



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00080252105995X
Certificate Issued Date : 25-Jul-2025 05:32 PM
Account Reference : NONACC (SV)/ ga20000204/ BARDEZ/ GA-NGA
Unique Doc. Reference : SUBIN-GAGA2000020400151300988076X
Purchased by : NARENDRA RAM NAMBULA
Description of Document : Article 5 Agreement or its records or memorandum of an agreement
Property Description : ALL THAT UNDIVIDED SHARE OF 750 Sq Mts BEARING SURVEY NO 302/39-A OF VILLAGE TIVIM BARDEZ GOA
Consideration Price (Rs.) : 1,23,29,200
(One Crore Twenty Three Lakh Twenty Nine Thousand Two Hundred only)
First Party : NARENDRA RAM NAMBULA
Second Party : NYK REALTY LLP
Stamp Duty Paid By : NARENDRA RAM NAMBULA
Stamp Duty Amount(Rs.) : 3,57,600
(Three Lakh Fifty Seven Thousand Six Hundred only)



Please write or type below this line

2025-BR2-4350

07/08/2025

GG 0007531517

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shcilestamp.com or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate
3. In case of any discrepancy please inform the Competent Authority.

AGREEMENT FOR DEVELOPMENT AND SALE

This Agreement for Development and Sale is made and executed at Mapusa, Goa on this 25th day of the month of July of the year Two Thousand and Twenty Five (2025).

BETWEEN

MR. NARENDRA RAM NAMBULA, son of Mr. Ram Parameswara Nambula, aged about 47 years, married, businessman, holding Permanent Account No. [REDACTED], Aadhaar No. [REDACTED], mobile No. [REDACTED], Indian National, resident of Z8 A, TGB Megdutam Sector 50 Gautam Buddha Nagar Uttar Pradesh 201301 and presently residing at 8-3-898/10 F No. 201, K L N Enclave, Nagarjuna Nagar, Near Kamma Sangam, Srinagar Colony, Khairatabad, Hyderabad Telangana- 500004, hereinafter jointly referred to as the "**OWNER/VENDOR**" (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include his legal representatives, executors, administrators, transferees and assigns) of the ONE PART.

AND

NYK REALTY LLP, having identification no. ACD-7166, dated 1/11/2023, having PAN no. [REDACTED], TAN [REDACTED], having office at Apt 402, Magnolia Socorro, Porvorim, Bardez, Goa, 403501, duly represented by its designated partners 1) **MR. VARUN NAYAK**, son of Mr. Nagesh Bekal Nayak, aged about 37 years, married, businessman, having Permanent Account No. [REDACTED], Aadhaar No. [REDACTED], mobile No. [REDACTED], Indian National, residing at Survey No. 4/3/1, Kool Homes Rising Landscape, Flat No. B 103, Near

N /

For

NYK Realty LLP

For

NYK Realty LLP

DPS School, Mohammad wadi, Pune City, Pune, Maharashtra, 411060, 2) **MR. VINAY VITHAL NAYAK**, son of Mr. Vithal Nayak, aged about 42 years, married, businessman, having Permanent Account No. [REDACTED], Aadhaar No. [REDACTED], mobile No. [REDACTED], Indian National, residing at Flat No. S1, Bldg B, Samruddhi lifestyle, Penha De Franca, Porvorim, Bardez, Goa, 403521, hereinafter referred to as the **“DEVELOPER/PURCHASER”** (which expression shall wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include its successors – in – title, legal representatives, executors, administrators, transferees, successors and assigns) of the SECOND PART.

AND WHEREAS:

- 
- A. There exists a property known as “Gauvoivelim Batta” and or Padriwada and or Coddem Batta admeasuring 1525 Sq.mts. surveyed under No. 302 Sub Div 39-A of Village Tivim in which exist a dilapidated house bearing No. 261 admeasuring about 200 Sq.mts. with separate toilet/store room having additional area of 30 Sq.mts. jutting out of boundary wall with the entrance from the road side. Hereinafter referred to as SAID PROPERTY and more particularly described in SCHEDULE II hereunder mentioned.
- B. The vide order in case No. PIBAR04-23-353/1501 dated 25/07/2023 issued by ISLR, Mapusa, SAID PROPERTY is partitioned from larger property known as “Gauvoivelim Batta” and or Padriwada and or Coddem Batta, bearing Survey No. 302 sub-division no. 39 (Part) situated in the Village of Tivim, Bardez-Goa. Hereinafter referred to as SAID LARGER PROPERTY and more particularly described in SCHEDULE I.

N.Y.

For

NYK Realty LLP

For

NYK Realty LLP

C. The ownership of the SAID PROPERTY was acquired by Francisco Caetano de Souza alias Casmiro, vide a Deed of Exchange dated 15th April 1899, duly registered in the office of Notary of the Judicial Division at Bicholim drawn up at pages 34 upto 35 of Book No 39. The Said Deed of Exchange came to be executed between Ignacio Peregrino de Souza and his wife Maria Sebastiana da Silva and Joao Jose de Souza and his wife Rosalinade Souza, for self and as attorney of her husband constituted by POA as the first party and Francisco Caetano de Souza alias Casmiro as Second Party. The Parties got their respective portions exchanged wherein the portion of the property with the house was taken by Francisco Caetano de Souza. The property has Real index No. 1 new at folio 11V and inscribed under Matriz number 1836 and foro (quit rent) is fully paid by the respective parties.



D. Mr. Francisco Caitano de souza was married to Rosalina de Souza on 25/01/1904 and the couple has one child, a son by name Francisco Fortunato Florencio de Souza alias Fortunato de Souza born on the 22/02/1905 and baptized in Church of Thivim on 07/08/1905.

E. Mr. Francisco Caitano de Souza expired on 28/01/1907 without making any will or any testamentary document leaving behind his widow and moiety share holder Rosalina de Souza and their only minor son Francisco Fortunato Florencio de Souza alias Fortunato de Souza as his sole and universal heirs.

F. Upon death of Francisco Caetano De Souza, his widow Rosalina De Souza initiated orphanological Inventory proceedings which came to be registered under the file no. 269 dated 4/03/1907 before the Court of Judicial Division at Bicholim, Goa for the inheritance and succession of properties situated in Gavoi including the SAID PROPERTY left behind by her late husband Francisco Caetano De Souza to be inherited by her

N.J.

For

NYK Realty LLP

For

NYK Realty LLP

minor son Francisco Fortunato Florencio De Souza alias Fortunato de Souza.

G. The SAID PROPERTY is inscribed under inscription no. 3061 of Book G-5 Land Registration record of Bicholim, at Folio No. 96V & 97 and under inscription no. 4321 of Book G-7, at folio No. 75 and 75V of the Land Registration record of Bicholim of the year 13th July 1907 showing transmission of properties under description no. 5632 and 5633 at folios 293V to 299V of Book B1 Old of Bardez of series 2a and also describes one fifth part of the property under description no. 9897 at folio 170V of Book B-25(new) in favour of Fortunato de Souza resident of Tivim and the transmission of the right remaining of the property under description No 9897 which was applied in Orphanological Inventory which proceeded upon death of the Said Francisco Caetano de Souza .



H. The property under description no. 9897 at folio 170V of Book B-25 describes the property denominated as Cordem Batta in which exist residential houses situated in the ward Querem of the Village and Parish of Tivim and this property under description no. 7262 and 7263 at folio no 43V of Book 19 in Land Registration Office of Bicholim constitute the entire property Coddem batta. It is recorded in the said description that a portion of the property described under No. 7263 was granted to Francisco Caetano de Souza by the deed of 15th April 1899.

I. The description under No 7263 of Book B-19 at 43V in the Land Registration record of Bicholim contains the endorsement dated 13th July 1907 of the application received from Rosalina De Souza widow of Francisco Caetano de Souza for self and as mother administrator of her minor son Fortunato de Souza of Tivim and in view of the Deed dated 15th April 1899 drawn up by the Notary public of one formal deed of

p. 1.

For

NYK Realty LLP

For

NYK Realty LLP

partition dated 12th June last, the property described under No. 7263 and described under 9897 now constitute the entire property Coddem Batta.

J. Rosalina de Souza expired at Gavaim, Tivim, Goa on 6th Jan 1958 without making any gift or will or testamentary document disposing her assets leaving behind her only son as sole and universal heir Francisco Fortunato Florencio de Souza alias Fortunato de Souza.

K. Francisco Fortunato Florencio de Souza alias Fortunato de Souza was also known by nick names such as Francis F F Desouza alias Francisco Dsouza and or F. D'Souza and or F FertunadoD'Soua and or Francisco Furtunado D'Souza.



L. Francisco Fortunato Florencio de Souza alias Fortunato de Souza was married to Ema Coracao de Souza alias Ema Coracao D'Souza alias Ema Coracao Gomes. Francisco Fortunato Florencio de Souza alias Fortunato de Souza expired at Tivim on 14/03/1966 and Ema Coracao de Souza alias Ema Coracao D'Souza alias Ema Coracao Gomes expired on 11/10/1991, leaving behind their only son Mr. Francisco Xavier D'souza alias Francis Xavier D'Souza and or Francisco Xavier Vila Castro D'Souza alias X.V. D'souza alias Francis Xavier De Souza alias Francis D'Souza and leaving behind assets and estate including the aforesaid SAID PROPERTY.

M. Upon demise of his parents Mr. Francisco Xavier D'souza alias Francis Xavier D'Souza alias Francisco Xavier Vila Castro D'Souza alias X.V. D'souza alias Francis Xavier De Souza alias Francis D'Souza instituted a Inventory proceedings in the Court of Civil Judge Junior Division at Bicholim registered under no. 27/2019/B and as per final Judgment and Order dated 21/05/2019 the SAID PROPERTY was allotted to Mr. Francisco Xavier D'souza alias Francis Xavier D'Souza alias Francisco

v /

For

NYK Realty LLP

For

NYK Realty LLP

Xavier Vila Castro D'Souza alias X.V. D'souza alias Francis Xavier De Souza alias Francis D'Souza and his wife Mrs. Victoria Stella D'Souza alias Victoria Stella De Souza alias Victoria Stella Dsouza as per the final chart of partition.

N. Vide Deed of Sale dated 06/02/2023, duly registered before Sub Registrar of Bardez at Mapusa, under Book-1 Document, Registration No. BRZ-1-656-2023, dated 09/02/2023, Mr. Francisco Xavier D'souza alias Francis Xavier D'Souza alias Francisco Xavier Vila Castro D'Souza alias X.V. D'souza alias Francis Xavier De Souza alias Francis D'Souza and his wife Mrs. Victoria Stella D'Souza alias Victoria Stella De Souza alias Victoria Stella Dsouza sold the SAID PROPERTY to Mr. Juaib Jesus Desouza.



O. Vide Deed of Sale dated 16/10/2023, duly registered before Sub Registrar of Bardez at Mapusa, under Book-1 Document, Registration No. BRZ-1-6099-2023, dated 11/12/2023, said Mr. Juaib Jesus Desouza sold 1525 Sq.mts. out of which 66% of the area i.e. 1006.5 Sq.mts. to MR. ANURAG RAMESHCHANDRA GUPTA and 34% of the area i.e. 518.5 Sq.mts. to NAYAK ENTERPRISES.

P. Vide Deed of Sale dated 16/01/2025, duly registered before Sub Registrar of Bardez at Mapusa, under Book-1 Document, Registration No. BRZ-1-377-2025, dated 17/01/2025, said MR. ANURAG RAMESHCHANDRA GUPTA and his wife MRS. SHALU ANURAG GUPTA sold their 100% share in the SAID PROPERTY i.e. 66% of the area admeasuring 1006.5 Sq.mts. out of total area 1525 Sq.mts. to MR. NARENDRA RAM NAMBULA, and NYK REALTY a LLP in the following manner;

N/A.

For

NYK Realty LLP

For

NYK Realty LLP

i) 66% of the area i.e. 1006.5 Sq.mts. out of the total area an area i.e. 750 Sq.mts. out of the area 1006.5 Sq.mts. to MR. NARENDRA RAM NAMBULA (OWNER/VENDOR).

Q. An area i.e. 256.5 Sq.mts. out of the area 1006.5 Sq.mts. belonging to Developer NYK REALTY (DEVELOPER/PURCHASER). That apart NAYAK ENTERPRISES have also by a Deed of Sale Dated 24/07/2025, registered in the sub registrar of Bardez Goa sold their land area of 518.5 Sq.mts. to NYK REALTY. In this manner the Developer/Purchaser herein namely NYK REALTY has become the owner of 775 sq.mts., out of total land area of 1525 Sq.mts. and balance land area is owned by the OWNER/VENDOR who has proposed to develop the same with the Developer herein.



R. The OWNER/VENDOR are the absolute owners in possession of, and are otherwise sufficiently entitled to an area admeasuring 750 Sq.mts. in the SAID PROPERTY.

S. The 750 Sq.mts. in the SAID PROPERTY is free from all encumbrances and that besides the OWNER/VENDOR there are no other person(s) entitled to the SAID PROPERTY.

T. The OWNER/VENDOR holds, possesses and enjoys a clear and marketable title to the 750 Sq.mts. in the SAID PROPERTY and is capable of transferring a clear and marketable title and that the OWNER/VENDOR is free to dispose the 750 Sq.mts. in the SAID PROPERTY by way of sale or undertake the development of the 750 Sq.mts. in the SAID PROPERTY and construct thereon.

U. That the SAID PROPERTY is fit for development and there is no legal impediment in the construction scheme thereon.

N J.

For

NYK Realty LLP

For

NYK Realty LLP

V. AND WHEREAS, on the basis of the foregoing representations, the DEVELOPER/PURCHASER has approached the OWNER/VENDOR with a proposal to undertake development of the OWNER/VENDOR's share admeasuring 750 Sq.mts. in the SAID PROPERTY by constructing thereon a residential and/or commercial project, including villas and/or buildings, at the sole discretion, cost, and responsibility of the DEVELOPER/PURCHASER;

W. AND WHEREAS, in consideration of the OWNER/VENDOR permitting the DEVELOPER/PURCHASER to undertake such development over the said 750 Sq.mts. of the SAID PROPERTY, the DEVELOPER/PURCHASER has agreed to construct, solely for the benefit and exclusive use of the OWNER/VENDOR, a residential Villa admeasuring 350 Sq.mts. of super built-up area, comprising a Living Room, Kitchen, Three Bedrooms and 4 Toilets and Bathrooms, with undivided plot admeasuring 371 Sq.mts., together with a private swimming pool and a dedicated, independent access from the internal layout or public road;

X. AND WHEREAS, it is specifically agreed, declared, and understood by and between the parties hereto that:

- i. The title, ownership, and all legal and beneficial rights in the land beneath the Villa, the compounded plot on which the Villa is constructed, and all constructions and appurtenances thereon, shall exclusively and perpetually vest with the OWNER/VENDOR;
- ii. The DEVELOPER/PURCHASER shall not acquire or claim, nor shall be deemed to have acquired or claimed, any right, title, interest, ownership, possession, or entitlement—whether legal, equitable,

[Handwritten signature]

For *[Signature]*
NYK Realty LLP

For *[Signature]*
NYK Realty LLP

temporary or permanent in the said Villa, the compounded plot, or any portion thereof, at any time whatsoever, including during or after construction;

- iii. The said Villa is being constructed entirely and solely as consideration in kind for the OWNER/VENDOR's contribution of land for the development project, and such construction shall not be construed as a sale, transfer, or conveyance of any portion of the SAID PROPERTY, including the compounded plot, in favour of the DEVELOPER/PURCHASER.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED AND UNDERSTOOD BETWEEN THE PARTIES HERETO AS UNDER:



1) TITLE VERIFICATION AND WAIVER OF FUTURE CLAIMS:

The DEVELOPER/PURCHASER do hereby expressly confirm, declare and acknowledge that:

- a. They have independently verified, examined, and satisfied themselves with the chain of title and ownership of the OWNER/VENDOR in respect of the 750 Sq.mts. portion of the SAID PROPERTY described in Schedule III hereto;
- b. They have thoroughly perused and scrutinized all historical title documents, revenue records, partition orders, sale deeds, survey records, registration entries, and all other relevant records relating to the SAID PROPERTY, and upon such due diligence, are fully satisfied that:
 - i. The OWNER/VENDOR is the absolute and lawful owner of the said portion of the SAID PROPERTY;

[Handwritten signature]

For
[Handwritten signature]
NYK Realty LLP

For
[Handwritten signature]
NYK Realty LLP

- ii. The title of the OWNER/VENDOR is clear, marketable, and free from any encumbrance or defect;
- c. They unconditionally accept the title of the OWNER/VENDOR as full, valid and sufficient for the purpose of this Agreement, and expressly waive any right to raise objections, claims, contentions or disputes, present or future, in any manner whatsoever, in relation to the title, ownership or marketability thereof;
- d. The DEVELOPER/PURCHASER further confirm that no further due diligence, opinion, or verification in respect of the title shall be required or insisted upon at any later stage, and that they shall not raise or entertain any challenge or objection to the OWNER/VENDOR's title at any time hereafter.



2) **THE SAID PROJECT:**

- a. The DEVELOPER/PURCHASER shall, at its sole cost, risk, and responsibility, develop the SAID PROPERTY, including the OWNER/VENDOR's undivided 750 Sq.mts. share therein, by undertaking the construction of a residential and/or commercial building scheme as per applicable laws, approvals, and regulations. The scope, nature, design, layout, and implementation of the said scheme shall be entirely decided by the DEVELOPER/PURCHASER, subject to the provisions of this Agreement and within the permissible limits under local laws .As part of the consideration for the OWNER/VENDOR permitting such development, the DEVELOPER/PURCHASER shall construct, solely at its cost, one residential Villa admeasuring built up area of 308.23 sq.mts., consisting of Living room, Kitchen, Three Bedrooms and Four Toilet and Bathroom, with an independent Swimming Pool , along with undivided proportionate land area

v. f.

For

NYK Realty LLP

For

NYK Realty LLP

admeasuring 371 Sq.mts. with separate access to the villa, from the internal layout or road. The design and construction shall conform to the standards set forth in Schedule IV and Schedule V.

- b. The DEVELOPER/PURCHASER shall commence construction of the SAID PROJECT, including the Villa for the OWNER/VENDOR, within a period of six (6) months from the date of this Agreement. In the event of failure to commence construction within the stipulated period, the DEVELOPER/PURCHASER shall be liable to pay to the OWNER/VENDOR a penalty of ₹ 50,000/- (Rupees Fifty Thousand Only) per month of delay (or part thereof), until commencement is duly initiated. This penalty shall be without prejudice to any other legal remedies available to the OWNER/VENDOR under this Agreement or applicable law.
- c. The DEVELOPER/PURCHASER further undertakes that it shall complete and hand over possession of the Villa to the OWNER/VENDOR within the timelines specified in this Agreement. Any delay beyond the extended period prescribed under Clause 3 shall similarly attract penalties and enforcement consequences.
- d. The DEVELOPER/PURCHASER acknowledges and agrees that the entire title, ownership, and all legal, beneficial, and proprietary rights in the land beneath the said Villa, the compounded plot on which it stands, and all constructions thereon shall remain with the OWNER/VENDOR, and the DEVELOPER/PURCHASER shall not, at any stage, acquire or claim any interest therein.
- e. The SAID PROJECT, including any buildings, villas, or common areas, may be marketed and identified under a name and style as may be chosen by the DEVELOPER/PURCHASER, provided such branding or naming



N /

For

NYK Realty LLP

For

NYK Realty LLP

shall not affect or diminish in any manner the legal rights, identity, or independent ownership of the OWNER/VENDOR's Villa and compounded plot.

- f. Nothing in this Clause shall create any relationship of partnership, agency, or joint venture between the OWNER/VENDOR and DEVELOPER/PURCHASER, nor shall it create any shared liability with respect to construction, marketing, or compliance obligations.

3) THE SCOPE OF WORK, OBLIGATIONS AND CONTRIBUTION OF THE OWNER/VENDOR AND THE DEVELOPER/PURCHASER UNDER THE AGREEMENT:

- a. The primary obligation and contribution of the OWNER/VENDOR is to permit the DEVELOPER/PURCHASER to undertake development on his share admeasuring 750 Sq.mts. of the SAID PROPERTY, which the OWNER/VENDOR hereby does by executing this Agreement. The OWNER/VENDOR does not incur any financial obligation, execution responsibility, or liability for the actual implementation of the SAID PROJECT.
- b. The primary obligation and contribution of the DEVELOPER/PURCHASER shall be to invest, at its sole cost and expense, all funds, resources, manpower, expertise, and infrastructure as it deems necessary for undertaking and completing the SAID PROJECT, including the construction of the Villa for the OWNER/VENDOR as described in this Agreement.
- c. Without limiting the generality of the foregoing, the DEVELOPER/PURCHASER shall, at its sole cost, risk, and responsibility:

N J.

For 
NYK Realty LLP

For 
NYK Realty LLP



- i. Obtain all the permissions, licenses, approvals, N.O.C's, sanctions, consents, clearances, and any revisions, modifications, alterations, or amendments thereto as may be required under applicable law for the SAID PROJECT from all competent statutory, local, planning, environmental, and governmental authorities and everything that is necessary in this regard;
- ii. Procure all raw materials, labour, machinery, technology, and such other material/inputs required for the execution of the SAID PROJECT;
- iii. Appoint and engage qualified and competent professionals including Architects, Structural Engineers, Civil Contractors, Subcontractors, Consultants, Supervisors, Labourers and other personnel, and ensure that the construction is executed strictly in accordance with the approved plans, applicable building codes, and good industry practices. The DEVELOPER/PURCHASER shall be solely responsible for ensuring that the Villa being constructed for the OWNER/VENDOR conforms to the specifications set out in Schedule IV and V of this Agreement;
- d. Remaining total and exclusive control of the day-to-day construction, execution, and development activities over the SAID PROPERTY, subject always to the condition that the DEVELOPER/PURCHASER shall not acquire any legal or proprietary interest in the land owned by the OWNER/VENDOR, nor in the Villa or compounded plot to be constructed as consideration;
- e. Obtain all requisite completion, occupancy, fire safety, and other statutory certificates in respect of the SAID PROJECT, including for the Villa to be delivered to the OWNER/VENDOR, from the competent authorities;



11/1

For

NYK Realty LLP

For

NYK Realty LLP

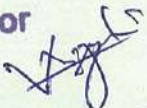
- f. Display such signboards, hoardings, or project advertisements on or near the SAID PROPERTY as may be required by law or as deemed fit by the DEVELOPER/PURCHASER, provided the same does not obscure or affect the visibility or access of the OWNER/VENDOR's Villa;
- g. Promote and advertise the SAID PROJECT through such mediums as the DEVELOPER/PURCHASER may choose, including print, digital, or social media, and offer units within the project for sale, lease, or otherwise, in accordance with the DEVELOPER/PURCHASER's marketing strategy and subject to compliance with all applicable laws.
- h. The DEVELOPER/PURCHASER shall be solely liable and responsible for all construction-related activities and undertakes to indemnify, defend and hold harmless the OWNER/VENDOR from and against any and all losses, liabilities, penalties, costs, damages, claims, proceedings, or expenses (including legal fees) that may arise out of:
- i. Any third-party claims including but not limited to labour disputes, contractor liabilities, or material supplier dues;
 - ii. Any statutory or regulatory non-compliance or breach of law, rule, notification, or government order;
 - iii. Any accident, incident, mishap, injury, or damage caused during or due to construction activity or development work undertaken by the DEVELOPER/PURCHASER or its agents, employees, contractors, or representatives.
- i. This Agreement constitutes a joint development arrangement only to the limited extent that the OWNER/VENDOR has permitted the DEVELOPER/PURCHASER to develop the OWNER/VENDOR's 750 Sq.mts. share in the SAID PROPERTY, and in return receive a Villa as consideration in kind. The OWNER/VENDOR shall not, under any



N J.

For

NYK Realty LLP

For

NYK Realty LLP

circumstances, be deemed to be a developer, co-promoter, or co-applicant for approvals, nor shall the OWNER/VENDOR be held liable for:

- i. Any non-compliance with building or environmental laws,
 - ii. Any breach of contract with third parties,
 - iii. Any default in payments or obligations to contractors, workers, consultants, or buyers,
 - iv. Any claims, disputes, litigations, or regulatory actions arising from or in connection with the execution, marketing, or sale of the SAID PROJECT.
- j. It is expressly agreed that the OWNER/VENDOR shall have no role, participation, control, or liability in the implementation, execution, or promotion of the SAID PROJECT, other than receiving the constructed Villa in accordance with this Agreement. All financial, legal, technical, and statutory liabilities in respect of the SAID PROJECT shall be the sole and absolute responsibility of the DEVELOPER/PURCHASER.

4) SHARES, RIGHTS AND OBLIGATIONS OF THE OWNER/VENDOR AND THE DEVELOPER/PURCHASER:

A. OWNER/VENDOR's Entitlement: In consideration of the rights granted and contributions made by the OWNER/VENDOR under this Agreement:

- i) The OWNER/VENDOR shall be entitled to receive, on exclusive ownership basis, one Villa having built up area of 308.23 sq.mts., consisting of Living room, Kitchen, Three Bedrooms and Four Toilet and Bathroom, with an independent Swimming Pool, along with undivided proportionate land area admeasuring 371 Sq.mts. with separate access to the villa, free from encumbrances and delivered as per the specifications

N J.

For

NYK Realty LLP

For

NYK Realty LLP

outlined in Schedule IV and Schedule V (hereinafter referred to as "SAID PREMISES").

ii. The OWNER/VENDOR shall retain proportionate undivided share in the SAID PROPERTY corresponding to the SAID PREMISES, but shall have exclusive right, title and interest in the Villa and the entire compounded plot.

iii. Ownership of Villa and Compounded Plot: It is hereby expressly agreed and confirmed that the Villa described in Schedule IV, along with the land on which it is constructed, the surrounding area, the swimming pool, and the access path leading to the Villa (collectively referred to as the "SAID PREMISES"), shall remain the exclusive, identifiable, and exclusive possession of the OWNER/VENDOR, though forming part of his proportionate undivided share in the SAID PROPERTY. The DEVELOPER/PURCHASER acknowledges and undertakes that:

- a. It is constructing the SAID PREMISES solely as consideration in kind for the OWNER/VENDOR permitting the development of the SAID PROPERTY;
- b. The DEVELOPER/PURCHASER shall not, at any time, assert or claim any right, title, interest, possession, or lien over the SAID PREMISES, the land beneath, or the compounded plot or any part thereof;
- c. The SAID PREMISES, while forming part of the undivided landholding, shall be physically demarcated, and the OWNER/VENDOR shall have exclusive right to occupy, use, enjoy, and dispose of the same, including by way of sale, lease, mortgage or any other lawful transaction;

0/

For

NYK Realty LLP

For

NYK Realty LLP

d. The title, ownership, and possession of the Villa and the demarcated compounded plot shall vest solely with the OWNER/VENDOR, and shall not be transferred, vested, or assigned to the DEVELOPER/PURCHASER, whether during construction or thereafter.

B. DEVELOPER/ PURCHASER's Entitlement: The DEVELOPER/PURCHASER shall, in consideration of undertaking the development of the SAID PROJECT and fulfilling its obligations under this Agreement, be entitled to develop and commercially exploit the remaining portion of the SAID PROPERTY, excluding the area specifically earmarked for the OWNER/VENDOR as the SAID PREMISES. The DEVELOPER/PURCHASER shall have the right to construct, market, sell, lease, or otherwise transfer units falling to its share in the SAID PROJECT, and shall be entitled to retain and appropriate all consideration, profits, and revenues arising from such transactions, without any obligation to account to the OWNER/VENDOR in respect thereof.

a. It is expressly clarified and agreed that the DEVELOPER/PURCHASER shall not acquire, nor shall be deemed to have acquired, any right, title, or interest—legal, equitable, or beneficial—in the SAID PROPERTY or the land underlying the SAID PROJECT by virtue of this Agreement. The entire title and ownership of the SAID PROPERTY, including the land and all rights appurtenant thereto, shall at all times remain vested solely with the OWNER/VENDOR. However, to enable the DEVELOPER/PURCHASER to effectively implement the SAID PROJECT and transfer the Developer's share of units to second-party purchasers, the OWNER/VENDOR agrees to execute a separate Irrevocable Power of Attorney in favour of the DEVELOPER/PURCHASER.

b. Such Power of Attorney shall be strictly limited in scope and purpose,



N J.

For

NYK Realty LLP

For

NYK Realty LLP

authorizing the DEVELOPER/PURCHASER only to: (i) apply for and obtain requisite permissions, licenses, sanctions, and approvals from statutory authorities for development; (ii) enter into agreements for sale or lease in respect of the Developer's share of the constructed premises; and (iii) execute and register sale deeds or other transfer documents for the Developer's share in the SAID PROJECT in favour of second-party purchasers. The DEVELOPER/PURCHASER shall bear full responsibility and liability for all acts undertaken under such Power of Attorney and shall indemnify and hold the OWNER/VENDOR harmless from any claims, losses, or liabilities arising there from. It is further agreed that no act or omission of the DEVELOPER/PURCHASER pursuant to such Power of Attorney shall create or be deemed to create any charge, lien, encumbrance, or proprietary right in favour of the DEVELOPER/PURCHASER over the SAID PROPERTY or any part thereof.



C. DELIVERY TIMELINE AND PENALTIES:

- i. The DEVELOPER/PURCHASER shall complete the construction and deliver possession of the SAID PREMISES to the OWNER/VENDOR within a period of eighteen (18) months from the date of receipt of all approvals required to commence construction. An additional grace period of six (6) months may be granted in writing, subject to justifiable delays not attributable to the DEVELOPER/PURCHASER.
- ii. In the event of failure to hand over possession within the extended period of 24 months, the DEVELOPER/PURCHASER shall be liable to pay to the OWNER/VENDOR a penalty of ₹50,000/ (Rupees Fifty Thousand Only) per month, for each month or part thereof of delay, until actual possession is handed over.

v

For

NYK Realty LLP

For

NYK Realty LLP

D. HANDOVER OF POSSESSION:

- I. The possession of the SAID PREMISES shall be handed over to the OWNER/VENDOR only after the DEVELOPER/PURCHASER has obtained the Occupancy Certificate and/or such other completion certification as may be required by the relevant statutory authority, clearly certifying that the SAID PREMISES is fit for occupation and use.
- II. Notwithstanding anything to the contrary contained herein, possession of the SAID PREMISES shall not be handed over or deemed to be handed over to the OWNER/VENDOR unless and until a valid Occupancy Certificate (OC) or other equivalent completion certificate is obtained from the competent authority in respect of the SAID PREMISES.
 - a. In the event the DEVELOPER/PURCHASER is unable to obtain the OC despite full and lawful compliance on its part, and alleges that such inability is due solely to:
 - b. an act, omission, or refusal on the part of the OWNER/VENDOR after the execution of this Agreement, or
 - c. an arbitrary or unlawful denial by the competent authority, then such claim shall be jointly referred to an independent legal counsel of repute (mutually appointed) who shall issue a written, reasoned legal opinion affirming the cause of delay and recommending a safe handover.
 - d. Even in such a case, no possession shall be handed over without the OWNER/VENDOR's prior written consent, and such handover shall be clearly marked as provisional and shall not trigger any deemed possession, waiver of defect rights, maintenance charges, property taxes, or any financial or legal obligations upon the



[Handwritten signature]

For *[Signature]*
NYK Realty LLP

For *[Signature]*
NYK Realty LLP

OWNER/VENDOR.

- e. If the OC is subsequently obtained, a fresh final possession handover memorandum shall be executed. Until such final handover, the DEVELOPER/PURCHASER shall continue to bear all risk, cost, and liability relating to the SAID PREMISES.

III. Upon readiness of the SAID PREMISES for possession and compliance with the above, the DEVELOPER/PURCHASER shall notify the OWNER/VENDOR in writing, by Registered A.D. Post and e-mail, giving not less than 15 (fifteen) days' notice to take physical possession and execute a possession handover memorandum.

IV. Possession shall be deemed to have been handed over only upon mutual physical handover and execution of a written possession acknowledgment by the OWNER/VENDOR or their authorized representative. No unilateral declaration by the DEVELOPER/PURCHASER shall constitute deemed possession.

V. Any outstanding amounts, if any, that are mutually agreed and legally due under this Agreement by the OWNER/VENDOR to the DEVELOPER/PURCHASER shall be settled prior to or simultaneously with the possession handover.

VI. The OWNER/VENDOR shall be entitled to conduct a full inspection of the SAID PREMISES prior to taking possession, either personally or through an independent architect or engineer of their choice, to assess the quality of construction, workmanship, and compliance with specifications.

VII. The OWNER/VENDOR shall have a defect liability period of 12 (twelve) months from the date of possession during which the

N.K.

For

NYK Realty LLP

For

NYK Realty LLP

DEVELOPER/PURCHASER shall, at its own cost, rectify any latent, structural, or workmanship-related defects, including but not limited to leakages, seepages, dampness, cracks, malfunctioning fixtures, or any other construction deficiencies that become evident.

VIII. The execution of the possession letter shall not preclude the OWNER/VENDOR from bringing to the notice of the DEVELOPER/PURCHASER, within the said defect liability period, any construction or finishing defects that were not visible at the time of handover. The DEVELOPER/PURCHASER shall remain liable to cure such defects without delay and at its sole cost.

IX. Cosmetic or minor aesthetic variations such as tone differences in natural stone, tile shades, or general material variation within accepted industry tolerances shall not be considered a defect unless they are contrary to agreed specifications or create functional issues.

X. The OWNER/VENDOR shall not be liable to incur any cost, expenditure, or charges for undertaking any repair or rectification work during the defect liability period, and under no circumstances shall any such cost be deducted, withheld, or adjusted unless the DEVELOPER/PURCHASER provides prior written approval for the same.

XI. The OWNER/VENDOR shall not be deemed to have waived any rights merely by accepting possession, and the parties agree that acceptance of possession shall not constitute a waiver of any construction obligations not fulfilled or any defect not visible at the time of handover.

N J.

For

NYK Realty LLP

For

NYK Realty LLP

E. DELAY AND FORCE MAJEURE: In this Joint Development Agreement, both parties recognize that timely execution is critical. The DEVELOPER/PURCHASER shall be solely responsible for ensuring adherence to the development timelines, including completion and delivery of the SAID PREMISES to the OWNER/VENDOR as per this Agreement.

- a. The DEVELOPER/PURCHASER shall not be held liable for delay in delivery of possession only if such delay is directly and demonstrably attributable to Force Majeure events, including but not limited to: war, natural disasters, government-imposed lockdowns due to pandemic, or any order from a Court or statutory authority prohibiting construction activity across the region. However, the following conditions shall apply:



The DEVELOPER/PURCHASER shall notify the OWNER/VENDOR in writing within 7 (seven) days of the occurrence of such event, detailing the nature of the event, expected impact, and estimated delay;

- II. A maximum extension of 90 (ninety) days may be granted for Force Majeure, subject to approval by the OWNER/VENDOR in writing;
- III. Delays due to non-availability of labour, materials, subcontractor defaults, internal financial constraints, planning errors, or mismanagement shall not constitute Force Majeure;
- IV. No delay, even due to Force Majeure, shall excuse the DEVELOPER/PURCHASER from its continuing obligations under this Agreement, including safeguarding the OWNER/VENDOR's interest in the SAID PREMISES;
- V. The DEVELOPER/PURCHASER shall not claim or enforce any deemed possession, cost escalation, or waiver of obligations due to Force Majeure unless specifically agreed by the OWNER/VENDOR in writing.

P J

For

NYK Realty LLP

For

NYK Realty LLP

F. RIGHTS TO DEAL WITH CONSTRUCTED UNITS: In accordance with the spirit of joint development, both parties shall have independent and exclusive rights to commercially deal with their respective developed portions in the SAID PROJECT. This includes selling, leasing, mortgaging, or otherwise transferring their constructed units, along with corresponding undivided share in land, subject to the following conditions:

- I. Each party shall, if necessary, cooperate and join as a confirming party to any transaction undertaken by the other party, but without incurring any financial, legal, or performance-related liability or obligation for such transaction;
- II. The OWNER/VENDOR shall have absolute right to deal with the SAID PREMISES, including the Villa and the demarcated plot, and any pre-emption right or first right of refusal in favour of the DEVELOPER/PURCHASER is expressly waived and shall not apply to the OWNER/VENDOR's Villa;
- III. The DEVELOPER/PURCHASER shall ensure that no action, agreement, marketing material, or sale to third parties shall interfere with, encumber, or limit the OWNER/VENDOR's full and free enjoyment and disposition of the SAID PREMISES.

G.COMMERCIAL RIGHTS AND RETENTION OF BENEFITS:

Each party shall retain exclusive right to revenue, rents, sale proceeds, security deposits, and other financial benefits arising out of their respective units in the SAID PROJECT.

- I. The OWNER/VENDOR shall exclusively retain all income, proceeds, or benefits from the SAID PREMISES, including its Villa, land, and facilities,

P. J.

For

NYK Realty LLP

For

NYK Realty LLP

and the DEVELOPER/PURCHASER shall have no claim, lien, or entitlement whatsoever over the same;

II. Likewise, the DEVELOPER/PURCHASER shall retain all benefits from the commercial exploitation of its developed units in the SAID PROJECT and shall not be required to account to the OWNER/VENDOR in respect of the same;

III. There shall be no pooling or revenue sharing arrangement between the parties under this Agreement, and each party shall bear and retain their respective profits and liabilities in relation to their allotted units.

H. TAXES, DUTIES, AND OUTGOINGS:

The DEVELOPER/PURCHASER shall bear all applicable taxes, duties, charges, and outgoings in relation to:

- I. The development, approvals, clearances, and construction on the SAID PROPERTY;
- II. The DEVELOPER/PURCHASER's own units and undivided land share;
- III. The SAID PREMISES (Villa) until the actual handover of possession is completed in accordance with this Agreement.
- IV. The OWNER/VENDOR shall, post-handover, be liable only for the following specific charges related exclusively to the SAID PREMISES:
- a. Village Panchayat house tax;
 - b. Electricity meter deposit and consumption charges;
 - c. Water usage charges for the Villa.
- V. All infrastructure, development, and betterment charges levied before handover, or as part of the SAID PROJECT as a whole, shall be borne solely by the DEVELOPER/PURCHASER.
- VI. In the event the DEVELOPER/PURCHASER fails to obtain the



N-1

For

NYK Realty LLP

For

NYK Realty LLP

occupancy certificate, or delays the handover beyond the agreed timelines, the OWNER/VENDOR shall not become liable for any statutory taxes or outgoings attributable to the said delay.

- VII.** If any tax or outgoing is paid by the DEVELOPER/PURCHASER on behalf of the OWNER/VENDOR post-handover, such amount shall be reimbursed only upon submission of actual proof of payment and subject to prior written consent of the OWNER/VENDOR.

I. INFRASTRUCTURE AND DEVELOPMENT CHARGES:

- I.** The Infrastructure Tax, as may be applicable on the constructed area of the SAID PREMISES (Villa), shall be paid entirely and exclusively by the DEVELOPER/PURCHASER.



II. Any development charges, betterment charges, sanction fees, impact fees, or deposits payable to the local authority, town planning department, or any other statutory body—whether for the purpose of layout approval, road widening, drainage, sewerage, electricity, water supply, or any other infrastructure required for the SAID PROJECT—shall be the sole responsibility of the DEVELOPER/PURCHASER and shall be paid in full by the DEVELOPER/PURCHASER without recourse to the OWNER/VENDOR.

- III.** Under no circumstance shall the OWNER/VENDOR be required to contribute to any tax, cess, fee, or deposit levied in relation to:
- a. Any area not forming part of the SAID PREMISES;
 - b. Any unit, building, or amenity developed by the DEVELOPER/PURCHASER;
 - c. Common infrastructure created solely for the benefit of the Developer's portion.
- IV.** The OWNER/VENDOR shall not be liable to make any proportionate contribution towards infrastructure tax or any common development-related charges unless such expense:

[Handwritten signature]

For

[Handwritten signature]
NYK Realty LLP

For

[Handwritten signature]
NYK Realty LLP

- a) Relates specifically and exclusively to the SAID PREMISES; and
- b) Arises after the date of actual possession handover; and
- c) Has been expressly approved in writing by the OWNER/VENDOR prior to incurrence.

V. MAINTENANCE OF THE SAID PREMISES BY OWNER/VENDOR

- I. The OWNER/VENDOR shall, from the date of actual handover of possession of the SAID PREMISES, be responsible for maintaining the interior of the Villa including internal walls, partitions, flooring, fittings, and fixtures, in good and tenable condition at their own cost.
- II. The OWNER/VENDOR shall ensure that no activity is carried out within the SAID PREMISES that contravenes any applicable building bye-laws, municipal regulations, or statutory norms, and shall be solely responsible for any violation thereof arising from their post-possession use.
- III. For the avoidance of doubt, the OWNER/VENDOR shall not be liable for:

- a) Any existing violations committed by the DEVELOPER/PURCHASER during construction;
- b) Any structural defect or unauthorized construction done by the DEVELOPER/PURCHASER prior to handover;
- c) Any deficiencies relating to the common areas not forming part of the demarcated compounded plot of the SAID PREMISES.

- IV. The OWNER/VENDOR shall not be bound to pay any maintenance or contribution towards the upkeep of other units or facilities developed by the DEVELOPER/PURCHASER unless the OWNER/VENDOR opts to avail common facilities or services expressly offered for shared use.

VI. CONDUCT AND USE RESTRICTIONS

- I. Both the OWNER/VENDOR and the DEVELOPER/PURCHASER agree to conduct their respective activities on the SAID PROPERTY



[Handwritten signature]

For

[Handwritten signature]

NYK Realty LLP

For

[Handwritten signature]

NYK Realty LLP

and in their respective premises in a manner that is lawful, civil, and non-injurious to the interests, rights, and quiet enjoyment of the other.

II. Neither party shall, directly or indirectly, undertake or permit any act or omission which:

- a) Is obnoxious, illegal, immoral, anti-social or in contravention of applicable laws;
- b) Constitutes a nuisance, public disturbance, environmental hazard, or results in the obstruction of access or services to the other party's property;
- c) Breaches any terms and conditions imposed by statutory or civic authorities.

III. This mutual obligation shall not imply joint liability or shared responsibility. Each party shall be individually liable for violations committed by themselves, their occupants, tenants, agents, or licensees.



IV. If any breach under this clause by the DEVELOPER/PURCHASER results in a claim or action affecting the SAID PREMISES or the OWNER/VENDOR, the DEVELOPER/PURCHASER shall be liable to fully indemnify and hold harmless the OWNER/VENDOR for any loss, cost, or penalty arising there from, and vice versa.

VII. PROJECT COMPLIANCE AND REGULATORY REPORTING

I. The DEVELOPER/PURCHASER shall, at its sole cost and responsibility, ensure that the entire development undertaken on the SAID PROPERTY, including the construction of the SAID PREMISES, is carried out strictly in accordance with:

- a) Sanctioned building plans;
- b) Local authority rules and regulations;
- c) Environment, fire safety, and structural stability norms;

[Handwritten initials]

For

[Signature]
NYK Realty LLP

For

[Signature]
NYK Realty LLP

- d) Applicable laws, including but not limited to RERA, TCP Act, Building Bye-laws, and municipal codes.
- II. The DEVELOPER/PURCHASER shall obtain and maintain, at all times, the following approvals and documentation:
- a) Project Registration (if applicable under RERA);
 - b) Approved layout and construction plans;
 - c) Commencement Certificate and related permissions;
 - d) All utility approvals (electricity, water, sewage, drainage, etc.);
 - e) Final Occupancy/Completion Certificate;
 - f) Environmental and Fire NOC;
 - g) Any other approval required by law for execution, marketing, and completion of the SAID PROJECT.
- III. The DEVELOPER/PURCHASER shall maintain proper records and shall:
- a) Provide monthly written updates to the OWNER/VENDOR on the status of approvals, applications, and construction progress;
 - b) Furnish certified copies of all major approvals, permissions, and renewals to the OWNER/VENDOR within 7 days of receipt or issuance;
 - c) Immediately inform the OWNER/VENDOR of any rejection, show cause notice, or legal challenge pertaining to the development or construction.
- IV. The DEVELOPER/PURCHASER shall not make any deviation from the approved layout or development parameters that would affect the OWNER/VENDOR's share, title, access, amenities, or regulatory compliance, without obtaining prior written consent of the OWNER/VENDOR.
- V. If any penalty, notice, demolition, or prosecution is initiated by any authority due to any act, omission, or non-compliance by the DEVELOPER/PURCHASER, such liability shall be borne solely and absolutely by the DEVELOPER/PURCHASER, and the



✓

For

NYK Realty LLP

For

NYK Realty LLP

OWNER/VENDOR shall be fully indemnified from all loss, damage, or consequences thereof.

VI. Upon completion of the SAID PROJECT, the DEVELOPER/PURCHASER shall submit to the OWNER/VENDOR a comprehensive compliance dossier, including copies of:

- a) Occupancy Certificate for the SAID PREMISES;
- b) Final layout and utility connection approvals;
- c) Tax assessment records;
- d) As-built architectural and structural drawings;
- e) Maintenance handover documents (if applicable).

4. VARIATIONS IN PLANS AND PROJECT EXECUTION.

I. The DEVELOPER/PURCHASER shall be entitled to develop the SAID PROJECT on the SAID PROPERTY as per its commercial judgment and within the scope of the approvals and plans sanctioned by the competent planning and municipal authorities, subject to compliance with the terms of this Agreement. However, the OWNER/VENDOR shall not be responsible or liable, in any manner whatsoever, for any commercial, technical, or design-related decision taken by the DEVELOPER/PURCHASER and shall not be treated as a co-developer or co-promoter under any law or regulation.

II. Any modification, variation, or alteration in the overall layout, site plan, building elevation, access, location of structures, or amenities, including relocation of open areas, common spaces, or additional development by way of amalgamation with adjoining properties, shall not affect, alter, reduce, encroach upon, or obstruct the OWNER/VENDOR's exclusive Villa, compounded plot, swimming pool, or access to the same.

Accordingly:

- a) No amalgamation or integration with other lands shall be permitted to affect the demarcated compounded plot/Villa of the OWNER/VENDOR;

N J.

For

NYK Realty LLP

For

NYK Realty LLP

- b) The DEVELOPER/PURCHASER shall not grant or obtain access to or from adjoining properties through the OWNER/VENDOR's portion or in a manner that diminishes the peaceful enjoyment of the SAID PREMISES by the OWNER/VENDOR;
- c) This clause shall not be treated as general consent to any modifications or changes that directly or indirectly impact the OWNER/VENDOR's Villa or its title, access, privacy, demarcation, or independence. Such changes shall require prior written approval of the OWNER/VENDOR in each instance.

III. The DEVELOPER/PURCHASER shall be entitled to revise or improve the external façade or common amenities in the SAID PROJECT provided that:

- a) Such changes do not impact the elevation, visual aesthetics, or architectural integration of the OWNER/VENDOR's Villa;
- b) The OWNER/VENDOR's Villa continues to match or exceed the originally agreed specifications under Schedule IV and Schedule V;
- c) No cost or obligation is passed on to the OWNER/VENDOR for such changes.

IV. Any request for additional work, design changes, or modifications to the OWNER/VENDOR's Villa initiated by the OWNER/VENDOR shall be made in writing, and the DEVELOPER/PURCHASER may, at its sole discretion, accept or decline the same in writing. In the event the DEVELOPER/PURCHASER agrees to execute such work:

- a) The timelines for handover shall be revised by mutual written consent;
- b) Any additional cost shall be mutually agreed and paid directly by the OWNER/VENDOR, subject to an invoice and delivery milestone.

V

For

NYK Realty LLP

For

NYK Realty LLP

V. Any change, addition, or deviation in the OWNER/VENDOR's Villa requiring approval from authorities shall be procured solely by the DEVELOPER/PURCHASER at its cost and responsibility.

A. The OWNER/VENDOR shall not be required to make any application or bear any cost in this regard. Where legally required, the OWNER/VENDOR may sign such documents as may be reasonably necessary, without incurring liability.

VI. The DEVELOPER/PURCHASER hereby agrees and acknowledges that no variation under this clause shall override or dilute the fundamental rights of the OWNER/VENDOR to exclusive ownership, possession, and enjoyment of the SAID PREMISES (Villa and demarcated plot), nor shall this clause be interpreted to create or imply joint decision-making obligations on the OWNER/VENDOR



5. FUNDING BY DEVELOPER/PURCHASER – NO CHARGE ON OWNER'S SHARE:

I. The OWNER/VENDOR hereby agrees that the DEVELOPER/PURCHASER may, at its sole discretion and cost, raise finance, obtain loans, or create security interests, including mortgage, charge, hypothecation, lien, or assignment, strictly limited to the DEVELOPER/PURCHASER's share in the SAID PROJECT and SAID PROPERTY, for the purposes of funding the development.

II. Under no circumstance shall such loan, security interest, or mortgage extend to, or affect:

- a) The OWNER/VENDOR's undivided 750 Sq.mts. of land in the SAID PROPERTY;
- b) The Villa, swimming pool, or demarcated compounded plot of the OWNER/VENDOR;
- c) The OWNER/VENDOR's title, right, or future revenue from the SAID PREMISES.

N /

For

NYK Realty LLP

For

NYK Realty LLP

- III. This clause shall not be construed as a general consent or authorization by the OWNER/VENDOR to mortgage, encumber, or grant security over any portion of the SAID PROPERTY not owned by the DEVELOPER/PURCHASER.
- IV. The DEVELOPER/PURCHASER shall ensure that:
- a) Any lender, financial institution, or charge-holder shall be made aware of this limitation;
 - b) A copy of this Agreement, and especially this clause, shall be provided to such parties;
 - c) No lien or charge shall be registered or reflected against the OWNER/VENDOR's title or share in any public record or with any revenue or planning authority.
- V. The DEVELOPER/PURCHASER shall clear, settle, and discharge any and all borrowings, dues, charges, or claims arising from such financing, prior to applying for the Occupancy Certificate or handing over the SAID PREMISES to the OWNER/VENDOR.
- A The DEVELOPER/PURCHASER further undertakes to indemnify and hold harmless the OWNER/VENDOR from any liability, demand, notice, litigation, or charge from any third party, financial institution, or statutory authority in connection with any such financing arrangement.



6. TITLE RECTIFICATION – LIMITED AND CONDITIONAL OBLIGATION OF THE OWNER/VENDOR:

- I. The OWNER/VENDOR acknowledges that the DEVELOPER/PURCHASER had facilitated and extended certain assistance to the OWNER/VENDOR in acquiring the SAID PROPERTY, including coordination, due diligence, and financial support, solely for the purpose of enabling the future joint development of the SAID PROJECT.

[Handwritten signature]

For

[Handwritten signature]
NYK Realty LLP

For

[Handwritten signature]
NYK Realty LLP

- II. As of the date of this Agreement, the title of the OWNER/VENDOR to the SAID PROPERTY is deemed final, clear, and marketable by both parties. Accordingly, the DEVELOPER/PURCHASER shall not raise any objection or claim relating to the title, value, or mode of acquisition of the SAID PROPERTY.
- III. In the unlikely event that any minor procedural rectification or clarificatory document is required for the purpose of facilitating the registration or mutation of the development project, and provided the DEVELOPER/PURCHASER has submitted a written request supported by the written opinion of a qualified senior Advocate, the OWNER/VENDOR may extend cooperation by executing such documents as are reasonably required, without incurring any financial obligation
- IV. Under no circumstances shall the OWNER/VENDOR be required to pay, contribute, reimburse, or indemnify any third party or authority for any cost related to:
- a) Title disputes, third-party claims, or litigation involving the DEVELOPER/PURCHASER;
 - b) Legacy dues, contingent claims, or unverified liabilities;
 - c) Defects that were not disclosed in writing and substantiated by legal opinion prior to the execution of this Agreement
- V. If the DEVELOPER/PURCHASER voluntarily advances any payment to any third party for clearing title or obtaining marketability, it shall do so entirely at its own risk, and the OWNER/VENDOR shall be liable to reimburse such amount only if:
- a) Prior written consent is obtained from the OWNER/VENDOR;
 - b) The nature and quantum of payment are disclosed in advance and approved in writing;
 - c) The payment is made directly to the person as mutually agreed and is supported by official documentation.



[Handwritten signature]

For

[Handwritten signature]
NYK Realty LLP

For

[Handwritten signature]
NYK Realty LLP

- VI. Any such reimbursement shall be made by the OWNER/VENDOR only after the DEVELOPER/PURCHASER provides proof of payment, the underlying legal basis for the payment, and a tax-compliant receipt.

7. OBLIGATION TO ASSIST – LIMITED AND DEFINED SCOPE OF SUPPORT

- I. The OWNER/VENDOR agrees to provide such reasonable assistance and cooperation as may be necessary from time to time to enable the DEVELOPER/PURCHASER to implement the SAID PROJECT in accordance with the terms of this Agreement, including:
- a) Executing any clarificatory or supporting declarations required by authorities;
 - b) Signing applications or forms, where legally mandated;
 - c) Providing copies of ownership documents, if re-submission is required.



- II. It is expressly clarified that such assistance shall:
- a) Be limited to acts which are non-financial, non-executory in nature, and which do not transfer or dilute title;
 - b) Not include any obligation to appear before Courts or tribunals, unless legally summoned;
 - c) Not involve the OWNER/VENDOR acting as a guarantor, surety, co-applicant, or representative for any acts, approvals, or financial dealings of the DEVELOPER/PURCHASER.
- III. The OWNER/VENDOR shall not be liable for any delays or deficiencies arising from the DEVELOPER/PURCHASER's failure to:
- a) Secure approvals in a timely manner;
 - b) Adhere to the project execution schedule;
 - c) Coordinate with authorities or respond to statutory notices.
- IV. Any request under this clause must be made in writing with a minimum of 7 (seven) working days' notice, and the OWNER/VENDOR may

[Handwritten signature]

For
[Handwritten signature]
NYK Realty LLP

For
[Handwritten signature]
NYK Realty LLP

decline any request that, in his reasonable opinion, imposes undue burden, liability, or reputational risk.

8. REPRESENTATIONS AND WARRANTIES BY OWNER/VENDOR: The OWNER/VENDOR hereby declares, confirms, and assures the DEVELOPER/PURCHASER that, to the best of their knowledge and belief, and as of the date of execution of this Agreement:

- I.** The OWNER/VENDOR has not entered into any agreement, understanding, commitment, or arrangement—whether written or oral—pertaining to the transfer, sale, lease, mortgage, or alienation of his 750 Sq.mts. undivided share in the SAID PROPERTY with any third party. The OWNER/VENDOR's title is free, absolute, and unencumbered, and no third-party rights exist thereon except those created under this Agreement.
- II.** The SAID PROPERTY is not the subject matter of any pending litigation, civil suit, criminal proceeding, arbitration, or tribunal proceedings before any court, forum, or authority, whether instituted by or against the OWNER/VENDOR or any previous title-holder, that would affect the OWNER/VENDOR's share or impede the development of the SAID PROJECT.
- III.** The SAID PROPERTY or any part thereof is not under acquisition or requisition, and there is no pending or anticipated notice or action under the Land Acquisition Act, 1894 (as replaced), the Requisition and Acquisition of Immovable Property Act, Defence of India Act, or any other similar statute or authority.
- IV.** The SAID PROPERTY was never tenanted and is not subject to any claim or proceeding under tenancy, mundkarship, agricultural occupancy, or leasehold rights, and no such claim is pending before any authority or tribunal.



[Handwritten signature]

For

[Handwritten signature]

NYK Realty LLP

For

[Handwritten signature]

NYK Realty LLP

- V. The SAID PROPERTY is free from all encumbrances, mortgages, charges, liens, litigation notices, injunctions, or security interests, whether statutory, contractual, or judicial, as of the date of execution.
- VI. No easement, license, right of way, or user right, express or implied, exists over, through, or in relation to the OWNER/VENDOR's share in the SAID PROPERTY that would in any way restrict or interfere with the exclusive enjoyment, possession, or development of the SAID PREMISES to be constructed under this Agreement.
- VII. There is no injunction, prohibition, restriction, or interim order issued by any Court, Tribunal, Municipal or Planning Authority or any statutory body that prohibits, impedes, or conditions the development of the SAID PROPERTY or its use for residential/commercial construction.
- VIII. The SAID PROPERTY is fit and eligible for development, and no covenant, restriction, or defect exists under local law or title history that legally restricts or disables lawful construction in accordance with the development parameters contemplated herein.



- A. Provided further that in the event any of the above declarations are subsequently found to be materially inaccurate or untrue, the OWNER/VENDOR shall, at the written request of the DEVELOPER/PURCHASER, take reasonable corrective action at their cost, provided such default was caused directly by the OWNER/VENDOR and not due to any past act, assistance, representation or title-related activity facilitated by the DEVELOPER/PURCHASER at the time of acquisition.

9. NO MANDATORY SALE RIGHT OR FORCED TRANSFER:

The parties acknowledge that this Agreement has been entered into on the basis of a Joint Development structure, and not as a conditional sale. Accordingly, the OWNER/VENDOR shall not be obligated to sell, transfer, or convey his share in the SAID PROPERTY or any part

11

For

NYK Realty LLP

For

NYK Realty LLP

thereof to the DEVELOPER/PURCHASER at any future date, except by mutual agreement.

- a) Any proposal by the DEVELOPER/PURCHASER for purchasing the OWNER/VENDOR's share, in full or in part, shall:
- b) Be purely optional and non-binding upon the OWNER/VENDOR, and shall not be treated as a contractual obligation or deemed right under this Agreement;
- c) Require a separate agreement of sale, to be negotiated independently, and the OWNER/VENDOR shall have the absolute right to accept, reject, or renegotiate the terms of such proposed sale;
- d) Be based on fair market value prevailing at the time of such offer, and shall not be benchmarked only to the notional value of the constructed Villa described in Schedule IV, which is being granted as consideration-in-kind for development rights;
- e) Not affect or extinguish any of the OWNER/VENDOR's other rights under this Agreement, including their right to retain possession, ownership, and exclusive enjoyment of the SAID PREMISES and underlying land.



10. NO RELATIONSHIP OF PARTNERSHIP, AGENCY OR CONSUMER: Nothing contained in this Agreement shall be construed as:

- I. Creating or implying any partnership, joint venture, agency, or fiduciary relationship between the OWNER/VENDOR and the DEVELOPER/PURCHASER, except to the limited extent of jointly contributing towards the execution of the SAID PROJECT under the terms expressly stated herein;
- II. Constituting either party as the principal or agent of the other for any purpose whatsoever, nor shall either party be entitled to represent, bind, or act on behalf of the other;

N - f.

For

NYK Realty LLP

For

NYK Realty LLP

- III. Granting any consumer rights to the OWNER/VENDOR qua the DEVELOPER/PURCHASER or vice versa. This being a co-development arrangement and not a commercial sale of goods or services, both parties expressly waive the applicability of the Consumer Protection Act, 2019, in respect of any issues arising out of the construction or delivery of the SAID PREMISES or the SAID PROJECT.

11. POSSESSION OF SAID PROPERTY:

- I. From the date of execution of this Agreement, the DEVELOPER/PURCHASER shall be permitted to enter upon and use the OWNER/VENDOR's share admeasuring 750 Sq.mts. in the SAID PROPERTY solely for the limited purpose of undertaking development of the SAID PROJECT, subject to and in accordance with the terms of this Agreement.
- II. This permission to enter and develop shall:
- a) Not be construed as a lease, license, tenancy, sale, or transfer of possession or interest;
 - b) Not affect or dilute the OWNER/VENDOR's exclusive title, ownership, and proprietary rights in the SAID PROPERTY;
 - c) Automatically terminate upon breach or termination of this Agreement or non-fulfillment of obligations by the DEVELOPER/PURCHASER.
- III. The DEVELOPER/PURCHASER shall ensure that the SAID PROPERTY is used strictly for lawful construction purposes only, and shall not permit any third party to use, sublet, or encroach upon the OWNER/VENDOR's share without written consent.
- IV. The OWNER/VENDOR shall continue to be deemed in constructive and legal possession of the SAID PROPERTY until final delivery of the SAID PREMISES, and any acts done by the DEVELOPER/PURCHASER shall be without prejudice to this continuing ownership.



N J

For

NYK Realty LLP

For

NYK Realty LLP

12. RIGHT TO SPECIFIC PERFORMANCE: Both parties expressly agree and acknowledge that the obligations undertaken herein are mutual, material, and specific, and any breach thereof shall entitle the non-defaulting party to seek specific performance, injunctive relief, or any other appropriate legal or equitable remedy under applicable law.

This Agreement shall be specifically enforceable in accordance with the provisions of the Specific Relief Act, 1963 (as amended), and nothing contained herein shall be construed to limit or restrict any party's right to enforce this Agreement by legal action, including enforcement of agreed timelines and obligations.



13. NOTICES AND COMMUNICATIONS: All letters, notices, communications to the OWNER/VENDOR and the DEVELOPER/PURCHASER, by or under this agreement or otherwise shall be addressed at the addresses aforesaid. Any change in the above address shall be notified by the concerned party to the other party, in writing. Until and unless the communication of such change in address is received by the other party the above address shall be deemed to be the valid and existing address of the parties. Any letters, reminders, notices, documents, papers or communication etc. sent on the above address or the changed address (subject to the immediately above preceding clause) by REGISTERED AD or Under Certificate of Posting shall be deemed to have been lawfully served and received by the respective parties.

14. GOVERNING LAW AND JURISDICTION:

- I. This Agreement shall be governed by, interpreted, and enforced in accordance with the laws of India.

p - 1

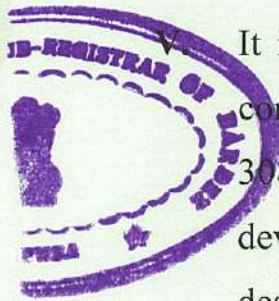
For

NYK Realty LLP

For

NYK Realty LLP

- II. The parties shall first attempt to resolve any dispute, claim, or difference arising out of or relating to this Agreement through mutual negotiation and discussion in good faith, within 30 (thirty) days of the dispute being notified in writing by either party.
- III. If the dispute remains unresolved beyond 30 days, the parties may:
- a) Refer the matter to mediation, facilitated by a mutually appointed mediator; and if unresolved,
 - b) Proceed to litigation.
- IV. Subject to the above, the courts at Mapusa, Goa, shall have exclusive jurisdiction over all matters arising from this Agreement.



It is agreed by and between the parties that after the construction is completed, the total built-up area will be more or less is admeasuring 308.23 sq mts., and wherein owner shall have 49.5% share and developers shall have remaining 50.5% share in the above said property described in Schedule-III written below.

- VI. For the purpose of stamp duty, the agreement is valued at Rs. 1,23,29,200/- (Rupees one crore twenty three lakhs twenty nine thousand two hundred Only) for which appropriate stamp duty @ 2.9% shall be paid and required registration fees of @ 3% shall be paid.

SCHEDULE I

(DESCRIPTION OF THE SAID LARGER PROPERTY)

All that property known "PADRIWADA" or "GAVOIVELIM BATTA" or "CODEM BATTA", admeasuring 8850 Sq.mts., surveyed under Survey No. 302 Sub Div No. 39 of Village of Tivim, within the limits and jurisdiction of the Village Panchayat of Tivim, Taluka and

N J.

For

NYK Realty LLP

For

NYK Realty LLP

Registration Sub District of Bardez, District of North Goa, State of Goa, and is bounded as follows:

East: By property surveyed under No. 302/40, 302/49 and by road,

West: By public road,

North: By property surveyed under No. 302/41, 302/47,

South: By property surveyed under No. 302/38, 302/49.

SCHEDULE II

(DESCRIPTION OF THE SAID PROPERTY)

All that distinct property known as "Gauvoivelim Batta" and or Padriwada and or Coddem Batta, admeasuring **1525** Sq.mts. surveyed under No. 302 Sub Div 39-A of Village Tivim in which exist a dilapidated house bearing No. 261 admeasuring about 200 Sq.mts. with separate toilet/store room having additional area of 30 Sq.mts. jutting out of boundary wall, situated within the limits and jurisdiction of the Village Panchayat of Tivim, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, inscribed in the Land Registration Office of Bicholim under inscription No. 4321 of folio 75 and 75v of Book G7 which is record the transmission of properties under description No. 5632 and 5633 at folio 293v to 299v of Book B-1 Old Bardez of series 2a and described property under description No. 7262 and 7263 at folio no. 43v of Book 19 in the Land Registration office of Bicholim which together constitutes entire property known as "Coddem Batta". The SAID PROPERTY has real index No. 1 new at folio 11v and is inscribed in the matríz predial (Land Revenue Record) under No. 1836. The entire plot is protected by laterite stone boundary wall with entrance from the road side and is bounded;

East: By part of property bearing Survey No. 302/39 of Village Tivim, Bardez, Goa;

West: By Public Road;

North: By property bearing Survey No. 302/41 of Village Tivim, Bardez, Goa; and



1/1

For

NYK Realty LLP

For

NYK Realty LLP

South: By part of property bearing Survey No. 302/39 of Village Tivim, Bardez, Goa.

SCHEDULE III

(DESCRIPTION OF THE 750 Sq.mts. OF THE SAID PROPERTY)

All that undivided share of 750 Sq.mts., of distinct property known as "Gauvoivelim Batta" and or Padriwada and or Coddem Batta, surveyed under No. 302 Sub Div 39-A of Village Tivim in which exist a dilapidated house bearing No. 261 admeasuring about 200 Sq.mts. with separate toilet/store room having additional area of 30 Sq.mts. jutting out of boundary wall, situated within the limits and jurisdiction of the Village Panchayat of Tivim, Taluka and Registration Sub District of Bardez, District of North Goa, State of Goa, inscribed in the Land Registration Office of Bicholim under inscription No. 4321 of folio 75 and 75v of Book G7 which is record the transmission of properties under description No. 5632 and 5633 at folio 293v to 299v of Book B-1 Old Bardez of series 2a and described property under description No. 7262 and 7263 at folio no. 43v of Book 19 in the Land Registration office of Bicholim which together constitutes entire property known as "Coddem Batta". The SAID PROPERTY has real index No. 1 new at folio 11v and is inscribed in the matriz predial (Land Revenue Record) under No. 1836. The entire plot is protected by laterite stone boundary wall with entrance from the road side. This property is more particularly identified in the survey plan annexed hereto.

SCHEDULE IV

(DESCRIPTION OF THE SAID PREMISES/VILLA)

ALL THAT premises identified as Villa admeasuring built up area of 308.23 sq.mts., consisting of Living room, Kitchen, Three Bedrooms and Four Toilet and Bathroom, with an independent Swimming Pool, along with undivided proportionate land area admeasuring 371 Sq.mts. with

N /

For

NYK Realty LLP

For

NYK Realty LLP

separate access to the villa, which Villa is delineated in the plan annexed hereto.

After the construction is completed the Owner shall have 49.5% share equivalent to built-up area more or less is admeasuring 308.23 sq mts., in the proposed development and the Developer shall have remaining 50.5% share in the above said property.

SCHEDULE V

(SPECIFICATIONS OF THE SAID PREMISES)

1. Structure: RCC structure, 23 cm thick external walls and 11 ½ cm thick internal walls.
2. Flooring: With natural stones or vitrified tiles in the living and vitro crystal tiles in the Bedroom.
3. Internal Décor: Cement plaster with neeru finish with acrylic paint.
4. External Décor: Double coat sand cement plaster with cement paint.
5. Doors and windows: Wood / Aluminum windows.
6. French Doors: P.B.C. Shutters / Aluminum.
7. Kitchen: Granite platform, stainless steel sink, ceramic tiles dado upto 60cms. Above platform.
8. Toilets: Floor and walls in ceramic tiles full height with coloured wash basin, European commode and shower.
9. Electricals: Concealed electrical fittings with copper wiring and reputed brand switches.
10. Water Supply: Provision of sump / overhead tank.

IN WITNESS WHEREOF the parties hereto have signed this agreement on the day, month and year first hereinabove mentioned and in the presence of the witnesses herein below mentioned.

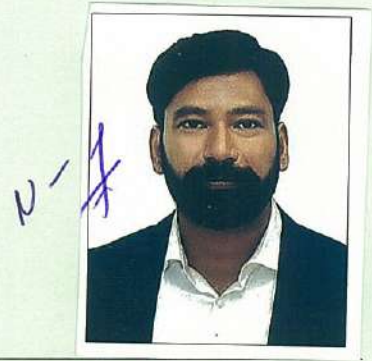
N J.

For

NYK Realty LLP

For

NYK Realty LLP



SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDOR/OWNER

MR. NARENDRA RAM NAMBULA

N

L.H.F. Prints

R.H.F. Prints



(1)



(1)



(2)



(2)



(3)



(3)



(4)



(4)



(5)



(5)

N

For

NYK Realty LLP

For

NYK Realty LLP





SIGNED, SEALED AND DELIVERED

by the within named PURCHASER/DEVELOPER

MR. VARUN NAYAK designated
partner of **NYK REALTY LLP**

For

NYK Realty LLP

L.H.F. Prints

R.H.F. Prints

(1) 

(1) 

(2) 

(2) 

(3) 

(3) 

(4) 

(4) 

(5) 

(5) 



N. J.

For

NYK Realty LLP

For

NYK Realty LLP



SIGNED, SEALED AND DELIVERED
by the within named PURCHASER/DEVELOPER

MR. VINAY VITHAL NAYAK
designated partner of **NYK**
REALTY LLP

For 
NYK Realty LLP

L.H.F. Prints

R.H.F. Prints



(1) 

(1) 

(2) 

(2) 

(3) 

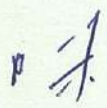
(3) 

(4) 

(4) 

(5) 

(5) 



For 
NYK Realty LLP

For 
NYK Realty LLP

In the presence of:-

1. globo,

MRS. IONA VERA VAZ E LOBO

H no. 5/139 umta vaddo Calangute North Goa 403516.

2. JH

MRS. JUDY LOURDES MARTINS

H no 234 Vaddem Socorro Bardez Succour PSSK North Goa 403501.



N /

For

JH
NYK Realty LLP

For

JH
NYK Realty LLP



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Tivim Village
Survey No.: 302 , Subdivision No.: 39-A

Scale 1:1000

Reference No.: REV192471523



N 7.

For

NYK Realty LLP

For

NYK Realty LLP

This record is computer generated on 28-08-2024 10:36:27. 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



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 07-Aug-2025 10:35:41 am

Document Serial Number :- 2025-BRZ-4350

Presented at 10:32:17 am on 07-Aug-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	357600
2	Registration Fee	369880
3	Processing Fee	1000
Total		731560

Stamp Duty Required :357600/-

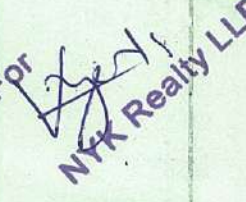
Stamp Duty Paid : 357600/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VARUN NAYAK Designated Partner Of NYK REALTY LLP Father Name:Nagesh Bekal Nayak,,Age: 37, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Survey No. 4/3/1, Kool Homes Rising Landscape, Flat No. B 103, Near DPS School, Mohammad wadi, Pune City, Pune, Maharastra, 411060, Address2 - , PAN No.:			 NYK Realty LLP

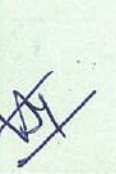
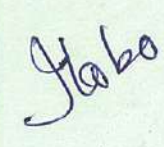
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NARENDRA RAM NAMBULA , Father Name:Ram Parameswara Nambula, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, Z8 A, TGB Megdutam Sector 50 Gautam Buddha Nagar Uttar Pradesh 201301 and presently residing at 8-3-898/10 F No. 201, K L N Enclave, Nagarjuna Nagar, Near Kamma Sangam, Srinagar Colony, Khairatabad, Hyderabad Telangana- 500004, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	VARUN NAYAK Designated Partner Of NYK REALTY LLP , Father Name:Nagesh Bekal Nayak, Age: 37, Marital Status: ,Gender:Male,Occupation: Business, Survey No. 4/3/1, Kool Homes Rising Landscape, Flat No. B 103, Near DPS School, Mohammad wadi, Pune City, Pune, Maharastra, 411060, PAN No.: [REDACTED]			 For NYK Realty LLP
3	VINAY VITHAL NAYAK Designated Partner Of NYK REALTY LLP , Father Name:Vithal Nayak, Age: 42, Marital Status: ,Gender:Male,Occupation: Business, Flat No. S1, Bldg B, Samruddhi lifestyle, Penha De Franca, Porvorim, Bardez, Goa, 403521, PAN No.: [REDACTED]			 For NYK Realty LLP

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Judy Lourdes Martins, Age: 51, DOB: , Mobile: 9764300378 , Email: , Occupation: Service , Marital status : Married , Address: 403501, H.no 234 Vaddem Socorro Bardez Succour PSSK North Goa, H.no 234 Vaddem Socorro Bardez Succour PSSK North Goa, Socorro, Bardez, North Goa, Goa			
2	Name: Iona Vera Vaz E Lobo, Age: 63, DOB: , Mobile: 9421084631 , Email: , Occupation: Housewife , Marital status : Married , Address: 403516, H no. 5/139 umta vaddo Calangute North Goa , H no. 5/139 umta vaddo Calangute North Goa , Calangute, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

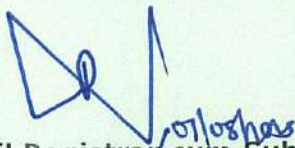
Document Serial Number :- 2025-BRZ 4880

Document Serial No:-2025-BRZ-4350

Book :- 1 Document

Registration Number :- **BRZ-1-4246-2025**

Date : 07-Aug-2025



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

**SUB-REGISTRAR
BARDEZ**

