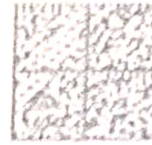


Phone No 8226908778
Sold To/Issued To:
RSE Builders
For Khan/ID Proof:
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For CITIZEN CREDITTM
CO-OP BANK LTD.
Dial
Authorized Signatory

*Sr. No. 2024-PNS-1490
dt 9/5/2024
P. Rame. 21687.
Reg No. 1461*



AGREEMENT FOR SALE CUM DEVELOPMENT

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[Signature]

This Agreement for Sale cum Development is made and executed at Panaji – Goa., on this 29th day of the month of April of the year Two Thousand and Twenty-Four i.e. (29/04/2024).

BETWEEN

1) ✓ **MR. OLAVIO MARIANO FERNANDES**, son of Late Honorato Augusto Fernandes, aged 66 years, widower, retired, Indian National, holding PAN Card bearing No. _____ Aadhar Card _____, resident of House no. 1355, Santa Barbara, Near Dr. Nachinolcar House, Bondir, Santa Cruz, North Goa, Tiswadi, Goa, 403005., and his children;

2) ✓ **MR. LLOYD LEO FERNANDES**, son of Mr. Olavio Mariano Fernandes, 36 years of age, married, in service, Indian National, holding PAN Card bearing No. _____ Aadhaar Card _____, resident of House no. 1355, Santa Barbara, Near Dr. Nachinolcar House, Bondir, Santa Cruz, North Goa, Tiswadi, Goa, 403005., and his wife;

3) ✓ **MRS. STEPHANIE ETELVINA D’COSTA**, daughter of Joseph D’costa, wife of Mr. Llyod Leo Fernandes, 35 years of age, married, in service, Indian National, holding PAN Card bearing No. _____ Aadhaar Card _____, resident of House no. 133, Santismowado, Behind St. Michaels Church, Taleigao, Caranzalem, North Goa, Tiswadi Goa, 403002.;

4) ✓ **MR. LEANDER ELSTAN FERNANDES**, son of Mr. Olavio Mariano Fernandes, 31 years of age, un-married, in service, Indian

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National, holding PAN card bearing No. _____ Aadhaar Card
resident of House no. 1355, Bairo Bondir, Santa
Barbara, Santa Cruz S.O., North Goa, Goa, 403005.;

5) ✓ **MR. DELRIO FERNANDES** alias **DELRIO XAVIER FERNANDES**,
son of Late Honorato Augusto Fernandes, 64 years of age, widower,
retired, Canadian National, holder of OCI Card bearing
no.A1620964, holding PAN card bearing No. _____ ; holding
Canadian Passport No. HM458242, and holder of Aadhaar Card
bearing no. _____ resident of Flat no. 103, River View
Residency Fondevem Ribandar, North Goa, Goa – 403006 and his
children;

6) ✓ **MR. ELLIOTTE FERNANDES**, son of Mr. Delrio Xavier
Fernandes, 34 years of age, unmarried, service, Canadian National,
holder of Canadian Passport bearing no. AC916004, having no OCI
Card, holding PAN Card bearing No. _____ ; resident of Flat
no. 103, River View Residency Fondevem Ribandar, North Goa,
Goa – 403006;

7) ✓ **MR. LIONEL FERNANDES**, son of Mr. Delrio Xavier Fernandes,
32 years of age, service, un-married, Canadian National, holder of
Canadian Passport bearing no. AG022527, having no OCI Card,
holding PAN card bearing No. _____ resident of Flat no. 103,
River View Residency Fondevem Ribandar, North Goa,
Goa – 403006;

8) ✓ **MR. ALIRIO FERNANDES** alias **AUGUSTO ALIRIO
FERNANDES**, son of Late Honorato Fernandes, 67 years of age,
married, businessman, Indian National, holding PAN card bearing

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[Signature]

No. _____, Aadhaar Card [_____], resident of House no. 1355, Bairo Bondir, Santa Barbara, Santa Cruz S.O., North Goa, Goa, 403005., and his wife;

9). **MRS. ZELIA MARIA FERNANDES** alias **ZELIA MARIA EULOGIA EGIRIA FERNANDES**, daughter of Penwin Aloysius D'Souza, wife of Mr. Augusto Alirio Fernandes, 62 years of age, married, retired, holding PAN card bearing No. _____ Aadhaar Card (_____), Indian National and resident of House no. 1355, Bairo Bondir, Santa Barbara, Santa Cruz S.O., North Goa, Goa, 403005.

10). **MR. CIRILO AGUIAR** alias **CYRIL AGUIAR**, son of Arsenio Socorro Aguiar, 65 years of age, married, retired, holding PAN Card bearing No. _____; Aadhaar Card _____ Indian National, and resident of House No. 1513/15/HALL/C-6, Alto St. Cruz, Near Government Hospital, St. Cruz, Tiswadi- Goa, 403005., and his wife;

11). **MRS. MARIA SILVIA ALBERTINA AGUIAR**, daughter of Late Honorato Augusto Fernandes alias Augusto Honorato Martinho Fernandes, wife of Mr. Cirilo Aguiar, 62 years of age, married, retired, Indian National, holding PAN card bearing No _____ Aadhaar Card _____ resident of House No. 1513/15/HALL/C-6, Alto St. Cruz, Near Government Hospital, St. Cruz, Tiswadi- Goa, 403005.

12). **MR. MINGUEL DOMINGOS SAVIO FERNANDES**, son of Francisco Fernandes, 67 years of age, married, retired, Indian National, holding PAN card bearing No _____ Aadhaar Card _____

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[Signature]

residing at House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi- Goa., 403005., and

13). **MRS. MARIA SYBIL FERNANDES**, daughter of Late Augusto Honorato Mariano Fernandes, wife of Mr. Minguel D S Fernandes, 53 years of age, married, in service, Indian National, holding PAN CARD No. _____ Aadhaar Card _____ ; residing at House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi-Goa. .

Hereinafter referred to as "THE OWNERS/VENDORS" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, legal representatives, successors and assigns) of the **FIRST PART**.

AND

MSK BUILDERS, registered Proprietorship Firm, having its Office at 705, 7th Floor, Dempo Trade Centre, Patto, Panaji, Goa- 403001., E-mail:mskbbuildingsystems@gmail.com, represented by its sole proprietor **MRS. HEENA KOUSAR KALSUR**, daughter of Mr. Mahmad Khaleel Nashipudi and wife of Mr. **MAKBUL AHMED S. KALSUR**, 36 years of age, business, married, Indian National, holder of PAN Card bearing no. _____ and Aadhaar Card bearing no. _____

resident of House No. 132/1(Old), C/207(New), Chinchwad, Gaulem Bhat, Near Libra Febra Chapel, Chimbhel, Ribandar, North Goa, Tiswadi Goa, 403006.

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Hereinafter referred to as **"THE BUILDER/DEVELOPER/PURCHASER"** (which expression shall unless repugnant to the context or meaning there of be deemed to mean and include its legal representatives, legal heirs, successors, and assigns) of the **SECOND PART**.

That the present Owners No.1 to 12 herein are represented through their duly constituted Power of Attorney Holder Mrs. MARIA SYBIL FERNANDES (the present OWNER NO.13 herein), vide Power of Attorney dated 24/07/2021, executed and registered before the Advocate Notary Mr. Arun Wadkar, under Reg. No. 7163, dated 24/07/2021.

That the present BUILDER/DEVELOPER/PURCHASER herein is represented through her duly constituted Attorney her husband **MR. MAKBUL AHMED S. KALSUR**, son of Shamshuddin Hussain Sab Kalsur, aged 42 years, married, business, holding **PAN CARD** No _____ Aadhaar Card _____; Indian National and resident of H.No 132/1, Gaulem Bhat, Behind Sarrao Residency, Chimbel, Ribandar, North Goa, 403006., by vide Power of Attorney dated 27/10/2021, executed and registered before the office of the Sub Registrar of Ilhas, at Panaji – Goa, under Registration Number PNJ-POA Register-94-2021, dated 27/10/2021.

WHEREAS, there exist an immovable property known as "DACTE ZORIN", admeasuring an area of 4,443 Sq. Mtrs, bearing old Survey

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No. 134 and presently bearing new survey No. 23/3 of Murda Village, situated at Village Murda, within the limits of Village Panchayat of Mercas, Taluka and Sub-District of Tiswadi, District North Goa, State of Goa., hereinafter referred as "SAID PROPERTY", more particularly described in the schedule - I herein underwritten.

AND WHEREAS, the present OWNERS/VENDORS herein have inherited and acquired the above SAID PROPERTY more particularly described in Schedule - I hereunder written, by vide Judgement/Order/Decree dated 18/11/2021., passed by the Civil Judge Junior Division "D" Court at Panaji – Goa, in the Inventory Proceeding No. 106/2020/D and thus the OWNERS/VENDORS became the absolute legal and lawful owners of the SAID PROPERTY more particularly described in schedule - I hereunder written.

AND WHEREAS, by virtue of the above said vide Judgement/Order/Decree dated 18/11/2021; the names of the present OWNERS/VENDORS herein are duly found mutated in the Occupant's column of the Form I & XIV of the SAID PROPERTY.

AND WHEREAS, the OWNERS/VENDORS had applied for conversion SANAD pertaining to the SAID PROPERTY, which came to be granted on 01/02/2024, bearing No. CAD1TIS11-22-68/365, issued by the Office of the Collector, North Goa District, Panaji – Goa.

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AND WHEREAS, the BUILDER/DEVELOPER/PURCHASER had invited objection on the title and encumbrance if any, in the Local newspaper "NAVPRABHA" on 15/03/2024 and that no any objections were raised by any person/s or Firm/Company or Bank/s or Financial Institution/s or Legal entities etc., till date.

AND WHEREAS, the OWNERS/VENDORS are intending to develop the SAID PROPERTY bearing survey No.23/3, more particularly described in Schedule - I hereunder written, and accordingly the BUILDER/DEVELOPER/PURCHASER has approached the OWNERS/VENDORS, with a proposed scheme of Joint Venture Development and construction of the residential buildings with Flats/Unit on the SAID PROPERTY.

AND WHEREAS, the BUILDER/DEVELOPER/PURCHASER agreed to obtain all the necessary approvals, construction license, consents and permissions, NOCs from the office of the Town Planner, Town & Country Planning Department, Tiswadi Taluka, Panaji, PWD, Electricity and Health Department, Fire Department, etc., at its own cost and expenses, for the purpose of construction in the SAID PROPERTY.

AND WHEREAS, the OWNERS/VENDORS have further represented and covenanted unto the BUILDER/DEVELOPER/PURCHASER as follows, viz.

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- a) That the OWNERS/VENDORS are in exclusive and peaceful possession of the Said Property.
- b) That no person(s) other than the OWNERS/VENDORS have any right, title and/or interest in the Said Property.
- c) That the OWNERS/VENDORS have an absolute right to dispose and/or sell or enter into Joint Venture Development Agreement/Agreement for Sale cum Development in respect of the Said Property, and/or deal with it in any manner whatsoever.
- d) That the OWNERS/VENDORS have a clear and marketable title to the Said Property.
- e) That there are no *Mundcars* and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any other right whatsoever in, to and/or over the Said Property, and/or any part thereof.
- f) That there is no legal bar or impediment to enter into Agreement for Joint Venture Development/Agreement for Sale cum Development in respect of the Said Property, and that the Said Property, is free from encumbrances, liens and/or charges.
- g) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the Said Property, nor any part thereof.
- h) That neither the Said Property nor any part thereof is a subject matter of any attachment or of any Certificate or other recovery

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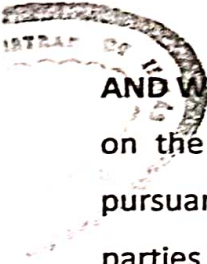
proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.


i) That neither the Said Property nor any part thereof is a subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.

j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the Said Property or any part thereof.

k) That the OWNERS/VENDORS have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with any other party in respect of the Said Property and/or any part thereof.

l) That there is a proper access/road required as per law for carrying out redevelopment on the Said Property.

 AND WHEREAS, the BUILDER/DEVELOPER/PURCHASER has relying on the representations and covenants hereinabove stated and pursuant to negotiations and discussions by and between the parties hereto, it has been agreed that the OWNERS/VENDORS shall grant in favour of the BUILDER/DEVELOPER/PURCHASER and the BUILDER/DEVELOPER/PURCHASER shall acquire from the OWNERS/VENDORS the rights of development in the Said Property by constructing proposed residential buildings, to be constructed in the Said Property as per the approved plan to be approved by the office of the Town Planner, Town & Country Planning Department,





Tiswadi Taluka, Panaji - Goa and as per the construction license to be issued by the Village Panchayat of Mercas, the OWNERS/VENDORS shall be handed over 18 flats of approximate 95sq.mtrs in the proposed construction of residential buildings, which shall be completed in all respect as per the specifications hereto annexed in Schedule-II, being consideration in kind towards full and final settlement of the price of the Said Property and remaining in the proposed construction of residential flats/buildings shall be retained by the BUILDER/DEVELOPER/PURCHASER for sale.

AND WHEREAS, the BUILDER/DEVELOPER/PURCHASER shall obtain all the valid approvals and permissions for construction of the residential buildings in the SAID PROPERTY within the period of six months from the date of execution of the said present Agreement for Sale cum Development.

AND WHEREAS, as agreed between the OWNERS/VENDORS and BUILDER/DEVELOPER/PURCHASER, the BUILDER/DEVELOPER/PURCHASER has agreed to develop and construct in the SAID PROPERTY, the residential buildings consisting of flats under an Agreement for Sale cum Development Scheme on the terms and conditions stipulated hereunder:

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NOW THEREFORE THIS AGREEMENT FOR SALE CUM DEVELOPMENT WITNESSETH AS UNDER AND IT IS HEREBY AGREED TO BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. That in pursuance of the terms agreed upon between the OWNERS/VENDORS and BUILDER/DEVELOPER/PURCHASER, the OWNERS/VENDORS have agreed to hand over the possession of the SAID PROPERTY to the BUILDER/DEVELOPER/PURCHASER, and the BUILDER/ DEVELOPER has agreed to develop the SAID PROPERTY more particularly described in the Schedule - I hereunder written, by constructing a residential buildings, consisting of flats as per the approved plan to be approved by the office of the Town Planner, Town & Country Planning Department, Tiswadi Taluka, Panaji -Goa and as per the construction license to be issued by the Village Panchayat of Merces and the OWNERS/VENDORS shall be handed over 18 flats of double bed rooms, of approximate 95sq.mtrs., in the proposed construction of a residential buildings which shall be completed in all respect as per the specifications hereto annexed in Schedule-II, being consideration in kind towards full and final settlement of the price of the SAID PROPERTY hereto by the BUILDER/DEVELOPER/PURCHASER .

2. That the OWNERS/VENDORS shall be allotted 18 unfurnished Flats admeasuring approximate 95 sq.mtrs., alongwith 18 stilt covered parking, subject to approvals and permissions from all the concern departments for the purpose of development of the SAID PROPERTY.

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3. That the OWNERS/VENDORS are allotted the aforesaid 18 FLATS along with 18 stilt covered car parking free of cost.

4. That the BUILDER/DEVELOPER/PURCHASER shall be allotted all the remaining FLATS along with stilt covered car parking except 18 Flats admeasuring approximate 95sq.mtrs., along with 18 stilt covered car parking allotted to the OWNERS/VENDORS.

5. The BUILDER/DEVELOPER/PURCHASER shall complete construction of the said residential buildings in all respect and hand over vacant and peaceful possession to the OWNERS/VENDORS herein of their respective Flats/Unit in the proposed construction of residential buildings on or before a particular date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be normally calculated as 36 months with 6 months grace period from the date of approval of construction license issued by the office of the Village Panchayat of Mercedes and subject to approval from all the departments for development of the said property.

6. Any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities where in the delay has been solely on the part of respective departments on an account of COVID-19 restrictions or if the delay has been occasioned by any Act of God, Force Majeure, any

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natural/unnatural calamities, pandemic such as present COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, defect in title, non-availability of raw material due to government restraints and or due Government Order; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the BUILDER/DEVELOPER/PURCHASER, shall not be attributable to the BUILDER/DEVELOPER/PURCHASER and delay caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of the construction of the project and period of stoppage of work due to aforesaid reasons shall be excluded from the time period stipulated above for handing over possession of the Said Flats/Unit to the OWNERS/VENDORS.

7. That in case if the BUILDER/DEVELOPER/PURCHASER fails to complete the proposed project on the Said Plot on or before a particular date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be normally calculated as 36 months with 6 months grace period from the date of execution of these presents and fails to hand over possession of the Said Flats/Unit allotted to the OWNERS/VENDORS within the stipulated time, the BUILDER/DEVELOPER/PURCHASER shall be liable to pay rent as compensation with respect to the allotted 18 flats at the rate of Rs.10,000/-per month for each and every flat, till the handing over of the possession of the Said Flats/Unit unto the OWNERS/VENDORS.

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However, no rent shall be paid by the BUILDER/DEVELOPER/PURCHASER if there is delay or if there is stoppage of work due to reasons/delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities where in the delay has been solely on the part of respective departments on an account of Covid-19 restrictions or if there is stoppage of work occasioned by any Act of God, Force Majeure, any natural/unnatural calamities, pandemics such as present COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, defect in title, non-availability of raw material due to government orders and restrains; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the BUILDER/DEVELOPER/PURCHASER. Moreover, no rent shall be paid by the BUILDER/DEVELOPER/PURCHASER, if the flats allotted are ready for possession, but OWNERS/VENDORS fails to take possession of the Said Flats/Unit on being intimated in writing by BUILDER/DEVELOPER/PURCHASER.

8. The OWNERS/VENDORS shall permit the BUILDER/DEVELOPER/PURCHASER and the BUILDER/DEVELOPER/PURCHASER shall develop and construct the proposed residential buildings at its own risk, cost and responsibility on principal-to-principal basis and not as agent of the OWNERS/VENDORS and the same shall be provided as per the specifications which are set out in the Schedule-II hereto.

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9. The benefit of increase of FAR after getting the approvals and also after obtaining the Occupancy Certificate, such benefit shall be allotted only to the BUILDER/DEVELOPER/PURCHASER.

10. The BUILDER/DEVELOPER/PURCHASER shall be entitled to sell/transfer all the flats allotted to them to be constructed in the proposed construction of residential buildings in the SAID PROPERTY, to any third party or to any prospective purchaser/s along with proportionate undivided share in the Said Property, by the BUILDER/DEVELOPER/PURCHASER along with the OWNERS/VENDORS of the property who shall sign in a capacity as OWNERS/VENDORS, at such price as the BUILDER/DEVELOPER/PURCHASER may think fit and proper for such consideration, and the OWNERS/VENDORS hereby expressly give their no objection to the BUILDER/DEVELOPER/PURCHASER to enter into such Agreement of Sale/Assignment/ Deed of Sale/Deed of Cancellation/Rectification or any other relevant Deed with the third party or with the prospective purchaser/s in respect to the sale of the proposed remaining flats except the 18 flats along with the 18 stilt covered car parking of the OWNERS/VENDORS to be constructed in the proposed construction of residential buildings in the SAID PROPERTY and to raise loans from any Bank or any institution and for that purpose to mortgage the said all the remaining flats allotted to BUILDER/DEVELOPER/PURCHASER and to accept and retain consideration amount, loan sanctioned and

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disbursed amount in its favour, in its account being amount towards sale of the said flats, without any interference by the OWNERS/VENDORS and without requiring to get additional consent or permission from the OWNERS/VENDORS.

11. The OWNERS/VENDORS herein shall have an absolute right to sell the flats with the stilt covered car parking along with proportionate undivided share in the said property, to be constructed by the BUILDER/DEVELOPER/PURCHASER for OWNERS/VENDORS even before the work of construction of the flats allotted to BUILDER/DEVELOPER/PURCHASER hereto is completed, however, with BUILDER/DEVELOPER/PURCHASER as a signatory to the Agreement/Deed who shall sign in a capacity as Developer. The BUILDER/DEVELOPER/PURCHASER herein shall also have an absolute right to sell the remaining flats except the 18 flats of the OWNERS/VENDORS in the residential buildings to be constructed by the BUILDER/DEVELOPER/PURCHASER for itself even before the work of construction of the said flats of the building of the OWNERS/VENDORS hereto is completed and receive price/consideration and all the other charges, with respect to the flats from prospective purchaser/s, issue receipts thereof and appropriate the same as the BUILDER/DEVELOPER/PURCHASER shall deem fit and proper.

12. The OWNERS/VENDORS at their discretion may retain the Said Flats/Unit for their personal use or to sell the Said Flats/Unit

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to Prospective Purchasers. In case if the Flats/Unit are sold to Prospective Purchasers as per the OWNERS/VENDORS choice, the required stamp duty, registration fee and processing fee required for execution of respective the Agreement for Sale/Deed of Sale/Deed of Rectification/Deed of Cancellation shall be borne by the Prospective Purchasers of the OWNERS/VENDORS and in any case BUILDER/DEVELOPER/PURCHASER shall be a confirming party. In case if the Said Flats/Unit are retained by each OWNERS/VENDORS and if each OWNERS/VENDORS wish to hold an independent title for their respective Flat/Unit, in such case the required stamp duty and registration fee, processing fee required for execution of the respective Agreement for Sale, Deed of Sale, Deed of Rectification, Deed of Cancellation, Gift Deed, Transfer Deed or any other Deed/s shall be borne by the respective OWNERS/VENDORS without making BUILDER/DEVELOPER/PURCHASER responsible to pay the same. In case of execution of such any documents/deeds, the BUILDER/DEVELOPER/PURCHASER shall sign in under the capacity as Developer/confirming party. In any circumstance, that is whether the said flats/Unit are retained or sold by the OWNERS/VENDORS, the same shall be along with the proportionate undivided share in the said property.

13. The OWNERS/VENDORS hereby permits the BUILDER/DEVELOPER/PURCHASER to consume the F.A.R hereby allotted by the OWNERS/VENDORS in favour of the BUILDER/DEVELOPER/PURCHASER in the construction of the

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building containing Flats thereon and to sell the said flats to prospective purchaser/s thereof on "ownership" basis along with proportionate undivided share in the said property, except as that of 18 flats approximate 95sq.mtrs alongwith the 18 stilt covered car parking allotted to OWNERS/VENDORS which shall be retained by the OWNERS/VENDORS.

14. All agreements made by the BUILDER/DEVELOPER/PURCHASER concerning remaining all the flats allotted to BUILDER/DEVELOPER/PURCHASER of the building, except 18 flats approximate 95 sq.mtrs alongwith the 18 stilt covered car parking allotted to the OWNERS/VENDORS, with the prospective purchaser/s of flats to be constructed by the BUILDER/DEVELOPER/PURCHASER on the SAID PROPERTY shall be made by the BUILDER/DEVELOPER/PURCHASER at its own cost, on its own account and at its own risk, the intention being that the BUILDER/DEVELOPER/PURCHASER alone shall be liable to and responsible as the Promoter for all purchaser/s or parties as stated hereinabove. The OWNERS/VENDORS shall not be held responsible in any way for any civil or criminal liability which may arise on that account.

15. Claims of any person to whom flats in the residential buildings are agreed to be sold shall be settled by the Party who agreed to sell the flats, without any liability or encumbrance to the SAID PROPERTY.

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16. It is agreed that in case any structural defect or any other defect in workmanship, quality or provision of services or any other obligations of the BUILDER/DEVELOPER/PURCHASER as per the Real Estate (Regulation and Development) Act, 2016 ("RERA") relating to such development is brought to the notice of the BUILDER/DEVELOPER/PURCHASER within a period of 5 (five) years by the OWNERS/VENDORS from the date of handing over of possession, it shall be the duty of the BUILDER/DEVELOPER/PURCHASER to rectify such defects.

17. The BUILDER/DEVELOPER/PURCHASER shall carry out construction on the SAID PROPERTY strictly in accordance with the approved plans and specifications sanctioned in respect thereof. The BUILDER/DEVELOPER/PURCHASER shall indemnify and keep indemnified, saved, defended and harmless the OWNERS/VENDORS from and against any loss or damage suffered or incurred by the OWNERS/VENDORS due to any liability attaching on to the OWNERS/VENDORS as a result of the BUILDER/DEVELOPER/PURCHASER committing any breach of the Development Control Regulations in force in Goa in the course of development of the SAID PROPERTY or as a result of any such construction carried out by the BUILDER/DEVELOPER/PURCHASER on the SAID PLOT not conforming to the sanctioned plans and specifications.

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18. The BUILDER/DEVELOPER/PURCHASER hereby shall indemnify and keep indemnified the OWNERS/VENDORS against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the BUILDER/DEVELOPER/PURCHASER by any person or person on account of the BUILDER/DEVELOPER/PURCHASER committing any breach of contract.

19. The OWNERS/VENDORS do hereby assure the BUILDER/DEVELOPER/PURCHASER that they have not created any THIRD-PARTY claims in the SAID PROPERTY nor in the SAID PROPERTY and do hereby indemnify the BUILDER/DEVELOPER/PURCHASER against any defect in title or any third-party claims that may arise and which shall be settled by the OWNERS/VENDORS at their own cost. If any litigation takes place due to any defect in the title of OWNERS/VENDORS or due to any third-party claim, such period of stoppage of work shall be excluded from the period of performance stipulated in the agreement.

20. The OWNERS/VENDORS hereby shall indemnify and keep indemnified the BUILDER/DEVELOPER/PURCHASER against any loss or damages that shall arise from any claims, litigations or proceedings filed or to be filed against the OWNERS/VENDORS by any person or person with respect to the title of the SAID PROPERTY and in case of such happening, if the work of construction is delayed

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than the period of completion of construction shall automatically stand extended for such period of delay.

21. The OWNERS/VENDORS on execution hereof, has put the BUILDER/DEVELOPER/PURCHASER in possession of the SAID PROPERTY, as and by way of license for the purpose of Joint Venture Development thereof in terms of these presents.

22. On execution hereof, the BUILDER/DEVELOPER/PURCHASER shall be entitled to put up a board/hoarding on the SAID PROPERTY announcing/advertising the proposed housing scheme. The BUILDER/DEVELOPER/PURCHASER shall be entitled to advertise the said scheme in newspapers or through any other media, including the right and authority to advertise and market specifically its share in the proposed building to be constructed by the BUILDER/DEVELOPER/PURCHASER.

23. The BUILDER/DEVELOPER/PURCHASER shall invest all money and other resources required for construction of the said residential buildings. All responsibility, costs, expenses, risk and liability for construction of the said residential buildings shall be solely of the BUILDER/DEVELOPER/PURCHASER, including the following:-

- a. Ensuring that every part of the Project is legal and for this purpose the BUILDER/DEVELOPER/PURCHASER shall obtain all the permissions, licences, approvals, N.O.C's and revisions,

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[Signature]

modifications, alterations thereof or of any term or condition therein etc., from time to time, required by law for construction of the residential cum commercial building/s and everything that is necessary in this regard;

b. Procuring raw materials, labour and such other material as is required for construction of the residential cum commercial building;

c. Engaging services of Architects, Engineers, Contractors, Labourers, Workers and other personnel as may be required for the purposes of construction of the residential cum commercial building and either through them or itself supervise the construction;

d. Ensuring that the construction of the residential cum commercial building is being carried out as per the approved plans and designs with good quality materials and particularly as per the specifications mentioned in Schedule-III of this Agreement;

e. Ensuring the responsibility and liability of labour and compliance with all the applicable laws and labour laws in case of any accident and liability.

f. Obtaining Completion/Occupancy Certificate for the residential cum commercial building;

g. Putting up a board or hoarding at the SAID PROPERTY displaying the details about the construction being undertaken and displaying the Permissions as required by law;

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h. All and every other thing necessary for construction of the residential cum commercial building which is not expressly forbidden by or under this Agreement;

i. The BUILDER/DEVELOPER/PURCHASER shall comply with all the labour laws and shall be responsible and liable for all claims made by workers under all or any law of acts and shall be liable to pay all or any amount that may be payable to labour or workmen.

j. All liability of suppliers shall be of BUILDER/DEVELOPER/PURCHASER including liability of paying the GST or any other tax as applicable by the BUILDER/DEVELOPER/PURCHASER.

k. The quality of construction of the flats/shops of the OWNERS/VENDORS shall be the same as per the quality of construction of remaining flats of the BUILDER/DEVELOPER/PURCHASER.

 **FORMATION OF ENTITY**

24(a). The Flat owners or the person to whom the FLATS are sold, let, sub-let, transferred, assigned or given possession of shall be governed, observed and complied with all bye laws, rules and regulations that may be laid down by the ENTITY from time to time and shall also be governed by the laws which may be applicable to the ENTITY.

(b). The Flat owners hereby agrees and undertakes to be a member of ENTITY to be formed in the manner herein appearing

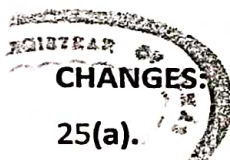
Hernandez

[Signature]

and also from time to time agree to sign and execute all applications, Deeds, papers required for registration and for membership necessary for the formation and the registration of the ENTITY/"Maintenance Society" in the Project name and hand over to the BUILDER/DEVELOPER/PURCHASER the same within 10(ten) days of the same being intimated by the BUILDER/DEVELOPER/PURCHASER to the Flat owners.

(c). No objection shall be taken from the FLAT OWNERS if any changes or modifications are made in the byelaws or rules and regulations framed by the entity as may be required by any competent authority.

(d). Each party shall be bound to sign all the papers and documents and do all the things and matters as may be required from time for safeguarding, *interalia*, the interest of each of the parties or give full effect to the intentions of parties as disclosed in this Agreement.



25(a). In case if the OWNERS/VENDORS are desirous of carrying out any additions, alterations or changes to the said Flats/Units to be allotted to them, they shall intimate in writing to the BUILDER/DEVELOPER/PURCHASER about the same well in advance and if the changes are within the purview of building rules and regulations and are possible to be done by the BUILDER/DEVELOPER/PURCHASER after considering stage of construction of the Building, the BUILDER/DEVELOPER/PURCHASER

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shall carry out such work/changes provided the OWNERS/VENDORS pays in advance, the extra cost in respect thereof, as per the rates quoted by the BUILDER/DEVELOPER/PURCHASER and accepted by the OWNERS/VENDORS.

(b). The OWNERS/VENDORS and Prospective Purchasers of the OWNERS/VENDORS and of the BUILDER /DEVELOPER/PURCHASER shall not, under any circumstances, change the outer look of the building which shall have uniformity as per approved plan and scheme provided by the BUILDER/DEVELOPER/PURCHASER. The OWNERS/VENDORS and the prospective PURCHASERS shall also not be entitled to make any external changes to the flats/Unit allotted or purchased that will affect the uniformities of the building with respect to its look, colour, grills etc. If the OWNERS/VENDORS and the prospective PURCHASERS violates this provision then the cost of restoration shall be paid by them to the BUILDER/DEVELOPER/PURCHASER.

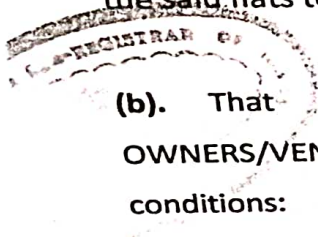
(c). The OWNERS/VENDORS do hereby expressly consent/s to any change/ alterations, if necessary, at the instance of competent Authority, Architect, Engineer or for the purpose of better planning or due to technical reasons and the BUILDER/DEVELOPER/PURCHASER shall not be required to take any further permission of the OWNERS/VENDORS for the same and this provision shall be considered as a consent in writing from the OWNERS/VENDORS as is required by the law.

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POSSESSION

26(a). Once the 18 flats admeasuring approximate 95sq.mtrs., alongwith the stilt covered parking allotted to OWNERS/VENDORS are ready for Delivery of Possession, the BUILDER/DEVELOPER/PURCHASER shall inform to the OWNERS/VENDORS in writing calling upon the above OWNERS/VENDORS to take possession of their allotted flats respectively and to complete all formalities in respect thereof within 30 days from the date of receipt of the said letter and handover the said flats to OWNERS/VENDORS. On delivery of possession of the flats allotted to OWNERS/VENDORS, OWNERS/VENDORS shall be liable to pay electricity charges and house tax charges with respect to the flats allotted to OWNERS/VENDORS, whether such flats are retained by OWNERS/VENDORS for themselves or whether they have reserved the said flats to be sold to the prospective purchasers.

 (b). That after taking possession of the flats the OWNERS/VENDORS agree to abide by the following terms and conditions:

- i) The said OWNERS/VENDORS shall maintain the flats in good and tenantable repair and condition and shall not do or suffer to be done anything in or to the building in which the flats is situated which may be against the rules, regulations or byelaws or change/alter or make addition in or to the building

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[Signature]

in which the flats is situated or any part thereof without the consent of the local authorities.

- ii) The said OWNERS/VENDORS shall not store in the said flats any goods which are of hazardous, combustible or dangerous nature or are so heavy to damage the construction or structure of the building in which the said flats are situated or storing of goods is objected by the concerned local or other authority and shall take care which carrying heavy packages which may damage or likely to damage the staircases, common passages or any other structure of the building in which the said flats are situated, including entrances of the building and in case any damage is caused to the building or to the flats on account of negligence or default of the OWNERS/VENDORS, the OWNERS/VENDORS shall be liable for the consequences of the breach.
- iii) The said OWNERS/VENDORS shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said project land, said building, and flats, whereby high premium shall become payable in respect of the insurance.
- iv) Not to throw any dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the flats in the compound or any portion of the project land and building on which the said flats are situated.
- v) Not to cause hindrance and nuisance to the owners and occupiers of the neighboring Flats.

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- vi) Shall assist and not object to the formation of Maintenance Society or Entity of the building for the proper maintenance and up keeping of the said building and further shall pay the maintenance fees regularly without any default failing which the society/Entity shall take strict action as per the byelaws or rules and regulations framed by the entity against the defaulter.
- vii) To adhere to all rules, Regulations and Resolutions of the society or body formed.
- viii) Not to park car in the parking slot other than the one allotted to them.
- ix) Not to park visitors' cars and two wheelers in the parking slots allotted to other flat owners.
- x) The OWNERS/VENDORS shall under no circumstances, carryout any structural alterations in or to the flats/shop.
- xi) The OWNERS/VENDORS shall under no circumstances block the open spaces, common areas, passages and staircases in the said building. Likewise, the internal access roads in the said building scheme shall always be kept open and unobstructed.
- xii) It is agreed by and between the parties that the Top Terrace of the said residential buildings is for common use by all the flat owners.
- xiii) The OWNERS/VENDORS shall pay the house tax and electricity bill with respect to the allotted said flats from the date of taking possession of the flats. If a written intimation

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is sent by Email or by Registered AD or by Hand Delivery by BUILDER/DEVELOPER/PURCHASER requesting to take possession of the Said Flat, and if the OWNERS/VENDORS for any reason, whatsoever, are not able to take possession within the stipulated time, the OWNERS/VENDORS shall, in such circumstances, still be responsible to pay the electricity bill and house tax with respect to the allotted said flats from the date of such written intimation. The BUILDER/DEVELOPER/PURCHASER normally cleans the flats before handing over possession of the allotted said flats to OWNERS/VENDORS. If the OWNERS/VENDORS fail to take possession of the flats on intimated date, the BUILDER/DEVELOPER/PURCHASER shall not be responsible to clean the flats again at later date.

27. The OWNERS/VENDORS shall not at any time ask for Partition and/or division of the undivided share in the said Property and shall enjoy and possess the undivided share in the Said Property corresponding to the flats.

28. Each party shall be bound to sign all the papers and documents and do all the things and matters as may be required from time for safeguarding, *interalia*, the interest of each of the parties or give full effect to the intentions of parties as disclosed in this Agreement.


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TERMINATION

29. The OWNERS/VENDORS shall be entitled to terminate this agreement if the BUILDER/DEVELOPER/PURCHASER does not commence the actual construction of the Project within one-year (12) months from the date of approvals issued by all the licensing authorities for development of the SAID PROPERTY.

30. That on execution of these presents, the BUILDER/DEVELOPER/PURCHASER and their representative, nominees, assigns shall be entitled to enter upon this SAID PROPERTY, demolish old houses, structures, if any, and demarcate the land, excavate, fill and commence and execute construction work thereon and to do all that is required for efficient development work and total compliance of this agreement.

31. All letters and/or notices sent or issued by the BUILDER/DEVELOPER/PURCHASER to the OWNERS/VENDORS and by the OWNERS/VENDORS to the BUILDER/DEVELOPER/PURCHASER shall be sent by Registered post with acknowledgement due, to their respective addresses as mentioned in this Agreement unless a change in address is communicated to each other in writing and in that case the letters and/or notices shall be sent to each changed address.

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[Signature]

32. The parties have agreed that the name for the scheme of residential buildings to be constructed in or upon the SAID PROPERTY shall be known as "MSK BUILDERS FERNS RESIDENCY".

33. The OWNERS/VENDORS have obtained SANAD for the SAID PROPERTY, under section 32 of the Goa, Daman and Diu Land Revenue Code, 1968, vide Ref. No. CAD1TIS11-68/65, dated 01/02/2024, issued by the Office of the Collector, North Goa District, Panaji – Goa.

34. That the SAID PROPERTY is non-Agricultural property. This document and transaction are complying with Foreign Exchange Management Act 1999 and Reserved Bank of India Guidelines. The office of the Civil Registrar –Cum –Sub Registrar – Ilhas shall not be responsible if the parties violate Fema & RBI Guidelines.

35. That the OWNERS/VENDORS have acquired the SAID PROPERTY more particularly described in Schedule hereunder by virtue of Judgement/Order/Decree dated 18/11/2021 passed in the Inventory Proceedings No. 106/2020/D, by the court of Civil Judge Senior Division of Tiswadi, at Panaji – Goa., upon the death of their parents/grandparents., and per Section 6(5) in the Foreign Exchange Management Act, 1999, in this case the OWNERS/VENDORS have inherited the said property from their parents/grandparents who were resident in India and their Nationality was Indian National.

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36. Both the parties are entitled for specific performance of this agreement. Any dispute of differences if any arises between the parties the same shall be tried with the jurisdiction of Panjim Courts.

37. Since the consideration is in kind in this present Agreement and that there is no monetary consideration/transaction in cash or cheque or draft or in any other financial mode, therefore the TDS (Tax Deducted at Source) shall not be applicable nor shall attract Section 194-1A or Section 195 of the Income Tax Act, 1961, as it is also specified in the Section 194-IC of the Income Tax Act, 1961.

38. The OWNERS/VENDORS and the BUILDER/DEVELOPER/PURCHASER have mutually agreed that the Registration Fees and the Stamp Duty of 18 (Eighteen) Flats alongwith stilt covered car parking to be allotted to the OWNERS/VENDORS shall be paid by the OWNERS/VENDORS after obtaining the occupancy certificate and at the time of execution of the sale deeds of 18 (Eighteen) Flats in favor of the OWNERS/VENDORS or to their prospective purchaser/s respectively

That for the purpose of payment of stamp duty the market value of the SAID PROPERTY admeasuring 4443 sq.mtrs is valued at Rs.2,22,15,000/- (Rupees Two Crore Twenty Two Lakhs and Fifteen Thousand Only), and accordingly, 2.9% Stamp Duty amounting to Rs.6,44,235/- (Rupees Six Lakhs Forty Four Thousand Two Hundred and Thirty Five Only) and 3% Registration Fee amounting to Rs.6,66,450/- (Rupees Six Lakhs Sixty Six Thousand Four Hundred and Fifty Only) is paid herewith and is borne by the BUILDER/DEVELOPER/PURCHASER.

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SCHEDULE – I**(DESCRIPTION OF THE SAID PROPERTY)**

ALL that an immovable property known as "DACTE ZORIN", admeasuring an area of 4,443 Sq. Mtrs, bearing old survey no. 134 and presently bearing new survey No. 23/3 of Murda Village, situated at Village Murda, within the area of Tiswadi Taluka and District of North-Goa and State of Goa., and bounded as under:-

- On the North :- by property bearing survey no. 23/2;
On the South :- by Nala/Rivolute.
On the East :- by property bearing survey no. 24/1;
On the West :- by property bearing survey no. 21/2.

SCHEDULE- II**(SPECIFICATION OF BUILDING AND OF FLATS)**

- 1) Earthquake resistant RCC framed structure of minimum M 20 Grade concrete.
- 2) External masonry in 20 cms laterite stones/Light weight Blocks.
- 3) Internal masonry in single brick/laterite stone/Light weight blocks of minimum 10cms thickness.
- 4) External plaster is of two coats cement plaster of 20 mm thickness.
- 5) Internal plaster will of one coat of cement plaster of 12 mm thickness and 2nd coat in POP.
- 6) Electrical wiring will be concealed with switches of Legrand or equivalent brand. 3 phase power supply will be provided.

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- 7) Internal Plumbing will be concealed with UPVC and CPVC of Prince or equivalent brand.
- 8) Sanitary ware will be of white colour of Jaquar or equivalent brand and Plumbing fittings will be of Jaquar or equivalent.
- 9) Internal painting will be acrylic emulsion.
- 10) External painting will be done with Apex of Asian paints.
- 11) External doors and windows will be of Aluminium powder coated.
- 12) Main Door in Teak Wood.
- 13) Internal doors will be Laminate doors.
- 14) Flooring will be of Vitrified double charged tiles. (Basic rates of tiles Rs.450/sq. mt).
- 15) Bathroom dado will have vitrified double charged tiles upto ceiling height. (Basic rates of tiles Rs.450/sq.mt).
- 16) Kitchen will be provided with granite top and sink.
- 17) Provision will be kept for Internet, Disk Antenna and Invertor.
- 18) Common Society Swimming pool will be provided with filtration plants and lights.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date aforementioned in the presence of the undersigned witnesses.

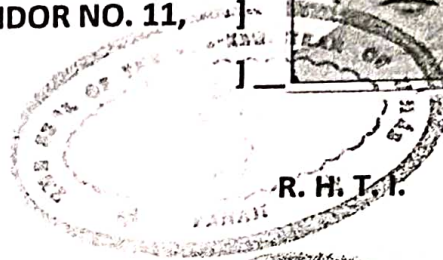
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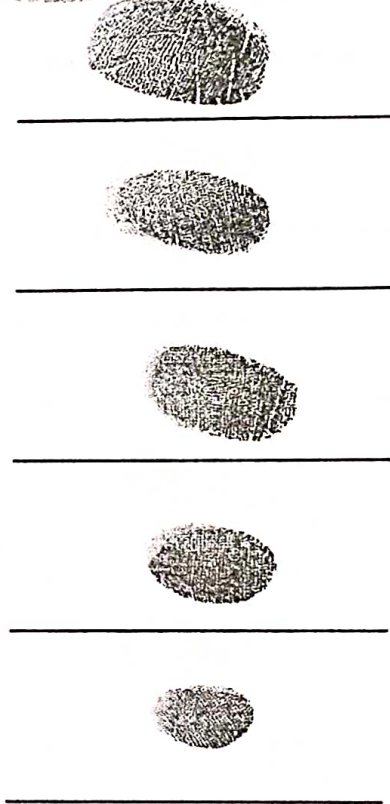
SIGNED, SEALED AND DELIVERED]
 by the within named "OWNERS/VENDORS]
 NOS. 1 to 10 and 12", Represented through]
 Their duly Constituted Attorney,]
 MRS. MARIA SILVIA ALBERTINA AGUIAR,]
 and for self as OWNER/VENDOR NO. 11,]
 Party of the FIRST PART.]



Aguiar



Aguiar
 L. H. T. I.



Aguiar

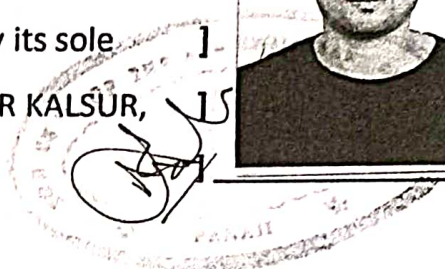
[Signature]

SIGNED, SEALED AND DELIVERED

by the within named

"BUILDER/DEVELOPER/PURCHASER"

MSK BUILDERS, represented by its sole proprietor MRS. HEENA KOUSAR KALSUR, Party of the SECOND PART.



L. H. T. I.

R. H. T. I.



Serrandes

WITNESSES:

1. NAME :- MR. ZIA ULLA KHAN
 FATHER'S NAME :- Late Rof Khan
 AGE :- 46 years
 MARITAL STATUS :- Married
 OCCUPATION :- Business
 AADHAAR CARD :-
 MOBILE NO. :-
 ADDRESS :- House No. 164, Goulem Bhat, Chimbel,
 North Goa, Tiswadi, Goa – 403006.

SIGNATURE

:- 

2. NAME :- MISS. PARVEEN KHURESHI
 FATHER'S NAME :- Late Khalil Khureshi
 AGE :- 24 years
 MARITAL STATUS :- Unmarried
 OCCUPATION :- Service
 AADHAAR CARD :-
 Mobile No. :-
 ADDRESS :- B/157, Ramnagar Betim, Bardez, Reis
 Magos, North Goa, Goa – 403101.

SIGNATURE

:- 

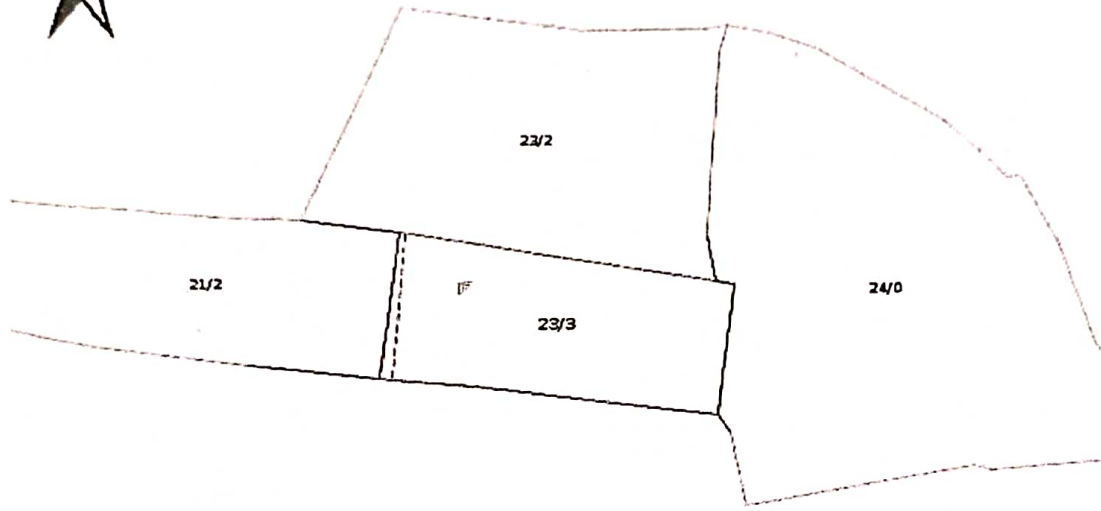
1490/Nov 4



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Tiswadi Taluka, Murda Village
Survey No.: 23 , Subdivision No.: 3

Scale 1:2000

Reference No.: REV192461397



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[Signature]

This record is computer generated on 01-05-2024 07:06:26. 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

1490/2024



FORM I & XIV

100018976088

Date : 01/05/2024

नमुना नं १ व १४

Page 1 of 2

Taluka TISWADI
तालुका
Village Murda
गांव
Name of the Field Dacte Zorin
शेताचें नांव

Survey No. 23
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice नदी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.42.93	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.42.93

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.01.50	0000.01.50	0000.44.43

Remarks शेरा

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	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	Lyod Leo Fernandes		37901	
2	Leander Elstan Fernandes		38412	
3	Delrio Xavier Fernandes		38412	
4	Lionel Fernandes		38412	
5	Augusto Alirio Fernandes		38412	
6	Zelia Maria Eulogia Egiria Fernandes		38412	
7	Maria Silvia Albertina Aguiar		38412	
8	Cirilo Augiar		38412	
9	Minguel Domingos Savio Fernandes		38412	
10	Maria Sybil Fernandes		38412	
11	Olavio Mariano Fernandes		38412	
12	Stephanie Etelvina D'Costa		38412	
13	Elliott Fernandes		38412	

1490/2024



FORM I & XIV

100018976088

Date : 01/05/2024

नमुना नं १ व १४

Page 2 of 2

Taluka	TISWADI	Survey No.	23
तालुका		सर्वे नंबर	
Village	Murda	Sub Div. No.	3
गांव		द्विस्मा नंबर	
Name of the Field	Dacto Zorin	Tenure	
शेताचे नांव		मत्ता प्रकार	

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

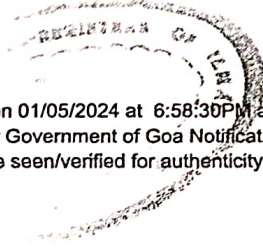
Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क; धारण करणा-याचे नांव व हक्क; प्रकार	Mutation No. फेरफार नं	Remarks शेरा
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मीसम	Name of Crop पिकाचे नांव	Irrigated वागायत	Unirrigated जिरायत	Land not Available for Cultivation उपयुक्त नसलेली		Source of Irrigation सिंचनाचा प्राति	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	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 01/05/2024 at 6:58:30PM as per Online Reference Number - 100018976088. 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, Tiswadi

Print Date & Time : - 09-May-2024 11:54:07 am

Document Serial Number :- 2024-PNJ-1490

Presented at 10:47:02 am on 09-May-2024 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	644300
2	Registration Fee	666450
3	Processing Fee	4080
Total		1314830

Stamp Duty Required :644300/-


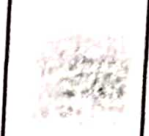
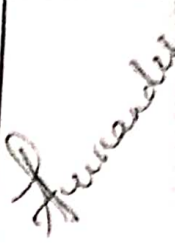


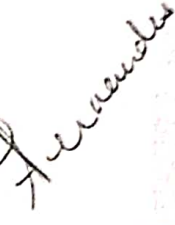


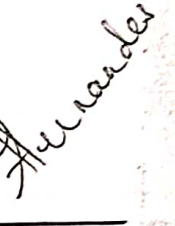


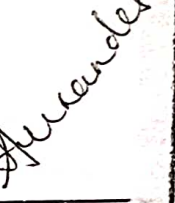


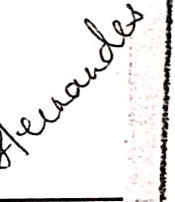


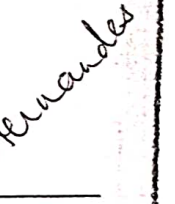
Stamp Duty Paid : 644500/-



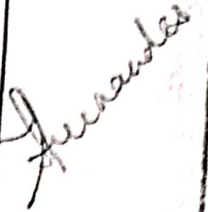


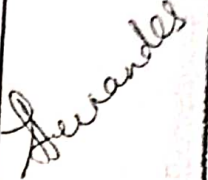












Presenter




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAKBUL AHMED S. KALSUR ,Father Name:Shamshuddin Hussainsab Kalsur, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, Address1 - House No. 132/1(Old), C/207(New), Chinchwad, Gaulem Bhat, Near Libra Febra Chapel, Chimbel, Ribandar, North Goa, Tiswadi Goa, 403006., Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARIA SYBIL FERNANDES , Father Name:Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: Married,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi- Goa., PAN No.:			







Party Name and Address	Photo	Thumb	Signature
<p>2 MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No.: _____ as Power Of Attorney Holder for MINGUEL DOMINGOS SAVIO FERNANDES</p>			
<p>3 MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No.: _____ as Power Of Attorney Holder for CIRILO AGUIAR Alias CYRIL AGUIAR</p>			
<p>4 MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No.: _____, as Power Of Attorney Holder for ZELIA MARIA FERNANDES Alias ZELIA MARIA EULOGIA EGIRIA FERNANDES</p>			
<p>5 MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No.: _____ as Power Of Attorney Holder for MARIA SILVIA ALBERTINA AGUIAR</p>			
<p>6 MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No. _____, as Power Of Attorney Holder for LIONEL FERNANDES</p>			
<p>7 MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No.: _____, as Power Of Attorney Holder for ALIRIO FERNANDES Alias AUGUSTO ALIRIO FERNANDES</p>			

Party Name and Address		Photo	Thumb	Signature
8	MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No.: _____, as Power Of Attorney Holder for ELLIOTTE FERNANDES			
9	MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No. _____, as Power Of Attorney Holder for DELRIO FERNANDES Alias DELRIO XAVIER FERNANDES			
10	MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No.: _____, as Power Of Attorney Holder for LEANDER ELSTAN FERNANDES			
11	MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No.: _____, as Power Of Attorney Holder for STEPHANIE ETELVINA D'COSTA			
12	MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No.: _____, as Power Of Attorney Holder for LLYOD LEO FERNANDES			
13	MARIA SYBIL FERNANDES , Father Name: Late Augusto Honorato Mariano Fernandes, Age: 53, Marital Status: ,Gender:Female,Occupation: Service, House No. E/33, Vaddy Firaguim Bhat, Mercedes, Santa Cruz, Tiswadi, Goa-403005, PAN No.: _____, as Power Of Attorney Holder for OLAVIO MARIANO FERNANDES			

	Party Name and Address	Photo	Thumb	Signature
14	MAKBUL AHMED S. KALSUR , Father Name:Shamshuddin Hussainsab Kalsur, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, House No. 132/1(Old), C/207(New), Chinchwad, Gaulem Bhat, Near Libra Febra Chapel, Chimbhel, Ribandar, North Goa, Tiswadi Goa, 403006., PAN No.: _____ , as Power Of Attorney Holder for HEENA KOUSAR KALSUR Sole Proprietor Of MSK BUILDERS			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: PARVEEN KHURESHI ,Age: 24,DOB: ,Mobile: , ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403101, B/157 Ramnagar Betim., B/157 Ramnagar Betim., Reis-magos, Bardez, NorthGoa, Goa			
2	Name: ZIA ULLA KHAN ,Age: 46,DOB: ,Mobile: , ,Email: ,Occupation:Business , Marital status : Married , Address:403006, House No. 164 Goulem Bhat., House No. 164 Goulem Bhat., Chimbhel, Tiswadi, NorthGoa, Goa			

Approved
 9/5/2024
 Sub Regist.

REGISTRATION
CLERK

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Appreciation
10/5/2024

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

SUB-REGISTRAR
TISWADI

