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INDIA NON JUDICIAL

Government of Goa

₹4,44,000

e-Stamp

Certificate No.	: IN-GA00061673259857X
Certificate Issued Date	: 30-Jun-2025 05:38 PM
Account Reference	: NONACC (SV)/ ga20001504/ TISWADI/ GA-NGA
Unique Doc. Reference	: SUBIN-GAGA2000150400115383931155X
Purchased by	: PRADUTT NARAYAN PRABHU LAWANDE
Description of Document	: Article 22 Conveyance
Property Description	: PROPERTY: TILCAMPO, AREA: 470 SQ.MTRS., SURVEY NO. 74/20 OF VILLAGE GOA-VELHA, TISWADI, GOA
Consideration Price (Rs.)	: 98,65,000 (Ninety Eight Lakh Sixty Five Thousand only)
First Party	: NARAYAN ANANT PRABHU LAWANDE
Second Party	: PRADUTT NARAYAN PRABHU LAWANDE
Stamp Duty Paid By	: PRADUTT NARAYAN PRABHU LAWANDE
Stamp Duty Amount(Rs.)	: 4,44,000 (Four Lakh Forty Four Thousand only)



Please write or type below this line

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2025-PNT-1856
03/07/2025

DEED OF SALE

THIS DEED OF SALE, is made on this ⁰²30th day of ^{July}June, of the year Two Thousand and Twenty Five (^{02 07}30/06/2025) at Panaji, Taluka of Tiswadi, registration Sub District of Ilhas, District of North Goa, in the State of Goa;

BETWEEN



- ✓1. **MR. NARAYAN ANANT PRABHU LAWANDE**, son of Mr. Anant Narayan Prabhu Lawande, 75 years of age, married, business, holder of PAN Card No. _____, Aadhaar Card No. _____, Contact No. _____ and his wife;
- ✓2. **MRS. YESHODA NARAYAN LAWANDE ALIAS YESHODHA NARAYAN PRABHU LAWANDE**, daughter of Jaganath Bambolkar, 63 years of age, married, housewife, holder of PAN Card No. _____, Aadhaar Card No. _____, Contact No. _____, both Indian Nationals and resident of 838 Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Tiswadi, Goa, 403204;
- ✓3. **MRS. TEJA LAKSHMIKANT LAWANDE**, daughter of Parshuram Keny, widow of late Mr. Lakshmikant Anant Lawande, aged 71 years, married, retired, holder of PAN Card No. _____, Aadhaar Card No. _____, 5, Contact No. _____, 15 and her son;
- ✓4. **MR. ANANT LAKSHMIKANT LAWANDE alias ANANT L. LAWANDE**, son of Lakshmikant Anant Lawande, aged 34 years, Bachelor, Doctor, holder of PAN Card No. _____, Aadhaar card No. _____, Contact No. _____, both Indian Nationals and resident of S-16/A-1, Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa, 403001;

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Mr. Y. Munde

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5. **MRS. DARSHAN MANDAR PRABHU**, daughter of Lakshimikant Anant Lawande, aged 36 years, married, housewife, holder of PAN Card No. _____ Aadhaar card No. _____ 7, Contact No. _____ and her husband;

6. **MR. MANDAR RAMCHANDRA PRABHU alias MANDAR R PRABHU**, son of Ramchandra Jayavant Prabhu, aged 39 years, married, Professional, holder of PAN Card No. _____ Aadhaar card No. _____ Contact No. _____ 7, both Indian Nationals and resident of H. No. 179, Shantada, Shankarwadi, Taleigao, Caranzalem, Tiswadi, North Goa, Goa, 403002, hereinafter individually referred to as "**Vendors No. 1, 2, 3, 4, 5 and 6**" and jointly referred to as the "**Vendors**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the **FIRST PART**;

The Vendors No. 5 and 6 are herein represented by their brother/ brother-in-law and duly constituted attorney, the Vendor No. 4 by virtue of Special Power of Attorney dated 29/06/2024, executed before the Notary Pronoy Kamat and registered in his book under No. 18991, on 29/06/2024.

AND

MR. PRADUTT NARAYAN PRABHU LAWANDE, son of Narayan Anant Prabhu Lawande, aged 31 years, married, businessman, holder of PAN Card No. _____, Aadhaar Card No. _____, Contact No. _____ 3, Indian National and resident of 838, Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Goa- 403204, hereinafter referred to as "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include

Lawande *MRS Yumde* *Lawande* *Shawm* *Shawm*

his heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the **SECOND PART**.

WHEREAS, there exists property known as 'Tilcampo', admeasuring an area of 600 sq. mts., situated at Agassaim, St. Lawrence ward, within the limits of village Panchayat of Agassaim, Taluka Tiswadi, registration Sub-District of Ilhas, District of North Goa, in the State of Goa, not registered in the Land registration office, but enrolled in land revenue office of Panaji under Matríz No. 510 and presently surveyed under Survey No. 74, Sub Division No. 20 of Village Goa Velha, Tiswadi – Goa, hereinafter for the sake of brevity referred to as the **"said Property"** and which is more particularly described in **Schedule - I** hereunder written and for better clarity delineated in red colour boundary in the plan annexed hereto as **Annexure- "A"**;



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

- (i) The title of the Vendors to the said Property is as under:
 - a. By Deed of Sale dated 31/01/1974, registered in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Tiswadi, under Reg. No. 103, at pages 128 to 133 of Book No. 1, Vol. No. 81, dated 18/02/1974, the said Property which belonged to Mr. Atmaram Sinai Bounsolo @ Atmaram Sinai Bonsulow, was purchased from Ramchandra Atmaram Bhonsule, Indirabai Bhonsule, Govind Atmaram Bhonsule, Hirabai Bhonsule and Anant Atmaram Bhonsule, the only heirs of their deceased parents by Mr. Anant Narayan Prabhu Lawande .
 - b. Therefore by virtue of the aforesaid Deed of Sale dated 31/01/1974, Mr. Anant Narayan Prabhu Lawande became absolute owner of the said Property, in its exclusive possession. Having purchased the said Property Mr. Anant Prabhu Lawande proceeded to carry out

Lawande *Mrs. Y. M. Lawande* *Lawande*
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mutation in respect of the said Property so as to get his name inserted in the occupant column.

- c. Anant Narayan Prabhu Lawande and his wife Laximibai Anant Lawande had seven children namely (i) Loximocanta Porobo Loundo alias Lakshimikant Anant Lawande married to Tejaswini Parshuram Keny (ii) Narayan Prabhu Lawande married to Sushma Jagannath Kamat Bambolkar (iii) Chaia Porobo Loundo married to Dattakumar R. Naik (iv) Teja Porobo Loundo alias Teja Vallab Camotim Sancoalkar married to Vallab Saguna Camotim Sancoalkar (v) Sarita Porobo Loundo alias Sarita Ramesh Naik married to Ramesh Zoivonta Naik (vi) Dipty Prabhu Lawande alias Dipti Bhaskar Kuncolienkar married to Bhaskar Jagannath Kuncolienkar (vii) Rima Lawande alias Rima Bale married to Prashant Vinayak Bale.

- d. By Deed of Gratuitous Relinquishment of Illiquid rights dated 20/10/2015 duly registered in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Sanguem, drawn at pages 82 to 83 of Notarial Book of Deed No. 16 on 23/10/2015, Chaya Dattakumar Naik alias Rukminibai Dattakumar Naik alias Chaia Porobo Loundo and her husband Dattakumar R. Naik relinquished all their illiquid and undivided rights in the estate and inheritance of their parents/parents-in-law late Anant Narayan Prabhu Lawande and his wife Laximibai Anant Lawande.

- e. By Deed of Relinquishment of Illiquid and undivided rights and Deed of Succession dated 29/10/2015 duly registered in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Salcete, recorded at Folio 55V to 58V of Deed Book No. 1616, Teja Porobo Loundo alias Teja Vallab Camotim Sancoalkar and her husband Vallab Saguna Camotim Sancoalkar, Sarita Porobo Loundo alias Sarita Ramesh Naik and her husband Ramesh Zoivonta Naik, Dipty Prabhu Lawande alias Dipti Bhaskar Kuncolienkar and her husband Bhaskar Jagannath Kuncolienkar,



[Handwritten signatures in blue ink: Anant Narayan Prabhu Lawande, Laximibai Anant Lawande, and others.]

Rima Lawande alias Rima Bale and her husband Prashant Vinayak Bale relinquished all their illiquid and undivided rights in the estate and inheritance of their parents/parents-in-law late Anant Narayan Prabhu Lawande and his wife Laximibai Anant Lawande.

- f. Following the above-mentioned Deed of Relinquishment dated 20/10/2015 and 29/10/2015, the sole and universal heirs of deceased Anant Narayan Prabhu Lawande and his wife Laximibai Anant Lawande were (i) Loximocanta Porobo Loundo alias Lakshimikant Anant Lawande and (ii) Narayan Prabhu Lawande.



- g. Mr. Loximocanta Porobo Loundo alias Lakshimi Anant Lawande and Mr. Narayan Prabhu Lawande, thereafter proceeded to carry out mutation so as to get their name inserted in the occupant column in respect of the said Property, in place of their deceased father.
- h. Mr. Loximocanto Porobo Loundo alias Lakshimikant Anant Lawande expired on 21st February, 2022, without will or any other disposition of his assets leaving behind him his widow and moiety holder (i) Tejasvinibai Quenim Robolo alias Tejaswini L. Lawande alias Teja Lakshmikant Lawande and his two children namely (ii) Darshan Lakshimikant Lawande alias Darshan Mandar Prabhu married to Mandar Ramchandra Prabhu and (ii) Anant Lakshimikant Lawande as his sole and universal heir as can be gathered from the Deed of Succession dated 03/02/2025, recorded at Folio 35 to 38 of Book No. 768, in the Office of the Civil Registrar Cum Sub Registrar & Notary Ex-Officio, Tiswadi.
- i. Therefore, Narayan Prabhu Lawande married to Sushma Jagannath Kamat Bambolkar and Tejasvinibai Quenim Robolo alias Tejaswini L. Lawande alias Teja Lakshmikant Lawande, Darshan Lakshimikant Lawande alias Darshan Mandar Prabhu married to Mandar Ramchandra Prabhu and Anant Lakshimikant Lawande are

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Lawande, Mrs Yuvraj, Anant, Anuradha

co-owners and together the absolute owners of the said Property, in its exclusive possession.

- (ii) The title of the Vendors to the said Property is thus absolutely good, clean, clear and marketable and there are no liabilities, charges, attachments or encumbrances on the said Property or part thereof, of any kind.
- (iii) No person/s other than the Vendors are having any interest/right/title in the said Property of any kind and there are no acquisition/requisition proceedings of any kind in respect of the said Property.
- (iv) There are no agreements or contracts or arrangements entered into by the Vendors affecting the said Property or any part thereof.
- (v) The Vendors are in unhindered possession of and holding full, legal and beneficial ownership rights to the said Property.
- (vi) There are no claims in the nature of tenancy, mundcarial rights, occupancy or easements, or rights of any other nature or boundary disputes of any kind against or in respect of the said Property.
- (vii) The licenses/ permissions/ approvals obtained for building construction on the said Property in the name of Vendor No. 1 shall henceforth accrue solely to the benefit of the Purchaser and the Purchaser is hereby given irrevocable authority to utilize the same in the manner deemed fit and to get the same transferred/renewed in his name. This irrevocable authority shall be considered as N.O.C for transfer/renewal for all purpose and effect.
- (viii) The said Property has an unhindered and undisputed access from the road.



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- (ix) Notwithstanding any act, deed or abstinence on the part of the Vendors, they the Vendors hereby assure the Purchaser that the title to the said Property subsist in favour of the Vendors and the Vendors have power, authority, right, title and possession in respect of the same to convey and transfer the same to the Purchaser as herein contemplated in this Deed of sale.

AND WHEREAS, the Purchaser who amongst other is carrying business of Builder and Developer was desirous of developing the said Property by constructing building thereon (hereinafter referred to as the "**proposed Building**") for sale to intending Purchasers:

AND WHEREAS, the Purchaser has proposed to the Vendors as under:



- i. The Purchaser shall purchase from the Vendors free from all encumbrances and/or defect in title 78.33 undivided share of the said Property equivalent to 470 sq. mts. out of 600 sq. mts. area of the said Property more particularly described in **Schedule – II** hereunder written (hereinafter referred to as the "**undivided share of the said Property**") along with all its development rights for total consideration of Rs. 56,40,000/- (Rupees Fifty Six Lakhs Forty Thousand only) which is its fair market value, to be paid entirely in kind i.e. (i) by constructing for the Vendors No. 1 and 2 in the proposed Building to be constructed on the said Property 02 (Two) single bedroom Apartments viz. (a) Flat bearing No. S-203, admeasuring 41.50 sq. mts. of built-up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed hereto as **Annexure – "B"** and (b) Flat bearing No. S-204, admeasuring 41.50 sq. mts. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed hereto as **Annexure – "B"** (hereinafter referred to as the "**Units of the Vendors No. 1 and 2**") along with 01 (One) allotted Car parking slot in the stilt area and (ii) by constructing for the Vendors No. 3, 4, 5 and 6 in the proposed Building to be

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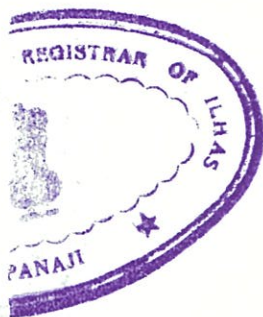
constructed on the said Property 02 (Two) single bedroom Apartments viz. (a) Flat bearing No. S-201, admeasuring 42.95 sq. mts. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed hereto as **Annexure – “B”** and (b) Flat bearing No. S-202, admeasuring 42.95 sq. mts. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed hereto as **Annexure – “B”** (hereinafter referred to as the **“Units of the Vendors No. 3, 4, 5 and 6”** along with 01 (One) allotted Car parking slot in the stilt area.

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- ii. The Vendors No. 1 and 2 shall retain the 10.83 undivided share of the said Property which is equivalent to 64.5 sq. mts. out of 600 sq. mts. area of the said Property which is proportionate to the built up area of the Units of the Vendors No. 1 and 2 to be constructed by the Purchaser for the Vendors No. 1 and 2 (hereinafter referred to as the **“undivided share of the said Property retained by the Vendors No. 1 and 2”**).
- iii. The Vendors No. 3, 4, 5 and 6 shall retain the 10.84 undivided share of the said Property which is equivalent to 65.5 sq. mts. out of 600 sq. mts. area of the said Property which is proportionate to the built up area of the Units of the Vendors No. 3, 4, 5 and 6 to be constructed by the Purchaser for the Vendors No. 3, 4, 5 and 6 (hereinafter referred to as the **“undivided share of the said Property retained by the Vendors No. 3, 4, 5 and 6”**).

AND WHEREAS, the Vendors by this Deed of sale for the hereinabove referred consideration of Rs. 56,40,000/- (Rupees Fifty Six Lakhs Forty Thousand only) to be paid entirely in kind have agreed to convey unto the Purchaser the undivided share of the said Property which is other than the ownership of the balance undivided share of the said Property retained by the Vendors proportionate to the Units of the Vendors;

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hereunder written) [which is other than the ownership of the 10.83 undivided share of the said Property which is equivalent to 64.5 sq. mts. out of 600 sq. mts. area of the said Property which is proportionate to the built up area of the Units of the Vendors No. 1 and 2 to be constructed by the Purchaser for the Vendors No. 1 and 2 (the hereinabove referred **"undivided share of the said Property retained by the Vendors No. 1 and 2"**) and the Vendors No. 3, 4, 5 and 6 shall retain the 10.84 undivided share of the said Property which is equivalent to 65.5 sq. mts. out of 600 sq. mts. area of the said Property which is proportionate to the built up area of the Units of the Vendors No. 3, 4, 5 and 6 to be constructed by the Purchaser for the Vendors No. 3, 4, 5 and 6 (the hereinabove referred **"undivided share of the said Property retained by the Vendors No. 3, 4, 5 and 6"**), along with all its development rights, TOGETHER WITH all trees, fences, ways, waters, lights, water-courses, liberties, privileges, easements, appurtenances whatsoever to the undivided share of the said Property belonging and in any way appertaining to or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, interest, property, claim or demand whatsoever of the Vendors into or upon the same which is hereby conveyed unto the Purchaser and every part thereof, TO HAVE AND TO HOLD THE SAME unto and to the use of the Purchaser absolutely and forever together with title deeds, writings, muniments and other evidence of title as ordinary pass on such sale.

2. The Purchaser shall construct for the Vendors No. 1 and 2 (free of cost as to the cost of construction only) the Units of the Vendors No. 1 and 2 and the Units of the Vendors No. 3, 4, 5 and 6 being the consideration payable by the Purchaser to the Vendors for the sale of the undivided part and portion of the said Property.
3. The Purchaser shall fully construct and complete the Units of the Vendors and shall deliver the same to the Vendors, on or before the expiry of 30 (Thirty) months from the date of signing of this

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Deed of Sale, however subject to delay (if any) caused on account of reasons beyond the control of the Purchaser or failure to complete due to war, civil commotion, flood, drought, fire, cyclone, earthquake, epidemic/pandemic, or any other calamity caused by nature or act of God, affecting the regular development of the real estate project ("Force Majeure"). If, however, the completion of the proposed Building is delayed due to the Force Majeure or any notice, order, rule, notification of the Government and/or other public or competent authority/court conditions, then the Vendors agree that the Purchaser shall be entitled to the reasonable extension of time for delivery of possession of the Units of the Vendors. For this purpose, the completion of the Units of the Vendors shall be evidenced by issue of occupancy certificate by the competent authority.



4. The Units of the Vendors shall be constructed as per the standard specification which will be provided for the proposed Building to be constructed on the said Property.
5. Once the Units of the Vendors are completed, the Purchaser shall intimate to the Vendors and the Vendors shall take possession of the same within 15 (Fifteen) days from the date of intimation. The Purchaser shall be deemed to have fully performed his obligations towards the Vendors under this Deed of Sale, by sending them the said intimation of completion of the Units of the Vendors.
6. It is agreed that the Vendors shall retain the ownership of the balance undivided share in the said Property corresponding and proportionate to the built up area of 168.9 sq. mts., in the form of the Units of the Vendors to be constructed by the Purchaser for the Vendors. Consequently upon completion and delivery of the Units of the Vendors, the Vendors shall be the absolute owners of the Units of the Vendors and the corresponding proportionate undivided share in the said Property.

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7. The Vendors/Purchaser shall at no time demand the partition of their right or interest in the said Property and it will be a precondition that the interest, right and title of the Vendors/Purchaser to the said Property shall always be inseparable.
8. The Purchaser shall be entitled to renew all the licenses/permissions/approvals for construction of the proposed Building on the said Property at his own cost/s and in his name. The consent hereby given by the Vendors to the Purchaser shall be considered express consent and irrevocable.
9. The Purchaser shall construct the proposed Building on the said Property entirely at his own cost/s.
10. The possession of the said Property is already handed over by the Vendors and received by the Purchaser.
11. The Vendors shall not interfere in any manner whatsoever in the construction of the proposed Building on the said Property.
12. With effect from the date of executing this Deed of sale, except for the Units of the Vendors to be constructed for the Vendors, the Purchaser without any reference to the Vendors shall be entitled to registered the project of the proposed Building on the said Property with RERA and commence the promotion and marketing and deal with and shall be entitled to enter into any Agreement for construction/sale/allotment and conclude the construction/sale/allotment by executing appropriate Deed of sale with the prospective Purchasers at such price as the Purchaser may think fit in his own name, of the remaining Units, other areas and all the premises in the proposed Building together with the undivided share of the said Property other than the Units of the Vendors and the balance undivided share of the said Property



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retained by the Vendors. The Purchaser shall appropriate the consideration from such sale for himself. Such consideration shall be the income of the Purchaser alone. The Vendors while irrevocably consenting to the above, hereby declare that they shall have no claim or demand whatsoever in respect of the money received by the Purchaser from such sale.

13. In the case so requested/required by the Purchaser, the Vendors agree and undertake to join and execute any transfer documents whatsoever as may be from time to time be required to be executed or called upon by the Purchaser for eventually and perfectly conveying and transferring any part of the proposed Building together with the undivided share of the said Property (excluding the Units of the Vendors along with 02 (Two) Car Parking slots reserved for the Vendors and the balance undivided share of the said Property retained by the Vendors) to the Purchaser or any of the nominee/s of the Purchaser, without demanding any further consideration except what is expressly incorporated herein. However any such document/s as may be required or called upon by the Purchaser to be executed by the Vendors shall be executed entirely at the cost of the Purchaser and/or his nominees as to its stamp duty, registration charges, lawyers fees, etc.
14. The Vendors and the Purchaser agree that the proposed Building on the said Property shall be named as '**Greenfields**' and in case any housing society/association/legal entity is formed, the same shall be titled in the said name.
15. The Vendors shall in respect of the Units of the Vendors contribute towards meter deposits/ other deposits/ maintenance charges/other outgoings/taxes/dues in the manner decided by the Purchaser which will be in conformity with the other unit holders in the proposed Building to be constructed on the said Property.



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16. In case of formation of Society/Association/Entity, the Vendors shall be bound to join as a member of the Society/Entity and to contribute the required amounts such as membership and entrance fees, security deposit, maintenance deposit, connection charges for utilities and other similar amounts.

17. The Vendors shall not create any obstruction or cause any hindrance towards the formation of the proposed Society/Entity in the case formed and the Vendors shall abide with any such decision taken by the Purchaser/or as per law with that regard and further shall abide by all such rules and regulations that may be framed from time to time regarding the maintenance of the proposed Building on the said Property.

18. The Vendors and Purchaser hereby covenant that in the case of any statutory requirement the Vendors/Purchaser shall jointly convey the proposed Building and the said Property in favour of such Society/Association/Entity in the manner as may be required to be conveyed under the direction of the Purchaser.

19. The Vendors do hereby accord their "No Objection" to the Purchaser to record his name in the record of rights in respect of the said Property along with the Vendors. The notices if any to be served under this clause on the Vendors shall be in the case of Vendors No. 1 and 2 at 838 Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Tiswadi, Goa, in the case of Vendors No. 3 and 4 at S-16/A-1, Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa, 403001 and in the case of Vendors No. 5 and 6 at H. No. 179, Shantada, Shankarwadi, Taleigao, Caranzalem, Tiswadi, North Goa, Goa, 403002.

20. The Vendors acknowledge the efforts of the Purchaser in facilitating change of zone and for procuring Licenses/ permissions/ approvals for building construction on the said Property. The Vendors agreed

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to sell the undivided rights in the said Property to the Purchaser herein to develop the said Property by utilization, consumption and optimum exploitation of its development potential. The Vendors therefore agree that all the benefits to the said Property including but not limited to increase in FAR shall solely ensure to the benefit of the Purchaser alone.

21. The Vendors declare that they have not executed any Power of Attorney in respect of the said Property and upon the request of the Purchaser shall execute a Power of Attorney (empowering the Purchaser to renew licenses/permissions/approvals for the proposed Building on the said Property and to join and execute any transfer documents whatsoever as may be from time to time be required to be executed for eventually and perfectly conveying and transferring any part of the proposed Building together with the undivided share of the said Property (excluding the Units of the Vendors along with 02 (Two) Car Parking slots reserved for the Vendors and the balance undivided share of the said Property retained by the Vendors) and generally to do all acts, deeds and things the Purchaser may deem fit or necessary and not to revoke the same.

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



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23. The arbitration award shall be final and binding on the Parties and the Parties agree to be bound thereby and to act accordingly;
24. Notwithstanding the commencement of Arbitration proceeding or court proceedings, each party shall continue to perform their obligations contained hereinbefore unless otherwise restrained by an order of a Court.
25. If at any time, any provision of this Deed of sale is declared invalid or unenforceable under the applicable law/s or under directions or orders of any judicial or other competent authority, the validity or enforceability of the remaining provisions of this Deed of sale shall not be affected or impaired thereby and this Deed of sale shall continue in full force and effect as if it had been executed without the invalid or unenforceable provision.
26. The consideration of Rs. 56,40,000/- (Rupees Fifty Six Lakhs Forty Thousand only) in the manner above is paid by the Purchaser to the Vendors for sale of the 78.33 undivided share of the said Property equivalent to 470 sq. mts. out of 600 sq. mts. area of the said Property along with all its development rights. However the stamp duty and registration charges is paid on Rs. 98,65,000/- (Rupees Ninety Eight Lakhs Sixty Five Thousand only) (i.e. (i) the above land value of undivided share of the said Property of Rs. 56,40,000/- (Rupees Fifty Six Lakhs Forty Thousand only) and (ii) the value of the construction cost @ Rs. 25,000/- (Rupees Twenty Five Thousand only) per square meter of built up area, which works out to Rs. 10,56,250/- (Rupees Ten Lakhs Fifty Six Thousand Two Hundred Fifty only) for each of the Vendors Units viz. 04 (Four) single bedroom Apartments total admeasuring 169 sq. mts. of built up area to be constructed by the Purchaser for the Vendors total aggregating 42,25,000/- (Rupees Forty Two Lakhs Twenty Five Thousand only).



Mrs. Yumel
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27. The Recitals, Clauses, Schedules and Annexures annexed hereto shall all form an integral part of this Deed of Sale, to be read as a whole.

SCHEDULE – I
(DESCRIPTION OF THE SAID PROPERTY)

All that property known as 'Tilcampo', admeasuring an area of 600 sq. mts., situated at Agassaim, St. Lawrence ward, within the limits of village Panchayat of Agassaim, Taluka Tiswadi, registration Sub-District of Ilhas, District of North Goa, in the State of Goa, not registered in the Land registration office, but enrolled in land revenue office of Panaji under Matriz No. 510 and presently surveyed under Survey No. 74, Sub Division No. 20 of Village Goa Velha, Tiswadi - Goa, and bounded as follows:



- On the East : by property belonging to Sinai Zunvarkar and presently by property bearing S. No. 70/18 of Village Goa Velha;
- On the West : by fields belonging to the Comunidade and presently by property bearing S. No. 74/18, 74/23 & 74/24 of Village Goa Velha;
- On the North : by fields belonging to the Comunidade and presently by property bearing S. No. 70/18 of Village Goa Velha and;
- On the South : by fields belonging to the Comunidade and presently by property bearing S. No. 74/25 of Village Goa Velha .

The said Property for better clarity delineated in red colour boundary in the plan annexed hereto as **Annexure- "A"**.

SCHEDULE - II

(DESCRIPTION OF THE UNDIVIDED PART AND PORTION OF THE
SAID PROPERTY HEREBY CONVEYED)

All that 78.33 undivided share of the said Property equivalent to 470 sq. mts. out of 600 sq. mts. area of the said Property 'Tilcampo', admeasuring an area of 600 sq. mts., situated at Agassaim, St. Lawrence ward, within the limits of village Panchayat of Agassaim, Taluka Tiswadi, registration Sub-District of Ilhas, District of North Goa, in the State of Goa, not registered in the Land registration office, but enrolled in land revenue office of Panaji under Matriz No. 510 and presently surveyed under Survey No. 74, Sub Division No. 20 of Village Goa Velha, Tiswadi - Goa, and bounded as follows:



On the East : by property belonging to Sinai Zunvarkar and presently by property bearing S. No. 70/18 of Village Goa Velha;

On the West : by fields belonging to the Comunidade and presently by property bearing S. No. 74/18, 74/23 & 74/24 of Village Goa Velha;

On the North : by fields belonging to the Comunidade and presently by property bearing S. No. 70/18 of Village Goa Velha and;

On the South : by fields belonging to the Comunidade and presently by property bearing S. No. 74/25 of Village Goa Velha .

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

[Handwritten signatures]
MRS Yunde
Thammas
[Signature]

SIGNED AND DELIVERED BY)
THE WITHINNAMED "VENDORS")
OF THE FIRST PART:)



Narayan

(i). MR. NARAYAN ANANT PRABHU LAWANDE.

L.H.F.P.

R.H.F.P.

PANAJI

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MRS ymde 19

Narayan

Narayan *Narayan*



MRS yunde

MRS yunde



(ii). MRS. YESHODA NARAYAN LAWANDE alias
YESHODHA NARAYAN PRABHU LAWANDE.

L.H.F.P.

R.H.F.P.



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MRS yunde
Lawande Thammez Lawande

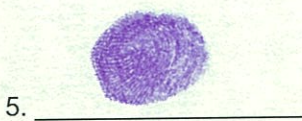


Thamma

(iii). MRS. TEJA LAKSHMIKANT LAWANDE.

L.H.F.P.

R.H.F.P.



MRS yunde

Lawande

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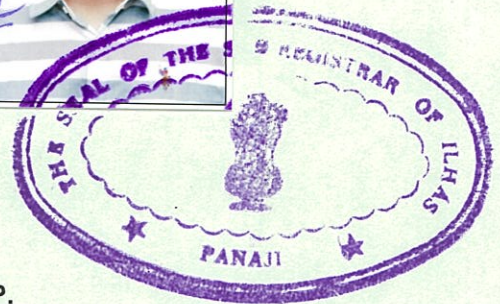
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(iv). MR. ANANT LAKSHMIKANT LAWANDE
alias ANANT L LAWANDE.
(For self and as POA for the Vendor No. 5
Mrs. Darshan Mandar Prabhu and the
Vendor No. 6 Mr. Mandar Ramchandra Prabhu.
alias Mandar R Prabhu)



L.H.F.P.

R.H.F.P.

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mrs yuzel

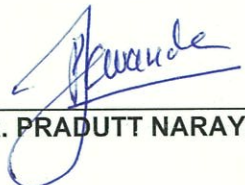
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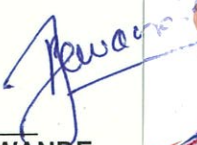
Lawande

Lawande

SIGNED AND DELIVERED BY)
THE WITHINNAMED "PURCHASER")
OF THE SECOND PART:)


MR. PRADUTT NARAYAN PRABHU LAWANDE
L.H.F.P.




R.H.F.P.


1. 

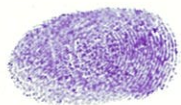
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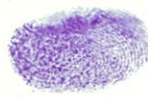
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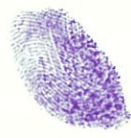
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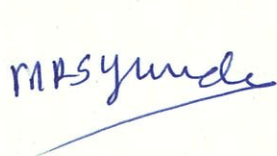
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In the presence of :

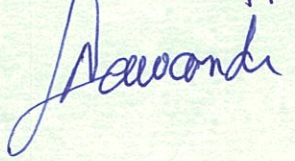
1. 

MS. VAISHNAVI UDAY BHOSLE, daughter of Mr. Uday Bhosle, aged about 20 years, unmarried, service, holding Aadhaar Card No. 5085 5307 4134, Contact No. 7498630558, residing at H.No. 686, Tari wada, Orgao, Marcela, Goa, 403107.

2. 

MR. GAUTAM GURUDAS NARVEKAR, son of Mr. Gurudas Narvekar, aged about 34 years, married, holding Aadhaar Card No. 875642091003, Contact No. 7821932188, residing at H. No. 104, near Shantadurga temple Moitem vado, Moitem, Assonora, North Goa, Goa, 403503..









Government of Goa

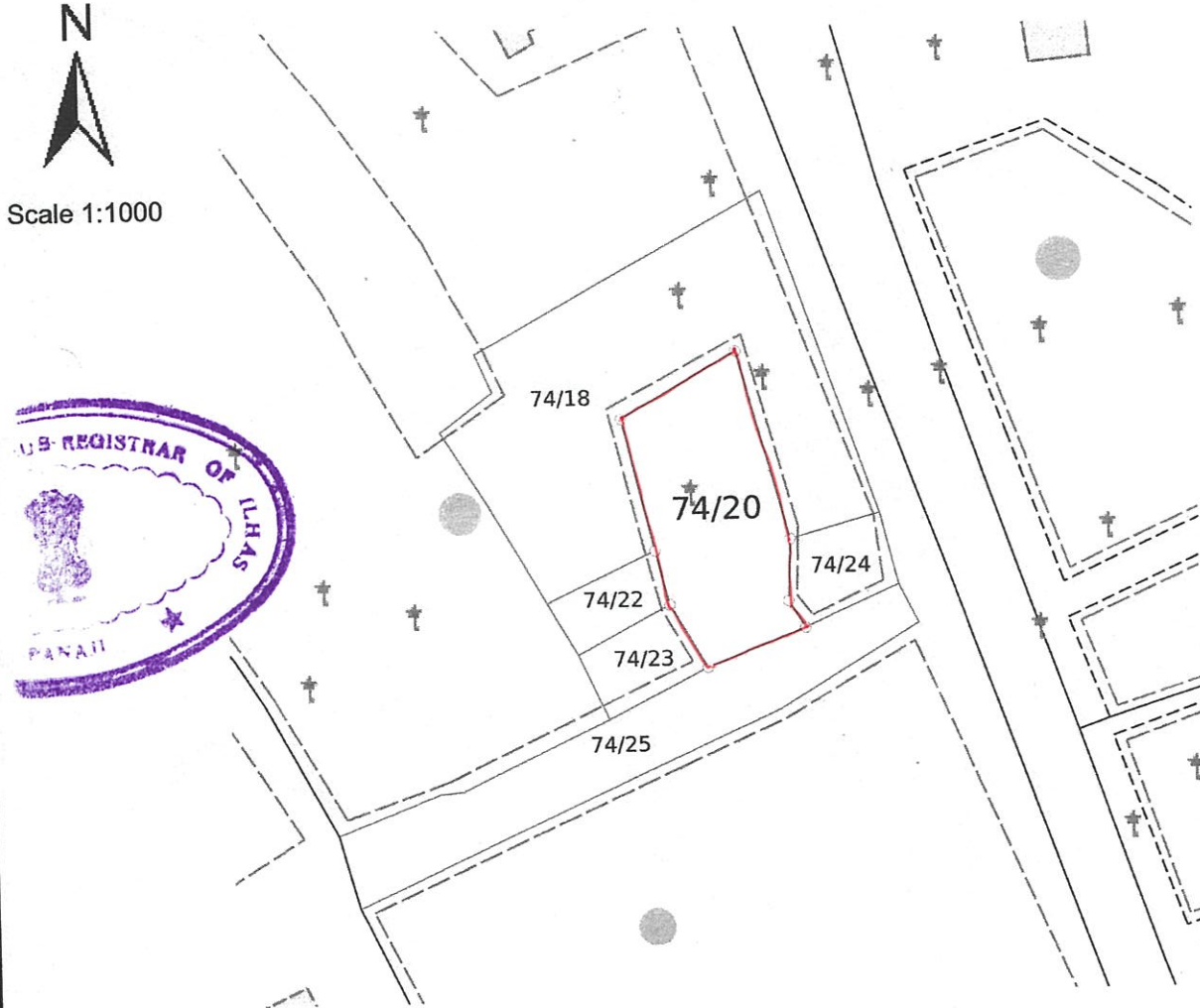
Directorate of Settlement and Land records
Plan

Taluka / Village Name : TISWADI / Goa-Velha

Survey / Subdiv No. : 74/20

Appln date: 14/03/2024

Ref. No. :1893

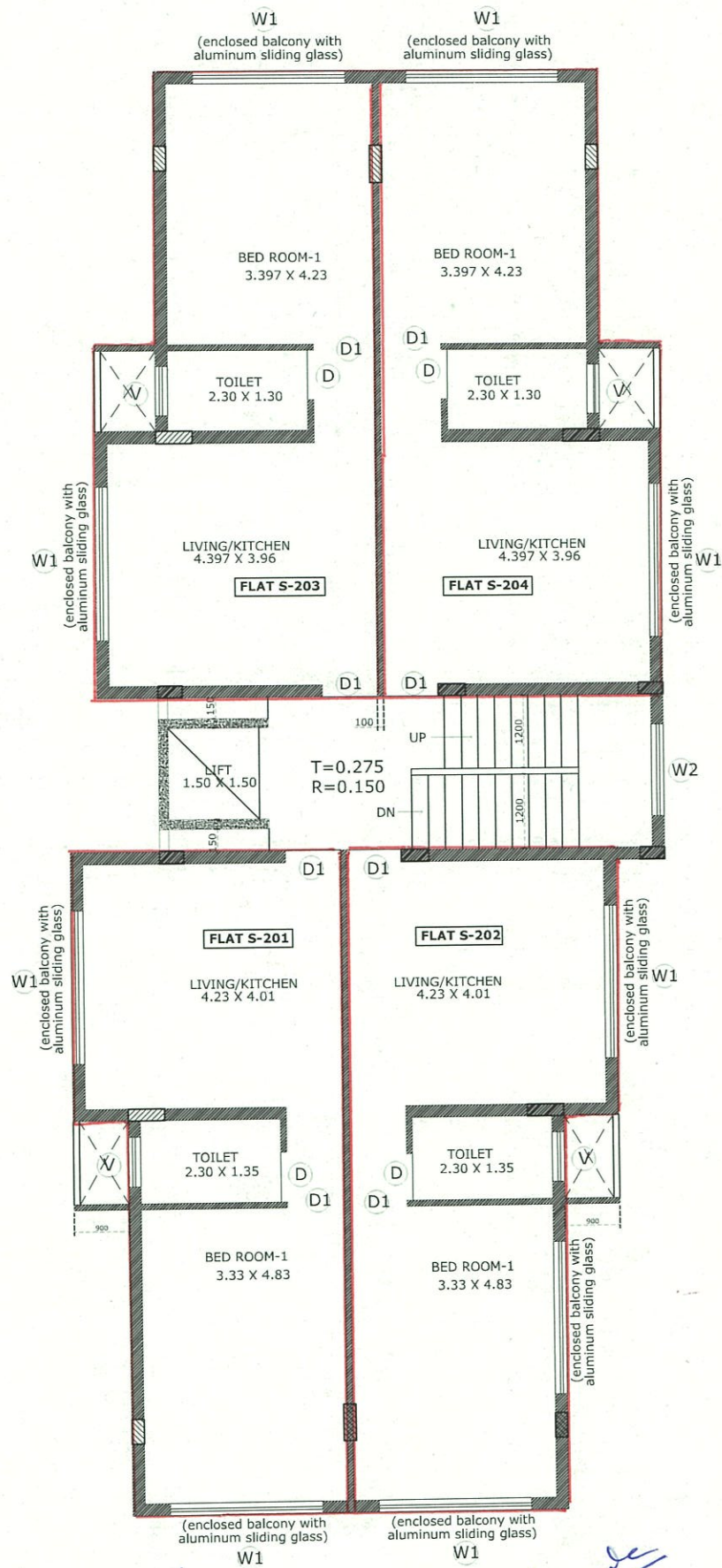


MRS yunck
Naawande
Thanna
Naawande

Report Generated By: PRATAP MAULEKAR

Print Size : A4

This record is computer generated on 15/03/2024 11:38:41 as per Online Ref No.1893. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



2nd FLOOR PLAN

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Government of Goa

Document Registration Summary 2

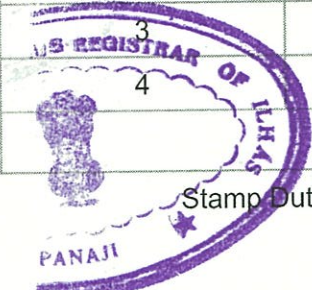
Office of the Civil Registrar-cum-Sub Registrar, Tiswadi

Print Date & Time : - 03-Jul-2025 01:08:38 pm

Document Serial Number :- 2025-PNJ-1856

Presented at 01:01:04 pm on 03-Jul-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	444000
2	Registration Fee	295950
3	Mutation Fees	1500
4	Processing Fee	2120
Total		743570



Stamp Duty Required :444000/-

Stamp Duty Paid : 444000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pradutt Narayan Prabhu Lawande , Father Name:Narayan Anant Prabhu Lawande,,Age: 31, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 838, Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Goa- 403204, Address2 - , PAN No.:			

Executer

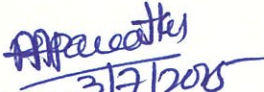
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Narayan Anant Prabhu Lawande , Father Name:Anant Narayan Prabhu Lawande, Age: 75, Marital Status: Married ,Gender:Male,Occupation: Business, 838 Yeshoda, Malwara, St. Lawrence, Agacaim, St. Lourence, North Goa, Tiswadi, Goa, PAN No.:			
2	Yeshoda Narayan Lawande Alias Yeshodha Narayan Prabhu Lawande , Father Name:Jaganath Bambolkar, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Housewife, 838 Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Tiswadi, Goa, 403204, PAN No.:			
3	Teja Lakshmikant Lawande , Father Name:Parshuram Keny, Age: 71, Marital Status: Widow ,Gender:Female,Occupation: Other, S-16/A-1, Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa. 403001, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Anant Lakshimikant Lawande Alias Anant L. Lawande , Father Name:Lakshimikant Anant Lawande, Age: 34, Marital Status: Bachelor ,Gender:Male,Occupation: Doctor, S-16/A-1, Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa, 403001, PAN No.:			
5	Anant Lakshimikant Lawande Alias Anant L. Lawande POA Holder For Darshan Mandar Prabhu , Father Name:Lakshimikant Anant Lawande, Age: 34, Marital Status: ,Gender:Male,Occupation: Doctor, S-16/A-1, Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa, 403001, PAN No.: , as Power Of Attorney Holder for Darshan Mandar Prabhu			
6	Anant Lakshimikant Lawande Alias Anant L. Lawande POA Holder For Mandar Ramchandra Prabhu Alias Mandar R Prabhu , Father Name:Lakshimikant Anant Lawande, Age: 34, Marital Status: ,Gender:Male,Occupation: Doctor, S-16/A-1, Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa, 403001, PAN No.: , as Power Of Attorney Holder for Mandar Ramchandra Prabhu Alias Mandar R Prabhu			
7	Pradutt Narayan Prabhu Lawande , Father Name:Narayan Anant Prabhu Lawande, Age: 31, Marital Status: Married ,Gender:Male,Occupation: Business, 838, Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Goa- 403204, PAN No.: AIWPL4091L			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Gautam Gurudas Narvekar, Age: 34, DOB: , Mobile: 9545995887 , Email: , Occupation: Service , Marital status : Married , Address: 403503, house number 104 near shantadurga temple Moitem Vaddo Moitem Assonora North Goa Goa, house number 104 near shantadurga temple Moitem Vaddo Moitem Assonora North Goa Goa, Assonora, Bardez, North Goa, Goa			
2	Name: Vaishnavi Uday Bhosle, Age: 20, DOB: , Mobile: 7498630558 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403107, H. No. 686 Tari wada Orgao Marcela, H. No. 686 Tari wada Orgao Marcela, Orgao, Ponda, South Goa, Goa			


Sub Registrar
SUB - REGISTRAR
ILHAS

Book :- 1 Document

Registration Number :- **PNJ-1-1743-2025**

Date : 03-Jul-2025

Apparatu
3/7/2025
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

SUB - REGISTRAR
ILHAS



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 03-Jul-2025 13:12:08
Date of Receipt: 03-Jul-2025

Receipt No : 2025-26/4/1481
Serial No. of the Document : 2025-PNJ-1856
Nature of, Document : **Conveyance - 22**
Received the following amounts from **Pradutt Narayan Prabhu Lawande** for Registration of above Document in Book-1 for the year 2025

Registration Fee	295950	E-Challan(Online fee)	• Challan Number : 202500448018 • CIN Number : 251825143065	295950
Processing Fee	2120	Payment to ITG	• Payment Reference : pay_Qno0tphh0hmUyg • Receipt Number : ab43be9988e2a7329301	2120
Total Paid	298070 (Rupees Two Lakh Ninety Eight Thousands Seventy only)			

Probable date of issue of Registered Document: / /

Pradutt Narayan Prabhu Lawande
3/7/2025

Signature of the Sub-Registrar

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
TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **03-Jul-2025**

Signature of the person receiving the Document

Pradutt Narayan Prabhu Lawande

Signature of the Presenter

Pradutt Narayan Prabhu Lawande
3/7/2025

Signature of the Sub-Registrar