

(Rupees Two Lakhs Forty Five Thousand Only)

For CITIZEN CREDIT CO-OP. BANK LTD.



Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SARANA BUILDER CO-OP. HSG SOCIETY LTD  
ST. JOSEPH ROAD, BORDA,  
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 30133



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NON JUDICIAL गौजा  
MAR 11 2020

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Rs.0245000/- PB7223

INDIA

STAMP DUTY

GOA

Name of Purchaser, PRETTY HOMES BUILDERS AND  
DEVELOPERS

1693/20



Sidney J. V. Dias



SALE DEED



Rehallas

Swall  
2

Swall

**THIS DEED OF SALE** is made and executed at Margao on this 22<sup>nd</sup> day of the Month of June, in the year of Two Thousand and Twenty (22/06/2020):-


**B E T W E E N**

(1) Smt. **KUMUD PANDURANG MATHA** alias **KUMUDINI PANDURANG MATHA** or **CUMUDINIBAI POROBO LOUNDO**, aged 80 years, widow of late Pandurang Ramnath Sinai Matha, daughter of late Govind Prabhu Lawande, household, resident of H. No. 189, Aquem Alto, Margao, Salcete -Goa,


(2) Smt. **SANDHYA DINESH MANERKAR** nee **SANDHYA PANDURANG MATHA** or **SANDHYA P. MATHA**, aged 50 years, wife of Shri Dinesh Ramnath Manerkar, daughter of late Pandurang Ramnath Sinai Matha, service, and her husband

(3) Shri **DINESH RAMNATH MANERKAR** alias **DINEXA RAMANATA SINAI MONERCAR**, aged 54 years, son of Shri Ramnath Manguesh Manerkar, service, both residents of Dattawadi, Sanguem Goa,

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello

(4) **Shri DINESH PANDURANG MATHA**, PAN [REDACTED], aged 45 years, legal practitioner, son of late Pandurang Ramnath Mahta, and his wife,

(5) **Smt. SHARMILI DINESH MATHA** nee **SHARMILI PANDURANG AUDI**, PAN [REDACTED] aged 37 years, married, wife of Shri Dinesh Pandurang Matha, legal practitioner, daughter of Shri Pandurang Balaji Audi, both residents of AG-4, Suyog Residency, Gogol, Margao, Salcete-Goa,


(6) **Shri MAHESH PANDURANG MATHA**, PAN [REDACTED] aged 37 years, son of Shri Ramnath Manguesh Manerkar, resident of H.No. 189, Aquem Alto, Margao, Salcete-Goa,

(7) **Shri SHRIPAD RAMNATH MATHA** alias **SRIPADA SINAI MATHA** or **SRIPAD RAMATH S. MAHTA** [REDACTED] aged 68 years, son of late Ramnath Sinai Mata, businessman and his wife,

(8) **Smt. SUSHAMA SRIPAD SINAI MATHA** alias **SUSHAMA SRIPAD MATHA** nee **SUXAMA GOVINDA CARO** or **SUSHAMA GOVIND KARE**, PAN [REDACTED], aged 58 years, married,

  
Mrs. Manisha Newalkar

  
Mrs. Sanjivi Naik

  
Mr. Sidney J. A. Dias

  
Mrs. Dallas E. L. Rebello

daughter of Shri Govind Sinai Caro, service, both residents of 189, Aquem Alto, Margao, Salcete-Goa,

(9) Smt. MIRA RADHAKRISHNA RATABOLI alias MIRA RADHACRISNA RATABOLI or MIRABAI RAMANATA SINAI MATHA or MIRA RAMNATH MATHA, aged 80 years, widow of Radhakrishna Rataboli, daughter of late Ramnath Sinai Matha, housewife,

(10) Shri DATTA RADHACRISNA RATABOLI, aged 50 years, son of late Radhakrishna Datta Sinai Rataboli, businessman, and his wife,

(11) Smt. DEEPA DATTA RATABOLI alias DIPA DATTA RATABOLI nee DIPA JAGNNATH SINAI BHENDE, 48 years, married, daughter of late Jaganath Keshav Sinai Bhende, all residents of 189, Aquem Alto, Margao, Salcete-Goa,

(12) Smt. HIRA PRALHAD SINAI HEDE alias HIRA PRALHAD SINAI HEDE nee HIRABAI MATHA or HIRA RAMNATH MAHTA,

  
Mrs. Manisha Newalkar

  
Mrs. Sanjivi Naik

  
Mr. Sidney J. A. Dias

  
Mrs. Dallas E. L. Rebello


PAN ADIPH9030Q, aged 76 years, daughter of late Ramanth Sinai Matha, housewife, and her husband,

(13) **Shri PRALHAD SADASHIVA SINAI HEDE** alias **PROLADA SINAI EDO**, PAN AAJPH6698C, aged 80 years, married, bank employee, son of late Sadashiva Sinai Hede, both residents of Franetta Building, Curchorem - Goa,


all Indian Nationals and hereinafter referred to as the **VENDORS/LAND OWNERS** (which expression shall mean unless repugnant to the context or meaning thereof shall mean and include their legal representative, heirs, successors, administrators, executors and assigns) of the **FIRST PART**.

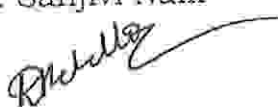
**AND**

**PRETTY HOMES BUILDERS AND DEVELOPERS**, a partnership firm, duly registered under the Indian Partnership Act, 1932 with Registrar of Firms, Salcete, Goa, and having its Principal office at 203, Mapari Audi Plaza Co-operative Housing Society, Erasmo Carvalho Street, Margao, Goa, holding Income Tax card bearing PAN AAQFP8973K, and hereinafter represented by its partners:

  
Mrs. Manisha Newalkar

  
Mrs. Sanjivi Naik

  
Mr. Sidney J. A. Dias

  
Mrs. Dallas E. L. Rebello

- (i) **Mr. SIDNEY J. A. DIAS**, son of Mr. Adolf Dias, aged 47 years, occupation business, holding Income Tax Card bearing PAN [REDACTED], Aadhar Card bearing No. [REDACTED], resident of House No. 23, Cana Benaullim, Salcete, Goa;
- (ii) **Mrs. DALLAS EULOGIA LUIZA REBELLO**, daughter of Shri. Bento Minguel Filipinho Rebello, aged 43 years, occupation business, holding Income Tax Card bearing PAN [REDACTED], Aadhar card No. [REDACTED], resident of House No. 68, Igreja Ward, Near Church, Cavelossim, Salcete, Goa;

both partners Indian Nationals and hereinafter referred to as the "PURCHASER" (which expression shall mean and include all its current and future Partners, successors, representatives, administrators, executors and assigns) of the **SECOND PART**.


AND

**M/s WELWORTH DEVELOPERS**, a partnership firm, registered under Indian Partnership Act, 1932, having Office at Osia Commercial Arcade, 4<sup>th</sup> Floor, C-wing, 405, 406, 407, Near SGPDA

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello


Market Complex, Fatorda Margao-Goa, holding PAN [REDACTED],  
 Email:- welworthdevelopers@gmail.com, represented herein  
 through its partners:

(i) **Mrs. MANISHA NILESH NEWALKAR** alias **MANISHA MAHADEV TUPARE**, wife of Shri. Nilesh Newalkar and daughter of Shri Kallappa Tupare, aged 40 years, married, business women, resident of Davorlim, Salcete Goa, PAN [REDACTED], Aadhaar Card No. [REDACTED] Mob.: 9923004135 and

(ii) **Mrs. SANJIVI SANDEEP NAIK**, wife of Shri. Sandeep Naguesh Naik and daughter of Shri Tukaram Vithal Kalgutkar aged 44 years, married, business women, resident of Shantinagar, Navelim, Salcete Goa, PAN [REDACTED], Aadhaar Card No. [REDACTED] Mob.: 9823702542,

both partners Indian Nationals and hereinafter for brevity's sake referred to as the "**CONSENTING PARTY**" (which expression shall mean and include all its current and future Partners,

  
 Mrs. Manisha Newalkar

  
 Mr. Sidney J. A. Dias

  
 Mrs. Sanjivi Naik


  
 Mrs. Dallas E. L. Rebello

successors, representatives, administrators, executors and assigns) of the **THIRD PART**.


**WHEREAS** the members of the VENDORS/LAND OWNERS in this deed are represented by their attorney MRS. MANISHA NILESH NEWALKAR, identified hereinabove, constituted by virtue Power of Attorney dated 24/07/2008 executed before the Notary Shri. Menino Fernandes of Margao under his Reg. No. 6859/08 read with Power of Attorney dated 23/07/2008 executed before Notary Menino Fernandes under his Reg. No. 6858/2008, the notarized copies whereof are filed herewith along with this Deed.

**AND WHEREAS** there exists a landed property known as RUMADACHEM CATOLEM situated at Aquem-Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 34,754 at folios 140 of Book No. B-89 of New Series, and surveyed under Chalta no. 73 of P. T. sheet no. 221 of Margao city, having an area of 1,151.00 sq.

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello



mts. and is better described in the **SCHEDULE A** hereunder written and is hereinafter referred to as the "SAID PROPERTY".


**AND WHEREAS** the SAID PROPERTY originally belonged to one Augusto Constancio Gomes and his wife, who vide Public Deed drawn on 28-01-1935 by Notary of Salcete, Shri Carlos Caetano De Souza at pages 67 overleaf to 69 overleaf of the Notarial Deeds Book No. 403, sold the same to Shri. Ramnath Sinai Matha alais Ramnata Pandurang Sinai Matha, and as such the same has been inscribed in this name in the Land Registration Records under Inscription No. 26955 of Book G no 33 at page 68 overleaf.


**AND WHEREAS** said Ramnata Pandurang Sinai Matha was married to Mrs. Laxmibai R. Matha, both of whom died on 30/12/1996 and 27/07/1989 respectively leaving behind their four children:

- (i) Panduranga R. S. Matha married to Kumudini Prabhu Lawande,
- (ii) Mirabai R. S. Matha married to Radhakrishna D. S. Rataboli,

  
Mrs. Manisha Newalkar

  
Mrs. Sanjivi Naik

  
Mr. Sidney J. A. Dias

  
Mrs. Dallas E. L. Rebello

- (iii) Mrs. Hirabai Matha married to Pralhad S. S. Hede  
 (iv) Mr. Sripad S. Matha married to Suxama G. Caro  
 as sole and universal heirs.


**AND WHEREAS** said Panduranga R. S. Matha expired on 22/10/2005, leaving behind his widow Kumudini P. Matha and his three children, namely:

- (a) Mrs. Sandhya P. Matha married to Dinexa R. S. Manerkar;  
 (b) Mr. Dinesh P. Matha married to Sharmili P. Audi  
 (c) Mahesh P. Matha, bachelor,  
 as his sole and universal heirs.

**AND WHEREAS** that said Mr. Radhakrishna D. S. Rataboli expired on 30/08/2003, leaving behind him his widow Mirabai and sole son Datta R. Rataboli married to Deepa Jaganath S. Bhende, as his sole and universal heirs.

**AND WHEREAS** the heirs as detailed above have been declared so vide Deed of Succession dated 06/06/2008 drawn in the office of the Ex-officio Notary Public of Salcete at folios 32v to 34 of Deeds

  
 Mrs. Manisha Newalkar

  
 Mr. Sidney J. A. Dias

  
 Mrs. Sanjivi Naik

  
 Mrs. Dallas E. L. Rebello

Book No. 1524 and in pursuance thereto the VENDORS/LAND OWNERS became joint owners of the SAID PROPERTY.

**AND WHEREAS** vide written understanding dated 23/07/2008 duly executed before Notary Shri. Menino Fernandes under no. 6861/08 (hereinafter referred to as 'Said Instrument'), the VENDORS/LAND OWNERS authorized the CONSENTING PARTY to develop the Said Property by constructing thereon multistoried building, to be sold on ownership basis.

**AND WHEREAS** the SAID PROPERTY has development potential/Total Floor Area of 1726.50 Sq. meters.

**AND WHEREAS** the CONSENTING PARTY decided to develop the SAID PROPERTY by constructing two buildings, in a phased manner with the project name "*WELWORTH'S RAMNATH LAXIMIBAI HERITAGE*", by constructing Building No. 1 first followed by Building No. 2, being:

Building No. 1 on the North of the Said Property, by utilizing FAR of 79.52% (corresponding to 915.36 Sq. meters of Floor Area)

  
Mrs. Manisha Newalkar

  
Mrs. Sanjivi Naik

  
Mr. Sidney J. A. Dias

  
Mrs. Dallas E. L. Rebello

(hereinafter referred to as "Said Building No. 1") and

Building No. 2 on the South of the Said Property by utilizing FAR of 68.67% (corresponding to 790.416 Sq. meters of Floor Area)

(hereinafter referred to as "Said Building No. 2")

**AND WHEREAS** the CONSENTING PARTY after obtaining necessary approvals and permissions constructed and completed the Said Building No. 1 and the same has been certified to be fit for occupation by Margao Municipal Council vide Occupancy Certificate dated 03/03/2017 issued under No. 3(OC)1/16-17/TECH/117/4344.

**AND WHEREAS** the CONSENTING PARTY had engaged the services of PURCHASER herein as a Contractor for the construction of the "Said Building No. 1" and bill amount payable by the CONSENTING PARTY to the PURCHASER towards the work done by it and towards the completion of pending work was in the sum of Rs. 70,00,000/-.

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias


  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello


**AND WHEREAS** the PURCHASER proposed unto the CONSENTING PARTY that in lieu of CONSENTING PARTY paying the aforesaid bill amount in terms of money; the development rights of the CONSENTING PARTY in so far as the Said Building No. 2, the FAR of the Said Building No. 2 and title of the undivided proportionate share in the land corresponding to the FAR of the Said Building No. 2 be transferred to the PURCHASER. The undivided proportionate share in the land corresponding to the FAR of the Building No. 2 is 526.94 Sq. meters /1151.00 Sq. meters i.e. 45.78% of undivided share of the Said Property.

**AND WHEREAS** the aforesaid proposal of the PURCHASER was accepted by the CONSENTING PARTY as also by the VENDORS/LAND OWNERS they having received the entire sale consideration of the Said Property from the CONSENTING PARTY in terms of the Said Instrument, simultaneously apprising the PURCHASER that the LAND OWNERS and the CONSENTING PARTY has agreed to sell Flat No. SF-1 admeasuring 93.90 Sq. meters of built up area (with 82.00 Sq. meters of carpet area) to be located on the Second Floor of the Said Building No. 2 along with a

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias


  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello


Parking Slot on Lower Ground Floor under the Agreement of Construction and Sale dated 19/06/2015 duly registered with Sub-Registrar, Salcete under Reg. No. MGO-BK1-02907-2015 and that the PURCHASER shall have to honour the Said Agreement and execute Sale Deed with Mr. Jaiprakash Sardessai and his wife or their heirs as the case may be thereby conveying the title and possession of the Said Flat No. SF-1 along with undivided proportionate share in the land and corresponding parking slot, for consideration already provided for in the said agreement and without any further demand for money for such transfer.

**AND WHEREAS** the PURCHASER agreed to acquire all the obligations of the LAND OWNERS and CONSENTING PARTY arising under the said Agreement of Construction and Sale dated 19/06/2015 and agreed to convey the title of the said Flat No. SF-1 and corresponding parking slot unto said Mr. Jaiprakash Sardessai and his wife or their heirs as the case may be, immediately upon obtaining Occupancy Certificate of the Said Building No. 2.

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik


  
Mrs. Dallas E. L. Rebello

**AND WHEREAS** in pursuant to the aforesaid understanding and in pursuance to the other mutual understanding arrived at the PURCHASER has already commenced the construction of the Said Building No. 2.


**AND WHEREAS** (i) vide several Sale Deeds executed by VENDORS/LAND OWNERS and CONSENTING PARTY with the purchasers of various premises in the Said Building No. 1, approximately 23.82% of undivided share in the Said Property has already been transferred; (ii) vide separate Deed of Sale executed between the VENDORS/LAND OWNERS and the CONSENTING PARTY herein, approximately 30.21% undivided share in the Said Property transferred unto the CONSENTING PARTY herein, thus remaining with the VENDORS/LAND OWNERS the ownership of 45.78% approximately of undivided share in the Said Property, which undivided share is now proposed to be transferred to the PURCHASER against the understanding detailed out in this deed.

This 45.78% undivided share of the Said Property forming the subject matter of present sale is hereinafter referred to as

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello

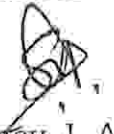
"SAID UNDIVIDED SHARE" and is better described in the SCHEDULE B hereunder written.

**AND WHEREAS** the parties hereto execute the present deed, thereby transferring unto the PURCHASER, the right, title and interest of the SAID UNDIVIDED SHARE in the SAID PROPERTY along with its corresponding rights.


**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:**

1. That in pursuance of the said understanding detailed out in the recital clause for sale of SAID UNDIVIDED SHARE, the VENDORS/LAND OWNERS at the request of the CONSENTING PARTY and for proportionate consideration received from the CONSENTING PARTY in terms of Said Instrument towards the SAID UNDIVIDED SHARE; they the VENDORS and each of them with the consent of the CONSENTING PARTY, hereby grant, convey, sell, transfer, assign and assure by way of sale unto the PURCHASER, 45.78% undivided share (described in SCHEDULE B) in the Said Property (described in SCHEDULE A) and the

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello




CONSENTING PARTY in lieu of payment of the bills of PURCHASER in terms of money as enumerated in the recital clause, hereby transfer and assign unto the PURCHASER their development rights in the Said Property together with all their easements, rights, share, privies, benefits, privileges, advantages, appurtenances etc. available to the SAID UNDIVIDED SHARE and that the PURCHASER shall from today own, possess, enjoy and hold the SAID UNDIVIDED SHARE absolutely and forever subject to limitations and restrictions as agreed in this deed.

2. The PURCHASER is already in possession of the SAID UNDIVIDED SHARE and henceforth shall be in possession of the SAID UNDIVIDED SHARE as owner thereof and the same is acknowledged by the parties hereto.

3. The VENDORS and the COSENTING PARTY covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time upon the request of the PURCHASER shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello




further and more perfectly conveying and assuring the SAID UNDIVIDED SHARE of the SAID PROPERTY unto the PURCHASER and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required.

4. The VENDORS/LAND OWNERS and the CONSENTING PARTY acknowledges herewith that the 'Said Building No. 2' is being developed by the PURCHASER at its own cost and expense, the PURCHASER automatically becomes the owner of the 'Said Building No. 2' and that they the VENDORS/LAND OWNERS and or CONSENTING PARTY have no right, title, interest or claim of whatsoever nature to the 'Said Building No. 2' owned by the PURCHASER and as such in any transfer effected by the PURCHASER in respect of the premises in the Said Building No. 2, the consent of the VENDORS/LAND OWNERS and/or CONSENTING PARTY shall not be required nor they shall be required to be joined in any such transfer instrument. The PURCHASER acknowledges that it has acquired the SAID UNDIVIDED SHARE with obligation of the VENDORS/LAND

  
Mrs. Manisha Newalkar

  
Mrs. Sanjivi Naik

  
Mr. Sidney J. A. Dias

  
Mrs. Dallas E. L. Rebello




OWNERS and CONSENTING PARTY arising under the said Agreement of Construction and Sale dated 19/06/2015 and undertakes to specifically perform the same and transfer the title and possession of Flat No. SF-1 along with undivided proportionate share in the land and corresponding parking slot unto Mr. Jaiprakash Sardesai and his wife and or heirs as the case may be. The PURCHASER also undertakes to complete the pending works in respect of the Said Building No. 1.

5. The SAID UNDIVIDED SHARE hereby sold is proportionate to the 'Said Building No. 2' and as such the PURCHASER shall have no right, title, interest or claim to the remaining undivided share of the SAID PROPERTY and as such no consent of the PURCHASER shall be required to effect any transfer of the premises in the Said Building No. 1 and its corresponding undivided share in the Said Property nor the PURCHASER shall be required to be joined in any such transfer instrument.

6. The PURCHASER declares that it has no claim of whatsoever nature as against the CONSENTING PARTY and that

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello




all the amount receivable from the CONSENTING PARTY stands paid in full with the transfer and assignment of development rights of the Said Building No. 2.

7. The PURCHASER or its nominee/s shall not ever change the name of the project and the development done in the Said property shall be always known by project name "Welworth's Ramnath Laximibai Heritage".

8. The VENDORS/LAND OWNERS hereby communicate no objection for including the name of the PURCHASER in the survey records of the SAID PROPERTY proportionate to the SAID UNDIVIDED SHARE, however, the PURCHASER shall not be entitled to ever partition the SAID UNDIVIDED SHARE from the SAID PROPERTY.

9. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello

10. The TDS of 1% on Rs. 70,00,000/- is paid on 18/05/2020 vide Challan No. 280.

**SCHEDULE-A**

**(Description of the SAID PROPERTY)**


ALL THAT landed property known as RUMADACHEM CATOLEM situated at Aquem-Alto, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 34,754 at folios 140 of Book No. B-89 of New Series, and surveyed under Chalta no. 73 of P. T. sheet no. 221 of Margao city, having an area of 1,151.00 sq. mts. and bounded as under:

EAST : by property under Chalta no. 91 of P.T. Sheet No. 221;

WEST : by property under Chalta no. 69 of P.T. Sheet No. 221;

NORTH : by 3 mts wide public road,

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello


SOUTH : by property under Chalta no. 74 of P.T. Sheet  
No. 221.

The SAID PROPERTY is better identified in the PLAN annexed  
hereto.

### SCHEDULE B


(OF THE SAID UNDIVIDED SHARE hereby sold)

All that 45.78% undivided share of the SAID PROPERTY described  
in SCHEDULE A above corresponding to 526.94 Sq.  
meters/1151.00 Sq. meters.




IN WITNESS WHEREOF the VENDORS/LAND OWNERS, the  
PURCHASER and the CONSENTING PARTY herein have set  
and subscribed their respective hands and signatures on  
the date, month, year and place herein above first  
mentioned.

  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS/LAND OWNERS AND DEVELOPERS:

MRS. MANISHA N. NEWALKAR,

Partner of the DEVELOPERS and attorney of LAND OWNERS

In the presence of.....



*Newalkar*

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF MRS. MANISHA N. NEWALKAR

Thumb	Index finger	Middle finger	Ring finger	Little finger

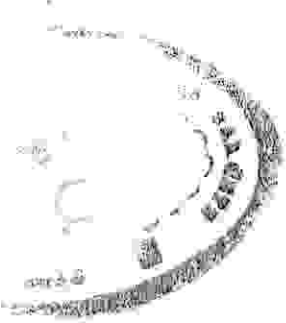
RIGHT HAND FINGER PRINT IMPRESSIONS OF MRS. MANISHA N. NEWALKAR

*Newalkar*  
Mrs. Manisha Newalkar

*S.D.*  
Mr. Sidney J. A. Dias

*Naik*  
Mrs. Sanjivi Naik

*Dallas*  
Mrs. Dallas E. L. Rebello



**MRS. SANJIVI SANDIP NAIK,**

Partner of the DEVELOPERS

In the presence of.... *Sanjivi*



Little finger	Ring finger	Middle finger	Index finger	Thumb

**LEFT HAND FINGER PRINT IMPRESSIONS OF MRS. SANJIVI SANDIP NAIK**

Thumb	Index finger	Middle finger	Ring finger	Little finger

**RIGHT HAND FINGER PRINT IMPRESSIONS OF MRS. SANJIVI SANDIP NAIK**

*Manisha*  
Mrs. Manisha Newalkar

*Sidney*  
Mr. Sidney J. A. Dias

*Sanjivi*  
Mrs. Sanjivi Naik

*Dallas*  
Mrs. Dallas E. L. Rebello



SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

PRETTY HOMES BUILDERS AND DEVELOPERS

represented herein by its Partners :

(i) Mr. SIDNEY J. A. DIAS

The partner of the party of the Second Part

In the presence of.....



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mr. SIDNEY J. A. DIAS

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mr. SIDNEY J. A. DIAS

Mrs. Manisha Newalkar

Mrs. Sarjivi Naik

Mr. Sidney J. A. Dias

Mrs. Dallas E. L. Rebello



(ii) **Mrs. DALLAS EULOGIA LUIZA REBELLO**

The partner of the party of the Second Part

In the presence of.....



*Rebello*

*Rebello*

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF **Mrs. DALLAS EULOGIA LUIZA REBELLO**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **Mrs. DALLAS EULOGIA LUIZA REBELLO**

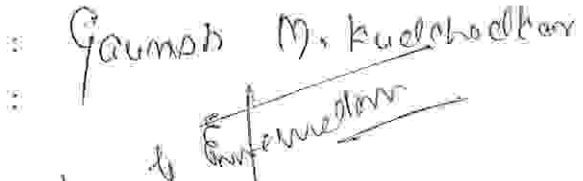
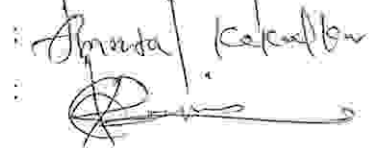
*Newalkar*  
Mrs. Manisha Newalkar

*Naik*  
Mrs. Sanjivi Naik

*Sidney*  
Mr. Sidney J. A. Dias

*Rebello*  
Mrs. Dallas E. L. Rebello

WITNESSES

- 1. Name : Gaunshi M. Kulkarni
- Signature : 
  
- 2. Name : Ananta Kulkarni
- Signature : 



  
Mrs. Manisha Newalkar

  
Mr. Sidney J. A. Dias

  
Mrs. Sanjivi Naik

  
Mrs. Dallas E. L. Rebello



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

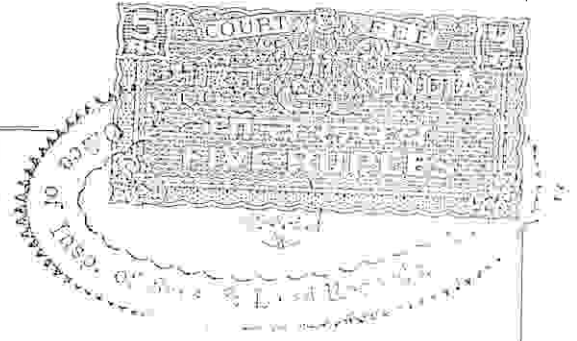
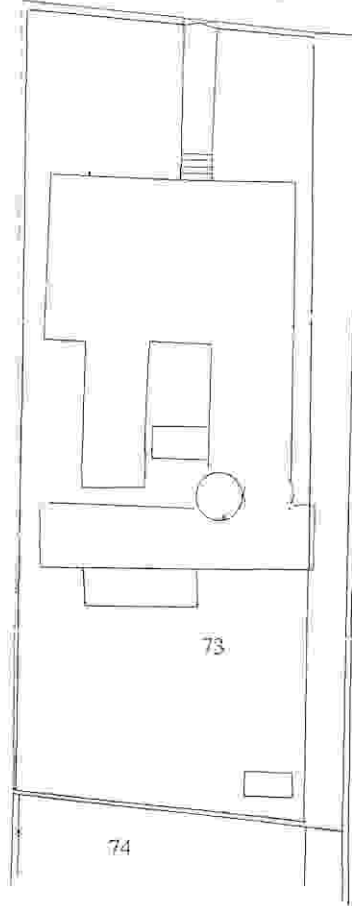
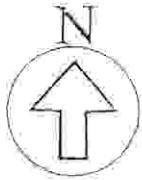
Plan showing plots situated at

Margao City

P.T. Sheet No. 221 / Chalta No. 73

Scale 1:500

*Arjun*  
*Arjun*



*Pras*

Computer Generated On: 04/04/08

*[Signature]*

Compared By:-

*[Signature]* *[Signature]* *Walle* *2018*



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time :- 24-Jun-2020 12:06:34 pm

Document Serial Number :- 2020-MGO-1697

Presented at 12:06:56 pm on 24-Jun-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows.

Sr.No	Description	Rs.Ps
1	Stamp Duty	245000
2	Registration Fee	175000
3	Mutation Fees	1000
4	Processing Fee	670
<b>Total</b>		<b>421670</b>

Stamp Duty Required :245000







Stamp Duty Paid : 245000

**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p align="center"><b>SIDNEY DIAS ,S/o - D/o Adolf Dias</b>  <b>Age: 47,</b>  <b>Marital Status: Married ,Gender:Male,Occupation: Business,</b>  <b>Address1 - 203, Mapari Audi Plaza Co-operative Housing</b>  <b>Society, Erasmo Carvalho Street, Margao, Goa, Address2 -</b>  <b>SOUTH GOA,</b>  <b>PAN No.:</b> [REDACTED]</p>			


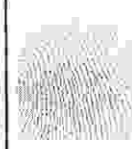
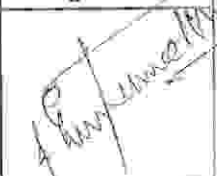



**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p align="center"><b>MANISHA NILESH NEWALKAR Alias MANISHA MAHADEV</b>  <b>TUPARE ,S/o - D/o Nilesh Newalkar</b>  <b>Age: 40,</b>  <b>Marital Status: Married ,Gender:Female,Occupation:</b>  <b>Business, Address1 - MARGAO GOA, Address2 - ,</b>  <b>PAN No.:</b> [REDACTED]</p>			
2	<p align="center"><b>MANISHA NILESH NEWALKAR Alias MANISHA MAHADEV</b>  <b>TUPARE ,S/o - D/o Kallappa Tupare</b>  <b>Age: 40,</b>  <b>Marital Status: Married ,Gender:Female,Occupation:</b>  <b>Business, Address1 - Osia Commercial Arcade, 4th Floor, C-</b>  <b>wing, 405, 406, 407, Near SGPDA Market Complex, Fatorda</b>  <b>Margao-Goa, Address2 - SOUTH GOA,</b>  <b>PAN No.:</b> [REDACTED]</p>			
3	<p align="center"><b>SANJIVI SANDEEP NAIK ,S/o - D/o Daughter Of Shri Tukaram</b>  <b>Vithal Kalgutkar</b>  <b>Age: 44,</b>  <b>Marital Status: Married ,Gender:Female,Occupation:</b>  <b>Business, Address1 - Osia Commercial Arcade, 4th Floor, C-</b>  <b>wing, 405, 406, 407, Near SGPDA Market Complex, Fatorda</b>  <b>Margao-Goa, Address2 - SOUTH GOA,</b>  <b>PAN No.:</b> [REDACTED]</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	SIDNEY DIAS ,S/o - D/o Adolf Dias Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 203, Mapari Audi Plaza Co-operative Housing Society, Erasmo Carvalho Street, Margao, Goa, Address2 - SOUTH GOA, PAN No.: [REDACTED]			
5	DALLAS EULOGIA LUIZA REBELLO ,S/o - D/o Daughter Of Bento Minguel Filipinho Rebello Age: 43, Marital Status: Married ,Gender:Female,Occupation: Business, Address1 - 203, Mapari Audi Plaza Co-operative Housing Society, Erasmo Carvalho Street, Margao, Goa, Address2 - SOUTH GOA, PAN No.: [REDACTED]			

Witness:

(We individually/Collectively recognize the Vendor, Purchaser, Consenting party, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAURISH M KUDCHADKAR, 38 , ,9822089087 , ,Advocate , Marital status : Married 403601, MARGAO Margao, Salcete, SouthGoa, Goa			
2	AMRUTA KAKODKAR, 32 , ,9527545217 , ,Advocate , Marital status : Unmarried 403709, SAO-JOSE-DE-AREAL, SAO-JOSE-DE-AREAL Sao-jose-de-areal, Salcete, SouthGoa, Goa			



Sub Registrar

Civil Registrar

-Cum-

Sub Registrar

Salcete

Document Serial No:-2020-MGO-1697

Book :- 1 Document  
Registration Number :- **MGO-1-1648-2020**  
Date ; 24-Jun-2020



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

Sub Registrar  
-Cum-  
Sub Registrar  
Salcete





**Government of Goa  
Directorate of Accounts**

Opp. Old Secretariat,  
Fazenda Building, Panaji Goa  
Phone: 0832-2225548/21/31



Echallan No. 202000537630

**e-Receipt**

Department: 07 - SETTLEMENT & LAND RECORDS Echallan Date: 22/06/2020 16:11:21

Name and Address of Party: Sidney | 9822089087  
Margao

Service: Mutation Fee for Form D for DSLR New

	Amount
Mutation Fee for Form D for DSLR New	₹ 1000.00

Total Amount: ₹ 1,000.00

(Rs. One Thousand Only)

Department Data: 20200000010397 URBAN|20200000010397 URBAN

Bank ref No: CPAAEAUXT2  
Status: Success  
Payment Date: 22/06/2020 16:26:10  
Payment Gateway: SBI\_MOPS

Print Date: 24/06/2020 12:43:33



**.Receipt**

Office Copy

**FORM T- RECEIPT FOR FEE RECEIVED**

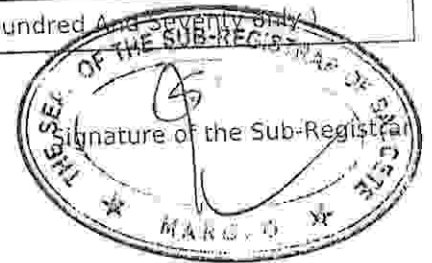
Office of the Civil Registrar-cum-Sub Registrar, Salcete  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 24-Jun-2020 12:30:17  
Date of Receipt: 24-Jun-2020

Receipt No : 2020-21/2/479  
Serial No. of the Document: 2020-MGO-1697  
Nature of Document : **Conveyance - 22**  
Received the following amounts from **SIDNEY DIAS** for Registration of above Document in Book-1 for the year 2020

Registration Fee	175000	E-Challan	• Challan Number : 202000537627 • CIN Number : CPAAEAUXF4	175000
Processing Fee	670	E-Challan	• Challan Number : 202000537627 • CIN Number : CPAAEAUXF4	670
<b>Total Paid</b>	<b>175670 ( Rupees One Lakh Seventy Five Thousands Six Hundred And seventy only )</b>			

Probable date of issue of Registered Document: / /



TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL  
Please handover the Registered Document to the person named below  
**Name of the Person Authorized :**

*AMRUTA KAKODKAR* 



Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT  
The Registered Document has been handed over to on Dated **24-Jun-2020**

Signature of the person receiving the Document

Signature of the Sub-Registrar

*Ind  
of  
30/6*