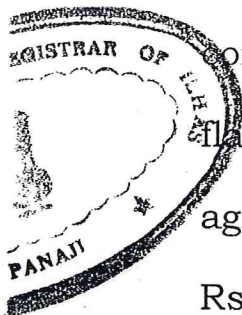
5. The LANDOWNERS and the DEVELOPER after final approval of the plan may subsequently by mutual consent, at any time interchange or alter or exchange their respective flats or units or any of them from time to time which shall also be put in writing and shall be signed by both the parties.

The DEVELOPER is put in possession of the SAID PROPERTY today to carry out construction of the said residential building in a good workmanlike manner in accordance with the plans, designs to be approved by the concerned local authority from time to time subject to such modifications or charges permitted by concerned Authorities from time to time; the construction of the flats to be allotted to the LANDOWNERS shall be carried out as far as possible as per the specifications mentioned in the SCHEDULE IV hereunder written in this Agreement, provided however that some minor variations caused due



to non-availability of any agreed material will be permissible.

7. That the DEVELOPER shall commence the construction of the said project within 30 days from the date of procuring all the construction licenses and shall complete the said project and deliver the possession of the said three flats and three parking slots to the LANDOWNERS within 24 months from the date of commencement of construction and in the event of non-completion thereof, the DEVELOPER shall be entitled to a reasonable extension of 6 months thereafter. If the DEVELOPER fails to abide by the time schedule for completing the LANDOWNERS flats and handing over the flats to allotted to the LANDOWNERS, the DEVELOPER agrees to pay to the LANDOWNERS a monthly amount of Rs. 20,000/- for every month of delay, till the handing over of the possession.



8. The DEVELOPER shall not incur any liability if it is unable to deliver possession of the SAID FLATS by the date stipulated, if the completion is delayed by reasons of non-availability of steel and/or cement or other building

materials or water supply or electric power or by reason of war, civil commotion or any act of God, or if non delivery of possession is as a result of any notice, order, rule, lock down, pandemic or notification of the Government and/or other public or competent Authority, delay in issue of the occupation certificate and/or grant of any no Objection Certificate, Permission, Approval, Sanction, License and/or order as may be required in respect of the said unit for reasons not attributable to the DEVELOPER or for any other reason beyond the control of the DEVELOPER and in any of the aforesaid events, the DEVELOPER shall be entitled to an extension of time for delivery of possession of the SAID FLATS, which time shall correspond to the period



of prevalence of the impediment.

If as a result of a breach of any terms, conditions and provisions of this Agreement, the DEVELOPER cannot fulfill his obligations under the agreement and/or fails to complete the construction of the said flats for the LANDOWNERS, within the agreed period, an additional extended period of six months shall be granted to the DEVELOPER by the LANDOWNERS to implement and perform the terms, conditions and provisions of this agreement and fulfill at the end of this

period of six months, its obligations. That this period of six months shall be in addition to any extension taken on account of any of the events outlined in clause 8.

10. Any realignment, re-designing, re-locating, altering extending, increasing the heights, plotting any of the buildings or areas or any increase in TDR or FSI and consequent changes in the said residential complex or in the said property shall be done by the DEVELOPER with the written consent and permission of the LANDOWNERS. Incase at any time hereafter the FAR with respect to the said property is increased then the benefit of such increased FAR shall accrue to the DEVELOPER and the LANDOWNERS.



11. The DEVELOPER shall be entitled to appoint, engage the services of Architects, Engineers, Contractors etc. for the construction of the Building in the SAID PROPERTY and shall be liable to pay them for their services.

12. The DEVELOPER shall have to obtain prior consent in writing of the LANDOWNERS in respect of

variations or modifications which may adversely affect the flats to be allotted to the LANDOWNERS Except (i) any alterations or additions required by any Government authorities or due to change in law or (ii) the DEVELOPER may make such minor additions or alterations as may be required by the LANDOWNERS or his Architect with such minor changes or alterations as may be necessary due to architectural and structural reasons duly recommended and verified by the Architect or Engineer.

13. The responsibility of obtaining completion and occupancy certificate to the buildings and water and electricity connection shall be that of the DEVELOPER.

Expenses for obtaining individual meters and connections to each of the flats shall be borne by the DEVELOPER. The house tax and other charges payable towards any flats shall be the liability of such party to whom the same is allotted or belongs as from the date of occupancy certificate.

14. Upon completion of the building a Maintenance Co-operative Society or a Co-operative Housing Society shall be formed and all the flats holders in the building



complex including the LANDOWNERS or their transferee/s or member/s shall be bound to join and to be a member of such co-operative society and contribute towards the maintenance costs, sinking funds etc. with respect to the said building complex.

15. Both the LANDOWNERS as also the DEVELOPER or their nominees shall be entitled to the use of elevators, common areas, garden, club house, gym, and any other facilities, if provided by the DEVELOPER as detailed herein, and such use shall be subject to the rules and regulations framed by the DEVELOPER or the ENTITY for this purpose and shall also contribute towards the maintenance and for the maintenance of amenities provided in the building.

16. The LANDOWNERS shall at any time as and when required by the DEVELOPER execute all necessary or requisite transfer documents to convey and transfer the said undivided rights corresponding to the five flats and the five silt parking slots in the SAID PROPERTY to the DEVELOPER or his nominee either as a whole or in such proportions, as may be required by the DEVELOPER, for



which purpose the LANDOWNERS shall execute a Power of Attorney in favour of the LANDOWNER NO. 6, provided that the costs of the stamp duty and registration charges and other expenses relating to execution of any such document/s is borne and paid by the DEVELOPER or his nominee/s.

17. The DEVELOPER shall at all times hereafter be entitled to enter the SAID PROPERTY along with his labourers, contractors, employees or workmen and carry out any works necessary or requisite for the purposes and intents of this agreement and the LANDOWNERS or their agents or employees shall not in any manner obstruct or object thereto. The DEVELOPER may even set up any temporary shed or structures for his labourers at the site and carry out any construction works.

18. The fixtures and fittings with regard to the flooring and sanitary fittings and amenities like one or more lifts with particular brand with basic costs or its equivalent or price range (if unbranded) to be provided by the DEVELOPER in the building to be constructed.



19. If within a period of five years from the date of handing over the said flats to the LANDOWNERS, if the LANDOWNERS bring to the notice of the DEVELOPER any major structural defect in the LANDOWNERS flats or the building in which the same are situated or any defects on account of workmanship, defects caused by or attributable to the quality of construction, the same shall be rectified by the DEVELOPER at his own cost. In case the LANDOWNERS carry out any work within the said flats after taking possession, and has made internal/external changes on the unit or in the materials used therein, resulting in cracks and dampness or any other defects within or to the adjoining said flats, then in such an event the DEVELOPER shall not be liable to rectify or pay compensation.

20. If within a period of five years from the date of handing over the said flats to the LANDOWNERS, if the LANDOWNERS bring to the notice of the DEVELOPER of a major defect in the exterior paint, the same shall be rectified by the DEVELOPER at his own cost.



21. The LANDOWNERS have covenanted with the DEVELOPER that they hold a clear and marketable title over the SAID PROPERTY, which is free from all encumbrances, litigation, attachments, claims, charges, liens, or liabilities whatsoever, does not belong to persons belonging to any Scheduled Caste or Scheduled Tribe, and hereby indemnify the DEVELOPER from any such defects or impediments or claims that may come forth. The LANDOWNERS hereby declare that if on account of the defect in title of the LANDOWNERS to the said property, the DEVELOPER is dispossessed of the property or any part thereof or is in any manner prevented from carrying out the construction operations contemplated under the Agreement and the said dispute cannot be settled within a period agreed by both DEVELOPERS and the LANDOWNERS, this agreement shall be deemed to be rescinded and the possession of the said property handed back to the LANDOWNERS. However, in the event such defect in title is noticed after the commencement of the construction or any work related to and connected with the construction including the work of preparing and obtaining plan sanctioned, such defects shall be cured, rectified and resolved within a period agreed by both DEVELOPERS and the LANDOWNERS failing which the expenditure incurred



in such work shall be payable and so paid by the LANDOWNERS to the DEVELOPER along with an interest at 12% applied thereon.

22. The LANDOWNERS declare that they have the right to enter into this Agreement and have not committed or omitted to perform any act or thing whereby the right, title and interest of the DEVELOPER created herein, may prejudicially be affected.

23. No notice from the Government or any other ~~local~~ body or authority or any legislative enactment, Government ordinance, order, notification (including any notice for acquisition or requisition of the said property) has been received or served upon the LANDOWNERS in respect of the SAID PROPERTY and/or the project.

24. The LANDOWNERS shall execute an Irrevocable Power of Attorney in favor of the DEVELOPER immediately after execution of these presents with powers requisite to authorize the DEVELOPER to sign all applications, plans, forms, affidavits, undertakings, etc. to appoint Architects and to do other acts, deeds and things so as to obtain



necessary permissions from the competent authority under the provisions of the prevailing laws for the development of the said property and also to approach the Planning Authority/ Municipality/ Panchayat for obtaining approval of the building plans and commencement, occupation and completion certificates for the proposed residential building, and furthermore obtain all necessary permissions, licencing, approvals and Conversion sanad, in the name of the LANDOWNERS and NOC's for construction, and all other such applications so required before authorities including but not restricted to the Town and Country Planning, Mamlatdar Deputy Collectors and S.D.O, Collectors, Mamlatdar, Talathi, Certifying Officers, Planning and Development Authority, P.W.D., Directorate of Health Services, Land Survey Departments, Town and Country Planning Department, Electricity Department, City Survey, Health Department, Primary Health Centre, Land Survey Department, Ministry of Environment and Forest, Police Department, Village Panchayats, Directorate of Panchayats, Block Development Officer, etc. and to enter into agreement for sale/Deeds of Sale of the five Flats allotted to the DEVELOPER mentioned in schedule III with the prospective buyers and receive money from the



prospective buyers for the same without any other and claim from the LANDOWNERS.

25. The LANDOWNERS shall execute a Power of Attorney in favour of the LANDOWNER no. 6 bestowing him with the powers to enter into Agreements to sell, transfer and assign in favour of DEVELOPER'S nominee, prospective buyers, third person/s, company, firm or body corporate or association with respect to the said 5 residential flats and the respective 5 parking slots, whenever required by such DEVELOPER and on such terms and conditions and for such consideration exclusively decided by the DEVELOPER and the LANDOWNERS shall not be entitled to any such consideration.

26. The LANDOWNERS shall transfer, convey, sell the SAID PROPERTY to the Maintenance Society or Co-operative Housing Society upon its formation, as and when called for by the DEVELOPER or his nominee, purchasers.

27. The DEVELOPER, in the event of any unforeseen difficulty causing the inability to execute,



implement and complete the construction shall be entitled to assign and sub-delegate the rights to develop the SAID PROPERTY, under this Agreement, the terms of which shall be binding in the event of such sub-delegation.

28. **CREATE A CHARGE**

After execution of this Agreement the DEVELOPER shall not be entitled to deal with or mortgage or create a charge on the flats allotted to the LANDOWNERS under this Agreement, however the LANDOWNERS shall give consent to the DEVELOPER or his prospective purchaser to create charge/mortgage upon their respective units falling to the share of the DEVELOPER for the purpose of creating security in favour of Banks/financial institutions from whom the said prospective purchaser may obtain loan for purchase of respective unit provided however that the liability of such repayment is not cast upon the LANDOWNERS.

29. **ENTIRE AGREEMENT**

This Agreement, along with its schedules and annexure, constitutes the entire Agreement between the parties with respect to the subject matter hereof and supersedes any

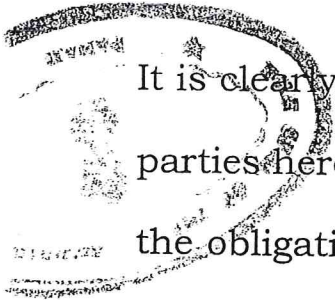


and all understandings, MOU's or any other agreements allotment letter, correspondence, arrangements whether written or oral. if any. between the parties in regard to the said flats, as the case may be.

30. RIGHT TO AMEND

This Agreement may only be amended through written consent of the parties;.

31. PROVISIONS OF THIS AGREEMENT APPLICABLE TO SUBSEQUENT TRANSFEREES



It is clearly understood and so agreed by and between the parties hereto that all the provisions contained herein and the obligations arising hereunder in respect of the flats of the DEVELOPER or the LANDOWNER shall equally be applicable to and enforceable against any subsequent transfers of same flats;

32. SEVERABILITY

If any provision of this Agreement shall be void or unenforceable made thereunder or under other applicable laws, such provisions of the Agreement shall be deemed



amended or deleted in so far as reasonably inconsistent with the purpose of this Agreement and to the extent necessary or the applicable law, as the case may be, and the remaining provisions of this Agreement shall remain valid.

This Agreement shall remain valid and enforceable as applicable at the time of execution of this Agreement:

33. METHOD OF CALCULATION OF PROPORTIONATE SHARE WHEREVER REFERRED TO IN THE AGREEMENT

Wherever in this Agreement it is stipulated that the proportionate share is to be transferred to the DEVELOPER or his nominee of any flats, the same shall be in proportion to the carpet area of such flats to the total carpet area of all the said flats in the project. For such calculations, area of exclusive balconies, verandas and/or terraces shall be added to carpet area of the respective flats.

34. FURTHER ASSURANCES



The LANDOWNERS shall sign all the papers, applications, no objection letters, affidavits, undertakings, or any other documents that may become necessary and as may be desired by the DEVELOPER from time to time in relation to the SAID PROPERTY and the said project.

Both parties agree that they shall execute, acknowledge and deliver to the other such instruments and take such other actions, in additions to the instruments and actions specifically provided for herein, as may be reasonably required in order to effectuate the provision of this



Agreement or of any transaction contemplated herein or to confirm or perfect any right to be created or transferred hereunder or pursuant to any such transaction:

35. That all notices to be served on the LANDOWNERS and the DEVELOPER as contemplated by this Agreement shall be deemed to have been duly served if sent to the LANDOWNERS or the DEVELOPER by Registered Post A/D at their respective addresses mentioned above and notified Email ID specified above.

It shall be the duty of the LANDOWNERS and the

A handwritten signature in black ink, appearing to be "R. S. S. S.".

A handwritten signature in black ink, appearing to be "R. S. S. S.".

DEVELOPER to inform each other of any change in address subsequent to the execution of this Agreement in the above address by Registered Post failing which all communications and letters posted at the above address shall be deemed to have been received by the DEVELOPER or the LANDOWNERS, as the case may be.

36. **Stamp Duty and Registration:** The charges towards stamp duty and Registration of this Agreement shall be borne by the DEVELOPER.

37. Any GST or other like taxes if applicable shall be borne by the DEVELOPER.

38. Infrastructure tax payable shall be borne and paid by the DEVELOPER.

39. Any dispute that may arise between the parties to this agreement, be it with regard to the interpretation of any clause or condition of the agreement and as to the performance of these presents or concerning any commission or omission of either party to the dispute, or



by any of them or in relation to any manner concerning this agreement between parties shall be settled amicably. In case of failure to settle the dispute amicably, the same shall be referred to a single Arbitrator in accordance with the provisions of the Arbitration and Conciliation Act, 1996 with the laws of India for the time being in force and the courts in the state of Goa will have the jurisdiction for this Agreement.

40. All the notarized copies of the relevant documents relating to the said property have been handed over today by the LANDOWNERS to the DEVELOPER.



41. For the purpose of valuation the SAID PROPERTY is valued at Rs. 52,00,000/- and the total super built up area of the three flats to be allotted to the LANDOWNERS admeasures 308.37 square metres at the construction cost of Rs. 30,000 per square metres works out to Rs. 92,51,100/- and the total value is Rs. 1,44,51,100/-.

A handwritten signature in black ink, likely belonging to the Registrar of Deeds, Goa.

A handwritten signature in black ink, likely belonging to the Developer.

42. That no TDS is paid under the present Agreement as the LANDOWNERS are neither entitled to nor have received any consideration from the DEVELOPER.

43. That both parties hereto shall be entitled to the specific performance of the terms, conditions and provisions of this agreement.

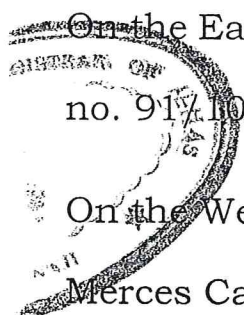
SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property admeasuring an area of 650 square metres surveyed under No. 91/9 in the Survey Records of Bambolim Village, within the jurisdiction of Village Panchayat of Curca; Bambolim and Telaulim in the State of Goa, corresponding to lote 11 and forming of the larger property known as "Near Flower Cross" or "Predio Oiteiro De Cajual" situated in the village and parish of Bambolim of the sub-district of Ilhas, North Goa, described in the Land Registration Office of the Judicial Division of Ilhas, Goa, under number seventeen thousand two hundred and sixty one (No.17261) at pages One hundred and eighty three reverse(Folio 183v) of Book B forty five new (B-45



new) and Inscribed in favour of late Dionisio Sebastiao Cardoso, under number ten thousand six hundred and sixty one (No.10661), at pages fifty one reverse (Folio 51V) of Book G-20 and found inscribed in the Taluka Revenue Office under Matriz predial of the parish of Bambolim in under number three sixty five (365), admeasuring an area of 650 square metres surveyed under No. 91/9 in the Survey Records of Bambolim Village, within the jurisdiction of Village Panchayat of Curca, Bambolim and Taulim in the state of Goa, and bounded according to Matriz:

 On the East : By Plot No.10 of the property surveyed under no. 91/10

On the West : By Plot No. 12 of Jose Floriano Francisco de Mercedes Caiado surveyed under no.91/8 ;

On the North : by private road surveyed under no. 91/26;

On the South : by the properties surveyed under nos. 91/15 and 91/16.



SCHEDULE II

(DEVELOPER'S CONSTRUCTED AREA)

1. Carpet Area of 82.01 square metres and super built up area of 102.79 metres on the first floor bearing flat no. FF-2 to DEVELOPERS as party of the FOURTH PART.
2. Carpet Area of 82.01 square metres and super built up area of 102.79 metres on the second floor bearing flat no. SF-1 to DEVELOPERS as party of the FOURTH PART.
3. Carpet Area of 82.01 square metres and super built up area of 102.79 metres on the second floor bearing flat no. SF-2 to DEVELOPERS as party of the FOURTH PART.
4. Carpet Area of 82.01 square metres and super built up area of 102.79 metres on the third floor bearing flat no. TF-1 to DEVELOPERS as party of the FOURTH PART.
5. Carpet Area of 82.01 square metres and super built up area of 102.79 metres on the third floor bearing flat no. TF-2 to DEVELOPERS as party of the FOURTH PART.

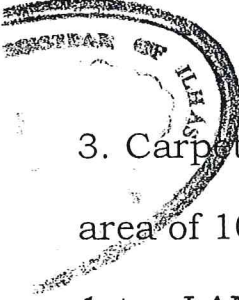


SCHEDULE III

(LANDOWNERS' CONSTRUCTED AREA)

1. Carpet Area of 82.01 square metres and super built up area of 102.79 metres on the upper ground floor bearing flat no. UG-1 to LANDOWNERS no. 4 and 5 as parties of the SECOND PART.

2. Carpet Area of 82.01 square metres and super built up area of 102.79 metres on the upper ground floor bearing flat no. UG-2 to LANDOWNERS no. 6 and 7 as parties of the THIRD PART.



3. Carpet Area of 82.01 square metres and super built up area of 102.79 metres on the first floor bearing flat no. FF-1 to LANDOWNERS no. 1 and 2 as parties of the FIRST PART who shall be $\frac{2}{3}$ rd owners having $\frac{2}{3}$ rd rights to the said built up area and LANDOWNER no. 3 as party of the FIRST PART who shall be $\frac{1}{3}$ rd owner having $\frac{1}{3}$ rd rights to the built up area.



SCHEDULE IV

(Specifications of the building)

THE DETAILED SPECIFICATION OF THE WORK:

A1 FOUNDATION & PLINTH

- 1) Earth work Excavation:- Excavation in rock/hard soil for foundation & plinth as per drawings with backfilling of foundation pits as per requirement including disposal of surplus earth.
- 2) Filling in plinth including ramming, watering etc complete brought from outside.
- 3) Rubble soling:- Rubble Soling in plinth or foundation will be of 150mm thick or more & filling of soak pit with hard rubbles.
- 4) P.C.C :- P.C.C. will be done with the ratio of 1:4:8 , 1Cement, 4Sand, 8Aggregate ,PCC thickness will be in 100mm.
- 5) RCC :- The ratio of concrete mixing will be in M25 (1:1:2) 1cement, 1sand , 2aggregate will be used for footings, plinth beams, columns, floor slabs, roof slabs etc.
- 6) Reinforcement :- Steel around 80 kg to 85 kg per 1 meter cubic as per the drawings of R.C.C.



Consultant will be used. TMT/TOR steel will be used (fe 500 grade of steel).

- 7) Foundation Masonry :- The foundation masonry will be done by externally only in 30 cms thick in CM 1:4 up to 60 cms ht. from natural ground level or from road level with filling of its joints internally & plastering in one coat externally in CM 1:4. With RCC beam as per drawings.

A2 SUPERSTRUCTURE

- 1) Masonry work :- Masonry walls will be of 23 cms & 15cms thick respectively for externally & internally in hard laterite stones/cement blocks with neatly dressed in CM 1:4 with RCC lintel wherever requires.



- 2) One side Loft will be provided at any location either in the kitchen or any one of the bedrooms.

- 3) Partition wall will be of bricks masonry 115mm thick.

A3 WALL FINISHES

- 1) Internal Plaster :- Single coat plaster will be of 15mm thick for internal wall surface in cement mortar 1:4.
- 2) External Plaster :- Double coat Plaster in 18mm thick will be done for external wall surface with sponge finishing and with the design like groves, panipati etc. as per the architectural drawings. in

cement mortar 1:4 & 1:3 respectively.

A4 KITCHEN

- 1) Kitchens to be done with the granite platform and sink will be provided of NIRALI with proper water system and tap will be of ESSCO JAQUAR.
- 2) Cabinet for Kitchen will not be provided by DEVELOPER.
- 3) Kitchen platform will be of granite (one straight length as per architectural drawing).

A5 DOORS & WINDOWS



- 1) Windows :- will be of UPVC 3/4th series UPVC sections with three track shutter and plain glass of thickness of 5 mm with concealed lock. Granite sill will be provided for window.
- 2) Doors :- Main door frame will be of 4."x 2.5" of white Sal and door shutter/ panel will be of 1.5" of Teak wood with Hand polish finishing and all other necessary fittings of door e.g. lock, hinges, handle, chain etc will be provided.
- 3) Toilet ventilator :- The frame and shutter will be of UPVC (60% Glass & 30% Louvers) with necessary fittings. Toilet door will be of FRP doors. Provision for exhaust fan will be provided.

A6 FLOORING

- 1) Flooring will be of vitrified tiles 2x2. price range 700 sqm2 AGL.
- 2) Toilet wall & Floor Tiles will be fully tiled with a border. Price range @ 650 vitrified.

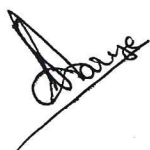
A7 ELECTRICAL

- 1) All wires will be of POLYCAB and fittings such as switch, fan regulator, socket will be of ROMA/we might give legrand if rate is equivalent to ROMA.
- 2) Inverter wiring will be provided in individual flats.
- 3) Auto Controller for water Tank with submersible pump.
- 4) A/C Points in both bedrooms & hall.
- 5) Pipes & junction box will be provided for Dish TV & Internet.

Plumbing & Electrical layout will be submitted after completion of the structure.

A8 SANITARY WARES

- 1) European WC with flush tank will be provided of ESSCO JAQUAR.
- 2) Washbasin :- Washbasin will be provided of ESSCO



JAQUAR.

- 3) Wash basin for guest outside / Toilet (optional) chargeable.

A9 TOILET & BATH FITTINGS

- 1) Tap for wash basin of ESSCO JAQUAR.
- 2) 2 in 1 hot and cold hand and head shower for the bath of ESSCO JAQUAR .
- 3) 2-way bib cock with hand spray for toilet of ESSCO JAQUAR .
- 4) Other plumbing material such as pipes will be of CPVC prince or equivalent and CPVC of prince make or equivalent and other fittings will be of ISI marked, or recommended brand which is approved by the govt. common overhead tank will be of 3000 x 2 tanks.
- 5) Geyser pipeline will be provided in each bathroom.



A10 BALCONY & STAIRCASE RAILING

- 1) Balcony railing will be of cast iron/tube or (as per Elevation) and upto ht. of 1m for balconies & staircase.
- 2) Staircase Flooring of Kota.

A11 WATERPROOFING

- 1) Water proofing will be done on roof with Coba with

SBR (Germany).

- 2) Septic tank will be provided in laterite stone masonry dimension as per requirement with.
- 3) soak pit

A12 PAINTING

- 1) Internal : - Walls will be painted with Asian paint (Premium Emulsion) with a coat of branded wall putty etc. all complete.
- 2) External : - Walls will be painted with external weather shield Asian paints (Apex) with two coats. Ultimaprotek paint will be provided on west side of the building.

A13 PARKING & LIFT

- 1) Single Parking will be allotted.
- 2) Lift will be provided.

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective hands on the day, month and year first herein abovementioned.



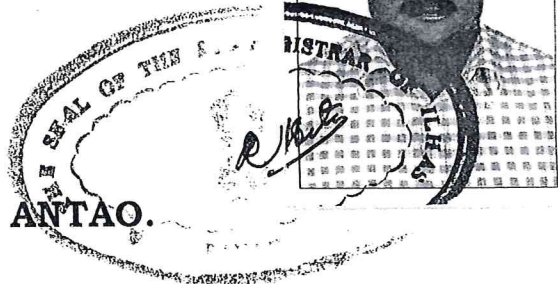
SIGNED EXECUTED AND DELIVERED

BY THE WITHIN NAMED LANDOWNER NO. 6

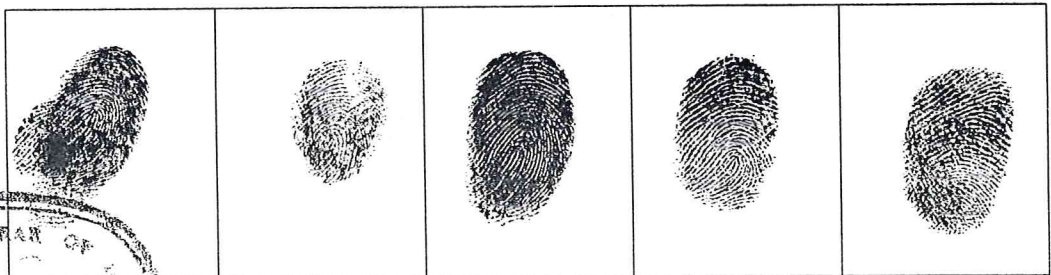
MR. ROMULO ANTONIO ANTAO, FOR HIMSELF AND AS
ATTORNEY FOR LANDOWNER NOS. 1 to 5 and 7

R. Antao

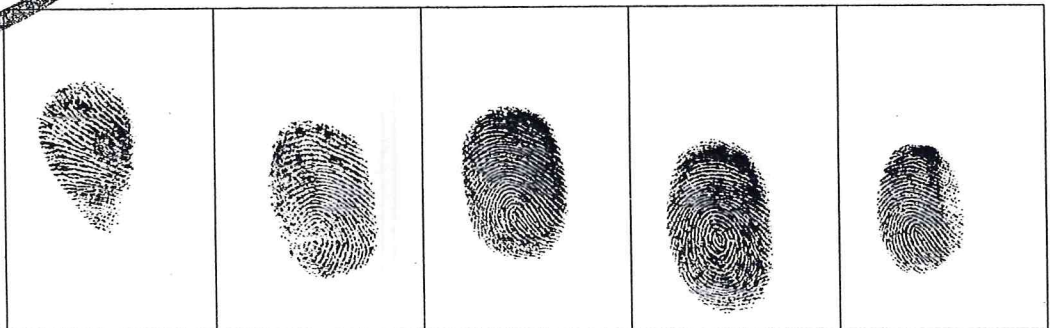
Mr. ROMULO ANTONIO ANTAO.



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

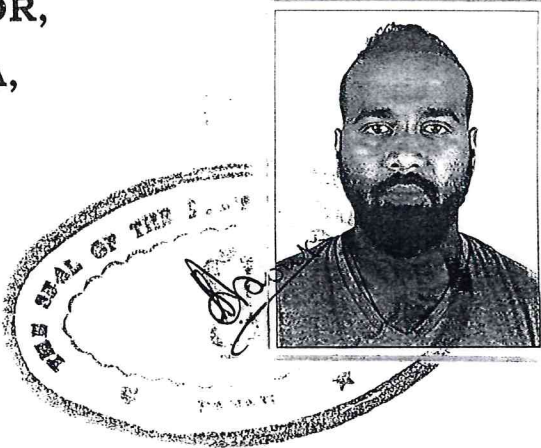


[Signature]

R. Antao

SIGNED EXECUTED AND DELIVERED
BY THE WITHIN NAMED DEVELOPER
SHELDON CONSTRUCTION,
A SOLE PROPRIETORSHIP
CONCERN REPRESENTED HEREIN
BY ITS SOLE PROPRIETOR,
MR. SHELDON F DSOUZA,


SHELDON F DSOUZA.



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Witnesses:



1. LESLY AGNELO RAJENDRAN

Aged 28 years, architect,

Unmarried, son Murugu Pillai Rajendran,

Resident of Block H-7, Hill View

Madhuban complex, Tamdadi Mati,

Mobile no. [REDACTED]

AADHAAR Card no. [REDACTED]



2. KAVITA DEVIDAS BHONSLE,

Aged 29 years, service,

Unmarried, daughter of Devidas Bhonsle

Resident of House no. 1285, Madel,

Chorao, Tiswadi, North Goa

Goa 403102

Mobile no [REDACTED]

AADHAAR Card no. [REDACTED]





FORM I & XIV

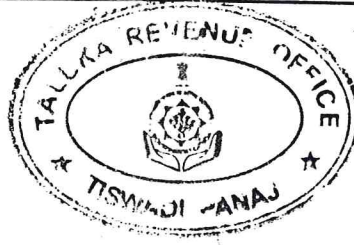
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Date : 28/09/2021

नमुना नं १ व १४

Page 1 of 2

Taluka TISWADI
तालुका
Village Bambolim
गांव
Name of the Field Near Flower Cross
शेताचे नांव



Survey No. 91
सर्वे नंबर
Sub Div. No. 9
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.06.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.06.50

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

Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0000.06.50	

Assessment : Rs. 0.00 आकार	Foro Rs. 0.00 फोर	Predial Rs. 0.00 प्रेदियाल	Rent Rs. 0.00 रेंट
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Antonio Wayne Germano Antao		35054	
2	Anthony Wallace Julian Antao		35054	
3	Anthony Wellington Antao		35054	
4	John Luis Antao		35054	
5	Alzira Beliza Antao		35054	
6	Romulo Antonio Antao		35054	
7	Sonia Aspulqueta Antao		35054	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
Nil		



100013267791

FORM I & XIV

Date : 28/09/2021

नमुना नं १ व १४

Page 2 of 2

Taluka TISWADI
तालुका
Village Bambolim
गांव
Name of the Field Near Flower Cross
शेताचें नांव



Survey No. 91
सर्वे नंबर
Sub Div. No. 9
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	-----Nil-----	-----	-----				Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		

End of Report

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

The record is computer generated on 28/09/2021 at 11:26:03 as per 100013267791. This record is valid without any signature.

**CERTIFIED TRUE COPY**

Copy applied on 28/09/2021
Copy received on 28/09/2021
Copy delivered on 28/09/2021
Fees Rs. 60/-
Fees Rs. Sixty only
By receipt No 61/3



Serial no. 2238
dt 09/10/21

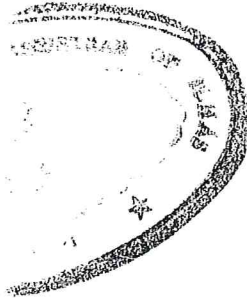
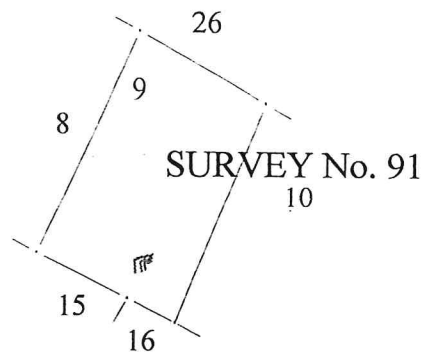
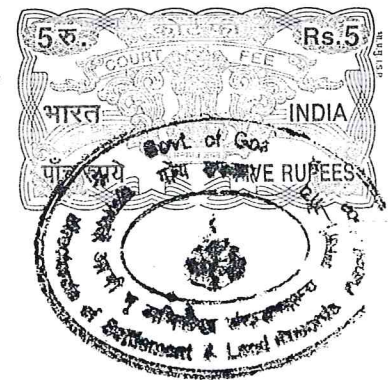
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



Plan Showing plots situated at
Village : BAMBOLIM
Taluka : TISWADI
Survey No./Subdivision No. : 91/ 9
Scale : 1 :1000

Inward No:5130

Shri Patrick H. Gonsalves
Asst. Survey & Settlement Officer
Panaji-Goa



Generated By: AJAY SAWANT (D'Man Gr.II)
On :08-09-2021

Dilip M. Tamoskar
08/09/2021
Compared By: Dilip M. Tamoskar (D'Man Gr.I)



Government of Goa

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

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Presented at 11:40:01 am on 05-Oct-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	419100
2	Registration Fee	433540
3	Processing Fee	3340
Total		855980

Stamp Duty Required :419100/-

Stamp Duty Paid : 419100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>SHELDON CONSTRUCTIONS Represented Herein By Its Sole Proprietor SHELDON F DSOUZA ,Father Name:Teofilo DSouza, Age: 31,</p> <p>Marital Status: Married , Gender: Male, Occupation: Business,</p> <p>Address1 - Office at 304B 5th Floor, Dempo Trade Centre, Patto Panaji and Resident of House No. 825 Mathias House, Siridao Slope, Near Holy Cross Bambolim Complex, Goa.,</p> <p>Address2 - ,</p> <p>PAN No.: <input type="text"/></p>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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1	<p>Alias German Antao Alias Germano Antao Alias Antonio Francisco Germano Joaquim Remedios Antao Alias Antonio Francisco Germano Joaquim Remidio Feliciano Antao, Age: 60,</p> <p>Marital Status: Married ,Gender:Male,Occupation: Service, Building no 1-S2, Models Green Avenue Jilalem- Morod, Taleigao, Ilhas, Goa,,</p> <p>PAN No.: </p>			
2	<p>ROMULO ANTONIO ANTAO , Father Name:Antonio Francisco Germano Joaquim Remedios Feliciano Antao Alias German Antao Alias Germano Antao Alias Antonio Francisco Germano Joaquim Remedios Antao Alias Antonio Francisco Germano Joaquim Remidio Feliciano Antao , Age: 60,</p> <p>Marital Status: ,Gender:Male,Occupation: Service, Building no. 1-S2, Models Green Avenue Jilalem- Morod, Taleigao, Ilhas, Goa, 403002,,</p> <p>PAN No.: , as Power Of Attorney Holder for LIZA SUSANE BARRETO</p>			
3	<p>ROMULO ANTONIO ANTAO , Father Name:Antonio Francisco Germano Joaquim Remedios Feliciano Antao Alias German Antao Alias Germano Antao Alias Antonio Francisco Germano Joaquim Remedios Antao Alias Antonio Francisco Germano Joaquim Remidio Feliciano Antao , Age: 60,</p> <p>Marital Status: ,Gender:Male,Occupation: Service, Building no. 1-S2, Models Green Avenue Jilalem- Morod, Taleigao, Ilhas, Goa, 403002,,</p> <p>PAN No.: as Power Of Attorney Holder for ANTONIO WAYNE GERMANO ANTAO ALIAS ANTONIO W G ANTAO</p>			
4	<p>ROMULO ANTONIO ANTAO , Father Name: Antonio Francisco Germano Joaquim Remedios Feliciano Antao Alias German Antao Alias Germano Antao Alias Antonio Francisco Germano Joaquim Remedios Antao Alias Antonio Francisco Germano Joaquim Remidio Feliciano Antao, Age: 60,</p> <p>Marital Status: ,Gender:Male,Occupation: Service, Building no. 1-S2, Models Green Avenue Jilalem- Morod, Taleigao, Ilhas, Goa, ,</p> <p>PAN No.: , as Power Of Attorney Holder for ANTHONY WELLINGTON ANTAO</p>			

5	<p>ROMULO ANTONIO ANTÃO, Father Name: Antonio Francisco Germano Joaquim Remedios Feliciano Antao Alias German Antao Alias Germano Antao Alias Antonio Francisco Germano Joaquim Remedios Antao Alias Antonio Francisco Germano Joaquim Remidio Feliciano Antao, Age: 60,</p> <p>Marital Status: , Gender: Male, Occupation: Service, Building no. 1-S2, Models Green Avenue Jilalem- Morod, Taleigao, Ilhas, Goa, 403002,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for JOHN LUIS ANTÃO</p>			
6	<p>ROMULO ANTONIO ANTÃO, Father Name: Antonio Francisco Germano Joaquim Remedios Feliciano Antao Alias German Antao Alias Germano Antao Alias Antonio Francisco Germano Joaquim Remedios Antao Alias Antonio Francisco Germano Joaquim Remidio Feliciano Antao, Age: 60,</p> <p>Marital Status: , Gender: Male, Occupation: Service, Building no. 1-S2, Models Green Avenue Jilalem- Morod, Taleigao, Ilhas, Goa, 403002,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for ALZIRA BELIZA ANTÃO</p>			
7	<p>ROMULO ANTONIO ANTÃO, Father Name: Antonio Francisco Germano Joaquim Remedios Feliciano Antao Alias German Antao Alias Germano Antao Alias Antonio Francisco Germano Joaquim Remedios Antao Alias Antonio Francisco Germano Joaquim Remidio Feliciano Antao, Age: 60,</p> <p>Marital Status: , Gender: Male, Occupation: Service, Building no. 1-S2, Models Green Avenue Jilalem- Morod, Taleigao, Ilhas, Goa, 403002,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for SONIA ASPULQUETA ANTÃO</p>			
8	<p>SHELDON CONSTRUCTIONS Represented Herein By Its Sole Proprietor SHELDON F DSOUZA, Father Name: Teofilo DSouza, Age: 31,</p> <p>Marital Status: Married, Gender: Male, Occupation: Business, Office at 504B 5th Floor, Dempo Trade Centre, Patto Panaji and Resident of House No. 825 Mathias House, Siridao Slope, Near Holy Cross Bambolim Complex, Goa.,</p> <p>PAN No.: [REDACTED]</p>			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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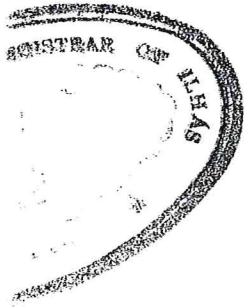
1	Unmarried , Address:403102, H.NO.1285 MADEL CHORAO TISWADI NORTH GOA GOA., H.NO.1285 MADEL CHORAO TISWADI NORTH GOA GOA., Chorao, Tiswadi, NorthGoa, Goa			
2	Name: LESLY AGNELO RAJENDRAN, Age: 28, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Unmarried , Address:403002, BLOCK H-7 HILL VIEW MADHUBAN COMPLEX TAMBADI MATI PANAJI TISWADI GOA, BLOCK H-7 HILL VIEW MADHUBAN COMPLEX TAMBADI MATI PANAJI TISWADI GOA, Taleigao, Tiswadi, NorthGoa, Goa			

Sub Registrar

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Document Serial Number :- 2021-PNJ-2238



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

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