



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 373500/-

(Rupees Three Lakh Seventy Three Thousands Five Hundred only)

PAID VIDE E-RECEIPT NO 202300610382 DATED :19-Aug-2023,

IN THE GOVERNMENT TREASURY.



[Signature]

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300050144
DOCUMENT SERIAL NUMBER	:	2023-BRZ-4482
DATE OF PRESENTATION	:	06-Sep-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4321-2023
DATE OF REGISTRATION	:	06-Sep-2023
NAME OF PRESENTER	:	AKSHAY VITHAL GOVEKAR
REGISTRATION FEES PAID	:	₹249000/-
PROCESSING FEES PAID	:	₹1280/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300610382

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 17/08/2023 16:00:39

Name and Address of Party: AKSHAY | 9822161764
H NO 311 MAINA Pilerne BARdez Goa

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 373500.00

Total Amount: ₹ 373,500.00

(Rs. Three Lakh Seventy Three Thousand Five Hundred
Only)

Department Data:

202300050144 NOTARY|202300050144 NOTARY

Bank ref No:

CPACZYWLF6

Status:

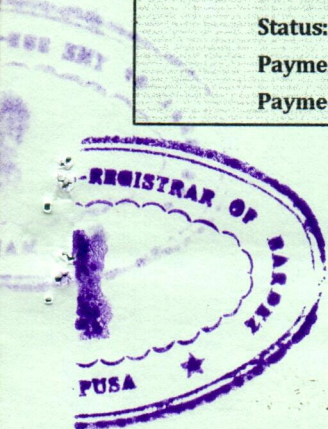
Success

Payment Date:

19/08/2023 09:24:00

Payment Gateway:

SBI_MOPS



Print Date: 19/08/2023 09:24:05

S. No. 2023-BR2-4482
06/09/2023

DEED OF SALE

This DEED OF SALE is made at Mapusa, Taluka Bardez and
Registration Sub-District of Bardez, State of Goa, on this 19th
day of August, 2023.

J. Fernandes

BETWEEN

1. MR. JOSEPH CHARLES CLIMACUS FERNANDES alias JOE

FERNANDES, son of Mr. Alberto Boaventura Circumscisao De Menino Jesus Fernandes, aged about 66 years, married, businessman, having Permanent Account Number [REDACTED], Aadhaar No. [REDACTED], mobile No. 9820063958 and his wife;

2. MRS. BLOSSOM FERNANDES, daughter of Mr. Thomas Gomes, aged about 55 years, married, businesswomen, having Permanent Account Number [REDACTED], Aadhaar No. [REDACTED], both Indian Nationals and residing at 10, Lou-Franca, St. John Baptist Road, Bandra (West), Mumbai 400 050, hereinafter referred to as the "VENDORS" (which expression shall, where ever the context requires unless repugnant to the meaning thereof, be deemed to mean and include their legal representatives, executors, administrators, transferees, successors and assigns) of the FIRST PART.

AND

MR. AKSHAY VITHAL GOVEKAR, son of late Vithal Govekar, aged about 50 years, businessman, married, holding Permanent Account Number [REDACTED], Aadhaar No. [REDACTED], mobile no. 9822161764, Indian National,

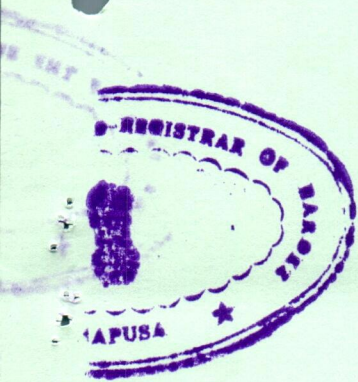
J. Fernandes

[Signature]

resident of H. No. 311, Maina, Pilerne, Bardez, Goa, 403114, hereinafter referred to as the "PURCHASER" (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include his successors, transferees and assigns) of the

SECOND PART.

WHEREAS VENDOR No. 2 is represented by VENDOR No. 1 vide Special Power of Attorney 4636 dated 29/12/2022, executed before Mr. Umesh Chandra Shukla, Advocate and Notary of Bhayander, Thane, Maharashtra.



AND WHEREAS there exists an immovable property known as "FORAMCHO CUNTO" not described in the Land Registration Office of Bardez, enrolled in the Taluka Revenue Office under Matriz No. 792, and presently surveyed under **Survey No. 27** of Sub Division **No. 4** of Village Pilerne, admeasuring **2025 Sq.mts.**, situated at Navetim, Gram Panchayat of Pilerne, Taluka and Sub District of Bardez, District of North Bardez, Goa, State of Goa and more particularly described in the Schedule I hereunder and hereinafter referred to as **"SAID PROPERTY"**.

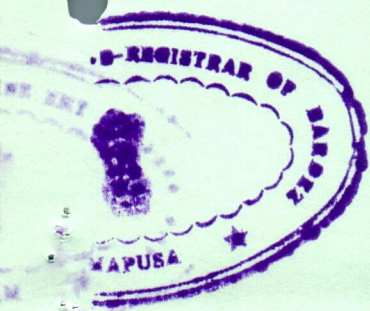
J. Fernandes

[Signature]

AND WHEREAS VENDORS have represented to the PURCHASER;

1. That the SAID PROPERTY originally belonged to Mr. Joaquim Maria Sant Anna Fernandes, expired on 25/11/1928, leaving behind his moiety sharer his widow Mrs. Maria Magdalena Fernandes alias Maria Magdalena Fernandes nee D'Souza and his sole and universal heirs his following children's;

- i. Mr. Alberto Beaventura Circunscisao de Menino Jesus Fernandes married to Mrs. Pedrinha Pinto e Fernandes,
- ii. Mr. Manuel Santana Maximo Fernandes married to Mrs. Maria Antonetta Philomena Lobo e Fernandes,
- iii. Mr. Joao Carmo Fernandes married to Mrs. Lucy Isabela Flory Maria Bella Nazareth e Fernandes,
- iv. Mrs. Joaquina Clara Fernandes e Mascarenhas widow of late Mr. Dominic Santana Marcelino Mascarenhas,
- v. Mrs. Natalina Maria Fernandes Coelho married to Mr. Silverio Luis Coelho,
- vi. Mrs. Lilia Ines Fernandes married to Mr. Sabino Carlos Fernandes.



[Signature]

J. Fernandes

2. Vide Deed of Partition dated 23/05/1972, duly registered with the Office of Civil Registrar- cum-Sub-Registrar, Ilhas, Panaji under serial No. 360, at pages 343 to 350 at Book No. 1, Vol No. 63 dated 28/06/1972 executed between;

i. Mrs. Maria Magdalena Fernandes alias Maria Magdalena Fernandes nee D'Souza (FIRST PART),

ii. Mr. Alberto Beaventura Circunscisao de Menino Jesus Fernandes and his wife Mrs. Pedrinha Pinto e Fernandes (SECOND PART),

iii. Mr. Manuel Santana Maximo Fernandes and his wife Mrs. Maria Antonetta Philomena Lobo e Fernandes (THIRD PART),

iv. Mr. Joao Carmo Fernandes and his wife Mrs. Lucy Isabela Flory Maria Bella Nazareth e Fernandes (FOURTH PART),

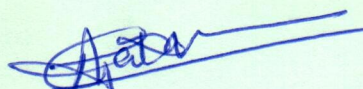
v. Mrs. Joaninha Clara Fernandes e Mascarenhas widow of late Dominic Santana Marcelino Mascarenhas (FIFTH PART) and their children's namely;

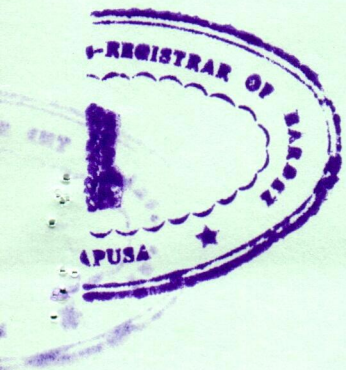
a. Mr. John Luis Denis Mascarenhas (SIXTH PART),

b. Mr. Cosme Antonio Bonifacio Mascarenhas (SEVENTH PART),

vi. Mrs. Natalina Maria Fernandes Coelho and her husband Mr. Silverio Luis Coelho (EIGHT PART),

J. Fernandes





- vii. Mrs. Lilia Ines Fernandes and her husband Mr. Sabino Carlos Fernandes (NINETH PART).

In which usufruct right in the SAID PROPERTY was allotted to Mrs. Maria Magdalena Fernandes alias Maria Magdalena Fernandes nee D'Souza, 1/3rd right in the SAID PROPERTY without usufruct was allotted to Mr. Alberto Beaventura Circunscisao de Menino Jesus Fernandes and his wife Mrs. Pedrinha Pinto e Fernandes, 1/3rd right in the SAID PROPERTY without usufruct was allotted to Mr. Manuel Santana Maximo Fernandes and his wife Mrs. Maria Antonetta Philomena Lobo e Fernandes, 1/3rd right in the SAID PROPERTY without usufruct was allotted to Mr. Joao Carmo Fernandes and his wife Mrs. Lucy Isabela Flory Maria Bella Nazareth e Fernandes.

3. Said Mr. Manuel Santana Maximo Fernandes expired on 4/11/1991, leaving behind his widow and moiety share holder Mrs. Maria Antonetta Philomena Lobo e Fernandes, and his sole and universal heirs his children's namely;

- a. Mr. Anthony Medard Michael Fernandes,
- b. Mr. Louis Amando Fernandes,
- c. Mr. Edward Philip Denis Fernandes,

J. Fernandes

[Signature]



d. Ms. Antoinette Theresa Doris de Souza nee Fernandes,

e. Miss. Lourdes Isabella Fernandes,

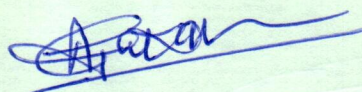
f. Miss. Maria Perpetua Fernandes.

4. Vide Deed of Relinquishment dated 19/09/1996 registered before the Notary Public Ex-Officio Ilhas-Panaji, drawn in this Office Notary Book of Notarial Deeds No. 656 at pages 36v to 38, Mrs. Antionette Theresa Doris de Souza nee Fernandes alongwith her husband Mr. Vikram de Souza, Miss. Lourdes Isabella Fernandes and Miss Maria Perpetua Fernandes, relinquished their rights to the estate left by late Mr. Manuel Santana Maximo Fernandes.

5. Vide Deed of Partition dated 28/01/1997, duly registered with the Office of Civil Registrar- cum-Sub-Registrar, Ilhas, Panaji, under registration No. 134, at pages 310 to 345, Book No. 1, Volume No. 572, dated 30/01/1997, executed between;

i. Mr. Alberto Beaventura Circunscisao de Menino Jesus Fernandes and his wife Mrs. Pedrinha Pinto e Fernandes (FIRST PART),

J. Fernandes



- ii. Mrs. Maria Antonetta Philomena Lobo e Fernandes widow of late Manuel Santana Maximo Fernandes and her children's
- a. Mr. Louis Amando Fernandes and his wife Mrs. Linda Francisca Fernandes,
 - b. Mr. Edward Philip Denis Fernandes,
 - c. Mr. Anthony Medard Michael Fernandes,
- (together SECOND PART)

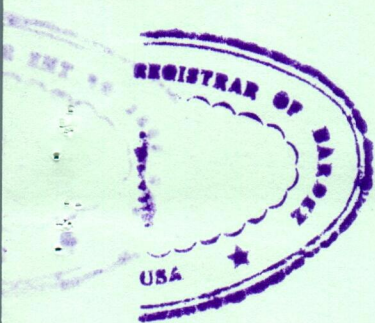
- iii. Mr. Joao Carmo Fernandes and his wife Mrs. Lucy Isabela Flory Maria Bella Nazareth e Fernandes (THIRD PART).

Plot A admeasuring 640 Sq.mts. together with mud house thereon and a common road was allotted to FIRST PART, Plot B admeasuring 640 Sq.mts. along with common road was allotted to SECOND PART and Plot C admeasuring 640 Sq.mts. along with common road was allotted to THIRD PART.

6. The Said Mr. Joao Carmo Fernandes alias John Carmo Fernandes died intestate at Mumbai on 09/06/2007 leaving behind him his widow and moiety sharer Mrs. Lucy Flory Isabela Maria Nazare e Fernandes alias Lucy

J. Fernandes

A. A. A.



Isabella Flory Maria Bella Nazareth Fernandes, and his sole and universal heirs namely;

- i. Ms Sheryl Christine Fernandes,
- ii. Mrs. Olivia Fu married to Mr. Peter Norman Fu,
- iii. Mr. Francis Joseph Fernandes.

7. Vide Deed of Sale dated 18/11/2008, under Book -1 Document, Registration No. BRZ-BK1-05426-2008, CD No. BRZD14 dated 18-11-2008, and Deed of Rectification dated 31/12/2022, under Book 1 Document Registration No. BRZ-1-93-2023, dated 06/01/2023, both duly executed before the Sub Registrar of Bardez, at Mapusa, Mrs. Lucy Flory Isabela Maria Nazare e Fernandes alias Lucy Isabella Flory Maria Bella Nazareth Fernandes, Ms. Sheryl Christine Fernandes, Mrs. Olivia Fu and her husband Mr. Peter Norman Fu, and Mr. Francis Joseph Fernandes sold Plot C admeasuring 640 Sq.mts. to Mr. Joseph Charles Climacus Fernandes alias Joe Fernnades his wife Mrs. Blossom Fernandes. The said Plot C admeasuring 640 Sq.mts. is more particularly described in Schedule II and hereinafter known as SAID PLOT C.



J. Fernandes

[Signature]

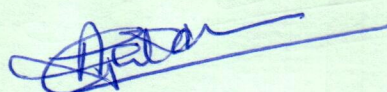
8. The VENDORS has represented to the PURCHASER that they are having exclusive title, rights and ownership and is in physical possession of the SAID PLOT C till date.

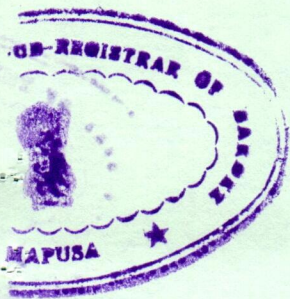
9. The PURCHASER being desirous of purchasing from the VENDORS SAID PLOT C approached the VENDORS and the VENDORS being desirous to sell to the PURCHASER the SAID PLOT C for a sale consideration price of Rs. 83,00,000/- (Rupees Eighty Three Lakhs Only). The VENDORS have accepted the proposal of the PURCHASER and have agreed to sell the SAID PLOT C unto the PURCHASER upon terms and conditions mentioned herein as under.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. That for a total consideration of Rs. 83,00,000/- (Rupees Eighty Three Lakhs Only) paid to the VENDORS, and the VENDORS do hereby sell, transfer and convey by way of sale, unto and to the use of the PURCHASER, absolutely free from all encumbrances the SAID PLOT C, TO HAVE AND TO HOLD the same absolutely and forever for quiet, peaceful and beneficial enjoyment thereof.

J. Fernandez





2. The aforesaid consideration of Rs. 83,00,000/- (Rupees Eighty Three Lakhs Only) has been paid by the PURCHASER to the VENDORS as follows;

a. Rs. 41,08,500/- (Rupees Forty One Lakhs, Eight Thousand and Five Hundred Only), vide D. D. No. 46054544, dated 02/09/2023, drawn on Union Bank, Pilerne branch in favour of VENDOR No. 1.

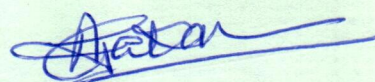
b. Rs. 41500/- (Rupees Forty One Thousand and Five Hundred Only), paid as TDS on 02/09/2023, on behalf of VENDOR No. 1.

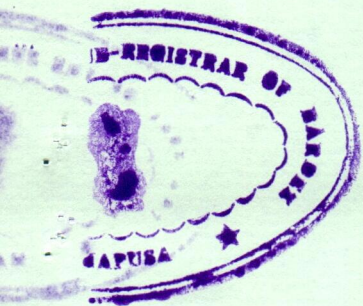
c. Rs. 41,08,500/- (Rupees Forty One Lakhs, Eight Thousand and Five Hundred Only), vide D. D. No. 46054543, dated 02/09/2023, drawn on Union Bank, Pilerne branch in favour of VENDOR No. 2.

d. Rs. 41500/- (Rupees Forty One Thousand and Five Hundred Only), paid as TDS on 02/09/2023 on behalf of VENDOR No. 2.

The VENDORS does hereby accept and acknowledge and admit the receipt of the same.

J. Fernandes





3. That the VENDORS hereby forever acquit, release and discharge the PURCHASER and that the VENDORS does hereby sell, assign, release, convey, discharge and assure unto the PURCHASER, forever the SAID PLOT C fully described in the Schedule II hereto and together with all the liberties, privileges, easements, rights appurtenant thereto and whatsoever standing in the SAID PLOT C or any part thereof belonging or pertaining to or with the same or any part thereof now or at any time hereto for usually held, used and enjoyed therewith together with all the deeds, documents, writings, and other evidence of title relating to the SAID PLOT C.

4. The VENDORS does hereby covenant with the PURCHASER, his heirs, administrators and assigns that the VENDORS are now lawfully seized and possessed of the SAID PLOT C hereby granted and transferred in favor of the PURCHASER and the VENDORS have full and absolute authority to sell the SAID PLOT C unto the PURCHASER.

5. The PURCHASER shall hereafter peacefully and quietly possess and enjoy the SAID PLOT C without any claims,

J. Fernandez

[Signature]



demands, whatsoever from the VENDORS or any person claiming through or under him.

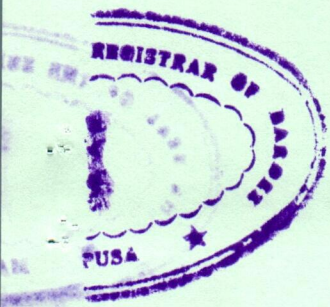
6. The VENDORS does hereby indemnify and shall keep indemnified the PURCHASER against all the claims, demands, dues, outgoings, charges and liens over the SAID PLOT C hereby sold.

7. The VENDORS does hereby authorize and give his no objection to the PURCHASER to enter his name in form 1 & XIV and/or survey record on execution of this Deed with respect to the above SAID PLOT C.

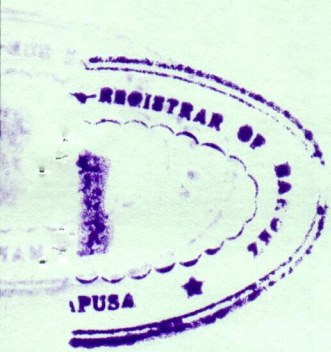
8. The VENDORS does hereby covenant and declare that the SAID PLOT C hereby transferred is free from encumbrances, charges, equities, claims or demands whatsoever and that the VENDORS have not done anything whereby the SAID PLOT C or any part thereof may be a subject to attachment or lien of any court or person whatsoever and that the VENDORS assures to have harmless and keep indemnified the PURCHASER from or against all encumbrances, charges, liens, equities, claims or demands whatsoever any time in the future.

J. Fernandez

[Signature]



9. The VENDORS and all persons claiming under the VENDORS further covenant that the VENDORS shall and will from time to time, upon the request of the PURCHASER do or execute all such acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT C and every part thereof unto the PURCHASER according to the true intent and meaning of this deed as shall or may be reasonably and lawfully required.



10. The VENDORS does hereby declare that they have not done or omitted or knowingly and willingly suffered and been a party to any act, deed or thing whereby the VENDORS are prevented from selling the SAID PLOT C in the manner aforesaid.

11. VENDOR No. 1 Ref No. NOC/49(6)/2862/PIL/TCP-2023/654 dated 01/02/2023, have obtained No objection Certificate from Office of Senior Town Planner, Town and Country Planning Department, North Goa, for registration of Deed in respect if SAID PLOT C.

J. Fernandes

12. The VENDORS and the PURCHASER hereby declare that the property in transaction does not belong to or pertain to occupancies of persons belonging to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

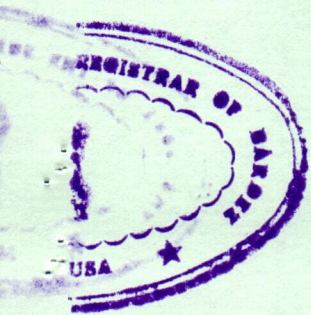
13. That the VENDORS and the PURCHASER do hereby covenant with each other as under:

A. That the PURCHASER may at any time hereafter quietly and peaceably enter upon, possess and enjoy the SAID PLOT C for his use and benefit without any claim, demand and interruption or disturbance of any kind whatsoever by the VENDORS or any persons claiming under him. It is admitted that the possession of the SAID PLOT C is handed over to the PURCHASER by the VENDORS on execution of this deed.

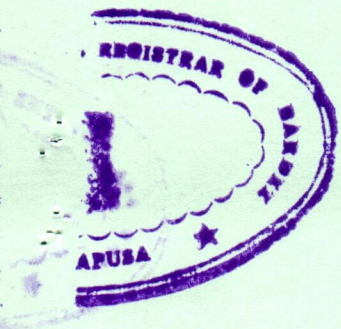
B. That the VENDORS shall at all-time hereafter at the request and cost of the PURCHASER do, execute or act all things, deeds or acts that may be necessary for the better and more effectively assuring the SAID PLOT C or any part thereof to the PURCHASER as the PURCHASER from the time to time may reasonably require.

J. Fernandez

[Signature]



C. That the VENDORS shall execute and handover to the PURCHASER the necessary application forms, declarations, writings to enable the PURCHASER to get the SAID PLOT C transferred in his name in the relevant Village Panchayat records, Survey records, and other records maintained by any other Government and statutory bodies. This deed will be considered as an express no objection from the VENDORS to include the name of the PURCHASER in the aforesaid records pertaining to the SAID PLOT C without further notice to the VENDORS.



D. All taxes, cess, charges, expenses and any such other outgoings in respect of the SAID PLOT C payable till the date of this deed shall be borne and paid by the VENDORS alone and VENDORS shall indemnify and keep indemnified the PURCHASER at all times in respect thereof.

14. AND THAT the amount of Rs. 83,00,000/- (Rupees Eighty Three Lakhs Only), being the consideration of sale and the fair market value of the SAID PROPERTY, for which appropriate stamp duty of Rs. 3,32,000/-

J. Fernandez

[Signature]

(Rupees Three Lakhs and Thirty Two Thousand Only) @
4% is paid herewith along with registration fees.

SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT landed property known as "**FORAMCHO CUNTO**" not described in the Land Registration Office of Bardez, enrolled in the Taluka Revenue Office under Matriz No. **792**, and presently surveyed under Survey No. **27** of Sub Division No. **4** of Village Pilerne, admeasuring **2025 Sq.mts.**, situated at Navetim, Gram Panchayat of Pilerne, Taluka and Sub District of Bardez, District of North Bardez, Goa, State of Goa, not registered in the Land Registration Office of Bardez, recorded in the Revenue Office of Bardez under No. 792 and bounded as under:-

On the East: - By property bearing Survey No. 27/3 and 27/5;

On the West: - By property bearing Survey No. 27/4-B;

On the North: - By property bearing Survey No. 27/1;

On the South: - By Village Road.

SCHEDULE II

(DESCRIPTION OF THE SAID PLOT HEREBY SOLD)

ALL THAT **Plot 'C'** admeasuring **640 sq.mts.**, of the property known as "FORAMCHO CUNTO" surveyed under No. **27/4**,

J. Fernandes

Aptan

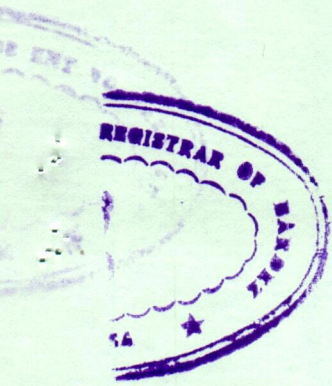
situated at Pilerne, Gram Panchayat of Pilerne, Taluka and Sub District of Bardez, District of North Bardez, Goa, State of Goa, not registered in the Land Registration Office of Bardez, recorded in the Revenue Office of Bardez under No. 792 and bounded as under:-

On the East: - By property bearing Survey No. 27/3;

On the West: - By property bearing Survey No. 27/1;

On the North: - By property bearing Survey No. 27/1;

On the South: - By property bearing Survey No. 27/4-B and Plot A.



THE SAID PROPERTY hereby sold is shown on the plan annexed to this Deed of Sale, which plan shall form the part and parcel of the present Deed of Sale.

IN WITNESS WHEREOF all the parties herein have made and signed this Deed of Sale on the date, day and year hereinabove mentioned out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed herein below.

J. Fernandes

[Signature]

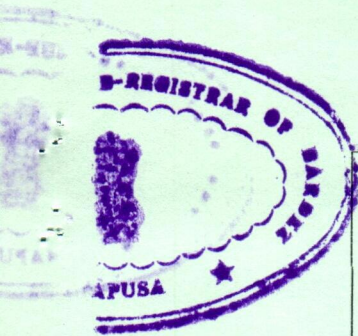
SIGNED AND DELIVERED by the
Within named VENDOR No. 1 for self and
as POA for VENDOR No. 2



J. Fernandes

J. Fernandes

MR. JOSEPH CHARLES CLIMACUS FERNANDES
alias JOE FERNANDES



LEFT HAND FINGER PRINTS

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

J. Fernandes

[Signature]

SIGNED AND DELIVERED by the
Within named PURCHASER



MR. AKSHAY VITHAL GOVEKAR

LEFT HAND FINGER PRINTS

LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

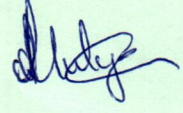
J. Fernandes

IN PRESENCE OF WITNESSES:

1. Adv Sunil Subhash Shetye

H. No 961/58, Shivprasad, B.B. Borkar Road,
Alto Porvorim, Bardez Goa, 403521.

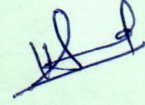
Aadhaar No. [REDACTED]



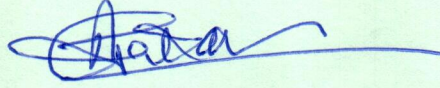
2. Adv. Samida Tukaram Machiv

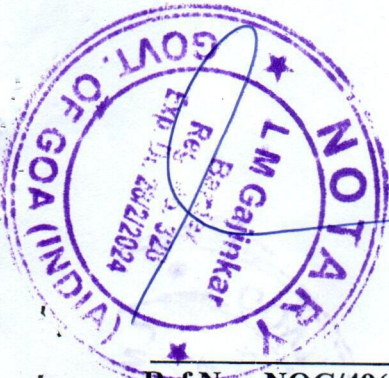
H No. E 4/8/1, Porba Vaddo,
Calangute, Bardez, Goa, 403516.

Aadhar No. [REDACTED]



J. Fernandes





OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: NOC/49(6)/2862/ASSG/TCP-23/654

Dated: 1/02/2023

NO OBJECTION CERTIFICATE

Ref No: Inward No.484

Dated: 20/01/2023

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act 1974, Town & Country Planning Department has No Objection for the registration of **Sale Deed (Re- Sale)** in respect of property bearing Sy.No.27/4, **plot no.'C'** of village **Pilerne**, Taluka **Bardez** an area admeasuring **640.00m²** as per the plan hereby annexed. The plot/property falls in "**Settlement Zone**" as per **Regional Plan for Goa 2021**.

BOUNDARY DETAILS IS AS FOLLOWS:-

NORTH: By property bearing Sy. No.27/1.

SOUTH: By property bearing Sy. no.27/4-B & plot A.

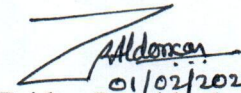
EAST : By property bearing Sy. no.27/3

WEST : By property bearing Sy. No.27/1

This N.O.C. is issued for Sale of plot based on **Deed of Sale Registered under no. BRZ-BK1-05426-2008 dt. 18/11/2008 & Deed of Rectification under registered no. BRZ-1-93-2023 before the Sub Registrar of Bardez, Mapusa and** at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.

2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C, any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

NOTE: Applicant has paid processing fees of Rs.1000/- (Rupees One Thousand Only) vide challan No.682 dtd.19/01/2023.


01/02/2023
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Mr. Joseph Charles C. Fernandes alias Joe Fernandes,
R/o. 10, Lou- Franca, St. John Baptist Road,
Bandra (West) Mumbai -400 050.

PLAN SHOWING PLOT-C SITUATED AT

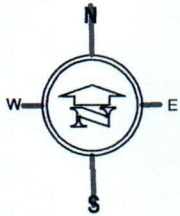
Village : PILERNE

Taluka : BARDEZ

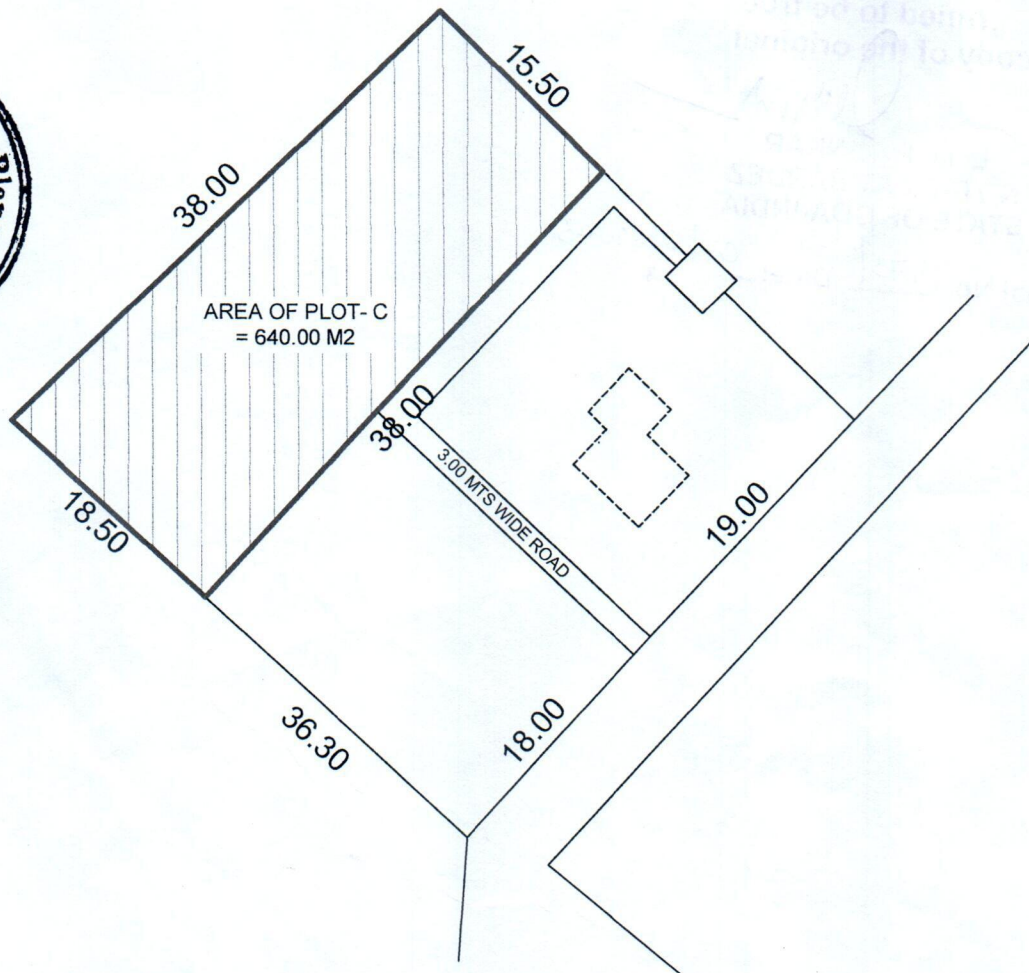
Survey No / Subdivision No. : 27/4

Scale : 1: 500

NOTARY



AREA STATEMENT	
Area of Plot - C	640.00 Sq. mts.



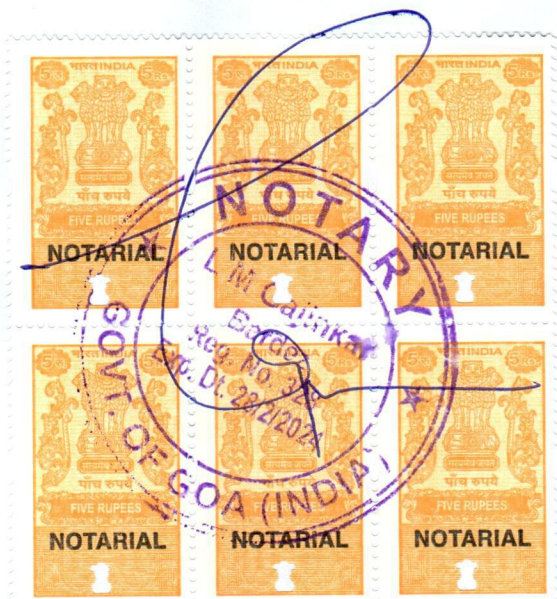
PRASHANT GAONKAR, ARCHITECT

Prashant Gaonkar

COA REG. NO. CA/97/21582
TCP REG. NO. AR/0064/2010

J. Fernandez

Prashant Gaonkar



certified to be true
copy of the original

L. M. Ganikar
L. M. GANIKAR
NOTARY AT BARDEZ
STATE OF GOA-INDIA

Serial No. 9973/2023 Date: 01/08/2023



TOP

BARDEZ

TOP REG NO. 9973
GOA REG NO. 9973

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 06-Sep-2023 12:09:51 pm

Document Serial Number :- 2023-BRZ-4482

Presented at 12:05:55 pm on 06-Sep-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	373500
2	Registration Fee	249000
3	Tatkal appointment fee	10000
4	Mutation Fees	1500
5	Processing Fee	1280
Total		635280

Stamp Duty Required :373500/-

Stamp Duty Paid : 373500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AKSHAY VITHAL GOVEKAR ,Father Name:Late Mr Vithal Govekar, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H NO 311 MAINA Pilerne BARdez Goa, Address2 - PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JOSEPH CHARLES CLIMACUS FERNANDES Alias JOE FERNANDES , Father Name:Mr Alberto Boaventura Circumscisao De Menino Jesus Fernandes, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Business, 10, Lou- Franca, St. John Baptist road, Bandra, West Mumbai 400050, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	JOSEPH CHARLES CLIMACUS FERNANDES Alias JOE FERNANDES , Father Name:Mr Alberto Boaventura Circumscisao De Menino Jesus Fernandes, Age: 66, Marital Status: ,Gender:Male,Occupation: Business, 10, Lou-Franca, St. John Baptist road, Bandra, West Mumbai 400050, PAN No.: , as Power Of Attorney Holder for BLOSSOM FERNANDES			
3	AKSHAY VITHAL GOVEKAR , Father Name:Late Mr Vithal Govekar, Age: 50, Marital Status: Married ,Gender:Male,Occupation: Business, H NO 311 MAINA Pilerne BARdez Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Samida Tukaram Machiv, Age: 28, DOB: 1994-10-16 , Mobile: 8698971298 , Email: advmsamida@gmail.com , Occupation: Advocate , Marital status : Married , Address: 403516, H No E 4/8/1 Porba vaddo calangute Bardez Goa, H No E 4/8/1 Porba vaddo calangute Bardez Goa, Calangute, Bardez, NorthGoa, Goa			
2	Name: Sunil Subhash Shetye, Age: 37, DOB: 1985-09-01 , Mobile: 9823579494 , Email: advsunilshetye@gmail.com , Occupation: Advocate , Marital status : Married , Address: 403521, H NO 961/58 Shiv Prasad B.B. Borkar road Porvorim Goa, H NO 961/58 Shiv Prasad B.B. Borkar road Porvorim Goa, Penha-de-franca, Bardez, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-4482

Book :- 1 Document

Registration Number :- **BRZ-1-4321-2023**

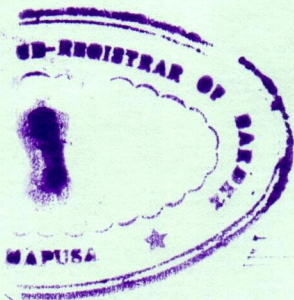
Date : 06-Sep-2023

Bardez

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

SUB-REGISTRAR

BARDEZ



Scanned by Prakash P. Tari Volvoikar (L.D.C.)
Tari