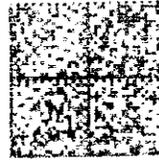
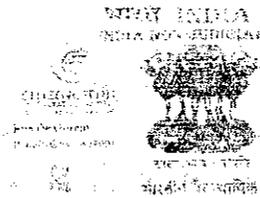


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CDA Issued To:
Saiwan Builders
For Show/ID Proof:
JNAFOPYS986A231



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For CITIZEN CREDIT
CO-OP. BANK LTD.

Dial
Authorized Signatory



Presenter name : Mrs. Sailee Shailesh Manekar

Signature -

Manekar

DEED OF SALE

P.P. Gaonkar.

[Signature]

Manekar

[Signature]

Phone No: 77/4047755
Call to/issued to:
Raidar Builders
For Whom/ID Proof:
30410FT9699722Y



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₹ 1008900/-

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For CITIZEN CREDIT™
CO-OP. BANK LTD.

Dial
Authorised Signatory



Presentee name: Mrs. Saikhe Shailish Tharekar
Signature - *Shailish Tharekar*

DEED OF SALE

P.P. Gaonkar.

P.P. Gaonkar

Gaonkar

Gaonkar

This Deed of Sale is made and executed at Canacona Goa, on this 05th day in the month of June of the year Two Thousand and Twenty-Four i.e. (05/06/2024).

BETWEEN

1. MRS. PRAMILA PANDURANG NAIK GAONKER, daughter of Mr. Mukund Sail, wife of late Pandurang Naik Gaonkar, 77 years of age, Widow, Retired, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] Indian National and R/o. House No. 252, Delem, Canacona, Goa-403702 and her son;

2. MR. PRAVIN PANDURANG NAIK GAONKAR, son of late Pandurang Naik Gaonkar, 56 years of age, Married, Professor, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] and his wife;

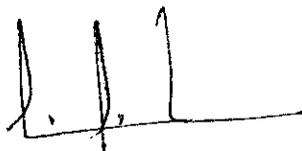
3. MRS. HEMA NAIK GAONKAR, daughter of Mr. Vitthal Purushottam Pelapkar, wife of Mr. Pravin Pandurang Naik Gaonkar, 52 years of age, Married, Service, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] both Indian Nationals and residents of House No. 121/1, D. B. Marg, Landscape Pinto Park, Panaji, Tiswadi, Goa- 403001; Hereinafter referred to as the **"OWNERS/VENDORS"** (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) **OF THE FIRST PART.**

AND

RAJDEEP BUILDERS, a registered Proprietorship Firm having its office at 708, 709 & 710, 7th floor, "Gera Imperium Star", Near Central Library, Patto, Panaji-Goa, 403001, represented by its sole Proprietor **Mr. Rajesh Tarkar**, 50 years of age, son of Late Ulo Tarkar, Business, Indian National, holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] resident of Penthouse No. 201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Goa 403004; hereinafter referred to as the **"PURCHASER/DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its heirs, administrators, successors-in-title, legal representatives and Assigns) **OF THE SECOND PART.**

WHEREAS Mr. Rajesh Tarkar, Proprietor, Rajdeep Builders is represented herein by his presentation Power of Attorney Holder, **Mrs. Sailee Shailesh Thanekar**, daughter of Mr. Bhargavram Soma Naik, wife of Mr. Shailesh Thanekar, 45 years of age, Married, Service, holding PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] Resident of House No. 604/A, Tikhazan, Mayem, Bicholim, Goa-403504, vide Power of Attorney dated 23.08.2018, executed before the Sub Registrar of Ilhas Goa, at Register of Power of Attorney, Document Registration Number PNJ-BKPOA-00053-2018, CD Number PNJD67 on 23.08.2018.

P. P. Gaonkar



Pravin Gaonkar



AND WHEREAS there exists a landed property known "MOQUEM XETTA" also known as "MOKEM (MOQUEM)" also known as "MAKI", situated in the village of Nagarcem, described in the Land Registration Office of Quepem under no. 19478 Book B-53, and inscribed in Taluka Revenue Office under Matriz No. 1550, situated within the jurisdiction of Canacona Municipal Council, Taluka and Sub District of Canacona, District of South Goa, State of Goa which property is more particularly described in **SCHEDULE I** mentioned herein below and hereinafter referred to as the "**SAID ENTIRE PROPERTY**".



AND WHEREAS vide Deed of Sale and Quittance dated 15/10/1953 duly executed before the Judicial Jurisdiction of Quepem at Book No. 430, Volume No. 927, Shri. Panduronga Gurguro Naik Dessai purchased half part of the Said Entire Property described in the Land Registration Office of Quepem under No. 19478 Book B-53 from Shri. Esvonta Visvanata Quenim Robolo and his wife Smt. Savitri, resident of Cuncolim.

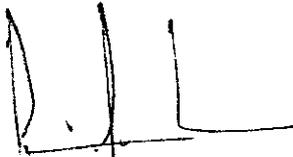
AND WHEREAS accordingly, half of the Said Entire Property known as "MOQUEM XETTA" also known as "MOKEM (MOQUEM)" also known as "MAKI" stands inscribed in the name and favour of Shri. Panduronga Gurguro Naik Dessai under Inscription No. 22494 of Book G-27 of the year 06/06/1962.

AND WHEREAS in view of the Deed of Sale dated 15/10/1953, Mr. Pandurang Gurguro Naik Dessai and his wife Smt. Rukminim Naik became the absolute owners of the half of the Said Entire Property.

AND WHEREAS vide Deed of Sale dated 11/03/1961, duly executed before the Judicial Jurisdiction of Salcete and in the City of Margao at Book No. 1123, Folio 21, Shri. Panduronga Gurguro Naik Dessai and his wife Smt. Rukminim Naik sold and transferred 1/4th of their share of half of the Said Entire Property described in the Land Registration Office of Quepem under no. 19478 Book B-53 to Shri. Foti Balkust Naik Gaonkar alias Foti Balcusta Naik Gaonkar and Shri. Pandurang Balkust Naik Gaonkar alias Pandurang Balcusta Naik, of Delem, Canacona.

AND WHEREAS accordingly, 1/4th of half of the Said Entire Property known as "MOQUEM XETTA" also known as "MOKEM (MOQUEM)" also known as "MAKI" described in the Land Registration Office of Quepem under no. 19478 at Folio 30V, Book B-53 stands inscribed in the name and favour of Shri. Foti Balkust alias Balcusta Naik Gaonkar and Shri. Pandurang Balkust alias Balcusta Naik Gaonkar of Delem, Canacona under Inscription No. 23394 of Book G-28 as on 04/06/1966.

AND WHEREAS Shri. Foti Balkust alias Balcusta Naik Gaonkar, Shri. Pandurang Balkust alias Balcusta Naik Gaonkar and one Shri. Ramchandra Balkusht Naik Gaonkar were brothers.

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AND WHEREAS Shri. Foti Balcusta Naik Gaonkar alias Foti B.N. Gaonkar alias Balcusta Naique Gaonkar expired on 10/11/1988.

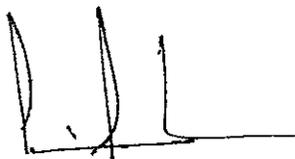
AND WHEREAS subsequently Shri. Pandurang Balkust alias Balcusta Naik Gaonkar and his wife Smt. Pramila Pandurang Naik Gaonkar as First Party and his brother Shri. Ramchandra Balkusht Naik Gaonkar and his wife Smt. Sitabai Ramchandra Naik Gaonkar and widow of Shri. Foti Balcusta Naik Gaonkar alias Foti B. N. Gaonkar alias Balcusta Naique Gaonkar, namely, Smt. Onval Fati Naik Gaonkar and their legal heirs namely **1.** Shri. Balkrishna Fati Naik Gaonkar married to **1a.** Smt. Anuradha Balkrishna Naik Gaonkar; **2.** Shri. Arun Fati Naik Gaonkar married to **2a.** Smt. Sulabha Arun Naik Gaonkar; **3.** Shri. Uday Fati Naik Gaonkar married to **3a.** Smt. Anamati Uday Naik Gaonkar; **4.** Shri. Sudan Fati Naik Gaonkar as Second Party executed a Deed of Partition dated 10/11/1999 duly registered before the Sub Registrar of Canacona at Registration No. 28 at pages 371 to 405 of Book No. I, Volume No. 106 dated 11/02/2000, whereby all that landed property known as "MAKI" surveyed under Survey No. 245/1 of village Nagarcem-Palolem, admeasuring totally 10,300 sq. mts. which in fact forms 1/4th of their share of said half of the Said Entire Property was allotted to Shri. Pandurang Balkust Naik Gaonkar and his wife Smt. Pramila Pandurang Naik Gaonkar, which property is more particularly described in **SCHEDULE II** mentioned herein below and hereinafter referred to as the "**SAID LARGER PROPERTY**".

AND WHEREAS Smt. Onval Fati Naik Gaonkar alias Oval Fati Naik Gaonkar expired on 07/04/2010.

AND WHEREAS upon death of Shri. Foti Balcusta Naik Gaonkar alias Foti B. N. Gaonkar alias Balcusta Naique Gaonkar and Smt. Onval Fati Naik Gaonkar alias Oval Fati Naik Gaonkar, a Deed of Succession was executed on 28/12/2017, duly registered in the office of the Sub Registrar of Canacona before Notary Ex Officio Canacona, namely Mr. Premanand K. Dessai, recorded at pages 38 to 40 reverse of the Notarial Book of Deeds No. 57 whereby **1.** Shri. Balcrisna Fati Naique Gaonkar married to **1a.** Smt. Latika Shiva Fol Dessai alias Anurada Balcrisna Naique Gaonkar; **2.** Smt. Surata Naique Gaonkar alias Smt. Shubhada Naresh Prabhu married to **2a.** Shri. Naresh Prabhu; **3.** Shri. Aruna Foti Naique Gaonkar married to **3a.** Smt. Suchama Ramdas Gaonkar alias Shoba Aruna Naique Gaonkar; **4.** Shri. Udaia Foti Naique Gaonkar married to **4a.** Smt. Sugandha Vishram Shetgaonkar alias Sugandha Udaia Naique Gaonkar; **5.** Shri. Madan Foti Naique Gaonkar married to **5a.** Smt. Karuna Dnyaneshwar Kalangutkar alias Manaswi Madan Naique Gaonkar; **6.** Shri. Sudan Foti Naik Gaonkar married to **6a.** Smt. Chandraleka Nakul Gaonkar alias Sanika Sudan Naik Gaonkar, were declared as the legal heirs of Smt. Onval Fati Naik Gaonkar alias Oval Fati Naik Gaonkar.

AND WHEREAS since Smt. Surata Naique Gaonkar alias Smt. Shubhada Naresh Prabhu and her husband Shri. Naresh Prabhu; and Shri. Madan Foti Naique Gaonkar

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and his wife Smt. Karuna Dnyaneshwar Kalangutkar alias Manaswi Madan Naique Gauncar were not made party to the Deed of Partition dated 10/11/1999, the same was ratified and accordingly a Deed of Ratification dated 03/01/2018 was executed before the Sub Registrar of Canacona at Registration No. CAN-BK1-00002-2018, CD No. CNAD1 on 03/01/2018, whereby Smt. Surata Naique Gauncar alias Smt. Shubhada Naresh Prabhu and her husband Shri. Naresh Prabhu; and Shri. Madan Foti Naique Gauncar and his wife Smt. Karuna Dnyaneshwar Kalangutkar alias Manaswi Madan Naique Gauncar consented to the terms of the Deed of Partition dated 10/11/1999.



AND WHEREAS Shri. Pandurang Balkust alias Balcusta Naik Gaonkar and his wife Smt. Pramila Pandurang Naik Gaonkar thus became the owners in possession of the Said Larger Property more particularly described in Schedule II mentioned herein below, vide Deed of Partition dated 10/11/1999 and vide Deed of Ratification dated 03/01/2018.

AND WHEREAS subsequently Shri. Pandurang Balkust Naik Gaonkar expired on 12/01/2017 leaving behind his widow and moiety holder, Mrs. Pramila Pandurang Naik Gauncar and their children namely **1.** Mr. Pravin Panduranga Naik Gaonkar married to **1a.** Mrs. Hema Vittal Pelapkar alias Hema Pravin Naik Gaonkar; **2.** Mrs. Pratibha Pandurang Dessai alias Pratibha Deepak Rane married to **2a.** Mr. Deepak Narayan Rane; **3.** Mrs. Prity Pandurang Gaonkar alias Prity Nitin Prasad Rane married to **3a.** Mr. Nitin Prasad Narayan Rane and the same is confirmed as per Deed of Relinquishment of Undivided and Illiquid Right to Inheritance and Deed of Succession dated 11/05/2017, recorded at pages 44 to 46 reverse of the Notarial Book for Deeds No. 55:

AND WHEREAS vide Deed of Relinquishment of Undivided and Illiquid Right to Inheritance and Deed of Succession dated 11/05/2017, Mrs. Pratibha Pandurang Dessai alias Pratibha Deepak Rane and her husband Mr. Deepak Narayan Rane; Mrs. Prity Pandurang Gaonkar alias Prity Nitin Prasad Rane and her husband Mr. Nitin Prasad Narayan Rane relinquished their rights in the Said Larger Property.

AND WHEREAS in view of the above relinquishment of rights, Mrs. Pramila Pandurang Naik Gauncar; Mr. Pravin Panduranga Naik Gaonkar and his wife Mrs. Hema Pravin Naik Gaonkar became the sole and universal heirs and successors to claim the estate left by the late Pandurang Balkust Naik Gaonkar and thus became the owners in possession of the Said Larger Property more particularly described in Schedule II mentioned herein below.

AND WHEREAS vide Declaration dated 17/11/2020 duly registered before the Sub Registrar of Canacona at Book: 4 Document, Registration No. CAN-4-3-2020, dated 19/11/2020, Mrs. Pramila Pandurang Naik Gauncar; Mr. Pravin Panduranga Naik Gaonkar and his wife Mrs. Hema Pravin Naik Gaonkar declared that the Said Larger

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Property allotted to their Husband/father/father-in-law by virtue of Deed of Partition dated 10/11/1999 is described in the Land Registration Office of Quepem under No. 19478 Book B-53 as the same was not known at the time of making the Partition Deed.

AND WHEREAS Mrs. Pramila Pandurang Naik Gauncar, Mr. Pravin Panduranga Naik Gaonkar and his wife Mrs. Hema Pravin Naik Gaonkar, the OWNERS/VENDORS herein, got their names mutated in the Occupants columns of Form I & XIV of Survey No. 245/1 of Village Nagorcem-Palolem under Mutation No. 415 and under Mutation No. 12161.

AND WHEREAS the OWNERS/VENDORS obtained Sanad dated 18/11/2022 vide Ref. No. AC-I/CAN/SG/CONV/26/2018/89 from the office of the Collector, South Goa District with respect to the Said Larger Property.

AND WHEREAS the OWNERS/VENDORS thereafter Sub Divided the Said Larger Property into various Plots, for development purpose, and obtained Technical Clearance Order (Provisional) dated 20.06.2023 vide Ref No. TPC/2199/Nag-pal/245/1/2023/295 from the Office of the Deputy Town Planner, Town and Country Planning Department, Canacona Goa.

AND WHEREAS the OWNERS/VENDORS thereafter obtained the Provisional NOC dated 04/07/2023, vide No. CMC/Tech.Sec/ Provisional NOC/2023-24/1056 from Canacona Municipal Council, Canacona Goa.

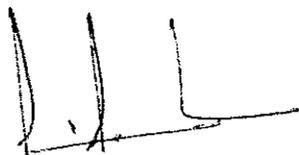
AND WHEREAS the OWNERS/VENDORS thereafter obtained Technical Clearance Order (Final) dated 11/07/2023 vide Ref No. TPC/2199/Nag-Pal/245/1/2023/353 from the Office of the Deputy Town Planner, Town and Country Planning Department, Canacona Goa.

AND WHEREAS the OWNERS/VENDORS finally obtained the Final NOC dated 23/08/2023 vide No. CMC/Tech.Sec/Final NOC/2023-24/1596 from Canacona Municipal Council, Canacona Goa.

AND WHEREAS on sub dividing the Said Larger Property, the OWNERS/VENDORS obtained the Technical Clearance Order dated 19/10/2023, bearing Ref. No. TPC/2311/Nag-Pal/245/1-2/2023/ 652, from the office of Deputy Town Planner, Town and Country Planning Department, Canacona Goa, with respect to a Sub Divided Plot bearing **Plot No. 2.**

AND WHEREAS the OWNERS/VENDORS obtained the Technical Clearance Order dated 19/10/2023, bearing Ref. No. TPC/2309/Nag-Pal/245/1-3/2023/651, from the office of Deputy Town Planner, Town and Country Planning Department, Canacona Goa, with respect to a Sub Divided Plot bearing **Plot No. 3.**

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Pravin Gaonkar



AND WHEREAS the OWNERS/VENDORS obtained the Technical Clearance Order dated 19/10/2023, bearing Ref. No. TPC/2310/Nag-Pal/245/1-4/2023/650, from office of Deputy Town Planner, Town and Country Planning Department, Canacona Goa, with respect to a Sub Divided Plot bearing **Plot No. 4**.

AND WHEREAS the OWNERS/VENDORS obtained NOC from sanitary point of view for the proposed construction of a residential building with respect to **Plot No. 2**, from Directorate of Health Services, Government of Goa, Community Health Centre, Canacona Goa, bearing No. DHS/2023/DHS0901/O0048/1799, dated 13/11/2023.

AND WHEREAS the OWNERS/VENDORS obtained NOC from sanitary point of view for the proposed construction of a residential building with respect to **Plot No. 3**, from Directorate of Health Services, Government of Goa, Community Health Centre, Canacona Goa, bearing No. DHS/2023/DHS0901/O0048/1797, dated 13/11/2023.

AND WHEREAS the OWNERS/VENDORS obtained NOC from sanitary point of view for the proposed construction of a residential building with respect to **Plot No. 4**, from Directorate of Health Services, Government of Goa, Community Health Centre, Canacona Goa, bearing No. DHS/2023/DHS0901/O0048/1798, dated 13/11/2023.

AND WHEREAS the OWNERS/VENDORS finally obtained Construction Licence dated 10/01/2024, bearing No. CONSTLIC/ CANACONA/2023-2024/25 from Canacona Municipal Council with respect to **Plot No. 2**.

AND WHEREAS the OWNERS/VENDORS obtained Construction Licence dated 10/01/2024, bearing No. CONSTLIC/CANACONA/2023-2024/17 from Canacona Municipal Council, with respect to **Plot No. 3**.

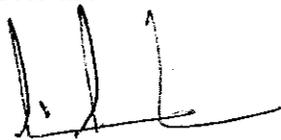
AND WHEREAS the OWNERS/VENDORS obtained Construction Licence dated 10/01/2024, bearing No. CONSTLIC/CANACONA/2023-2024/24 from Canacona Municipal Council with respect to **Plot No. 4**.

AND WHEREAS the PURCHASER/DEVELOPER herein approached the OWNERS/VENDORS and expressed its desire to purchase the **Plot No. 2**, admeasuring 3491.90 sq. mts. **Plot No. 3** admeasuring 2124.75 sq. mts. and **Plot No. 4**, admeasuring 823.10 sq. mts. respectively, as per the Sub Division plan approved by the Town and Country Planning Department, Canacona Goa, which three plots shall herein after be referred to as the "**SAID PLOTS**" and are more particularly described in **SCHEDULE III, IV and V**, respectively, mentioned herein below and marked in red in the sub division plan annexed herewith.

AND WHEREAS the OWNERS/VENDORS have represented and declared to the PURCHASER/DEVELOPER that:

a) That the OWNERS/VENDORS are in exclusive and peaceful possession of the Said Plots.

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b) That no person(s) other than the OWNERS/VENDORS have any right, title and/or interest in the Said Plots.

c) That the OWNERS/VENDORS have an absolute right to dispose and/or sell or enter into Deed of Sale in respect of the Said Plots, and/or deal with it in any manner whatsoever.

d) That the OWNERS/VENDORS have a clear and marketable title to the Said Plots.

e) That there are no *Mundcars* and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any other right whatsoever in, to and/or over the Said Plots, and/or any part thereof.

f) That there is no legal bar or impediment to enter into Sale Deed in respect of the Said Plots, and that the Said Plots are free from encumbrances, liens and/or charges.

g) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the Said Plots, nor any part thereof.

h) That neither the Said Plots nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

i) That neither the Said Plots nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.

j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the Said Plots or any part thereof.

k) That the OWNERS/VENDORS have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with any other party in respect of the Said Plots and/or any part thereof.

l) That there is a proper access/road required as per law for carrying out development on the Said Plots.

AND WHEREAS the PURCHASER/DEVELOPER has, based on the above representation made by the OWNERS/VENDORS and after satisfying itself as regards the title of the Said Plots and all documents relating to the Said Plots, agreed to purchase the Said Plots from the OWNERS/VENDORS and the OWNERS/VENDORS have agreed to sell the Said Plots to the PURCHASER/DEVELOPER.

AND WHEREAS on purchase of the Said Plots, the PURCHASER/DEVELOPER has decided to construct a residential project with buildings on Plot No. 2, Plot No. 3 and Plot No. 4 of the Said Plots and the name finalised for the Said Project by the PURCHASER/DEVELOPER is "**RAJDEEP SHIV RESIDENCY**".

AND WHEREAS, the PURCHASER/DEVELOPER has agreed to complete the construction of the Said Project on the Said Plots at its own cost and has accordingly

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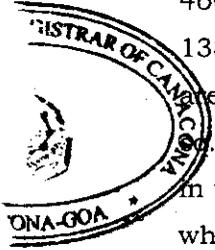
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taken all licenses and permissions at its own cost, in the name of the OWNERS/VENDORS.

AND WHEREAS as consideration towards purchase of the Said Plots, the PURCHASER/DEVELOPER has agreed to allot, hand over and transfer in favour of the OWNERS/VENDORS on ownership basis, super built-up area of 3373.78 sq. mts, having built up area of 2507.40 sq. mts., in the Said Project to be constructed on the Said Plots, which shall include Semi Furnished Flats with super built-up area of 1170.21 sq. mts. and one Semi Furnished Bungalow with super built-up area of 460.06 sq. mts. in Plot No. 2; Semi Furnished Flats with super built-up area of 1389.15 sq. mts. in Plot No. 3 and one unfurnished Mini Mart with super built-up area of 193.59 sq. mts. and one unfurnished Shop with super built-up area of 160.77 sq. mts. in Plot No. 4 along with the proportionate undivided right, share and interest in the respective Said Plots, along with allotted free covered car parking for each flat, which flats shall be completed in all respect as per the specifications hereto annexed in Schedule-VI, the above consideration being full and final settlement towards purchase of the Said Plots, is acceptable to the OWNERS/VENDORS and remaining flats in the Said Plot No. 2, Plot No. 3 and Plot No. 4, as per the approved plans with respect to the Said Project shall be retained by the PURCHASER/ DEVELOPER for sale to the prospective purchasers.



AND WHEREAS allotment of the exact number of Semi Furnished Flats and specifications of Semi Furnished Bungalow, of unfurnished Mini Mart and of unfurnished Shop to be allotted to the OWNERS /VENDORS as per the approved plans issued by the Town and Country Planning Department, Canacona Goa, has been mentioned in the allotment chart mentioned in Annexure A, Annexure B and Annexure C respectively, mentioned herein below. The super built-up area to be allotted to the OWNERS/VENDORS shall be handed to the OWNERS/VENDORS on receipt of the Occupancy Certificate issued by Canacona Municipal Council for the Said Project. The above super built-up area agreed to be handed over unto the OWNERS/VENDORS shall hereinafter be referred to as the "**SAID SUPER BUILT-UP AREA**".

AND WHEREAS the office of the Deputy Town Planner, Taluka Office Canacona, Town and Country Planning Department, has issued a letter dated 19/03/2024, bearing Ref. No. TPC/NOC.49(6)442/Nag-Pal/45/1/2024/238, that No Objection Certificate under Section 49(6) of the Goa, Daman and Diu Town and Country Planning Act, 1974, for registration of Deed of Sale with respect to **Plot No. 2**, admeasuring 3491.90 sq. mts., **Plot No. 3**, admeasuring 2124.75 sq. mts. and **Plot No. 4**, admeasuring 823.10 sq. mts. is not required, as these plots are sub divided plots as approved by the Office of the Deputy Town Planner, Town and Country Planning Department, Canacona Goa, vide Order dated 11/07/2023 bearing Ref No. TPC/2199/Nag-Pal/245 /1/2023 /353.

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AND WHEREAS the parties have now decided to execute a Deed of Sale with respect to the Said Plots so as to completely transfer the Said Plots in favour of the PURCHASER/DEVELOPER.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That pursuant to the negotiations and discussions by and between the parties hereto, the PURCHASER/DEVELOPER has agreed to purchase the Said Plots and the OWNERS/VENDORS have decided to sell the Said Plots to the PURCHASER/DEVELOPER and as a consideration towards purchase of the Said Plots, the PURCHASER/DEVELOPER has agreed to allot, hand over and transfer to the OWNERS/VENDORS on ownership basis, the super built-up area of 3373.78 sq. mts. having built up area of 2507.40 sq. mts. in the Said Project to be constructed on the Said Plots, the under construction value of which built up area amounts to Rs.5,01,48,000/- (Rupees Five Crores One Lakhs Forty Eight Thousand Only) which shall include Semi Furnished Flats with super built-up area of 1170.21 sq. mts. and one Semi Furnished Bungalow with super built-up area of 460.06 sq. mts. in Plot No. 2; Semi Furnished Flats with super built-up area of 1389.15 sq. mts. in Plot No. 3 and one unfurnished Mini Mart with super built-up area of 193.59 sq. mts. and one unfurnished Shop with super built-up area of 160.77 sq. mts. in Plot No. 4 along with the proportionate undivided right, share and interest in the respective Said Plots, along with allotted free covered car parking for each flat, which flats shall be completed in all respect as per the specifications hereto annexed in Schedule-VI, the above consideration being full and final settlement towards purchase of the Said Plots.

2. That balance flats in the Said Plot No. 2, Plot No. 3 and Plot No. 4 with super built-up area as per the approved plans, with respect to the said project shall be retained by the PURCHASER/DEVELOPER for sale to the prospective purchasers.

3. The PURCHASER/DEVELOPER shall hand over possession of the said super built up area to the OWNERS/VENDORS, to be constructed on the Said Plots, on or before a particular date of completion as will be mentioned in Goa Rera Registration Certificate which period will be normally calculated as 48 months with 8 months grace period from the date of execution of the present Sale Deed, which Goa RERA Registration Certificate shall be applied for by the PURCHASER/DEVELOPER on execution of the present Deed of Sale.

4. Any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities for reasons not attributable to the PURCHASER/DEVELOPER, wherein the delay has been solely on the part of respective departments or if there is stoppage of work occasioned by any Act of God, Force Majeure Causes, any natural/unnatural calamities, pandemic such as COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, non-availability of raw material due to government restraints and or due Government

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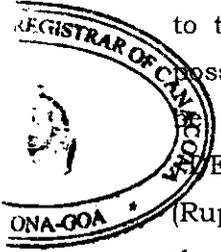
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Order; defect in title of the OWNERS/VENDORS coming to the notice of both the OWNERS/VENDORS and the PURCHASER/DEVELOPER after starting construction on the Said Plots; by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the PURCHASER /DEVELOPER, shall not be attributable to the PURCHASER /DEVELOPER and delay or stoppage of work caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of construction of the project.

5. However, in normal circumstances, if the PURCHASER /DEVELOPER fails and/or neglects to complete construction of the said super built up area to be allotted to the OWNERS/VENDORS in the Said project and as such fails to hand over possession thereof to the OWNERS/VENDORS as per the completion date that will be mentioned in the Goa Rera Certificate, in that event, the PURCHASER /DEVELOPER shall pay to the OWNERS/VENDORS compensation of Rs.5000/- (Rupees Five Thousand Only) per month, for the delay in so completing the same till the handover of possession. However, no compensation shall be paid by the PURCHASER/ DEVELOPER due to delay or during the period of stoppage of work due to reasons as mentioned in clause (4) above. Moreover, no compensation shall be paid by the PURCHASER/DEVELOPER, if the said super built up area is ready for handing over possession, but the OWNERS/VENDORS fails to take possession of the said super built up area on being intimated by the PURCHASER/DEVELOPER.

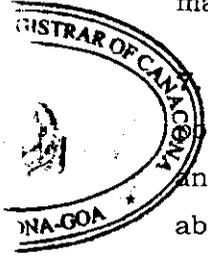
6. The OWNERS/VENDORS as absolute owners do hereby grant, transfer, assign, assure and convey the Said Plots more particularly described in respective Schedule III, IV and V, hereinbelow, UNTO the said PURCHASER/DEVELOPER TOGETHER WITH all the trees, drains, ways, paths, passages, common gullies, water, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the Said Plots usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, Plots, use, possession, claim and demand whatsoever of the OWNERS/VENDORS into and upon the Said Plots and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF the PURCHASER/DEVELOPER forever, as distinct and dis-annexed Plots from the OWNERS/VENDORS; SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof and the OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER /DEVELOPER that notwithstanding any act, deed or things done or executed by the OWNERS/VENDORS or knowingly suffered to the contrary, the OWNERS/VENDORS now have in themselves good right, full power and absolute authority to grant the Said Plots hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER/DEVELOPER in a manner aforesaid and that the PURCHASER/DEVELOPER shall and may at all times, hereafter quietly and peacefully possess and enjoy the Said Plots and receive the rents and profits thereof



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without any lawful eviction, interruption, claims and demand whatsoever from or by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming from any estate or interest in the Said Plots or any part thereof or part of the same, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the Said Plots or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER/DEVELOPER do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Plots UNTO AND TO THE USE OF THE PURCHASER/DEVELOPER in a manner aforesaid.



That on execution of these presents, the PURCHASER /DEVELOPER is put in possession of the Said Plots as exclusive owner of the Said Plots to be held, owned and possessed by the PURCHASER/DEVELOPER forever and uninterruptedly as its absolute owner in possession, without any harm and hindrance from the OWNERS/VENDORS and/or any person on their behalf and the OWNERS/VENDORS do hereby jointly and severally indemnify the PURCHASER/DEVELOPER against all/any Third Party claims if made to the Said Plots which claim, if any, shall be settled by the OWNERS/VENDORS at their own cost without in any way disturbing the title and possession of the said PURCHASER/DEVELOPER.

8. That the OWNERS/VENDORS have assured and confirmed to the PURCHASER/DEVELOPER that they have not sold the Said Plots to any third person/persons or Firm or Company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.

9. That the OWNERS/VENDORS covenant with the PURCHASER /DEVELOPER that the OWNERS/VENDORS have a marketable title to the Said Plots and the OWNERS/VENDORS assure the PURCHASER /DEVELOPER that they have not in any way encumbered, alienated and/or mortgaged the Said Plots nor there are any charges, liens, attachments, claims, demands with respect to the Said Plots and the OWNERS/VENDORS are conveying the absolute and exclusive right, title, interest, Ownership and Possession of the Said Plots, unto the PURCHASER/DEVELOPER, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.

10. The OWNERS/VENDORS covenant with the PURCHASER/ DEVELOPER that the OWNERS/VENDORS have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the OWNERS/VENDORS are prevented from conveying the Said Plots in the manner aforesaid.

11. That the OWNERS/VENDORS shall at all times, indemnify and keep the PURCHASER/DEVELOPER indemnified for defects and claims, if any, in the title of

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the Said Plots and do all that is required, at the cost of the OWNERS/VENDORS to rectify the said defects, if any, without causing harm to the title and possession of the PURCHASER/DEVELOPER.

12. That the OWNERS/VENDORS shall at all times do all that is required to better assure the title of the Said Plots in favour of the PURCHASER/DEVELOPER as per the request and at the cost of the PURCHASER/DEVELOPER and agree to sign, verify and execute all such other documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents.

13. The OWNERS/VENDORS hereby covenant that the OWNERS /VENDORS have paid all taxes, cess, charges to the concerned Authorities relating to the Said Plots, payable as on the date of this Deed of Sale. If any claim is made in this respect which pertains to the date prior to the execution of these presents, by any Department/Authorities, it shall be the responsibility of the OWNERS/VENDORS to clear the same.

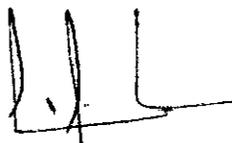
14. All the expenses concerning the preparation, execution and registration of this Deed of Sale shall be borne by the PURCHASER/DEVELOPER.

15. The Said Plots are hereby sold by the OWNERS/VENDORS in favour of the PURCHASER/DEVELOPER for consideration in kind, in the form of a **built-up area, admeasuring 2507.40 sq. mts.** and for the purpose of payment of stamp duty and registration fees, the value of the said built up area is calculated at **the under-construction cost of Rs.20,000/- per sq. mts.,** thus amounting to **Rs.5,01,48,000/- (Rupees Five Crores One Lakhs Forty Eight Thousand Only).** Accordingly, **Stamp Duty** at the rate of 6% amounting to **Rs.30,08,900/- (Rupees Thirty Lakhs Eight Thousand and Nine Hundred Only)** and **Registration Fees** at the rate of 3% amounting to **Rs.15,04,440/- (Rupees Fifteen Lakhs Four Thousand Four Hundred and Forty Only)** is paid herewith and borne by the PURCHASER/DEVELOPER.

16. That since no monetary consideration or part consideration has been paid, no tax has been deducted at source, at the time of execution of the present Deed of Sale.

17. That the parties to this Deed of Sale hereby declare that the Said Plots in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC/318/77 dated 21.08.1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa.

P.P. Gaonkar



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SCHEDULE- I

(DESCRIPTION OF THE SAID ENTIRE PROPERTY)

All that landed property known "MOQUEM XETTA" also known as "MOKEM (MOQUEM)" also known as "MAKI", situated in the village of Nagarcem, described in the Land Registration Office of Quepem under No. 19478 Book B-53, and inscribed in Taluka Revenue Office under Matriz No. 1550, situated within the jurisdiction of Canacona Municipal Council, Taluka and Sub District of Canacona, District of South Goa, State of Goa.

SCHEDULE II

(DESCRIPTION OF THE SAID LARGER PROPERTY)

All that landed property known as "MAKI", surveyed under Survey No. 245/1 of village Nagarcem-Palolem, admeasuring totally 10,300 sq. mts., described in the Land Registration Office of Quepem under No. 19478 Book B-53, and inscribed in Taluka Revenue Office under Matriz No. 1550, situated within the jurisdiction of Canacona Municipal Council, Taluka and Sub District of Canacona, District of South Goa, State of Goa, previously being part of the Said Larger Property more particularly described in Schedule I mentioned herein above and bounded as under:

- On the East: By Public Road leading to Village Dellem;
- On the West: by Aframento of Rajdexok;
- On the North: By property of Yeshwant Gaonkar;
- On the South: By property of Ulhas Gaonkar and Uttam Gaonkar.

SCHEDULE III

(DESCRIPTION OF THE SAID PLOT NO. 2)

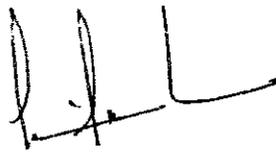
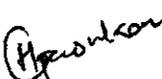
ALL that **Plot No.2**, admeasuring **3491.90** sq. mts. being a sub divided plot of the larger property more particularly described in Schedule II mentioned herein above, bearing Survey No. 245/1 of village Nagarcem-Palolem, Canacona Goa and marked in red in a plan annexed herewith and bounded as under:

- On the North:** By Survey No. 246/2 and Open Space of Survey No.245/1.
- On the South:** By Plot No.3 of Survey No.245/1.
- On the East:** By internal 10.00 mts. wide road and open space of survey No. 245/1.
- On the West:** By Survey No. 245/10.

SCHEDULE IV

(DESCRIPTION OF THE SAID PLOT NO. 3)

ALL that **Plot No.3**, admeasuring **2124.75** sq. mts., being a sub divided plot of the larger property more particularly described in Schedule II mentioned herein above, bearing Survey No. 245/1 of village Nagarcem-Palolem, Canacona Goa and marked in red in a plan annexed herewith and bounded as under:

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On the North: By Plot No.2 of Survey No.245/1.

On the South: By Survey No.245/5, 245/6, 245/7.

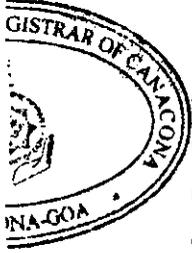
On the East: By Survey No. 245/2.

On the West: By Survey No. 245/10.

SCHEDULE V

(DESCRIPTION OF THE SAID PLOT NO. 4)

ALL that **Plot No. 4**, admeasuring **823.10** sq. mts., being a sub divided plot of the larger property more particularly described in Schedule II mentioned herein above, bearing Survey No. 245/1 of village Nagarcem-Palolem, Canacona Goa and marked in red in a plan annexed herewith and bounded as under:



On the North: By internal 10 meters wide road and by Plot No.1 of Survey No.245/1.

On the South: By Survey No.245/2.

On the East: By existing 8 meters wide road.

On the West: By internal 10.mts wide road and Plot No.2, Plot No.3 of Survey No.245/1.

SCHEDULE VI

**(BUILDING SPECIFICATIONS AND AMENITIES
OF SEMI FURNISHED FLATS & BUNGALOW)**

• **THE STRUCTURE:**

It is an RCC structure with external walls up to the plinth in cement blocks masonry and the external walls in the super structure shall be of 20 cm thick cement blocks masonry. The external plaster will be double coat with sand finished and Internal plaster to be finished with punning along with primer and 3 coats of good quality paint. The internal walls shall be of 10cm light weight blocks.

- Stainless Steel Safety Gate for Main Door.

• **DOORS AND WINDOWS**

The main door shall be of teakwood frame with teak wood paneled finished with polish. All the remaining doors shall be marine ply, factory processed panel. All windows will be of powder coated aluminum frames with sliding shutters of glass.

- Safety fabrication grills will be provided uniformly to all flats.

• **CEILING:**

POP ceiling with led lights will be provided in all rooms.

• **FLOORING:**

Living room, kitchen and bed room will be provided with good quality vitrified tiles. Bathroom flooring shall be anti-skid tiles of good quality and tiles fitting shall be upto full height. All bathroom fittings and sanitary fittings shall be of premium class quality.

P. P. Gaonkar.

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• **SANITARY AND TOILET FITTINGS:** All equipment will be provided with premium plus quality fittings.

• **ELECTRICALS INSTALLATIONS:** All rooms of the flat will be provided with LED Lights, Fans and Exhaust Fans. LED lights are provided which reduce electricity power consumption by min 50%, due to which we are able to give generator back up to entire flat.

FEATURES OF SEMI FURNISHED FLATS

1. 316 Marine Graded Stainless-Steel Safety Gate for main door of each flat for safety purpose.
2. P.O.P. with LED lights which reduces electricity consumption by min 50%.
3. Havells Brand ceiling fans in all rooms. (Brand subject to availability).
4. Installation of Tata sky connection to all flats (Package & other services to be subscribed & paid by the client locally).
5. Modern kitchen with cabinets manufactured by Rajdeep Interior Firm along with 2 exhaust fans.
6. Granite sit-out with bottom storage cabinet in all Bedrooms.
7. Exhaust fans in all bathrooms.



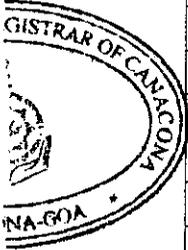
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ANNEXURE A

FLATS ALLOTTED TO THE OWNERS/VENDORS IN PLOT NO. 2- BUILDING A

SR.NO.	FLAT NO.	FLOOR	TYPE	CARPET	BALCONY	BUA	INTERMEDIATE TERRACE (inclusive in super built up area)	Super Built-Up Area
1	A-104	FIRST	2BHK	52.91	16.03	75.81	19.92	116.51
2	A-105	FIRST	2BHK	55.12	16.38	79.61	6.80	108.23
3	A-106	FIRST	2BHK	55.12	16.23	79.40	6.80	107.96
4	A-107	FIRST	1BHK	38.53	12.08	55.71	6.95	77.93
5	A-108	FIRST	1BHK	38.53	12.23	55.92	6.95	78.20
6	A-109	FIRST	2BHK	52.91	16.03	75.81	19.92	116.51
7	A-204	SECOND	2BHK	52.91	16.03	75.81	0.00	96.59
8	A-205	SECOND	2BHK	55.12	16.38	79.61	0.00	101.43
9	A-206	SECOND	2BHK	55.12	16.23	79.40	0.00	101.16
10	A-207	SECOND	1BHK	38.53	12.08	55.71	0.00	70.98
11	A-308	THIRD	1BHK	38.53	12.23	55.92	6.95	78.20
12	A-309	THIRD	2BHK	52.91	16.03	75.81	19.92	116.51



A BUNGALOW ALLOTTED TO THE OWNERS/VENDORS IN PLOT NO.2

SR.NO.	BUNGALOW	FLOOR	CARPET	BALCONY	BUA	OPEN TERRACE (inclusive in super built up area)	Super Built-Up Area
1		GROUND	162.30	43.42	217.28	0.00	460.06
2		SERVANT	16.56	0.00	20.00	0.00	
3		FIRST	101.34	0.00	111.10	81.18	
4		SECOND	20.70	6.00	30.50	0.00	

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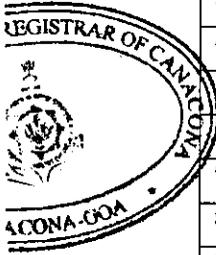
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ANNEXURE B

FLATS ALLOTTED TO THE OWNERS/VENDORS IN PLOT NO. 3- BUILDING B

SR.NO.	FLAT NO.	FLOOR	TYPE	CARPET	BALCONY	BUA	INTERMEDIATE TERRACE (inclusive in super built up area)	Super Built-Up Area
1	B-103	FIRST	2BHK	53.57	15.37	76.44	8.95	105.10
2	B-104	FIRST	1BHK	37.20	11.27	53.66	9.43	76.92
3	B-105	FIRST	1BHK	37.20	11.39	54.28	9.60	77.87
4	B-106	FIRST	2BHK	53.57	15.61	77.28	9.23	106.43
5	B-107	FIRST	2BHK	52.91	16.03	75.81	19.82	115.18
6	B-303	THIRD	2BHK	53.57	15.37	76.44	8.95	105.10
7	B-304	THIRD	1BHK	37.20	11.27	53.66	9.43	76.92
8	B-305	THIRD	1BHK	37.20	11.39	54.28	9.60	77.87
9	B-306	THIRD	2BHK	53.57	15.61	77.28	9.23	106.43
10	B-307	THIRD	2BHK	52.91	16.03	75.81	19.82	115.18
11	B-402	FOURTH	2BHK	53.57	15.48	77.15	0.00	97.04
12	B-403	FOURTH	2BHK	53.57	15.37	76.44	0.00	96.15
13	B-404	FOURTH	1BHK	37.20	11.27	53.66	0.00	67.49
14	B-405	FOURTH	1BHK	37.20	11.39	54.28	0.00	68.27
15	B-406	FOURTH	2BHK	53.57	15.61	77.28	0.00	97.20



ANNEXURE C

A SHOP AND A MINI MART ALLOTTED TO THE OWNERS/VENDORS IN PLOT NO. 4- BUILDING C

SR.NO.	SHOP	FLOOR	TYPE	CARPET	BALCONY	BUA	OPEN TERRACE (inclusive in super built up area)	Super Built-Up Area
1	C-G-SH-01	GROUND	SHOP	103.22	0.00	124.19	0.00	160.77
	MINI MART							
2	C-101	FIRST FLOOR	4BHK	93.94	28.88	146.06	4.50	193.59

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.

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

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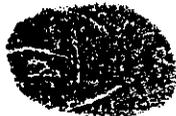
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MRS. PRAMILA PANDURANG NAIK GAONKER

L. H. T. I.

R. H. T. I.

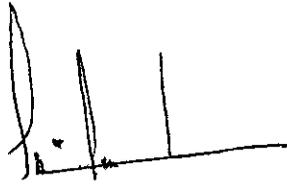


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BY THE WITHIN NAMED OWNERS/VENDORS

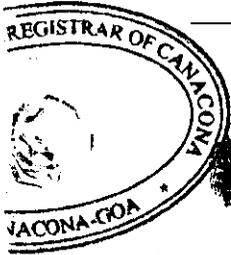


MR. PRAVIN PANDURANG NAIK GAONKAR



L. H. T. I.

R. H. T. I.



P. P. Gaonkar.



Gaonkar



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



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MRS. HEMA PRAVIN NAIK GAONKAR

L. H. T. I.

R. H. T. I.



P.P. Gaonkar.

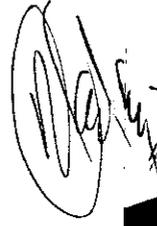
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SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER/DEVELOPER



RAJDEEP BUILDERS Proprietor
RAJESH TARKAR



L. H. T. I.

R. H. T. I.



P.P. Gaohkar.



Chauhan



WITNESSES:

1. NAME : **Mr. Ajay Salgaonkar**
FATHER'S NAME : Mr. Babli Salgaonkar
AGE : 47 years
MARITAL STATUS : Married
OCCUPATION : Service
ADDRESS : H. No. S/74, Yashodi Niwas, Sonar Bhat, Near
Hanuman Temple, Reis Magos Goa.



2. NAME : **Mrs. Santoshi Sawant**
FATHER'S NAME : Mr. Achutanand Sawant
AGE : 28 years
MARITAL STATUS : Married
OCCUPATION : Service
ADDRESS : House No.1049, Sai Swami Niwas, Alto Torda,
Near SBI Bank, Badem Branch, Porvorim Goa

SIGNATURE :

P. P. Gaonkar.

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FORM I & XIV

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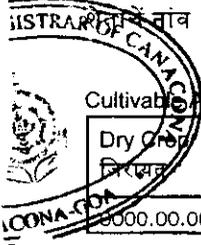
Date : 11/04/2024

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Page 1 of 2

Taluka CANACONA
तालुका
Village Nagorcem-Palolem
गांव
Name of the Field Maki

Survey No. 245
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार



Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरमसत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0001.03.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0001.03.00

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0001.03.00

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Pramila Pandurang Naik Gaonkar		415	
2	Pravin Panduranga Naik Gaonker		12161	
3	Hema Pravin Naik Gaonker		12161	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेरा
A: House owned By: Pandurang Balkusta Na ik Gaonkar		

P. P. Gaonkar

[Signature]

[Signature]

[Signature]



FORM I & XIV

100018882205

Date : 11/04/2024

नमुना नं १ व १४

Page 2 of 2

Taluka CANACONA
तालुका
Village Nagorcem-Palolem
गांव
Name of the Field Maki
शेताचें नांव

Survey No. 245
सर्वे नंबर
Sub Div. No. 1
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.



The record is computer generated on 11/04/2024 at 9:36:54AM as per Online Reference Number - 100018882205. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

P. P. Geonkar.

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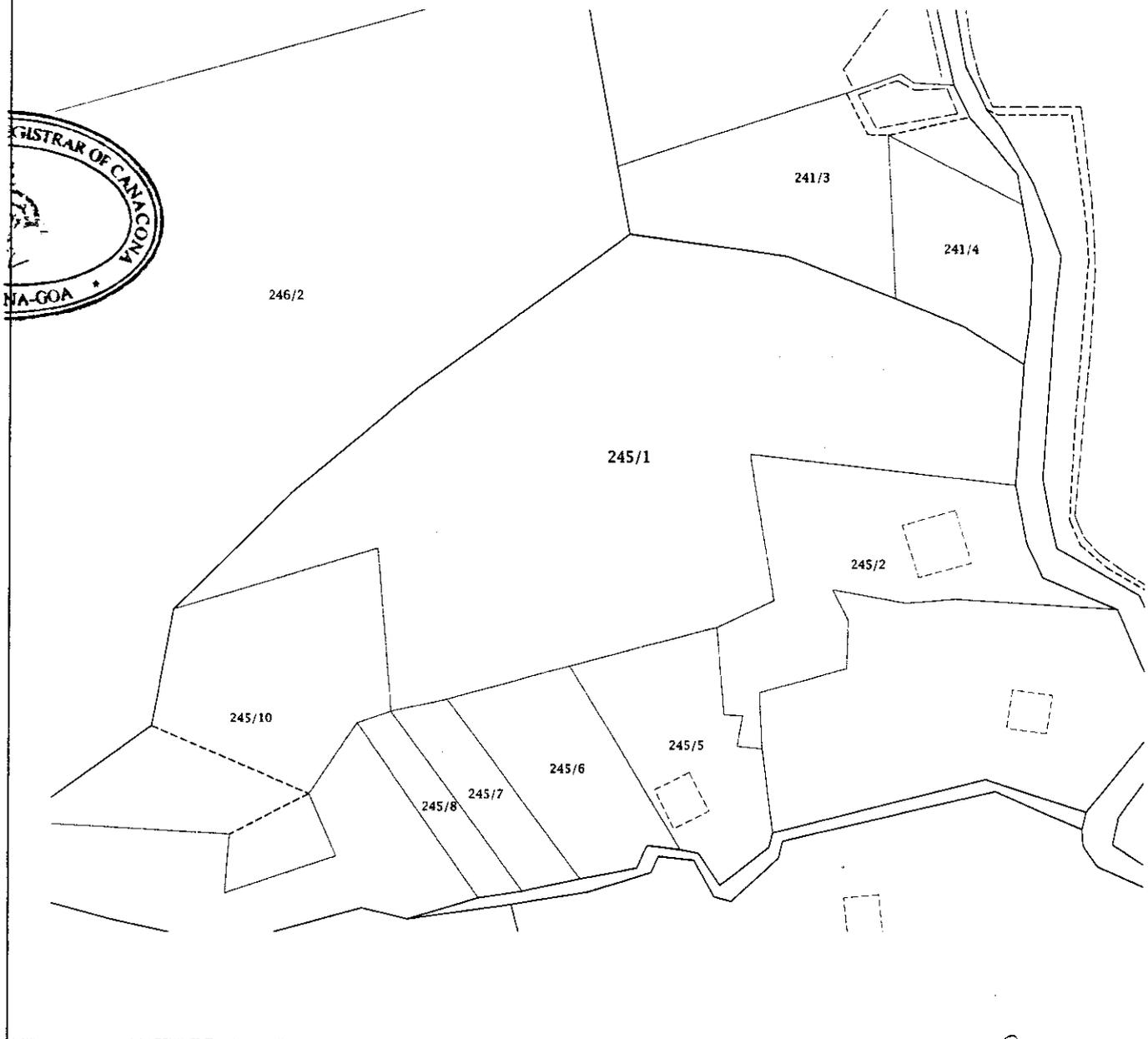
Government Of Goa
Directorate of Settlement and Land records
Plan

Appn Date :12-May-2023

Ref. No.:
REV192334339



Scale 1:1000



Taluka Name : CANACONA
 Village Name : Nagorcem-Palolem
 Survey No. : 245
 Subdiv No : 1

P.P. Gaonkar *W.L. Gaonkar*

26

LAYOUT PLAN SHOWING FINAL SUB-DIVISION OF LAND BEARING SY. NO.- 2451 SITUATED AT NAGORCEM-PALOLEM VILLAGE, CANACONA TALUKA, GOA



Please Check Letter No. TPC/2199/NAG-PAL/2023 dated 29/12/2024 regarding the plans.

Chief Officer
Canacona Municipal Council
Canacona - Goa

MUNICIPAL ENGINEER
Canacona Municipal Council
Canacona - Goa

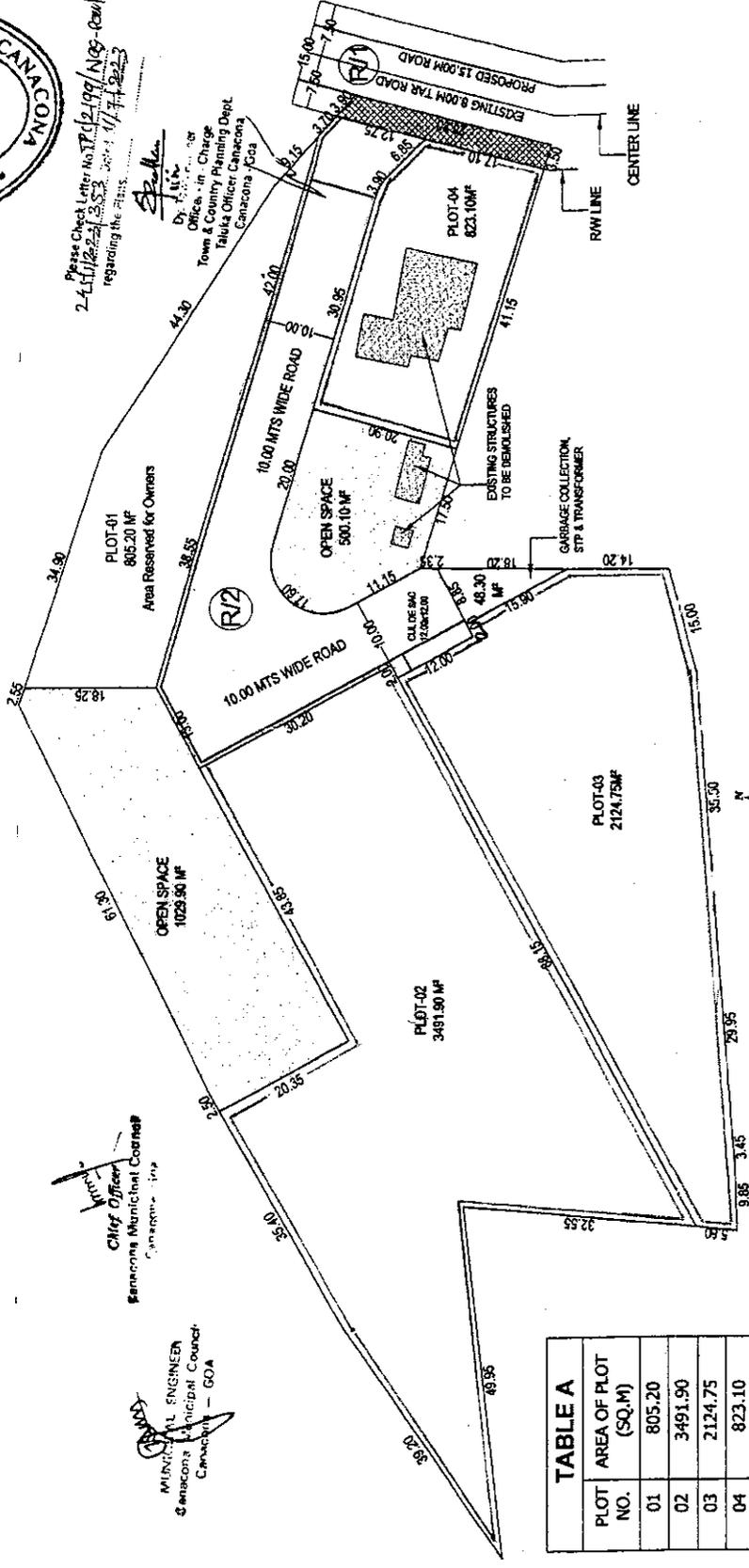
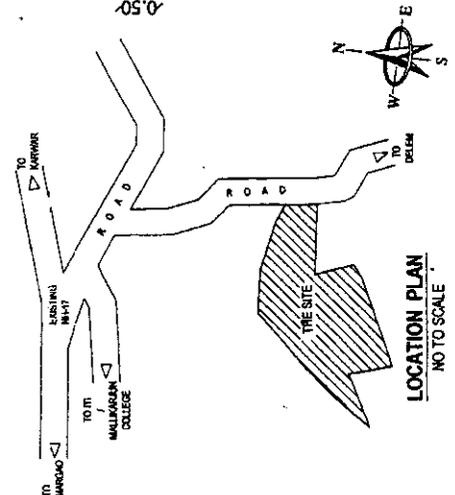
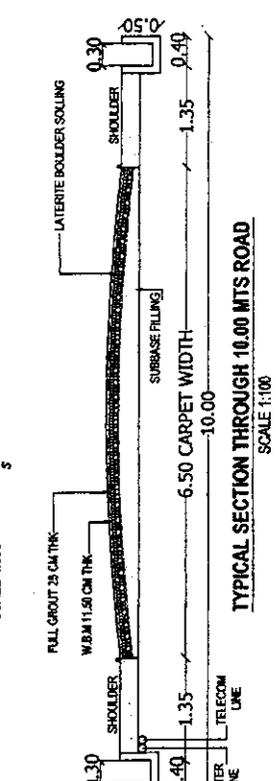


TABLE A	
PLOT NO.	AREA OF PLOT (SQ.M)
01	805.20
02	3491.90
03	2124.75
04	823.10
TOTAL	7244.95

- PLOT-01
ALL COVERAGE 40%
ALL FAR 100%
= 805.20 MF
= 322.08 MF
= 805.20 MF
- PLOT-02
ALL COVERAGE 40%
ALL FAR 100%
= 3491.90 MF
= 1396.76 MF
= 3491.90 MF
- PLOT-03
ALL COVERAGE 40%
ALL FAR 100%
= 2124.75 MF
= 849.90 MF
= 2124.75 MF
- PLOT-04
ALL COVERAGE 40%
ALL FAR 100%
= 823.10 MF
= 329.24 MF
= 823.10 MF



AREA STATEMENT			
1. AREA OF PLOT C	10000.00 m ²		
2. DEDUCTIONS	127.95 m ²		
(a) AREA UNDER ROAD WIDENING			
(b) AREA RESERVED FOR ANY OTHER PURPOSE OR UN-DEVELOPABLE			
3. EFFECTIVE AREA OF PLOT TO BE DEVELOPED (P1-42)	10172.05 m ²		
4. OPEN SPACE REQUIRED TO BE PROVIDED	1535.90 m ²		
5. OPEN SPACE PROVIDED	1530.00 m ²		
6. PLOT DETAILS:-	SEE TABLE A		
7. HIERARCHY OF THE ROADS USED IN THE SUB-DIVISION			
ROAD NOMENCLATURE	WIDTH	LENGTH	AREA SERVED
R/1	15.00m	28.20m	823.10 m ²
R/2	10.00m	139.45m	8600.15 m ²
			8823.25 m ²
8. FOR PLOTS HAVING AREA OF FIVE HECTARES AND ABOVE			
AREA UNDER ROAD	1348.80 sq.m		
AREA UNDER PLOTS	7244.95 sq.m		
TRANSFORMER, STP, GARBAGE			
COLLECTION SPACE	48.30 sq.m		
OPEN SPACE	1530.00 sq.m		
			10172.05 Sq.mts.

GENERAL NOTES:
1. ALL THE DIMENSIONS IN METERS AND ALL AREAS IN SQUARE METERS.
2. DRAINS ARE SHOWN IN YELLOW COLOR.
3. OPEN SPACE AREA SHOWN IN GREEN COLOR.
4. ORIGINAL PLOT BOUNDARIES ARE SHOWN IN BLACK.
5. PLOT DIMENSION AT ROAD INTERSECTION ARE WRITTEN UP TO INTERSECTION OF ROAD WIDTH LINE.
6. CONDUITS FOR TELECOM CABLES ARE SHOWN IN PURPLE COLOR.

PROJECT: PROPOSED SUB-DIVISION OF LAND BEARING SY. NO. 2451 SITUATED AT NAGORCEM-PALOLEM VILLAGE, CANACONA TALUKA, GOA, FOR SHRI. PRAVIN PANDURANGA NAIK GAONKAR. (FINAL NOC)

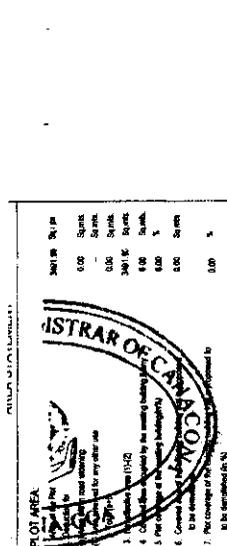
JOB NO-2442 SY. NO.- 2451
DATE- 05/07/2023 DRG. NO- 756
DEALT- PRIYA SCALE- 1:500, 1:100
OWNERS SIGN

SHRI. PRAVIN PANDURANGA NAIK GAONKAR
ARCHITECT / ENGINEER'S SIGN
DR
UDAY DATTA
SANGALI
Reg. No. ER/6162/2017

SAWANT & ASSOCIATES
ARCHITECTS, ENGINEERS
INTERIOR DESIGNERS
SAPANA ARCADE, 1ST FLOOR
MALHAT, BGA.
PHONE NO.021- 3735693

PROVISIONAL SUBDIVISION APP. VIDE NO :
1) TPC/2199/NAG-PAL/2451/1204/617 Dated 29/12/2004
2) TPC/2199/NAG-PAL/2451/1/ 2023/295 Dated 20/ 06/2023
3) NO.CMC/Tech. Sec/Provisional NOC/2023-24/1056dated 04/07/2023

P. P. Gaonkar *Pravara* *[Signature]* 27



PLAT AREA

1. Total area of the plot 100.00 Sq. mts

2. Area reserved for the proposed building 100.00 Sq. mts

3. Area reserved for the proposed parking 100.00 Sq. mts

4. Area reserved for the proposed road 100.00 Sq. mts

5. Area reserved for the proposed garden 100.00 Sq. mts

6. Area reserved for the proposed other uses 100.00 Sq. mts

7. Total area of the plot 100.00 Sq. mts

8. Area reserved for the proposed building 100.00 Sq. mts

9. Area reserved for the proposed parking 100.00 Sq. mts

10. Area reserved for the proposed road 100.00 Sq. mts

11. Area reserved for the proposed garden 100.00 Sq. mts

12. Area reserved for the proposed other uses 100.00 Sq. mts

Sl. No.	Particulars	Area (Sq. mts)	% of Total Area
1	Total area of the plot	100.00	100.00%
2	Area reserved for the proposed building	100.00	100.00%
3	Area reserved for the proposed parking	100.00	100.00%
4	Area reserved for the proposed road	100.00	100.00%
5	Area reserved for the proposed garden	100.00	100.00%
6	Area reserved for the proposed other uses	100.00	100.00%
7	Total area of the plot	100.00	100.00%
8	Area reserved for the proposed building	100.00	100.00%
9	Area reserved for the proposed parking	100.00	100.00%
10	Area reserved for the proposed road	100.00	100.00%
11	Area reserved for the proposed garden	100.00	100.00%
12	Area reserved for the proposed other uses	100.00	100.00%

PROPOSED BUILDING 'A'

Sl. No.	Particulars	Area (Sq. mts)	% of Total Area
1	Total area of the building	100.00	100.00%
2	Area reserved for the proposed building	100.00	100.00%
3	Area reserved for the proposed parking	100.00	100.00%
4	Area reserved for the proposed road	100.00	100.00%
5	Area reserved for the proposed garden	100.00	100.00%
6	Area reserved for the proposed other uses	100.00	100.00%
7	Total area of the building	100.00	100.00%
8	Area reserved for the proposed building	100.00	100.00%
9	Area reserved for the proposed parking	100.00	100.00%
10	Area reserved for the proposed road	100.00	100.00%
11	Area reserved for the proposed garden	100.00	100.00%
12	Area reserved for the proposed other uses	100.00	100.00%

PROPOSED UNSTORIED PORCH

Sl. No.	Particulars	Area (Sq. mts)	% of Total Area
1	Total area of the porch	100.00	100.00%
2	Area reserved for the proposed porch	100.00	100.00%
3	Area reserved for the proposed parking	100.00	100.00%
4	Area reserved for the proposed road	100.00	100.00%
5	Area reserved for the proposed garden	100.00	100.00%
6	Area reserved for the proposed other uses	100.00	100.00%
7	Total area of the porch	100.00	100.00%
8	Area reserved for the proposed porch	100.00	100.00%
9	Area reserved for the proposed parking	100.00	100.00%
10	Area reserved for the proposed road	100.00	100.00%
11	Area reserved for the proposed garden	100.00	100.00%
12	Area reserved for the proposed other uses	100.00	100.00%

PROPOSED SERVANT QUARTER

Sl. No.	Particulars	Area (Sq. mts)	% of Total Area
1	Total area of the servant quarter	100.00	100.00%
2	Area reserved for the proposed servant quarter	100.00	100.00%
3	Area reserved for the proposed parking	100.00	100.00%
4	Area reserved for the proposed road	100.00	100.00%
5	Area reserved for the proposed garden	100.00	100.00%
6	Area reserved for the proposed other uses	100.00	100.00%
7	Total area of the servant quarter	100.00	100.00%
8	Area reserved for the proposed servant quarter	100.00	100.00%
9	Area reserved for the proposed parking	100.00	100.00%
10	Area reserved for the proposed road	100.00	100.00%
11	Area reserved for the proposed garden	100.00	100.00%
12	Area reserved for the proposed other uses	100.00	100.00%

AREA FOR INFRASTRUCTURE DEVELOPMENT

Sl. No.	Particulars	Area (Sq. mts)	% of Total Area
1	Total area of the infrastructure	100.00	100.00%
2	Area reserved for the proposed infrastructure	100.00	100.00%
3	Area reserved for the proposed parking	100.00	100.00%
4	Area reserved for the proposed road	100.00	100.00%
5	Area reserved for the proposed garden	100.00	100.00%
6	Area reserved for the proposed other uses	100.00	100.00%
7	Total area of the infrastructure	100.00	100.00%
8	Area reserved for the proposed infrastructure	100.00	100.00%
9	Area reserved for the proposed parking	100.00	100.00%
10	Area reserved for the proposed road	100.00	100.00%
11	Area reserved for the proposed garden	100.00	100.00%
12	Area reserved for the proposed other uses	100.00	100.00%

SETBACKS:

1. Front setback from the common line of road 10.00 mts

2. Side setbacks 5.00 mts

3. Rear setback 5.00 mts

4. Distance between two or more buildings on the same plot 5.00 mts

5. Height of the plot 5.00 mts

6. Use to which the building is to be put to 100.00%

NOTES:

1. The area of the plot is 100.00 Sq. mts.

2. The area reserved for the proposed building is 100.00 Sq. mts.

3. The area reserved for the proposed parking is 100.00 Sq. mts.

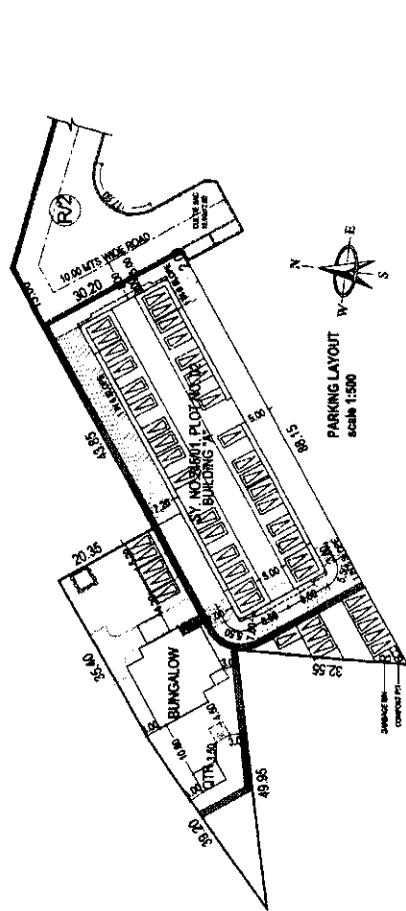
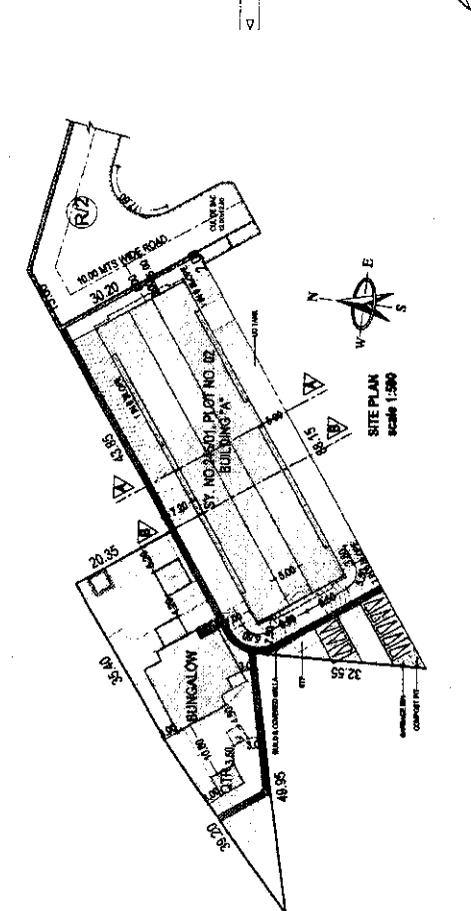
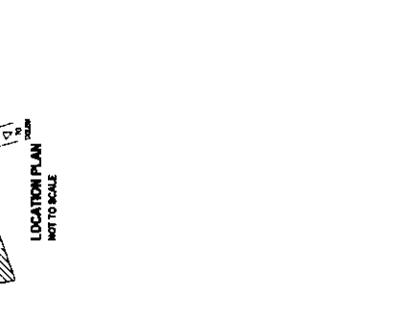
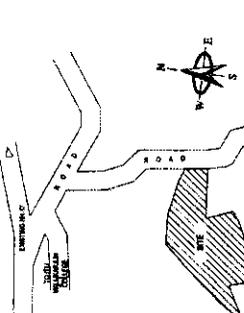
4. The area reserved for the proposed road is 100.00 Sq. mts.

5. The area reserved for the proposed garden is 100.00 Sq. mts.

6. The area reserved for the proposed other uses is 100.00 Sq. mts.

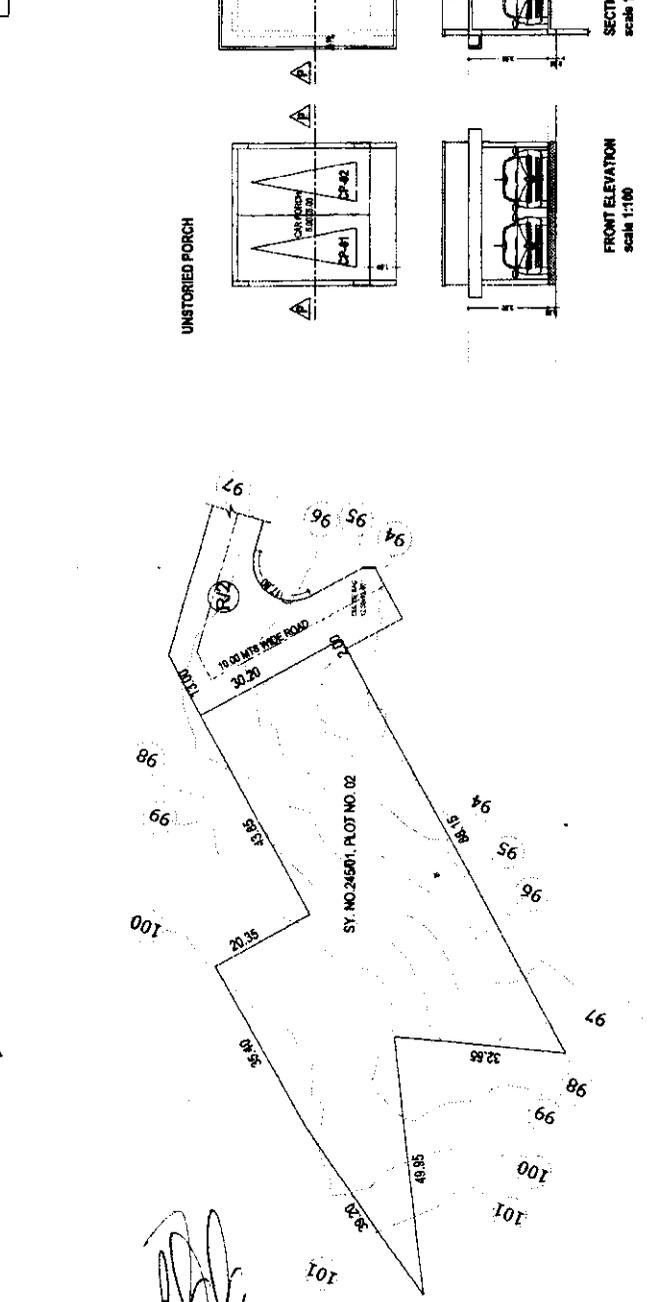
LOCATION PLAN

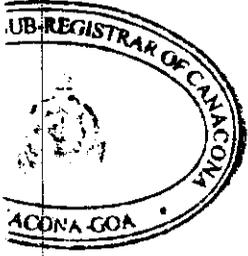
NOT TO SCALE



SCHEDULE OF OFFINGS

TYPE	SIZE	TYPE	SIZE
ROOF	100.00	ROOF	100.00
WALL	100.00	WALL	100.00
FLOOR	100.00	FLOOR	100.00
CEILING	100.00	CEILING	100.00
PAINT	100.00	PAINT	100.00
GLASS	100.00	GLASS	100.00
IRON	100.00	IRON	100.00
WOOD	100.00	WOOD	100.00
PLASTER	100.00	PLASTER	100.00
CONCRETE	100.00	CONCRETE	100.00
BRICK	100.00	BRICK	100.00
ROOFING	100.00	ROOFING	100.00
WATER	100.00	WATER	100.00
ELECTRICITY	100.00	ELECTRICITY	100.00
TELEPHONE	100.00	TELEPHONE	100.00
POSTAL	100.00	POSTAL	100.00
ROAD	100.00	ROAD	100.00
PAVING	100.00	PAVING	100.00
LANDSCAPING	100.00	LANDSCAPING	100.00
IRRIGATION	100.00	IRRIGATION	100.00
SEWERAGE	100.00	SEWERAGE	100.00
WATER SUPPLY	100.00	WATER SUPPLY	100.00
TELEVISION	100.00	TELEVISION	100.00
INTERNET	100.00	INTERNET	100.00
SECURITY	100.00	SECURITY	100.00
MAINTENANCE	100.00	MAINTENANCE	100.00
INSURANCE	100.00	INSURANCE	100.00
TOTAL	100.00	TOTAL	100.00





M/S. P. D. Gaonkar Architects

 Architects

 2nd Floor, 1st Stage,

 Sankarji Road,

 Calangute - Goa

M/S. P. D. Gaonkar Architects

 Architects

 2nd Floor, 1st Stage,

 Sankarji Road,

 Calangute - Goa

M/S. P. D. Gaonkar Architects

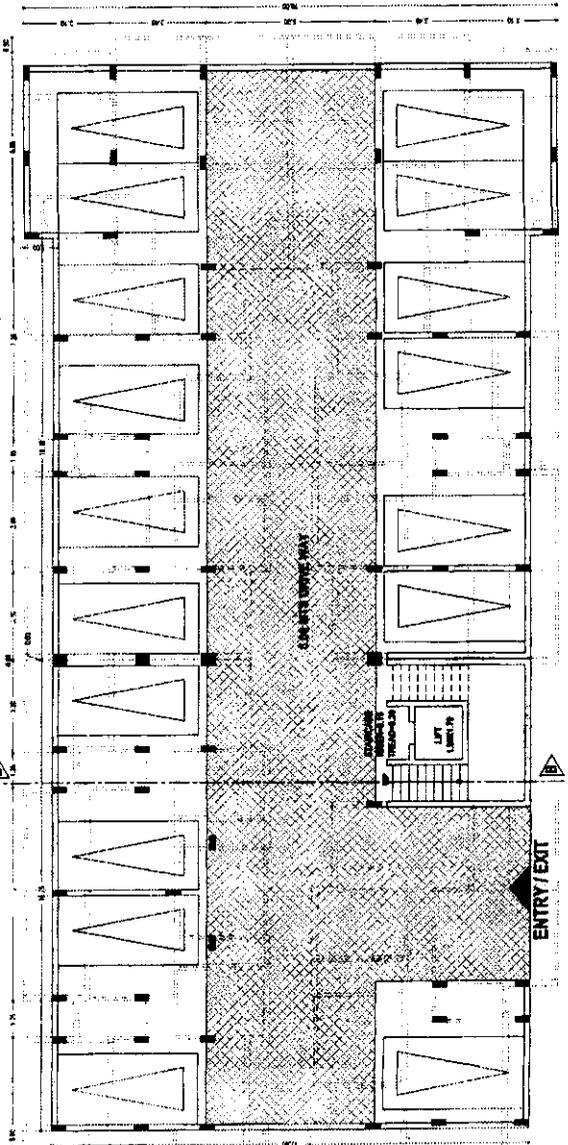
 Architects

 2nd Floor, 1st Stage,

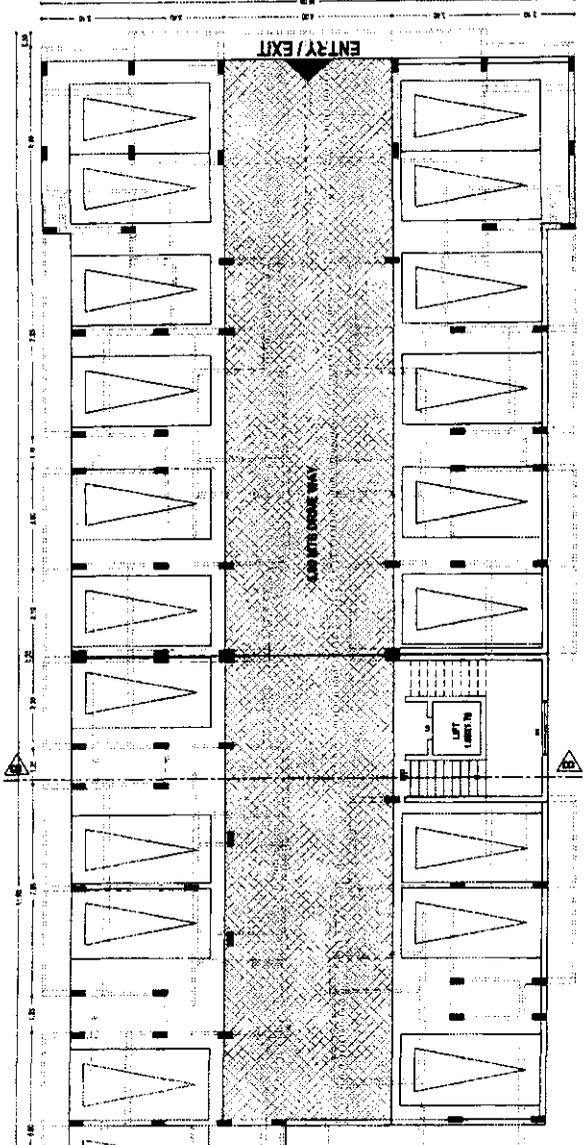
 Sankarji Road,

 Calangute - Goa

TYPE	SIZE	TYPE	SIZE
DOOR		DOOR	
R01	1.00 X 2.20	D1	1.00 X 2.20
R02	2.50 X 1.40	D2	0.80 X 1.60
R03	2.40 X 1.40	D3	0.70 X 1.20
R04	1.50 X 1.50	LD	0.60 X 1.20
R05	1.50 X 1.50	WB	
R06	1.00 X 2.00	W1	1.00 X 1.50
R07	2.00 X 1.40	W2	1.00 X 1.50
R08	2.00 X 1.40	W3	1.00 X 1.50
R09	2.00 X 1.40	W4	1.00 X 1.50
R10	2.00 X 1.40	W5	1.00 X 1.50
R11	2.00 X 1.40	W6	1.00 X 1.50
R12	2.00 X 1.40	W7	1.00 X 1.50
R13	2.00 X 1.40	W8	1.00 X 1.50
R14	2.00 X 1.40	W9	1.00 X 1.50
R15	2.00 X 1.40	W10	1.00 X 1.50
R16	2.00 X 1.40	W11	1.00 X 1.50
R17	2.00 X 1.40	W12	1.00 X 1.50
R18	2.00 X 1.40	W13	1.00 X 1.50
R19	2.00 X 1.40	W14	1.00 X 1.50
R20	2.00 X 1.40	W15	1.00 X 1.50
R21	2.00 X 1.40	W16	1.00 X 1.50
R22	2.00 X 1.40	W17	1.00 X 1.50
R23	2.00 X 1.40	W18	1.00 X 1.50
R24	2.00 X 1.40	W19	1.00 X 1.50
R25	2.00 X 1.40	W20	1.00 X 1.50
R26	2.00 X 1.40	W21	1.00 X 1.50
R27	2.00 X 1.40	W22	1.00 X 1.50
R28	2.00 X 1.40	W23	1.00 X 1.50
R29	2.00 X 1.40	W24	1.00 X 1.50
R30	2.00 X 1.40	W25	1.00 X 1.50
R31	2.00 X 1.40	W26	1.00 X 1.50
R32	2.00 X 1.40	W27	1.00 X 1.50
R33	2.00 X 1.40	W28	1.00 X 1.50
R34	2.00 X 1.40	W29	1.00 X 1.50
R35	2.00 X 1.40	W30	1.00 X 1.50
R36	2.00 X 1.40	W31	1.00 X 1.50
R37	2.00 X 1.40	W32	1.00 X 1.50
R38	2.00 X 1.40	W33	1.00 X 1.50
R39	2.00 X 1.40	W34	1.00 X 1.50
R40	2.00 X 1.40	W35	1.00 X 1.50
R41	2.00 X 1.40	W36	1.00 X 1.50
R42	2.00 X 1.40	W37	1.00 X 1.50
R43	2.00 X 1.40	W38	1.00 X 1.50
R44	2.00 X 1.40	W39	1.00 X 1.50
R45	2.00 X 1.40	W40	1.00 X 1.50
R46	2.00 X 1.40	W41	1.00 X 1.50
R47	2.00 X 1.40	W42	1.00 X 1.50
R48	2.00 X 1.40	W43	1.00 X 1.50
R49	2.00 X 1.40	W44	1.00 X 1.50
R50	2.00 X 1.40	W45	1.00 X 1.50
R51	2.00 X 1.40	W46	1.00 X 1.50
R52	2.00 X 1.40	W47	1.00 X 1.50
R53	2.00 X 1.40	W48	1.00 X 1.50
R54	2.00 X 1.40	W49	1.00 X 1.50
R55	2.00 X 1.40	W50	1.00 X 1.50
R56	2.00 X 1.40	W51	1.00 X 1.50
R57	2.00 X 1.40	W52	1.00 X 1.50
R58	2.00 X 1.40	W53	1.00 X 1.50
R59	2.00 X 1.40	W54	1.00 X 1.50
R60	2.00 X 1.40	W55	1.00 X 1.50
R61	2.00 X 1.40	W56	1.00 X 1.50
R62	2.00 X 1.40	W57	1.00 X 1.50
R63	2.00 X 1.40	W58	1.00 X 1.50
R64	2.00 X 1.40	W59	1.00 X 1.50
R65	2.00 X 1.40	W60	1.00 X 1.50
R66	2.00 X 1.40	W61	1.00 X 1.50
R67	2.00 X 1.40	W62	1.00 X 1.50
R68	2.00 X 1.40	W63	1.00 X 1.50
R69	2.00 X 1.40	W64	1.00 X 1.50
R70	2.00 X 1.40	W65	1.00 X 1.50
R71	2.00 X 1.40	W66	1.00 X 1.50
R72	2.00 X 1.40	W67	1.00 X 1.50
R73	2.00 X 1.40	W68	1.00 X 1.50
R74	2.00 X 1.40	W69	1.00 X 1.50
R75	2.00 X 1.40	W70	1.00 X 1.50
R76	2.00 X 1.40	W71	1.00 X 1.50
R77	2.00 X 1.40	W72	1.00 X 1.50
R78	2.00 X 1.40	W73	1.00 X 1.50
R79	2.00 X 1.40	W74	1.00 X 1.50
R80	2.00 X 1.40	W75	1.00 X 1.50
R81	2.00 X 1.40	W76	1.00 X 1.50
R82	2.00 X 1.40	W77	1.00 X 1.50
R83	2.00 X 1.40	W78	1.00 X 1.50
R84	2.00 X 1.40	W79	1.00 X 1.50
R85	2.00 X 1.40	W80	1.00 X 1.50
R86	2.00 X 1.40	W81	1.00 X 1.50
R87	2.00 X 1.40	W82	1.00 X 1.50
R88	2.00 X 1.40	W83	1.00 X 1.50
R89	2.00 X 1.40	W84	1.00 X 1.50
R90	2.00 X 1.40	W85	1.00 X 1.50
R91	2.00 X 1.40	W86	1.00 X 1.50
R92	2.00 X 1.40	W87	1.00 X 1.50
R93	2.00 X 1.40	W88	1.00 X 1.50
R94	2.00 X 1.40	W89	1.00 X 1.50
R95	2.00 X 1.40	W90	1.00 X 1.50
R96	2.00 X 1.40	W91	1.00 X 1.50
R97	2.00 X 1.40	W92	1.00 X 1.50
R98	2.00 X 1.40	W93	1.00 X 1.50
R99	2.00 X 1.40	W94	1.00 X 1.50
R100	2.00 X 1.40	W95	1.00 X 1.50



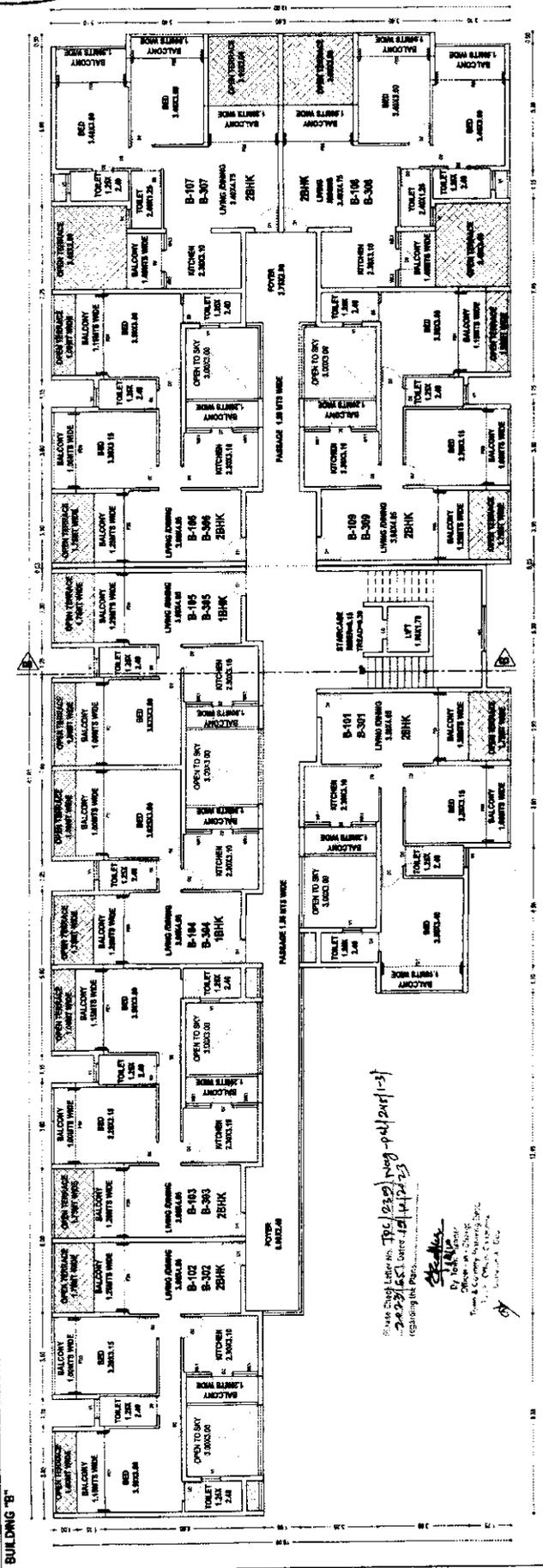
BASMENT FLOOR PLAN
 scale 1:100



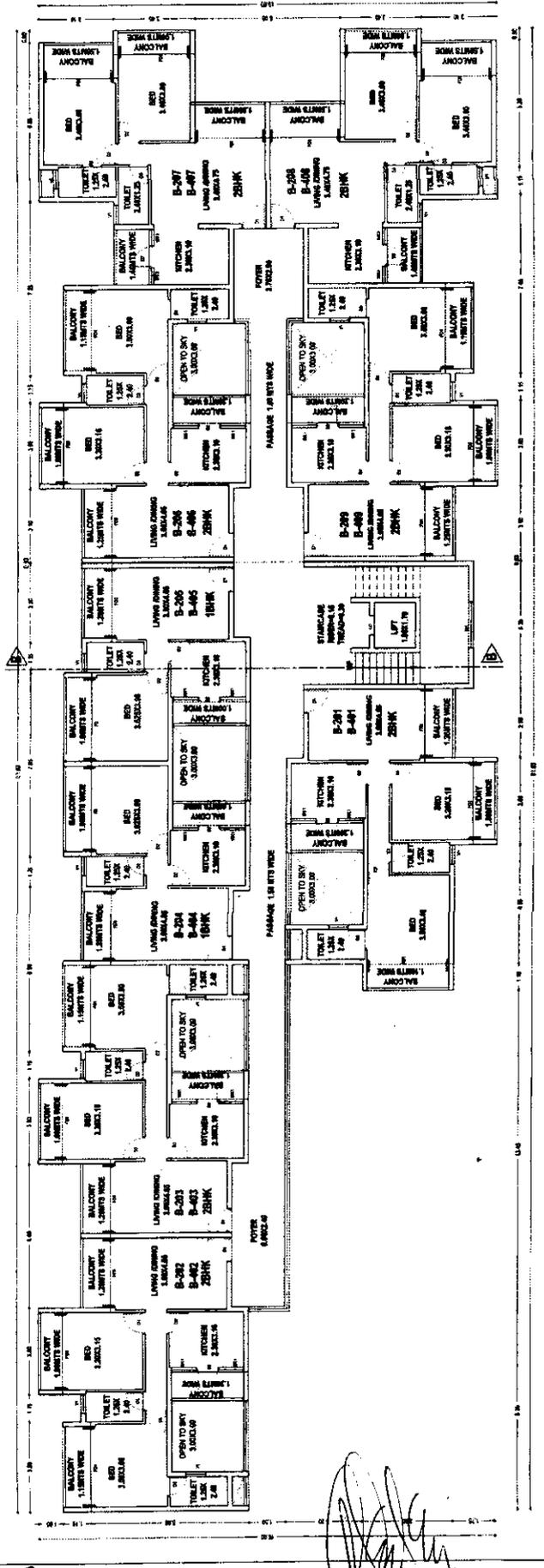
GROUND FLOOR PLAN
 scale 1:100

For all details refer to the project files and drawings.
 Date: 19/01/2023
 Drawn by: P. D. Gaonkar
 Checked by: P. D. Gaonkar
 Registered Architect
 No. 1000/2019
 P. D. Gaonkar
 P. D. Gaonkar
 P. D. Gaonkar

P. D. Gaonkar. 111 Branch



TYPICAL FIRST & THIRD FLOOR PLAN
Scale 1:100



TYPICAL SECOND & FOURTH FLOOR PLAN
Scale 1:100

SCHEDULE OF OPENINGS

TYPE	SIZE	TYPE	SIZE
DOOR	1.00 X 2.00	DI	1.00 X 2.00
DOOR	2.00 X 4.00	D2	2.00 X 4.00
DOOR	3.00 X 2.00	D3	3.00 X 2.00
DOOR	1.50 X 2.00	D4	1.50 X 2.00
DOOR	2.00 X 2.00	D5	2.00 X 2.00
DOOR	1.50 X 1.50	D6	1.50 X 1.50
DOOR	1.00 X 1.00	D7	1.00 X 1.00
DOOR	1.00 X 1.00	D8	1.00 X 1.00
DOOR	1.00 X 1.00	D9	1.00 X 1.00
DOOR	1.00 X 1.00	D10	1.00 X 1.00
DOOR	1.00 X 1.00	D11	1.00 X 1.00
DOOR	1.00 X 1.00	D12	1.00 X 1.00
DOOR	1.00 X 1.00	D13	1.00 X 1.00
DOOR	1.00 X 1.00	D14	1.00 X 1.00
DOOR	1.00 X 1.00	D15	1.00 X 1.00
DOOR	1.00 X 1.00	D16	1.00 X 1.00
DOOR	1.00 X 1.00	D17	1.00 X 1.00
DOOR	1.00 X 1.00	D18	1.00 X 1.00
DOOR	1.00 X 1.00	D19	1.00 X 1.00
DOOR	1.00 X 1.00	D20	1.00 X 1.00
DOOR	1.00 X 1.00	D21	1.00 X 1.00
DOOR	1.00 X 1.00	D22	1.00 X 1.00
DOOR	1.00 X 1.00	D23	1.00 X 1.00
DOOR	1.00 X 1.00	D24	1.00 X 1.00
DOOR	1.00 X 1.00	D25	1.00 X 1.00
DOOR	1.00 X 1.00	D26	1.00 X 1.00
DOOR	1.00 X 1.00	D27	1.00 X 1.00
DOOR	1.00 X 1.00	D28	1.00 X 1.00
DOOR	1.00 X 1.00	D29	1.00 X 1.00
DOOR	1.00 X 1.00	D30	1.00 X 1.00
DOOR	1.00 X 1.00	D31	1.00 X 1.00
DOOR	1.00 X 1.00	D32	1.00 X 1.00
DOOR	1.00 X 1.00	D33	1.00 X 1.00
DOOR	1.00 X 1.00	D34	1.00 X 1.00
DOOR	1.00 X 1.00	D35	1.00 X 1.00
DOOR	1.00 X 1.00	D36	1.00 X 1.00
DOOR	1.00 X 1.00	D37	1.00 X 1.00
DOOR	1.00 X 1.00	D38	1.00 X 1.00
DOOR	1.00 X 1.00	D39	1.00 X 1.00
DOOR	1.00 X 1.00	D40	1.00 X 1.00
DOOR	1.00 X 1.00	D41	1.00 X 1.00
DOOR	1.00 X 1.00	D42	1.00 X 1.00
DOOR	1.00 X 1.00	D43	1.00 X 1.00
DOOR	1.00 X 1.00	D44	1.00 X 1.00
DOOR	1.00 X 1.00	D45	1.00 X 1.00
DOOR	1.00 X 1.00	D46	1.00 X 1.00
DOOR	1.00 X 1.00	D47	1.00 X 1.00
DOOR	1.00 X 1.00	D48	1.00 X 1.00
DOOR	1.00 X 1.00	D49	1.00 X 1.00
DOOR	1.00 X 1.00	D50	1.00 X 1.00
DOOR	1.00 X 1.00	D51	1.00 X 1.00
DOOR	1.00 X 1.00	D52	1.00 X 1.00
DOOR	1.00 X 1.00	D53	1.00 X 1.00
DOOR	1.00 X 1.00	D54	1.00 X 1.00
DOOR	1.00 X 1.00	D55	1.00 X 1.00
DOOR	1.00 X 1.00	D56	1.00 X 1.00
DOOR	1.00 X 1.00	D57	1.00 X 1.00
DOOR	1.00 X 1.00	D58	1.00 X 1.00
DOOR	1.00 X 1.00	D59	1.00 X 1.00
DOOR	1.00 X 1.00	D60	1.00 X 1.00
DOOR	1.00 X 1.00	D61	1.00 X 1.00
DOOR	1.00 X 1.00	D62	1.00 X 1.00
DOOR	1.00 X 1.00	D63	1.00 X 1.00
DOOR	1.00 X 1.00	D64	1.00 X 1.00
DOOR	1.00 X 1.00	D65	1.00 X 1.00
DOOR	1.00 X 1.00	D66	1.00 X 1.00
DOOR	1.00 X 1.00	D67	1.00 X 1.00
DOOR	1.00 X 1.00	D68	1.00 X 1.00
DOOR	1.00 X 1.00	D69	1.00 X 1.00
DOOR	1.00 X 1.00	D70	1.00 X 1.00
DOOR	1.00 X 1.00	D71	1.00 X 1.00
DOOR	1.00 X 1.00	D72	1.00 X 1.00
DOOR	1.00 X 1.00	D73	1.00 X 1.00
DOOR	1.00 X 1.00	D74	1.00 X 1.00
DOOR	1.00 X 1.00	D75	1.00 X 1.00
DOOR	1.00 X 1.00	D76	1.00 X 1.00
DOOR	1.00 X 1.00	D77	1.00 X 1.00
DOOR	1.00 X 1.00	D78	1.00 X 1.00
DOOR	1.00 X 1.00	D79	1.00 X 1.00
DOOR	1.00 X 1.00	D80	1.00 X 1.00
DOOR	1.00 X 1.00	D81	1.00 X 1.00
DOOR	1.00 X 1.00	D82	1.00 X 1.00
DOOR	1.00 X 1.00	D83	1.00 X 1.00
DOOR	1.00 X 1.00	D84	1.00 X 1.00
DOOR	1.00 X 1.00	D85	1.00 X 1.00
DOOR	1.00 X 1.00	D86	1.00 X 1.00
DOOR	1.00 X 1.00	D87	1.00 X 1.00
DOOR	1.00 X 1.00	D88	1.00 X 1.00
DOOR	1.00 X 1.00	D89	1.00 X 1.00
DOOR	1.00 X 1.00	D90	1.00 X 1.00
DOOR	1.00 X 1.00	D91	1.00 X 1.00
DOOR	1.00 X 1.00	D92	1.00 X 1.00
DOOR	1.00 X 1.00	D93	1.00 X 1.00
DOOR	1.00 X 1.00	D94	1.00 X 1.00
DOOR	1.00 X 1.00	D95	1.00 X 1.00
DOOR	1.00 X 1.00	D96	1.00 X 1.00
DOOR	1.00 X 1.00	D97	1.00 X 1.00
DOOR	1.00 X 1.00	D98	1.00 X 1.00
DOOR	1.00 X 1.00	D99	1.00 X 1.00
DOOR	1.00 X 1.00	D100	1.00 X 1.00

[Handwritten signature]

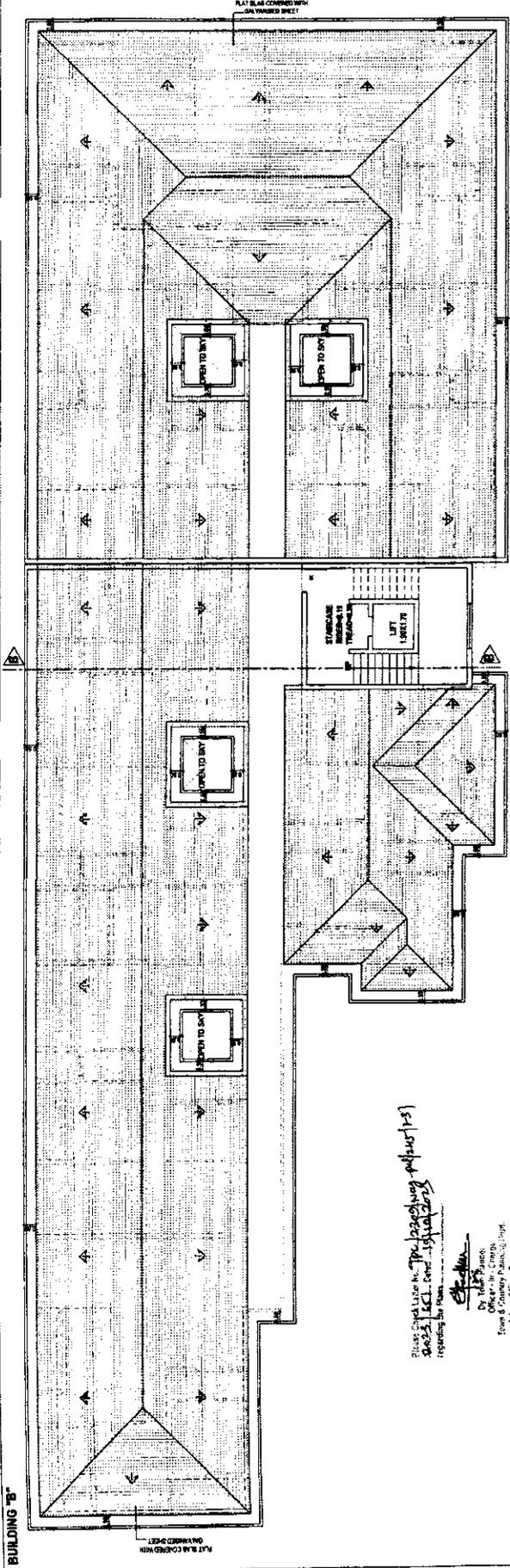
P. P. Gaohkar

[Handwritten signature]



P. P. Gaonkar & Associates
 Engineers
 Civil & Mechanical
 CAMARIMBA - GOA

P. P. Gaonkar & Associates
 Engineers
 Civil & Mechanical
 CAMARIMBA - GOA

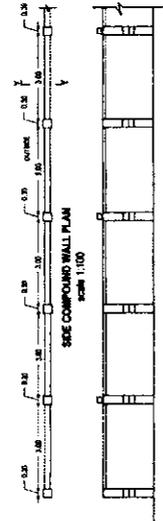


TYPICAL ROOF PLAN
scale 1:100

This Certificate is prepared by the undersigned in accordance with the provisions of the Goa Building Code, 1988, and the rules thereunder, and is issued in accordance with the provisions of the said Code.

P. P. Gaonkar
 Director
 Town & Country Planning Dept.
 Goa State Capital Building
 CAMARIMBA, GOA

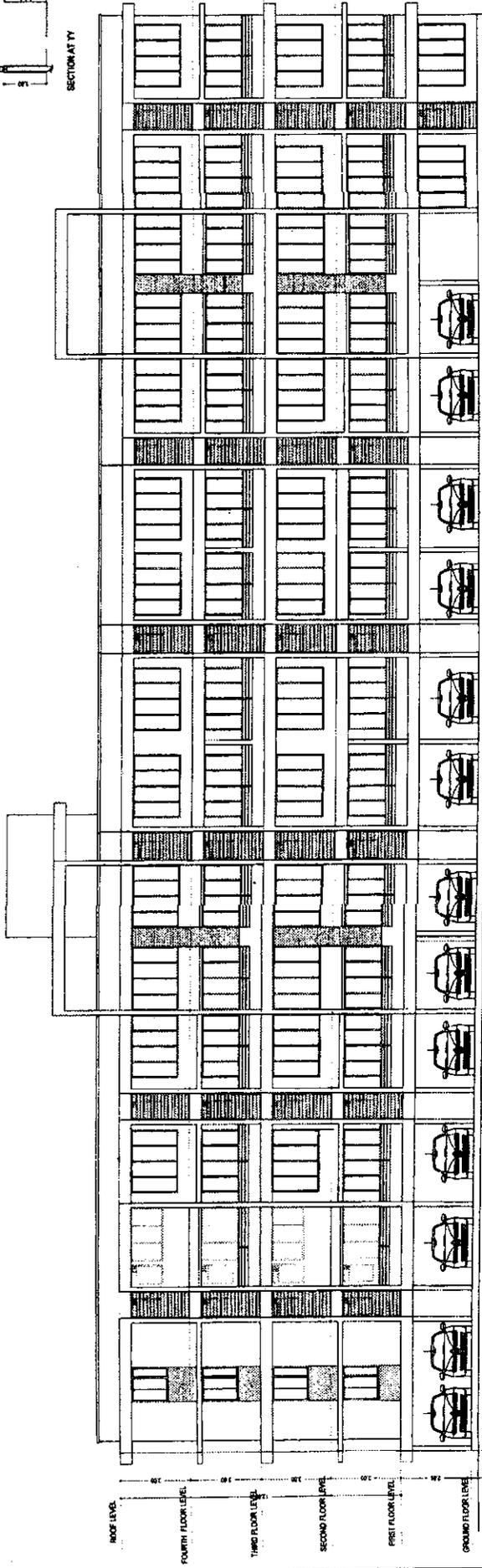
LENGTH OF COMPOUND WALLS - 129.85 RMTS



SIDE COMPOUND WALL ELEVATION
scale 1:100



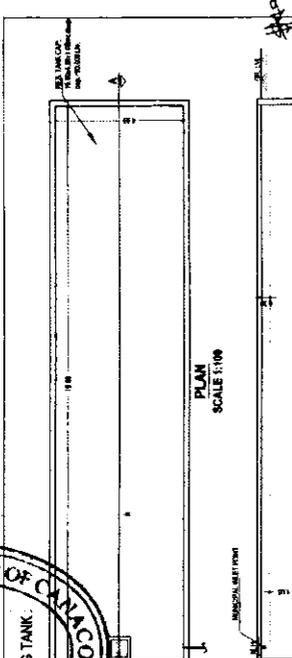
SECTION AT Y



SIDE ELEVATION
scale 1:100

TYPE	SIZE	TYPE	SIZE
DOOR	D1	DOOR	D1
D2	2.40 X 2.20	D3	2.40 X 2.20
D4	2.40 X 2.20	D5	2.40 X 2.20
D6	2.40 X 2.20	D7	2.40 X 2.20
D8	2.40 X 2.20	D9	2.40 X 2.20
D10	2.40 X 2.20	D11	2.40 X 2.20
D12	2.40 X 2.20	D13	2.40 X 2.20
D14	2.40 X 2.20	D15	2.40 X 2.20
D16	2.40 X 2.20	D17	2.40 X 2.20
D18	2.40 X 2.20	D19	2.40 X 2.20
D20	2.40 X 2.20	D21	2.40 X 2.20
D22	2.40 X 2.20	D23	2.40 X 2.20
D24	2.40 X 2.20	D25	2.40 X 2.20
D26	2.40 X 2.20	D27	2.40 X 2.20
D28	2.40 X 2.20	D29	2.40 X 2.20
D30	2.40 X 2.20	D31	2.40 X 2.20
D32	2.40 X 2.20	D33	2.40 X 2.20
D34	2.40 X 2.20	D35	2.40 X 2.20
D36	2.40 X 2.20	D37	2.40 X 2.20
D38	2.40 X 2.20	D39	2.40 X 2.20
D40	2.40 X 2.20	D41	2.40 X 2.20
D42	2.40 X 2.20	D43	2.40 X 2.20
D44	2.40 X 2.20	D45	2.40 X 2.20
D46	2.40 X 2.20	D47	2.40 X 2.20
D48	2.40 X 2.20	D49	2.40 X 2.20
D50	2.40 X 2.20	D51	2.40 X 2.20
D52	2.40 X 2.20	D53	2.40 X 2.20
D54	2.40 X 2.20	D55	2.40 X 2.20
D56	2.40 X 2.20	D57	2.40 X 2.20
D58	2.40 X 2.20	D59	2.40 X 2.20
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D66	2.40 X 2.20	D67	2.40 X 2.20
D68	2.40 X 2.20	D69	2.40 X 2.20
D70	2.40 X 2.20	D71	2.40 X 2.20
D72	2.40 X 2.20	D73	2.40 X 2.20
D74	2.40 X 2.20	D75	2.40 X 2.20
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D100	2.40 X 2.20	D101	2.40 X 2.20
D102	2.40 X 2.20	D103	2.40 X 2.20
D104	2.40 X 2.20	D105	2.40 X 2.20
D106	2.40 X 2.20	D107	2.40 X 2.20
D108	2.40 X 2.20	D109	2.40 X 2.20
D110	2.40 X 2.20	D111	2.40 X 2.20
D112	2.40 X 2.20	D113	2.40 X 2.20
D114	2.40 X 2.20	D115	2.40 X 2.20
D116	2.40 X 2.20	D117	2.40 X 2.20
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D130	2.40 X 2.20	D131	2.40 X 2.20
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D134	2.40 X 2.20	D135	2.40 X 2.20
D136	2.40 X 2.20	D137	2.40 X 2.20
D138	2.40 X 2.20	D139	2.40 X 2.20
D140	2.40 X 2.20	D141	2.40 X 2.20
D142	2.40 X 2.20	D143	2.40 X 2.20
D144	2.40 X 2.20	D145	2.40 X 2.20
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D148	2.40 X 2.20	D149	2.40 X 2.20
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D152	2.40 X 2.20	D153	2.40 X 2.20
D154	2.40 X 2.20	D155	2.40 X 2.20
D156	2.40 X 2.20	D157	2.40 X 2.20
D158	2.40 X 2.20	D159	2.40 X 2.20
D160	2.40 X 2.20	D161	2.40 X 2.20
D162	2.40 X 2.20	D163	2.40 X 2.20
D164	2.40 X 2.20	D165	2.40 X 2.20
D166	2.40 X 2.20	D167	2.40 X 2.20
D168	2.40 X 2.20	D169	2.40 X 2.20
D170	2.40 X 2.20	D171	2.40 X 2.20
D172	2.40 X 2.20	D173	2.40 X 2.20
D174	2.40 X 2.20	D175	2.40 X 2.20
D176	2.40 X 2.20	D177	2.40 X 2.20
D178	2.40 X 2.20	D179	2.40 X 2.20
D180	2.40 X 2.20	D181	2.40 X 2.20
D182	2.40 X 2.20	D183	2.40 X 2.20
D184	2.40 X 2.20	D185	2.40 X 2.20
D186	2.40 X 2.20	D187	2.40 X 2.20
D188	2.40 X 2.20	D189	2.40 X 2.20
D190	2.40 X 2.20	D191	2.40 X 2.20
D192	2.40 X 2.20	D193	2.40 X 2.20
D194	2.40 X 2.20	D195	2.40 X 2.20
D196	2.40 X 2.20	D197	2.40 X 2.20
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D200	2.40 X 2.20	D201	2.40 X 2.20
D202	2.40 X 2.20	D203	2.40 X 2.20
D204	2.40 X 2.20	D205	2.40 X 2.20
D206	2.40 X 2.20	D207	2.40 X 2.20
D208	2.40 X 2.20	D209	2.40 X 2.20
D210	2.40 X 2.20	D211	2.40 X 2.20
D212	2.40 X 2.20	D213	2.40 X 2.20
D214	2.40 X 2.20	D215	2.40 X 2.20
D216	2.40 X 2.20	D217	2.40 X 2.20
D218	2.40 X 2.20	D219	2.40 X 2.20
D220	2.40 X 2.20	D221	2.40 X 2.20
D222	2.40 X 2.20	D223	2.40 X 2.20
D224	2.40 X 2.20	D225	2.40 X 2.20
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D244	2.40 X 2.20	D245	2.40 X 2.20
D246	2.40 X 2.20	D247	2.40 X 2.20
D248	2.40 X 2.20	D249	2.40 X 2.20
D250	2.40 X 2.20	D251	2.40 X 2.20
D252	2.40 X 2.20	D253	2.40 X 2.20
D254	2.40 X 2.20	D255	2.40 X 2.20
D256	2.40 X 2.20	D257	2.40 X 2.20
D258	2.40 X 2.20	D259	2.40 X 2.20
D260	2.40 X 2.20	D261	2.40 X 2.20
D262	2.40 X 2.20	D263	2.40 X 2.20
D264	2.40 X 2.20	D265	2.40 X 2.20
D266	2.40 X 2.20	D267	2.40 X 2.20
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D280	2.40 X 2.20	D281	2.40 X 2.20
D282	2.40 X 2.20	D283	2.40 X 2.20
D284	2.40 X 2.20	D285	2.40 X 2.20
D286	2.40 X 2.20	D287	2.40 X 2.20
D288	2.40 X 2.20	D289	2.40 X 2.20
D290	2.40 X 2.20	D291	2.40 X 2.20
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D308	2.40 X 2.20	D309	2.40 X 2.20
D310	2.40 X 2.20	D311	2.40 X 2.20
D312	2.40 X 2.20	D313	2.40 X 2.20
D314	2.40 X 2.20	D315	2.40 X 2.20
D316	2.40 X 2.20	D317	2.40 X 2.20
D318	2.40 X 2.20	D319	2.40 X 2.20
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D322	2.40 X 2.20	D323	2.40 X 2.20
D324	2.40 X 2.20	D325	2.40 X 2.20
D326	2.40 X 2.20	D327	2.40 X 2.20
D328	2.40 X 2.20	D329	2.40 X 2.20
D330	2.40 X 2.20	D331	2.40 X 2.20
D332	2.40 X 2.20	D333	2.40 X 2.20
D334	2.40 X 2.20	D335	2.40 X 2.20
D336	2.40 X 2.20	D337	2.40 X 2.20
D338	2.40 X 2.20	D339	2.40 X 2.20
D340	2.40 X 2.20	D341	2.40 X 2.20
D342	2.40 X 2.20	D343	2.40 X 2.20
D344	2.40 X 2.20	D345	2.40 X 2.20
D346	2.40 X 2.20	D347	2.40 X 2.20
D348	2.40 X 2.20	D349	2.40 X 2.20
D350	2.40 X 2.20	D351	2.40 X 2.20
D352	2.40 X 2.20	D353	2.40 X 2.20
D354	2.40 X 2.20	D355	2.40 X 2.20
D356	2.40 X 2.20	D357	2.40 X 2.20
D358	2.40 X 2.20	D359	2.40 X 2.20
D360	2.40 X 2.20	D361	2.40 X 2.20
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D366	2.40 X 2.20	D367	2.40 X 2.20
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D380	2.40 X 2.20	D381	2.40 X 2.20
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D384	2.40 X 2.20	D385	2.40 X 2.20
D386	2.40 X 2.20	D387	2.40 X 2.20
D388	2.40 X 2.20	D389	2.40 X 2.20
D390	2.40 X 2.20	D391	2.40 X 2.20
D392	2.40 X 2.20	D393	2.40 X 2.20
D394	2.40 X 2.20	D395	2.40 X 2.20
D396	2.40 X 2.20	D397	2.40 X 2.20
D398	2.40 X 2.20	D399	2.40 X 2.20
D400	2.40 X 2.20	D401	2.40 X 2.20
D402	2.40 X 2.20	D403	2.40 X 2.20
D404	2.40 X 2.20	D4	

1016



SECTION A-A SCALE 1:100

PARKING	
P1	+15.8535.00
P2	+15.1047.00
P3	+11.8071.00
P4	+6.5025.19
P5	+4.8517.89
P6	+1.2507.75
P7	+1.8071.00
P8	+1.8071.00
P9	+1.8071.00
P10	+3.1026.70
TOTAL	+77.7344
STAIRCASE	
S1	+1.8023.99
S2	+1.8023.99
S3	+1.8023.99
S4	+1.8023.99
S5	+1.8023.99
TOTAL	+9.0115.95
LIFT	
L1	+2.3023.99
TOTAL	+2.3023.99
BALCONY	
B1	+3.1017.25
B2	+3.8019.75
B3	+1.2013.25
TOTAL	+8.1049.25
COVERAGE - ROOFING - STAIRCASE - LIFT - SOCIETY OFFICE - TELECOM ROOM - BALCONY	
072.5696	+2.3044.87
45.1339	+11.0094.10
102.5244	
TOTAL	+15.6178.94

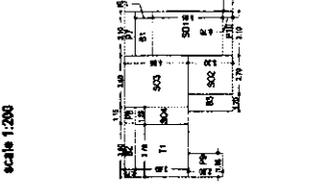
CONCRETE - ROOFING - STAIRCASE - LIFT - SOCIETY OFFICE - TELECOM ROOM - BALCONY
 072.5696 + 2.3044.87 + 45.1339 + 11.0094.10 = 15.6178.94
 102.5244

TOTAL BUILT UP AREA = 402.88 SQ M

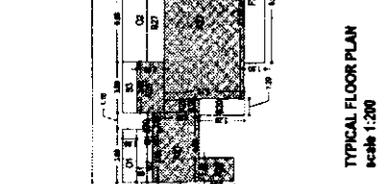
AREA CALCULATION - BUILDING

BASEMENT	
P1	+15.8535.00
P2	+15.1047.00
P3	+11.8071.00
P4	+6.5025.19
P5	+4.8517.89
P6	+1.2507.75
P7	+1.8071.00
P8	+1.8071.00
P9	+1.8071.00
P10	+3.1026.70
TOTAL	+77.7344
STAIRCASE	
S1	+1.8023.99
S2	+1.8023.99
S3	+1.8023.99
S4	+1.8023.99
S5	+1.8023.99
TOTAL	+9.0115.95
LIFT	
L1	+2.3023.99
TOTAL	+2.3023.99

BASEMENT FLOOR PLAN scale 1:200



GROUND FLOOR PLAN scale 1:200



TYPICAL FLOOR PLAN scale 1:200

FAR	
F21	+25.3003.49
F22	+25.3003.49
F23	+25.3003.49
F24	+25.3003.49
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F27	+25.3003.49
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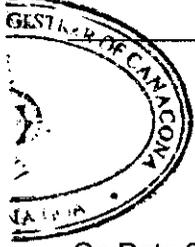


Document Registration Summary 1

Date :-07-Jun-2024

Office/2024-CAN-155

- Market Value: ₹12879500/-
- Consideration Amount: ₹50148000 /-
- Paid Stamp Duty: ₹3008900 /-



On Date 07-06-2024 Presented at Office of the Civil Registrar-cum-Sub Registrar, Canacona
Signature of Presenter *[Signature]*

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

[Signature]
07/06/2024
SUB-REGISTRAR
CANACONA

Receipt : 333065

Receipt Date : 07-06-2024

Presenter Name: Sailee Shailesh Thanekar POA
Holder For RAJDEEP BUILDERS Proprietor Rajesh Tarkar

Registration Fee	₹1504440
Processing Fee	₹2140
Stamp Duty	₹3008900
Mutation Fees	₹3500

Total	₹4518980
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Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	3008900	3008900	0	FRANKING		Franking Number : 00020535	1008900
				FRANKING		Franking Number : 00020534	2000000
Registration Fee	1504440	1504440	0	E- Challan(Online fee)		Challan Number : 202400427465 CIN Number : CK00BOXJV4	1504440
Mutation Fees	3500	3500	0	E- Challan(Online fee)		Challan Number : 202400427502 CIN Number : CK00BOXDB6	3500
Processing Fee	2140	2140	0	E- Challan(Online fee)		Challan Number : 202400427465 CIN Number : CK00BOXJV4	2140
Sub Total	4518980	4518980	0				

Article : Conveyance - 22



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 07-Jun-2024 11:46:07 am

Document Serial Number :- 2024-CAN-155

Presented at 11:34:07 am on 07-Jun-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Canacona along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3008900
2	Registration Fee	1504440
	Mutation Fees	3500
4	Processing Fee	2140
Total		4518980

Stamp Duty Required :3008900/-

Stamp Duty Paid : 3008900/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Sailee Shailesh Thanekar POA Holder For RAJDEEP BUILDERS Proprietor Rajesh Tarkar ,Father Name:Bhargavram Soma Naik, Age: 45,</p> <p>Marital Status: ,Gender:Female,Occupation: Advocate,</p> <p>Address1 - House No. 604/A, Tikhazan, Mayem, Bicholim, Goa- 403504, Address2 - ,</p> <p>PAN No.: [REDACTED]</p>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>PRAMILA PANDURANG NAIK GAONKER , Father Name:Mukund Sail, Age: 77,</p> <p>Marital Status: Widow ,Gender:Female,Occupation: Other,</p> <p>House No. 252, Delem, Canacona, Goa-403702,</p> <p>PAN No.: [REDACTED]</p>			
2	<p>PRAMILA PANDURANG NAIK GAONKER , Father Name:Mukund Sail, Age: 77,</p> <p>Marital Status: Widow ,Gender:Female,Occupation: Other,</p> <p>House No. 252, Delem, Canacona, Goa-403702,</p> <p>PAN No.: [REDACTED]</p>			
3	<p>PRAMILA PANDURANG NAIK GAONKER , Father Name:Mukund Sail, Age: 77,</p> <p>Marital Status: Widow ,Gender:Female,Occupation: Other,</p> <p>House No. 252, Delem, Canacona, Goa-403702,</p> <p>PAN No.: [REDACTED]</p>			
4	<p>PRAVIN PANDURANG NAIK GAONKAR , Father Name:Pandurang Naik Gaonkar. Age: 56,</p> <p>Marital Status: Married ,Gender:Male,Occupation: Teacher,</p> <p>House No. 121/1, D:-B. Marg, Landscape Pinto Park, Panaji, Tiswadi, Goa- 403001.</p>			

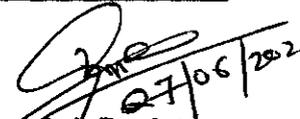
Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	PRAVIN PANDURANG NAIK GAONKAR , Father Name:Pandurang Naik Gaonkar, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Teacher, House No. 121/1, D. B. Marg, Landscape Pinto Park, Panaji, Tiswadi, Goa- 403001, PAN No.: [REDACTED]			
6	PRAVIN PANDURANG NAIK GAONKAR , Father Name:Pandurang Naik Gaonkar, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Teacher, House No. 121/1, D. B. Marg, Landscape Pinto Park, Panaji, Tiswadi, Goa- 403001, PAN No.: [REDACTED]			
7	HEMA NAIK GAONKAR , Father Name:Vitthal Purushottam Pelapkar, Age: 52, Marital Status: Married ,Gender:Female,Occupation: Service, House No. 121/1, D. B. Marg, Landscape Pinto Park, Panaji, Tiswadi, Goa- 403001, PAN No.: [REDACTED]			
8	HEMA NAIK GAONKAR , Father Name:Vitthal Purushottam Pelapkar, Age: 52, Marital Status: Married ,Gender:Female,Occupation: Service, House No. 121/1, D. B. Marg, Landscape Pinto Park, Panaji, Tiswadi, Goa-403001, PAN No.: [REDACTED]			
9	HEMA NAIK GAONKAR , Father Name:Vitthal Purushottam Pelapkar, Age: 52, Marital Status: Married ,Gender:Female,Occupation: Service, House No. 121/1, D. B. Marg, Landscape Pinto Park, Panaji, Tiswadi, Goa- 403001, PAN No.: [REDACTED]			
10	Sailee Shailesh Thanekar POA Holder For RAJDEEP BUILDERS Proprietor Rajesh Tarkar , Father Name:Bhargavram Somz Naik, Age: 45, Marital Status: ,Gender:Female,Occupation: Advocate, House No. 604/A, Tikhazan, Mayem, Bicholim, Goa-403504, PAN No.: [REDACTED] , as Power Of Attorney Holder for RAJDEEP BUILDERS Proprietor Rajesh Tarkar			
11	Sailee Shailesh Thanekar POA Holder For RAJDEEP BUILDERS Proprietor Rajesh Tarkar , Father Name:Bhargavram Soma Naik, Age: 45, Marital Status: ,Gender:Female,Occupation: Advocate, House No. 604/A, Tikhazan, Mayem, Bicholim, Goa-403504, PAN No.: [REDACTED] , as Power Of Attorney Holder for RAJDEEP BUILDERS Proprietor Rajesh Tarkar			
12	Sailee Shailesh Thanekar POA Holder For RAJDEEP BUILDERS Proprietor Rajesh Tarkar , Father Name:Bhargavram Soma Naik, Age: 45, Marital Status: ,Gender:Female,Occupation: Advocate, House No. 604/A, Tikhazan, Mayem, Bicholim, Goa-403504, PAN No.: [REDACTED] , as Power Of Attorney Holder for RAJDEEP BUILDERS Proprietor Rajesh Tarkar			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ajay Babli Salgaonkar ,Age: 47,DOB: ,Mobile: 9112284468 ,Email: ,Occupation:Service , Marital status : Married , Address:403114, Reis-magos, Bardez, NorthGoa, Goa			
2	Name: Santoshi Achutanand Sawant ,Age: 28,DOB: ,Mobile: 9096717755 ,Email: ,Occupation:Advocate , Marital status : Married , Address:403521, Salvador-do-mundo, Bardez, NorthGoa, Goa			




27/06/2024
Sub Registrar
SUB-REGISTRAR
CANACONA

Document Serial Number :- 2024-CAN-155

Document Serial No:-2024-CAN-155

Book :- 1 Document
Registration Number :- **CAN-1-150-2024**
Date : 07-Jun-2024

[Handwritten Signature]
07/06/2024

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

SUB-REGISTRAR
CANACONA



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 07-Jun-2024 11:57:11

Date of Receipt: 07-Jun-2024

Receipt No : 2024-25/12/96

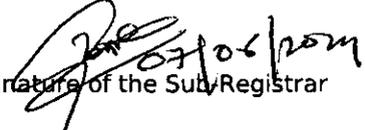
Serial No. of the Document : 2024-CAN-155

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Sailee Shailesh Thanekar POA Holder For RAJDEEP BUILDERS Proprietor Rajesh Tarkar** for Registration of above Document in Book-1 for the year 2024

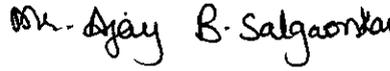
Registration Fee	1504440	E-Challan(Online fee)	• Challan Number : 202400427465 • CIN Number : CK00BOXJV4	1504440
Processing Fee	2140	E-Challan(Online fee)	• Challan Number : 202400427465 • CIN Number : CK00BOXJV4	2140
Total Paid	1506580 (Rupees Fifteen Lakhs Six Thousand Five Hundred And Eighty only)			

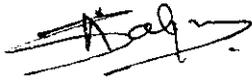
Probable date of issue of Registered Document: / /


Signature of the Sub-Registrar
SUB-REGISTRAR
CANACONA

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized : 





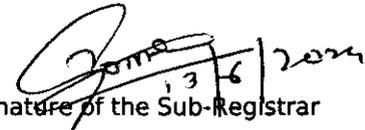
Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **07-Jun-2024**

Signature of the person receiving the Document


Signature of the Sub-Registrar
SUB-REGISTRAR
CANACONA

