

(Rupees One Thousand Only)

Phone No: 8007595550
Sold To/Issued To:
CHANDRA DEVELOPERS
For Whom/ID Proof:
AANFC5868R




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FOR CITIZEN CREDIT
CO-OP. BANK LTD.


AUTHORISED SIGNATORY

Name of Purchaser: CHANDRA DEVELOPERS LLP



Sl. No:- 2021-BR2-3332

20/09/2021

DEED OF RECTIFICATION


THIS DEED OF RECTIFICATION is made and executed at Mapusa Bardez, Goa, on this 15th September 2021.

BETWEEN

MR. ANTHONY FRANCIS DAVID D'SOUZA, Son of John Cajetan D'Souza, aged 54 years, bachelor, business, Indian National, Holding Aadhar Card No- _____ and PAN Card No. _____ mobile number _____ unmarried, Occupation Service, Indian Nationals, resident of H.No. 3/1, Boman Wado, Cuchelim, Bardez – Goa hereinafter jointly referred to as "**THE OWNER**" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include their respective heirs, legal representatives, executors, administrators and assigns) of "**THE FIRST PART**"

AND

CHANDRA DEVELOPERS LLP; (PAN CARD No. _____) a Limited Liability partnership firm duly registered under LLP Act 2008, and incorporated under LLP identification No-**AAM-6732** having its registered office at H.No. 34, Sunrise Colony, Behind NSD, Alto-Dabolim, Goa, 403802 represented herein by its designated partner **MR. PRAVEEN CHANDRAKANT TILVE**, holding PAN Card Holder No. _____ and Aadhar Card No. _____, Mobile Number _____, son of Late. Chandrakant T. Tilve, aged 42 years, Occupation Business, Indian National, resident of Tukaram Kunj, H.No. 34, Sunrise Colony, Behind NSD, Alto-Dabolim, Goa hereinafter referred to as the "**PURCHASERS / DEVELOPERS/ BUILDER / PROMOTER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Successors in interest, executors, administrators and assigns) of "**THE SECOND PART**"

A. Dsouza  Bernadetta 


AND


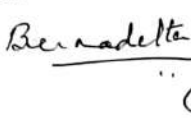

1. **SMT. BERNADETTA R. VIRNODKAR** alias **BERNADETTE FERRAO**, Wife of Shri. Ramesh Virnodkar and daughter of Mr. Alex Michael Ferrao, aged 48 years, Married, Housewife, holding PAN Card- _____ Aadhar Card _____, Mobile Number _____ Indian National, and her husband

2. **SHRI. RAMESH NARAYAN VIRNODKAR**, son of Shri. Narayan Virnodkar, aged 50 Years, Married, holding PAN Card- _____ Aadhar Card _____, Mobile Number _____, Indian National, both resident of H.No. 638, Khadpawaddo, Cuchelim, Bardez - Goa, hereinafter referred to as "**THE CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof to be deemed to include their heirs, co-heirs, executors, administrators and assigns) of the **THIRD PART.**



AND WHEREAS, vide Agreement for Development Cum Exchange dated 12th December 2019, executed by and between the aforesaid parties, duly registered in the Office of the Sub Registrar of Bardez, bearing registration No. BRZ-1-4029-2019, dated 16.12.2019, Book 1 Document, the Owner had entrusted the development of the property described in Schedule II hereunder written to the PURCHASERS / DEVELOPERS/ BUILDER / PROMOTER for certain consideration as specified in the said Agreement and on other terms and conditions mentioned therein.

AND WHEREAS, the aforesaid Agreement for Development Cum Exchange dated 12th December 2019 was executed based on tentative plan which was not approved by the North Goa Planning and Development Authority & Mapusa Municipal Council.

A. Souza  Bernadette  Virnodkar 

AND WHEREAS, due to technical difficulties the plan of the said project and amenities to be provided has changed during the actual planning stage and as such it has become necessary to execute the present Deed of Rectification in order to ratify the mistakes in the Agreement for Development Cum Exchange dated 12th December 2019

AND WHEREAS, both the parties have decided to ratify the mistakes by executing a Deed of Rectification.

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS: -

1. That, On page No 9 in clause d) and on line No 4 where the word "**Swimming Pool**" has appeared is **deleted**.
2. That, the parties hereto admit that due to change in plan and error in citing apartment numbers, floor numbers & Wing numbers in **schedule III** at page no 54 in the Agreement for Development Cum Exchange dated 12th December 2019, the area of the premises allotted to the owner as mentioned in schedule III at page No 54 has now changed and as such it is necessary to rectify Schedule III at page no 54 in the Agreement for Development Cum Exchange dated 12th December 2019. Accordingly, **schedule III has been ratified as hereunder written and attached along with this Deed Of Rectification.**
3. That, **Wing number in Plans** annexed to the Agreement for Development Cum Exchange dated 12th December 2019 is erroneously mentioned wrong. Also, that due to the change /revision/ as per the approval, the plans of the premises allotted to the owner which were annexed to the Agreement for Development Cum Exchange dated

A. Dsouza  Bernadetta 


12th December 2019 has now changed and as such it is necessary to change the plans annexed to the Agreement for Development Cum Exchange dated 12th December 2019. Accordingly, **Plans have been ratified as annexed hereto and the Changed/Revised/As approved plans are annexed hereto along with this Deed Of Rectification** wherein the premises allotted to the Owner are shown and marked in red ink colour, which forms integral part of the Agreement for Development Cum Exchange dated 12th December 2019

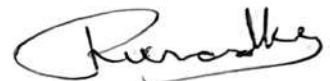
4. That, the Agreement for Development Cum Exchange dated 12th December 2019 bearing registration No. BRZ-1-4029-2019, date 16.12.2019, has been ratified and corrected as above, and Schedule III hereunder written and the plan annexed to this Deed pertaining to the premises to be allotted to the owner shall be treated as part of Original Agreement for Development Cum Exchange dated 12th December 2019 and the same shall be read accordingly and in conjunction , as if the same has been incorporated in the Original Agreement for Development Cum Exchange dated 12th December 2019 bearing registration No. BRZ-1-4029-2019, date 16.12.2019.

This Deed of Rectification shall form part and parcel of the Original Agreement for Development Cum Exchange dated 12th December 2019.

A. Dsouza

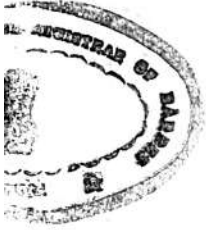


Bernadetta



SCHEDULE I ABOVE REFERRED TO
(DESCRIPTION OF "LARGER PROPERTY")

All that Property Known As "**BOMOGOLLO**", admeasuring an area of 2448 Sq. Mtrs, situated at Cuchelim, Mapusa, within the Municipal Area of Mapusa, Taluka and Sub District of Bardez, District of North Goa, State of Goa within the Limits of of Mapusa Municipal Council, Surveyed under FORM "D" of the city Survey Mapusa under Chalta No. 12 of P.T Sheet No. 5, along with residential house therein bearing H.No-03/1, described in the Land Registration Office of Bardez under No. 28280 at Page 196 of Book B-72 and inscribed under No. 21148 at pages 168 of G-27,,and the office of the Civil Registrar Cum Sub Registrar of Bardez at Mapusa the same being bounded on or towards the:



- On the East : By Chalta No. 8 of P.T
Sheet No. 5
- On the West : By Main Road
- On the North : By Chalta No. 8 of P.T
Sheet No. 5 **and**
- On the South : By Road.

A. Dsouza

Benadetta

SCHEDULE-II

THE SAID PROPERTY

ALL THAT SAID PROPERTY admeasuring an area of 2,000 Sq. Mtrs, a distinct and independent piece or parcel of the SAID **LARGER PROPERTY** known as "**BOMOGOLLO**", situated at Cuchelim, Mapusa, within the Municipal Area of Mapusa, Taluka and Sub District of Bardez, District of North Goa, State of Goa within the Limits of of Mapusa Municipal Council, Surveyed under chalta No. 12 of P.T Sheet No. 5, described in the Land Registration Office of Bardez under No. 28280 at Page 196 of Book B-72 and inscribed under No. 21148 at pages 168 of G-27, more clearly shown in red ink in the plan annexed hereto THE SAID PROPERTY is bounded as under



On the East : By remaining part of
The same property

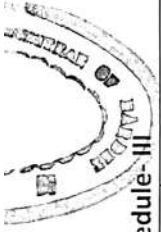
On the West : By Main Road

On the North : By Chalta No. 8 and

On the South : By Internal Road.

A. Idouze

Bernadetta



Schedule-III

Sr. No	Wing	Apartment No	Type	Floor	RERA Carpet	Area of Exclusively allotted Balconies/Terraces/Lobbies/Extended Balconies & External Walls	S.B.U Area inclusive of RERA Carpet, exclusively allotted Balconies/Lobbies/Terraces/External Walls & Common areas	NO. Of Car Park allotted.
1	Wing-1	104	2BHK	First Floor	52.12	29.29	100.14	1. NO
2	Wing-2	002	2BHK	Upper Ground Floor	52.12	35.62	100.14	1. NO
3	Wing-2	102	2BHK	First Floor	52.12	29.29	100.14	1. NO
4	Wing-2	202	2BHK	Second Floor	52.12	35.62	100.14	1. NO
5	Wing-2	302	2BHK	Third Floor	52.12	29.29	100.14	1. NO
TOTAL					260.60	159.11	500.70	5. NOS

NOTE : NET SUPER BUILT UP AREA TO BE OFFERED IS = 500.70 SQ. MTS

A. Dsouza
Bernadette
Bernadette

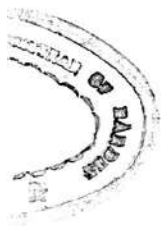
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day and the year hereinabove written.

SIGNED AND DELIVERED BY the within named **"THE OWNER"**
MR. ANTHONY FRANCIS DAVID D'SOUZA

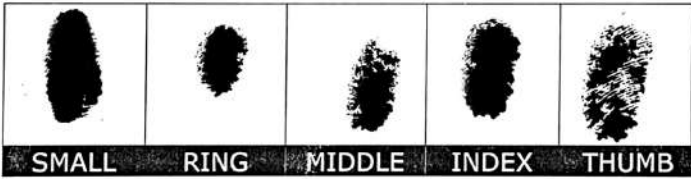


A. D.

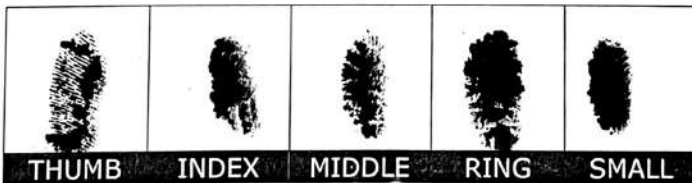
A. D'Souza



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



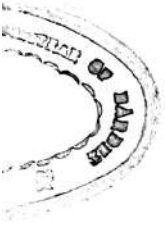
A. D'Souza

Bernadette
Trisalkey

SIGNED AND DELIVERED BY
the within named
**"PURCHASERS/
DEVELOPERS/
BUILDER / PROMOTER
"CHANDRA DEVELOPERS
LLP** represented herein by
its designated partner
**MR.PRAVEEN
CHANDRAKANT TILVE**



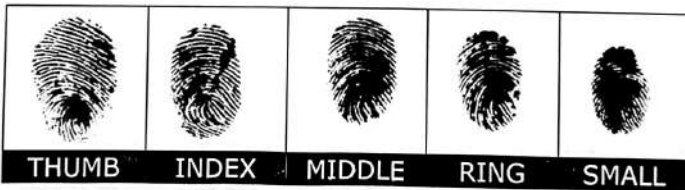
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LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



A. Dsouza *[Signature]* *Bernadetta*
[Signature]

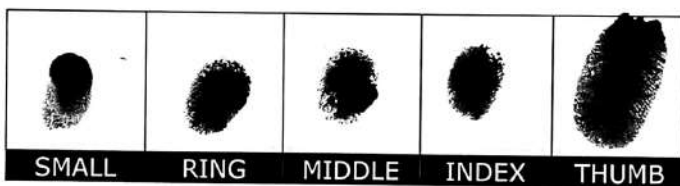
SIGNED AND DELIVERED BY
the within named "THE
CONFIRMING PARTY No.
1" SMT. BERNADETTA R.
VIRNODKAR alias
BERNADETTE FERRAO



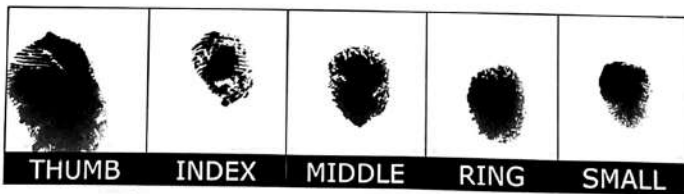
Ber

Bernadetta

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



A: Dsouza

Bernadetta

SIGNED AND DELIVERED BY
the within named "THE
CONFIRMING PARTY No.
2" SHRI .RAMESH
NARAYAN VIRNODKAR

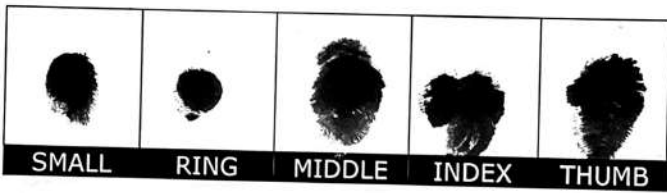


R. Virnodkar

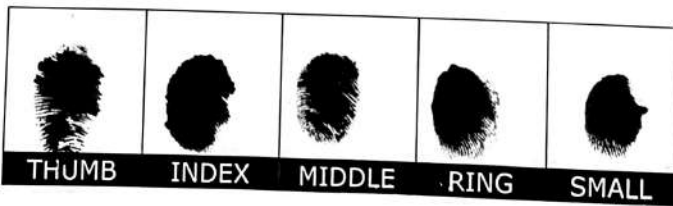
R. Virnodkar



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS




A. Douzo


R. Virnodkar

Bernadetta

R. Virnodkar

WITNESSES:

1. Signature : 
Name : Mohammed Gaus
Address : H.No.A200-5/738
Mangos Hill
Vasco Goa
Mobile Number : _____

2. Signature : 
Name : Johnson P D'Saiza
Address : H.No-278
Gherbhat Vaddo
Arpora Bardez - Goa
Mobile Number : _____

A. D'Saiza  Bernadette




3332 / 2021

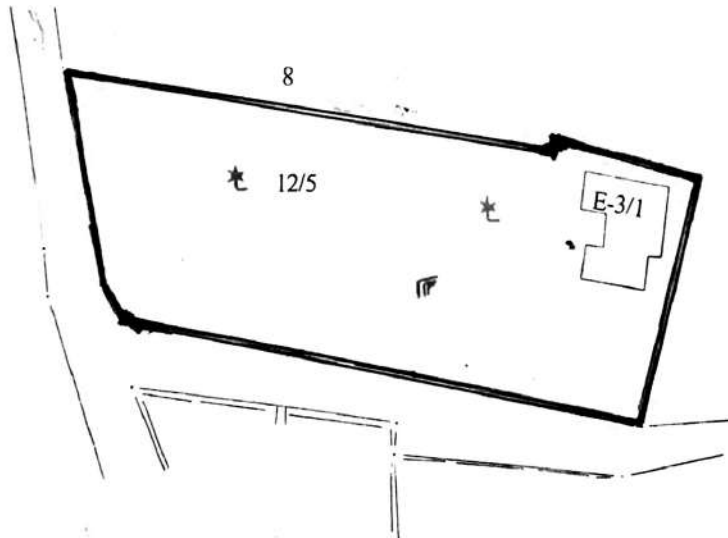
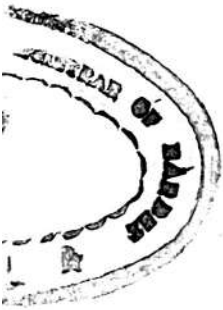
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Inward No: 9939

Plan Showing plots situated at
Village : CUNCHELMIM
Taluka : BARDEZ
P.T. Sheet No./ Chalta No. : 5/ 12
Scale : 1:1000

Rajesh R. Pai
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Pratap Moulekar *A. Dsouza* *Bernadette* *Runeck*

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 15-10-2018

Pratap Moulekar (D'Man Gr. II)
Compared By:



3332/2021

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

Inward No: 9939

Plan Showing plots situated at
Village : CUNCHELIM
Taluka : BARDEZ
P.T. Sheet No./ Chalta No. : 5/ 12
Scale : 1:1000



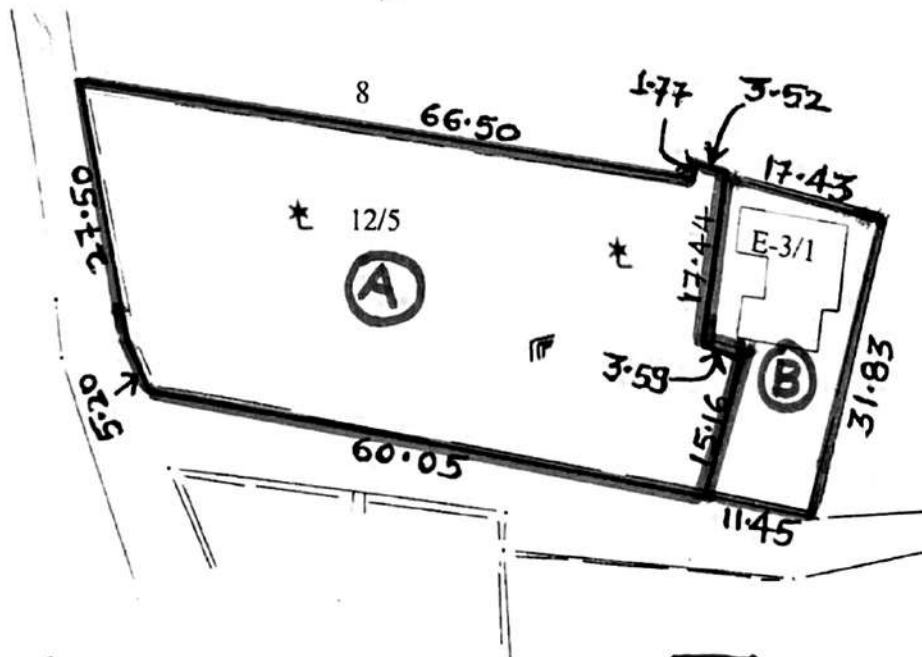
Sale
M/49(6)/1955/912/2019

6 DEC 2019

[Signature]

MUNICIPALITY
PLANNING & D.P. AUTHORITY
PANJIM - GOA

[Signature]
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



A. Dsouza

□ - 2000.00 SQMT.

□ - 448.00 SQMT

Bennadetta

[Signature]

[Signature]

Generated By : Pratap Moulekar (D'Man Gr. II)

On : 15-10-2018

Compared By:



3332/2021

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

Inward No: 9939



Plan Showing plots situated at
Village : CUNCHELMIM
Taluka : BARDEZ
P.T. Sheet No./ Chalta No. : 5/ 12
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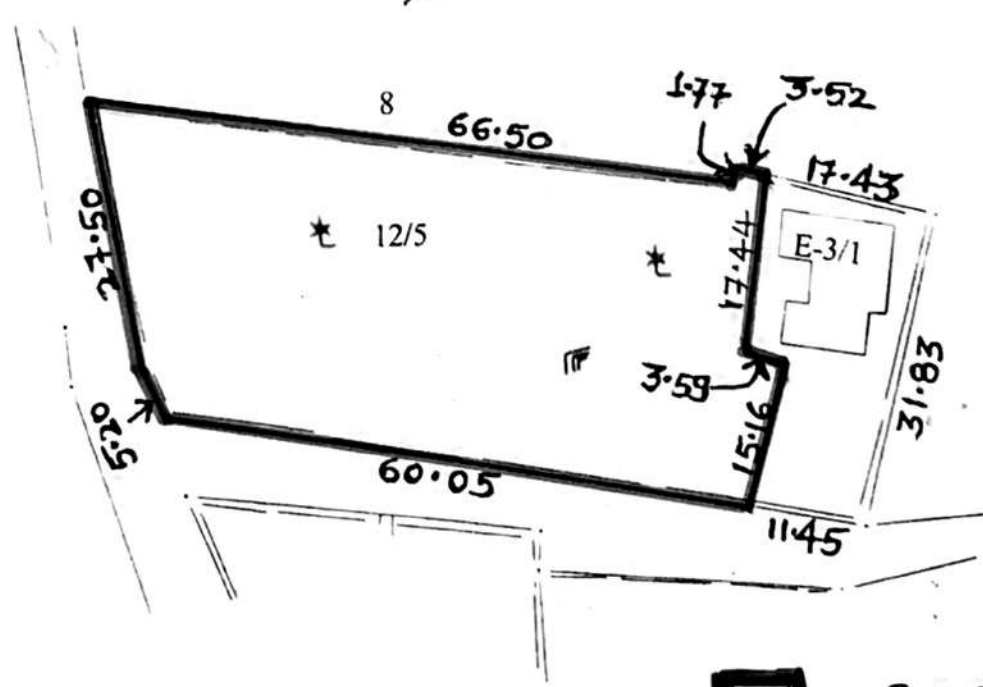
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A DEED OF *sale*
VIDE M/49(6)/1955/912/2019
DATED

06 DEC 2019
[Signature]

[Signature]
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.

MEMBER SECRETARY
PLANNING & DEVELOPMENT AUTHORITY
PANJIM - GOA



□ - 2000.00 SQMT.

[Signatures]
A. Dsouza
Bernadette
[Signature]

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 15-10-2018

Compared By: *[Signature]*

3332/2021



SITE PLAN



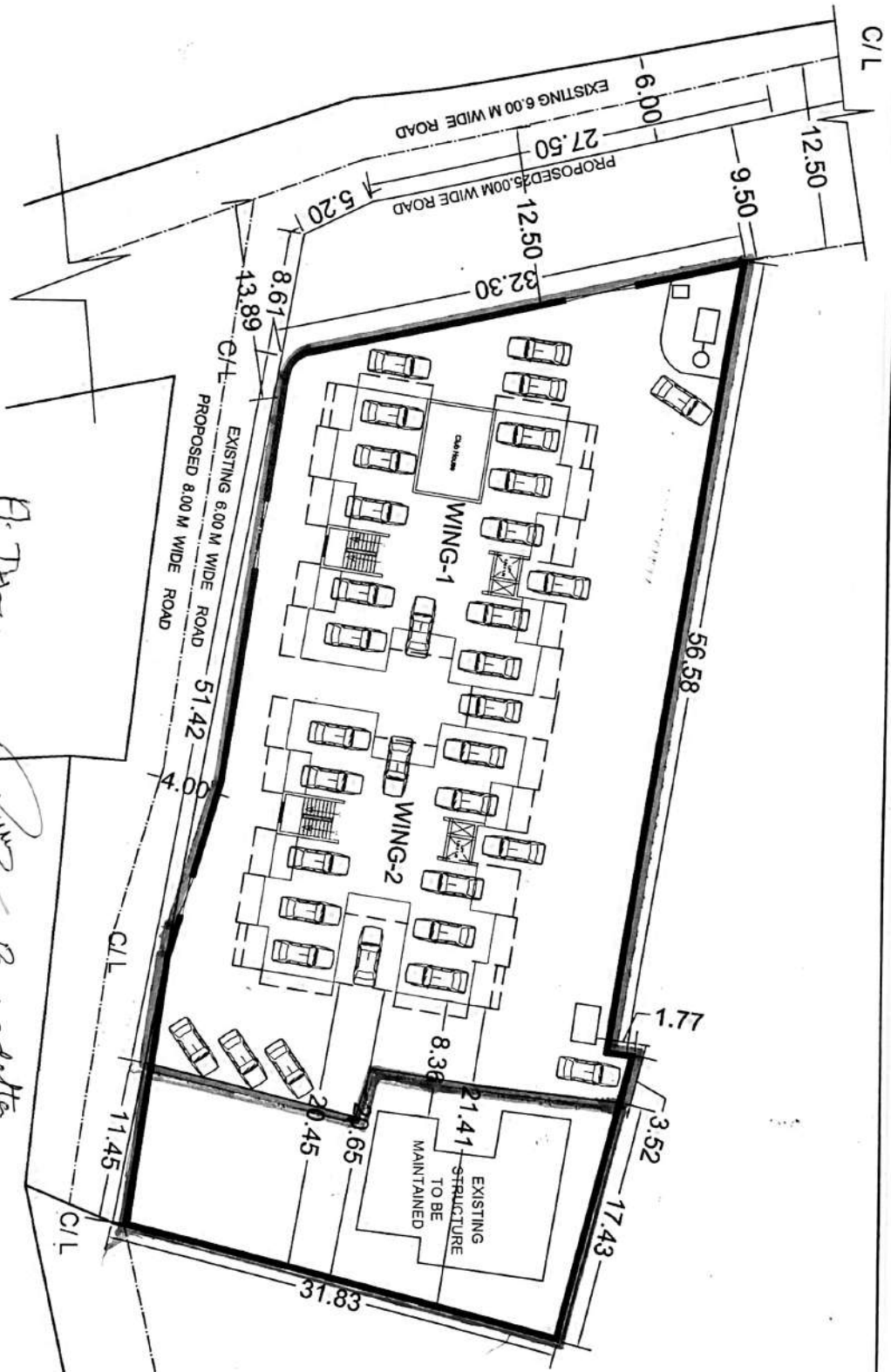
PROPOSED RESIDENTIAL BUILDING & COMPOUND WALL ON PROPERTY BEARING P.T SHEET NO.5, CHALTA NO. 12 AT CUNCHELM VILLAGE, OF BARDEZ TALUKA.

A. Daboya

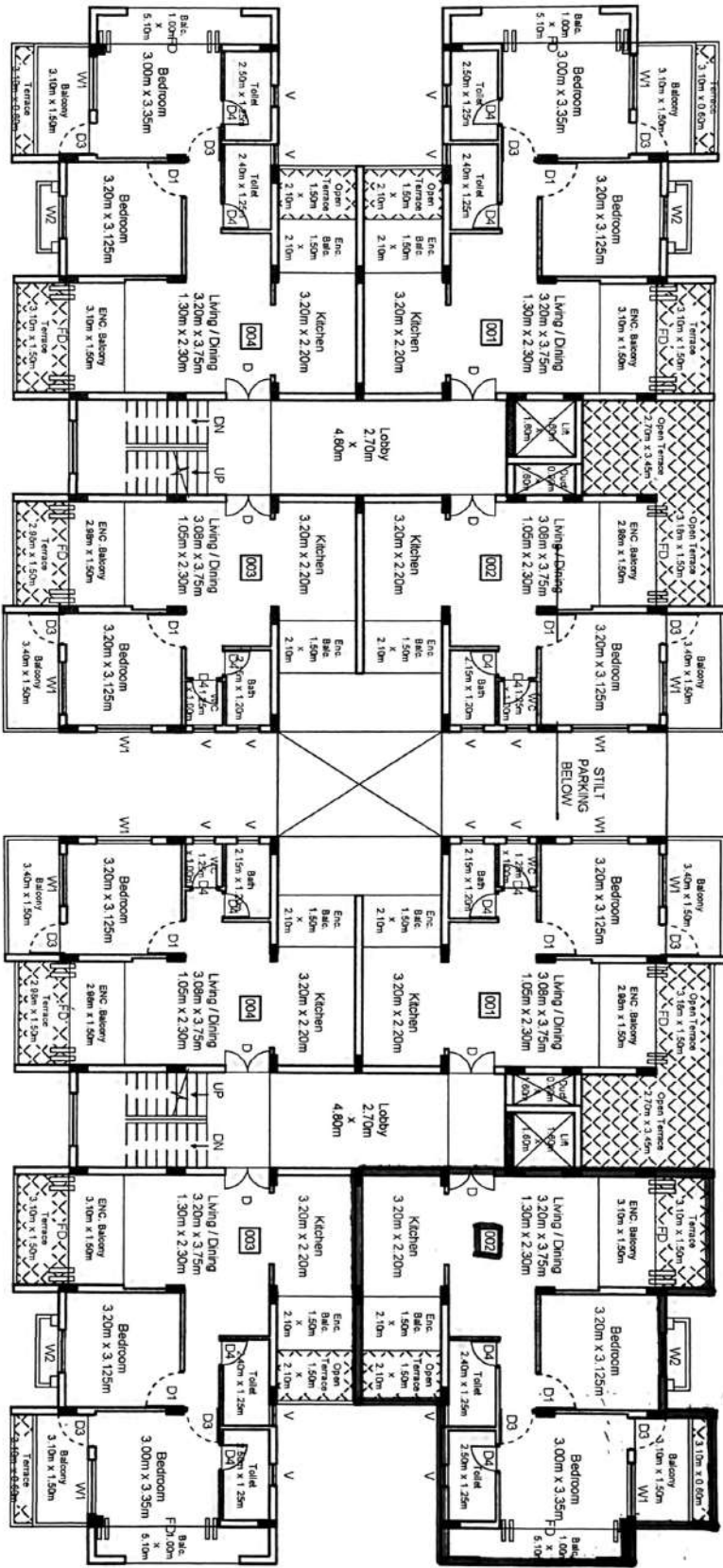
Jim

Bernadette

Ravi



333 2/2021



WING 1

A. Danga

WING 2

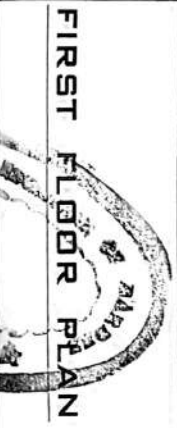
R. Reddy

B. Reddy



PROPOSED RESIDENTIAL BUILDING & COMPOUND WALL ON PROPERTY BEARING P.T SHEET NO.5, CHALTA NO. 12 AT CUNCHELM VILLAGE, OF BARDEZ TALUKA

3302/2021



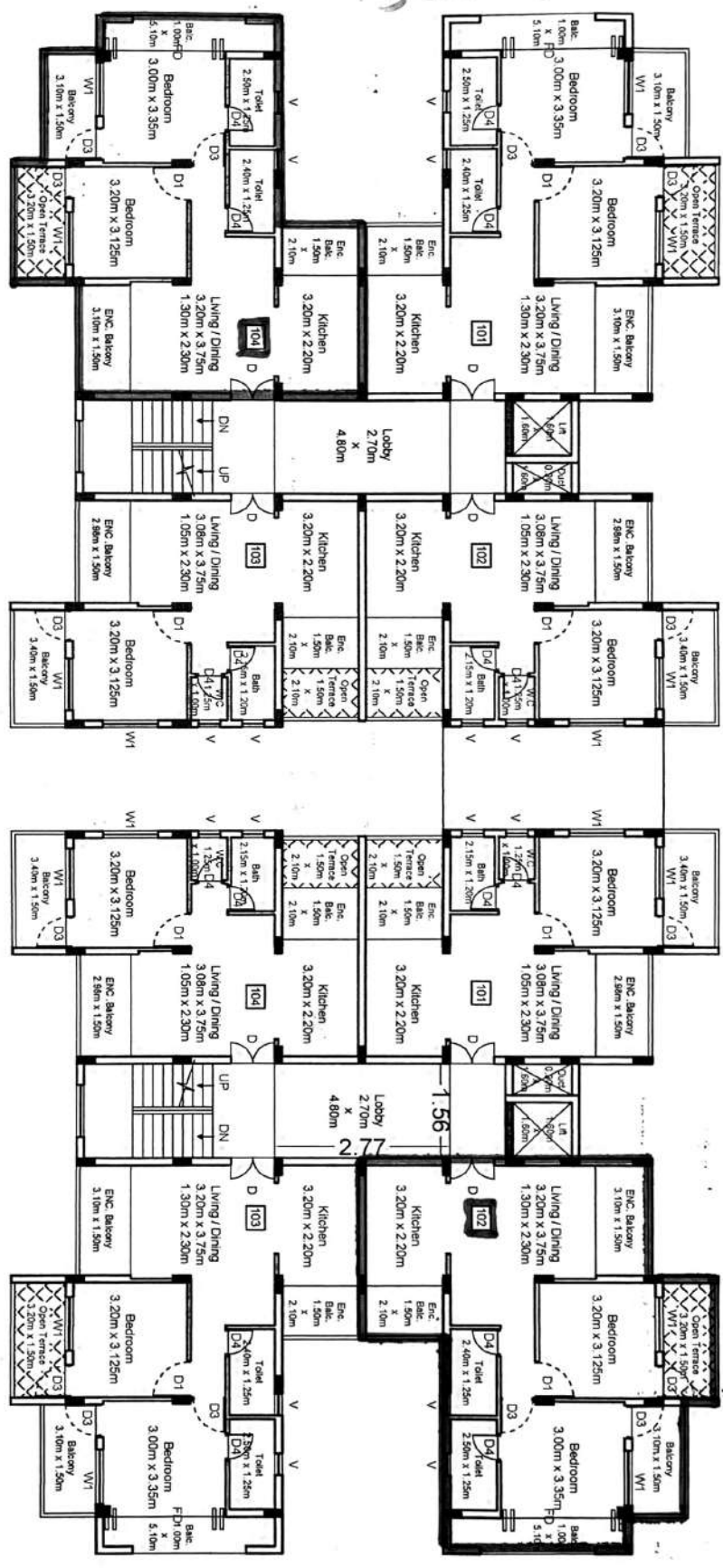
PROPOSED RESIDENTIAL BUILDING & COMPOUND WALL ON PROPERTY BEARING P.T SHEET NO.5, CHALTA NO. 12 AT CUNCHELM VILLAGE, OF BARDEZ TALUKA.

WING 1

A. Dsouza

WING 2

Benedetta





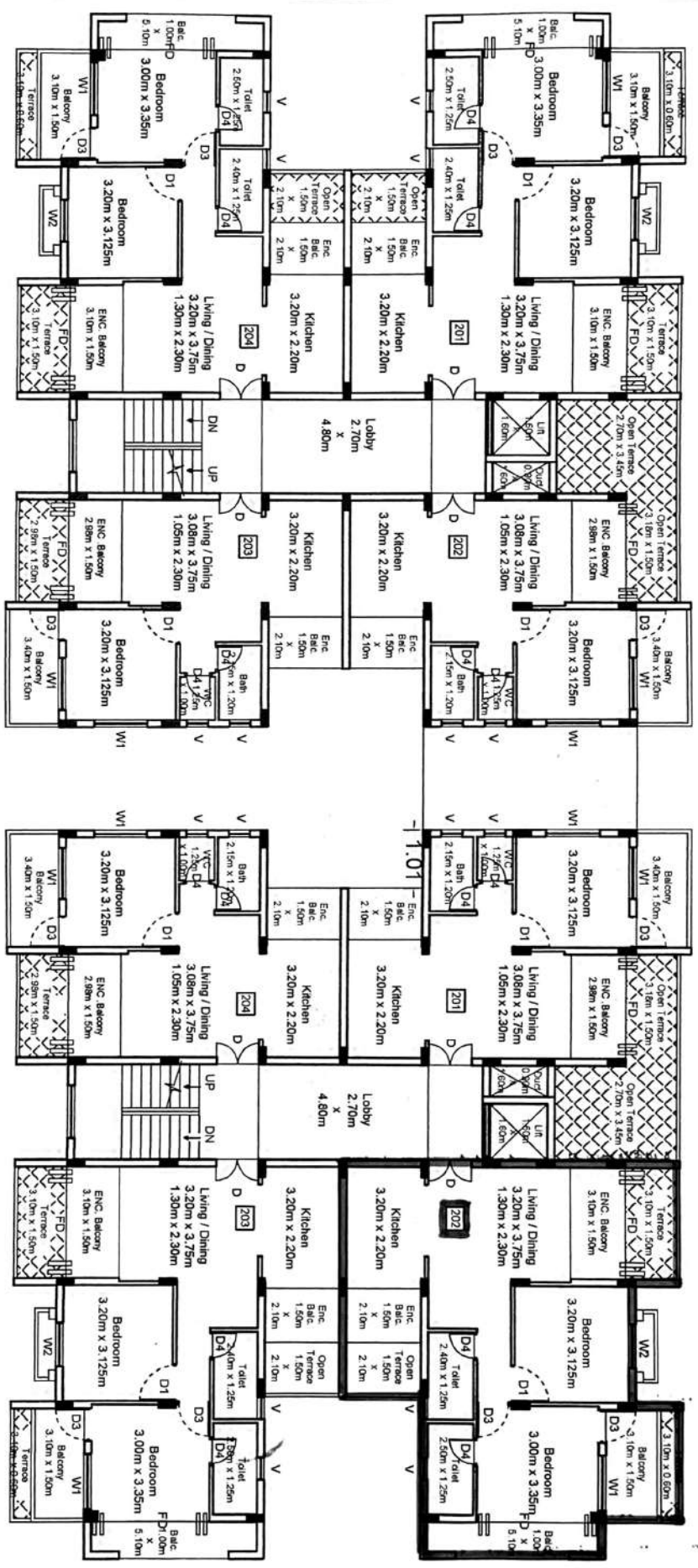
PROPOSED RESIDENTIAL BUILDING & COMPOUND WALL
 ON PROPERTY BEARING P.T SHEET NO.5, CHALTA NO.
 12 AT CUNCHELM VILLAGE OF BARRETT TALUK

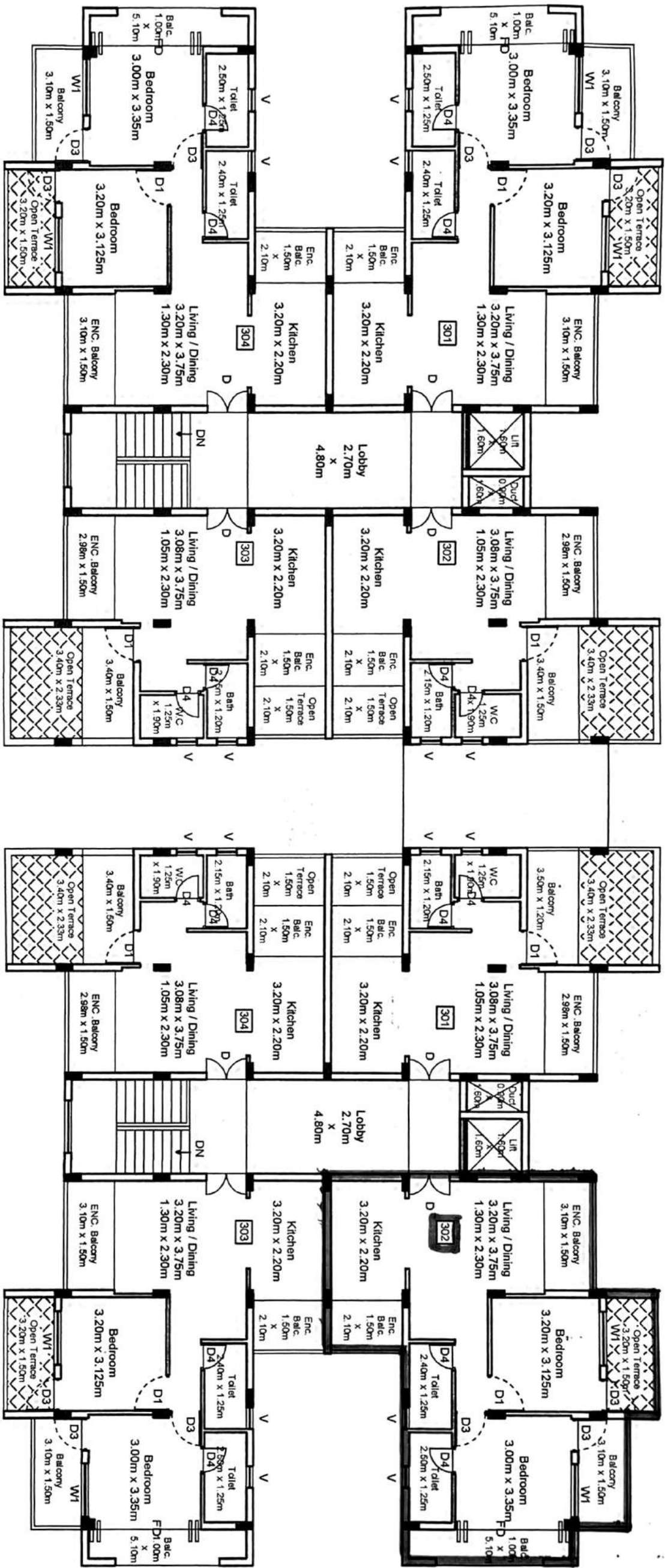
WING 1

A. Durga

WING 2

Benedetta
Rinadley





WING 1

A. De Souza

WING 2

Bernadette

Rimadek



THIRD FLOOR PLAN



PROPOSED RESIDENTIAL BUILDING & COMPOUND WALL
ON PROPERTY BEARING P.T SHEET NO.5, CHALTA NO.
12 AT CUNCHELM VILLAGE, OF BARDEZ TALUKA.



STILT LV PLAN



PROPOSED RESIDENTIAL BUILDING & COMPOUND WALL
ON PROPERTY BEARING P.T SHEET NO. 5, CHALTA NO.
12 AT CUNCHELM VILLAGE, OF BARDEZ TALUKA.

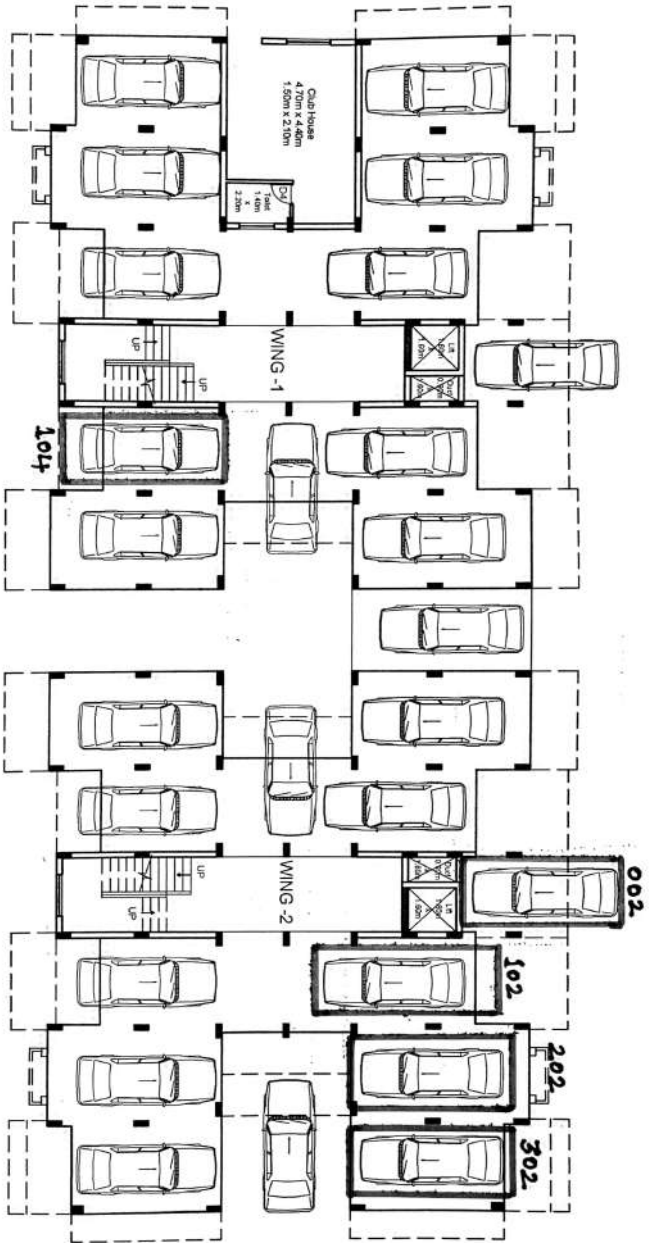
WING 1

Ai Designer

WING 2

Bernadette

Pin





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 20-Sep-2021 01:21:27 pm

Document Serial Number :- 2021-BRZ-3332

Presented at 01:16:19 pm on 20-Sep-2021 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	1000
2	Registration Fee	1000
3	Processing Fee	1080
Total		3080

Stamp Duty Required :1000/-







Stamp Duty Paid : 1000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
	PRAVEEN CHANDRAKANT TILVE Partner Of CHANDRA DEVELOPERS LLP ,Father Name:Chandrakant Tilve, Age: 42, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.No. 34, Sunrise Colony, Behind NSD, Alto-Dabolim, Goa, 403802, Address2 - Panaji, Goa, PAN No.:			







Executer

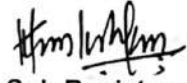
Sr.No	Party Name and Address	Photo	Thumb	Signature
1	ANTHONY FRANCIS DAVID DSOUZA , Father Name:John Cajetan DSouza, Age: 54, Marital Status: Bachelor ,Gender:Male,Occupation: Business, H.No. 3-1, Boman Wado, Cuchelim, Bardez, Goa, PAN No.:			
2	PRAVEEN CHANDRAKANT TILVE Partner Of CHANDRA DEVELOPERS LLP , Father Name:Chandrakant Tilve, Age: 42, Marital Status: Married ,Gender:Male,Occupation: Business, H.No. 34, Sunrise Colony, Behind NSD, Alto-Dabolim, Goa, 403802Panaji, Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	BERNADETTA R VIRNODKAR Alias BERNADETTE FERRAO , Father Name:Alex Michael Ferrao, Age: 48, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No. 638, Khadpawaddo, Cuchelim, Bardez, Goa, PAN No.:			
4	RAMESH NARAYAN VIRNODKAR , Father Name:Narayan Virnodkar, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, H.No. 638, Khadpawaddo, Cuchelim, Bardez, Goa, PAN No.:			

Witness:

I/We individually/Collectively recognize the Purchaser, Confirming Party, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: JOHNSON POLICARPO DE SOUZA ,Age: 55,DOB: ,Mobile: ,Email: ,Occupation:Business , Marital status : Married , Address:403516, 278 Ghorbhat Vaddo , 278 Ghorbhat Vaddo , Arpora, Bardez, NorthGoa, Goa			
2	Name: Mohammed Gaus Mujawar ,Age: 42,DOB: ,Mobile: ,Email: ,Occupation:Business , Marital status : Married , Address:403802, A-200-5/738, A-200-5/738, Near Durga Temple Gurudwara Road Mangor Hill, Vasco Da Gama, Mormugao, SouthGoa, Goa			



Sub Registrar

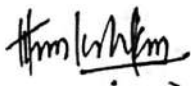
SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2021-BRZ-3332

Document Serial No:-2021-BRZ-3332

Book :- 1 Document
Registration Number :- **BRZ-1-3236-2021**
Date : 20-Sep-2021



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

SUB-REGISTRAR
BARDEZ