



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

e-Stamp

₹13,48,200

Certificate No.	: IN-GA00196449105862Y
Certificate Issued Date	: 06-Jan-2026 05:22 PM
Account Reference	: NONACC (TS)/ gaga-130/ STO-Vasco/ GA-SGA
Unique Doc. Reference	: SUBIN-GAGAGA-T3000357806792356Y
Purchased by	: PRIME BUILDERS
Description of Document	: Article 22 Conveyance
Property Description	: SURVEY NO. 1, SUB DIVISION NO. 1-Y, DABOLIM VILLAGE, MORMUGAO GOA.
Consideration Price (Rs.)	: 2,69,62,400 (Two Crore Sixty Nine Lakh Sixty Two Thousand Four Hundred only)
First Party	: MARTHA JOSEPHINA ANTAO AND 3 OTHERS
Second Party	: PRIME BUILDERS
Stamp Duty Paid By	: PRIME BUILDERS
Stamp Duty Amount(Rs.)	: 13,48,200 (Thirteen Lakh Forty Eight Thousand Two Hundred only)



Please write or type below this line

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DEED OF SALE

M Antao



PF 0000173564

Statutory Alert:

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

THIS DEED OF SALE is executed at Vasco-da-Gama, Goa on this the 7th day of the month of January, 2026

BETWEEN

(1) **MRS. MARIA BALBINA DMELLO** alias **MARIA BALBINA DO ROSARIO**, Indian national 74 years of age, daughter of late Santana do Rosario alias Sant. Anna alias Santan do Rosario alias Santano do Rosario, wife of Mr. Leo Norbert DMello alias Leo Norbert John DMello alias Norbert DMello, retired, married, holding Aadhar Card No. [REDACTED], Pan Card No. [REDACTED], and Mobile No. 9769559031, wife of (2) **MR. LEO NORBERT DMELLO** alias **LEO NORBERT JOHN DMELLO** alias **NORBERT DMELLO** Indian National 75 years of age, Son of John Santan DMello, retired, married, holding, Aadhar Card No. [REDACTED], Pan Card No. [REDACTED] and Mobile No. 9769559031, both residing at Evershine Pine, Bldg No.3, Flat No. 601, Kanakia, Mira Road, Dist. Thane, Maharashtra 401107 (3) **MRS. MARTHA JOSEPHINA ANTAO** alias **MARTHA JOSEPHINA DO ROSARIO** alias **MARTHA ANTAO** Indian National 70 years of age, Daughter of late Santana do Rosario alias Sant. Anna alias Santan do Rosario alias Santano do Rosario, wife of Atanasio Custodio Antao alias Antanasio Custodio Antao, retired, married, holding Aadhar Card No. [REDACTED], Pan Card No. [REDACTED], and Mobile No. 9420896670, husband of (4) **MR. ATANASIO CUSTODIO ANTAO** alias **ANTANASIO CUSTODIO ANTAO**, Indian National 72 years of age, Son of Jose Santan Antao, retired, married, holding, Aadhar Card No. [REDACTED], Pan Card No. [REDACTED] and Mobile No. 9822482014, both residing at H. No. 455, Pocklemoll, Guirdolim, Chandor, Salcete, South Goa 403714, hereinafter collectively referred to as the "**VENDORS**" (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, successors, legal representatives and assigns) of the **ONE PART**;

[The **VENDORS** No. (1), (2) and (4) above, are represented herein by their duly constituted Attorney, **MARTHA JOSEPHINA DO ROSARIO** alias **MARTHA ANTAO**, i.e. **VENDOR** No. (3) herein, by virtue of General Power of Attorney dated 06.05.2019 executed before Notary (Quepem & Salcete) Adv. Menino A Fernandes, under Reg. No. 2674/19 dated 06.05.2019]

AND

M. Antao

[Signature]



PRIME BUILDERS, a Proprietorship Firm, having its Office at 2nd Floor, "Prime Corner", Vasco-Da-Gama, Goa, represented herein by its Proprietor, Mr. Anthony Cedric Dias, Indian national, aged 63 years, son of late Mr. Albert Dias, businessman, married, holder of Aadhar Card No. [REDACTED], PAN Card No. [REDACTED], Mobile 9049192277, residing at 2/721/D, Prime House, Miraton Gardens, Chicalim, Goa, hereinafter referred to as the "**PURCHASER**" (which expression unless repugnant to the context or meaning thereof shall also mean and include his heirs, successors-in-interest, legal representatives, administrators and assigns) of the **OTHER PART**.

All parties hereto are Indian Nationals.

WHEREAS:

(A) There is a plot of land admeasuring 997 square meters, situated in the locality known as "Fatima Colony" at Dabolim, now surveyed under Survey No. 1 Sub Division No. 1-Y of Village Dabolim, Taluka and Sub district of Mormugao, Goa, more particularly described in **SCHEDULE-I** hereunder written and hereinafter called the "**SAID PLOT**".

AND WHEREAS:

(B) The SAID PLOT was part of the larger property known as "**UM TERRENO OITEIRAL**" surveyed under Survey No. 1 Sub Division No. 1 of Village Dabolim situated at Dabolim, within the limits of Village Panchayat of Chicalim, Taluka of Mormugao, District of South Goa, State of Goa, described in the Land Registration Office of the "Comarca" of Salcete under No. 24,972 of New Series and enrolled in the Martiz under No. 804 in the Taluka Revenue Office of Mormugao and bounded on the East, by public road; on the West, by property bearing Survey No. 71/0 of Village Dabolim; on the North, by 8.00 mtrs wide road and on the South, by the property bearing Survey No. 1 Sub Division No. 2 of Village Dabolim of Village Dabolim., hereinafter referred to as the "**SAID LARGER PROPERTY**"

(C) The SAID LARGER PROPERTY originally belonged to one Fr. Francisco Antonio Camilo da Piedade Cruz of Chicalim, Village, who sub-divided the said property, into 15 Lotes (Plots) designated under No. 1 to 15.

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(D) By a Deed of Sale dated 22.10.1954, at pages 7 overleaf onwards of book of notes No. 976 the aforesaid Fr. Francisco Antonio Camilo Da Piedade Cruz sold one of the above 15 plots, i.e., the sub divided Plot No. 8 (the SAID PLOT herein) admeasuring area of 997 sq. mts to Santana do Rosario.

(E) By Inscription of Transfer effected in the office of land Registrar of Comarca of Salcete, at folio 159 of Book G No.57, the said Plot No. 8 is found inscribed in favour of Santana do Rosario married to Maria Ascenca Dias, which Plot No. 8 then came to be separately described under No. 44,582 at folio 40 overleaf of Book B No. 116 of New Series.

(F) The aforesaid sub division of the property 15 lotes (plots) designated under No. 1 to 15 by Fr. Francisco Antonio Camilo da Piedade Cruz was subsequently approved by the Mormugao Planning and Development Authority, Vasco da Gama, Goa vide order No. MPDA/9-C/86-87/1407 dated 14.11.1986.

(G) The said Santana do Rosario alias Sant. Anna Alias Santan do Rosario alias Santano do Rosario and his wife Maria Ascenca Dias alias Anunciacao Dias alias Maria Ascensa Dias were married under the regime of general communion of assets and thus became joint owners in possession of said Plot No. 8 (the SAID PLOT herein) admeasuring 997 sq.mts

(H) The said Santana do Rosario alias Sant. Anna expired on 25.05.1996 at Sanjeevani Hospital, Vasco and his wife Maria Ascenca Dias alias Anunciacao Dias had expired earlier on 1.10.1994 at Voddant, behind Goa Shipyard, Vasco Da Gama leaving behind their four children as their sole and Universal heirs namely 1) Dominic John Baptist Rosario married to Fatima Perpetua Rosario alias Fatima Perpetua Lobo, 2) Mrs. Maria Balbina do Rosario married to Mr. Leo Norbert DMello, 3) Mrs. Martha Josephina do Rosario married to Antanasio Antao 4) Ms. Maria Emerita do Rosario (spinster), who were declared as the only successors vide Deed of Succession dated 11.3.2004 drawn before the Notary Public Ex- Officio of Salcete at pages 31 to 32 of Deed Book no. 1460.

(I) The SAID PLOT thus jointly devolved upon the said legal heirs of Santana do Rosario alias Sant. Anna i.e., 1) Dominic John Baptist Rosario married to Fatima Perpetua Rosario alias Fatima Perpetua Lobo, 2) Mrs. Maria Balbina do Rosario

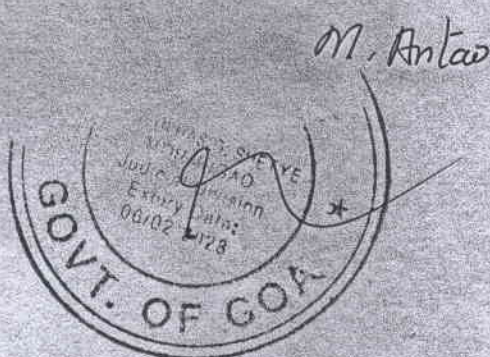


married to Mr. Leo Norbert DMello, 3) Mrs. Martha Josephina do Rosario married to Antanasio Antao 4) Ms. Maria Emerita do Rosario (spinster), in equal shares.

(J) By a Gift Deed dated 31.08.2024 duly registered with the Sub Registrar of Mormugao under Registration No. MOR-1-1803-2024, the said 1) Dominic John Baptist Rosario along with his wife Fatima Perpetua Rosario alias Fatima Perpetua Lobo, 2) Ms. Maria Emerita do Rosario (spinster), 3) Mr. Leo Norbert DMello and 4) Mr. Atanasio Custodio Antao as Donors gifted the SAID PLOT to Mrs. Maria Balbina DMello alias Maria Balbina do Rosario and Mrs. Martha Josephina Antao alias Martha Josephina Do Rosario alias Martha Antao as Donees.

(K) The Donees i.e. 1) Maria Balbina do Rosario and 2) Martha Josephina Antao then approached the Inspector of Surveys and Land Records, of Vasco da Gama for separation and partition of the SAID PLOT from rest of the SAID LARGER PROPERTY which the Inspector of Surveys and Land Records allowed vide Order dated 17.03.2025 in Case No. PIMOR10-24-512, and accordingly a separate Survey No. 1 Sub Division No. 1-Y came to be accorded to the SAID PLOT. Accordingly, the new survey record of right in Form I & XIV is issued with said Maria Balbina do Rosario and Martha Josephina do Rosario as occupants thereof.

(L) However, it was later observed that in the afore-mentioned Deed of Gift dated 31.08.2024, by inadvertence, the husband of the Donee, Mrs. Maria Balbina DMello alias Maria Balbina Do Rosario by name MR. LEO NORBERT DMELLO alias LEO NORBERT JOHN DMELLO alias NORBERT DMELLO and the husband of Donee Mrs. Martha Josephina Antao alias Martha Josephina Do Rosario alias Martha Antao by name MR. ATANASIO CUSTODIO ANTAO alias ANTANASIO CUSTODIO ANTAO, were also joined as Donors when in fact they ought to have been Donees with their respective spouses. Likewise, the Donors Dominic John Baptist Rosario and his wife Fatima Perpetua Rosario alias Fatima Perpetua Lobo and Ms. Maria Emerita do Rosario had only half share in the SAID PLOT which should have been the share gifted by them by the said Deed of Gift dated 31.08.2024 to the Donees mentioned therein which fact also was inadvertently not mentioned in the said Deed of Gift. Hence the said Deed of Gift was duly rectified by a Deed of Rectification dated 30.09.2025, registered at No.



MOR-1-2039-2025 with the Sub Registrar of Mormugao removing the aforesaid anomalies mentioned above. By the said Deed of Rectification dated 30.09.2025, the husband of the first Donee i.e. MR. LEO NORBERT DMELLO alias LEO NORBERT JOHN DMELLO alias NORBERT DMELLO and the husband of the second Donee, i.e. MR. ATANASIO CUSTODIO ANTAO alias ANTANASIO CUSTODIO ANTAO were transposed as Donees instead of Donors. Furthermore, it was clarified that the remaining Donors were entitled to only half share in the SAID PLOT which they gifted to the Donees including the transposed Donees. Consequently, by reading the said Deed of Gift dated 31.08.2024 along with the Deed of Rectification dated 30.09.2025 it is now legally established that the Donors, Dominic John Baptist Rosario alias Dominic Rosario alias Domnic Rosario along with his wife Fatima Perpetua Rosario alias Fatima Perpetua Lobo and Maria Emerita do Rosario gifted their half undivided share in the SAID PLOT to Mrs. Maria Balbina DMello alias Maria Balbina Do Rosario and her husband Mr. Leo Norbert DMello alias Leo Norbert John DMello alias Norbert DMello and Mrs. Martha Josephina Antao alias Martha Josephina Do Rosario alias Martha Antao and her husband Mr. Atanasio Custodio Antao alias Antanasio Custodio Antao. Likewise, in the said Deed of Gift dated 31.08.2024 the southern and the eastern boundaries of the SAID PLOT were wrongly described and the said boundaries were duly rectified by the said Deed of Rectification dated 30.09.2025 accordingly the description of the SAID PLOT with corrected boundaries was given in Schedule-II of the Said Deed of Rectification dated 30.09.2025. In view of Deed of Rectification dated 30.09.2025, the said Survey records of Rights stand duly confirmed and do not require any changes.

(M) Thus with the said Deed of Gift dated 31.08.2024 duly registered with the Sub Registrar of Mormugao under Registration No. MOR-1-1803-2024 read with Deed of Rectification dated 30.09.2025, duly registered with the Sub Registrar of Mormugao under Registration No. MOR-1-2039-2025, the SAID PLOT, is jointly vested in 1) Maria Balbina DMello alias Maria Balbina Do Rosario and her husband Mr. Leo Norbert DMello alias Leo Norbert John DMello alias Norbert De Mello and 2) Mrs. Martha Josephina Antao alias Martha Josephina Do Rosario alias Martha Antao and her husband Mr. Atanasio Custodio Antao alias Antanasio Custodio Antao, i.e., the VENDORS herein.

(N) Subsequently, the PURCHASER approached the VENDORS to purchase the SAID PLOT, at or for a certain consideration to be paid/given by the

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(Signature)



PURCHASER to the VENDORS specified herein-below and the VENDORS have accepted this proposal of the PURCHASER for sale of the SAID PLOT for the said consideration to be paid/given to them, and on other mutually agreed terms and conditions as set out hereinafter.

NOW THIS DEED OF SALE WITNESSETH AND IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. In consideration of the PURCHASER paying the VENDORS a sum of Rs. 20,00,000/- (Rupees Twenty Lacs Only), as per details in Clause (2) below, and further agreeing to construct and give 4 (Four) in number double bedroom flats to the VENDORS in the proposed new multi-storeyed building to be constructed by the PURCHASER on the SAID PLOT as per details in Clause (3) below, the VENDORS do hereby indefeasibly grant, convey, sell, transfer, assign and assure unto the PURCHASER all that SAID PLOT, i.e., the plot of land bearing Survey No. 1/1-Y of Village Dabolim with an area of 997 square metres, which is more particularly described in SCHEDULE-I hereunder written and better shown delineated in red colour boundary line in the plan annexed hereto as "ANNEXURE-A", together with benefits and advantages, rights, liberties, easement and privileges, appendages and appurtenances whatsoever or in any way appertaining to or with the same or any part thereof and all the estates, rights, title, inheritance use, limits, property claim and demand whatsoever both at law and in equity of the VENDORS' interest and every right upon the SAID PLOT and every part thereof TO HAVE AND HOLD the SAID PLOT hereby granted, conveyed and transferred absolutely forever, peacefully, without any disturbance and/or hindrance from the VENDORS or any person claiming through them.

2. The PURCHASER has paid, to VENDORS 1 & 2, an amount of Rs. 8,65,188/- (Rupees Eight lacs, sixty-five thousand, one hundred and eighty-eight, only), vide Bank Transfer to the nominated account of "Maria Balbina DMello/Leo Norbert DMello" in Canara Bank, Vasco, vide Ref. No. BKIDA26006408017, after deduction of TDS of Rs. 1,34,812/- which is paid to Govt. Account vide Challan No. 95193 dated 06.01.2026 (Maria Balbina DMello Rs. 67,406/-) and Challan No. 96697 dated 06.01.2026 (Leo Norbert DMello Rs. 67,406/-) and to VENDORS 3 & 4, an amount of Rs. 8,65,188/- (Rupees Eight lacs, sixty-five thousand, one hundred eighty-eight, only), vide Cheque No. 315272 dated 06.01.2026 drawn in favour of "Martha Josephina Antao", on Bank of India, Vasco branch, after deduction of TDS of Rs. 1,34,812/- which is paid to Govt. Account vide Challan No. 00172 dated 06.01.2026 (Martha Josephina Antao Rs. 67,406/-) and Challan No. 01471 dated 06.01.2026 (Atanasio Custodio Antao Rs.

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(Signature)



67,406/-) which total amount of Rs. 20,00,000/- the VENDORS herein admit and acknowledge having thus received from the PURCHASER and discharge the PURCHASER thereof.

3. Further, the PURCHASER hereby undertakes to construct and give to the VENDORS, in the proposed new multi-storeyed building to be constructed by the PURCHASER on the SAID PLOT (see Clause 7 below), Four (4) double bedroom flats, each having a super built-up area of 87.78 square metres identified as 1) Flat No. G-1 on the Ground floor; 2) Flat No. F-4 on the First floor; 3) Flat No. S-1 on the Second floor and 4) Flat No. S-4 on the Second floor, as per the provisional typical floor plan cum parking plan attached herewith as "ANNEXURE-B" (which is subject to approval of the concerned development authorities), duly completed in all respects with the building specifications mentioned in SCHEDULE-II hereunder written, and hereinafter called the "VENDORS FLATS", along with four (4), reserved, open-to-sky parking spaces, identified as Parking Spaces Nos. OP-02, OP-03, OP-06 and OP-10, as shown in "ANNEXURE-B" hereto. The VENDORS are informed that all the terms and conditions, rules and regulations that would be drafted and made applicable to the purchasers of other flats in the proposed new multi-storeyed building to be constructed by the PURCHASER on the SAID PLOT (see Clause 10 below), shall be applicable to them (the VENDORS) also and to whom the VENDORS flats may be sold in the future.

4. Subject to the pending delivery of the four flats as provided in Clause (3) above, the PURCHASER is absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDORS well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charge and encumbrances whatsoever either already or hereafter made, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them.

5. From the date of execution of this Deed, the PURCHASER may hereafter peacefully and quietly possess and enjoy the SAID PLOT, hereby conveyed without any claims or demands whatsoever from the VENDORS or any person or persons claiming through or under it.

6. DECLARATIONS OF THE VENDORS:

a) The VENDORS have in themselves good right, full power and absolute



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authority to grant, convey, transfer and assure the SAID PLOT hereby granted, conveyed, transferred and assured or intended so to be unto and to the PURCHASER in the manner aforesaid.

b) The VENDORS declare that they are legally competent to enter into this Deed with the PURCHASER in respect of the SAID PLOT as per terms and conditions mentioned herein, and that they have not agreed, committed, contracted or entered into any agreement for sale or lease of the SAID PLOT or any part thereof with any person or persons other than the PURCHASER and that they have not created any mortgage charge or any other encumbrances of whatsoever nature on the SAID PLOT.

c) VENDORS declare that they have not done any act, deed, matter or thing whereby or by reason whereof, this Deed shall become infructuous or invalid and whereby the proposed development of the SAID PLOT by the PURCHASER may be prevented or adversely affected in any manner whatsoever.

d) The VENDORS declare that the SAID PLOT is free from any encumbrance, attachment or defect in title whatsoever and that the VENDORS shall continue to keep indemnified the PURCHASER in this regard.

e) The VENDORS declare that the SAID PLOT is not subject matter of any acquisition proceedings under any law for the time being in force passed by the State Government or Central Government or any development or statutory or other authorities. If at any time hereinafter it is discovered or found that the SAID PLOT is subject to any charge, encumbrance or liability prior to the execution of this Deed, the VENDORS alone shall be liable to clear the same. In case the VENDORS fail to perform such obligations, the PURCHASER shall be entitled to clear the same and to recover the same along with the costs or other expenses from the VENDORS.

f) The VENDORS declare that no notice from the Government or any other local Body or authority including the Village Panchayat has been received by them or served upon them or any person representing them or connected with them (the VENDORS), in connection with and/or adversely affecting the SAID PLOT.

g) The VENDORS declare that they shall do all acts, deeds, matters and things, as

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are or may from time to time, be necessary to give effect to these presents or to implement the same and shall not transfer, charge, encumber, alienate or part with the possession of the SAID PLOT or any part thereof or do anything which may contravene the terms of this Deed.

7. The PURCHASER has planned and designed a multi-storeyed building named "PRIME ESSENCE" to be constructed by the PURCHASER on the SAID PLOT, (hereinafter called the "SAID PROJECT"), with their own Architect, Structural Engineer and any other design consultants that may be required by the PURCHASER and shall submit the said plans & designs to the concerned development authorities, for their approvals, licences, clearances, NOC, Order etc., as the case may be (hereinafter collectively referred to as "statutory approvals") and upon receiving all such statutory approvals from the said authorities, the PURCHASER shall proceed to execute the SAID PROJECT on the SAID PLOT in accordance with such statutory approvals received.



8. All taxes, fees and duties levied by Govt. or any other authority including GST, applicable to the construction of the VENDORS FLATS would be borne by the PURCHASER. It is clarified that in the event that any or all of the VENDORS FLATS are directly sold to third party purchasers during construction or even after completion of the SAID PROJECT, the GST in respect of such units shall be borne by such purchasers and not by the PURCHASER.

9. The VENDORS are made aware that the PURCHASER intends that upon completion of the SAID PROJECT, a co-operative housing society OR a co-operative housing maintenance society would be formed, with the VENDORS and purchasers of other flats in the SAID PROJECT as its members and such society would be responsible for managing the affairs of the Building/Project. Pending the formation of such society, the PURCHASER will render assistance to run the affairs of the Building/Project, for a period of one year only. The VENDORS agree that they will join such proposed society and abide by all the rules and regulations of such society.

10. Other than the VENDORS FLATS, the PURCHASER shall be at liberty to sell and/or allot the remaining flats in the SAID PROJECT to various prospective purchasers of the same at such price and on such terms, conditions and provisions as the PURCHASER may think fit, provided always that the

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PURCHASER shall not be released or discharged from their liabilities and obligations herein to the VENDORS unless the VENDORS receive their agreed consideration as provided in Clause (1) read with Clause (3) herein.

11. The PURCHASER shall complete the VENDORS FLATS and hand over the same to the VENDORS within 30 (thirty) months from the date of commencement of construction of RCC footings of the SAID PROJECT after obtaining all the necessary permissions and licences from the said concerned development authorities. The PURCHASER shall intimate such date of commencement of construction to the VENDORS in writing. Provided however that the PURCHASER shall be entitled to a grace period of 6 (six) months (after the expiry of 30 months) to complete and deliver the VENDORS FLATS, without any penalty. Completion of the VENDORS FLATS in all respects by the PURCHASER within the period specified under this Clause means the completion of construction of the flats, without necessarily obtaining the post construction approvals and clearances from the concerned statutory authorities, as the time taken for obtaining such approvals and clearances is not within the ordinary control of the PURCHASER, who shall however make all efforts to obtain such approvals and clearances expeditiously.

12. The PURCHASER shall make all efforts to complete and deliver the VENDORS FLATS within the period stipulated in Clause (11) above. In case of delay on the part of the PURCHASER in handing over the VENDORS FLATS within the agreed period and thereafter, within with the grace period, then the PURCHASER shall be liable to pay to the VENDORS a penalty of Rs. 15000/- (Rupees Fifteen Thousand Only) per flat per month, pro-rata, of delay in handing over the flats reserved for the VENDORS until such time each flat is completed and handed over to the VENDORS. However, it is agreed that the PURCHASER shall not incur any liability to the VENDORS if they are unable to complete the VENDORS FLATS and deliver the possession of the same within the stipulated period and the grace period, if the completion of the same is delayed due to force majeure reasons such as war, civil commotion, riots, strikes, disturbances, acts of God, notice, order, new rules, regulations & notifications of the Government and/or of any other public body or competent authority and other reasons/events beyond the ordinary control of the PURCHASER. In the event of such delays, the PURCHASER shall be entitled to reasonable extension

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in time, without any penalty, for completing the VENDORS FLATS, which shall be intimated by the PURCHASER to the VENDORS.

13. On completion of the VENDORS FLATS, the PURCHASER shall offer the possession of the said VENDORS FLATS to the VENDORS by serving a notice and the VENDORS shall take the possession of the same within 15 (fifteen) days from the date of such notice. At the time of handing over the possession of the VENDORS FLATS to the VENDORS, the PURCHASER shall prepare necessary legal documentation to record the handing over of the premises to the VENDORS and the VENDORS shall sign the same, to take the possession of the VENDORS FLATS.

14. Upon taking possession of the VENDORS FLATS, the VENDORS shall not ask for separation or partition of the undivided share of land in the SAID PLOT corresponding to their flats but shall hold the same jointly with the other purchasers of other flats in the SAID PROJECT.

15. The name of the SAID PROJECT, i.e. "PRIME ESSENCE" shall be incorporated on all the plans, drawings and other official documentation and also on the building in a prominent location or locations as deemed fit and proper by the PURCHASER. The name of any proposed maintenance society/entity mentioned in Clause (9) above shall be prefixed with the same name.

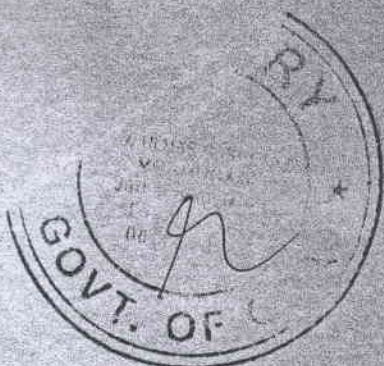
16. None of the Parties hereto belong to Scheduled Castes/Scheduled Tribes.

17. For the purpose of stamp duty, the SAID PLOT with an area of 997 square metres is valued at Rs. 1,99,40,000/- @ Rs. 20,000/- per square metre and the four flats with a total area of 351.12 square metres is valued at Rs. 70,22,400/- at the construction rate of @Rs. 20,000/- per square metre.

SCHEDULE-I

(Description of the SAID PLOT)

All that Plot of Land, originally identified as Plot (Lote) No. 8 with an area of 997 square metres, in a sub-division scheme carried out on a larger property known as "UM TERRENO OITEIRAL" surveyed under Survey No. 1 Sub Division No. 1 of Village Dabolim situated at Dabolim, more particularly described in Recital B



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[Signature]

above, situated in the locality known as "Fatima Colony" at Dabolim, now surveyed under Survey No. 1 Sub Division No. 1-Y of Village Dabolim, Taluka and Sub district of Mormugao, Goa, and bounded as follows:

East : by road

West : by Plot no. 7 (Survey No. 1/1-P and 1/1(part) of Dabolim Village)

North: by Plot no. 12 (Survey No. 1/1-N, 1/1-O and 1/1 (part) of Dabolim Village)

South: by road

SCHEDULE-II **BUILDING SPECIFICATIONS OF VENDORS FLATS**

Note: The choice of materials to be used and the fittings to be provided as per these building specifications shall be decided and chosen by the BUILDER alone.

1. STRUCTURE:

Reinforced Cement Concrete (RCC) structure, of footings, columns, beams and slabs, as per drawings & designs of the Structural Engineer of the Said Project, finished in cement plaster.

2. MASONRY & PLASTER:

External walls in laterite stone/cement concrete blocks/AAC blocks. Internal walls in fly-ash/clay bricks/cement blocks. All masonry to be finished in cement plaster/substitutes.

3. DOORS & WINDOWS:

Main door and frame in teakwood. Internal door frames in salwood or mattiwood and marine grade flush doors/laminated. All frames and doors finished in french hand polish. Toilet door shall be in FRP/laminated and both door and frame shall be finished in paint.

Windows in 2-track or 3-track (as per size of window opening) powder-coated 18 gauge 3/4th series aluminum frame with sliding shutters and 4 mm thick clear glass panels with rubber beading. Toilet ventilators shall be in similar aluminum frame with fixed panel of opaque glass immediately above sill and aluminum movable louvers with glass panels above.

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4. FLOORING:

Flooring in habitable rooms, kitchen and balconies with 2' x 2' vitrified tiles laid in cement mortar bedding. Flooring in toilet cum bathroom shall be provided in non-skid ceramic tiles and wall tiles shall be provided in glazed ceramic tiles up to beam bottom/ceiling height. Sizes of toilet wall & floor tiles and kitchen wall tiles shall be decided at the relevant time as per the decision of the BUILDER.

5. SANITARY-WARE AND BATH FITTINGS (PER TOILET):

- a) One floor mounted, European WC OR Indian pan, one wash basin (without pedestal) of size 22" x 16", in white colour shall be provided.
- b) One single line pillar cock for wash basin; one 2 in 1 wall mounted mixer for shower area; one health faucet for EWC, with all necessary accessories, shall be provided.
- c) Exhaust Fan shall be provided in Ventilator
- d) Concealed plumbing.

6. KITCHEN:

- a) Kitchen platform top in black polished granite, erected on kadappa frame, as per design of the BUILDER.
- b) One single bowl stainless steel kitchen sink and single line sink cock.
- c) Daddo above kitchen platform shall be provided upto a height of 60 cms in glazed ceramic tiles.
- d) Water filter plumbing arrangement (without supply of water filter)
- e) Plumbing provision and electrical point shall be provided in kitchen balcony for washing machine.
- f) Exhaust Fan shall be provided in window.

7. ELECTRICALS (No fittings such as tube lights, fans, etc are provided)

Independent 3-phase electrical meter and wiring in concealed conduits shall be provided. The list of electrical points for the flat is as follows:

a) Living cum Dining

Light points	3 nos
Fan points	2 nos
5-amp points	3 nos



Antao

Bell point 1 no
 LAN point provision (conduit only) 1 no
 TV/cable point provision (conduit only) 1 no

b) **Kitchen**

Light point 2 no
 Fan point 1 no
 5-amp point (for water filter) 1 no
 5-amp point (for chimney) 1 no
 5-amp point (for general use) 1 no
 5-amp point (for fridge) 1 no
 5/15-amp point (for general use) 1 no
 5/15-amp point (for wash machine) 1 no
 Exhaust Fan Point 1 no

c) **Bedroom (each)**

Light point 2 nos
 Fan Point 1 no
 5-amp point 2 nos
 AC point 1 no

d) **Toilet/ Bathroom (each)**

Light point 2 nos
 15-amp point (for geyser) 1 no
 Exhaust fan point 1 no

e) **Balcony (1 no)**

Light point 1 no

f) **Passage Light Point**

1 no

g) **Inverter ready wiring will be carried out**

8. **PAINTING:**

External paint in good quality external paint. Internal paint in pastel colours acrylic emulsion. The ceilings of all rooms shall be finished in white acrylic distemper.



M. Antao

9. **WATER SUPPLY, PLUMBING & DRAINAGE:**

Water supply shall be provided by Public Works Department (subject to the policy/availability of PWD), Government of Goa through a common meter for all flats. Sump and overhead tank of adequate size and water pump shall be provided. Distribution of water shall be only from overhead water tank through plumbing lines connected to each flat. All plumbing water lines shall be provided in threaded pipes. Rain water and sewerage drainage shall be provided. Sewerage lines shall run underground through SWR pipes with chambers and traps, connected to septic tank & soak pit arrangement. In case water supply cannot be provided by PWD then the VENDORS and other purchasers of flats in the SAID PROJECT shall have to make arrangements for private supply of water at their own cost after their flats are handed over to them.

10. **OTHER:**

- a) Water-proofing of all required areas shall be carried out
- b) Anti-termite treatment course for the foundation during construction, shall be carried out.
- c) One Passenger Elevator will be provided for common use of all the residents in the Project, with back up diesel generator or inverter system.

IN WITNESS WHEREOF the parties hereto have put their hands the day and year first hereinabove written.

M. Antao






Signed & delivered by within-named
VENDOR NO. 1
MRS. MARTHA JOSEPHINA ANTÃO
 alias **MARTHA ANTÃO**
 For self and as Attorney for **VENDOR No.**
(1), (2) & (4) herein.

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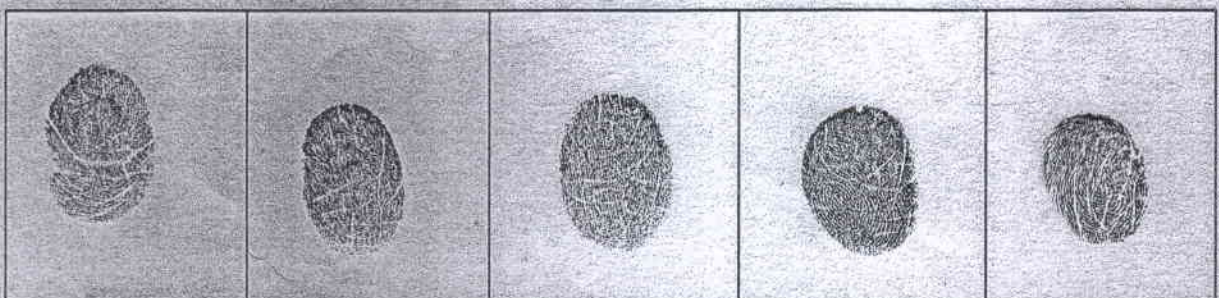
M. Antao

left hand impression



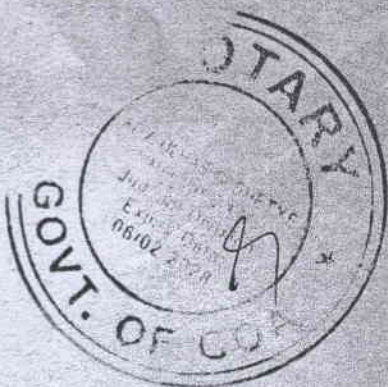
Thumb

right hand impression



Thumb

M. Antao





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For Prime Builders

Handwritten signature
(A. Cedric Dias)
Proprietor

Signed & delivered within-named PURCHASER,)
PRIME BUILDERS, through its Sole Proprietor,)
MR. ANTHONY CEDRIC DIAS)

left hand impression



Thumb

right hand impression



Thumb

M. Antao

Handwritten mark



IN THE PRESENCE OF WITNESSES:1) SIGNATURE : *[Signature]*NAME : NICHILAS D' SILVA2) SIGNATURE : *[Signature]*NAME : STRATON D'SOUZA**ENCLOSURES FORMING PART OF THIS DEED:**

1. Annexure-A : Survey Plan of the SAID PLOT
2. Annexure-B : Provisional Typical Floor Plan cum Parking Plan for the VENDORS FLATS

*M. Antao**[Signature]*



Government of Goa

Directorate of Settlement and Land records
Plan

Taluka / Village Name : MORMUGAO / Dabolim

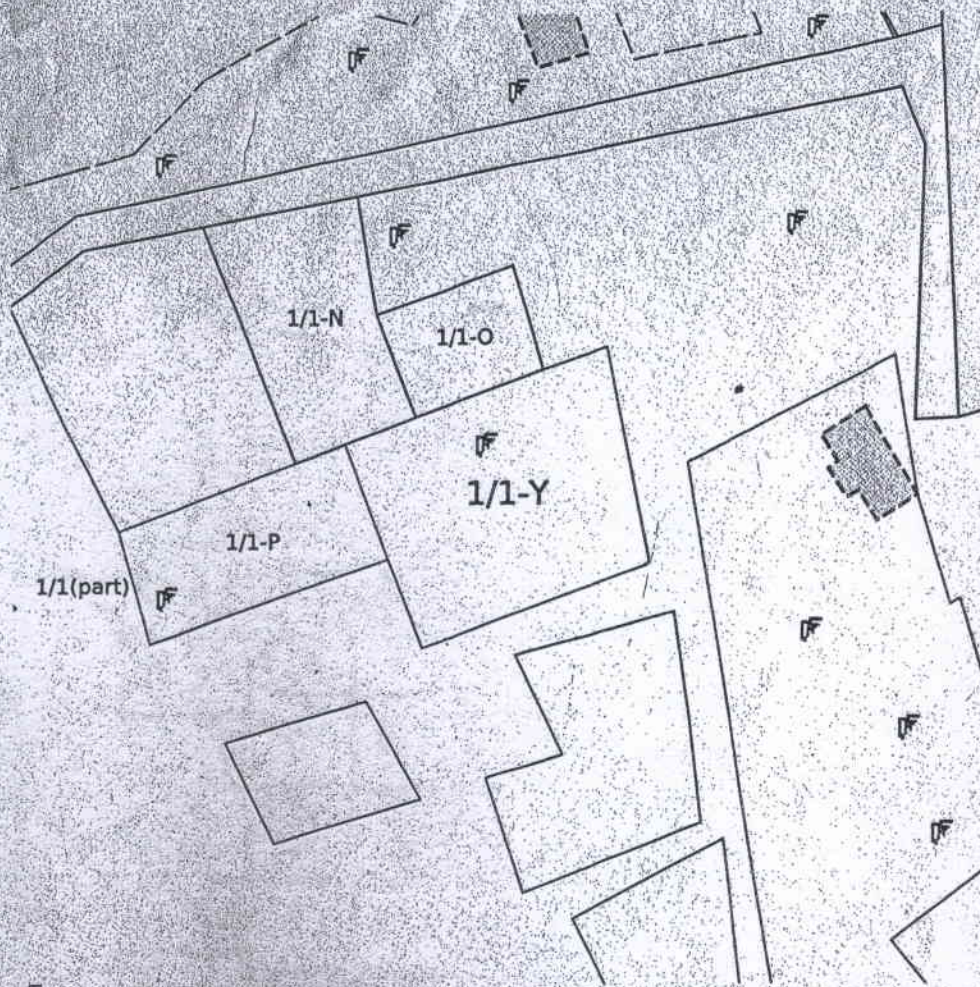
Survey / Subdiv No. : 1/1-Y

Appln date: 20/08/2025

Ref. No. :1012



Scale 1:1000



M. Antao

For Prime Builders

(A. Cedric Dias)
Proprietor

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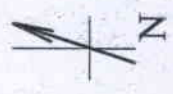
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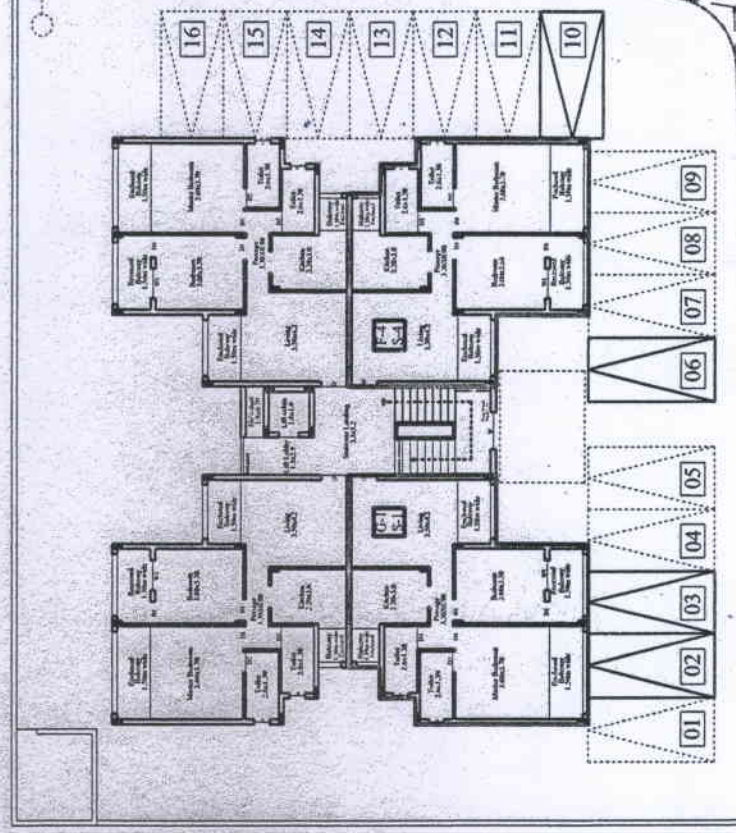


PRIME ESSENCE
THE HEART OF THE LIVING
FATIMA COLONY, DABOLIM, GOA

PRIME BUILDERS
VASCO DA GAMA, GOA-403802



DO ROSARIO RESIDENCY



Center line of Road
6.00M wide road

PLAN

NOTE- ALL DIMENSIONS ARE IN METRES

M. Antao

For Prime Builders
(A. Cedric Dias)
Proprietor



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Jan-2026 12:03:02 pm

Document Serial Number :- 2026-MOR-48

Presented at 11:25:31 am on 08-Jan-2026 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1348200
2	Registration Fee	808880
3	Mutation Fees	1500
4	Processing Fee	1220
Total		2159800

Stamp Duty Required :1348200/-

Stamp Duty Paid : 1348200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anthony Cedric Dias ,Father Name:Late Albert Dias, Age: 63, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Prime House, Miraton Gardens, Chicalim Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Martha Antao Alias Martha Josephina Antao Alias Martha Josephina Do Rosario , Father Name:Santano Do Rosario, Age: 70, Marital Status: Married ,Gender:Female,Occupation: Other, H.No. 455, Pocklemoll, Guirdolim, Chandor, Salcete, South Goa, PAN No.: [REDACTED]			
2	Martha Antao Alias Martha Josephina Antao Alias Martha Josephina Do Rosario , Father Name:Santano Do Rosario, Age: 70, Marital Status: , Gender:Female,Occupation: Other, H.No. 455, Pocklemoll, Guirdolim, Chandor, Salcete, SouthGoa, 403714, PAN No.: [REDACTED] , as Power Of Attorney Holder for Maria Balbina Do Rosario Alias Maria Balbina DMello			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Martha Antao Alias Martha Josephina Antao Alias Martha Josephina Do Rosario , Father Name:Santano Do Rosario, Age: 70, Marital Status: ,Gender:Female,Occupation: Other, H.NO. 455, Pocklemoll, Guirdolim, Chandor, Salcete, South Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Norbert DMello Alias Leo Norbert DMello Alias Leo Norbert John DMello			<i>M. Antao</i>
4	Martha Antao Alias Martha Josephina Antao Alias Martha Josephina Do Rosario , Father Name:Santano Do Rosario, Age: 70, Marital Status: ,Gender:Female,Occupation: Other, H.No. 455, Pocklemoll, Guirdolim, Chandor, Salcete, South Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for Antanasio Custodio Antao Alias Atanasio Custodio Antao			<i>N. Antao</i>
5	Anthony Cedric Dias , Father Name:Late Albert Dias, Age: 63, Marital Status: Married ,Gender:Male,Occupation: Business, Prime House, Miraton Gardens, Chicalim Goa, PAN No.: [REDACTED]			<i>[Signature]</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nicolau Da Silva, Age: 56, DOB: 1969-06-22 , Mobile: 9823510276 , Email: , Occupation: Service , Marital status : Married , Address: 403711, H.No. 126 Near Mohidin Industries Chicalim South Goa, H.No. 126 Near Mohidin Industries Chicalim South Goa, Chicalim, Mormugao, South Goa, Goa			<i>N Silva</i>
2	Name: Straton Thomas Dsouza, Age: 40, DOB: 1985-06-06 , Mobile: 7756031710 , Email: , Occupation: Service , Marital status : Married , Address: 403515, 1737 saipem Bardez Candolim, 1737 saipem Bardez Candolim, Candolim, Bardez, North Goa, Goa			<i>[Signature]</i>

[Signature]
Sub Registrar

REGISTRAR
MORMUGAO

Document Serial Number :- 2026-MOR-48



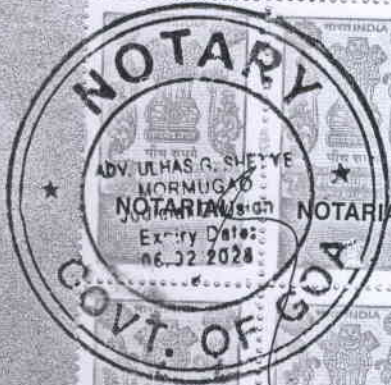
Document Serial No:-2026-MOR-48

Book :- 1 Document
Registration Number :- MOR-1-47-2026
Date : 09-Jan-2026

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

**REGISTRAR
MORMUGAO**



Certified to be the
True Copy of the Original

Handwritten signature
23.01.2026
Adv. Ulhas G. Shetye
Notary
Malquiedes Bldg.,
Vasco-da-Gama, Goa

Reg No. 30/2026

