

M.P.MULGAONKAR

ADVOCATE

'HIRA' , Near Holy Family Church,

ALTO PORVORIM

TITLE CERTIFICATE

Mr. William Gonsalves, residing at House no. 888, Alto Santa Cruz, Goa submitted to me the following documents in respect of plot D admeasuring 2020 sq. mts. forming part of the first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under no. 18491 of Book B-49 new known as 'CHURCH AREA' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi, Goa, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, Ilhas Sub-District of Registration District North Goa, State of Goa, not enrolled in Taluka Revenue Office and surveyed under Survey no. 143/1 of Corlim village and bounded as under:-

On the East : By village road

On the West : By internal road of 5 mts. in width

On the North: By plot C of the said property

On the South: By property belonging to Vitoria Cardozo

DOCUMENTS OF THE SAID PLOT SUBMITTED FOR MY SCRUTINY

1. Copy of certificate from Land Registration office of Ilhas containing description no.18490 of Book B-49 new and inscription no. 13964 of Book G-25.
2. Copy of certificate from Land Registration office of Ilhas containing description no.18491 of Book B-49 new and inscription no. 13965 of Book G-25.
3. Copy of Inventory Proceedings no. 10672/1952 filed in the Civil Court of Ilhas at Panaji to partition the assets left by Domingos Gonsalves Joveniano Joao Sardinha and Order dated 03-03-1953 passed in the said Inventory Proceedings.
4. Copies of Preliminary Decree dated 07-01-1981 and Final Decree dated 17-10-1981 passed by Civil Judge Senior Division Panaji in Special Civil Suit no. 184/1980/A filed in the Court of Civil Judge Senior Division at Panaji.
5. Copy of Form no. I & XIV of Survey no. 143 sub-division no. 1 of Corlim village.
6. Copy of Survey Plan of Survey no. 143 sub-division no. 1 of Corlim village.

M. P. Mulgaonkar

7. Copy of Sale Deed dated 13-12-2012 duly registered in the office of Sub-Registrar of Ilhas under Registration Number no. PNJ-BK1-03240-2012 CD Number PNJD19 on 13-12-2012.

TITLE SEARCH REPORT

After carefully scrutinising the above documents, it is seen that Domingos Gonsalves Joveniano Joao Sardinha was the owner of two properties namely part of first lot of Comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of Comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, described in Land Registration Office of Ilhas under no. 18491 of Book B-49 new.

The said property described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new is inscribed in the name of the said Domingos Gonsalves Joveniano Joao Sardinha under inscription no. 13964 of Book G-25 and the said property, described in Land Registration Office of Ilhas under no. 18491 of Book B-49 new is inscribed in the name of the said Domingos Gonsalves Joveniano Joao Sardinha under inscription no. 13965 of Book G-25 (hereinafter referred to as the said properties)

The said Domingos Gonsalves Joveniano Joao Sardinha expired on 27-4-1952 leaving behind wife Maria Regina Divina Soares and two sons namely Joaquim Francisco Joao Socorro Cruz Sardinha and Antonio Xavier Sardinha and after his death his wife Maria Regina Divina Soares filed Inventory Proceeding no. 10672/1952 in the Court of Civil Judge of Ilhas at Panaji to partition his assets and in the said Inventory Proceeding the said properties were listed under item nos. 2 and 3 and were allotted $\frac{1}{2}$ to his one son Joaquim Francisco Joao Socorro Cruz Sardinha and $\frac{1}{2}$ to his other son Antonio Xavier Sardinha, Vendor no.1 and the allotments made in the said Inventory Proceedings were confirmed and made absolute by Order dated 3-3-1953.

The said Joaquim Francisco Joao Socorro Cruz Sardinha and his wife Margarida Arez e Sardinha filed Special Civil Suit no. 184/1980/A in the Court of Civil Judge Senior Division at Panaji against his brother the said Antonio Xavier Sardinha to partition common properties belonging to them and in the said suit a commissioner was appointed by the Court to divide the common properties and the said commissioner divided the said properties into 4 plots identified by letters A,B,C and D admeasuring 3294, 3294, 2020 and 2020 sq. mts. respectively and as per Final Decree dated 17-10-1981 passed in the said suit plot B admeasuring 3294 sq mts. and plot D admeasuring 2020 sq. mts. of the said properties were allotted to the said Antonio Xavier Sardinha.

M. P. Mulgaon

The said properties are surveyed together in the new Survey under Survey no. 143/1 of Corlim village.

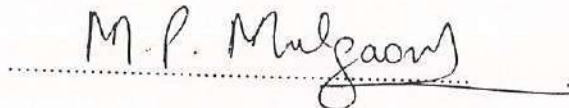
By Sale Deed dated 13-12-2012 duly registered in the office of Sub-Registrar of Ilhas under Registration Number no. PNJ-BK1-03240-2012 CD Number PNJD19 on 13-12-2012, the said Antonio Xavier Sardinha also known as Anton Xavier Sardin and his wife Dorina Maria Olivia De Sardinha sold the said plot D admeasuring 2020 sq. mts. forming part of the first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under no. 18491 of Book B-49 new known as 'CHURCH AREA' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi, Goa, not enrolled in Taluka Revenue Office and surveyed under Survey no. 143/1 of Corlim village to Mr. William Gonsalves and by virtue of the said sale deed the said William Gonsalves has become absolute owner of the said plot D.

The above documents scrutinised by me traces the title of said plot D purchased by the said William Gonsalves from the year 1941 i.e. for last about 71 years

I am therefore of the opinion that Mr. William Gonsalves has a clear and marketable title to the plot D admeasuring 2020 sq. mts. forming part of the first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under no. 18491 of Book B-49 new known as 'CHURCH AREA' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi, Goa, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, Ilhas Sub-District of Registration District North Goa, State of Goa, not enrolled in Taluka Revenue Office and surveyed under Survey no. 143/1 of Corlim village.

Place:- Alto Porvorim

Date:- 09-04-2013



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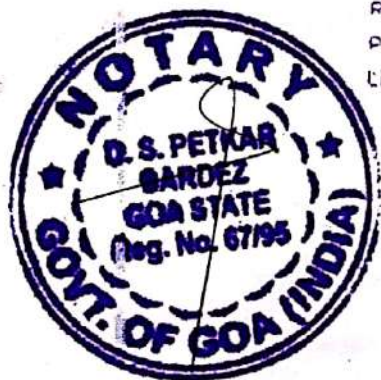
HIRA, Near Holy Family Church
Alto Porvorim, Goa 403 521



गोवा GOA

S. 8/2010 Ser. No. 1027 Rs. 100/-
Name of Purchaser: Albert Esteves
Resident of: Mexico
Place of Vendor Panaji
Licence No. AC/STP/VEN/102/2003

815498



Sign of Vendor

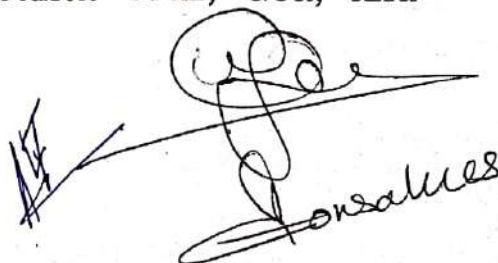
Sign of Purchaser

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL
COME

WE, (1) **MR. WILLIAM GONSALVES**, son of late Antonio Gonsalves, married, Occupation Business, 51 years of age, , holder of **PAN Card No. ADOPG5733D** and his wife

(2) **MRS. FATIMA MARIA GONSALVES**, wife of Mr. William Gonsalves, age 48 years, housewife, Both Indian Nationals, residing at House no. 888, Alto Santa Cruz, Goa, and
SEND GREETINGS:


Gonsalves



WHEREAS, there exists a plot of land bearing no. 'D' admeasuring 2020 sq.mts. forming part of the first lot of Comunidade of Corlim, described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new known as 'CHURCH AREA' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi, Goa, within the limits of Village Panchayat of Corlim, Tiswadi Taluka, Ilhas Sub-District North Goa, state of Goa, not enrolled in Taluka Revenue Office and surveyed under survey no. 143/1-C of Corlim village, hereinafter referred to as the **"SAID PLOT"** and bounded as under:-


On the East : By village road
On the west : By internal road of 5mts. in width
On the North : By plot C of the said property
On the south : By property belonging to Vitoria Cardozo

WHEREAS, vide Memorandum of Understanding dated 21/12/2018, registered under no. 30329/2012 dated 21/12/2012, before Notary Advocate Shri. D.S. Petkar, Mapusa, We have agreed to sell the aforesaid plot, for the purpose of Development Construction and, to Mr. Albert Esteves, son of Shri Jose Salvador Esteves, married, occupation business, residents of H. no.260, Mercês, Tiswadi, sole proprietor of M/s. ALBERT DEVELOPERS, having its office at Panaji- Goa.

WHEREAS, being unable to attend to our affairs personally, due to our service exigencies, we are desirous

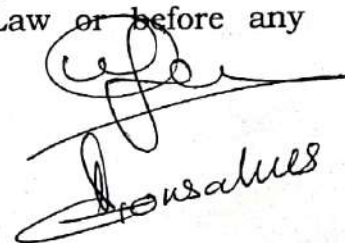

Vitoria Cardozo

of appointing some fit and proper person, with regard to aforesaid plot of land, to represent us for the purpose hereinafter set forth:




NOW KNOW US AND THESE PRESENTS WITNESSETH THAT, we d hereby nominate, constitute and appoint Mr. Albert Esteves, aged 50 years, son of Shri Jose Salvador, married, occupation business, residents of H. no.260, Mercês, Tiswadi, sole proprietor of **M/s. ALBERT DEVELOPERS**, having its office at Third floor, Edcon Mindspace, Panaji Goa, as our lawful attorneyin our name and on our behalf to do all or any of the following acts or things, viz.

1. To represent us in any Court of Law in any Civil and/or Criminal proceedings and to commence, carry on or defend all actions and other proceedings on our behalf.
2. To file Suits, Applications, Complaints, Civil/Criminal Cases, Quasi Criminal Cases or any other Proceedings before any appropriate Court of Law, including any Revenue Court, to defend them, to file written statements, reply, applications, affidavits, consent terms, etc.
3. To declare, affirm and verify all plaints, written statements, reply, applications, affidavits, etc.
4. To file appeals, revisions, reviews, writ petitions or any other proceedings in any Court of Law or before any



authority who may be empowered by law to hear the matter.



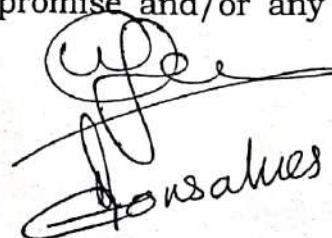
5. To appoint and constitute on our behalf pleaders, Advocates and other Attorneys and to sub delegate all or any of the powers from this Power of Attorney.

6. To appear before any Judge, Magistrate or any other Officer empowered by law to hear any suit or other proceedings or any other enquiry and to depose on our behalf in the matter as also to give statement on oath in any Proceedings.

7. To represent us before any Officer of any Village Panchayat including the Sarpanch or Secretary, to represent us before the Talathi, Mamlatdar, Dy. Collector, Collector, Municipal Council and to sign, execute and file before them any application, reply, affidavit or any other documents as may be required.

8. To represent us before the P.W.D., Electricity Department, Planning and Development Authority, Town & Country Planning Department, Revenue Department of the State of Goa and to sign, execute and file before them any Application, Reply, Affidavit or any other documents as may be required.

9. To represent us before the Lok Adalat and to sign and execute on our behalf, Terms of compromise and/or any



J. S. Alves

other document/s as may be required to arrive at an amicable settlement with the opponent/s.

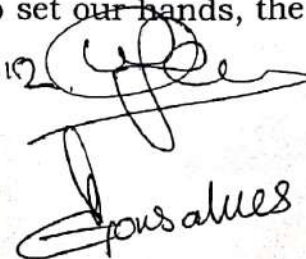
10. To sign and execute on our behalf any Agreement of Sale, Agreement for construction cum sale, Deed of Sale, Sale Deed, Deed of Rectification & Ratification, Deed of Mortgage, with regard to the "SAID PLOT" or any other Agreements/Agreement for Sale or Deed of Sale with regard to Apartments and flats to be constructed on the "SAID PLOT", along with the proportionate undivided right and share in the "SAID PLOT" and to admit the execution of the said document/s and to present the said document/s for registration before the Sub-Registrar, Notary Public or any other Registering Authority and to all such acts so as to effectually register the same.

12. To receive Consideration on account of said sale of undivided share in the "SAID PLOT" or the Apartment to be constructed on the "SAID PLOT".

13. AND GENERALLY to do all other and further things that may be treated or termed as ancillary or incidental to the powers hereinabove granted.

AND we hereby ratify and undertake to ratify all such acts, deeds and things lawfully done by our said Attorneys by virtue of the powers hereinabove granted.

IN THE WITNESS OF, We have hereunto set our hands, the seal on this 21st day of December 2019


Sousalues

Signed and Delivered by the withinnamed
(1) **MR. WILLIAM GONSALVES**



(2) **MRS. FATIMA MARIA GONSALVES**



Signed and Accepted by
the withinnamed

Mr. Albert Esteves



Witness.

1. Ashish S. Khandeparkar
2. Sarita Almeida

Ashish S. Khandeparkar
Sarita Almeida

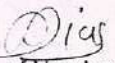
W. Gonsalves



गोवा GOA

Date: 21/2012, No. 483, Value Rs. 100/-
Name of Purchaser: Albert Estuier
Resident of: Mexico
Place of Vendor: Panaji
Licence No. AC/STP/VEN/102/2003

512054


Sign of Vendor


Sign of Purchaser

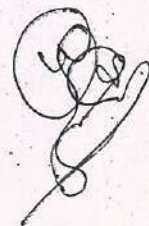
MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding is made and entered into at
Goa on this 21st day of December, 2012.









BETWEEN

1.MR. WILLIAM GONSALVES, Married, businessman, 57years of Age, Son of Late Shri. Antonio Gonsalves, Holder of PAN card NO. ADOPG5733D,

2.MRS. FATIMA MARIA GONSALVES, Wife of Mr. William Gonsalves, Aged 52 years, House Wife, Both Indian National, Residing at House No. 888, Alto Santa Cruz, Goa, hereinafter called as the "**OWNERS**", (which expression shall unless repugnant to the context or meaning thereof be deemed to include its legal representatives, administrators, executors, successors and assigns) OF THE ONE PART;

AND

M/S. ALBERT DEVELOPERS, through its sole proprietor **SHRI. ALBERT ESTEVES**, son of Shri. Jose Salvador Esteves, 47 years of age, married, Indian National, having its registered office at Vollan Engrove, Mercês, Goa, having Pan Card No. AAFPE7995M, residing at house No. 260, Opposite Mercês Church, Firguem Bhat, Mercês, Goa, hereinafter referred to as the PURCHASER/ DEVELOPER (which expression unless hereinafter referred to as the "**OWNERS**" (which expression shall unless repugnant to the context or

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meaning thereof be deemed to include their heirs,
legal representatives, administrators, executors,
successors and assigns) **OF THE ONE PART;**

WHEREAS, Domingos Gonsalves Joveniano Joao Sardinha was the owner of two properties namely part of first lot of comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, Described in Land Registration Office of Ilhas under no. 18490 of Book B-49 new and also of first lot of comunidade of Corlim situated at Corlim, Tiswadi Taluka, Goa, described in Land Registration office of Ilhas under No. 18491 of Book B-49 new, which property is known as 'CHURCH AREA ' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi Goa.
(hereinafter referred to as the said properties).

AND WHEREAS the said properties are surveyed together in the new survey under survey no. 143/1 of Corlim Village.

AND WHEREAS the said Domingos Gonsalves Joveniano Joao Sardinha expired on 27-04-1952.

Donsalves *AF* *GR*



leaving behind wife Maria Regina Divina Soares and two sons namely Joaquim Francisco Joao Socorro Cruz Sardinha and Antonio Xavier Sardinha.

WHEREAS, after the death of said Domingos Gonsalves Joveniano Joao Sardinha, his wife Maria Regina Divina Soares filed inventory proceeding No. 10672/1952 in the Court of Civil Judge of Ilhas at Panaji to partition his assets and in the said inventory Proceeding the said properties were listed under item Nos.2 and 3 and were allotted $\frac{1}{2}$ to his one son Joaquim Francisco Joao Socorro Cruz Sardinha and $\frac{1}{2}$ to his other son Antonio Xavier Sardinha and the allotments made in the said Inventory Proceeding were confirmed and made absolute by order dated 03-03-1953.

AND WHEREAS the said Joaquim Francisco Joao Socorro Cruz Sardinha and his wife Margarida Arez Sardinha filed special civil suit no. 184/1980/A in the court of civil Judge Senior Division at Panaji against his brother the said Antonio Xavier Sardinha to Partition common properties belonging to them and in the said suit a commissioner was appointed by the



Gonsalves *IF* *Q*

court to divide the common properties and the said commissioner divided the said properties into 4 plots identified by letters A,B,C and D admeasuring 3294, 3294, 2020 and 2020 sq.mts. respectively and as per Final Decree dated 17-10-1981 passed in the said suit Plot B, admeasuring 3294 sq.mts. and plot D admeasuring 2020 sq.mts of the said properties were allotted to said Mr. Antonio Xavier Sardinha.

AND WHEREAS, Mr. Antonio Xavier Sardinha is married to Mrs. Dorina Maria Olivia De Sardinha, under the regime of communion of assets and therefore, the said Mrs. Dorina Maria Olivia De Sardinha has also acquired right to the said plots B and D of the said properties.

AND WHEREAS, vide Deed of Sale dated 13/12/2012, registered under no. PNJ-BK1-03240-2012, CD no. PNJD19 dated 13/12/2012, the said Mr. Antonio Xavier Sardinha along with Mrs. Dorina Maria Olivia De Sardinha, sold the said plot D to one Mr. William Gonsalves, the Vendor no. 1 herein.

Gonsalves *AK* *W*

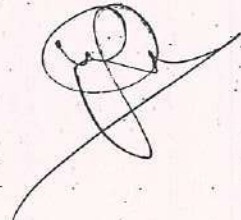


AND WHEREAS, the MR. WILLIAM GONSALVES is married to MRS. FATIMA MARIA GONSALVES, under the regime of communion of assets.

AND WHEREAS the vendors have now agreed to sell to the purchaser the said plot D admeasuring 2020 sq.mts forming part of the first lot of Comunidade of Corlim, presently surveyed under no. 143/1-C of Village Corlim, described in Land Registration Office of Ilhas under No. 18490 of Book B -49 new and also of first lot of comunidade of Corlim, described in Land Registration Office of Ilhas 18491 of Book B-49 new known as 'CHURCH AREA ' also known as '**COMMUNIDADE DE CORLIM**' situated at Corlim, Tiswadi Goa, which plot is hereinafter referred to as the "**SAID PLOT**".

AND WHEREAS, the "SAID PLOT" was subsequently partition vide Order of the Dy. Collector dated 3/7/2014, in the Partition Proceeding bearing no. LND/PART/256/2013, wherein the said plot was allotted survey no. 143/1-C of Village Corlim, Tiswadi.

AND WHEREAS the PURCHASER herein has approached the OWNERS and has proposed that it shall purchase



from them the "SAID PLOT" in order to develop the same by constructing thereon a building/s comprising of residential flats.

AND WHEREAS the PURCHASER has accordingly, proposed to the OWNERS herein that it shall purchase from them, the "SAID PLOT" for a total consideration amount of Rs.75,00,000/- (Rupees Seventy Five Lakhs only) in the manner as stipulated hereinafter.

AND WHEREAS the OWNERS have agreed to the said proposal of the PURCHASER and have agreed to sell to the PURCHASER the "SAID PLOT" for the aforesaid consideration and subject to the terms and conditions as set out hereinafter.



NOW THIS M.O.U WITNESSES AS UNDER:

- 1) That in consideration of the amount of Rs.75,00,000/- (Rupees Seventy Five Lakhs only) and the subject to the terms and conditions hereafter appearing the Owners/ Vendors as the lawful and exclusive owners of the said plot

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[Signature]

described in detail in the schedule hereafter written do hereby agree to sell the SAID PLOT to the Purchaser/ Developer-free from all the encumbrances whatsoever.

2) That the stipulated monetary consideration of Rs. Rs.75,00,000/- (Rupees Seventy Five Lakhs only) has been paid by the Purchaser/ developer to Vendors as follows.

a) Rs.70,00,000/- (Rupees Seventy Lakhs only) is paid by the Purchaser to the Vendors, the receipt of which is admitted and acknowledged by the Vendors.

b) Rs. 5,00,000/- (Rupees Five Lakhs only), shall be paid at the time of execution of Deed of Sale.

3) The Owners do hereby assure the Purchaser/ Developer about their marketability of title to the plot described in Schedule I hereunder and do hereby agree to deliver to the Purchaser/ Developer all their title documents as required by the Purchaser/ Developer for ascertaining the title of the Owners.

4) The Purchaser/ developer has verified and checked the marketability of the title with the Advocate and is satisfied with the same



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5) Upon the execution of the agreement, the Purchaser/ Developer shall be entitled to put up a hoarding on the said property displaying the layout of the proposed development and the other particulars at the discretion of the Purchaser / Developer.

6) The Owner/ Vendor Party shall make out a marketable title to the SAID PLOT hereby agreed to be sold free from all reasonable doubts and shall at their own costs and expenses get cleared all the outstanding dues and clear all the defects in the title and all the encumbrances and claims on or to the said plot including all the claims by way of taxes, sale, mortgage, exchange, gifts, trust, inheritance, possession, easement, lease, lien or otherwise howsoever.



7) It is specifically agreed by and between the Owners and the Purchaser/ Developer as under:-

a) Upon the execution of this agreement the Purchaser/ Developer shall be at liberty to prepare plans for the development of the said plot and get the same approved from the appropriate authorities under the Town and Country Planning Act and for the said purpose to appoint Architects, Surveyors and other agents and upon obtaining the necessary

Consalves

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[Signature]

permissions and approvals the Purchaser/ Developer shall be at liberty to submit the plans to the Village Panchayat of Corlim, for approval and for that purpose the Purchaser/ Developer shall be at liberty to appoint Architects and Engineers of his own choice and at his own cost and expense.

- b) It is specifically agreed by and between the parties that a Power of Attorney shall be given by the Owners and the to the Purchaser/ Developer for doing all the acts, deeds and things with respect to the said property and also to sign and execute the Deed of Sale or Agreement of Sale, Agreement of Assignment of Rights of the built-up units/ Row House, Villas, Apartments.

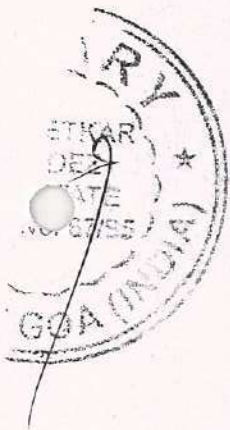
- c) All the cost, charges, expenses incurred or to be incurred for the preparation and getting the said approval of the plan shall be at the expense of the Purchaser/ Developer.

- d) The Purchaser/ Developer shall have the liberty to amalgamate the said plot with any adjoining plots/ parts thereof at his own discretion without any interference from and or reference to the Owner/ Vendor.

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e) The Purchaser/ Developer is hereby authorized to enter upon the said plot and do all that is required for the development, demarcate, the same at site, lay roads and gutters, obtain electricity, water and sewage connections construct building in the said plot and in accordance with the plans to be sanctioned by the appropriate authorities and sell the built up units/ Row Houses/ Villas Apartments in the said plot on such term and conditions as the Purchaser may deem fit without any reference to the Owner/ Vendor.

f) It is agreed by the Owner/ Vendor and the Assignor/ Confirming Party that the Owner/ Vendor shall at the cost of the Purchaser/ Developer execute Deed of Sale concerning the plot in favour of the Purchaser/ developer or its nominee or Housing Society at the cost of the Purchaser/ Developer.

g) The Assignor/ Confirming Party alongwith the Owner/ Vendor shall at the time of completion of the sale deliver to the Purchaser/ develop or the nominees all the original documents of the title of the Owner/ Vendor, which exclusively relate to the said property agreed to be sold hereunder



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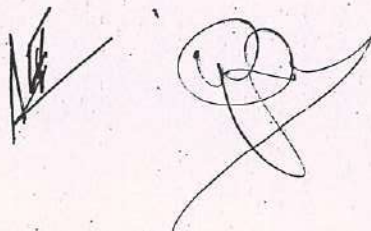
8) The Purchaser/ developer is hereby authorized to enter upon the said plot and do all that is required for development, demarcate the same at site, lay roads and gutters, obtain electricity, water and sewage connections, construct building in the said plot in accordance with the plans sanctioned by the appropriate authorities and sell the built up units/ Row Villas/ Apartments/ flats in the said plot on such terms and conditions as the Purchaser/ developer may deem fit.

9) The Purchaser/ Developer hereby assures that:-

a) They shall not use the name of the Vendor/ Owner for any publication/ marketing of the said project.

b) The Purchaser/ Developer shall be solely responsible for the Development and construction of the project and he shall be solely responsible towards his customers for all his acts and deeds.

10) The Owner/ vendor hereby state and assure the Purchaser that no notice under the Land Acquisition Act or the Town and Country Planning Act has been issued against, received by or served upon them in respect of the said plot hereby agreed to be sold and if any such notice is issued, received or served before the completion of sale but, after this date it shall not be the liability of the Owner/ Vendor though Owner/



Vendor shall co-operate with the Purchaser/ Developer to get the property regularized for development.

11) The Owner/ Vendor do hereby declare that they are the lawful and exclusive owners of the said plot free from all encumbrances and charges whatsoever and their title to the said plot is clear and marketable, which is verified by the Purchaser/ Developer.

12) In the event of any dispute concerning the terms of this Agreement the parties hereto agree to refer the matter to an Arbitrator under the provisions of the Arbitration and Reconciliation Act.

13) The parties herein shall also be bound by the Specific Performance of the Contract.

14) Possession of the said plot is not delivered to the Purchaser/ Developer on this date.

15) The present market value of the said plot is Rs.75,00,000/- (Rupees Seventy Five Lakhs only) and as such any expenses at the time of execution of the Deed of Sale shall be borne by the Purchaser/ Developer.

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24. The parties shall be entitled to the specific performance of this Agreement.

SCHEDULE - I

(Description of the SAID PLOT)

All that said plot D admeasuring 2020 sq.mts forming part of the first lot of Comunidade of Corlim, presently surveyed under no. 143/1-C of Village Corlim, described in Land Registration Office of Ilhas under No. 18490 of Book B -49 new and also of first lot of comunidade of Corlim, described in Land Registration Office of Ilhas 18491 of Book B-49 new known as 'CHURCH AREA ' also known as 'COMMUNIDADE DE CORLIM' situated at Corlim, Tiswadi Goa, delineated in the red colour in the plan annexed herewith and bounded as under:-



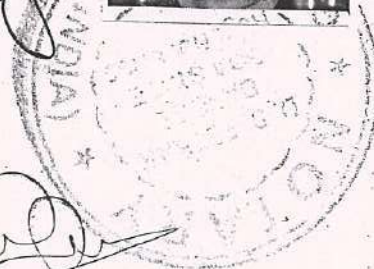
Gonsalves  

IN WITNESS WHEREOF the parties hereto have set their
hands on the day and year first hereinabove
mentioned.

SIGNED AND DELIVERED

by the within named OWNER NO.1

MR. WILLIAM GONSALVES



(LEFT HAND)



(RIGHT HAND)



Gonsalves

[Signature]

[Signature]

SIGNED AND DELIVERED

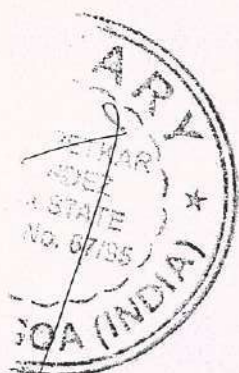
Gonsalves

by the within named OWNER NO.2

MRS. FATIMA MARIA GONSALVES.



(LEFT HAND)



(RIGHT HAND)



Gonsalves *FF* *Q*

SIGNED AND DELIVERED

by the within named PURCHASER

M/S. ALBERT DEVELOPERS,

through its sole proprietor

SHRI. ALBERT ESTEVES.

Albert



(LEFT HAND)



(RIGHT HAND)



In the presence of Witnesses

1. Ashish Khandekar
2. Maria D'Silva

Ashish

Maria

Executed before me
At Mapusa on 21/12/2012

D. S. Petkar
D. S. PETKAR
B.A., L.L.B.
NOTARY, REG. NO. 67/95
SI. NO. 30329/2012

D. S. Petkar

Albert

Mapusa

