



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA SALCETE/MARGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 13

Print Date Time: 02/Apr/2015 11:50 AM

Date of Receipt: 02/Apr/2015

Serial No. of the Document: 1678

Nature of Document: Sale

Received the following amounts from Sri Anil Maruti Sawant for Registration of
above Document in Book-1 for the year 2015

Rs.Ps

Registration Fee	333200.00
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Processing Fees	180.00
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Total :	333380.00
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Amount in words: Rupees Three Lakh Thirty Three Thousand Three Hundred
Eighty 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: _____

Specimen Signature of the Person Authorized

Signature of the Presenter

~~TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT~~

The Registered Document has been handed over to _____

_____ on 2/4/15

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C- DAC ,ACTS Pune.

For CITIZENCREDIT™
Co-operative Bank Ltd.

Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
20/20A, 20/20B, 20/20C, 20/20D, 20/20E, 20/20F, 20/20G, 20/20H, 20/20I, 20/20J, 20/20K, 20/20L, 20/20M, 20/20N, 20/20O, 20/20P, 20/20Q, 20/20R, 20/20S, 20/20T, 20/20U, 20/20V, 20/20W, 20/20X, 20/20Y, 20/20Z, 20/20AA, 20/20AB, 20/20AC, 20/20AD, 20/20AE, 20/20AF, 20/20AG, 20/20AH, 20/20AI, 20/20AJ, 20/20AK, 20/20AL, 20/20AM, 20/20AN, 20/20AO, 20/20AP, 20/20AQ, 20/20AR, 20/20AS, 20/20AT, 20/20AU, 20/20AV, 20/20AW, 20/20AX, 20/20AY, 20/20AZ, 20/20BA, 20/20BB, 20/20BC, 20/20BD, 20/20BE, 20/20BF, 20/20BG, 20/20BH, 20/20BI, 20/20BJ, 20/20BK, 20/20BL, 20/20BM, 20/20BN, 20/20BO, 20/20BP, 20/20BQ, 20/20BR, 20/20BS, 20/20BT, 20/20BU, 20/20BV, 20/20BW, 20/20BX, 20/20BY, 20/20BZ, 20/20CA, 20/20CB, 20/20CC, 20/20CD, 20/20CE, 20/20CF, 20/20CG, 20/20CH, 20/20CI, 20/20CJ, 20/20CK, 20/20CL, 20/20CM, 20/20CN, 20/20CO, 20/20CP, 20/20CQ, 20/20CR, 20/20CS, 20/20CT, 20/20CU, 20/20CV, 20/20CW, 20/20CX, 20/20CY, 20/20CZ, 20/20DA, 20/20DB, 20/20DC, 20/20DD, 20/20DE, 20/20DF, 20/20DG, 20/20DH, 20/20DI, 20/20DJ, 20/20DK, 20/20DL, 20/20DM, 20/20DN, 20/20DO, 20/20DP, 20/20DQ, 20/20DR, 20/20DS, 20/20DT, 20/20DU, 20/20DV, 20/20DW, 20/20DX, 20/20DY, 20/20DZ, 20/20EA, 20/20EB, 20/20EC, 20/20ED, 20/20EE, 20/20EF, 20/20EG, 20/20EH, 20/20EI, 20/20EJ, 20/20EK, 20/20EL, 20/20EM, 20/20EN, 20/20EO, 20/20EP, 20/20EQ, 20/20ER, 20/20ES, 20/20ET, 20/20EU, 20/20EV, 20/20EW, 20/20EX, 20/20EY, 20/20EZ, 20/20FA, 20/20FB, 20/20FC, 20/20FD, 20/20FE, 20/20FF, 20/20FG, 20/20FH, 20/20FI, 20/20FJ, 20/20FK, 20/20FL, 20/20FM, 20/20FN, 20/20FO, 20/20FP, 20/20FQ, 20/20FR, 20/20FS, 20/20FT, 20/20FU, 20/20FV, 20/20FW, 20/20FX, 20/20FY, 20/20FZ, 20/20GA, 20/20GB, 20/20GC, 20/20GD, 20/20GE, 20/20GF, 20/20GG, 20/20GH, 20/20GI, 20/20GJ, 20/20GK, 20/20GL, 20/20GM, 20/20GN, 20/20GO, 20/20GP, 20/20GQ, 20/20GR, 20/20GS, 20/20GT, 20/20GU, 20/20GV, 20/20GW, 20/20GX, 20/20GY, 20/20GZ, 20/20HA, 20/20HB, 20/20HC, 20/20HD, 20/20HE, 20/20HF, 20/20HG, 20/20HH, 20/20HI, 20/20HJ, 20/20HK, 20/20HL, 20/20HM, 20/20HN, 20/20HO, 20/20HP, 20/20HQ, 20/20HR, 20/20HS, 20/20HT, 20/20HU, 20/20HV, 20/20HW, 20/20HX, 20/20HY, 20/20HZ, 20/20IA, 20/20IB, 20/20IC, 20/20ID, 20/20IE, 20/20IF, 20/20IG, 20/20IH, 20/20II, 20/20IJ, 20/20IK, 20/20IL, 20/20IM, 20/20IN, 20/20IO, 20/20IP, 20/20IQ, 20/20IR, 20/20IS, 20/20IT, 20/20IU, 20/20IV, 20/20IW, 20/20IX, 20/20IY, 20/20IZ, 20/20JA, 20/20JB, 20/20JC, 20/20JD, 20/20JE, 20/20JF, 20/20JG, 20/20JH, 20/20JI, 20/20JJ, 20/20JK, 20/20JL, 20/20JM, 20/20JN, 20/20JO, 20/20JP, 20/20JQ, 20/20JR, 20/20JS, 20/20JT, 20/20JU, 20/20JV, 20/20JW, 20/20JX, 20/20JY, 20/20JZ, 20/20KA, 20/20KB, 20/20KC, 20/20KD, 20/20KE, 20/20KF, 20/20KG, 20/20KH, 20/20KI, 20/20KJ, 20/20KK, 20/20KL, 20/20KM, 20/20KN, 20/20KO, 20/20KP, 20/20KQ, 20/20KR, 20/20KS, 20/20KT, 20/20KU, 20/20KV, 20/20KW, 20/20KX, 20/20KY, 20/20KZ, 20/20LA, 20/20LB, 20/20LC, 20/20LD, 20/20LE, 20/20LF, 20/20LG, 20/20LH, 20/20LI, 20/20LJ, 20/20LK, 20/20LL, 20/20LM, 20/20LN, 20/20LO, 20/20LP, 20/20LQ, 20/20LR, 20/20LS, 20/20LT, 20/20LU, 20/20LV, 20/20LW, 20/20LX, 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20/20QF, 20/20QG, 20/20QH, 20/20QI, 20/20QJ, 20/20QK, 20/20QL, 20/20QM, 20/20QN, 20/20QO, 20/20QP, 20/20QQ, 20/20QR, 20/20QS, 20/20QT, 20/20QU, 20/20QV, 20/20QW, 20/20QX, 20/20QY, 20/20QZ, 20/20RA, 20/20RB, 20/20RC, 20/20RD, 20/20RE, 20/20RF, 20/20RG, 20/20RH, 20/20RI, 20/20RJ, 20/20RK, 20/20RL, 20/20RM, 20/20RN, 20/20RO, 20/20RP, 20/20RQ, 20/20RR, 20/20RS, 20/20RT, 20/20RU, 20/20RV, 20/20RW, 20/20RX, 20/20RY, 20/20RZ, 20/20SA, 20/20SB, 20/20SC, 20/20SD, 20/20SE, 20/20SF, 20/20SG, 20/20SH, 20/20SI, 20/20SJ, 20/20SK, 20/20SL, 20/20SM, 20/20SN, 20/20SO, 20/20SP, 20/20SQ, 20/20SR, 20/20SS, 20/20ST, 20/20SU, 20/20SV, 20/20SW, 20/20SX, 20/20SY, 20/20SZ, 20/20TA, 20/20TB, 20/20TC, 20/20TD, 20/20TE, 20/20TF, 20/20TG, 20/20TH, 20/20TI, 20/20TJ, 20/20TK, 20/20TL, 20/20TM, 20/20TN, 20/20TO, 20/20TP, 20/20TQ, 20/20TR, 20/20TS, 20/20TT, 20/20TU, 20/20TV, 20/20TW, 20/20TX, 20/20TY, 20/20TZ, 20/20UA, 20/20UB, 20/20UC, 20/20UD, 20/20UE, 20/20UF, 20/20UG, 20/20UH, 20/20UI, 20/20UJ, 20/20UK, 20/20UL, 20/20UM, 20/20UN, 20/20UO, 20/20UP, 20/20UQ, 20/20UR, 20/20US, 20/20UT, 20/20UU, 20/20UV, 20/20UW, 20/20UX, 20/20UY, 20/20UZ, 20/20VA, 20/20VB, 20/20VC, 20/20VD, 20/20VE, 20/20VF, 20/20VG, 20/20VH, 20/20VI, 20/20VJ, 20/20VK, 20/20VL, 20/20VM, 20/20VN, 20/20VO, 20/20VP, 20/20VQ, 20/20VR, 20/20VS, 20/20VT, 20/20VU, 20/20VV, 20/20VW, 20/20VX, 20/20VY, 20/20VZ, 20/20WA, 20/20WB, 20/20WC, 20/20WD, 20/20WE, 20/20WF, 20/20WG, 20/20WH, 20/20WI, 20/20WJ, 20/20WK, 20/20WL, 20/20WM, 20/20WN, 20/20WO, 20/20WP, 20/20WQ, 20/20WR, 20/20WS, 20/20WT, 20/20WU, 20/20WV, 20/20WW, 20/20WX, 20/20WY, 20/20WZ, 20/20XA, 20/20XB, 20/20XC, 20/20XD, 20/20XE, 20/20XF, 20/20XG, 20/20XH, 20/20XI, 20/20XJ, 20/20XK, 20/20XL, 20/20XM, 20/20XN, 20/20XO, 20/20XP, 20/20XQ, 20/20XR, 20/20XS, 20/20XT, 20/20XU, 20/20XV, 20/20XW, 20/20XX, 20/20XY, 20/20XZ, 20/20YA, 20/20YB, 20/20YC, 20/20YD, 20/20YE, 20/20YF, 20/20YG, 20/20YH, 20/20YI, 20/20YJ, 20/20YK, 20/20YL, 20/20YM, 20/20YN, 20/20YO, 20/20YP, 20/20YQ, 20/20YR, 20/20YS, 20/20YT, 20/20YU, 20/20YV, 20/20YW, 20/20YX, 20/20YY, 20/20YZ, 20/20ZA, 20/20ZB, 20/20ZC, 20/20ZD, 20/20ZE, 20/20ZF, 20/20ZG, 20/20ZH, 20/20ZI, 20/20ZJ, 20/20ZK, 20/20ZL, 20/20ZM, 20/20ZN, 20/20ZO, 20/20ZP, 20/20ZQ, 20/20ZR, 20/20ZS, 20/20ZT, 20/20ZU, 20/20ZV, 20/20ZW, 20/20ZX, 20/20ZY, 20/20ZZ

STAMP 11897
125426
R.03332004-PB7222
INDIA STAMP DUTY GOA

Name of Purchaser GAJRAJ BUILDERS AND DEVELOPERS

ANIL MARUTI SAWANT



SALE DEED

This deed is made on this 31st day of March 2015, here at Margao, Goa,
by and between (1) Mr. DAVID TRINDADE, son of
late Domingos Salvador Trindade, aged 78 years, married, retired,
having PAN Card No. and his wife

[Signature]

[Signature]

[Signature]



(2) Mrs. JULIETA SEBASTIANA FERNANDES, daughter of late Joao Francis Fernandes also known as John Fernandes, aged 74 years, housewife, having PAN Card No. both residing at Behind Chowgule Bungalow, Patrong, Baina, Vasco, Goa, hereinafter, jointly called the "Vendors".

AND

M/s GAJRAJ BUILDERS & DEVELOPERS, a registered Partnership firm, under the Partnership Act, registered under no. MGO-F-21/2012, having PAN Card No. through its Partner Mr. ANIL MARUTI SAWANT, son of Maruti Sawant, aged about 44 years, married, civil engineer, having PAN Card No. with office at Paes Avenue, 3rd floor, Near Bus Stand, Vasco, Goa, hereinafter called the "Purchaser cum Developer".

The terms, "Vendors", and "Purchaser cum Developer", shall mean and include their respective legal heirs, successors, administrators, assigns, and all persons/partners legally claiming through them.

Both parties are Indian nationals, and they do not belong to any scheduled caste or tribe.

Trinidade



WHEREAS there exists a property known as "NAICOLEM" or "NARCALEM" (Twenty Fourth Lote) also known as "FIRST EDITION OF NAICOLEM" or "PALMAR BERNARDO FRANCIS Da COSTA", now surveyed under chaltas no. 138, 139, 146 to 151, 184, 185, P.T.S no. 220, and under chaltas no. 152 to 157, and 186 P.T.S no. 220, and chaltas no. 124, 180, P.T.S no. 227, admeasuring 2404 sq.mts, situated at Aquem, (Near Kerkar Hospital) within the Jurisdiction of Margao Municipality, Salcete, Goa. (Fully described in the Schedule 'A', hereinafter, referred to as 'said property').

AND WHEREAS by a Sale Deed dated 13.01.1936, the said property was purchased by Shri Rosario Faleiro, who was married to Smt. Marciana Mendes also known as Monica Menezes, both since deceased, who were the grand father/grand mother of the Vendor no. 2.

AND WHEREAS said Rosario Faleiro and his wife Marciana Mendes under Gift Deed dated 17.02.1944 gifted 1/3rd (One Third) of the said property to their daughter Conceicao Timotina Faleiro e Fernandes, married to Joao also known as John Francisco Fernandes (Fully described in the Schedule 'B' hereinafter, referred to as 'said part of the said property'.

Trindade



AND WHEREAS said Conceicao Timotina Faleiro e Fernandes, after obtaining consent from her husband Joao Francisco Fernandes, by a Will dated 09.07.1981, duly recorded in the Book of Notes no. 103, executed before Ex-Officio Notary, Margao, Goa, bequeathed to their daughter Julieta Sebastiana Fernandes married to David Trinidad, the same 1/3rd i.e. the said part of the said property now admeasuring 952 sq. mts. (Twenty Fourth Lote) as described in Schedule 'B'.

AND WHEREAS by a Deed of Succession dated 17.03.15 duly recorded at pages 97 to 99 of the Notarial Book of Deeds no. 47, executed before Civil cum Sub Registrar, Ex-Officio, Canacona, the Vendors herein named above, have qualified themselves as the only legal heirs and successors of late Conceicao Timotina Faleiro e Fernandes, and her husband Joao Francisco Fernandes.

AND WHEREAS the Purchaser cum Developer has approached the Vendors to sell to him the said part of the said property, for constructing multi storeyed building/s i.e. multi family dwellings (flats, villas, shops, offices) therein, at its own cost and expenses, which offer has been accepted by the Vendors, subject to giving them super built up area admeasuring 250 sq.mts. free of cost and ready for occupation, complete in all respect (As agreed separately in the MOU) in the said part of the said property, in lieu of monetary consideration.

Trinidad



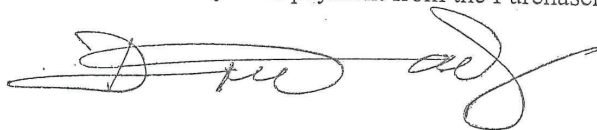
NOW THEREFORE this deed witnesseth as under:-

1. That in furtherance to what is agreed hereinabove, and in lieu of payment of monetary consideration by the Purchaser cum Developers to the Vendors, the Purchaser cum Developer herewith promises to give to the Vendors, 250 sq.mts super built up area, complete in all respect, ready for occupation, within 48 months from the date of laying the foundation, which may be extended in the event of unforeseen eventualities, as agreed in the said Memorandum of Understanding.
2. Consequently, the Vendors hereby sell, transfer by way of exchange, assign, convey the said part of the said property and handover the possession of it, along with all appurtenances, trees, etc. to the Purchaser cum Developer, to develop the same as per the approved plan by constructing building/s, multi family dwellings, flats, shops, offices, villas etc. at his own costs and expenses.
3. It is declared by the Vendors that the said part of the said property is free from all charges, encumbrances, claims from any third person, and there is no any litigation pending in any Court in respect of the said part of the said property and they will fully indemnify the Purchaser cum Developer in the event any dispute or any third party



claims, challenges the ownership right to the said part of the said property or any part thereof.

4. The Purchaser cum Developer agrees to admit the Vendors as member of the co-operative housing society, after completion of the entire project, and the Vendors agree to be the member of the society after it is formed and undertakes to pay all the maintenance and other charges.
5. The Vendors undertake to sign any other document as may be required for the purpose of mutation, applying for sanad etc. in respect part of the said property unto the Purchaser cum Developer.
6. The Purchaser cum Developer now as absolute owner, has full authority to carry out necessary mutation in the survey records, based on this Deed, to include its name, after deleting, canceling the names appearing in the property card of the corresponding P.T. Sheet and Chalta nos, as detailed in Schedule 'B' and to apply for the licence/development permission, sanad in its name or in the name of his any other entity or personal name, to suit his purpose.
7. For all purpose, under this Deed no monetary payment has been made by the Purchaser cum Developer to the Vendors, nor they have received any such payment from the Purchaser cum Developer.


 Tripathi






8. It is agreed and understood by the Vendors that Purchaser cum Developer is free to sell, encumber, charge any flats, shops/blocks, villas to any other person and collect all the payments in its name, save and except the area and units reserved for the Vendors.
9. For the purpose of valuation, the said part of the said property is valued at Rs. 10,000/- per sq.mt. and it comes to Rs. 95, 20,000/- (Rupees Ninety five lacs, twenty thousand Only) and this deed carries 3.5% of the stamp duty value of Rs. 3,33,200/- (Rupees Three Lacs Thirty Three Thousand and Two Hundred Only).

SCHEDULE 'A' (SAID PROPERTY)

All that property known as "NAICOLEM", or "NARCALEM" also known as "FIRST EDITION OF NAICOLEM" (Twenty Fourth Lote) or "PALMAR BERNARDO FRANCIS D' COSTA, admeasuring 2404 sq.mts, which is on the whole described in the Land Registration Office of Salcete, under no. 39, 254, at pages 151, Book B-101, (New Series) and lastly under no. 39,667, at page 165 V, book B-102, surveyed under chaltas nos. 138, 139, 146 to 151 and 184, 185, P.T.S no. 220; and chalta nos. 152 to 157, 186, P.T.S no. 220;


Trindade





and chaltas nos. 124, 180, P.T.S no. 227, situated at Aquem, (Near Kerkar Hospital) within the Municipal jurisdiction of Margao Municipality, Margao, Salcete, Goa, bounded as under:-

On the East: by the property of the same name 25th Lote of Joao Xavier
Esperato Gomes, now surveyed under no. 183/220;

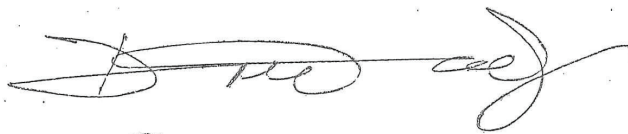
On the West: by the property of the same name 23rd Lote of Jose
Fernandes, now surveyed under no. 145/220;

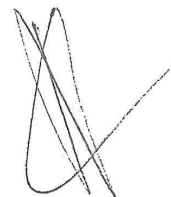
On the North: by rivulet (water drain) and chalta no. 137 and 181, P.T.S
220;

On the South: by the road towards Torcansori.

SCHEDULE 'B' (SAID PART OF THE SAID PROPERTY)

All that parcel of land, which is separate and independent, detached from above described property, admeasuring 952 sq.mts. known as "NAICOLEM" or "NARCALEM" also known as "FIRST EDITION OF NAICALEM" or "PALMAR BERNARDO FRANCIS Da COSTA" (Twenty Fourth Lote) surveyed under chalta no. 138, 139, 146 to 151 and 184 and 185, P.T.S no. 220, bounded as under:-


Inwchade





On the East; by a strip of land of property of the same name 25th Lote of
Joao Xavier Esperato Gomes, now surveyed under chalta no.
183, P.T.S no.220;

On the West: by a strip of land of property of the same name 23rd Lote of
Jose Fernandes, now surveyed chalta no. 145, P.T.S no. 220;

On the North: by rivulet (water drain) and chalta no. 137 and 181, P.T.S
220;

On the South: by the remaining part of same property (2/3rd) surveyed
under chalta no. 152 to 157 and 186, P.T.S no. 220, and
chaltas no. 124, 180, P.T.S no. 227, now belonging
to heirs of Constancio Faleiro.

The exact configuration is as shown in red colour in the attached plan.

Trindade








IN WITNESS WHEREOF both parties have signed this Deed on the date
and place as mentioned herein above, in the presence of witnesses.






Vendors: (1) 

(DAVID TRINDADE) 




				
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

Left Hand Finger Print Impression of DAVID TRINDADE

				
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

Right Hand Finger Print Impression of DAVID TRINDADE


Trindade





(2) Julieta

(JULIETA SEBASTIANA FERNANDES)

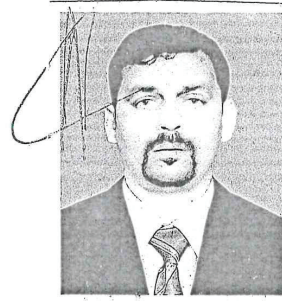
Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

Left Hand Finger Print Impression of JULIETA SEBASTIANA FERNANDES

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

Right Hand Finger Print Impression of JULIETA SEBASTIANA FERNANDES

Julieta

Purchaser cum Developer: - -----

M/s GAJRAJ BUILDERS & DEVELOPERS, through its partner
(ANIL MARUTI SAWANT)

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

Left Hand Finger Print Impression of ANIL MARUTI SAWANT

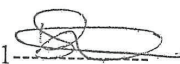
Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger


Right Hand Finger Print Impression of ANIL MARUTI SAWANT

Trindade



Witnesses

1.  Umesh Shinde
H.NO 23, NR DATTI MANDIR
ORHEM VASCO-DA-GAMA.

2.  (Lakhan Kurmal)
H.NO 210, NR PUBLIC TAP, GAMPAL NAGAR
MANHATIL VASCO-





J. Indade



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at

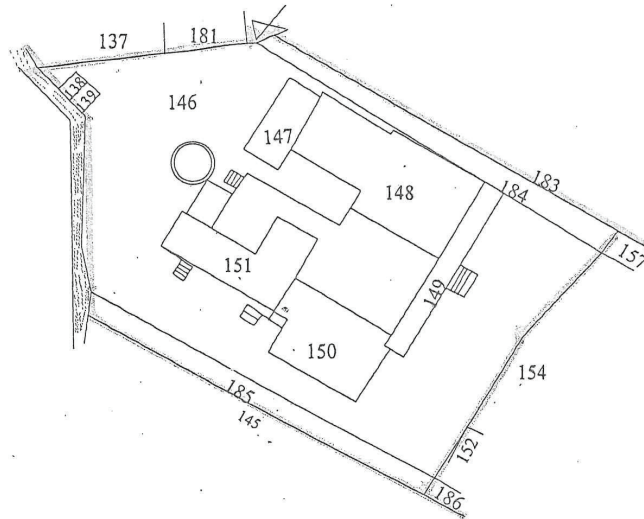
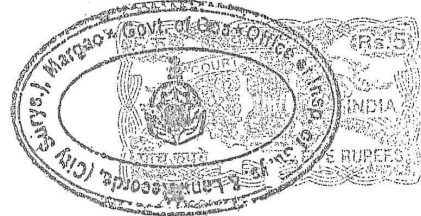
Village : MARGAO

Taluka : SALCETE

P.T.Sheet No.220/ Chalta No.138,139,146 To 151,184 & 185

Scale :1:500

[Signature]
24/3/15
I.S & L.R



[Signature]
Generated By : DILIP NAIK
On : 20-03-2015

[Signature]
J. N. N. N.

[Signature]
D. N. N. N.
24/03/15
Compared By:

[Signature]

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 02-04-2015 11:50:34 AM

Document Serial Number : 1678




Presented at 10:44:00 AM on 02-04-2015 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sl. No	Description	Rs. Ps
1	Registration Fee	333200.00
2	Processing Fees	180.00
	Total :	333380.00

Stamp Duty Required: 333200.00

Stamp Duty Paid: 333200.00

Anil Maruti Sawant presenter

Name	Photo	Thumb Impression	Signature
Anil Maruti Sawant, S/o. Maruti Sawant, Married, Indian, age 44 Years, Civil Engineer, r/o Paes Avenue, 3rd Floor, Near Bus Stand, Vasco, Goa. As the Partner of M/s. Gajraj Builders and Developers			

Endorsements

Executant

1. David Trindade, S/o. Late Domingos Salvador Trindade, Married, Indian, age 78 Years, Retired, r/o Behind Chowgule Bungalow, Patrong, Baina, Vasco, Goa.






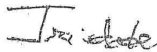
Photo	Thumb Impression	Signature
		



Photo	Thumb Impression	Signature
		




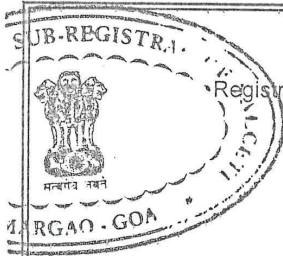
3. Anil Maruti Sawant, S/o. Maruti Sawant, Married, Indian, age 44 Years, Civil Engineer, r/o Paes Avenue, 3rd Floor, Near Bus Stand, Vasco, Goa. As the Partner of M/s. Gajraj Builders and Developers

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Lakhan Kurumal , S/o. Nagappa Kurumal, UnMarried, Indian, age 24 Years, Service, r/o R/o. Hno. 210, Near Public Tap, Gandhinagar, Mangor, Hill, Vasco da Gama, Goa.	
2	Umesh Shinde , S/o. Late Baburao Shinde, Married, Indian, age 42 Years, Business, r/o R/o. Hno. 33, Near Datta Mandir, Orulem, Vasco da Gama, Goa.	


 Sub-Registrar
 Suraj R. Vernekar
 Sub Registrar



Book-1 Document
Registration Number MGO-BK1-01663-2015
CD Number MGOD83 on
Date 02-04-2015

Suraj R. Vernekar
Sub-Registrar (Salcete/Margao)

Scanned By:-

Rehmat

Suraj R. Vernekar
Sub Registrar

Signature:-

kmf

Designed and Developed by C-DAC, ACTS, Pune

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA SALCETE/MARGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 847

Print Date Time: 25/May/2015 12:57 PM

Date of Receipt: 25/May/2015

Serial No. of the Document: 2517

Nature of Document: Sale

Received the following amounts from Sri Anil Maruti Sawant for Registration of
above Document in Book-1 for the year 2015

Rs.Ps

Registration Fee	580800.00
Processing Fees	530.00
Total :	581330.00

Amount in words: Rupees Five Lakh Eighty One Thousand Three Hundred
Thirty Only.

Expirable date of issue of Registered Document: / /

Signature of the Sub-Registrar

~~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: _____

Specimen Signature of the Person Authorized

Signature of the Presenter

~~TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT~~

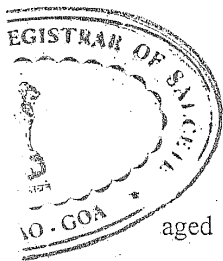
The Registered Document has been handed over to _____

on 27/5/15

Signature of the person receiving the Document

Signature of the Sub-Registrar

This Deed is made on this 19th day of May, 2015, here at Margao, Goa, by and between (1) Smt. JULIANA FALEIRO, widow of Costao alias Constancio Faleiro, aged 71 years, housewife, and her sons/daughter in law (2) Mr. EMERCIANO ROSARIO GREGORIO FALEIRO, aged 45 years, married, business, having PAN Card No. _____ and his wife (3) Mrs. MARIA DORINA FALEIRO, daughter of Lawrence Fernandes, aged 36 years, housewife (4) Mr. GEORGE FALEIRO, aged 42 years, married, business, and his wife (5) Mrs. RICHA GRACIA FALEIRO,



2

aged 25 years, housewife (6) Mr. WILLSON FALEIRO, aged 40 years, bachelor, all residing at Aquem Alto, Margao, Goa, hereinafter, jointly called the "Vendors". The Vendors no. 1, 3, 4, 5 and 6 are represented in this deed by their constituted power of attorney holder, the Vendor no. 2 Mr. EMERCIANO ROSARIO GREGORIO FALEIRO.

AND

M/s GAJRAJ BUILDERS & DEVELOPERS, a registered Partnership firm, under the Partnership Act, registered under no. MGO-F-21/2012, having PAN Card No. _____ through its Partner Mr. ANIL MARUTI SAWANT, son of Maruti Sawant, aged about 44 years, married, civil engineer, having PAN Card No. _____ with office at Paes Avenue, Near Bus Stand, Vasco, Goa, hereinafter called the "Purchaser cum Developer".

The terms, "Vendors", and "Purchaser cum Developer", shall mean and include their respective legal heirs, successors, administrators, assigns, and all persons/partners legally claiming through them.

Both parties are Indian nationals, and they do not belong to any scheduled caste or tribe.

Faleiro



WHEREAS there exists a property known as "NAICOLEM" or "NARCALEM" (Twenty Fourth Lote) also known as "FIRST EDITION OF NAICOLEM" or "PALMAR BERNARDO FRANCIS Da COSTA", now surveyed under chaltas no. 138, 139, 146 to 151, 184, P.T.S no. 220, and under chaltas no. 152 to 157, P.T.S no. 220, and chaltas no. 124, 180, 186, P.T.S no. 227, admeasuring 2404 sq.mts, situated at Aquem, (Near Kerkar Hospital) within the Jurisdiction of Margao Municipality, Salcete, Goa. (Fully described in the Schedule 'A', hereinafter, referred to as 'said property').

AND WHEREAS by a Sale Deed dated 13.01.1936, the said property was purchased by Shri Rosario Faleiro, who was married to Smt. Merciana Mendes also known as Monica Menezes alias Monica Mendes, both since deceased, who were the grand parents of Vendor 2 herein named above.

AND WHEREAS said Rosario Faleiro and his wife Merciana Mendes under Gift Deed dated 17.02.1944 gifted 1/3rd (One Third) of the said property to their daughter Conceicao Timotina Faleiro e Fernandes, married to Joao also known as John Francisco Fernandes (Fully described in the Schedule 'B' hereinafter, referred to as 'said part of the said property'), which is now separate and independent parcel, already purchased by the Purchaser cum Developer which deed is registered under no. MGO-BK-1-01663-2015, CD number MGOD83 dated 02.04.2015, before the Sub Registrar of Salcete, at

Faleiro

[Signature]



NOW THEREFORE this MEMORANDUM OF UNDERSTANDING
witnesseth as under:-

1. That in furtherance to what is agreed in the sale deed/exchange and in consideration of having sold/exchanged their proprietary rights in lieu of monetary consideration, in respect of the said plot of the said property in favour of the Owner cum Developer, who herewith promises to allot, give, free of cost, to the Beneficiaries and undertakes to provide total super built up area 439 sq.mts. (i.e. 3 double bed room flats of 85 sq.mts each, on the 2nd, 3rd and 4th floor (One on top of the other), and two single bed room flats, each admeasuring 65 sq.mts, on the 2nd and 3rd floor (One on top of the other), with separate parking space allotted to each flat, and three shops each admeasuring 18 sq.mts. on the ground floor), having double height in the proposed building in the said plot facing Torcansori road, ready for occupation, complete in all respect, within 48 months from the date of laying the foundation. After approval of plan, a Xerox copy will be given to the Beneficiaries.
2. In case of any unforeseen eventualities, the time herein above stipulated, may be further extended.



left behind by Costao Faleiro alias Constancio Faleiro, who was their father/father in law, recorded before Sub Registrar of Canacona.

AND WHEREAS the Vendors, as only legal heirs and successors of Costao Faleiro alias Constancio Faleiro, have inherited the remaining part (2/3rd) of the Property Naicolem or Narcalem (Twenty Fourth Lote), which is independent and separate parcel having an area of 1452 sq.mts. as described in Schedule 'C' (Hereinafter, referred to as 'said plot of the said property').

AND WHEREAS the Purchaser cum Developer, through his advocate, had issued a public notice on Navhind Times issue dated 13.03.15, calling for the objections, if any, from any person, bank etc. to which no one objected to execute this conveyance deed.

AND WHEREAS the Purchaser cum Developer has approached the Vendors with a proposal to develop the said plot of the said property (as described in Schedule 'C') for constructing multi storeyed building/s i.e. multi family dwellings (flats, villas, shops, offices) therein, at his own cost and expenses which offer has been accepted by the Vendors, subject to giving them super built up area admeasuring 439 sq.mts, free of cost and ready for occupation, complete in all respect (As agreed separately in the MOU) in the said plot of the said property, in lieu of monetary consideration.

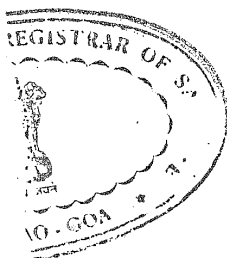
Helen



NOW THEREFORE this deed witnesseth as under:-

1. That in furtherance to what is agreed hereinabove, and in lieu of payment of monetary consideration by the Purchaser cum Developers to the Vendors, the Purchaser cum Developer herewith promises to give to the Vendors, 439 sq.mts super built up area, complete in all respect, ready for occupation, within 48 months from the date of laying the foundation, which may be extended in the event of unforeseen eventualities, as agreed in the said Memorandum of Understanding.
2. Consequently, the Vendors hereby sell, transfer by way of exchange, assign, convey the said plot of the said property (as described in Schedule 'C' and handover the possession of the same, along with all appurtenances, trees, etc. to the Purchaser cum Developer, to develop the same as per the approved plan by constructing building/s, multi family dwellings, flats, shops, offices, villas etc. at his own costs and expenses.
3. It is declared by the Vendors that the said plot of the said property is free from all charges, encumbrances, claims from any other person and there is no any litigation pending in any Court in respect of the said plot of said property and they will fully indemnify the Purchaser cum

Salas



Developer in the event any dispute or any third party claims, challenges ownership right to the said plot of the said property or any part thereof.

4. The Purchaser cum Developer agrees to admit the Vendors as member of the co-operative housing society, after completion of the entire project, and the Vendors agree to be the member of the society after it is formed and undertakes to pay all the maintenance and other charges.
5. The Vendors undertake to sign any other document as may be required for the purpose of mutation, applying for sanad etc. in respect of the said plot of the said property unto the Purchaser cum Developer.
6. The Purchaser cum Developer now as absolute owner of the said plot of the said property (as described in Schedule 'C') has full authority to carry out necessary mutation in the survey records, based on this Deed, to include its name, after deleting, canceling the name of Constancio Faleiro, appearing in the property card of the corresponding P.T. Sheet and Chaltas nos. and to apply for the licence/development permission, sanad in its name or in the name of his any other entity or personal name to suit his purpose.

Handwritten signature

Handwritten signature



7. For all purpose, under this Deed no monetary payment has been made by the Purchaser cum Developer to the Vendors, nor they have received any such payment from the Purchaser cum Developer, being Deed of Exchange, exchanging the proprietary rights for agreed ready super built up area, save and except consideration in kind as stated above.
8. It is agreed and understood by the Vendors that Purchaser cum Developer is free to sell, encumber, charge any flats, shops/blocks, villas to any other person and collect all the payments in its name, save and except the area and units reserved for the Vendors.
9. For the purpose of valuation, the said plot of the said property is valued at Rs. 10,000/- per sq.mt. it comes to Rs. 1,45,20,000/- (Rupees One Crore, Forty Five Lacs, Twenty Thousand Only) and this deed carries 5 % of the stamp duty value of Rs. 7, 26,000/- (Rupees Seven Lacs, twenty six thousand only).

SCHEDULE 'A' (SAID PROPERTY)

All that property known as "NAICOLEM", or "NARCALEM" (Twenty Fourth Lote) also known as "FIRST EDITION OF NAICOLEM" or "PALMAR BERNARDO FRANCIS D' COSTA, admeasuring 2404 sq.mts, which is on the whole described in the Land Registration Office of Salcete,

Belaw

[Signature]



under no. 39, 254, at pages 151, Book B-101, (New Series) and lastly under no. 39,667, at page 165 V, book B-102, surveyed under chaltas nos. 138, 139, 146 to 151 and 184, 185, P.T.S no. 220; and chalta nos. 152 to 157, 186, P.T.S no. 220; and chaltas nos. 124, 180, P.T.S no. 227, situated at Aquem, (Near Kerkar Hospital) within the Municipal jurisdiction of Margao Municipality. Margao, Salcete, Goa, bounded as under:-

On the East: by the property of the same name 25th Lote of Joao Xavier
Esperato Gomes, now surveyed under no. 183/220;

On the West: by the property of the same name 23rd Lote of Jose
Fernandes, now surveyed under no. 145/220;

On the North: by rivulet and chalta no. 137 and 181, P.T.S 220;

On the South: by the road towards Torcansori.

SCHEDULE 'B' (SAID PART OF THE SAID PROPERTY)

All that parcel of land detached and described above admeasuring 952 sq.mts. known as "NAICOLEM" or "NARCALEM" also known as "FIRST EDITION OF NAICALEM" or "PALMAR BERNARDO FRANCIS Da COSTA' (Twenty Fourth Lote) surveyed under chalta no. 138, 139, 146 to 151 and 184 and 185, P.T.S no. 220, bounded as under:-

Below

[Signature]



On the East; by a strip of land of property of the same name 25th Lote of
Joao Xavier Esperato Gomes, now surveyed under chalta no.
183, P.T.S no.220;

On the West: by a strip of land of property of the same name 23rd Lote of
Jose Fernandes, now surveyed chalta no. 145, P.T.S no. 220;

On the North: by rivulet (water drain) and chalta no. 137 and 181, P.T.S
220;

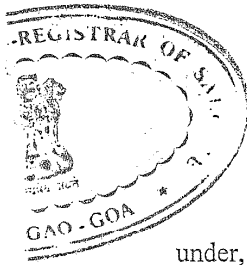
On the South: by the remaining part of same property (2/3rd) surveyed
under chalta no. 152 to 157 and 186, P.T.S no. 220, and
chaltas no. 124, 180, P.T.S no. 227, now belonging
to heirs of Constancio Faleiro.

SCHEDULE 'C' (SAID PLOT OF THE SAID PROPERTY)

All that property known as "NARCALEM" (Twenty Fourth Lote) now
surveyed under PTS no. 220, chaltas no. 152 to 157; and 186; P.T.S no. 227,
chaltas no. 124 and 180; which is an independent parcel, having an area of
1452 sq.mts, described lastly on the whole in the Land Registration office of
Salcete under no. 39, 667 at page 165, V, Book-B-102, bounded as

Faleiro

[Signature]



under, situated at Aquem Alto, within the Jurisdiction of Margao Municipality, Salcete, Goa:-

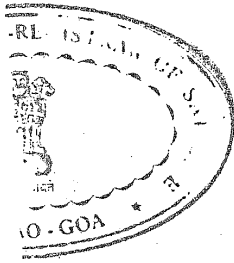
On the East: by the property (a strip of land) surveyed under chalta no. 183,
P.T.S no. 220;

On the West: by the property (a strip of land) surveyed under chalta no.145,
P.T.S no. 220;

On the North: by the remaining part of the same property now purchased by
the Purchaser cum Developer, surveyed under chalta no. 138,
139, 146 to 151, 184 and 185, P.T.S no. 220.

On the South: by road towards Torcansori

The exact location is as shown in red colour in the attached plan.

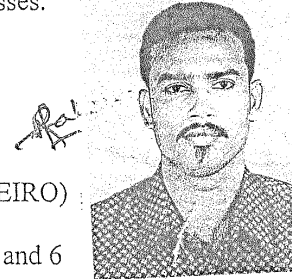


IN WITNESS WHEREOF both parties have signed this Deed on the date _____
and place as mentioned herein above, in the presence of witnesses.

Vendors: (1) *Rosario* _____

(EMERCIANO ROSARIO GREGORIO FALEIRO)

For self and as constituted attorney for Vendors nos. 1, 3, 4, 5 and 6



Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb

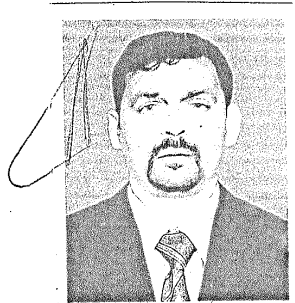
Left Hand Finger Print Impression of EMERCIANO ROSARIO GREGORIO FALEIRO

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

Right Hand Finger Print Impression of EMERCIANO ROSARIO GREGORIO FALEIRO

Rosario

[Signature]

Purchaser cum Developer: - -----

M/s GAJRAJ BUILDERS & DEVELOPERS, through its partner

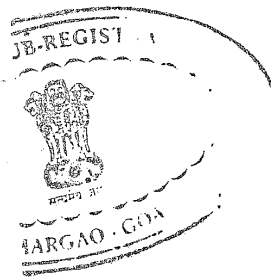
(ANIL MARUTI SAWANT)

Little Finger	Ring Finger	Middle Finger	Index Finger	Thumb


Left Hand Finger Print Impression of ANIL MARUTI SAWANT

Thumb	Index Finger	Middle Finger	Ring Finger	Little Finger

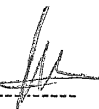
Right Hand Finger Print Impression of ANIL MARUTI SAWANT



Witnesses

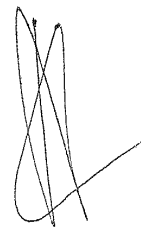
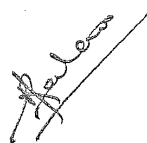
1. 

Umesh Shinde
HIND 33, NR DARTA MANDIR
ORULAM VASCO.

2. 

LAKHAN KORMAL

LAKHAN H KORMAL
HINOZIO NEAR PABLIC TAD
MANGOSAL HILL VASCO



GOVERNMENT OF GOA
Directorate of Settlement & Land Records
Office of The Inspector of Survey & Land Records
MARGAO - GOA

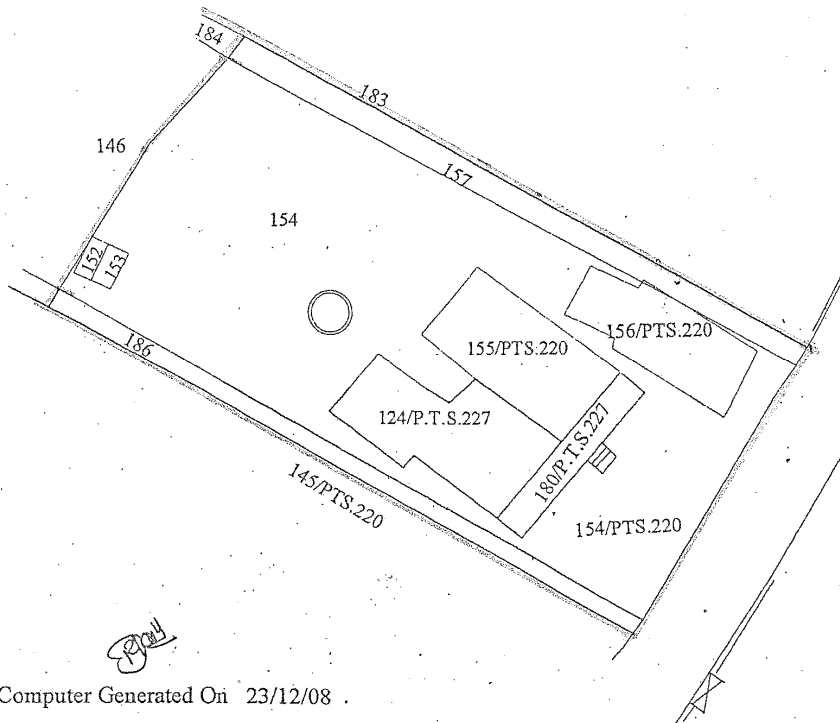
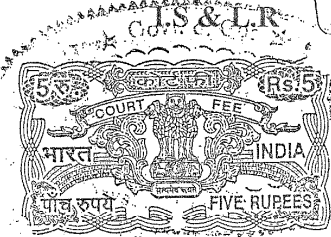
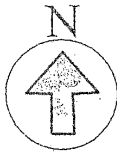
Plan showing plots situated at

Margao City

P.T.Sheet No. 220 / Chalta No. 152 To 157.

P.T.Sheet No. 227 / Chalta No. 124, 180 & 186.

Scale 1:500



Computer Generated On 23/12/08 .

Compared By :-

Government of Goa

Print Date & Time : 25-05-2015 12:57:46 PM

Document Serial Number : 2517




Presented at 12:33:00 PM on 25-05-2015 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No.	Description	Rs. Ps
	Registration Fee	580800.00
2	Processing Fees	530.00
	Total :	581330.00

Stamp Duty Required: 726000.00

Stamp Duty Paid: 726000.00

Anil Maruti Sawant presenter

Name	Photo	Thumb Impression	Signature
Anil Maruti Sawant, S/o. Maruti Sawant , Married, Indian, age 44 Years, Engineer, r/o Fatorda, Margao, Goa. As a partner of M/S. Gajraj Builders & Developers Having Office at Vasco Da Gama, Goa.			

Endorsements

Executant

1 . Emerciano Rosario Gregorio Faleiro, S/o. Late Constancio Faleiro , Married, Indian, age 45 Years, Business, r/o Aquem Margao, Goa. For self as Vendor No. 2 and as POa for vendor No. 1, 3, 4, 5 and 6 vide POA dated 30/04/2015 executed before Notary Mathew D'Sa under reg No. 36/90 and POA Dated 27/04/2002 executed before Notary Datta S Nadkarni under reg No. 324 and POA dated 07/08/2006 executed before Notary Mathew D'Sa under reg No. 2736 and POA dated 08/05/2015 executed before Notary Rajiv Shinkre under reg no. 85232







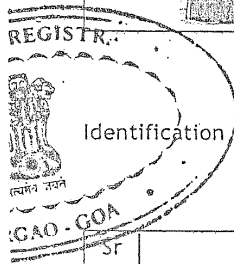



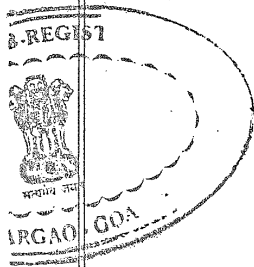
Photo	Thumb Impression	Signature
		

Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Lakhan Kurmal , S/o. Nagappa Kurmal, UnMarried, Indian, age 24 Years, Service, r/o h. no. 210, Near Public Tap, Vasco Da Gama, Goa	
2	Umesh Shinde , S/o. Late Baburao Shinde, Married, Indian, age 42 Years, Business, r/o H.no. 33, Near Datta Mandir, Orulem, Vasco Da Gama, Goa	


 Sub-Registrar
 Suraj R Vernekar
 Sub Registrar



Book-1 Document
Registration Number MGO-BK1-02478-2015
CD Number MGOD84 on
Date 25-05-2015

Suraj R Vernekar

Sub-Registrar (Salcete/Margao)

Scanned By:-

Shenoi

Suraj R Vernekar
Sub Registrar

Signature:-

Designed and Developed by C-DAC, ACTS, Pune