

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

sr. No. 4401, Place of vend. Date of Iss. 29/03/2023

Value of the Stamp for Rs. 25000

Name of the Purchaser Mrs. Nirmal

Residing at Colvale, Bardez, Goa

As there is no one single Stamp paper for the value of Rs. 174000/- additional Stamp papers for the completion of the value is attached along with

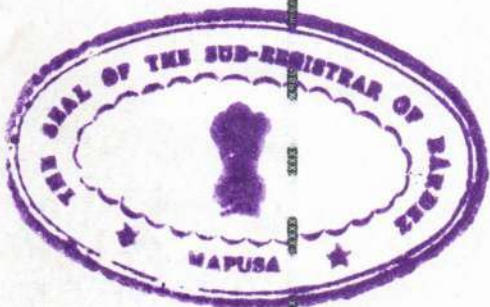
Signature of Vendor

M. S. T. Barab

Lic. No. A. SIP/VEN/131477

Signature of Purchaser

114564



2023-BR2-1793
12/4/23
AGREEMENT FOR

SALE AND DEVELOPMENT

THIS AGREEMENT OF SALE AND DEVELOPMENT IS MADE

AT Mapusa, Bardez, Goa on this day of 29th day of the

month of March, 2023. (29/03/2023)

Signatures of Vendor and Purchaser, and witnesses.



गोवा GOA



Sr. No. 4401... Place & Vend. Date of Iss. 29/03/2023

Value of the Stamp 25000/-

Name of the Purchaser Mrs. Nirmal

Residing at Calvale, Son of

As there is no one single stamp paper for the value of Rs. 174000/-

additional Stamp Papers for the completion of the value is

attached along with

Signature of Ve

Mr. S.T. Parab

Lic No. A2-SIP/VEN/39/477

Signature of Purchaser

114572

BETWEEN;

1. MR. ANGELO LOBO alias MR. ANGELO NILUS LOBO

son of Mr. Everest Lobo, aged 68 years, married,

service, US National, not holding Aadhar Card,

2
Dermendes
Dermendes
Mr. [Signature]



गोवा GOA

sr. No. 4401 Place of vend. Date of Iss. 29/03/2023
Value of the Stamp 25000
Name of the Purchaser Mrs. Nirmal
Residing at Colvale, Son of. Bardez
As there is no one Single Stamp paper for the value of Rs. 174000/-
additional Stamp Papers for the completion of the value is
attached along with
Signature of Ve M. S. T. Parab
Lic. No. AZ STP/VEN/39/477

114574



National, not holding Aadhar Card, P an No.

[REDACTED], holding OCI Card No. [REDACTED]

Phone No. [REDACTED] and both resident of H. No.

103, Ottem Street, New Jersey, U.S.A.;

4
[Signatures]
Hernandes
Hernandes



गोवा GOA



Sr. No. 4401 Place of Vend. Date of Iss. 29/03/2023
Value of the Stamp Paper Rs. 25000
Name of the Purchaser M/s. Nimit
Residing at Colvale Band
As there is no one single Stamp paper for the value of Rs. 174000/-
additional Stamp Papers for the completion of the value is
attached along with
Signature of Vendor M. S. Parab
Signature of Purchaser
Lic. No. AG SIP/VEN/39/477

114573

Pan No. [REDACTED], holding OCI Card No. [REDACTED]
[REDACTED] Phone No. [REDACTED], and his wife;

2. MRS. VINITA LOBO, daughter of Mr. Wilfred
Rodrigues, aged 58 years, married, service, US

3
[Signatures]
[Signatures]
[Signatures]



गोवा GOA

Sr. No. 4401 Place of vend. 25000 Date of issue 29/03/2023
Value of the Stamp Rs. 25000
Name of the Purchaser Mrs. Nirmal
Residing at Colvale Bardez
As there is no one Single Stamp paper for the value of Rs. 174000/-
additional Stamp Papers for the completion of the value is
attached along with
Signature of Vendor Mr. S.T. Parab
Lic No. AG. STP/VEN/13/477

114575



3. MR. XAVIER ANTHONY LOBO alias Mr. LOBO
XAVIER ANTHONY, son of Mr. Everest Raphael
Lobo, aged 66 years, married, service, Indian

5
Fernandes
Fernandes
Fernandes



गोवा GOA



sr. No. 14401. Place of vend. Date of issue 29/03/2023
Value of the Stamp Rs. 25000/-
Name of the Purchaser Mrs. Nirmal
Residing at Colvale, Bardol
As there is no one Single Stamp paper for the value of Rs. 25000/-
additional Stamp papers for the completion of the value is
attached along with

114576

Signature of Vendor
M. S. Parab
Lic No. AG SIP/VEN/13/472
Signature of Purchaser

National, holding Aadhar Card No. [REDACTED]

[REDACTED], Pan No. [REDACTED], Phone No.

[REDACTED] and his wife;

6

[Handwritten signatures: M. S. Parab, Nirmal, and others]



गोवा GOA

No. 4401 Place of vend. Date of Issuance 29/03/2023
Value of the Stamp Paper Rs. 20000
Name of the Purchaser Mrs. Nirmal
Residing at Colvale Son of
As there is no original Stamp paper, the value of Rs. 174000/-
additional Stamp Papers for the completion of the value is
attached along with

074445

Signature of Ve
Mr. S.T. Parab

Signature of Purchase

Doc No. 42 SIP/VEN/29/477

4. MRS. JEAN XAVIER LOBO, alias MRS. LOBO JEAN
XAVIER daughter of Mr. Paul John Ferrao, aged
58 years, married, service, Indian National,

7
Hernandes
Hernandes
Hernandes



गोवा GOA

Sr. No. 4401 Place of vend. Date of Iss. 29/03/2023

707908

Value of the Stamp for Rs. 1000/-

Name of the Purchaser M/s. Nirmal

Residing at Colvale, Son of

As there is no single Stamp paper for the value of Rs. 124000/-

additional Stamp papers for the completion of the value is
attached along with

Signature of Ve

M. S. T. Parab

Doc No. A. SIP/VEN/ 4/477

Signature of Purchaser



holding Aadhar Card No. [REDACTED], Pan No.

[REDACTED] Phone No. [REDACTED] and both

residing at 828/48, Nirmala Nivas, Dastur Meher

8
[Signatures]



गोवा GOA

Sr. No. 4401 Place of vend. Goa Date of Issue 29/03/2023
Value of the Stamp Paper Rs. 1000/-
Name of the Purchaser M/s. Nirmal
Residing at Colvale, Bardez Son of
As there is no original Stamp Paper for the value of Rs. 174000/-
additional Stamp Papers for the completion of the value is
attached along with

707909

Signature of Ve
M. S. T. Marao

Signature of Purchaser

Doc No. AT SIP/VEN/4477



Road, Near Aurora Towers, Pune Camp, Pune
City, Maharashtra-411001;

5. **MRS. NORMA CUNIBERT FERNANDES**, daughter of
Mr. Everest Rapheal Lobo, aged 59 years,

(Signatures)
Norma Fernandes
Fernandes



गोवा GOA

Sl. No. 1440 Place of vend. Date of Iss. 29/03/2023 707910
Value of the Stamp Paper Rs. 1000
Name of the Purchaser Mrs. Nisimat
Residing at Colvale Baidar Son of
As there is no one single Stamp paper for the value of Rs. 174000/-
additional Stamp papers for the completion of the value is
attached along with
Signature of Vendor
M. S. T. Marab
Lic No. A. SIP/VENT/31477
Signature of Purchaser



married, service, Indian National, holding Aadhar

Card No. [REDACTED], Pan No. [REDACTED],

Phone No. [REDACTED] and her husband;

10
[Signatures]



एक हजार रुपये
रु.1000



ONE THOUSAND RUPEES
Rs.1000

गोवा GOA



Sl. No. 1000 Place of Vend. Goa Date of Iss. 29/03/2023
Value of the Stamp 1000/-
Name of the Purchaser Mrs. Nismit
Residing at Cowale Son of Randiz
As there is no one single Stamp paper for the value of Rs. 174000/-
additional Stamp papers for the completion of the value is
attached along with
Signature of Vendor [Signature]
M. S. T. Parth [Signature] Purchaser
Lic. No. A. S. P. V. E. N. I. 11/77

707911

6. MR. CUNIBERT DIEGO FERNANDES alias CUNIBERT

JOHN FERNANDES, son of Mr. Diego Albert

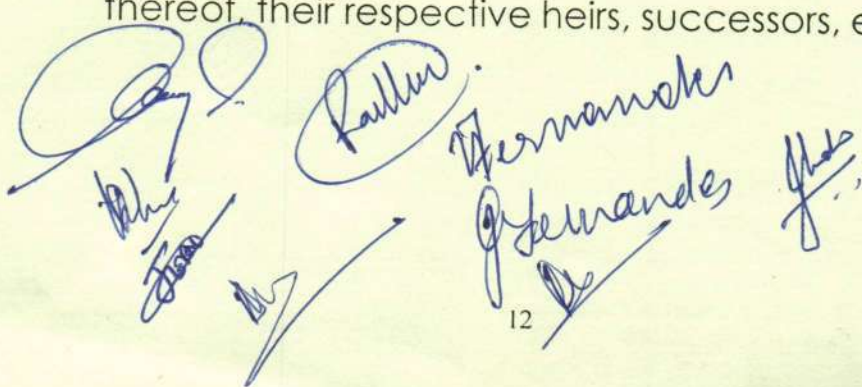
Fernandes, aged 65 years, married, service,

[Signature]
[Signature]
[Signature]
[Signature]
[Signature]

Indian National, Phone No. [REDACTED], holding
Aadhar Card No. [REDACTED] Pan No.
[REDACTED] and both residing at B-64, Kailash Kutir,
Shivarkar Road, Wanvadi VTC., Pune City,
Wanowarie, Maharashtra -411040;

7. **MR. ROBERT MARIO LOBO**, son of Mr. Everest Raphael
Lobo, aged 55 years, married, service, Indian
National, Phone No. [REDACTED], holding Aadhar
Card No. [REDACTED], Pan No. [REDACTED] and
his wife;

8. **MRS. JENNIFER LOBO**, daughter of Mr. Cyril Anthony
Sequeira, aged 46 years, married, service, Indian
National, Phone No. [REDACTED], holding Aadhar
Card No. [REDACTED], Pan No. [REDACTED] and
both residing at C/33, Kailash Kuttir, Opposite Natraj
Enclave, Wanwadi, Wanorie, Pune City,
Maharashtra -411040. Hereinafter referred to as
"THE VENDORS" (which expression shall, include and
mean unless repugnant to the meaning or context
thereof, their respective heirs, successors, executors,

The bottom of the page features several handwritten signatures in blue ink. On the left, there is a large, stylized signature. In the center, a signature is written inside a hand-drawn circle. To the right of this, there are two more signatures, one of which appears to be 'Fernandes'. On the far right, there is a signature that looks like 'J. S.'. Below the central signature, the number '12' is printed.

administrators, assigns and persons claiming under or through them) OF THE **ONE PART.**

AND

9. **M/s NIRMIT**, a registered Partnership Firm, registered under the Indian Partnership Act, 1932, having PAN Card No. [REDACTED] having its registered office at flat no 5, Samarth Classic, C.S.NO 15/345, Pimple Nilekh, Pune 411028 herein duly represented by its partners (1) **MR. AMEY SINGNAPURKAR** alias **AMEY TUSHAR SINGNAPURKAR**, son of Mr. Tushar Vishnu Singnapurkar alias Singnapurkar, age 40 years, married, Indian National, business, married, Phone no. [REDACTED] having Pan Card No. [REDACTED], Aadhaar Card No. [REDACTED] and residing at H. No. 424 G, Canca Bandh, P.O. Parra, Bardez Goa;
- (2) **MRS. PALLAVI AMEY SINGNAPURAKR**, daughter of Mr. Madhukar Sawlaram Belekar, age 40 years, married, Indian National, business, married, Phone no. [REDACTED], having Pan Card No. [REDACTED],



[Handwritten signatures and initials in blue ink]

13

Aadhaar Card No. [REDACTED] and residing at house No. 424 G, Canca Bandh, P.O. Parra, Bardez Goa. Hereinafter referred to as **"THE DEVELOPER/PURCHASER"** (which expression shall, be deemed to include and mean unless repugnant to the meaning or context thereof, its successors, executors, administrators, assigns and persons claiming under or through him) OF **SECOND PART**



WHEREAS; the VENDORS No. 1 and 2 **MR. ANGELO LOBO** alias **MR. ANGELO NILUS LOBO** and **VINITA LOBO** are herein duly represented by their lawful attorney their brother/ brother-in-law VENDOR No. 7 **MR. ROBERT LOBO**, son of Mr. Evaristo Rafael, aged 53 years, married, service, Indian National, holding Aadhar Card No. [REDACTED], Pan No. A [REDACTED], residing at C/33, Kailash Kuttir, Wanori, Pune-40, which is registered before the Consulate General of India at New York. USA on 3rd June, 2022.

[Handwritten signatures and initials in blue ink, including names like 'Hernandes', 'P. Hernandez', and others.]

AND WHEREAS; there exist a property known as "**TALACHI MUDDI**" bearing survey no. 27/1 of Village Colvale of Bardez Taluka, admeasuring an 1000 square meters, along with a residential house bearing house no. 40/3 admeasuring an area of 80 square meters, which property is situated within the limits of Village Panchayat of Colvale, Registration Sub District of Bardez, District North Goa in the State of Goa. That the said property is not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office (Matriz Predial) of Bardez. This property mentioned herein is more fully described in the Schedule herein under written. (Hereinafter referred to as "THE SAID PROPERTY" and delineated in red boundary in the plans attached hereto)

AND WHEREAS; the said Property originally belonged to late Mr. Antonio Salvador Lobo and his wife late Mrs. Maria Augusta de Lima e Lobo who both expired without leaving any will and leaving behind them their children

The block contains several handwritten signatures in blue ink. On the left, there is a large, stylized signature, possibly 'Raj'. Below it are two smaller signatures. In the center, there is a signature that appears to be 'Raul'. To the right of 'Raul' is a signature that reads 'Alemannels'. Below 'Alemannels' is another signature that reads 'Jermansels'. At the bottom right, there is a signature that reads 'Jho'. There are also some small, illegible marks and stamps scattered around the signatures.

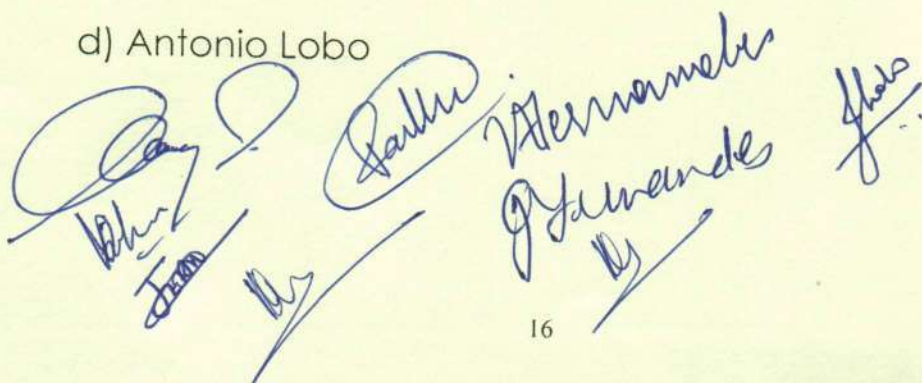
and grandchildren as sole and universal heirs and successors as mentioned under:

FIRST: Domingos Francisco Lobo, married to Regina Luizinha de Souza e Lobo both deceased without any will of dispossession of their last wish, leaving behind them their sole and universal heirs, their following children:

- a) Antonette Lobo e Mascarenhas, married to Nascimento Mascarenhas
- b) Julie Lobo e Mascarenhas married to Anthony Mascarenhas

SECOND: Angelo Maria Lobo, married to Maria Angelica de Souza both deceased the former in nineteen hundred and fifty one and the latter in nineteen hundred and fifty four, before the deceased leaving as heirs their following children:

- a) Brigida Rosa Lobo, married to Sebastiao Caridade de Souza
- b) Filomena Lobo, married to Frank Rodrigues
- c) Lucy Lobo, married to Joaquim Fernandes
- d) Antonio Lobo



e) Mary Lobo

THIRD: Jeronimo Lobo, married to Idalina da Costa Lobo, the former deceased leaving the latter as half sharer and as heirs his following children:

a) Rosy Lobo, married to Cajetan Furtado

b) Saluzinho Lobo, married to Lilia Pais e Lobo

FOURTH: Maria Joana Lobo, married to Pascoal Fernandes, both deceased the former in nineteen hundred and forty four and the latter in nineteen hundred and fifty eight, without descendants or ascendants, leaving as heirs of the said Maria Joana, her mother, the deceased Maria Augusta de Lima e Lobo and as heir of the said pascoal, his brother:

a) Sebastiao Fernandes, married to Mary Fernandes

FIFTH: Maria Isabel Lobo, married to Francisco Pereira, the latter deceased in nineteen hundred and sixty three, leaving the former as half sharer and as heirs her following only daughter:

[Handwritten signatures and stamps]
The block contains several handwritten signatures in blue ink. One signature is clearly legible as "Jeronimo Fernandes". There are also several circular and rectangular stamps, some of which are partially obscured by the signatures. One stamp on the left side of the page is partially visible, showing the words "REGISTRAR OF BARROZ" and "PUSA" with a star.

a) Rosie Pereira e Silva, married to Diogo Mariano da Silva

SIXTH: Maria Especiosa Lobo, married to Aleixo Caetano de Souza, the former deceased in nineteen hundred and fifty three, leaving the latter as her widower and half sharer and as heirs her following children:

a) Agostinho de Souza,

b) Erasmo de Souza, married to Gloria de Souza

c) Artur de Souza

d) Rita de Souza e Fernandes, married to Martin Fernandes,

e) Rosie de Souza,

f) Annie de Souza,

SEVENTH: Jose Maria Lobo, married to Lucy Lobo, residents in Sanvordem.

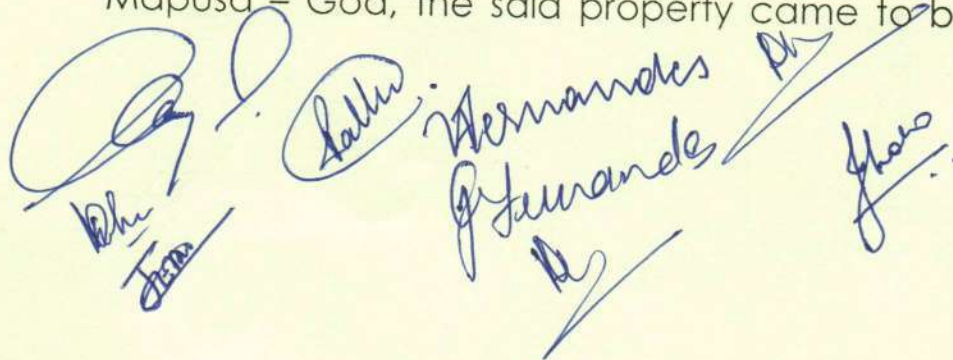
EIGHTH: Evaristo Rafael Lobo, married to Ludovica Sequeira e Lobo, residents in Poona.

[Handwritten signatures and names in blue ink:]
Lobo
Fernandes
Lobo
Fernandes
Lobo
Fernandes
Lobo
Fernandes

AND WHEREAS; upon the demise of Mr. Antonio Salvador Lobo and his wife Mrs. Maria Augusta de Lima e Lobo and orphanological Inventory Proceedings No. 30/67 was initiated in the Court of Civil Judge Senior Division at Mapusa. That the said inventory got concluded on 21st December 1974 wherein the said property which was listed as item no. 1 came to be allotted to Mr. Evaristo Rafael Lobo.

AND WHEREAS; Mr. Evaristo Rafael Lobo and his wife Mrs. Ludovica Lobo both expired without any will or any other disposition of their last wish, leaving behind their sole and universal heirs, their children namely Mr. Angelo Lobo, Mr. Xavier Lobo, Mrs. Norma Fernandes e Lobo and Mr. Robert Lobo.

AND WHEREAS; the said property which is listed in item no. 1 in Inventory Proceeding no. 166/2014/E which concluded before the Civil Judge Junior Division at Mapusa - Goa, the said property came to be allotted

The block contains several handwritten signatures in blue ink. On the left, there is a large, stylized signature. Below it, the name 'Fernandes' is written. In the center, the name 'Hernandes' is written above 'Fernandes'. To the right, there is a signature that appears to be 'Gouveia'.

equally to all the four aforesaid children vide order dated 16/07/2014.

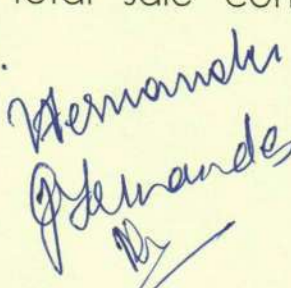
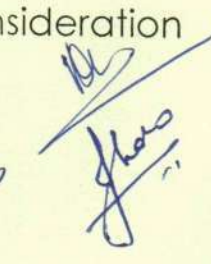
AND WHEREAS; the names of the vendors i.e. all the four children as mentioned in the Inventory Proceedings are duly figuring in the occupants column of form I & XIV of Survey no. 27/1 of Village Colvale of Bardez Taluka.



AND WHEREAS; THE DEVELOPER/PURCHASER being desirous of developing THE SAID PROPERTY by way of construction of multi-storied residential buildings for sale to intending purchasers (hereinafter referred to as THE PROPOSED BUILDINGS) have approached the present Vendors with an offer to purchase the same for the sale and development of the said property on the terms and conditions and for the consideration as mentioned hereinunder.

AND WHEREAS; THE DEVELOPER/PURCHASER herein has agreed to purchase from THE VENDORS/OWNERS "THE SAID PROPERTY" a total sale consideration of Rs.



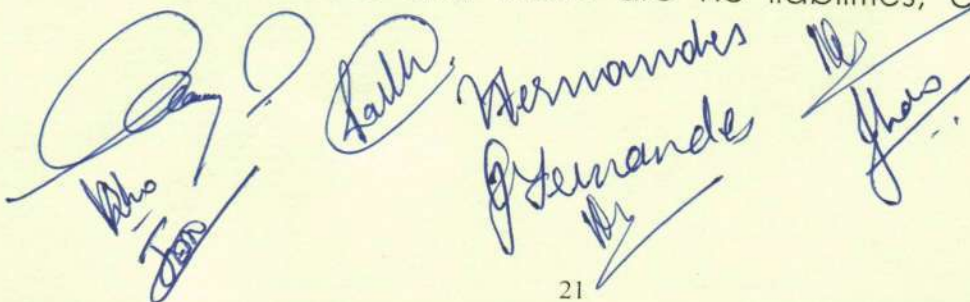
60,00,000/- (Rupees Sixty lakhs only) as per mode of payment mutually agreed upon.

AND WHEREAS; THE VENDORS/OWNERS have accepted the proposal made by THE DEVELOPER/PURCHASER and entered into this agreement for Sale and Development.

AND WHEREAS; on the basis of the above representations/ covenants and warranty THE DEVELOPER/PURCHASER have agreed to purchase THE "SAID PROPERTY" from THE VENDORS/OWNERS on consideration and on the terms and conditions mentioned in this agreement.

NOW THIS AGREEMENT OF SALE AND DEVELOPMENT
WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN
THE PARTIES HERETO AS UNDER:-

1. That the VENDORS/ OWNERS have represented that the Title of the VENDORS/OWNERS to the "SAID PROPERTY" are absolutely good, clear and marketable and there are no liabilities, charge,



attachment or encumbrance on "THE SAID PROPERTY" or part thereof, of any kind whatsoever.

2. That "THE SAID PROPERTY" has an unhindered and undisputed access from the main road.

3. No person other than THE VENDORS/OWNERS is having any interest/right/title in "THE SAID PROPERTY" of any kind and there are no acquisition/requisition proceedings of any kind in respect of THE "SAID PROPERTY" pending or proposed to be made.

4. That there are no subsisting claims of the nature of tenancy, mundkar rights, occupancy or easements, or of any other nature or boundary disputes of any kind against or in respect of THE SAID PROPERTY.

5. That not with standing any act, deed or abstinence on the part of THE VENDORS/ OWNERS they THE



[Handwritten signatures and names in blue ink:]
Luthi
Hernandez
Hernandez
[Signature]
[Signature]

VENDORS/ OWNERS have full right and absolute authority to sell, transfer and convey THE SAID PROPERTY.

6. "THE SAID PROPERTY" being demarcated as settlement zone as per the present in the regional plan for village Colvale and is permitted to be used for construction of residential and commercial buildings.

7. That consideration agreed for the sale is on the condition that the "SAID PROPERTY" is free from all encumbrances, attachments and any defects of title.

8. That THE VENDORS/OWNERS shall co-operate with THE DEVELOPER/PURCHASER to facilitate these formalities and sign and execute such papers and documents as may be necessary for the above purpose, as and when required by THE DEVELOPERS/PURCHASER.



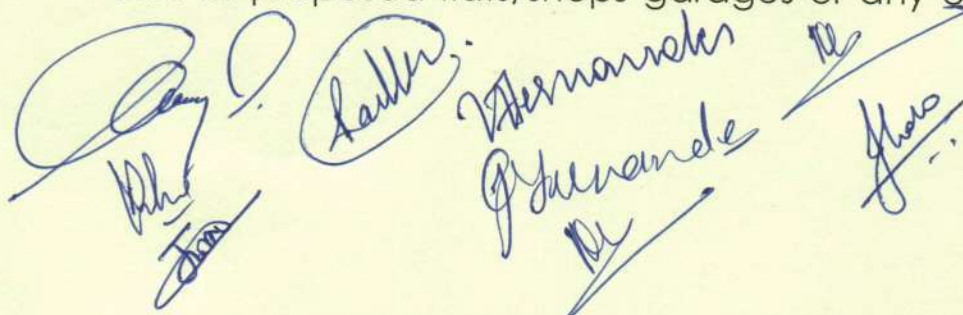
Thermonides
Fernandes



9. THE DEVELOPERS/PURCHASER shall construct THE PROPOSED BUILDINGS on "THE SAID PROPERTY" using his own material and entirely at his own cost. THE VENDORS/OWNERS shall, at the cost of THE DEVELOPER/PURCHASER, convey and transfer "THE SAID PROPERTY" to THE DEVELOPER/PURCHASER or their nominee/s as and when called upon by "THE DEVELOPER/PURCHASER" without demanding or claiming any further consideration.

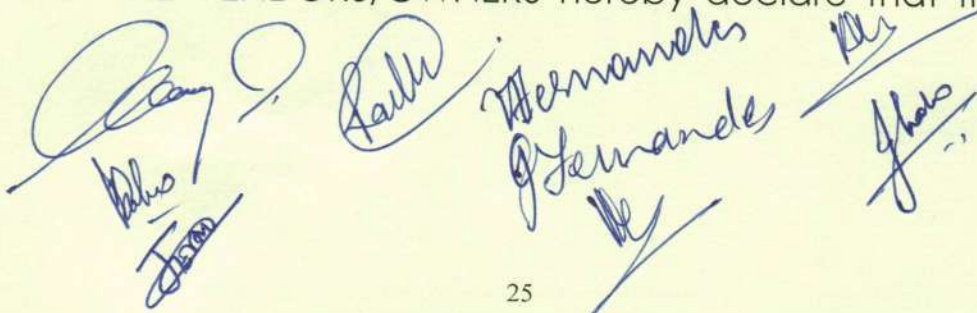
10. It is further agreed that THE VENDORS/OWNERS shall transfer and/or convey "THE SAID PROPERTY" to THE DEVELOPER/PURCHASER or her nominee/s as aforesaid and further shall not claim or have any right or title or interest to the built-up area that may be constructed by the DEVELOPER/PURCHASER.

11. That THE DEVELOPERS/PURCHASER shall be entitled to receive and appropriate sale proceeds from the sale of proposed flats/shops garages or any other

The block contains several handwritten signatures in blue ink. On the left, there are two overlapping signatures. In the center, there is a signature that appears to be 'Lalitha' inside a circle, followed by 'V. Manohar' and 'S. S. Srinivasan'. To the right, there are two more signatures, one of which is 'S. S. Srinivasan'.

tenements constructed on the said property or otherwise absolutely forever to hold and own THE PROPOSED BUILDINGS. THE VENDORS/OWNERS agree and undertake to join and execute any agreements or other transfer documents whatsoever as may be from time to time required to be executed or called upon by the DEVELOPER/PURCHASER for effectually and perfectly conveying and transferring any part of THE PROPOSED BUILDING to the DEVELOPER/PURCHASER or any of the nominee/s of the DEVELOPER/PURCHASER, without demanding any further consideration except what is expressly incorporated herein. However, any such documents as may be required or called upon by THE DEVELOPER/PURCHASER to be executed by THE VENDORS/OWNERS, shall be executed entirely at the cost of THE DEVELOPER/PURCHASER as to its stamp duty, registration charges, lawyers fees, etc.

THE VENDORS/OWNERS hereby declare that they

The block contains several handwritten signatures in blue ink. From left to right, there is a large signature, a signature with the name 'Laila' written below it, a signature with the name 'Hernandez' written above it, and a signature with the name 'Garcia' written below it. There are also some smaller, less legible signatures and initials scattered around.



shall have no claim or demand whatsoever in respect of the money received by THE DEVELOPER/PURCHASER from such sale.

12. That THE VENDORS/OWNERS shall not interfere in the working of the Scheme of the proposed development of "THE SAID PROPERTY" in whatsoever manner. THE DEVELOPER/PURCHASER shall make the balance payment as mutually agreed without any default. However, in case of any default from THE DEVELOPER/PURCHASER shall be liable to pay interest @ 14% on the unpaid amount remaining to paid from the due date. However, THE BUILDER/ DEVELOPER shall not be liable for any interest if the payment has been stopped by the VENODR/ BUILDER on account of defect in title or on account of inability to go ahead with the construction scheme on account of non-availability of permissions or such other technical problems associated with technical clearance on

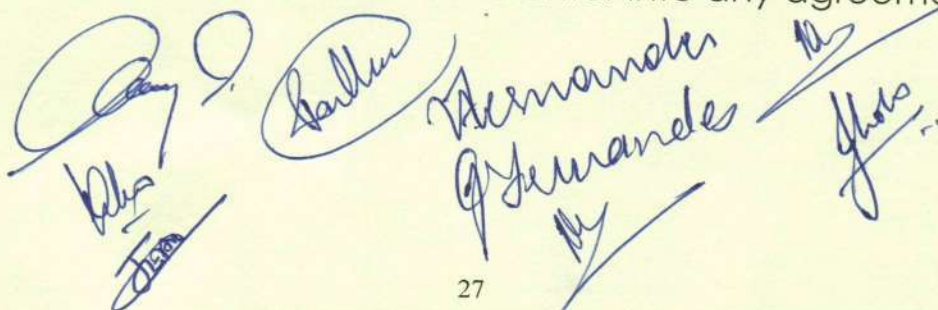


[Handwritten signatures in blue ink]
Hernandez
J. Hernandez
J. Hernandez

account of inherent defect in the "SAID PROPERTY"
hereby agreed to be sold.

13. That THE VENDORS/OWNERS do hereby jointly declare that they are absolute owners of "THE SAID PROPERTY" described in Schedule hereunder and that their title thereto is absolutely free, clean, clear and marketable and that no other person has any right, title or interest thereto of any nature whatsoever, or there are no encumbrances, charges, or liens of whatsoever nature existing on "THE SAID PROPERTY" and THE VENDORS/OWNERS further covenant and undertake to save harmless, indemnify and keep indemnified THE DEVELOPER/PURCHASER from or in respect of all claims, encumbrances, charges, equities or demands whatsoever relating to the said property.

14. THE DEVELOPER/PURCHASER shall during the construction of the new building or any time thereafter, be entitled to enter into any agreement



Handwritten signatures of the vendors/owners and the developer/purchaser.



for sale of any part of the proposed building entirely on Purchasers risk with any persons and receive money and advances from any such person/s and the owner shall not at any time have any claim over the money received by THE DEVELOPERS/PURCHASER.

15. THE VENDORS/ OWNERS has permitted THE DEVELOPER/PURCHASER to enter into the said property on the execution of this Agreement who shall be entitled to commence and continue construction activities therein without any interruption, hindrance or disturbances from the VENDORS/ OWNERSs or their representatives.

16. On signing of these presents THE VENDORS/OWNERS shall hand over the attested copies of title documents to THE DEVELOPER/PURCHASER with reference to the representations made to THE DEVELOPER/PURCHASER herein and shall answer all



[Handwritten signatures and names in blue ink]
Who
Jain
Gautam
Hernandez
Hernandez
Hernandez
Hernandez

requisitions or objections and clear any doubt or queries concerning the title or possession or hereditament to "THE SAID PROPERTY".

17. THE VENDORS/OWNERS shall signed necessary applications for the purpose of obtaining NOC's for sale of the undivided rights to "THE SAID PROPERTY" and any other Clearances or NOC's, if so required, before the execution of the conveyance the cost of which shall be borne by the DEVELOPER/PURCHASER.

18. THE VENDORS/OWNERS agree that they shall not enter into any Agreements or arrangements or deals affecting "THE SAID PROPERTY" or any part thereof with any person or agency or authority without written consent from THE DEVELOPER/PURCHASER.

19. From the date of these presents all income from, accruals to and realizations from "THE SAID



[Handwritten signatures in blue ink]
The signatures include: a large stylized signature, a signature with 'Gauti' written below it, a signature with 'Hernandez' and 'Fernandez' written below it, and a signature with 'Ghos' written below it.

PROPERTY" shall belong to THE
DEVELOPER/PURCHASER.

20. Notices/correspondence to be served under this Agreement shall be addressed to the following addresses (or such other address as may be informed by the respective party in writing) by registered A.D or personal delivery under acknowledgement.

In case OF THE DEVELOPER/PURCHASER

MR. AMEY SIGNAPURKAR alias MR. AMEY
TUSHAR SINGNAPURKAR,

R/o H. No. 424 G, Canca Bandh, P.O. Parra,
BardezGoa

In case of THE VENDORS/ OWNERS to:

MR. ROBERT LOBO,

residing at C/33 Kailash Kuttir,

[Handwritten signature]
[Handwritten signature]

[Handwritten signature]

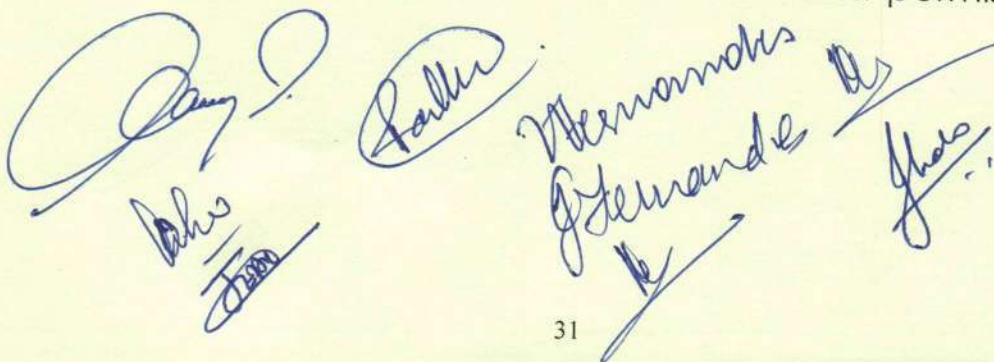
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Wanori, Pune-40,

21. THE VENDORS/OWNERS signify no objection for and shall join (at the request and cost of THE DEVELOPER/PURCHASER and without any personal liability) as a part in mortgaging the built-up or to be built on the said property for raising finances by intending Purchaser. That the VENDORS/ OWNERS shall have no implications towards repayment of loans on the mortgaged premises.

22. THE VENDORS/OWNERS declare that they have executed a Power of Attorney in respect of "THE SAID PROPERTY" and do hereby empowers and authorize THE DEVELOPER/PURCHASER to take all necessary steps, on behalf OF THE VENDORS/OWNERS, without creating any personal liability for THE VENDORS/OWNERS and at the entire risk and liability OF THE DEVELOPER/PURHCASER, inter alias, in respect of sanctions and permissions



31

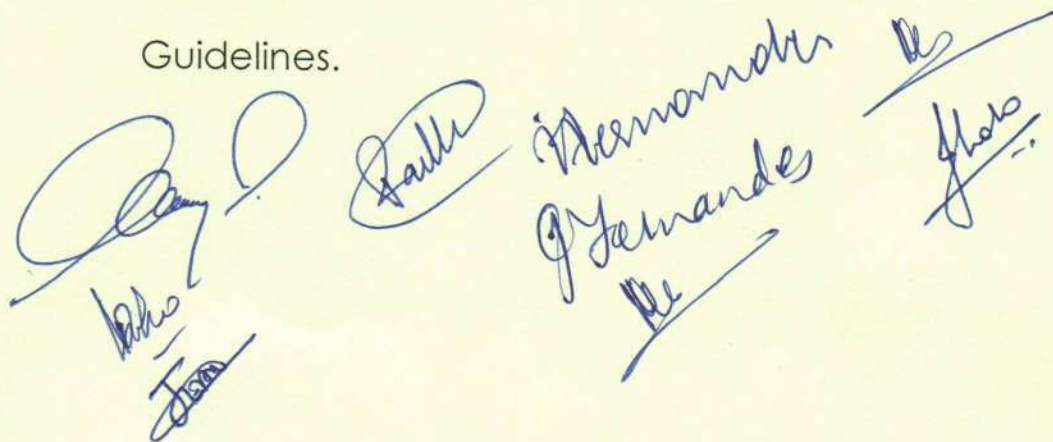
- assign, or transfer the rights and liabilities under

Agreement to any Company or firm constituted by
THE DEVELOPER/PURCHASER.

25. The parties hereto shall be entitled to specifically enforce the present Agreement. Without prejudice to the above THE VENDORS/OWNERS shall indemnify and keep indemnified THE DEVELOPER/PURCHASER or any breach on the part of THE VENDORS/OWNERS of any term or condition or covenant contained herein.

26. The Schedules annexed to this Agreement shall form a part and parcel thereof and be construed accordingly.

27. The said property as described in the Schedule is non-agricultural property. This document and transection is complying with Foreign Exchange Management Act 1999 and Reserve Bank of India Guidelines.



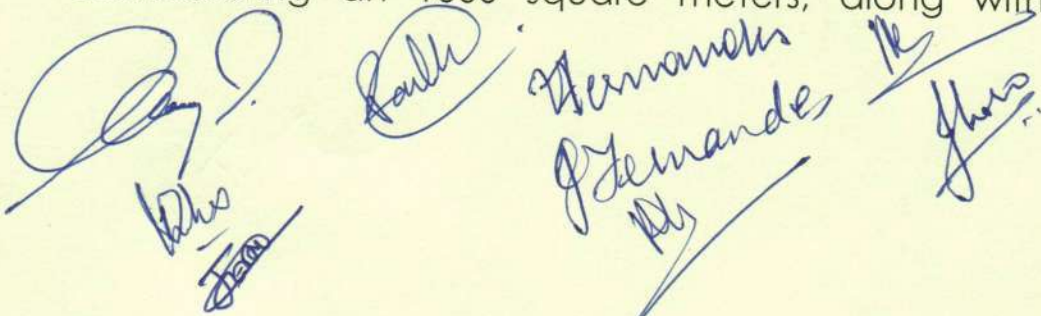
Four handwritten signatures in blue ink are present at the bottom of the page. The first signature on the left is a large, stylized cursive signature. The second signature is a smaller, more compact cursive signature. The third signature is a cursive signature that appears to read 'Hemant' followed by 'Pyamande' and a horizontal line. The fourth signature is a cursive signature that appears to read 'Hemant' followed by 'Pyamande' and a horizontal line.

28. That no sale consideration has been has been paid to **the party of the one part** by **the party of the Second Part** at the time of the execution of the present Agreement. However, the same shall be paid at the time of the execution of the final Deed of Sale.

29. That the sale consideration and market value of the property which is subject matter of this present Agreement for Sale Rs. 60,00,000/- (Rupees sixty lakhs only) and accordingly the stamp duty of Rs. 1,74,000/- (Rupees one lakhs seventy-four thousand only) is paid herewith.

SCHEDULE
DESCRIPTION OF PROPERTY
BELONGING TO VENDORS

ALL THAT property known as "**TALACHI MUDDI**" bearing survey no. 27/1 of Village Colvale of Bardez Taluka, admeasuring an 1000 square meters, along with a





residential house bearing house no. 40/3 admeasuring an area of 80 square meters, which property is situated within the limits of Village Panchayat of Colvale, Registration Sub District of Bardez, District North Goa in the State of Goa. That the said property is not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue Office (Matriz Predial) of Bardez and the same is bounded as under;

Towards the North : By road;

Towards the South : By property bearing survey no. 27/2
of Village Colvale;

Towards the East : By road; and

Towards the West : By the property bearing survey no.
27/3.

IN WITNESS WHEREOF, the parties hereto have signed and executed this AGREEMENT FOR SALE AND DEVELOPEMNT in the simultaneous presence of two witnesses signing below.








MR. ANGELO LOBO alias **MR. ANGELO NILUS LOBO & VINITA LOBO, VENDOR NO. 1 & 2**
are herein duly represented by their lawful attorney
VENDOR No. 7 **MR. ROBERT LOBO**

**FINGER IMPRESSIONS
OF LEFT HAND**

**FINGER IMPRESSIONS
OF RIGHT HAND**

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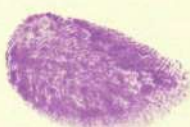
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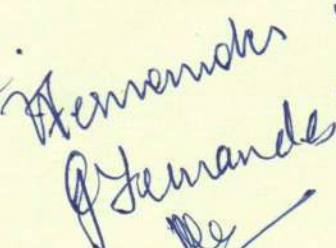
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Jean

MRS. JEAN LOBO
VENDOR NO. 4



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OF LEFT HAND

FINGER IMPRESSIONS
OF RIGHT HAND



Ms. Lobo Jean
Hernandez
Hernandez
Photo
Quinn



Handwritten signature

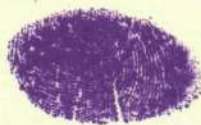
Handwritten signature: Fernandes

**MRS. NORMA FERNANDES
VENDOR NO. 5**



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OF LEFT HAND**

**FINGER IMPRESSIONS
OF RIGHT HAND**

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Handwritten signatures and stamps at the bottom of the page, including 'Fernandes' and 'Santos'.



Fernandes

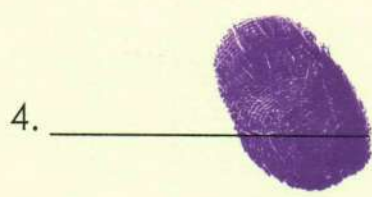
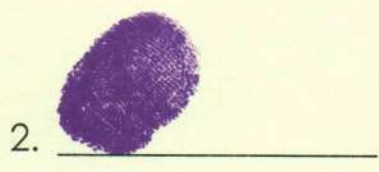
Fernandes



MR. CUNIBERT FERNANDES
VENDOR NO. 6

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FINGER IMPRESSIONS
OF RIGHT HAND



[Handwritten signatures and initials at the bottom of the page, including 'Fernandes', 'Sam', and others.]




MR. ROBERT LOBO
VENDOR NO. 7



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OF RIGHT HAND

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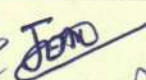
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Hernandez
Gonzales
   

[Signature]
MRS. JENNIFER LOBO
VENDOR NO. 8



FINGER IMPRESSIONS
OF LEFT HAND

FINGER IMPRESSIONS
OF RIGHT HAND



[Signatures]
[Signature] *[Signature]* *[Signature]* *[Signature]*
[Signature] *[Signature]* *[Signature]* *[Signature]*



M/S NIRMIT

PURCHASER

Represented by its Partner

MR. AMEY SINGNAPURKAR alias
AMEY TUSHAR SINGNAPURKAR





FINGER IMPRESSIONS
OF LEFT HAND

FINGER IMPRESSIONS
OF RIGHT HAND

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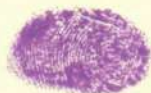
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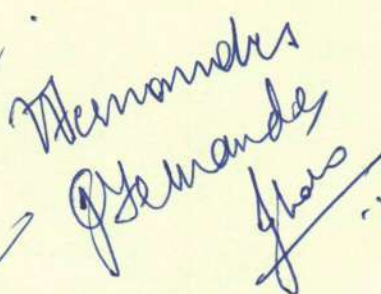
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Pallavi

M/S NIRMIT

PURCHASER

Represented by its Partner

MRS. PALLAVI AMEY SINGNAPURAKR



Pallavi

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OF LEFT HAND

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OF RIGHT HAND

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Pallavi
Amey
Singnapurakr

Pallavi

Manoj
Manoj
Manoj

A purple circular stamp is located in the upper right corner of the page. The word "RECEIVED" is written in a semi-circle along the top edge. In the center, the date "JAN 10 1900" is stamped. The stamp is slightly faded and overlaps with the top of the letterhead.

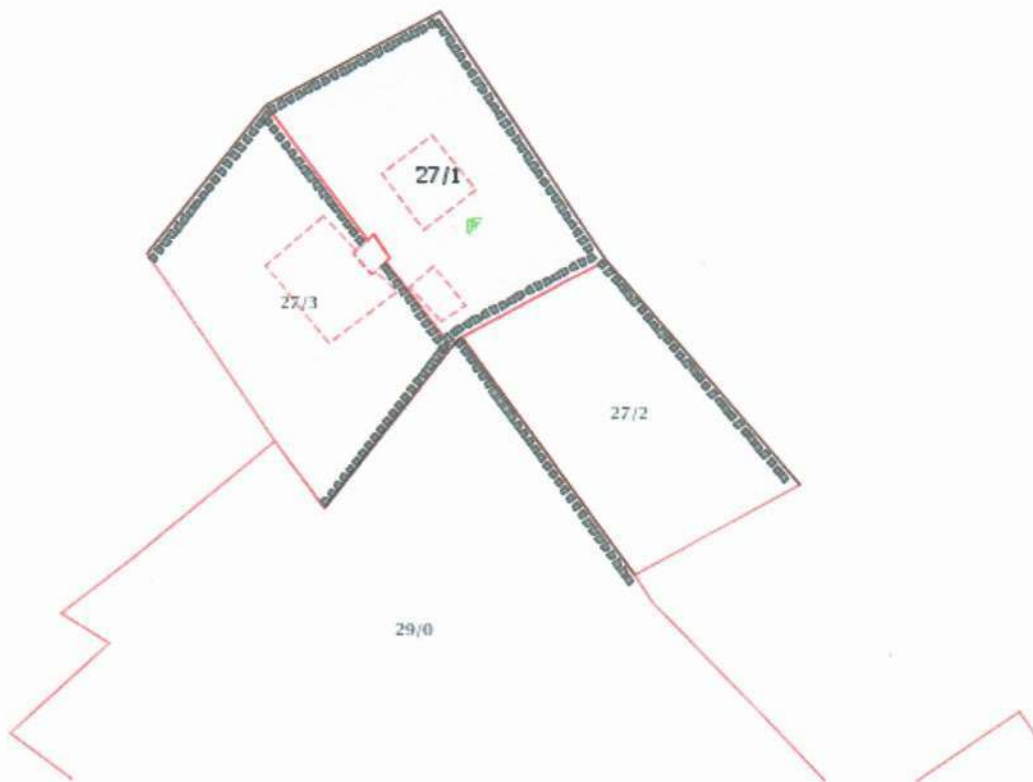
- ~~Mrs~~ ~~Bela Ferro~~ Hernandez Fernandez - Mrs photo



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Colvale Village
Survey No.: 27 , Subdivision No.: 1

Scale 1:1000

Reference No.: REV192331242



This record is computer generated on 31-03-2023 12:06:28. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

**FORM I & XIV**

100016781204

Date : 31/03/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Colvale
गांव
Name of the Field Talachi Muddi
शेताचे नांव

Survey No. 27
सर्वे नंबर
Sub Div. No. 1
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
0000.08.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.08.75

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

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.01.25	0000.00.00	0000.01.25	0000.10.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Xavier Lobo		50625	
2	Angelo Lobo		50625	
3	Norma Fernandes		50625	
4	Robert Lobo		50625	

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-----		

**FORM I & XIV**

100016781204

Date : 31/03/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
 तालुका
 Village Colvale
 गांव
 Name of the Field Talachi Muddi
 शेताचें नांव

Survey No. 27
 सर्वे नंबर
 Sub Div. No. 1
 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 वागायत 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
							Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	-----Nil-----									

End of Report

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



The record is computer generated on 31/03/2023 at 11:53:39AM as per Online Reference Number - 100016781204. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Apr-2023 12:41:15 pm

Document Serial Number :- 2023-BRZ-1793

Presented at 12:29:53 pm on 12-Apr-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	174000
2	Registration Fee	180000
3	Tatkal appointment fee	10000
4	Processing Fee	1940
Total		365940

Stamp Duty Required :174000/-

Stamp Duty Paid : 174000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Amey Singnapurkar Alias Amey Tushar Singnapurkar ,Father Name:Tushar Vishnu Singnapurkar, Age: 40, Marital Status: , Gender:Male, Occupation: Business, Address1 - H. No. 424 G, Canca Bandh, P.O. Parra, Bardez - Goa, Address2 - , PAN No.: XXXXXXXX			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	XAVIER ANTHONY LOBO Alias LOBO XAVIER ANTHONY , Father Name:Mr. Everest Raphael Lobo, Age: 66, Marital Status: Married , Gender:Male, Occupation: Service, H No. 828/48, Nirmala Nivas, Dastur Meher Road, Near Aurora Towers, Pune Camp, Pune City, Maharashtra-411001, PAN No.: XXXXXXXX			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	JEAN XAVIER LOBO, Alias LOBO JEAN XAVIER , Father Name:Mr. Paul John Ferrao, Age: 58, Marital Status: Married , Gender: Female, Occupation: Service, H. No 828/48, Nirmala Nivas, Dastur Meher Road, Near Aurora Towers, Pune Camp, Pune City, Maharashtra, PAN No.: [REDACTED]			
3	NORMA CUNIBERT FERNANDES , Father Name:Mr. Everest Rapheal Lobo, Age: 59, Marital Status: Married , Gender: Female, Occupation: Service, H No.B-64, Kailash Kuttir, Shivarkar Road, Wanvadi, VTC. Pune, Wanowarie Maharashtra, PAN No.: [REDACTED]			
4	CUNIBERT DIEGO FERNANDES Alias CUNIBERT JOHN FERNANDES , Father Name:Mr. Diego Albert Fernandes, Age: 65, Marital Status: Married , Gender: Male, Occupation: Service, Flat No B-64, Kailash Kutir, Shivarkar Road, Wanvadi, VTC. Pune City, Wanowarie, Maharashtra, PAN No.: [REDACTED]			
5	ROBERT MARIO LOBO , Father Name:Mr. Everest Raphael Lobo, Age: 55, Marital Status: Married , Gender: Male, Occupation: Service, Flat No. C/33, Kailash Kuttir, Opposite Natraj Enclave, Wanwadi, Wanorie, Pune City, Maharashtra, PAN No.: [REDACTED]			
6	JENNIFER LOBO , Father Name:Mr. Cyril Anthony Sequeira, Age: 46, Marital Status: Married , Gender: Female, Occupation: Service, Flat No. C33, Kailash Kuttir, Opposite Natraj Enclave, Wanwadi, Wanorie, Pune City, Maharashtra, PAN No.: [REDACTED]			
7	Pallavi Amey Singnapurkar , Father Name:Madhukar Sawlaram Belekar, Age: 40, Marital Status: , Gender: Female, Occupation: Business, , PAN No.: [REDACTED]			
8	Robert Mario Lobo , Father Name:Everest Raphael Lobo, Age: 55, Marital Status: , Gender: Male, Occupation: Service, C/33, Kailash Kuttir, Opposite Natraj Enclave, Wanwadi, Wanorie, Pune City, Maharashtra , PAN No.: [REDACTED] , as Power Of Attorney Holder for VINITA LOBO			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	Robert Mario Lobo , Father Name:Everest Raphael Lobo, Age: 55, Marital Status: ,Gender:Male,Occupation: Service, C/33, Kailash Kuttir, Opposite Natraj Enclave, Wanwadi, Wanorie, Pune City, Maharashtra , PAN No.: [REDACTED], as Power Of Attorney Holder for ANGELO LOBO Alias ANGELO NILUS LOBO			
10	Amey Singnapurkar Alias Amey Tushar Singnapurkar , Father Name:Tushar Vishnu Singnapurkar, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, H. No. 424 G, Canca Bandh, P.O. Parra, Bardez - Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Savita Chandrakant Salelkar, Age: 30, DOB: , Mobile: 9168201349 , Email: , Occupation: Service , Marital status : Married , Address: 403504, H. No. 2 Bagwada Piligao Bicholim - Goa, H. No. 2 Bagwada Piligao Bicholim - Goa, Piligao, Bicholim, NorthGoa, Goa			
2	Name: Mahendra Alornekar, Age: 47, DOB: 1975-12-11 , Mobile: 9226586253 , Email: , Occupation: Advocate , Marital status : Married , Address: 403504, Antil Peth Bicholim - Goa, Bicholim, Bicholim, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-1793

Book :- 1 Document

Registration Number :- **BRZ-1-2336-2023**

Date : 22-May-2023

Quynh

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

**SUB-REGISTRAR
BARDEZ**

Scanned by Nailancia Costa (DEO)
Costa



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 12-Apr-2023 12:42:52

Date of Receipt: 12-Apr-2023

Receipt No : 2023-24/9/173

Serial No. of the Document : 2023-BRZ-1793

Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**

Received the following amounts from **Amey Singnapurkar Alias Amey Tushar Singnapurkar** for
Registration of above Document in Book-1 for the year 2023

Registration Fee	180000	E-Challan(Online fee)	• Challan Number : 202300254074 • CIN Number : CPACPRFVH0	180000
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300257608 • CIN Number : CPACPTVZ0	10000
Processing Fee	1940	E-Challan(Online fee)	• Challan Number : 202300254074 • CIN Number : CPACPRFVH0	1940
Total Paid	191940 (Rupees One Lakh Ninety One Thousands Nine Hundred And Forty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized :

Yogesh Karmilkar



Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **12-Apr-2023**

Signature of the person receiving the Document

Yogesh Karmilkar

Signature of the Presenter

Signature of the Sub-Registrar