

Phone No:

Sold To/Issued To:

Classic Squares

For Whom/ID Proof:

Pancard

भारत INDIA

INDIA NON-JUDICIAL



संवैधानिक दस्तावेज़
गारंटीय और साक्ष्यिक

CITIZENCREDIT

Co-operative Bank Limited
Panna Road, Mapusa
Bardez-Cox-403507

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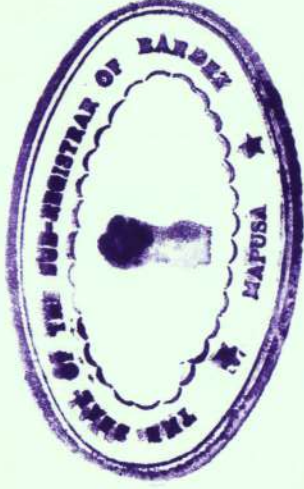
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For CITIZENCREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

Divy

Manager/ Authorised Signatory



2023-1982-2877
12/6/23

AGREEMENT OF SALE AND DEVELOPMENT

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Phone No:
Sold To/Issued To:
Classic Squares
For Whom/ID Proof:
Pancard



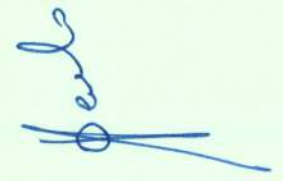
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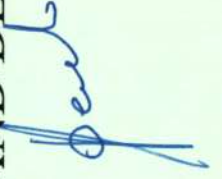


For CITIZENCREDIT
CO-OP BANK LTD.
MAPUSA BRANCH


Manager / Authorised Signatory

AGREEMENT OF SALE AND DEVELOPMENT







This AGREEMENT OF SALE CUM DEVELOPMENT is made on this 12th day of the month of June 2023, at Mapusa, Sub District of Bardez Taluka, District of North Goa, State of Goa;

BETWEEN;

M/S CLASSIC HOMES, a duly registered partnership firm having office at "at 501, 5th Floor, Fortune Square, Morod, Mapusa, Bardez, Goa, having Pan Card No. **AAEFC9596P** represented by its partners;

(1) **MR. OSWALD F. DE MELO alias OSWALD FRANCISCO DE MELO alias FRANCISCO OSVALDO BRAGANCA MELO**, aged 52 years, married, son of Mr. John de Melo, Engineer, Indian National, having PAN card bearing no. [REDACTED], resident of House No. E/4/16, Agnicho Vaddo, Guirim, Bardez, Goa and

(2) **MR. ATMARAM V. FULARI**, aged 44 years, unmarried, son of Vinayak Fulari, Engineer, Indian National, having PAN card bearing no. [REDACTED] resident of House No. 205/1, Fernandes Waddo, Siolim, Bardez, Goa, represented in this Deed of Sale by his duly constituted attorney **MR. OSWALD F. DE MELO**, resident of House No. E/4/16, Agnicho Vaddo, Guirim, Bardez, Goa, by virtue of Power of Attorney dated 18/05/2023, executed before the Advocate and Notary Mr. Y. Zubair registered under No.8976/2023, at Mapusa, Bardez -Goa; , hereafter called the **VENDOR/OWNERS** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said partnership Firm) of the **FIRST PARTY.**

AND

M/S CLASSIC SQUARES REALTY PRIVATE LIMITED, a Company incorporated under the Indian Companies Act 1956, holder of Pan Card bearing No. [REDACTED], having office at 501, 5th Floor, Fortune Square, Morod, Mapusa, Bardez, Goa, and vide Resolution dated 15/05/2023 is represented by its Director;

MR. OSWALD F. DE MELO alias OSWALD FRANCISCO DE MELO alias FRANCISCO OSVALDO BRAGANCA MELO, aged 51 years, married, son of John de Melo, Engineer, Holder of Pan Card No. [REDACTED], Indian National, resident of House No. E/4/19, Agndicho Vaddo, Guirim, Bardez- Goa, hereafter



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called the **PURCHASER/DEVELOPER** (which expression shall unless it be repugnant to the context or meaning thereof mean and include the said Company) of the **SECOND PARTY**.

WHEREAS, there exists an immoveable property known as "Gauvalichem Batta" or "Deulady" or "Deulaili" situated at Ward Gumalvaddo of Village Anjuna, which is within the limits of Village Panchayat of Anjuna, Sub District of Bardez Taluka, District of North Goa, State of Goa, surveyed under no. 255/2 of Village Anjuna Survey Records and admeasuring 13100 sq.mts. The aforesaid property is a part of the property described in the Land Registration Office of Bardez under No. 9650 of Book B 25 (New) and enrolled in the Land Revenue Office under no. 752 of the first circumscription. Survey no. 255/2 shall herein after be referred to as the Said Property and better described in Schedule – I hereunder;

AND WHEREAS, the property described in the Land Registration Office of Bardez under no. 9650 of Book B-25 (New) Bardez was originally owned by Rosa Paulina Pereira, widow of Custodio Francisco De Sousa who hailed from Village Anjuna, by virtue of a Deed of Partition dated 24/01/1901 in the Notarial Office of Judicial Division of Bardez at Mapusa Joao Copertino Caridade Frias. In the said Deed of Partition the second addition of a larger property was allotted to the said Rosa Paulina Pereira and pursuant to the same she got the second addition independently described under no. 9650 of Book B-25(New) Bardez which was inscribed in her name i.e. Rosa Paulina Pereira, under inscription no. 6056 of Book G-9 (Bardez);

AND WHEREAS, by virtue of Deed of Sale dated 21/08/1911, the said Rosa Paulina Pereira, widow of Custodio Francisco De Sousa sold the property described under no. 9650 to Lourenco Da Conceicao Rodrigues, major, married, Doctor by profession and resident of Anjuna. Pursuant to the said Deed of Sale dated 21/08/1911, the name of Lourenco Da Conceicao Rodrigues got inscribed under no. 11033 of Book G-16 Bardez;

AND WHEREAS, the said property described under no. 9650 owned by the said Lourenco Da Conceicao Rodrigues was inherited by his son viz; Jose Silvestre Sebastiao Xavier DaConceicao Rodrigues since the matriz no. 752, cadastral survey



Handwritten signature in blue ink, appearing to read 'Sebastiao'.

records was enrolled/recorded in the name of Jose Silvestre Sebastiao Xavier Da Conceicao Rodrigues and at the time of promulgation of survey records the name of Lilia Sebastiao Rodrigues wife of Jose Silvestre Sebastiao Xavier DaConceicao Rodrigues was confirmed in Form I & XIV;

AND WHEREAS, the said Sebastiao Conceicao Rodrigues also known as Jose Silvestre Sebastiao Xavier DaConceicao Rodrigues was married to Iria Maria Dos Milagres Ermelinda Ditosa da Costa and of their wed lock they had no children/descendants. The said SebastiaoConceicao Rodrigues alias Jose Silvestre Sebastiao Xavier DaConceicao Rodrigues executed a Public Will dated 20/07/1963 drawn in the Judicial Division and Notarial Office of Bardez at Mapusa wherein he bequeathed all his half undivided rights in favour of his wife the said Iria Maria. In the said Will it is stated that Sebastiao Conceicao Rodrigues (Testator) had no ascendants nor descendants.

AND WHEREAS, subsequently the said Sebastiao Conceicao Rodrigues alias Jose Silvestre Sebastiao Xavier DaConceicao Rodrigues passed away on 10/10/1963 and pursuant to his demise a Deed of Qualification of Succession and Declaration dated 23/03/1964 was drawn in the Judicial Division and Notarial Office of Bardez at Mapusa and declared his wife Iria Maria Dos Milagres Ermelinda Ditosa da Costa as his sole and universal heir.

AND WHEREAS, at the time of promulgation of survey records the name of Lilia Sebastiao Rodrigues was confirmed in Form I & XIV with respect to the said property and the same was under mutation no. 1290. The clerical error of the name Iria Maria Dos Milagres Ermelinda Ditosa da Costa which was spelt as Lilia Sebastiao Rodrigues was subsequently rectified under mutation no. 18838.

AND WHEREAS, by virtue of a Deed of Sale dated 16/07/2008 executed before the Sub Registrar of Bardez at Mapusa under serial no. 3839/2008, the said Iria Maria Dos Milagres Ermelinda Ditosa da Costa sold the said property to the Owners/Vendors herein **M/S CLASSIC HOMES**. Pursuant to the said Deed of Sale the name of **M/S CLASSIC HOMES** was mutated in the survey records with respect to the said property and the same was under mutation no. 28031 and the name of Iria Maria Dos Milagres Ermelinda Ditosa da Costa was consequently

deleted. The owners/vendors are in peaceful and uninterrupted possession of the said property without any claim, litigations, obstruction and interference from anyone whomsoever;

AND WHEREAS the Owners/Vendors being a Partnership firm “CLASSIC HOMES” and made up of two partners namely the said MR. OSWALD F. DE MELO and said MR. ATMARAM V. FULARI and both the partners being in perfect harmony decided to form a Private limited company in the name of CLASSIC SQUARES REALTY PVT. LTD. and hence the partners of M/s Classic Homes are also the Directors of the Company the “M/s Classic Squares Realty Pvt Ltd” herein.

AND WHEREAS the Additional Collector II of North Goa at Mapusa-Bardez Goa, has issued a Sanad for Conversion dated 19/01/2007 bearing no. RB/CNV/BAR/162/2006 for the said property bearing Survey No.255 of Sub Division No.2, of village Anjuna, Bardez- Goa.

The office of the Senior Town Planner Mapusa – Goa has issued technical clearance order bearing Ref. No. DB/21094/ANJ/TCP-2022/1186 dated 09/03/2022 for the construction of residential Villas, swimming pools, club house and utility and compound wall in the property bearing Survey No. 255 of Sub Division No.2 in the name of M/s. Classic Homes.

Pursuant to the technical clearance order passed by the Senior Town Planner, the Village Panchayat of Anjuna - Caisua has issued construction license and the same bears License no. VP/ANJ-CAI/2022-2023/483.

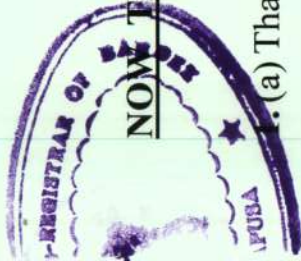
AND WHEREAS, the Purchasers/Developers company have now approached the Owners/Vendor firm, with it's desire to jointly develop “THE SAID PROPERTY” and the Owners/Vendor firm have agreed for the same. The Purchaser/Developer have prepared a Development Plan which consist of Twenty-Seven (27nos.) residential Villas having their independent swimming pools and a compound wall. The aforesaid development shall be in the name and style of “**Summer Square**” (shall hereinafter be referred to as the ‘SAID PROJECT’) or any other name which the developer may choose and hence the parties are executing this present Agreement;



AND WHEREAS, the Developers/Second Party shall retain and have to itself twenty five Villas/units (25 nos.).

AND WHEREAS, in lieu/consideration of the Owners/Vendors agreeing to the Purchasers/Developers develop “the said property” into a residential villa project, the Purchasers /Developers shall on completion of the said project allot to the Owners/Vendors two residential villas being villa nos. 3 and 4, both having a total super built up area of 322.11 sq. mts each without any furniture, fixtures and fittings The two residential villas to be allotted to the Owners/Vendor are better described in Schedule – II hereunder (shall hereinafter be referred to as “THE SAID VILLAS”).

AND WHEREAS, “THE SAID VILLAS” to be constructed by the Developers and allotted to the Owners/Vendors is valued at **Rs. 8,00,00,000/- (Rupees Eight Crores Only)** which consideration includes the cost of undivided share in the SAID PROPERTY corresponding to “THE SAID VILLAS” and all other amenities. Hence this Deed is typed on Non -Judicial Stamp paper valued at **Rs. 23,20,000/- (Rupees Twenty- Three Lakhs Twenty Thousand Only)**.



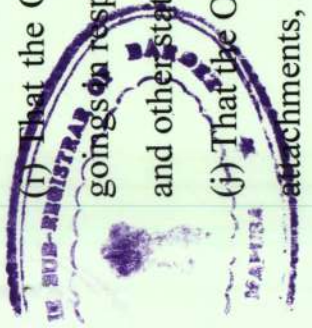
NOW THIS AGREEMENT OF SALE WITNESSES AS UNDER:-

(a) That the OWNERS have a good, marketable and subsisting title over “**the Said Property**” and that none else has any right, title and interest or share there-in and cost of making good title shall be that of the OWNERS at all times and the Schedule Property is free from encumbrances and claims including all claims by way of sale, exchange, mortgage, gift, inheritance, trust, possession, easement, lien or otherwise;

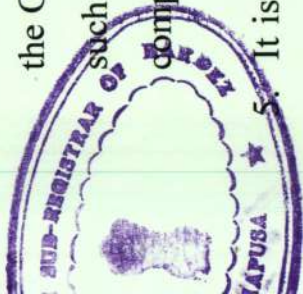
(b) That “**the Said Property**” is not subject to any attachments before or after judgment, acquisition/requisition proceedings, mortgage, charge and /lien of any kind, or vested interest in any other person by way of prior Agreements and/or agency coupled with interests or tax liabilities, attachment towards tax liability, nor has “**the Said Property**” been given as security for any purpose either directly or indirectly or made part of any surety in any case or court proceedings;

peho

- (c) That there are no tenancy claims, minor claims, lien or encumbrances of any kind on **“the Said Property”**;
- (d) That the OWNERS not entered into any agreement/arrangements for sale, lease, transfer or development of **“the Said Property”** with any other person and has not executed any Power’/s of Attorney to deal with the same;
- (e) That the OWNERS do not have any pending liabilities with income tax or any other tax which would affect its title to **“the Said Property”** and/or its development and/or sale in terms herein;
- (f) That the OWNERS are in possession and enjoyment of **“the Said Property”** and is competent to permit the DEVELOPERS to enter upon **“the Said Property”** to develop the same in terms of this Agreement;
- (g) That the OWNERS have not charged, mortgaged or encumbered **“the Said Property”** to any banks or financial institutions and have agreed to sell, alienate, lease, transfer **“the Said Property”** to any person/s and the same is completely free from third party rights/claims of whatsoever nature;
- (h) That there are no legal impediments in law or under any other statute for the development of **“the Said Property”**, and there are no restrictive covenants, easements and/or servitudes;
- (i) That the OWNERS have paid and discharged all property taxes and other outgoings in respect of **“the Said Property”** up to date and there are no arrears of taxes and other statutory dues to any authority;
- (j) That the OWNERS will keep **“the Said Property”** free from all en-cumbrances, attachments, court orders, charges, leases, mortgages and other third party claims during the terms of this Agreement;
- (k) That no notice from the Government or any other local body or authority under the Land Acquisition Act or any other Act (Central or State) otherwise or under another Legislative Enactment, Government Ordinance Order or Notification (including any notice for acquisition or requisition of **“the Said Property”**) has been received by the owners to acquire whole or portions of **“the Said Property”**;
- (l) That **“the Said Property”** is contiguous block of land with proper road access as described in the Schedule I.



2. That construction licenses have been obtained by the DEVELOPERS in the name of the Owners/First party and the Owners/First party permit the Purchaser to commence the development/construction works in "THE SAID PROPERTY" and as per the approved plans.
3. The OWNERS/FIRST PARTY does hereby irrevocably permit and authorize the DEVELOPERS to enter upon "**the Said Property**" and as their own business to construct and develop "**the Said Property**" by constructing the said Project at their own cost, as per the plan to be sanctioned and / or revised, subject to the terms of this Agreement.
4. It is hereby mutually agreed between the parties that in the event of any claim or dispute being made to the said property by any other third party or any other person having right to the property, the same shall be cleared and solved by the Owners/Vendors at their own expense and the time period consumed for such litigation shall be set off and accordingly extended to the Purchaser to complete its payments.
5. It is hereby mutually agreed between the parties that the property which is under development is free hold and without any encumbrances and not a subject matter of any acquisition or requisition proceedings by any Government or local authority.
6. That the Purchasers/Developers shall on completion of the said project shall allot to the Owners/Vendors two residential villas being villa nos. 3 and 4, having a total super built up area of 322.11 sq.mts. each without any furniture, fixtures or fittings, and the same is better described in Schedule – II.
7. It is hereby mutually agreed between the parties that Owners/First Party have hereby agreed to convey to the Developers or any of its assignees or to the ultimate buyers of the residential Villa's as called upon by the **DEVELOPERS**, all that undivided rights/share in "the said property" corresponding to the Developers/Purchasers units and the balance undivided



rights corresponding to the Owners/Vendors unit shall be retained by the Owners.

8. It may be stated that the First party shall authorize the Purchaser to enter into firm commitment with the prospective Purchasers and also to collect advances from the prospective Purchasers with respect to Developers units proposed to be constructed in "THE SAID PROPERTY".
9. The Owners/First party shall be made as parties to the Agreements of Sale or Deeds of Sale with prospective purchasers and the Owners/First party agree to come forward to execute and register the same before the Office of the Sub Registrar of Bardez at Mapusa.
10. Both the parties can seek specific performance of this Agreement.
11. That the VENDOR and PURCHASER hereby declare that neither of the parties in transaction belong to SC/ST pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.



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SCHEDULE – I

All that immoveable property known as “Gauvalichem Batta” or “Deulady” or “Deulaili” situated at Ward Gumalvaddo of Village Anjuna, which is within the limits of Village Panchayat of Anjuna, Sub District of Bardez Taluka, District of North Goa, State of Goa, surveyed under no. 255/2 of Village Anjuna Survey Records and admeasuring 13100 sq.mts. The aforesaid property is a part of the property described in the Land Registration Office of Bardez under No. 9650 of Book B 25 (New) and enrolled in the Land Revenue Office under no. 752 of the first circumscription. Survey no. 255/2 is bounded as under:

North: By survey no. 255/1;

South: By road;

East: By survey no. 255/1 and by road which is presently not existing;

West: By water drain; beyond which lies survey no. 256/1, 1A & 1B;



SCHEDULE – II

(DESCRIPTION OF THE SAID VILLA/UNIT)

All that 4BHK residential Villa, bearing no.3, having a super built – up area of 322.11 sq. mts., built up area of 254.12 sq. mts. and carpet area of 226.79 sq. mts., balcony carpet area of 7.86 sq. mts. and terrace area 16.12 sq. mts to be constructed on the Project “Summer Square” in the Property described in Schedule I.

All that 4BHK residential Villa, bearing no. 4, having a super built – up area of 322.11 sq. mts., built up area of 254.12 sq. mts. and carpet area of 226.79 sq.mts., balcony carpet area of 7.86 sq. mts. and Terrace area 16.12 sq. mts to be constructed on the Project “Summer Square” in the Property described in Schedule I.

Schedule I.

SCHEDULE – III
(SPECIFICATIONS OF THE SAID VILLA/UNIT)

Standard Specifications of the said Villa/Unit.

Structure- It is a R.C.C. framed structure of beams columns and slabs.

Walls- The external walls are made up of laterite stone blocks/concrete blocks/clay/brick blocks, coated with a double layer of sand faced cement plaster and rain proof paint. The internal walls are made up of laterite stone blocks/concrete blocks/clay/brick blocks, coated with a single layer of sand faced plaster/gypsum and rendered with neeru, primer and paint.

Roof Slab- A layer of waterproofing compound shall be applied to the roof slab and then covered with Mangalore tiles.

Fittings- All fittings such as handles, tower bolts and hinges will be of brass/S.S.

Electrical fittings- All wiring will be multi-strand, fire resistant, and double insulated and concealed.

Paint- Exterior surfaces shall be painted with weatherproof paint and the interior surfaces with acrylic emulsion of Asian or ICI or its equivalent.

Video Door phone system will be provided for the villa/unit.



pl

pl

SCHEDULE - V
(AMENITIES)

1. Gated Complex with 24 hour security.
2. 24X7 CCTV in common areas.
3. Fibre Optic Internet (Plans to be decided between the customer and the internet provider).
4. Intercom system within the Project.
5. Inverter/Generator Backup for common areas.
6. Swimming pool
7. Club House/Gym

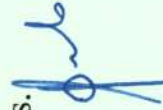
General:

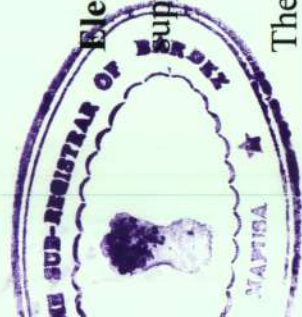
Water Supply: Through P.V.C. pipes from individual ground level suction tanks/sump of adequate capacity fed by main Govt. supply augmented and when necessary by water tankers to be paid for by the individual owner. Water supply from the state Public Works Dept. subject to their supply and the terms and condition thereof.

Electricity: Electrical supply from state electrical dept. and subject to their supply and terms and condition thereof.

The specification of any other item/s which remains un described in the specification herein above shall be decided by the Promoter/Developer exclusively.

IN WITNESS WHEREOF this Agreement is signed by the parties at Mapusa, Goa, on the day, Month and year first above written in presence of two attesting witnesses.





SIGNED AND SEALED AND DELIVERED
BY THE WITH NAMED VENDOR

[Handwritten signature]



M/S CLASSIC HOMES

Through its partner

MR. OSWALD F. DE MELO alias

OSWALD FRANCISCO DE MELO alias

FRANCISCO OSVALDO BRAGANCA MELO for self

And as power of attorney holder for

MR. ATMARAM FULARI

L H F I



1.



2.



3.



4.



5.

[Handwritten signature]

R H F I



1.



2.



3.



4.



5.

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SIGNED AND SEALED AND DELIVERED
BY THE WITH NAMED PURCHASER

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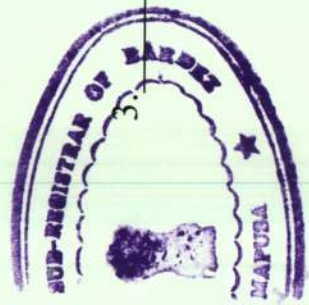
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M/S CLASSIC SQUARES REALTY PRIVATE LIMITED
Thorough its Director
MR. OSWALD F. DE MELO alias
OSWALD FRANCISCO DE MELO alias
FRANCISCO OSVALDO BRAGANCA MELO

L H F I

R H F I



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IN THE PRESENCE OF WITNESSES

1. _____

Mr. Sunil Sawant,
Resident of 92, Bodgul wada,
Casarvarnem, Pernem Goa



2. _____

Miss. Sindiya Tandel
R/o. Naik wada, Torsem,
Pernem -Goa.





Plan Showing Proposed Villas in Survey No: 255/2 of Village Anjuna, Bardez, Goa.



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VENDOR

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PURCHASER

2871/23



FORM I & XIV

नमुना नं १ व १४

100017200957

Date : 09/06/2023

Page 1 of 2

Taluka	BARDEZ
तालुका	
Village	Anjuna
गांव	
Name of the Field	Gumalvado
शेताचे नांव	
Survey No.	255
सर्वे नंबर	
Sub Div. No.	2
हिस्सा नंबर	
Tenure	
सत्ता प्रकार	

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajjan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0.00	13100.00	0.00	0.00	0.00	0.00	13100.00

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0.00	0.00	0.00	13100.00

Pot-Kharab पोटा खराब

Remarks शेरा

Assessment :	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant हजेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks
1	M/s. Classic Homes		28031	शेरा

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks
	-----Nil-----			

Other Rights इतर हक्क
Name of Person holding rights and nature of rights:
इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

-----Nil-----

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Unirrigated जिरायत		Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
					Irrigated बागायत	Nature प्रकार	Area क्षेत्र	Area क्षेत्र		
					Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Ha.Ars.Sq.Mis हे. आर. चौ. मी.				
					Nil					

End of Report

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



FORM I & XIV

नमुना नं १ व १४

Date : 09/06/2023

100017200957

Page 2 of 2

Taluka **BARDEZ**

तालुका
Village **Anjuna**
गांव

Name of the Field **Gumalvado**
शेताचें नांव

Survey No. **255**

सर्वे नंबर

Sub Div. No. **2**

हिस्सा नंबर

Tenure

सत्ता प्रकार



This record is computer generated on 09/06/2023 at 3:24:47PM as per Online Reference Number - 100017200957. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Jun-2023 11:42:39 am

Document Serial Number :- 2023-BRZ-2871

Presented at 11:37:16 am on 12-Jun-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	2320000
2	Registration Fee	2400000
3	Tatkal appointment fee	10000
4	Processing Fee	2120
Total		4732120

Stamp Duty Required :2320000/-

Stamp Duty Paid : 23200000/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	OSWALD F. DE MELO Alias OSWALD FRANCISCO DEMELO Alias FRANCISCO OSVALDO BRAGANCA MELO AS A DIRECTOR OF M/S CLASSIC SQUARES REALTY PRIVATE LIMITED , Father Name:JOHN DE MELO, Age: 52, Marital Status: , Gender:Male, Occupation: Engineer, Address1 - E/4/19, Agnicho Vaddo, Guirim, Bardez- Goa, Address2 - , PAN No.: AFVDPD1764L			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	OSWALD F. DE MELO Alias OSWALD FRANCISCO DEMELO Alias FRANCISCO OSVALDO BRAGANCA MELO AS A PARTNER OF M/S CLASSIC HOMES , Father Name:JOHN DE MELO, Age: 52, Marital Status: , Gender:Male, Occupation: Engineer, E/4/16, Agnicho Vaddo, Guirim, Bardez, Goa, PAN No.: AFVDPD1764L			
2	OSWALD F DE MELO , Father Name:JOHN DE MELO, Age: 52, Marital Status: , Gender:Male, Occupation: Engineer, E/4/16, Agnicho Vaddo, Guirim, Bardez, Goa, PAN No.: AFVDPD1764L , as Power Of Attorney Holder for ATMARAM V. FULARI AS A PARTNER OF M/S CLASSIC HOMES			
3	OSWALD F. DE MELO Alias OSWALD FRANCISCO DEMELO Alias FRANCISCO OSVALDO BRAGANCA MELO AS A DIRECTOR OF M/S CLASSIC SQUARES REALTY PRIVATE LIMITED , Father Name:JOHN DE MELO, Age: 52, Marital Status: , Gender:Male, Occupation: Engineer, E/4/19, Agnicho Vaddo, Guirim, Bardez- Goa,			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SUNIL SAWANT ,Age: 50,DOB: ,Mobile: 8888160007 ,Email: ,Occupation:Service , Marital status : Married , Address:403512, DULER MAPUSA BARDEZ GOA, DULER MAPUSA BARDEZ GOA, Cansarvornem, Pernem, NorthGoa, Goa			
2	Name: SINDIYA GANESH TANDEL ,Age: 28,DOB: ,Mobile: 8888160007 ,Email: ,Occupation:Advocate , Marital status : Unmarried , Address:403512, Torxem, Pernem, NorthGoa, Goa			

Sunil

Sub Registrar

SUB-REGISTRAR**BARDEZ**

Document Serial Number :- 2023-BRZ-2871



Book :- 1 Document

Registration Number :- **BRZ-1-2739-2023**

Date : 12-Jun-2023

Genesys

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

SUB-REGISTRAR

BARDEZ

Scanned by Nailancia Costa [DEO]

Nailancia



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 12-Jun-2023 11:45:25
Date of Receipt: 12-Jun-2023

Receipt No : 2023-24/9/1615

Serial No. of the Document : 2023-BRZ-2871

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


Received the following amounts from **OSWALD F. DE MELO Alias OSWALD FRANCISCO DEMELO Alias FRANCISCO OSVALDO BRAGANCA MELO AS A DIRECTOR OF M/S CLASSIC SQUARES REALTY PRIVATE LIMITED** for Registration of above Document in Book-1 for the year 2023

Registration Fee	2400000	E-Challan(Online fee)	E-Challan Number : 202300414704 CIN Number : CKX0239387	1000000
		E-Challan(Online fee) <td>E-Challan Number : 202300414703 CIN Number : CKX0239457<td>1000000</td></td>	E-Challan Number : 202300414703 CIN Number : CKX0239457 <td>1000000</td>	1000000
		E-Challan(Online fee) <td>E-Challan Number : 202300414425 CIN Number : CKX0236235<td>400000</td></td>	E-Challan Number : 202300414425 CIN Number : CKX0236235 <td>400000</td>	400000
Tatkal appointment fee	10000	E-Challan(Online fee) <td>E-Challan Number : 202300414448 CIN Number : CKX0236156<td>10000</td></td>	E-Challan Number : 202300414448 CIN Number : CKX0236156 <td>10000</td>	10000
Processing Fee	2120	E-Challan(Online fee) <td>E-Challan Number : 202300414425 CIN Number : CKX0236235<td>3000</td></td>	E-Challan Number : 202300414425 CIN Number : CKX0236235 <td>3000</td>	3000
Total Paid	2413000	(Rupees Twenty Four Lakhs Thirteen Thousands only)		

Probable date of issue of Registered Document: / /

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

Name of the Person Authorized :


SINDITA TANDEL

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **12-Jun-2023**

Signature of the person receiving the Document


Sindya Tandel

Signature of the Presenter



Signature of the Sub-Registrar



