

Phone No:
Sold To/Issued To:
Mario Beraldo Fernan
For Whom/ID Proof:
AADPF6051B

भारत INDIA
INDIA NON JUDICIAL

APV FINANCIAL
APV Financial,
Office No. 38, Thianlam
opposite Vision Hospital
Mapusa Goa. 403507
GGA
गोवा



सत्यमेव जयते
भारतीय गैर न्यायिक



₹ 0632800/-
ZERO SIX THREE TWO EIGHT ZERO ZERO

Other
38152071693847922562-00001197
3815207 35/02/06/2021-RD11

For APV FINANCIAL

[Signature]
Authorised Signatory



Sub. No. 2023-BR2-4481
06/09/2023

AGREEMENT FOR SALE

[Signature]

[Signature]

[Signature]

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This agreement for sale is made at Mapusa on this 6th day of September 2023;

BETWEEN

(1) **MR JOSE CAITANO FERNANDES alias JOSEPH CAJETAN FERNANDES alias JOSEPH CAITANO FERNANDES alias JOSEPH FERNANDES, alias JOSEPH CAJATENO FERNANDES alias JOSEPH LAJETAN FERNANDES**, son of late Rosario Fernandes, 94 years of age married, retired, Indian National, PAN [REDACTED] and Aadhar No [REDACTED] and his wife of

(2) **MRS. MARIA ANGELA FERNANDES alias MARIA ANGELA VERODIANA D P FERNANDES alias ANGELA FERNANDES alias ANGELA U FERNANDES**, daughter of Jose Sebastiao Fernandes and wife of Jose Caitano Fernandes 86 years of age married, housewife. Married, Indian National, PAN [REDACTED] and Aadhar No [REDACTED], both residents of H no 181, Feira Alta, Mapusa, Bardez, Goa

(3) **MR. WILLIAM ROZARIO FERNANDES**, son of Joseph Cajateno Fernandes alias Jose Caitano Fernandes, 61 years of age, married, Service, Indian National, PAN [REDACTED], Passport No [REDACTED] and his wife

(4) **MRS. VANITA VIOLET FERNANDES alias VANITA V FERNANDES**, daughter of Paul Goveas Frederic and wife of William Rozario Fernandes, 52 years of age, married, Service, Indian National, PAN [REDACTED], Passport No [REDACTED], both residing at A-504 Krishnadeep Apartment, Yashwant Nagar Kole Kalyan, Santacruz East, Mumbai Maharashtra.

(5) **MRS. MARILYN SHAILENDRA KARKERA alias MRS. MARILYN KARKERA**, daughter of Joseph Fernandes alias Jose Caitano Fernandes wife of Shailendra Karkera, 60 years of age, housewife, married, Indian National, PAN E [REDACTED], Aadhar no [REDACTED] and her husband

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(6) **MR. SHAILENDRA KARKERA alias SHAILENDRA RAMA KARKERA**, son of Rama Karkera, 62 years of age, married, Indian National, Business, PAN [REDACTED], Aadhar No [REDACTED], both residing at H no 181, Feira Alta, Mapusa, Bardez, Goa.

(7) **Mr. WILFRED J. FERNANDES alias Mr. WILFRED JOSEPH FERNANDES**, son of Joseph Lajetan Fernandes alias Jose Caitano Fernandes, 54 years of age, married, Indian National, Service, PAN [REDACTED], Passport No [REDACTED] and his wife

(8) **MRS. SKEETER FERNANDES**, daughter of Anthony Peres Aloysius and wife of Wilfred Joseph Fernandes, 49 years of age, Service, married, Indian National, PAN [REDACTED], Passport No [REDACTED] both residing at H no 181, Feira Alta, Mapusa, Bardez, Goa and residing at 78A, Misquitta Street, Vile Parle East, Mumbai 57, hereinafter called the 'VENDORS', (which expression shall, unless repugnant to the context be deemed to include their heirs, nominees, legal representatives, executors, successors, administrators and / or assignees) of the FIRST PART



AND

Mr. MARIO BERALDO FERNANDES, son of late Constancio Fernandes, 56 years of age, married, civil engineer, Indian National PAN card no [REDACTED], Aadhar card No [REDACTED], residing at House no 242/A1, St. Jerome vaddo Duler, Mapusa, Bardez, Goa, proprietor of M/s MARIO FERNANDES & CO, hereinafter called the PURCHASER, (which expression shall unless repugnant to the context be deemed to include his nominees, legal representatives, executors, successors, administrators and / or assignees) of the SECOND PART.

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WHEREAS **Vendors no 1 and 2** are represented herein by their attorney their daughter **MRS. MARILYN SHAIENDRA KARKERA alias MARILYN KARKERA**, daughter of Joseph Fernandes and wife of Shailendra Karkera, 60 years of age, housewife, married, Indian National, PAN [REDACTED], Aadhar no [REDACTED], residing at H no 181, Feira Alta, Mapusa, Bardez, Goa, Vide Power of Attorney Registered under Registration no 538/23, dated 26/07/2023, before Notary Tulsidas V Naik, Mapusa, Bardez Goa.

And **Vendor no 4** is represented herein by her attorney her husband **MR. WILLIAM ROZARIO FERNANDES**, son of Joseph Cajateno Fernandes alias Jose Caitano Fernandes, 61 years of age, married, Service, Indian National, PAN [REDACTED], Passport No [REDACTED], residing at H no 181, Feira Alta, Mapusa, Bardez, Goa, vide power of attorney registered under registration no 3855/2023, dated 10/08/2023, before Notary Vikesh K. Harmalkar, Mapusa. Bardez Goa.

And **Vendor no 7** is represented herein by his attorney his wife **MRS. SKEETER FERNANDES**, daughter of Anthony Peres Aloysius and wife of Wilfred Joseph Fernandes, 49 years of age, Service, married, Indian National, PAN [REDACTED], Passport No [REDACTED], residing at H no 181, Feira Alta, Mapusa, Bardez, Goa, vide power of attorney registered under registration no 344/2023, dated 08/07/2023, before Notary Benedict D Nazareth, Mapusa. Bardez Goa,

WHEREAS within the limits of the Mapusa Municipal Council this property being hereinafter referred to as the "SAID PROPERTY" and being described more particularly in the SCHEDULE I, hereinafter written.

Whereas the vendors are the owners in lawful possession of the property in the town of Mapusa, which is a part or portion of the land known as "Fralda de Oiteiro" within the limits of the Mapusa Municipal Council, Bardez Taluka, Sub

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District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under no 38103 at folio 185V of book B-97, presently surveyed under Chalta no 50,51,52,53 and 54 of P.T. Sheet no. 135 of City Survey of Mapusa, Bardez, admeasuring 1091 square meters and bounded:-

On the east: path and Property bearing chalta No 45 of PT Sheet No 135 of Mapusa city.

On the West: pathway and property bearing chalta no 62 of P T Sheet No 135 of Mapusa City.

On the North: Road and Property bearing chalta No 47, 57 and 59 of PT Sheet No 135 of Mapusa city.

On the South: Property bearing chalta No 55 and 56 of PT Sheet No 135 of Mapusa city.

There total area of this property admeasuring 1091 Sq. mts hereinafter referred to as 'the said property' which is fully described in the schedule I hereinafter appearing.



WHEREAS the said property is described under the Land Description no. under no 38103 at folio 185V of book B-97 of the Land Registration Records of Bardez, and is found to be duly inscribed in favour of Jose Caitano Fernandes under inscription no 34875 at folio no 176 of Book G 38, having been purchased from Pascoal Goes and his wife Christalina Fernandes vide Deed of Sale, Quittance and Consent dated 28th March 1947, found recorded at folio 83 of Book No 468 of Notary Camilo Manuel Antonio Henrique do Rosario e Souza.

WHEREAS by an agreement of family settlement dated 5th September 2023, registered before Notary Benny Nazareth, registered under registration no 436/2023, dated 5th September 2023, the vendors herein agreed to a family

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settlement amongst themselves to divide and allocate the shares amongst themselves.

AND WHEREAS the PURCHASER, has approached the VENDORS with a desire to purchase the SAID PROPERTY.

AND WHEREAS in pursuance to the negotiations between the VENDORS and the PURCHASER and after independently satisfying himself about the title of the VENDORS to the SAID PROPERTY, the PURCHASER has agreed to purchase the SAID PROPERTY from the VENDORS for a total consideration of Rs. 218,20,000/- (Rupees Two hundred eighteen lakhs twenty thousand only) .An amount of Rs. 4,00,000 /- (Rupees Four lakhs only) being the money component and an amount of Rs. 214,20000/- (Rupees Two hundred fourteen lakhs twenty thousand only) being the non negotiable kind component by the deliver unto the VENDORS the constructed 1648 square meters built up area as indicated in the SCHEDULE II appended hereto.



NOW THIS AGREEMENT WITNESSETH AS UNDER:

1. That in consideration of an amount of **Rs. 218,20,000/- (Rupees Two hundred eighteen lakhs twenty thousand only)** to be paid by the PURCHASER to the VENDORS, being an amount of Rs. 4,00,000 /- (Rupees Four lakhs only) out of which an amount of Rs. 40000/- (Rupees Forty thousand only) being deducted as TDS on cheque component and Rs. 214,200/- (rupees Two lakh fourteen thousand two hundred only) as TDS of built up component and the balance amount of Rs. 1,45,800/- (Rupees One lakh forty five thousand eight hundred only) to be paid by the PURCHASER to the VENDORS in monetary form and an amount of Rs. 214,20000/- (Rupees Two hundred fourteen lakhs twenty thousand only) to be paid by the kind component by the delivery unto the VENDORS the constructed of 1648 square meters built up area, which shall be paid by

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the PURCHASER to the VENDORS by allotting an area of 206 sq.mtrs of the built up Area in form of 8 no. of apartments along with proportionate undivided share of the land equivalent to Rs. 214,20000/- (Rupees two hundred fourteen lakhs twenty thousand only) the VENDOR hereby agrees to sell and the PURCHASER hereby agrees to purchase the said plot. The 1648 sq.mtrs of the carpet Area in form of 8 no. of apartments of 206 m2 built up area are more particularly described in the Schedule -III herein under.

2. The VENDORS does hereby assure the PURCHASER about their marketability of title to the SAID PROPERTY described in Schedule I hereunder.
3. The VENDORS declare that they now have in themselves good right, full power and absolute authority to grant, convey, transfer and assure the SAID PROPERTY and shall convey the same upon receipt of the entire consideration by a Deed of Sale in favour of the PURCHASER or its nominees.
4. The purchaser have scrutinized the title of the vendors to the said property and are satisfied that the vendors have full powers and absolute authority to sell the said property .
5. The vendors do indemnify the purchaser against any losses if any suffered on account of any defect in title of vendors in the said property.
6. The Vendors shall at cost and expenses of purchaser do all and whatever acts that may be required for more perfectly conveying the said PROPERTY to the purchaser as may reasonably be required.
7. The vendors has not entered into any agreement with or in favour of any person/s any deed of sale or agreement in respect of said property described in schedule I hereto or part thereof.
8. The Vendors declare that the said property hereby agreed to be sold are free from any liens, encumbrances, charges and shall not create any lien, charge or encumbrance over the same during subsistence of this agreement.



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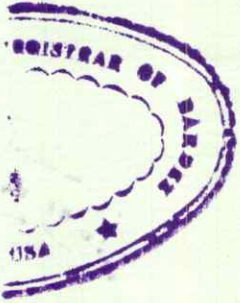
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9. The purchaser and/or his successors in title the persons to whom the said property is, transferred, assigned, sold given possession of after conveyance, shall from time to time sign all applications, papers and documents and do all acts, deeds and things as the vendor may require for safeguarding the interest of the vendors.
10. All costs expenses, charges, stamp duty, registration fees etc. in respect of sale deed of said plot shall be borne by the purchaser. After the entire consideration for the said property is duly paid by the Purchaser, the purchaser shall be entitled to seek conveyance of the said property in his favour and claim possession of said property and till such time the legal and constructive possession will continue with the VENDORS. All liabilities of the Vendors as applicable under the law including but not limited to taxes both direct and indirect, municipal taxes, infrastructure tax, electricity transformer, cess, GST of the built up area allotted to the vendors, sinking fund, maintenance deposits, levies and or other charges and/or stamp duty and/or registration fees for transferring of land/ handing over possession of vendors premises will be paid by the vendors



Taxes & others charges payable by the Vendors as applicable today	
Infrastructure tax	@1200/m2 to be paid as demand
House tax	@20/m2(or as charged by the municipality)
Cess	1% of cost of construction or as applicable proportionately
GST	@5% cost of built up area calculated at Rs 60,000/- m2
Sinking fund	@500/m2 of built up area to be paid at taking possession
Monthly contribution towards the maintenance	@ Rs 25/m2 of built up area - to be paid at handing over - yearly contribution
Stamp duty & Registration charges	As per applicable rates to be paid while executing any deed per document
Legal charges	Rs 20,000/- for any legal document specifically

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	applicable to the vendor
Electricity Transformer	Proportionate actual cost of transformer station plus electrical meter
TDS on cheque component 10%	Rs 40,000/-
TDS on build up component 1%	Rs 2,14,200/-

11. That the SAID PROPERTY is zoned as par present O.D.P with Permissible F.A.R. for construction being 200 % on the SAID PROPERTY as per the Goa (Regulation of Land Development and Building Construction) Act, 2008. The said FAR of 200 % is available on the entire SAID PROPERTY.
12. The PURCHASER undertakes that the area of 1648 square meters built up area in form of 8 nos. of apartments along with undivided share in the land more particularly described in the schedule-II shall be delivered within a period of 30 months, with an extension of 6 months in case of unforeseen situations only from the date of execution of this present. In case the PURCHASER fail to construct the SAID PROJECT on the SAID PROPERTY within the time frame agreed hereinabove including extension, the VENDORS shall have an option to claim from the PURCHASER the amount of Rs. 218,20000/- (Rupees Two hundred eighteen lakhs twenty thousand only) which was payable and in lieu of the constructed area. It has however also been agreed upon that in case part constructed area is delivered this amount shall be proportionately reduced and be applicable only to the extent of the undelivered area. It has been agreed upon by the PURCHASER that the said amount after the due date given for the handing over of the constructed area shall bear an interest calculated at balance amount payable thereon @12% per annum from the date the claim for the amount is made by the VENDORS till actual payments. It is specifically agreed upon that in case of the PURCHASER are unable to comply with the stipulated time period of delivery of the said flats, the PURCHASER will pay an amount of Rs. 125,00000/- (Rupees one hundred twenty five lakhs Only) as compensation to the VENDORS without any further disputes.









13. The PURCHASER shall be free to sell, all the built up area which the PURCHASER shall construct in the SAID PROPERTY (except the carpet area to be allotted to the VENDORS as per Schedule-II).
14. The VENDORS hereby declares that the VENDORS have not received any notice from Government, Mapusa Municipal Councilor any other public authorities or body whereby development of the said property and the construction work of the building or buildings thereon in any manner affected.
15. Both the parties to this Deed are entitled for specific performance of each and every clause of this Deed.
16. The PURCHASER on the completion of the project shall transfer the SAID PROPERTY with or without the Building in favour of any Society / Entity that may be formed.
17. The Purchaser, upon obtaining the occupancy certificate from the competent authority shall offer in writing the possession of the units to the vendors. The vendors will join the entity formed for the maintenance of the building and shall take possession of the units within 1 month of the written notice by making all necessary and applicable payments. In case the vendors fails to take possession within the 30 days time provided, Vendors shall continue to be liable to pay maintenance charges as applicable including all Government rates, taxes, charges, interest on delay(@ 12% per annum) and all other outgoing and expenses of and incidental to the management and maintenance of the said units in the building.
18. Both the Parties to this agreement shall be entitled for specific performance of this Contract and Court at Mapusa, Goa shall have the jurisdictions to try and entertain the disputes between the parties.
19. The possession of the "said property" has been retained by the Vendors till such time the entire consideration is paid by the Purchaser to the Vendors. The developer is provided uninterrupted access to the "said property" in order to be able to carry out the work of



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construction/development as necessary and as contemplated by this agreement.

20. That all notices to be served on the Vendors and the purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Vendors or the purchaser by Registered Post A.D and notified Email ID/Under Certificate of Posting at their respective addresses specified below:-

MR JOSE CAITANO FERNANDES

C/o Marilyn Karkera
shop no 23, Old Municipal Market,
Behind Cine Alankar, Mapusa, Bardez, Goa
Notified Email ID: [REDACTED]

M/s Developer/ purchaser name :**MS MARIO FERNANDES & CO,**
6 Comunidade ghor, 2nd floor,
Above vodafone store, Angod, Mapusa
Notified Email ID: [REDACTED]



21. That all the Profits / losses arising out of such construction by the PURCHASER, on behalf of third parties as aforesaid, PURCHASER at the cost and expenses of the later, shall exclusively accrue to the PURCHASER and be enjoyed by him without any objection from the VENDORS, and the VENDORS shall not be liable in any manner.
22. In the event of any litigation arising on account of any defect in the title of the VENDORS leading to the cessation of the development or construction activity in the "said property", then the time limits fixed for the performance of the obligations on the part of the DEVELOPER / PURCHASER shall be extended by the actual period of any such delay. In such case, the VENDORS undertake to get the title corrected at their own cost without any liability to the DEVELOPER/ PURCHASER.

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23. That the VENDORS simultaneously with the execution of the instant agreement shall execute a power of attorney in favor of the PURCHASER and / or his nominee/s in order to enable the PURCHASER to implement the provision of this agreement. The Power of attorney shall be limited to licensing, facilitating of construction and to enter into agreements to sell the flats/ shops/offices/ stilt etc. only and there will be no power to sell or convey any part of the "said property".
24. That on execution of the instant agreement the PURCHASER shall be entitled to construct on the said 1091 square meters part of the said property shops, offices, flats, stilts, and other premises of whatsoever nature for and on behalf and at the cost of the PURCHASER and / or other persons / third parties.
25. That the PURCHASER shall be entitled to get approved / revised, passed and issued all building licenses and permits required for the purpose of building from any department of government, semi or quasi Government / Agency, Authority, Revenue court, Planning & Development body, local authority etc at his cost. The Vendors shall have no responsibility whatsoever with regard to the preparation of plans and execution of the buildings even though plans and licenses may be in the name of the Vendors for the entire "said property", as the Purchaser has got the same prepared and approved. The Purchaser undertakes to obey all applicable laws in respect of the same.
26. The VENDORS are not members of Scheduled Caste/ Schedule Tribe category and the PURCHASERS too are not a member of any Scheduled Caste or Scheduled Tribe in terms of the Notification bearing No. RD/LAND/LRC/318/77 dated 21/08/1978.
27. That the total consideration amount of Rs.218,20000/- (Rupees Two hundred eighteen lakhs twenty thousand only) is the fair and reasonable price of the SAID PROPERTY and the total Stamp duty payable is Rs. 6,32,800/-.

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**SCHEDULE I ABOVE REFERRED TO
DESCRIPTION OF THE SAID PROPERTY**

All that landed property (demarcated in red in the plan annexed hereto) in the town of Mapusa, which is a part or portion of the land known as "Fralda de Oiteiro" within the limits of the Mapusa Municipal Council, Bardez Taluka, Sub District of Bardez, District of North Goa and State of Goa, described in the Land Registration Office of Bardez under no 38103 at folio 185V of book B-97, presently surveyed under Chalta no 50,51,52,53 and 54 of P.T. Sheet no. 135 of City Survey of Mapusa, Bardez, ^{admeasuring 922, 22, 103, 20 and 24m² respectively.} totally admeasuring 1091 square meters and bounded:-

On the east: path and Property bearing chalta No 45 of PT Sheet No 135 of Mapusa city.

On the West: pathway.

On the North: Road and Property bearing chalta No 47, 57 and 59 of PT Sheet No 135 of Mapusa city.

On the South: Property bearing chalta No 55 and 56 of PT Sheet No 135 of Mapusa city.

SCHEDULE II (allocation to the respective vendors)

(Specifications of units)

Unit No	Built up area in m ²	floor	Parking bay no	vendor
103	206	First	1 & 2	Vendor No 1
203	206	Second	3 & 4	Vendor No 2
701	206	seventh	12 & 13	Vendor No 3
801	206	Eight	14 & 15	Vendor No 4
303	206	Third	6 & 7	Vendor No 5
403	206	fourth	8 & 9	Vendor No 6
703	206	seventh	5 & 18	Vendor No 7
803	206	Eight	19 & 20	Vendor No 8

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Parking bays allocated are also marked in the attached plan

PAYMENT SCHEDULE

1	Vendor no 1	Cheque no 001769	Rs 18225/-
2	Vendor no 2	Cheque no 001762	Rs 18225/-
3	Vendor no 3	Cheque no 001763	Rs 18225/-
4	Vendor no 4	Cheque no 001764	Rs 18225/-
5	Vendor no 5	Cheque no 001765	Rs 18225/-
6	Vendor no 6	Cheque no 001766	Rs 18225/-
7	Vendor no 7	Cheque no 001767	Rs 18225/-
8	Vendor no 8	Cheque no 001768	Rs 18225/-

Structure: - R.C.C. framed structure (of M30 grade)with columns, beams and slab as per the design approved by the MMC/ PWD.

Walls: - External walls to be of 20/15 cm thick laterite stone/cement concrete blocks/bricks/AAC blocks or equivalent in cement mortar 1:4 or adhesive, internal walls to be of 10-cm thick bricks/ blocks/AAC blocks in cement mortar 1:3/adhesive. External walls to be plastered with two coats of plaster (last coat to be sand faced). Internal walls to be plastered with one coat of cement gypsum plaster and the second coat of Neeru/putty or equivalent.

Flooring: - Flooring and skirting to be in Vitrified tiles laid in cement mortar.

Painting: - All internal walls to be painted with plastic paint. All doors to be French polished/ painted. Toilet and external doors will be oil painted. External walls to be painted with waterproof acrylic paint or equivalent.

Doors & Windows: - All doorframes to be of imported Sal wood 2 ½"x4". All doors to be panelled / flush type in good quality teak or equivalent. All hardware will be of standard aluminium type. All windows and ventilators to be of sliding/casement aluminium, 3/4th" series. Windows will be provided with 10mm square bar grill of standard design and mosquito netting.

Toilets: - Floors to be of ceramic tiles. Walls to be provided with light pastel shade ceramic tiles up to the door height. Sanitary ware to consist of

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commode/IWC, washbasin, shower rose and washing tap. Glass shower enclosure will be provided for the wet/ shower area.

Kitchen: - Polished black granite top kitchen counter 2' wide with a single bowl stainless steel sink will be provided as shown in the plan annexed hereto. Wall backing the kitchen counter will be tiled for 2' height with light pastel shade ceramic tiles. Cabinets with trolleys (Cutlery 1 no, cup/saucer 1No, Thali/ Plate 1 No, Plain/multipurpose trolleys 2 No , Bottle pull out 1 No, Dust bin 1 No)will be provided below the kitchen counter.

Plumbing: - All plumbing to be in CPVC/RPVC pipes only. Underground drainage to be in stone ware/PVC pipes only with inspection chambers, traps to be linked to the septic tank and soak pit. Waste water will be linked directly to a soak pit. Hot and cold water arrangement will be provided for bath area only.

Water Supply:- Assured water supply from proposed tube well/ main PWD water supply by way of an underground sump linked to the overhead master tank.

Electrification: All electrification to be of concealed type with good quality copper wires and Anchor plate type switches or equivalent.

Living room: 2 light points, 2 fan points, 2 -5Amps plug points, TV point

Dining room: 2 light points, 1 fan point, 1 telephone point, 1-5Amps plug point.

Bed room/s: 2 light points, 1 fan point, 2 -5Amps point.

Master bedroom: 2 light points, 1 fan point, 1 AC point, 1 TV point, 1 telephone point, 2-5Amps plug point.

Kitchen: 2 light points, 1 exhaust fan point, 2-5Amps plug point, 1 -15amps plug point.

Toilet: 1 light point, 1-5Amps point, 1-geyser point.

WC: 1 light point

Passage: light point if necessary besides one bell point.

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Balcony: 1-light point.

Anti-termite:- Anti-termite treatment will be done at the foundations.

Staircase and balcony railings: Stainless steel of grade 304 with toughened glass will be provided for balconies. Stainless steel of grade 304 with standard pipe will be provided for the staircase.

Lift:- Two standard 5/6 persons capacity lifts with Auto Rescue Device will be provided in the ducts of Dyna or equivalent make. Lift will be linked to the generator of suitable capacity.

Item	Unit	Basic rate in Rs
Fly ash block 20cm	No	26
Fly ash block 10cm	No	20
50Kg Cement bag	No	350
AAC block 15/20cm	No	75
Flooring tiles	Sqft	56
Dado tiles	Sqft	56
Concrete grade M30	M3	6186
Steel	ton	57
Internal paint	M2	120
External paint	M2	150
Main Door	No	10000
Bedroom Door	No	9000
Toilet door	No	4200
Commode	No	6500
Wash basin	No	3500
Taps Jaquar/Kerovit (joy series) or equivalent		Will be informed
Electrical point	No	Will be informed
Windows	Sqft	Will be informed
Kitchen sink	no	3000/no
Balcony railing	rft	1000/rft
Staircase railing	rft	800/rft

IN WITNESS WHEREOF both the parties hereto have signed this agreement on the day, month and the year mentioned hereinabove first.

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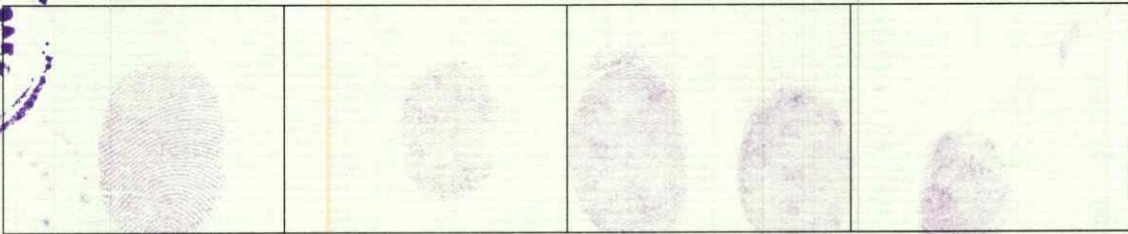
For and behalf of VENDORS



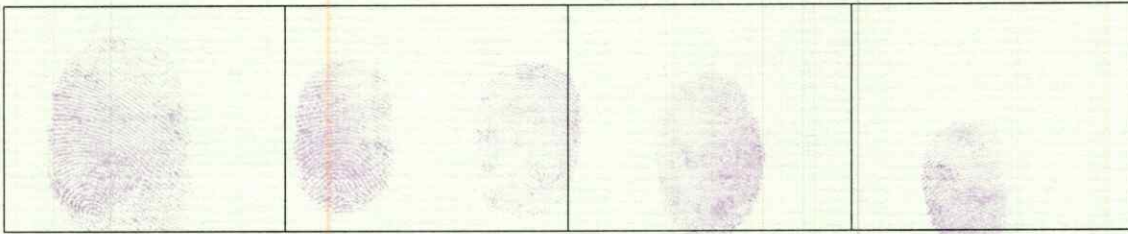
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MRS. MARILYN SHAIENDRA KARKERA alias MRS. MARILYN KARKERA (
For self and POA for MR JOSE CAITANO FERNANDES alias JOSEPH CAJETAN
FERNANDES alias JOSEPH CAITANO FERNANDES alias JOSEPH
FERNANDES, alias JOSEPH CAJATENO FERNANDES alias JOSEPH LAJETAN
FERNANDES
and MRS. MARIA ANGELA FERNANDES alias MARIA ANGELA VERODIANA D
P FERNANDES alias ANGELA FERNANDES alias ANGELA U FERNANDES)



(Thumb LEFT HAND FINGER TIPS IMPRESSIONS)



(Thumb RIGHT HAND FINGER TIPS IMPRESSIONS)

Fernandes

J.P. Fernandes

Shailendra
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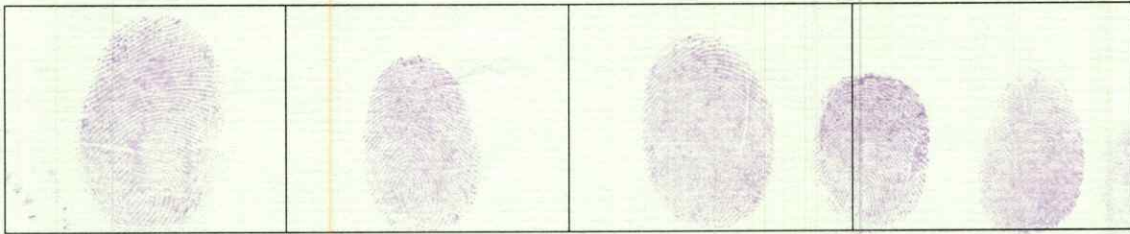
For and behalf of VENDORS



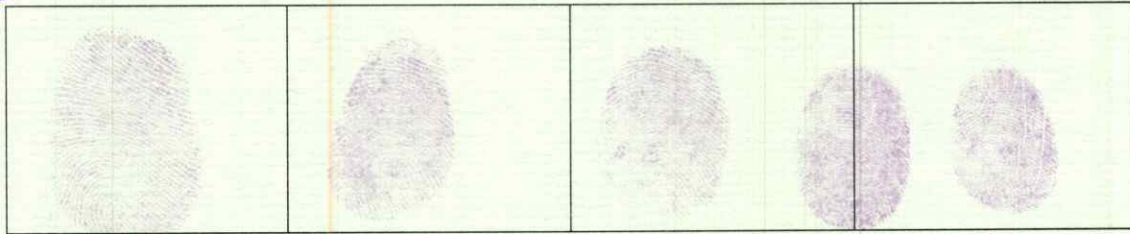
WR Fernandes

WR Fernandes

MR. WILLIAM ROZARIO FERNANDES(For self and POA for MRS. VANITA VIOLET FERNANDES alias VANITA V FERNANDES



(Thumb LEFT HAND FINGER TIPS IMPRESSIONS)



(Thumb RIGHT HAND FINGER TIPS IMPRESSIONS)

Fernandes

WR Fernandes

Shailendra

Shrinivas

[Large signature]

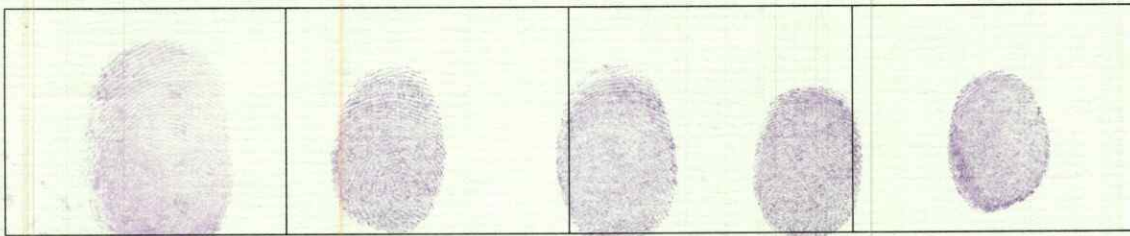
VENDOR



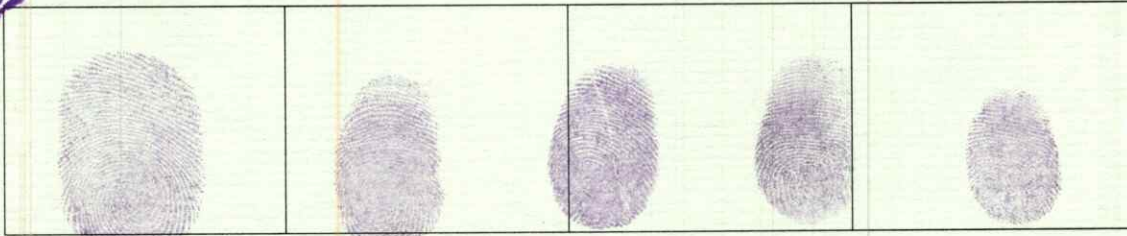
Signature

Signature

MR. SHAILENDRA KARKERA alias SHAILENDRA RAMA KARKERA



(Thumb LEFT HAND FINGER TIPS IMPRESSIONS)



(Thumb RIGHT HAND FINGER TIPS IMPRESSIONS)



Hemant

W. Fernandes

Shaileendra

Signature

Large signature

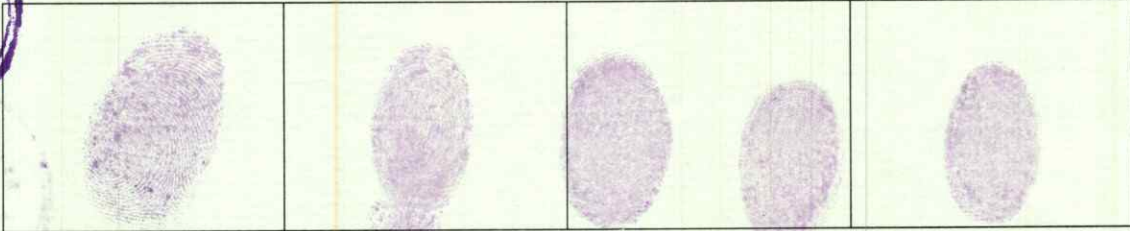
VENDORS



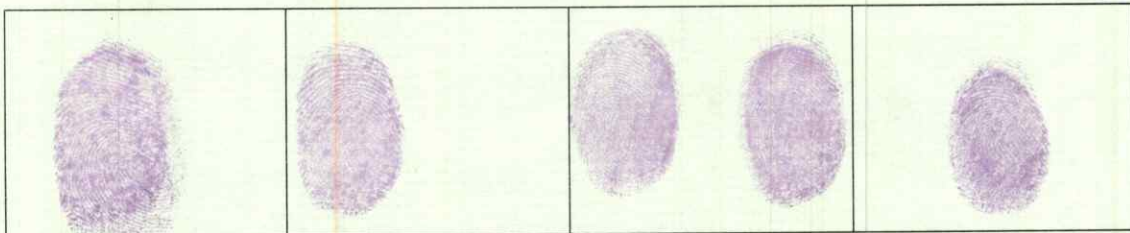
Fernandes

Fernandes

MRS. SKEETER FERNANDES (for self and POA for Mr. WILFRED J. FERNANDES alias Mr. WILFRED JOSEPH FERNANDES)



(Thumb LEFT HAND FINGER TIPS IMPRESSIONS)



(Thumb RIGHT HAND FINGER TIPS IMPRESSIONS)

Fernandes

SP Fernandes

Shilendra

Shamun

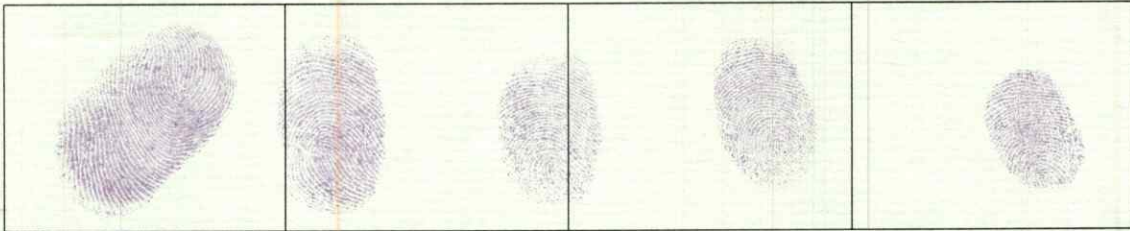
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For and behalf of PURCHASER

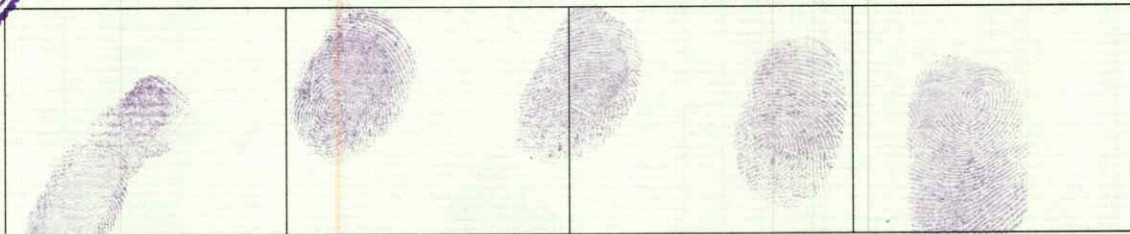


[Handwritten signature of Mario Beraldo Fernandes]

.....
MARIO BERALDO FERNANDES



(Thumb LEFT HAND FINGER TIPS IMPRESSIONS)



(Thumb RIGHT HAND FINGER TIPS IMPRESSIONS)

Witness: 1) Maria Pereira = *[Signature]*
House no 1A, Balbot, Bastora, Bardez, Goa

2) Anjaneyulu Anantha *[Signature]*
House no 47(iii)2, Dangui colony, Ankur nursing home, Mapusa Bardez, Goa

[Handwritten signature: Fernandes]

[Handwritten signature: M.P. Fernandes]

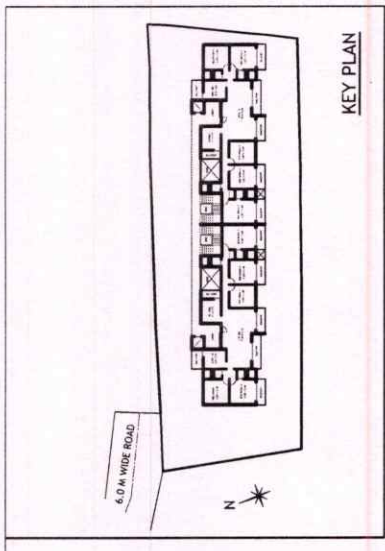
[Handwritten signature: Anjaneyulu]

[Handwritten signature: Anantha]

[Large handwritten signature]

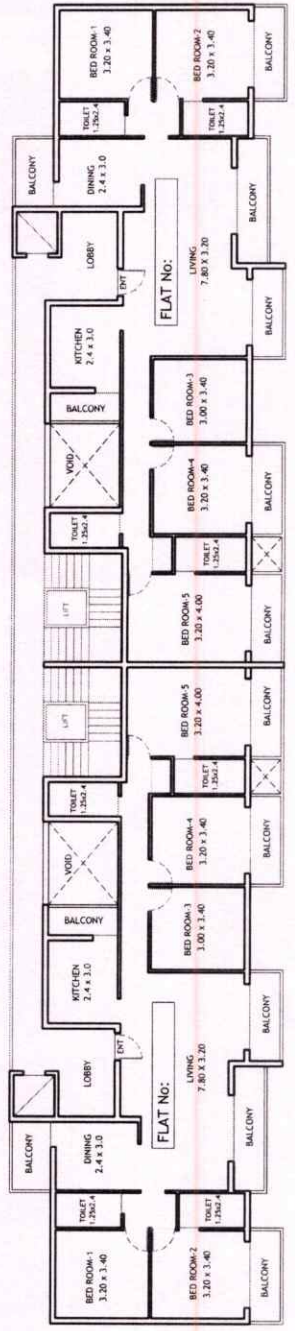
BR2-4481
 c/s/23

Handwritten signatures and names:
 K. Jeyaraj
 Adwarald
 P. S. S. S. S.
 S. S. S. S.

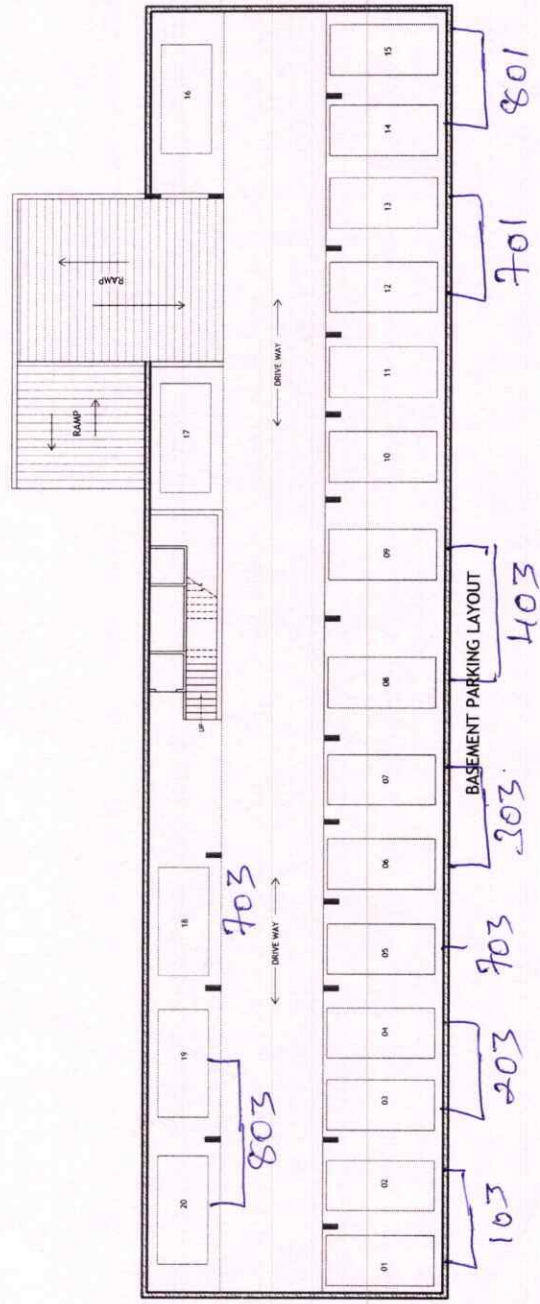


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FLAT NO	FLOOR	VENDOR
103	FIRST FLOOR	1
203	SECOND FLOOR	2
303	THIRD FLOOR	5
403	FOURTH FLOOR	6
701	FIFTH FLOOR	3
801	SIXTH FLOOR	4
703	SEVENTH FLOOR	7
803	EIGHTH FLOOR	8



FLOOR PLAN



PROPOSED CONSTRUCTION ON PLOT BEARING P.T.S NO.135 & CHALTA NO. 50,51,52,53 & 54 SITUATED AT MAPUSA,



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 06-Sep-2023 11:51:00 am

Document Serial Number :- 2023-BRZ-4481

Presented at 11:42:14 am on 06-Sep-2023 in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Bardez** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	632800
2	Registration Fee	654600
3	Tatkal appointment fee	10000
4	Processing Fee	1740
Total		1299140

Stamp Duty Required :632800/-






















Stamp Duty Paid : 632800/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Mario Beraldo Fernandes ,Father Name:Constancio Fernandes, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House no 242 A1 St Jerome vaddo Duler Mapusa Bardez GOA, Address2 - , PAN No.: [REDACTED]			



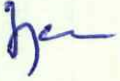



Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Marilyn Shailendra Karkera Alias Marilyn Karkera , Father Name:Joseph Fernandes Alias Jose Caitano Fernandes, Age: 60, Marital Status: Married ,Gender:Female,Occupation: Housewife, house no 181 Feira Alta Mapusa Bardez Goa, PAN No.: [REDACTED]			
2	Shailendra Karkera Alias Shailendra Rama Karkera , Father Name:Rama Karkera, Age: 92, Marital Status: Married ,Gender:Male,Occupation: Business, House no 181 Feira Alta Mapusa Bardez Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Mario Beraldo Fernandes , Father Name:Constancio Fernandes, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, House no 242 A1 St Jerome vaddo Duler Mapusa Bardez GOA, PAN No.: [REDACTED]			
4	William Rozario Fernandes , Father Name:Joseph Cajateno Fernandes Alias Jose Caitano Fernandes, Age: 61, Marital Status: Married ,Gender:Male,Occupation: Service, A504 Krishnadeep Apartments Yashwant Nagar Kolekalyan Santacruz East Mumbai 400055, PAN No.: [REDACTED]			
5	Skeeter Fernandes , Father Name:Anthony Peres Aloysius, Age: 49, Marital Status: Married ,Gender:Female,Occupation: Service, H no 181 feira Alta Mapusa Bardez Goa, PAN No.: [REDACTED]			
	Skeeter Fernandes , Father Name:Anthony Peres Aloysius, Age: 49, Marital Status: ,Gender:Female,Occupation: Service, H no 181 feira Alta Mapusa Bardez Goa , PAN No.: [REDACTED] , as Power Of Attorney Holder for Wilfred J. Fernandes Alias Wilfred Joseph Fernandes			
7	MARILYN SHAILENDRA KARKERA Alias MRS. MARILYN KARKERA , Father Name:Joseph Fernandes, Age: 59, Marital Status: ,Gender:Female,Occupation: Housewife, H no 181 feira Alta Mapusa Bardez Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Maria Angela Fernandes Alias Maria Angela Verodiana D P Fernandes Alias Angela Fernandes Alias Angela U Fernandes			
8	MARILYN SHAILENDRA KARKERA Alias MRS. MARILYN KARKERA , Father Name:Joseph Fernandes, Age: 59, Marital Status: ,Gender:Female,Occupation: Housewife, H no 181 feira Alta Mapusa Bardez Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Jose Caitano Fernandes Alias Joseph Cajetan Fernandes Alias Joseph Caitano Fernandes Alias Joseph Fernandes, Alias Joseph Cajateno Fernandes Alias Joseph Lajetan Fernandes			
9	William Rozario Fernandes , Father Name:Joseph Cajateno Fernandes, Age: 62, Marital Status: ,Gender:Male,Occupation: Service, A 504 Krishnadeep Apartmnt Yashwant Nagar Kole Kalyan Santacruz East Mumbai Maharashtra, PAN No.: [REDACTED] , as Power Of Attorney Holder for Vanita Violet Fernandes Alias Vanita V Fernandes			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Maria Pereira ,Age: 47,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Married , Address:403507, house no 1A Balbot Bastora Bardez Goa, house no 1A Balbot Bastora Bardez Goa, Bastora, Bardez, NorthGoa, Goa			
2	Name: Anjaneyulu Anantha ,Age: 50,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Married , Address:403507, house o 47 III 2 Dangui Colony Ankur Nursing Home Mapusa, house o 47 III 2 Dangui Colony Ankur Nursing Home Mapusa, Dangui Colony, Mapusa, Bardez, NorthGoa, Goa			




Sub-Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-4481

Book :- 1 Document
Registration Number :- **BRZ-1-4320-2023**
Date : 06-Sep-2023

Sulekha

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



**SUB-REGISTRAR
BARDEZ**

Scanned by Nidhi Kandolkar (COPD)

[Signature]