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D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

Rs.0544500/- PB6818

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INDIA

STAMP DUTY

GOA

Name of Purchaser GENERAL CONSTRUCTION & INFRASTRUCTURE



Ser. No. 2021-BR2-1978

24/05/2021

DEED OF SALE

G. S. D. S.
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THIS DEED OF SALE is executed on this 12th day of May, of the year Two Thousand and Twenty One (12/05/2021) at Mapusa, Taluka of Bardez, registration Sub-District of Bardez, District of North Goa, in the State of Goa;

BETWEEN

1. **MR. TULSHIDAS TUKARAM NAIK**, son of late Shri Tukaram Naik, 71 years of age, married, retired, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED], and his wife;

2. **MRS. TEJAL TULSHIDAS NAIK**, daughter of Shri Ramchandra Pillai, 65 years of age, housewife, holder of PAN Card No. [REDACTED]X, Aadhaar Card No. [REDACTED], Mobile No. [REDACTED]4, both Indian Nationals and residing at residing at H. No. 77, Gopal Plaza Building, Fatta Wada, Nerul, near Shanta Durga Temple, Bardez, Goa, hereinafter jointly referred to as the **"VENDORS"** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors in title, nominees, and assigns) **OF THE FIRST PART**;

(The Vendor No. 2 is herein represented by her husband and duly constituted attorney, the Vendor No. 1, by virtue of Power of Attorney dated 26/07/2016, executed before the Notary Adv. N. S. Porob, having his office at Mapusa, Goa and registered in his Book under No. 4936/2016, on 26/07/2016).

AND

Shri [REDACTED]
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M/S. GENERAL CONSTRUCTION AND INFRASTRUCTURE, PAN Card No.

██████████, a partnership firm duly registered under the Indian Partnership Act, 1932, and having its office at 401, Lotus Court, St. Inez, M.G. Road, Panaji, Goa, with its partners;

(i) **MRS. VASANTI P. SARDESAI**, wife of late Mr. Prabhakar Sardesai, 82 years of age, widow, in business, holder of PAN Card No. ██████████, Aadhaar Card No. ██████████;

(ii) **MRS. MANISHA G. SARDESAI**, daughter of Mr. Shivaji B. Khandeparkar, 52 years of age, married, in business, holder of PAN Card No. ██████████, Aadhaar Card No. ██████████;

(iii) **MS. RHEA G. SARDESAI**, daughter of Mr. Ghanashyam Sardesai, 24 years of age, spinster, holder of PAN Card No. ██████████, Aadhaar Card No. ██████████ and

(iv) **MR. GHANASHYAM P. SARDESAI**, son of late Mr. Prabhakar S. Sardesai, 57 years of age, married, businessman, holder of PAN Card no. ██████████ and Aadhaar Card No. ██████████, contact no. ██████████, email: sardesaigroup@gmail.com, all Indian Nationals and residing at "Vruddhi", 374, D.B. Bandodkar Marg, Miramar, Panaji, Goa, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include all its partners for the time being constituting the firm or upon reconstitution thereof, surviving of them, their assigns and persons deriving title under them) **OF THE SECOND PART**;

(The partners Mrs. Vasanti P. Sardesai, Mrs. Manisha G. Sardesai and Ms. Rhea G. Sardesai are herein represented by the partner **Mr. Ghanashyam P. Sardesai** holder of PAN Card No. ██████████ and Aadhaar Card No. ██████████, son of late Mr. Prabhakar Sardesai, 57 years of age, married, businessman, Indian National and residing at 374, "Vruddhi", D.B. Bandodkar Marg, Miramar, Panaji, Goa as their duly constituted attorney by virtue of Power of Attorney dated 18/02/2016, registered under no. 1643/2016, executed before the Notary Mr. Wilfred A. F. Boadita, having his office at Panaji, Goa.)

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WHEREAS, there exists a property known as "Gorbata" or "Cumarvaddo", also known as "Bairo Portais", situated within the limits of Village Panchayat of Pilerne, now in the Taluka of Bardez, registration Sub District of Bardez, District of North Goa, in the State of Goa, described in the Land registration Office, Panaji, under number 7094 of Book B 19 (new) and registered in the Land revenue Office under Matriz No. 708 and later on surveyed under Survey No. 88, Sub Division No. 3, of Village Pilerne, bounded on or towards the East by the property belonging to the Comunidade of Pilerne, on or towards the West by the property belonging to the Comunidade of Pilerne, on or towards the North by the property belonging to Minguel de Nazare and on or towards the South by a public way and hereinafter for the sake of brevity referred to as the "**said Property**";

AND WHEREAS, by Conveyance on Sale dated 24/05/1977, registered under No. 499, at pages 125 to 132 of Book No. 1, Volume No. 118, dated 22/07/1977, registered in the Office of the Sub-Registrar of Ilhas at Panaji, the said Property was one of the property purchased by Mr. Ganpat Rama Bhonsale and Mr. Mahadev Rama Bhonsale from Dr. Antonio Filipe Rozario Pinto and his wife Mrs. Una Marie Pinto;

AND WHEREAS, the said Property was divided into Plots, one of them being plot of land, identified as Plot No. 9, admeasuring an area of 967 sq. mtrs., and which is presently surveyed under Survey No. 88/3-B, of Village Pilerne, now in the Taluka of Bardez, registration Sub District of Bardez, District of North Goa, in the State of Goa and which plot is hereinafter for the sake of brevity referred to as the "**said Plot**" and is more particularly described in **Schedule-I** hereunder written and for better clarity delineated in **Red colour** boundary in the plan annexed hereto as **Annexure-"A"**;

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AND WHEREAS, the Vendors have represented/covenanted to the Purchaser that:

- a) By Sale Deed dated 30/07/1980, registered in the Office of the Sub-Registrar of Ilhas at Panaji, under No. 100, at pages 313 to 318, of Book No. I, Vol. No. 156, on 27/02/1981, Mr. Ganpat Rama Bhonsle and his wife Mrs. Janki Ganpat Bhonsle and Mr. Mahadev Rama Bhonsle and his wife Mahananda Mahadev Bhonsle sold the said Plot to the Vendor No.1;
- b) The Vendor No. 1 is married to the Vendor No. 2 under the regime of marriage known as Communhao Dos Bens (communion of properties or community of property) without any ante nuptial settlement in the result they individually became co-owners of the undivided half right and share in the said Plot and together the absolute owners of the said Plot;
- c) The Vendors are in exclusive possession of the said Plot which is vacant, sans any structure/s and trees;
- d) The title of the Vendors to the said Plot is thus absolutely good, clean, clear and marketable and there are no liabilities, charges, attachments or encumbrances on the said Plot or part thereof, of any kind;
- e) No person/s other than the Vendors are having any interest/right/title in the said Plot of any kind and there are no acquisition/requisition proceedings of any kind in respect of the said Plot;
- f) There are no agreements or contracts or arrangements entered by the Vendors affecting the said Plot or any part thereof;
- g) The Vendors are in unhindered possession of and holding full, legal and beneficial ownership rights to the said Plot;



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- h) There are no claims in the nature of tenancy, occupancy or easements, or of any other nature or boundary disputes of any kind against or in respect of the said Plot;
- i) The said Plot is zoned as residential S-2 in the Regional plan with F.A.R of 80% and is permitted to be used for construction of commercial/residential Building/s thereon;
- j) That the following licenses/permissions/approvals are obtained for Building construction on the said Plot which shall henceforth accrue solely to the benefit of the Purchaser and the Purchaser is hereby given irrevocable authority to utilize the same in the manner deemed fit and to get the same transferred/renewed in their own name. This irrevocable authority shall be considered as N.O.C for transfer/renewal for all purpose and effect;
- (i) No. TPB/6380/PIL/TCP/20/4685 dated 17/12/2020 from Town and Country Planning Department, Mapusa, Bardez, Goa.
- (ii) No. PHCC/NOC-CONST./2020-21/2586 dated 20/01/2021 from Primary Health Centre, Candolim.
- (iii) No. TPB/6380/PIL/TCP/21/243 dated 14/01/2021 from Town and Country Planning Department, Mapusa, Bardez, Goa.
- (iv) No. PWD/SDIV/PHE-N/F.13/730/20-21 dated 28/01/2021 from PWD, Porvorim, Goa.
- (v) No.1/10/TECH/O&M/SD.II/POR/2020-2021/2394 dated 14/02/2021 from Electricity Dept, Porvorim, Goa.
- (vi) No. VP/PM/F.37/Bldgs/Com-Wall/2020-2021/1611 dated 25/02/2021 from Village Panchayat Pilerne, Marra, Bardez, Goa.
- k. NOC under section 49 (6) of the Town and Country Planning Act, 1974 is not required as confirmed vide Letter Ref No. NOC/49(6)/1518/PIL/TCP-21/1528 dated 08/04/2021 from Office of the Senior Town Planner, Town and Country Planning Department, Mapusa, Goa, for execution of this Deed of sale.

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- l. The said Plot has an unhindered and undisputed access from the main road;
- m. The said Plot is readily available to the Purchaser as a vacant parcel of land for putting up of one or more commercial/ residential Building/s thereon without any hindrance or delay;
- n. Notwithstanding any act, deed or abstinence on the part of the Vendors, they the Vendors have full right and absolute authority to sell, transfer and convey the said Plot as herein contemplated.

AND WHEREAS, the Purchaser who amongst other are carrying on business of builders and developers are desirous of developing the said Plot by constructing one or more commercial/residential Building/s thereon (hereinafter referred to as the "**proposed Building/s**") and selling the Units therein to intending purchasers;

AND WHEREAS, on the hereinabove representations of the Vendors and the Vendors agreeing to sell the said Plot in the manner herein contemplated, free from all encumbrances, whatsoever and free of any claims, demands, interferences, objections, obstructions, etc. from any person/s claiming through the Vendors and/or their predecessors-in-title as well as along with all the rights, entitlements, benefits, advantages, privileges, etc. available to the said Plot or to the holder thereof and that the said Plot can be put to use for construction of one or more commercial/residential Building/s thereon, the Purchaser approached the Vendors to purchase the proportionate undivided right in the said Plot out of the total area of 967 sq.mtrs., together with its development right/s for total consideration of Rs.1,21,00,000/- (Rupees One Crore Twenty One Lakhs only) as follows :

- (a) Land value of undivided share of land at Rs.46,00,000.00 (Rupees Forty Six Lakhs only);
- (b) By constructing for the Vendors 3 (Three) Flats in the proposed Building/s to be constructed on the said Plot viz.:

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- (i) 2 BHK Flat bearing No. F-1, admeasuring carpet area of 72.15 sq. mtrs. (including Internal area 60.08 Sqm and enclosed Balcony 12.07 Sqm) and corresponding built-up area of 100 sq. mtrs., situated on the First floor, in the proposed Building/s to be constructed on the said Plot.
- (ii) 2 BHK Flat bearing No. F-2, admeasuring carpet area of 72.15 sq. mtrs. (including Internal area 60.08 Sqm and enclosed Balcony 12.07 Sqm) and corresponding built-up area of 100 sq. mtrs., situated on the First floor, in the proposed Building/s to be constructed on the said Plot and
- (iii) 2 BHK Flat bearing No. F-3, admeasuring carpet area of 72.15 sq. mtrs. (including Internal area 60.08 Sqm and enclosed Balcony 12.07 Sqm) and corresponding built-up area of 100 sq. mtrs., situated on the First floor, in the proposed Building/s to be constructed on the said Plot and which Flats are more particularly described in **Schedule-II, Schedule-III and Schedule- IV** respectively hereunder written and for better clarity delineated in **Red colour** boundary in the plans annexed hereto as **Annexure-"B", Annexure-"C" and Annexure-"D"** respectively and having specifications as more particularly described in **Schedule - V** hereunder written (hereinafter for the sake of brevity collectively referred to as the **"Vendors Units"**), along with 03 (Three) allotted Car parking slots in the stilt area identified as Car parking slot Nos. P/F-1, P/F-2 and P/F-3 respectively, and for better clarity delineated in **Red colour** boundary in the plan annexed hereto as **Annexure-"E"**, all together valued at Rs.75,00,000/- (Rupees Seventy Five Lakhs only);
- (iv) Units F-1 and F-2 shall be furnished as more particularly described in **Schedule - VI** hereunder written.

AND WHEREAS, the ownership of the undivided rights to the said Plot, proportionate to the Vendors Units is retained by the Vendors, to the effect that upon completion of the Vendors Units, the Vendors shall be the absolute owners in exclusive possession of the Vendors Units and the corresponding undivided right in the said Plot, proportionate to the Vendors Units;

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AND WHEREAS, the Vendors are of advance age and not in good health and in the predicament of the situation, the Vendors have agreed to convey unto the Purchaser, the proportionate undivided right out of the total area of 967 sq. mtrs. of the said Plot, which is other than the ownership of the undivided rights of the said Plot, proportionate to the Vendors Units and which is retained by the Vendors;

AND WHEREAS, the area of the said Plot together with its development right/s hereby conveyed by the Vendors to the Purchaser is the proportionate area out of the total area of 967 sq. mtrs. of the said Plot, for total consideration of Rs.1,21,00,000/- (Rupees One Crore Twenty One Lakhs only) which is its fair market value, which is other than the ownership of the undivided area of the total area of 967 sq. mtrs. of the said Plot, proportionate to the Vendors Units and which is retained by the Vendors;

NOW THIS DEED OF SALE WITNESSES AS UNDER :

1. For total consideration of Rs.1,21,00,000/- (Rupees One Crore Twenty One Lakhs only) as follows :
- (a) Land value of undivided share of land at Rs.46,00,000.00 (Rupees Forty Six Lakhs only);
- (b) By constructing for the Vendors 3 (Three) Flats in the proposed Building/s to be constructed on the said Plot viz.:
- (i) 2 BHK Flat bearing No. F-1, admeasuring carpet area of 72.15 sq. mtrs. (including Internal area 60.08 Sqm and enclosed Balcony 12.07 Sqm) and corresponding built-up area of 100 sq. mtrs., situated on the First floor, in the proposed Building/s to be constructed on the said Plot.
- (ii) 2 BHK Flat bearing No. F-2, admeasuring carpet area of 72.15 sq. mtrs. (including Internal area 60.08 Sqm and enclosed Balcony 12.07 Sqm) and corresponding built-up area of 100 sq. mtrs., situated on the First floor, in the proposed Building/s to be constructed on the said Plot and

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(iii) 2 BHK Flat bearing No. F-3, admeasuring carpet area of 72.15 sq. mtrs. (including Internal area 60.08 Sqm and enclosed Balcony 12.07 Sqm) and corresponding built-up area of 100 sq. mtrs., situated on the First floor, in the proposed Building/s to be constructed on the said Plot and which Flats are more particularly described in **Schedule-II, Schedule-III and Schedule- IV** respectively hereunder written and for better clarity delineated in **Red colour** boundary in the plans annexed hereto as **Annexure-"B", Annexure-"C" and Annexure-"D"** respectively and having specifications as more particularly described in **Schedule - V** hereunder written (hereinafter for the sake of brevity collectively referred to as the **"Vendors Units"**), along with 03 (Three) allotted Car parking slots in the stilt area identified as Car parking slot Nos. P/F-1, P/F-2 and P/F-3 respectively, and for better clarity delineated in **Red colour** boundary in the plan annexed hereto as **Annexure-"E"**, all together valued at Rs.75,00,000/- (Rupees Seventy Five Lakhs only);

(the payment and receipt of which the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser) THEY THE Vendors, as absolute owners in exclusive possession of the said Plot, which is other than the ownership of the undivided right of the said Plot, proportionate to the Vendors Units and which is retained by the Vendors, do hereby grant, convey, transfer, assign and assure unto the Purchaser by way of sale, the same, TOGETHER WITH all trees, fences, ways, waters, lights, water-courses, liberties, privileges, easements, appurtenances whatsoever to the undivided right out of the total area of 967 sq. mtrs. of the said Plot, together with its development right/s, belonging and in any way appertaining to or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, interest, property, claim or demand whatsoever of the Vendors into or upon the same which is hereby conveyed unto the Purchaser and every part thereof, TO HAVE AND TO HOLD THE SAME unto

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the reasonable extension of time for delivery of possession of the Vendors Units. For this purpose, the completion of the Vendors Units shall be evidenced by the occupancy certificate issued in respect of the Vendors Units by the competent authority.

5. If any litigation takes place due to any defect/s in the title of Vendors or due to any third party claim or for any other reason whatsoever not attributed to the Purchaser, such period of stoppage of work shall be excluded from the period of performance stipulated in this Deed of Sale and in such circumstances, the Purchaser shall have option to settle the said claim and the expenses incurred for such settlement shall be reimbursed to the Purchaser by the Vendors.

6. Once the Vendors Units are completed, the Purchaser shall intimate to the Vendors and the Vendors shall take possession of the same within 15 (Fifteen) days from the date of receipt of such notice. The Purchaser shall be deemed to have fully performed their obligations towards the Vendors under this Deed of Sale, by sending them the said notice of completion of the Vendors Units.

7. It is agreed between Vendors and the Purchaser that the Vendors Units shall be completed tentatively in the terms of specification as described in Schedule - V hereunder written subject to changes which may be required at the instance of competent authorities or the Architect of the Purchaser, all such changes shall be intimated to the Vendors who shall have no objection to the same and which consent shall be deemed to have been granted by virtue of execution of this Deed of sale. The Vendors shall not be entitled to demand any additional specification as a matter of right, however if the Purchaser at the request of the Vendors agree to give any additional amenities beyond the specification hereto agreed, the same shall be provided on payment of extra cost thereof in advance by the Vendors at such additional price as may be specified by the Purchaser.

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Co-operative Housing Society or Association of Flat/Shop owners or any other legal entity that may be formed and observe all rules and regulations adopted by such Society/ Association/Entity.

The Vendors shall with respect to the Vendors Units undertake to cooperate and sign all necessary papers, bylaws, applications and documents for the purpose of formation of a Cooperative Housing Society, an Association or any other legal entity. It shall be the obligation of the Vendors to subscribe to proportionate number of shares in such Society/Association/Entity and to contribute the required amount/s such as membership and entrance fees, security deposit, maintenance deposit, connection charges for utilities and other similar amounts.

18. At the request of the Purchaser in the case the absolute ownership rights to the said Plot and the proposed Building/s to be constructed thereon, is endeavored to transfer to the Society/ Association/Entity, the Vendors shall be bound to convey their ownership of undivided rights of the said Plot, proportionate to the Vendors Units to the Society/Association/ Entity.

19. The Vendors do hereby accord their "No Objection" to the Purchaser to record their names in the record of rights in respect of the said Plot along with the Vendors. The notices if any to be served under this clause on the Vendors shall be at :

"H. No. 77, Gopal Plaza Building,
Fatta Wada, Nerul, near Shanta Durga Temple,
Bardez, Goa.

20. The possession of the said Plot is hereby handed over by the Vendors and received by the Purchaser and the Vendors do hereby give their "No Objection Certificate" and express consent to the Purchaser to obtain all renewals and fresh licenses/permissions/approvals to put up the proposed construction of commercial/residential Building/s on the said Plot, in their own name.

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21. That except for the Vendors Units to be handed over to the Vendors, the Vendors shall not interfere in the working of the scheme of the proposed Building/s to be constructed on the said Plot.

22. With effect from the date of executing this Deed of sale, except for the Vendors Units to be constructed for the Vendors, along with 03 (Three) allotted Car parking slots in the stilt area, which are retained by the Vendors, the Purchaser without any reference to the Vendors shall be entitled to commence the promotion and marketing and deal with and shall be entitled to enter into any Agreement for construction/sale/allotment and conclude the sale/allotment by executing appropriate Deed of sale with the prospective purchaser/s at such price as the Purchaser may think fit in their own name, of the remaining Flats/Shops, other areas and all the premises in the proposed Buildings other than the Vendors Units, together with the undivided rights out of the total area of 967 sq. mtrs. of the said Plot, which is other than the ownership of the undivided rights of the said Plot, proportionate to the Vendors Units and which is retained by the Vendors. The Purchaser shall appropriate the consideration from such sale for themselves. Such consideration shall be the income of the Purchaser alone. The Vendors while irrevocably consenting to the above, hereby declare that they shall have no claim or demand whatsoever in respect of the money received by the Purchaser from such sale.

23. In the case so required by the Purchaser, the Vendors agree and undertake to join and execute any agreement/s or other transfer documents whatsoever as may be from time to time be required to be executed or called upon by the Purchaser for eventually and perfectly conveying and transferring any part of the proposed Building/s (excluding the Vendors Units along with 03 (Three) allotted Car parking slots in the stilt area reserved for the Vendors and the corresponding proportionate undivided right in the said Plot) to the Purchaser or any of the nominee/s of the Purchaser, without demanding any further consideration except what is

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expressly incorporated herein. However any such document/s as may be required or called upon by the Purchaser to be executed by the Vendors shall be executed entirely at the cost of the Purchaser and/or their nominees as to it's stamp duty, registration charges, lawyers fees, etc.

24. Any dispute/s arising between the parties to this Deed of sale whether in relation to the interpretation of its clauses and conditions, or to the performance of these presents or concerning any act or omission of either party to the dispute/s, or to any act which ought to be done by the parties in dispute, or in relation to any matter whatsoever concerning this Deed of sale shall be referred to a sole arbitrator who shall be a permanent resident of Goa, appointed by mutual consent of both the parties, and such arbitration shall be conducted in Panaji, Goa in accordance with the provisions of the Indian Arbitration and Conciliation Act, 1996 as amended up to date. The Arbitrator must have no social, business or professional relationship with any party hereto. All the costs towards the arbitration proceedings shall be borne by the party initiating the arbitration proceedings.

25. If at any time, any provision of this Deed of sale is declared invalid or unenforceable under the applicable law/s or under directions or orders of any judicial or other competent authority, the validity or enforceability of the remaining provisions of this Deed of sale shall not be affected or impaired thereby and this Deed of sale shall continue in full force and effect as if it had been executed without the invalid or unenforceable provision.

26. This Deed of sale will be binding upon and ensure to the benefit of the Vendors, their respective heirs, legal representatives, executors, administrators, successors in title, nominees, and assigns and will be binding upon and ensure to the benefit of the Purchaser, all its partners for the time being constituting the firm or upon reconstitution thereof, the surviving of them, their assigns and persons deriving title under them.

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27. The stamp duty paid for the sale of the said Plot is on the total consideration of Rs. 1,21,00,000/- (Rupees One Crore Twenty One Lakhs only), which includes the Land value of Rs. 46,00,000/- (Rupees Forty Six Lakhs only) and the value of the Vendors Units to be constructed by the Purchaser for the Vendors of Rs. 75,00,000/- (Rupees Seventy Five Lakhs only) as construction cost of the premises. As required appropriate registration charges are paid on the total consideration of Rs. 1,21,00,000/- (Rupees One Crore Twenty One Lakhs only).

28. The Schedules and Annexures annexed hereto shall form an integral part of this Deed of Sale.

SCHEDULE - I
(Description of the said Plot)

All that Plot of land admeasuring an area of 967 sq. mtrs., and which is presently surveyed under Survey No. 88/3-B, of Village Pilerne, in the Taluka of Bardez, registration Sub District of Bardez, District of North Goa, in the State of Goa and which forms part of the property known as "Gorbata" or "Cumarvaddo", also known as "Bairo Portais", situated within the limits of Village Panchayat of Pilerne, in the than Taluka of Bardez, registration Sub District of Bardez, District of North Goa, in the State of Goa, described in the Land registration Office, Panaji, under number 7094 of Book B 19 (new) and registered in the Land revenue Office under Matriz No. 708 and which Plot is bounded as follows :

North : By property bearing Survey No. 88/3-A of Village Pilerne belonging to Winnibald Keith Gomes

South : By property bearing survey no. 88/4 of Village Pilerne Bardez Goa belonging to Nyaneshwar Guno Bandodkar

East : By property Survey No. 88/3 of Village Pilerne Bardez Goa belonging to Comunidade and Public Road

West : By Public Road

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(the said Plot for better clarity is delineated in Red colour boundary in the plan annexed hereto as Annexure – “A”)

(the Vendor's Units comprising of Three Flats and the allotted stilt Car parking slots to be constructed)

SCHEDULE - II

(Description of the Flat bearing No. F-1)

All that 2 BHK Flat bearing No. F-1, admeasuring carpet area of 72.15 sq. mtrs. (including Internal area 60.08 Sqm and Enclosed Balcony 12.07 Sqm) and corresponding built-up area of 100 sq. mtrs., situated on the First floor, in the proposed Building/s to be constructed on the said Plot along with the allotted stilt Car parking No. P/F-1 and the proportionate undivided right in the said Plot.

(The said Flat bearing No. F-1 for better clarity is delineated in Red colour boundary in the plan annexed hereto as Annexure- “B”)

SCHEDULE - III

(Description of the Flat bearing No. F-2)

All that 2 BHK Flat bearing No. F-2, admeasuring carpet area of 72.15 sq. mtrs. (including Internal area 60.08 Sqm and Enclosed Balcony 12.07 Sqm) and corresponding built-up area of 100 sq. mtrs., situated on the First floor, in the proposed Building/s to be constructed on the said Plot along with the allotted stilt Car parking No. P/F-2 and the proportionate undivided right in the said Plot.

(The said Flat bearing No. F-2 for better clarity is delineated in Red colour boundary in the plan annexed hereto as Annexure- “C”)

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SCHEDULE - IV

(Description of the Flat bearing No. F-3)

All that 2 BHK Flat bearing No. F-3, admeasuring carpet area of 72.15 sq. mtrs. (including Internal area 60.08 Sqm and Enclosed Balcony 12.07 Sqm) and corresponding built-up area of 100 sq. mtrs., situated on the First floor, in the proposed Building/s to be constructed on the said Plot along with the allotted stilt Car parking No. P/F-3 and the proportionate undivided right in the said Plot.

(The said Flat bearing No. F-3 for better clarity is delineated in Red colour boundary in the plan annexed hereto as Annexure- "D")

SCHEDULE - V

(Description of specifications for Vendors Units)

Structure :

The building will be of Earthquake resistant R.C.C. framed structure with all external walls of 23 cm thick laterite stone or concrete blocks, Internal partitions walls will be of 10 cms clay or fly ash bricks.

Plastering :

External walls will be finished with 2 coats of sand faced cement plaster with suitable waterproofing additives. Internal walls and ceiling will have single coat plaster in c.m 1:4, smooth finished with suitable cement based material.

Flooring :

- a) Full body Vitrified tiles 600 x 600 in Living/Bedrooms.
- b) Matt finish Vitrified tiles 600 x 600 in Kitchen.
- c) Bathrooms -- Non-skid ceramic tiles 300 x 300 in floor, ceramic wall tiles 450 x 300 up to door height.
- d) Balconies – non-skid ceramic tiles.

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Doors / Windows:

- a) Main door frame will be Teakwood or equivalent of size 5" x 2^{1/2}" or 4" X 2 1/2", with Marine grade flush door finished with veneer, night latch and Aldrop from out side.
- b) Bedroom door frames will be of seasoned teak of size 4"x 2.5" with Marine grade flush doors and tubular mortice lock.
- c) Bathroom door frames will be of seasoned hardwood of size 4"x 2.5". Shutters will be marine grade flush doors with laminate finish or FRP, and will have tubular locks.
- d) Balcony / terrace doors / French doors will be of anodized / Powder coated aluminum with 4 mm glass.
- e) Windows will be of anodized / Powder coated aluminum with 4 mm plain glass.
- f) All fittings and fixtures will be of heavy duty brass / S.S.

Kitchen Platform:

Black granite counter top with stainless steel sink. Dado will be of 60 cm. height with Ivory colored ceramic tiles.

Plumbing and Sanitary :

- a) All SWR lines will be in PVC. External water lines will be of UPVC. Concealed lines will be of UPVC and/or CPVC.
- b) Provision for individual solar water heater will be made in the piping.
- c) Plumbing fittings will be of CP from reputed brand.
- d) Sanitary ware will be of reputed brands in white colour.
- e) Bathroom will have shower area with EWC and counter top / under counter / wall mounted basin.

Finishes:

- a. External walls will be painted with Weather resistant paint.
- b. Internal walls and ceiling will be painted with washable acrylic oil bound distemper.
- c. Main door and Bedroom doors will be finished with French polish.

G. Chand...

Davik

Electrification :

- a. All wiring will be of concealed type with multi strand copper cables of make Finolex / Polycab / RR or equivalent.
- b. Switches and fittings will be of modular type from recognized manufacturers.
- c. Power Points : Minimum One 15 amps power point each will be provided in the Bedroom, Living Room and Bathroom. 2 nos. 15 amps power points in Kitchen.
- d. **Other Points :**
 - i) Liv / Din. - Minimum 4 light points, 1 fan point, three 5amp points, one TV jack, one telephone jack and one bell point.
 - ii) Bedroom - Minimum 3 light points, 1 fan point, three 5 amp points, one TV jack and one Telephone jack.
 - iii) Kitchen - Minimum 2 light points, 1 fan point, four 5 amps points.
 - iv) Bathroom - Minimum 2 light points, 1 exhaust fan point and one 5 amp points on board.

SCHEDULE - VI

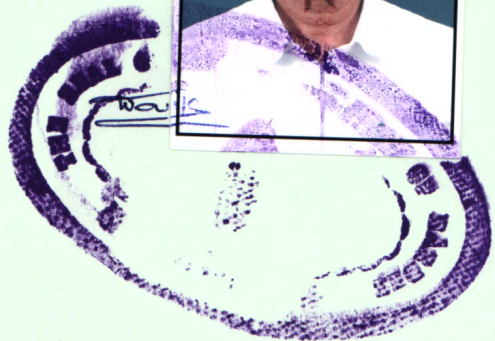
(Description of Furniture for Units F-1 and F-2)

- (a) Dining Table with 6 chairs.
- (b) 5 Seater 3 piece Sofa set with centre Table.
- (c) Wall Unit in Living Room
- (d) Double Bed with Mattress in each Bedroom.
- (e) Wardrobe in each Bedroom.
- (f) Modular Kitchen with Cabinets on wall and under Counter.

IN WITNESS WHEREOF the parties hereto have signed this Deed of Sale on the day, month and year first hereinabove mentioned in the presence of witnesses.

SIGNED AND DELIVERED BY THE)
WITHIN NAMED "VENDORS")
OF THE FIRST PART.)

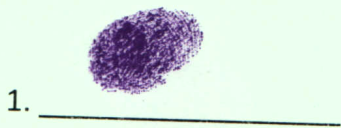


Tait

MR. TULSHIDAS TUKARAM NAIK
(For self and as Power of Attorney
for his wife, the Vendor No. 2)

L.H.F.P.

R.H.F.P.



Chand... Naik

SIGNED AND DELIVERED BY THE)
WITHIN NAMED "PURCHASER")
OF THE SECOND PART.)



Ghanshyam Sardesai



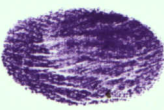
M/S. GENERAL CONSTRUCTION AND INFRASTRUCTURE.
(Through its duly authorized partner
Mr. Ghanshyam Sardesai)

L.H.F.P.

R.H.F.P.

1.  _____

1.  _____

2.  _____


2.  _____

3.  _____

3.  _____

4.  _____


4.  _____


5.  _____

5.  _____

Ghanshyam Sardesai Partner

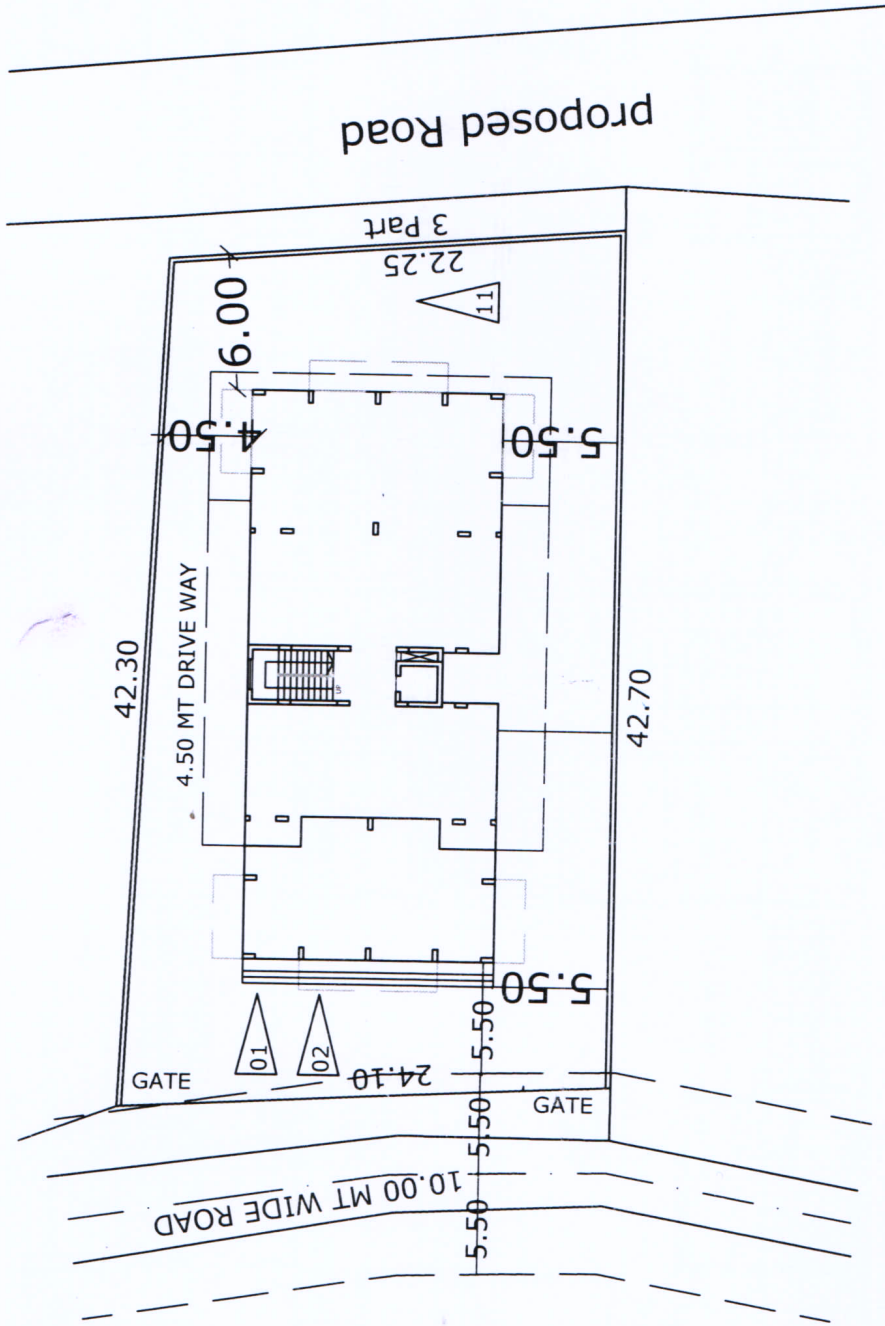
In the presence of :

1. Pavan naik 

2. Suman Kumar 

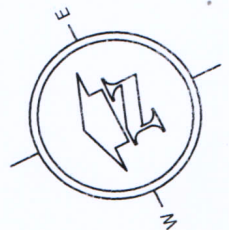
Chairman Naik

PLAN FOR AGREEMENT



SITE PLAN

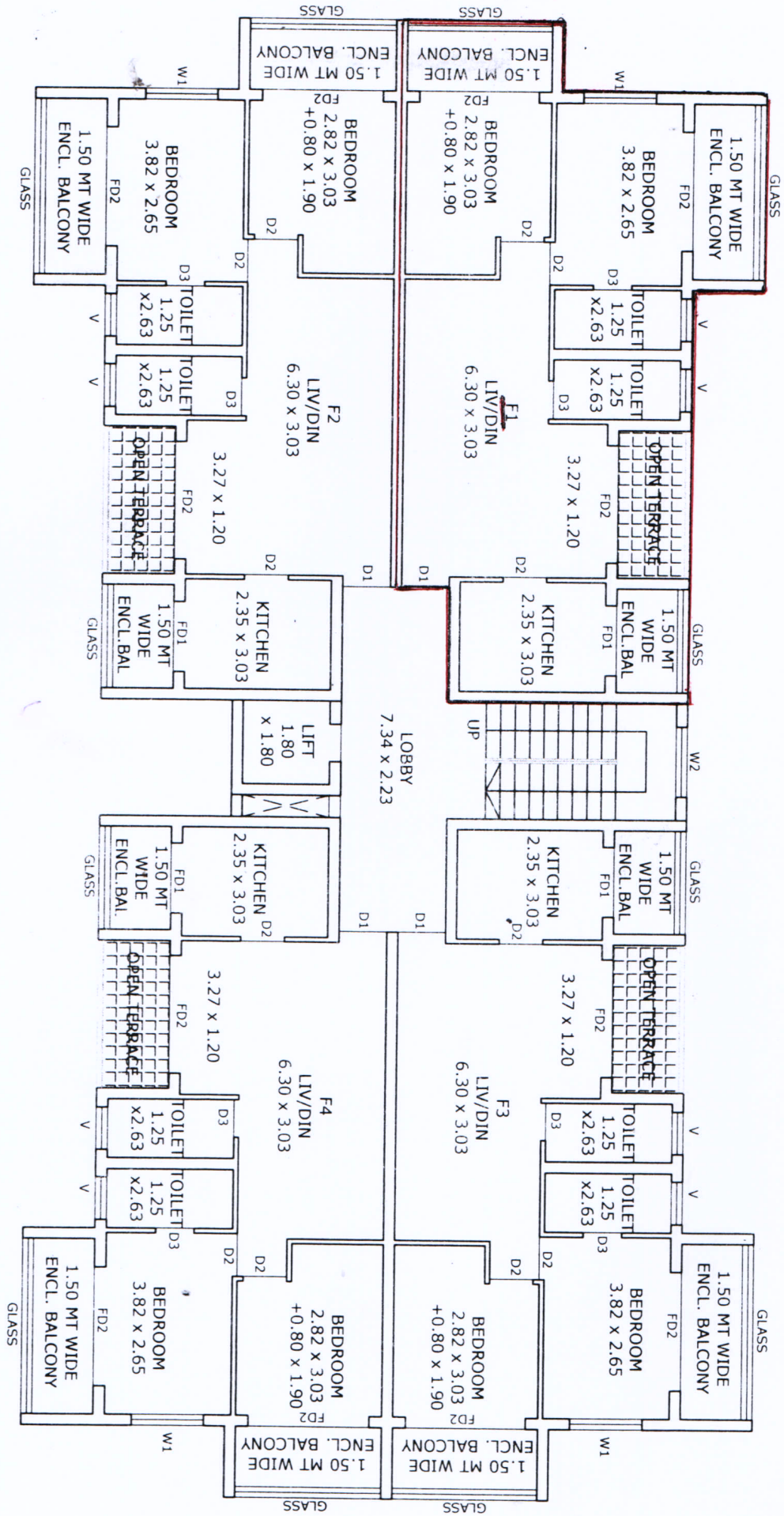
SCALE 1:500



Char 2... Walis



Char 2...



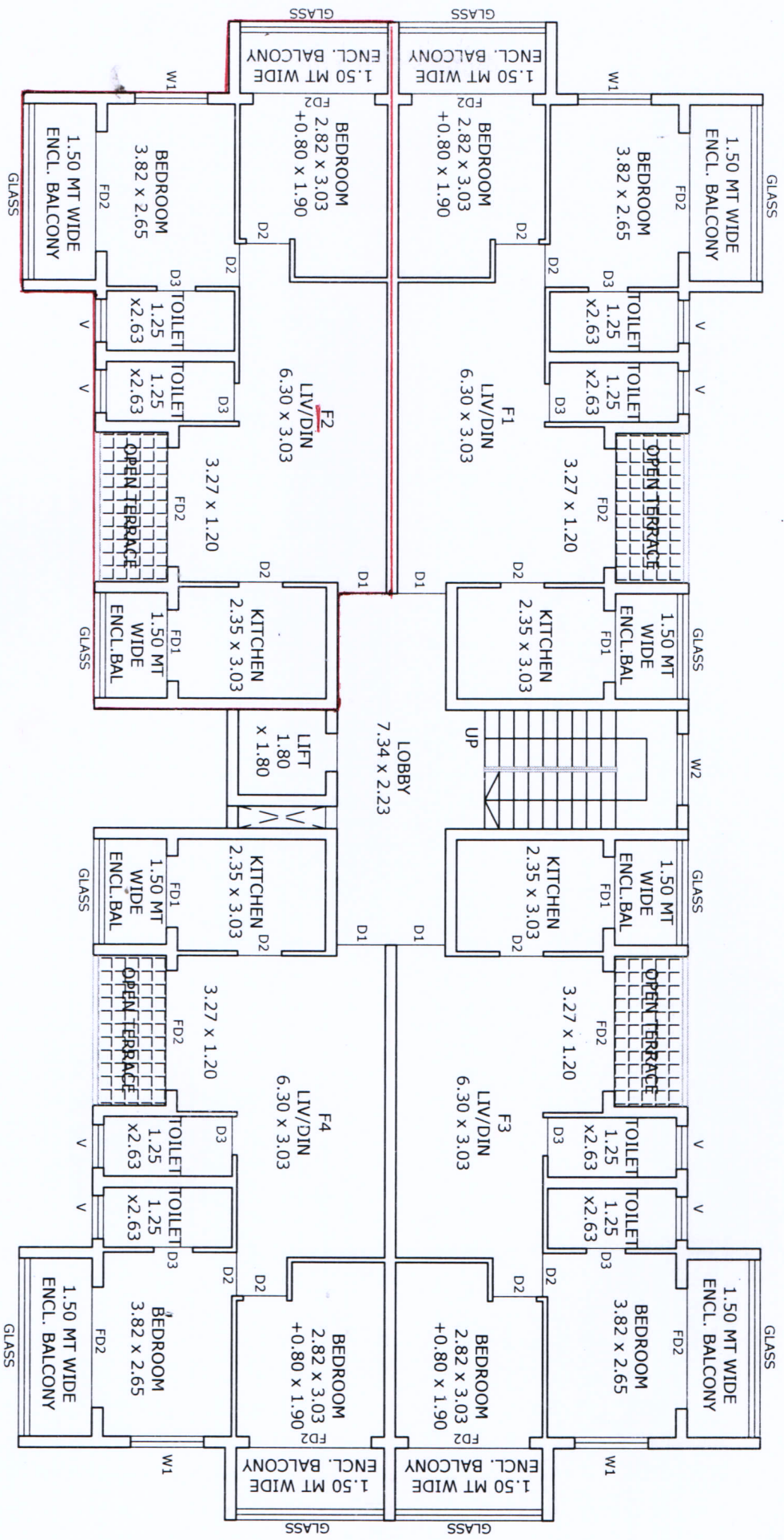
FIRST FLOOR PLAN

Handwritten signature

GHANASHYAM P SARDESAI PARTNER OF GENERAL CONSTRUCTION AND INFRASTRUCTURE, Father
 Name: Late Prabhakar S Sardesai, Age: 57,
 Marital Status: , Gender: Male, Occupation: Business, 374,
 Vruddhi, D.B. Bandodkar Marg, Miramar, Panaji, Goa,



Handwritten signature



FIRST FLOOR PLAN

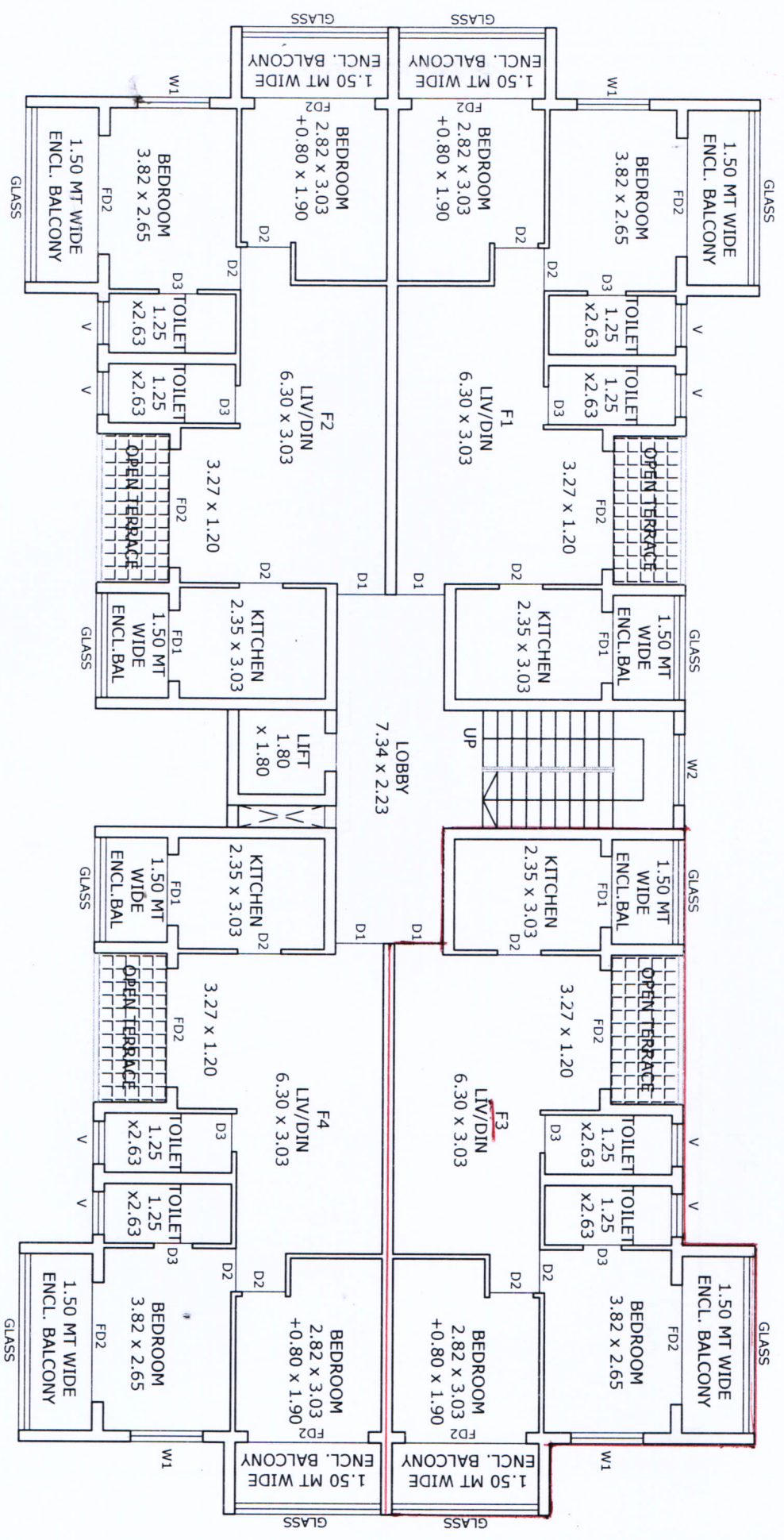
Handwritten signature and name 'Dak' in blue ink.

GHANASHYAM P SARDESAI PARTNER OF GENERAL CONSTRUCTION AND INFRASTRUCTURE , Father Name:Late Prabhakar S Sardesai, Age: 57, Marital Status: ,Gender:Male,Occupation: Business, 374, Vruddhi, D.B.Bandodkar Marg, Miramar, Panaji, Goa,



Handwritten signature in blue ink.

ANNEXURE-D



FIRST FLOOR PLAN

Handwritten signature

29

GHANASHYAM P SARDESAI PARTNER OF GENERAL CONSTRUCTION AND INFRASTRUCTURE , Father
Name:Late Prabhakar S Sardesai, Age: 57,
Marital Status: ,Gender:Male,Occupation: Business, 374,
Vrudhi, D.B.Bandodkar Marg, Miramar, Panaji, Goa,



Handwritten signature



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-May-2021 11:55:55 am

Document Serial Number :- 2021-BRZ-1978

Presented at 11:41:31 am on 24-May-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	544500
2	Registration Fee	423500
3	Mutation Fees	1000
4	Processing Fee	860
Total		969860

Stamp Duty Required :544500/-






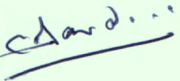



Stamp Duty Paid : 544500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GHANASHYAM P SARDESAI PARTNER OF GENERAL CONSTRUCTION AND INFRASTRUCTURE ,Father Name:Late Prabhakar S Sardesai, Age: 57, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 374, Vruddhi, D.B.Bandodkar Marg, Miramar, Panaji, Goa, Address2 - , PAN No.: [REDACTED]			







Executer

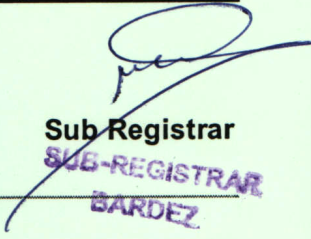
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	TULSHIDAS TUKARAM NAIK , Father Name:Late Tukaram Naik, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Other, 77, Gopal Plaza bldg, Near Shantadurga Temple, Fattawada, Nerul, Bardez, Goa, PAN No.: [REDACTED]			
2	TULSHIDAS TUKARAM NAIK , Father Name:Late Tukaram Naik, Age: 71, Marital Status: ,Gender:Male,Occupation: Other, 77, Gopal Plaza bldg, Near Shantadurga Temple, Fattawada, Nerul, Bardez, Goa, PAN No.: AAWPN6840P , as Power Of Attorney Holder for TEJAL TULSHIDAS NAIK			
3	GHANASHYAM P SARDESAI PARTNER OF GENERAL CONSTRUCTION AND INFRASTRUCTURE , Father Name:Late Prabhakar S Sardesai, Age: 57, Marital Status: ,Gender:Male,Occupation: Business, 374, Vruddhi, D.B.Bandodkar Marg, Miramar, Panaji, Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Ghanashyam P Sardesai Partner Of Ms General Construction And Infrastructure , Father Name:Late Prabhakar S Sardesai, Age: 57, Marital Status: ,Gender:Male,Occupation: Business, Vruddhi 374 D B Bandodkar Marg Miramar Panaji Tiswadi Goa 403001, PAN No.: [REDACTED] , as Power Of Attorney Holder for RHEA G SARDESAI PARTNER OF GENERAL CONSTRUCTION AND INFRASTRUCTURE			
5	Ghanashyam P Sardesai Partner Of Ms General Construction And Infrastructure , Father Name:Late Prabhakar S Sardesai, Age: 57, Marital Status: ,Gender:Male,Occupation: Business, Vruddhi 374 D B Bandodkar Marg Miramar Panaji Tiswadi Goa 403001, PAN No.: [REDACTED] , as Power Of Attorney Holder for MANISHA G SARDESAI PARTNER OF GENERAL CONSTRUCTION AND INFRASTRUCTURE			
6	Ghanashyam P Sardesai Partner Of Ms General Construction And Infrastructure , Father Name:Late Prabhakar S Sardesai, Age: 57, Marital Status: ,Gender:Male,Occupation: Business, Vruddhi 374 D B Bandodkar Marg Miramar Panaji Tiswadi Goa 403001, PAN No.: [REDACTED] , as Power Of Attorney Holder for VASANTI P SARDESAI PARTNER OF GENERAL CONSTRUCTION AND INFRASTRUCTURE			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SHAUN FERNANDES, Age: 44, DOB: , Mobile: 8805120344 , Email: , Occupation: Service , Marital status : Married , Address: 403001, SSS Villa, SSS Villa, Kerant Caranzalem, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: PAVAN NAIK, Age: 38, DOB: , Mobile: 7447669984 , Email: , Occupation: Service , Marital status : Married , Address: 403114, UGF-1 Ambekhand Gopal Classic Building Opp Unity Hall VTC Reis Magos Bardez Goa , UGF-1 Ambekhand Gopal Classic Building Opp Unity Hall VTC Reis Magos Bardez Goa , Reis-magos, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-1978

Document Serial No:-2021-BRZ-1978

Book :- 1 Document
Registration Number :- **BRZ-1-1918-2021**
Date : 24-May-2021



[Handwritten Signature]
SUB-REGISTRAR
BARDEZ

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