

QPM-1-070

Phone No 7779047755
Sold To/Issued To:
Rajdeep Builders
For Whom/ID Proof:
GST-30AFORT9898A227



SEP-25-2022 15:24:09

₹ 1540600/-

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For CITIZEN CREDIT
CO-OP. BANK LTD.

[Signature]
Authorized Signatory

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Mrs. Sateer Thaneekar
Thaneekar

DEED OF SALE

S. P. Bherade

G. P. Bherade

Paryag Bherade

M. M. Bherade

(N) Amankar

M. K. Bherade

J. Bherade

S. P. Bherade

[Signature]

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[Signature]

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This DEED OF SALE is made and executed at Quepem Goa on this 28th day of the month of September of the year Two Thousand and Twenty Two i.e. (28/09/2022).

BETWEEN

1. **MRS. SUNANDABAI PURUSHOTTAM BHENDE** alias **MRS. SUNANDA SINAI RATABOLI**, Widow of late Purushottam Bhende, 79 years of age, Widow, Housewife, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] and her son;

2. **MR. GANGADHAR BHENDE**, son of late Purushottam Bhende, 55 years of age, Married, Business, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] and his wife;

3. **MRS. BHENDE PRIYA GANGADHAR** alias **PRIYA GANGADHAR BHENDE**, wife of Mr. Gangadhar Bhende, daughter of Mr. Pralhad Hede, 47 years of age, Married, Business, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], all Indian Nationals, and Residents of H.No.90, Bhende House, Bansai Cacora, Curehorem South Goa Goa 403706;

4. **MRS. NILIMA NARAYAN AMONKAR** alias **NILIMA PURXOTOMA BHENDE** alias **NEELIMA NARAYAN SINAI AMONKAR**, daughter of late Purushottam Bhende, wife of Mr. Narayan Surendra Amonkar, 53 years of age, Married, Housewife, Holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], and her husband;

5. **MR. NARAYAN SURENDRA AMONKAR** alias **NARAINA SURENDRA SINAI AMONKAR**, son of Mr. Surendra Narayan Amonkar, 60 years of age, Married, Retired, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], both Indian Nationals, Resident of H.No.73, Opp. Govt. Primary School, Tivrem Marcel- Ponda North Goa Goa 403107;

6. **MRS. NEETA KESHAV NAIK DALAL** alias **NEETA PURSHOTTAM BHENDE**, daughter of late Purushottam Bhende, wife of Mr. Keshav P Naik Dalal, 52 years of age, Married, Housewife, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] and her husband;

7. **MR. KESHAV P NAIK DALAL**, son of Mr. P.K. Naik Dalal, 56 years of age, Married, Business, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], Indian National, Resident of Flat No.308/6, Purva Apts., Martins Morod, Taleigao Caranzalem North Goa Goa 403002;

S. P. Bhende

G.P. Bhende

Priya Bhende
Amonkar

N. Amonkar

N. Dalal

K. P. Naik

Neeta

Keshav

Amonkar

S. P. Bhende

[Signature]

8. **MRS. SRIMATI P RATABOLI** alias **SHEILAJA RUDRAJI BHENDE**, daughter of late Rudraji Gangadhar Bhende, wife of Dr. Padmanabh Vaman Rataboli, 57 years of age, Married, Housewife, Holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] and her husband;

9. **DR. PADMANABH VAMAN RATABOLI**, son of Mr. Vaman Padmanabh Rataboli, 58 years of age, married, Doctor, Holder of Pan Card No. [REDACTED] holder of Aadhaar Card No. [REDACTED], both Indian Nationals, and residents of H.No.1605, Malliwada, Penha de France, Bardez Goa 403101;

10. **MRS. SHAMA RAJENDRA KAMAT** alias **JYOTI RUDRAJI BHENDE**, daughter of late Rudraji Gangadhar Bhende, wife of Mr. Rajendra Ganesh Kamat, 54 years of age, Married, Service, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] and her husband;

11. **MR. RAJENDRA GANESH KAMAT**, son of Mr. Ganesh Raghuvir Kamat, 59 years of age, Married, Service, Holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] both Indian Nationals, residents of H.No. 1513/4, Ganesh Smruti Lane No.1 Rego Bagh, Tiswadi Bambolim Complex, North Goa 403202; 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 and 710, 7th Floor, Gera Imperium Star, Near Central Library, Patto, Panaji-Goa-403001, represented by its sole proprietor **Mr. Rajesh Tarkar**, 48 years of age, son of Shri. 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-403002; Hereinafter referred to as the **"PURCHASER/BUILDER"** (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its heirs, successors, legal representatives and assigns) **OF THE SECOND PART.**

WHEREAS there exists a property known as **BANSAI CUTUMBONA POIQUM** also known as **BADSAI CUTUMBONA POIQUM**, admeasuring 2900 sq. mtrs, situated at Survey No. 519, Sub Division No.5 of Village Cacora, of Sub District of Quepem, State of Goa, described in the Land Registration office under No. 26248 at pages 130 on reverse of Book B No.70 and inscribed in favour of Rudraji Gangodora Sinai Bendo under No.22362 at pages 43 of Book G No.27 and the property is found registered in

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the Land Revenue office under No.51 which property is more particularly described in **SCHEDULE I** mentioned herein below and marked in red in the plan annexed herewith and hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS the Said Property was purchased by Shri Rudraji Gangadhar Sinai Bhende from Shri. Damodar Jaganata Sinai Daimodo alias Damodar Sinai Daimodo alias Damodar Jaganata Daimodo and his wife Smt. Votsola Cacodcar alias Gangabai Damodar Daimodo, vide Deed of Sale dated 23.06.1961, executed before the Notary in the Judicial Division of Salcete, at folio Twenty-One Reverse of the books of Notes for acts and contracts inter vivos number 788.

AND WHEREAS Shri Rudraji Gangadhar Sinai Bhende and his wife Smt. Shalinibai R. Bhende and Shri. Purushottam Gangadhar Sinai Bhende and his wife Smt. Sunanda Bhende, executed a Deed of Partition dated 22.08.1969, registered before the Sub Registrar of Quepem, at registration No.224 at pages 341 to 346 of Book No.1 Volume 18 dated 28.08.1969, as per which Partition Deed it is confirmed that Shri Rudraji Gangadhar Sinai Bhende and Shri. Purushottam Gangadhar Sinai Bhende had actually purchased the Said Property with joint funds, however, in the name of Shri Rudraji Gangadhar Sinai Bhende.

AND WHEREAS on purchase of the Said Property, Shri Rudraji Gangadhar Sinai Bhende and Shri. Purushottam Gangadhar Sinai Bhende jointly constructed two houses with ground plus one floor, on the Said Property and partitioned the Said Property equally between themselves along with the said houses and accordingly executed the aforesaid Deed of Partition dated 22.08.1969.

AND WHEREAS area of the Said Property at the time of execution of Deed of Sale dated 23.06.1961, as mentioned in the said Sale Deed was 3900 sq. mts. However as per the present survey records of Form I & XIV of the Said Property bearing Survey No. 519, Sub Division No.5 of Village Cacora, of Sub District of Quepem, State of Goa, the Said Property is having an area of 2900sq. mts.

AND WHEREAS Shri. Rudraji Gangadhar Sinai Bhende and Shri. Purushottam Gangadhar Sinai Bhende obtained Sanad dated 02.06.1981 from the Office of the Collector of Goa, at Panaji, bearing No. RB/CNV/319/81, for an area of 1345sq. mts with respect to the Said Property.

AND WHEREAS thus Shri Rudraji Gangadhar Sinai Bhende and his wife Smt. Shalinibai R. Bhende and Shri. Purushottam Gangadhar Sinai Bhende and Smt. Sunanda Bhende became the joint owners of the Said Property.

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AND WHEREAS Shri. Purushottam Gangadhar Sinai Bhende expired on 29.05.2016 and on his death, a Deed of Succession and Qualification of Heirs was executed on 03.04.2019 in the Judicial Division of Quepem and in the Notarial Office at Quepem Goa, drawn on 03.04.2019, recorded at folio No.71v to 72vof Deed, Book No.606, whereby Vendor namely Mrs.Sunanda Sinai Rataboli, Mr. Gangadhar Bhende, Mrs. Nilima Purxotoma Bhende alias Neelima Narayan Sinai Amonkar and her husband Mr. Naraina Surendra Sinai Amonkar, Mrs. Neeta Keshav Naik Dalal alias Neeta Purshottam Bhende and her husband Mr. Keshav Prabhaker Naik Dalal were declared as legal heirs of the said Shri. Purushottam Gangadhar Sinai Bhende and thus acquired right and title in the share of late Shri. Purushottam Gangadhar Sinai Bhende. That pursuant to the said Deed of Succession and Qualification of Heirs, Mr. Gangadhar Bhende married to Mrs. Priya Gangadhar Bhende and under the regime of Communion of Assets acquired valid and marketable title to the Said Property along with others.

AND WHEREAS likewise Shri.Rudraji Gangadhar Bhende expired on 03.09.1995 and on his death a Deed of Succession was executed on 21.01.2010, in the Judicial Division of Ilhas Goa and in the office of Ex Officio Notary of Tiswadi Goa, drawn on Book No.701 at pages 2V onwards dated 01.02.2010 at Registration No.049, whereby Mrs. Ponderibai alias Shalinibai Rudraji Bhende (widow), Mrs. Sheilaja Rudraji Bhende & Mrs.Jyoti Rudraji Bhende, were declared as legal heirs of the said Mr. Rudraji Gangadhar Bhende, Dr. Padmanabhi Vaman Rataboli married to Mrs. Sheilaja Rudraji Bhende & Mr. Rajendra Ganesh Kamat married to Mrs.Jyoti Rudraji Bhende and under the regime of Communion of Assets acquired valid and marketable title to the Said Property along with others.

AND WHEREAS on execution of said Deed of Succession dated 21.01.2010, Mrs. Ponderibai alias Shalinibai Rudraji Bhende, widow of late Rudraji Gangadhar Bhende expired on 21.12.2019.

AND WHEREAS thus on the death of Purushottam Gangadhar Sinai Bhende and late Rudraji Gangadhar Bhende, Vendor No. 1 to 11 became the co-owners of the Said Property.

AND WHEREAS the PURCHASER/BUILDER approached the OWNERS/ VENDORS herein and expressed its desire to purchase the Said Property from the OWNERS/VENDORS and in consideration of the Said Property, offered to allot on ownership basis, constructed saleable area in the Said Property comprising of Flats and Shops along with proportionate undivided right, share and interest in the Said

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Property on completion of construction of a residential cum commercial building on the Said Property.

AND WHEREAS the OWNERS/VENDORS agreed with the offer of the PURCHASER/BUILDER and accordingly agreed to sell the Said Property to the PURCHASER/BUILDER.

AND WHEREAS, the OWNERS/VENDORS have represented and covenanted unto the PURCHASER/BUILDER as follows, viz.

- a) That the OWNERS/VENDORS are in exclusive and peaceful possession of the Said Property.
- b) That no person(s) other than the OWNERS/VENDORS have any right, title and/or interest in the Said Property.
- 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 Property, and/or deal with it in any manner whatsoever.
- d) That the OWNERS/VENDORS have a clear and marketable title to the Said Property.
- 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 Property, and/or any part thereof.
- f) That there is no legal bar or impediment to enter into Sale Deed/ development agreement in respect of the Said Property, and that the Said Property, is 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 Property, nor any part thereof.
- h) That neither the Said Property 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 Property 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 Property or any part thereof.

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the OWNERS/VENDORS and the OWNERS/VENDORS have agreed to sell the Said Property to the PURCHASER/BUILDER and as consideration thereof both the PURCHASER/BUILDER and the OWNERS/VENDORS have agreed that the PURCHASER/BUILDER shall allot and handover to the OWNERS /VENDORS on ownership basis, the total saleable area admeasuring 1039 sq.mts. (built up area 905.37 sq. mts.), out of which, saleable area of 612 sq.mts. (built up area 538.45sq.mts) in the form of Semi Furnished Flats and unfurnished shops, shall be allotted to the OWNERS/VENDORS in the present project as per the allotment chart as mentioned herein below in Schedule III and saleable area of 172 sq. mts (built up area 147.92sq. mts) shall be allotted to OWNERS/VENDORS namely MRS. SHAMA RAJENDRA KAMAT alias JYOTI RUDRAJI BHENDE and her husband MR. RAJENDRA GANESH KAMAT as per clause (4) as mentioned below and saleable area of 255sq. mts. (built up area 219sq.mts.) shall be allotted to the OWNERS/VENDORS namely MRS. SRIMATI P RATABOLI alias SHEILAJA RUDRAJI BHENDE and her husband DR. PADMANABH VAMAN RATABOLI, as per clause (5) as mentioned below, which allotment as above is accepted by the OWNERS/VENDORS.

AND WHEREAS Flats and Shops to be allotted to the OWNERS/VENDORS in the present project as per allotment chart as mentioned in **Schedule III** herein below shall hereinafter be referred to as the **SAID FLATS/SHOPS** and are marked in red colour on the plan annexed herewith.

AND WHEREAS remaining FLATS/SHOPS in the present project as mentioned in Schedule IV will be allotted to the PURCHASER/BUILDER for sale to Prospective Purchasers and stamp duty and registration fee with respect to the same shall be paid by the Prospective Purchasers at the time of execution of respective Agreement for Sale/Sale Deed.

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

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER: -

1. That pursuant to negotiations and discussions by and between the parties hereto, the PURCHASER/BUILDER has agreed to purchase the Said Property and the OWNERS/VENDORS have decided to sell the Said Property to the PURCHASER /BUILDER and as consideration thereof both the PURCHASER/BUILDER and the OWNERS/VENDORS have agreed that the PURCHASER/BUILDER shall allot and

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handover to the OWNERS/VENDORS on ownership basis, the total saleable area admeasuring 1039 sq.mts. (built up area 905.37 sq. mts.) out of which saleable area of 612 sq.mts. (built up area 538.45sq.mts) in the form of Semi Furnished Flats and unfurnished shops, shall be allotted to the OWNERS/VENDORS in the present project as per the allotment chart as mentioned herein below in Schedule III and saleable area of 172 sq. mts (built up area 147.92sq. mts) shall be allotted to the OWNERS/VENDORS namely MRS. SHAMA RAJENDRA KAMAT alias JYOTI RUDRAJI BHENDE and her husband MR. RAJENDRA GANESH KAMAT as per clause (4) as mentioned below and saleable area of 255sq mts (built up area 219sq.mts.) shall be allotted to the OWNERS/VENDORS namely MRS. SRIMATI P RATABOLI alias SHEILAJA RUDRAJI BHENDE and her husband DR. PADMANABH VAMAN RATABOLI, as per clause (5) as mentioned below, as full and final settlement in kind of the entire consideration amount towards purchase of the Said Property, admeasuring 2900sq. mts.

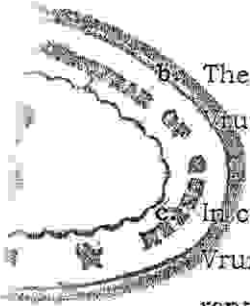
2. The said FLATS/SHOPS shall be handed over on ownership basis along with proportionate undivided right, share and interest in the Said Property, on completion of the construction of the Project on the Said Property which shall be completed as per specifications as mentioned in **Schedule II** mentioned herein below and along with one allotted free covered car parking for each flat and with allotted car parking for each shop in front of the shops, as per the approved Plan approved by the Town and Country Planning Department, Taluka Office- Quepem/Sanguem/Dharbandora, Quepem Goa.

3. That is agreed by and between the parties that on completion of construction of project on the Said Property, the PURCHASER/BUILDER shall hand over the saleable area of 612 sq.mts. in favour of OWNERS/VENDORS, as per allotment chart as mentioned in Schedule III mentioned herein below along with respective Possession Letters and the PURCHASER/BUILDER shall execute before the concerned Sub Registrar, registered Conveyance Deed with respect to each Flat/Shop allotted to the OWNERS/VENDORS which shall be retained by the OWNERS/VENDORS for their personal use.

4. That the OWNERS/VENDORS namely MRS. SHAMA RAJENDRA KAMAT alias JYOTI RUDRAJI BHENDE and her husband MR. RAJENDRA GANESH KAMAT are entitled for an additional saleable area of 172sq. mts. However, they have requested for a flat worth said value in other project of Rajdeep Builders namely Rajdeep Vrundhavan, situated at Taleigao Goa, instead of in the present project and the same is agreed by the PURCHASER/BUILDER.

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a. Accordingly, the PURCHASER/BUILDER have agreed to allot a 2BHK Flat No.205, admeasuring 113.85sq.mts. situated on Second Floor, Rajdeep Vrundhavan, at Taleigao Goa along with one free covered car parking in the said project. Though there is difference in area i.e 172sq.mts and 113.85 sq. mts, the consideration of both the areas is same, since the market rate at Taleigao area is more than Market rate at Cacora, Quepem for construction of a residential cum Commercial project.



b. The PURCHASER/BUILDER has agreed to complete its project Rajdeep Vrundhavan on or before 31.03.2025.

c. In case if the PURCHASER/BUILDER fails to complete the Said Project Rajdeep Vrundhavan on or before 31.03.2025, the PURCHASER/BUILDER shall pay rent per month for the delay in so completing the SAID FLAT till the handover of the SAID FLAT. Rent shall be decided as per market rate which shall be finalized on verification of any 2(two) rent agreements executed before the notary within the vicinity. However, no rent shall be paid by the PURCHASER/BUILDER due to delay or during the period of stoppage of work due to reasons such as Act of God and Force Majeure Causes. Moreover, no rent shall be paid by the PURCHASER/BUILDER, if the flat is ready for possession, but the said OWNERS/VENDORS fails to take possession of the Said Flat on being intimated in writing by the PURCHASER/BUILDER.

d. In case if the PURCHASER/BUILDER fails to complete the said project- Rajdeep Vrundhavan, on or before 31.03.2025, the PURCHASER/BUILDER shall not claim any additional cost towards the Said Flat at the time of completion from the said OWNERS/VENDORS, in case if the cost exceeds the original cost at the time of construction.

e. That said OWNERS/VENDORS do hereby agree to pay the Maintenance Deposit amount with respect to the Said Flat that will be prevailing at the time of receipt of Occupancy Certificate. Presently the Maintenance Deposit amount is Rs.7,00,000/- (Rupees Seven Lakhs Only) for the said project Rajdeep Vrundhavan.

f. That the built-up area of the saleable area admeasuring 172sq. mts is considered in calculation of stamp duty and registration fee for execution of the present Deed of Sale. Thus, the PURCHASER/BUILDER is now bearing the requisite stamp duty and registration fee with respect to the said flat at Rajdeep

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M. M. Monteiro

P. Jayashende

C. B. Mendal

S. P. Brende

Vrundhavan while executing the present Deed of Sale before the Sub Registrar of Quepem Goa. However, any tax liabilities such as GST or any other taxes including stamp duty and registration fees levied by the Government and if applicable at the time of execution of Agreement for Sale/Deed of Sale with respect to the Said Flat at Rajdeep Vrundhavan before the concerned Sub Registrar shall be borne by the said OWNERS/VENDORS at that point of time.

5. Similarly, the OWNERS/VENDORS namely MRS. SRIMATI P RATABOLI alias SHEILAJA RUDRAJI BHENDE and her husband DR. PADMANABH VAMAN RATABOLI are entitled for saleable area of 255sq. mts. However, they have requested for flat with value worth said saleable area in any other project of Rajdeep Builders at St. Cruz-Bambolim Goa, instead of in the present project and the same is agreed by the PURCHASER/BUILDER. The built-up area of the saleable area admeasuring 255 sq. mts. is considered in calculation of stamp duty and registration fee for execution of the present Sale Deed. Thus, the PURCHASER/BUILDER is now bearing the requisite stamp duty and registration fee on the said proposed flat at St. Cruz Bambolim Goa while executing the present Deed of Sale before the Sub Registrar of Quepem Goa. However, any tax liabilities such as GST or any other taxes including stamp duty and registration fees levied by the Government and if applicable at the time of execution of Agreement for Sale/Deed of Sale with respect to the said proposed flat at St. Cruz-Bambolim Goa before the concerned Sub Registrar shall be borne by the said OWNERS/VENDORS at that point of time.

6. The PURCHASER/BUILDER shall hand over possession of the said FLATS/SHOPS in the present project to the OWNERS/VENDORS, to be constructed on the Said Property, on or before a particular date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be calculated as 48 months with 8 months grace period from the date of execution of the present Deed of Sale.

7. Any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities, for reasons not attributable to the PURCHASER/BUILDER or if the delay has been occasioned by any Act of God, Force Majeure, any natural and unnatural calamities, pandemic such as present COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, defect in property title, non-availability of raw material due to government restraints and or due to Government Order; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the PURCHASER/BUILDER, shall not be attributable to the PURCHASER/BUILDER and delay caused due to the above

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times hereafter quietly and peacefully possess and enjoy the Said Property and receive the rents and profits thereof 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 Property or any part thereof or part of the same, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER and shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER/BUILDER 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 Property UNTO AND TO THE USE OF THE PURCHASER/BUILDER in a manner aforesaid as shall or may be reasonably required.

10. That on execution of these presents, PURCHASER/BUILDER is put in possession of the Said Property as exclusive owner of the Said Property to be held, owned and possessed by the PURCHASER/BUILDER 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/ BUILDER against all/any Third Party claims if made to the Said Property 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 PURCHASER/BUILDER.

11. That the OWNERS/VENDORS have assured and confirmed to the PURCHASER/BUILDER that they have not sold the Said Property 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.

12. That the OWNERS/VENDORS covenants with the PURCHASER /BUILDER that the OWNERS/VENDORS have a marketable title to the Said Property and the OWNERS/VENDORS assures the PURCHASER/BUILDER that they have not in any way encumbered, alienated and/or mortgaged the Said Property nor there are any charges, lien, attachments, claims, demands with respect to the Said Property and OWNERS/VENDORS are conveying the absolute and exclusive right, title, interest, ownership and possession of the Said Property, unto the PURCHASER/BUILDER, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.

13. The OWNERS/VENDORS covenant with the PURCHASER/BUILDER that the OWNERS/VENDORS have not done, permitted or knowingly and willingly suffered or

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Chitale

Priyanka Bhandale

Mamankar

D. Amolkar

Mahadikar

Patil

Shrikumar

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reasons shall be excluded from the stipulated time mentioned above for completion of the construction of the project and period of stoppage of work due to aforesaid reasons shall be excluded from the time period stipulated above for handing over possession of the said FLATS/SHOPS to the OWNERS/VENDORS.

8. That in case the PURCHASER/BUILDER fails to complete the proposed project on the Said Property on or before a particular date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be normally calculated as 48 months with 8 months grace period from the date of execution of Deed of Sale and fails to hand over possession of the said FLATS/SHOPS allotted to the OWNERS/VENDORS within the stipulated time, the PURCHASER /BUILDER shall pay rent, per month, per flat/shop for the delay in so completing the said FLATS/SHOPS till the handover of the said FLATS/SHOPS. Rent shall be decided as per market rate which shall be finalized on verification of any 2(two) rent agreements executed before the notary within the vicinity. No rent shall be paid by the PURCHASER/BUILDER due to delay or during the period of stoppage of work due to reasons as mentioned above. Moreover, no rent shall be paid by the PURCHASER/BUILDER, if the FLATS/SHOPS are ready for possession, but OWNERS/VENDORS fails to take possession of the said FLATS/SHOPS on being intimated by the PURCHASER/BUILDER.

9. The OWNERS/VENDORS as absolute owners do hereby grant, transfer, assign, assure and convey the Said Property more particularly described in the **SCHEDULE I** herein below, UNTO the said PURCHASER/BUILDER TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the Said Property usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the OWNERS/VENDORS into and upon the Said Property and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER/BUILDER forever, as distinct and dis-annexed property 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 /BUILDER 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 Property hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER /BUILDER in a manner aforesaid AND THAT the PURCHASER/BUILDER shall and may at all

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been party to any act, whereby the OWNERS/VENDORS are prevented from conveying the Said Property in the manner aforesaid.

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

15. That the OWNERS/VENDORS shall at all time do all that is required to better assure the title of the Said Property in favour of the PURCHASER /BUILDER as per the request and at the cost of the PURCHASER/BUILDER 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.

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

17. The project name finalized by both the OWNERS/VENDORS and the PURCHASER/BUILDER is "**RAJDEEP BHENDE RESIDENCY**".

18. That in case if the PURCHASER/BUILDER abandons the project for a continuous period of 12 months(one year) from the date of signing of the present Sale Deed, due to which the PURCHASER/BUILDER is unable to hand over the saleable area as promised to the OWNERS/VENDORS, in such case the OWNERS /VENDORS shall have the remedy to approach court of law and get the Sale Deed declared null and void and PURCHASER/BUILDER shall cooperate in such case.

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

20. That the plot area of the Said Property is 2900sq. mts and total built up area of the FLATS/SHOPS allotted to the OWNERS/VENDORS is 905.37 sq.mts. That for the purpose of calculation of stamp duty and registration fee, market value of the Said Property is calculated as Rs. 1,16,00,000/- (Rupees One Crore Sixteen Lakhs Only) and under construction value of the built up area of 905.37 sq.mts., to be handed over to

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the OWNERS/VENDORS by the PURCHASER/BUILDER, is calculated as Rs.2,26,34,250/- (Rupees Two Crores Twenty Six Lakhs Thirty Four Thousand Two Hundred and Fifty Only). Thus the combined value of the market value of the Said Property and built up area to be allotted to the OWNERS/VENDORS amounts to Rs.3,42,34,250/- (Rupees Three Crores Forty Two Lakhs Thirty Four Thousand Two Hundred and Fifty Only).

21. Accordingly, an amount of Rs.15,40,600/- (Rupees Fifteen Lakhs Forty Thousand Six Hundred Only) as 4.5% Stamp Duty and an amount of Rs.10,27,100/- (Rupees Ten Lakhs Twenty Seven Thousand One Hundred Only) is paid as 3% Registration Fee on the value of Rs.3,42,34,250/- (Rupees Three Crores Forty Two Lakhs Thirty Four Thousand Two Hundred and Fifty Only) and is borne by the PURCHASER/BUILDER.

22. That 1% TDS is paid on total combined value of Rs.3,42,34,250/- (Rupees Three Crores Forty Two Lakhs Thirty Four Thousand Two Hundred and Fifty Only) amounting to Rs.3,42,343/- (Rupees Three Lakhs Forty Two Thousand Three Hundred and Forty Three Only) is paid herewith.

23. That the parties to this deed hereby declare that the Said Property in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to Notification No: RD/LND/LRC/318/77 dated 21.08.1978.

SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY)

ALL that property known as **BANSAI CUTUMBONA POIQUIM** also known as **BADSAI CUTUMBONA POIQUIM**, admeasuring 2900 sq. mtrs. situated at Survey No. 519, Sub Division No.5 of Village Cacora, of Sub District of Quepem, State of Goa, described in the Land Registration office under No. 26248 at pages 130 on reverse of Book B No.70 and inscribed under No.22362 at pages 43 of Book G No.27 and the property is found registered in the Land Revenue office under Matriz No.51 and bounded as under:

To the East: By the property bearing survey No.522 sub division No.1 presently of Waman Prabhu and others;

To the West: By road going from Savordem to Quepem;

To the North: By property under Survey No.519 sub division No. 3 of Lavu Raghuvir Sinai Kudchadkar, Kusha Raghuvir Sinai Kudchadkar, both legal heirs of Roghuvir Sinai Curchorcar, Saidham and Gauribhushan Shivdas Karpe subsequent purchasers and;

To the South: By property under survey No.519 sub division 6 of Shri. Shaik Hassan.

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SCHEDULE II

(SPECIFICATIONS AND DESCRIPTION OF SEMI FURNISHED FLATS)

SPECIFICATIONS:

1. 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.

2. DOORS AND WINDOWS:

Stainless steel safety Gate for main door. 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 aluminum frames with rolling shutters of glass.

3. Safety Fabrication Grills will be provided uniformly to all flats. Metal steel grills (MS) fixed to all flat windows for safety purpose which also maintain uniformity of the building.

4. CEILING:

POP Ceiling with LED Lights will be provided in all rooms.

5. FLOORING:

Living Room, Kitchen and Bedrooms will be provided with good quality vitrified tiles. Bathroom flooring shall be anti-skid tiles of good quality and wall tiles fitting shall be upto full height.

6. SANTARY AND TOILET FITTINGS:

All bathroom fittings and sanitary fittings shall be of premium class quality such as Cera or equivalent.

7. ELECTRICAL INSTALLATION:

All rooms of the flat will be provided with LED Lights, Fans and bathroom with Exhaust Fans.

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G. Bherole

P. Bherole

M. Bherole

A. Bherole

M. Bherole

J. Bherole

S. Bherole

V. Bherole

S. Bherole

A. Bherole

A. Bherole

DESCRIPTION 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.



(SCHEDULE III)

SEMI FURNISHED FLATS/UNFURNISHED SHOPS TO BE ALLOTTED TO THE OWNERS/VENDORS

Sl. NO.	FLAT/SHOP NO.	FLOOR	TYPE OF FLATS/UNIT	SALEABLE AREA (SQ.MTS)	BUILT UP AREA (SQ.MTS)	CARPET AREA (SQ.MTS)	BALCONY AREA (SQ.MTS)	OPEN TERRACE AREA (SQ.MTS)	ALLOTTED TO OWNERS/VENDORS
1	SHOP NO.1	Ground Floor	SHOP	21.00	17.8	15.4	-	-	Mr. Gangadhar Bhende & his wife Mrs. Bhende Priya Gangadhar alias Priya Gangadhar Bhende
2	SHOP NO.2	Ground Floor	SHOP	47.00	40.07	36.9	-	-	Mr. Gangadhar Bhende & his wife Mrs. Bhende Priya Gangadhar alias Priya Gangadhar Bhende
3	FLAT NO.201 (BLOCK A)	Second Floor	2BHK	83.00	73.3	53.98	14.46	-	Mrs. Shama Rajendra Kamat Alias Jyoti Rudraji Bhende & her husband Mr. Rajendra Ganesh Kamat
4	FLAT NO.202 (BLOCK A)	Second Floor	2BHK	97.00	85.93	56.26	20.84	4.61	Mr. Gangadhar Bhende & his wife Mrs. Bhende Priya Gangadhar alias Priya Gangadhar Bhende
5	FLAT NO.203 (BLOCK A)	Second Floor	2BHK	97.00	85.93	56.26	20.84	4.61	Mr. Gangadhar Bhende & his wife Mrs. Bhende Priya Gangadhar alias Priya Gangadhar Bhende

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5	FLAT NO.204 (BLOCK A)	Second Floor	2BHK	83.00	73.3	53.98	14.46	-	Mrs. Sunandabai Purushottam Bhende alias Mrs. Sunanda Sinai Rataboli
7	FLAT NO. 302 (BLOCK A)	Third Floor	2BHK	92.00	81.06	56.26	20.58	-	Mrs. Neelima Narayan Amonkar alias Nilima Puruxotoma Bhende alias Neelima Narayan Sinai Amonkar & her husband Mr. Narayan Surendra Amonkar alias Naraina Surendra Sinai Amonkar
8	FLAT NO. 303 (BLOCK A)	Third Floor	2BHK	92.00	81.06	56.26	20.58	-	Mrs. Neeta Keshav Naik Dalal alias Neeta Purshottam Bhende and her husband Mr. Keshav P Naik Dalal
			TOTAL	612.00 sq. mts	538.45 sq. mts				
As per the present Chart and as per clause (4) & (5) of the present Deed of Sale, the PURCHASER/BUILDER has agreed to allot and handover to the OWNERS/VENDORS on ownership basis, the total saleable area of 1039 sq.mts. having built up area 905.37 sq. mts.									

(SCHEDULE IV)

FLATS/SHOPS TO BE ALLOTTED FOR THE PURCHASER/BUILDER

SR. NO.	FLAT/SHOP NO.	FLOOR	TYPE OF FLATS /UNIT	SALEABLE AREA (SQ.MTS)	BUILT UP AREA (SQ.MTS)	CARPET AREA (SQ.MTS)	BALCON Y AREA (SQ.MTS)	OPEN TERRACE AREA (SQ.MTS)
1	SHOP No.3	Ground Floor	SHOP	47	40.07	36.7	-	-
2	SHOP No.4	Ground Floor	SHOP	21	17.8	15.5	-	-
3	SHOP No.5	Ground Floor	SHOP	22	18.72	16.5	-	-
4	SHOP No.6	Ground Floor	SHOP	22	18.72	16.5	-	-
5	SHOP No.7	Ground Floor	SHOP	18	15.5	13.7	-	-
6	SHOP No.8	Ground Floor	SHOP	18	15.5	13.7	-	-
7	SHOP No.9	Ground Floor	SHOP	38	34.97	30.63	-	-
8	SHOP No.10	Ground Floor	SHOP	38	34.97	30.63	-	-

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		Floor						
9	SHOP No. 11	Ground Floor	SHOP	24	20.95	18.20	.	.
10	SHOP No. 12	Ground Floor	SHOP	24	20.95	18.20	.	.
11	FLAT NO. 101 (BLOCK A)	FIRST FLOOR	2BHK	89	77.27	54.00	14.46	4.17
12	FLAT NO. 102 (BLOCK A)	FIRST FLOOR	2BHK FLAT	89	77.27	54.00	14.57	4.17
13	FLAT NO. 101 (BLOCK B)	FIRST FLOOR	1BHK FLAT	62	53.65	40.00	9.65	.
14	FLAT NO. 102 (BLOCK B)	FIRST FLOOR	1BHK FLAT	65	56.95	38.72	9.92	4.4
15	FLAT NO. 103 (BLOCK B)	FIRST FLOOR	1BHK FLAT	65	56.95	38.72	9.92	4.4
16	FLAT NO. 104 (BLOCK B)	FIRST FLOOR	1BHK FLAT	62	53.65	40.00	9.65	.
17	FLAT NO. 105 (BLOCK B)	FIRST FLOOR	2 BHK FLAT	90.00	78.63	55.42	14.55	4.47
18	FLAT NO. 106 (BLOCK B)	FIRST FLOOR	2 BHK FLAT	90.00	78.63	55.42	14.55	4.47
19	FLAT NO. 205 (BLOCK A)	SECOND FLOOR	2BHK FLAT	83	73.78	54.00	15.25	.
20	FLAT NO. 206 (BLOCK A)	SECOND FLOOR	2 BHK FLAT	83	73.78	54.00	15.25	.
21	FLAT NO. 201 (BLOCK B)	SECOND FLOOR	1BHK FLAT	61	53.65	40.00	9.65	.
22	FLAT NO. 202 (BLOCK B)	SECOND FLOOR	1 BHK FLAT	59	52.65	38.72	10.02	.
23	FLAT NO. 203 (BLOCK B)	SECOND FLOOR	1 BHK FLAT	59	52.65	38.72	10.02	.
24	FLAT NO. 204 (BLOCK B)	SECOND FLOOR	1 BHK FLAT	61	53.65	40.00	9.65	.
25	FLAT NO. 205 (BLOCK B)	SECOND FLOOR	2BHK FLAT	84	74.42	55.42	14.82	.
26	FLAT NO. 206 (BLOCK B)	SECOND FLOOR	2BHK FLAT	84	74.42	55.42	14.82	.
27	FLAT NO. 301 (BLOCK A)	THIRD FLOOR	2BHK FLAT	83	73.3	53.98	14.46	.
28	FLAT NO. 304 (BLOCK A)	THIRD FLOOR	2BHK FLAT	83	73.3	53.98	14.46	.
29	FLAT NO. 305 (BLOCK A)	THIRD FLOOR	2BHK FLAT	87	77.27	54.00	15.24	3.5
30	FLAT NO. 306 (BLOCK A)	THIRD FLOOR	2BHK FLAT	87	77.27	54.00	15.24	3.5
31	FLAT NO. 301 (BLOCK B)	THIRD FLOOR	1BHK FLAT	61	53.65	40.00	9.65	.

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Prasad Bhende

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32	FLAT NO. 302 (BLOCK B)	THIRD FLOOR	1BHK FLAT	64	56.95	38.72	9.92	4.4
33	FLAT NO. 303 (BLOCK B)	THIRD FLOOR	1BHK FLAT	64	56.95	38.72	9.92	4.4
34	FLAT NO. 304 (BLOCK B)	THIRD FLOOR	1BHK FLAT	61	53.55	40.00	9.65	
35	FLAT NO. 305 (BLOCK B)	THIRD FLOOR	2BHK FLAT	89	78.63	55.42	14.55	4.47
36	FLAT NO. 306 (BLOCK B)	THIRD FLOOR	2BHK FLAT	89	78.63	55.42	14.55	4.47
37	FLAT NO. 401 (BLOCK A)	FOURTH FLOOR	2BHK FLAT	83	73.3	53.98	14.46	
38	FLAT NO. 402 (BLOCK A)	FOURTH FLOOR	2BHK FLAT	97.00	85.93	56.26	20.63	4.82
39	FLAT NO. 403 (BLOCK A)	FOURTH FLOOR	2BHK FLAT	97.00	85.93	56.26	20.63	4.82
40	FLAT NO. 404 (BLOCK A)	FOURTH FLOOR	2BHK FLAT	83	73.3	53.98	14.46	
41	FLAT NO. 405 (BLOCK A)	FOURTH FLOOR	2BHK FLAT	83.00	73.78	54.00	15.25	
42	FLAT NO. 406 (BLOCK A)	FOURTH FLOOR	2BHK FLAT	83.00	73.78	54.00	15.25	
43	FLAT NO. 401 (BLOCK B)	FOURTH FLOOR	1BHK FLAT	61	53.65	40.00	9.65	
44	FLAT NO. 402 (BLOCK B)	FOURTH FLOOR	1BHK FLAT	59	52.65	38.72	10.02	
45	FLAT NO. 403 (BLOCK B)	FOURTH FLOOR	1BHK FLAT	59	52.65	38.72	10.02	
46	FLAT NO. 404 (BLOCK B)	FOURTH FLOOR	1BHK FLAT	61	53.65	40.00	9.65	
47	FLAT NO. 405 (BLOCK B)	FOURTH FLOOR	2BHK FLAT	84	74.42	40.62	10.08	19.93
48	FLAT NO. 406 (BLOCK B)	FOURTH FLOOR	2BHK FLAT	84	74.42	40.62	10.08	19.93

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.

S. P. Bherde

G. Bhand.

P. S. Bherde

N. Amolkar

N. Amolkar

M. D. D.

M. D. D.

S. P. Bherde

M. D. D.

S. P. Bherde

M. D. D.

M. D. D.

SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



S. P. Bhende

MRS. SUNANDABAI PURUSHOTTAM BHENDE
alias MRS. SUNANDA SINAI RATABOLI

L. H. T. I.

R. H. T. I.



S. P. Bhende

Alkhand

Priyanka Bhende

N. Amolkar

N. Amolkar, Meddalal

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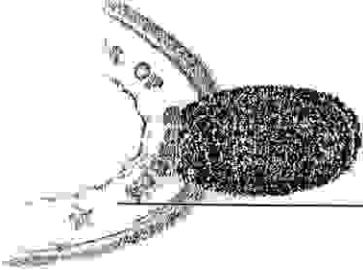
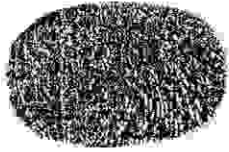
SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



Gangadhar Bhende

MR. GANGADHAR BHENDE
L. H. T. I.

R. H. T. I.



S. P. Bhorde

Gangadhar Bhende

Rajendra Bhorde

M. M. M. M.

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Prakash

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SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



Priya G. Bhende

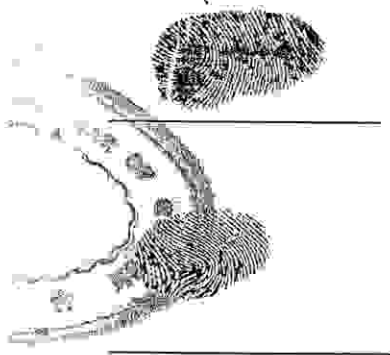
MRS. BHENDE PRIYA GANGADHAR alias
PRIYA GANGADHAR BHENDE

Priya G. Bhende

Priya G. Bhende

L. H. T. I.

R. H. T. I.



S. P. Bhende

G. Bhende

Priya G. Bhende
M. M. M. M.

M. M. M. M.

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SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



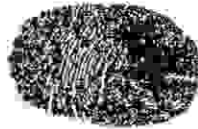
M Amonkar

M Amonkar

MRS. NEELIMA NARAYAN AMONKAR
alias NILIMA PURUXOTOMA BHENDE
alias NEELIMA NARAYAN SINAI AMONKAR

L. H. T. I.

R. H. T. I.



S. P. Bhemala

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M Amonkar

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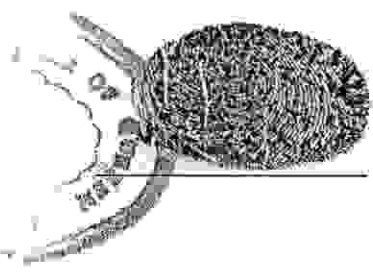
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SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



(M) Narayan
MR. NARAYAN SURENDRA AMONKAR
alias NARAINA SURENDRA SINAI AMONKAR
L. H. T. I.

(N) A
R. H. T. I.



S. P. Bherde

Pritya Bherde
M. Amonkar

(M) Narayan

Madalal
Khal

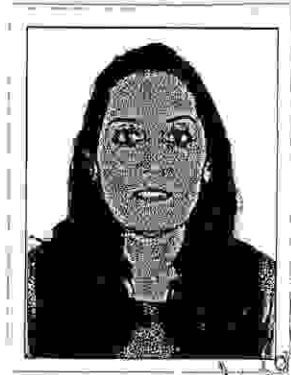
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Surendra Amonkar

(M) Narayan

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by the within named OWNERS/VENDORS



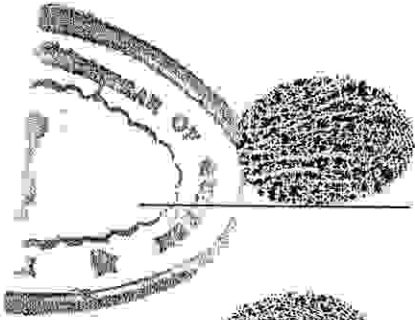
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MRS. NEETA KESHAV NAIK DALAL
alias NEETA PURSHOTTAM BHENDE

mdalal

L. H. T. I.

R. H. T. I.



S. P. Bhende

GBhende

Priya CBhende

M. Amontam

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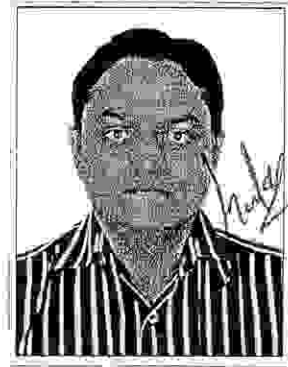
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Amal

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SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS

MR. KESHAV P NAIK DALAL



L. H. T. I.

R. H. T. I.



S. P. Bherole

Chhanna

Priyabherole
Mankar

(N) Mankar

nkadalal

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Wadhwa

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by the within named OWNERS/VENDORS

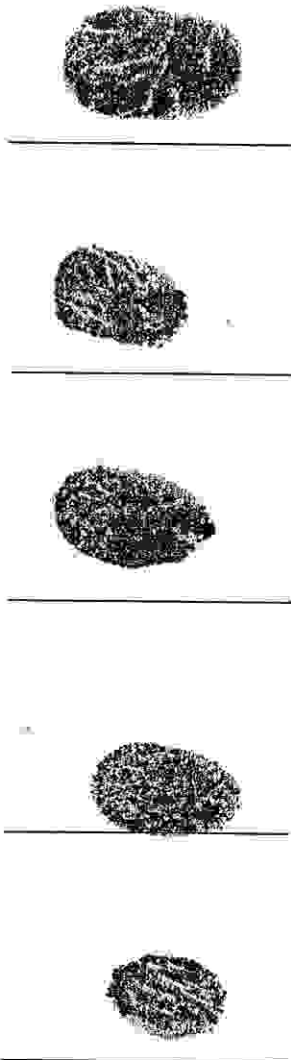
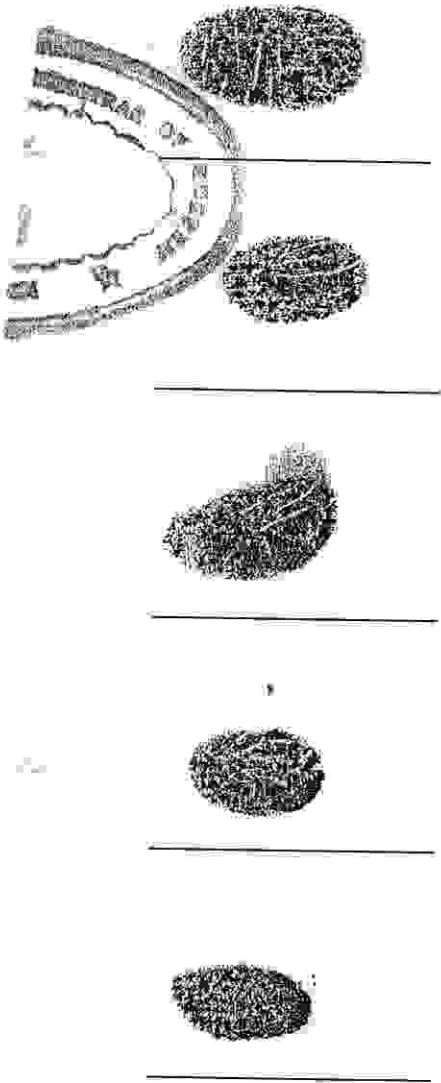
S.P. Rataboli

MRS. SRIMATI P RATABOLI
alias SHEILAJA RUDRAJI BHENDE



L. H. T. I.

R. H. T. I.



S. P. Bhende

Albhand

Panyas Bhende

Manojkumar

Manojkumar

Madalal

Pradip

Manojkumar

Manojkumar

Manojkumar

S.P. Rataboli

SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



R. H. T. I.

[Handwritten signature]

DR. PADMANABH VAMAN RATABOLI
L. H. T. I.



S. P. Bherde

[Handwritten signature]

Prigaj Bhanole

Mamulkar

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS

MRS. SHAMA RAJENDRA KAMAT alias
JYOTI RUDRAJI BHENDE
L. H. T. I.



R. H. T. I.



S. P. Bhende

ABhambh

Priya Bhende

Mhambh

Amankar mhadal

Pradip

Pradip

Luxab

SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



MR. RAJENDRA GANESH KAMAT

L. H. T. I.

R. H. T. I.



S. P. Bhende

G. B. Bhandari

P. S. G. Bhandari
M. D. Dalal

P. A. Mankar

M. D. Dalal

Handwritten mark

S. P. Bhende

Handwritten mark

Handwritten signature

Handwritten signature

SIGNED, SEALED AND DELIVERED

by the within named PURCHASER/BUILDER



RAJDEEP BUILDERS
Through its sole Proprietor
MR. RAJESH TARKAR



L. H. T. I.

R. H. T. I.



S. P. Bhorde

Green

Paryag Bhorde

Mhankar

Amolkar Medhat

Indy

Spr...

...

...

...

WITNESSES:-

1. Name :- **Mr. Anant Kubal**
FATHER'S NAME :- Mr. Mohan Kubal
AGE :- 35 years
MARITAL STATUS :- Married
OCCUPATION :- Service
ADDRESS :- H.No.689, Devlay near Shantadurga
Temple, Candola, Marcel Goa

SIGNATURE :-



2. NAME :- **Ms. Santoshi Sawant**
FATHER'S NAME :- Mr. Achutanand Sawant
AGE :- 26 years
MARITAL STATUS :- Unmarried
OCCUPATION :- Service
ADDRESS :- H.No.1049, Sai Swami Niwas, Alto Torda,
Near SBI Bank, Badem Branch Porvorim Goa

SIGNATURE :-



S. P. Bhandarkar

Chand

Pritya G. Bhorale

M. Amolkar

P. Amolkar

mkdada

kkd

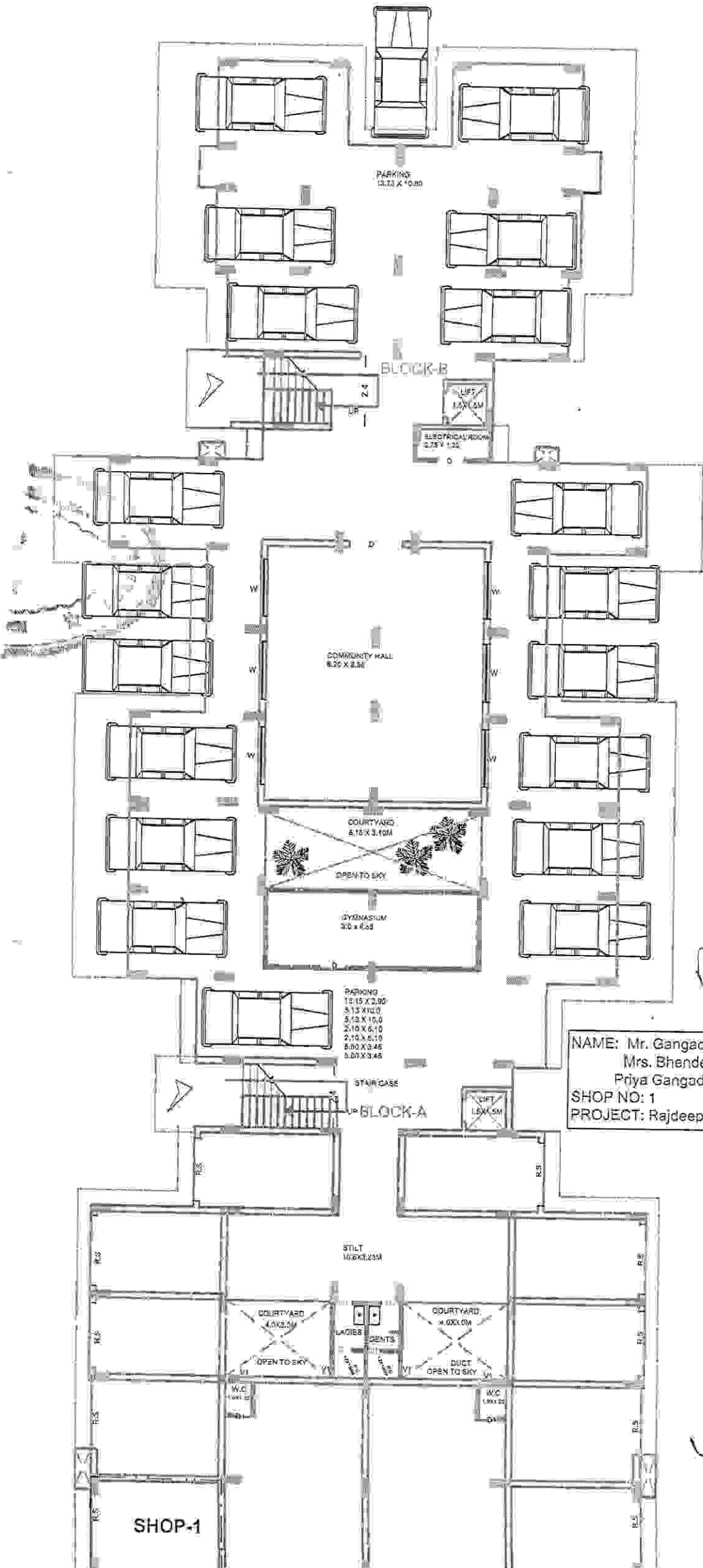
S. P. Retkar

Wankar

S. Amolkar

S. Amolkar

S. P. Retkar



NAME: Mr. Gangadhar Bhende
 Mrs. Bhende Priya Gangadhar alias
 Priya Gangadhar Bhende.
 SHOP NO: 1
 PROJECT: Rajdeep Bhende Residency.

S. P. Bhende

Archi

Prajwal Bhende

*Mentor

Amol Mandal

Indi

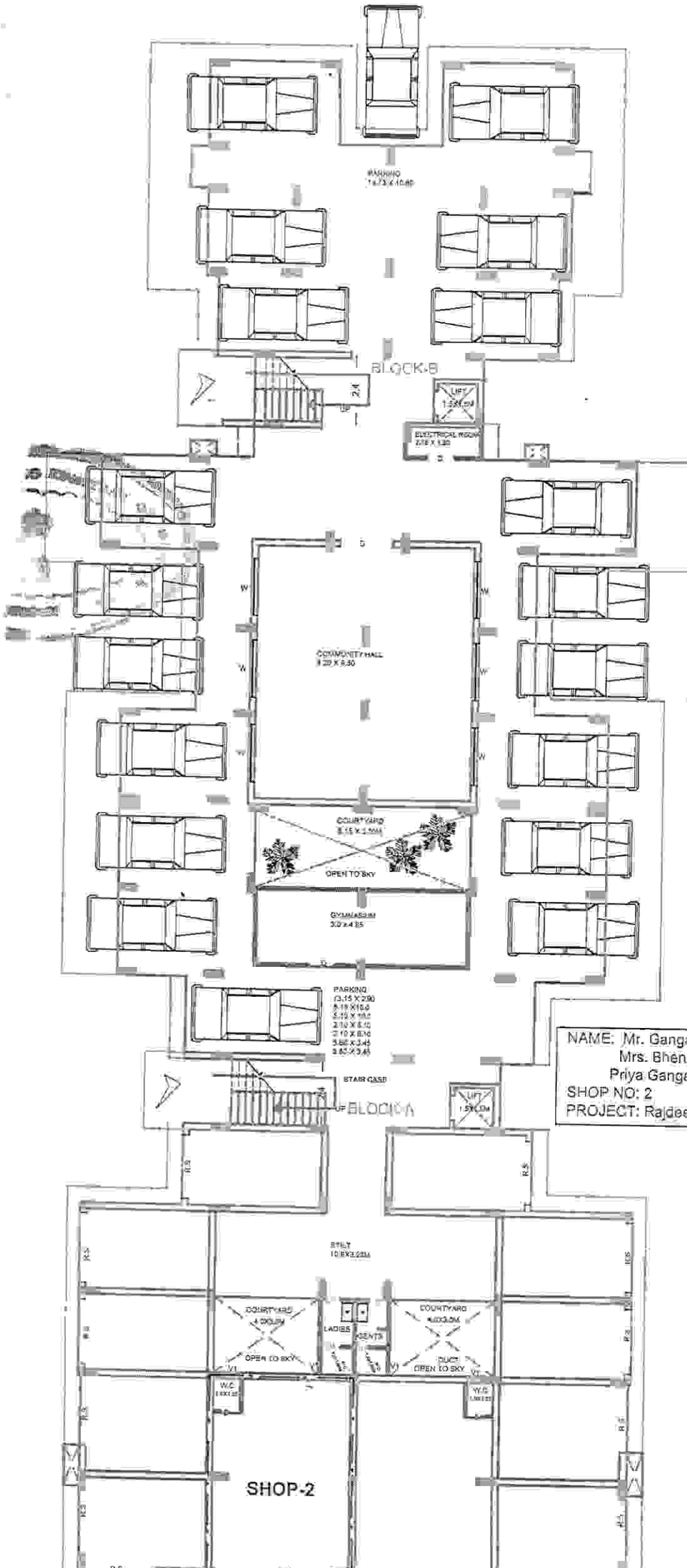
Spr...

Ward

Saravali

Archi

Archi



S. P. Bhande

G. Bhande

Priyanka Bhande

M. M. M. M.

Pranav Bhande

Pranav

Spandan

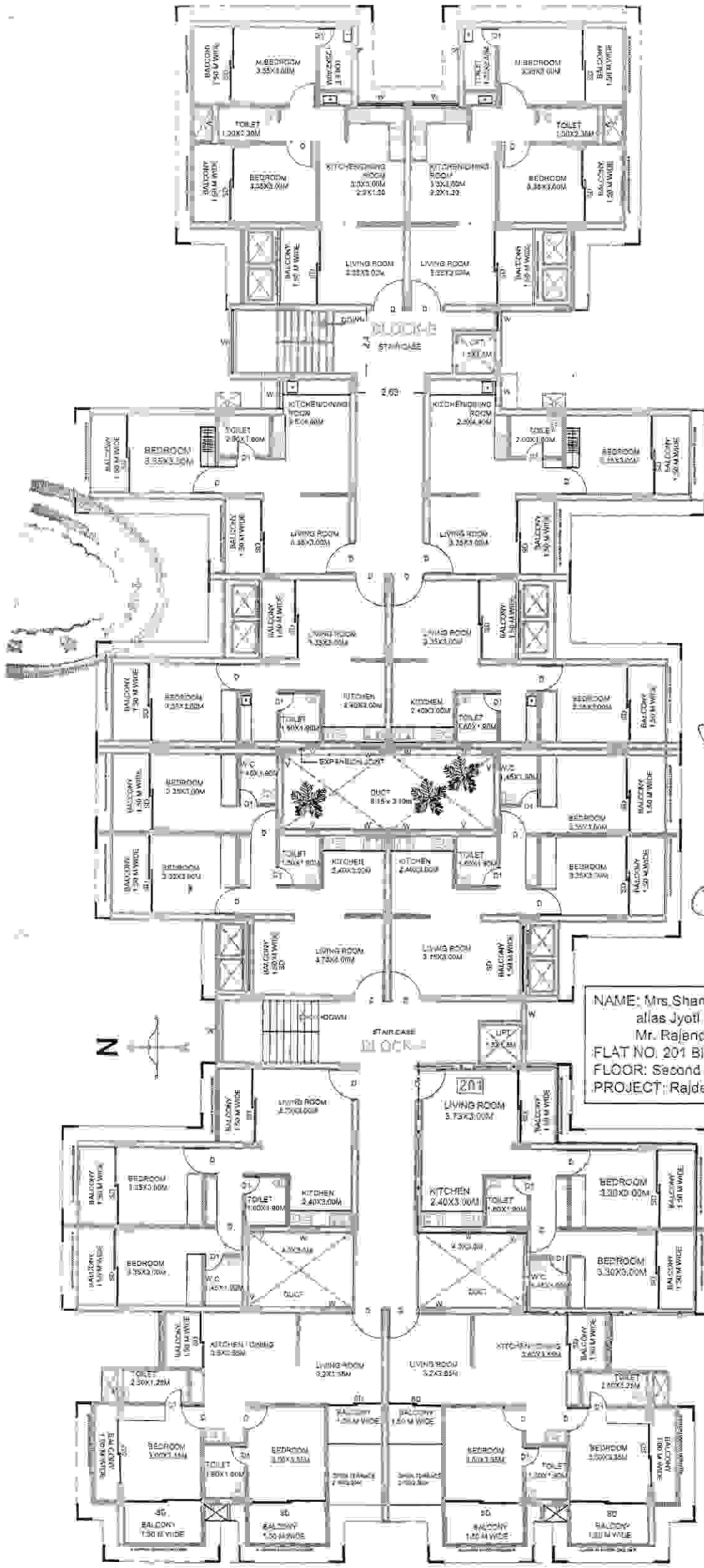
NAME: Mr. Gangadhar Bhande
 Mrs. Bhande Priya Gangadhar alias
 Priya Gangadhar Bhande.
 SHOP NO: 2
 PROJECT: Rajdeep Bhande Residency.

Umesh

Seemant

Amal

[Signature]



NAME: Mrs. Shama Rajendra Kamat
 alias Jyoti Rudraji Bhende
 Mr. Rajendra Ganesh Kamat
 FLAT NO: 201 Block-A
 FLOOR: Second Floor
 PROJECT: Rajdeep Bhende Residency.

S.P. Bherade

CP Bhande

Rajya Bherade

Aravind

medikal

Amol

Madh

S.P. Bherade

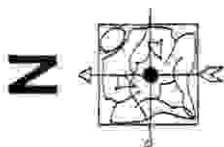
Umesh

Sourav

Amol

[Signature]

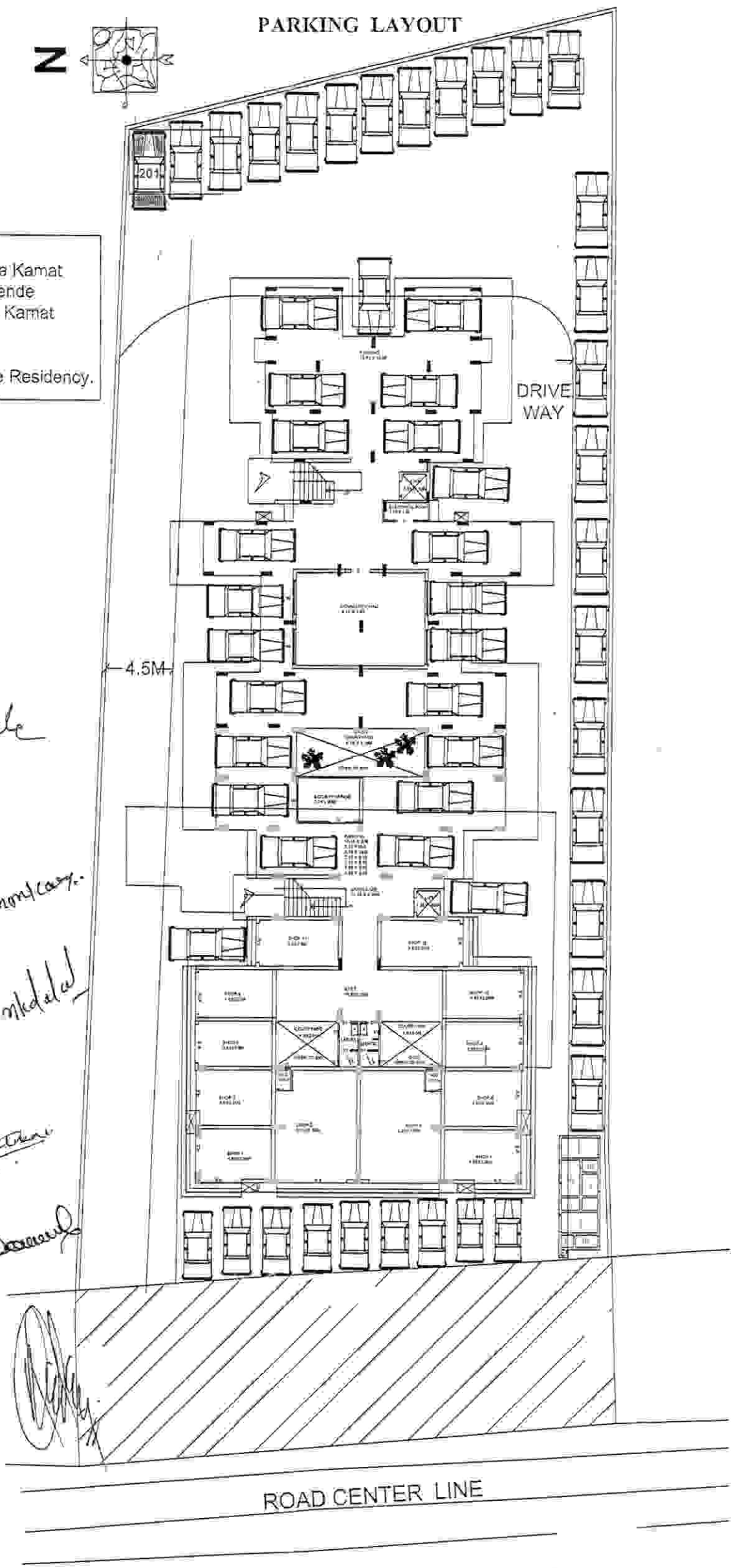
PARKING LAYOUT

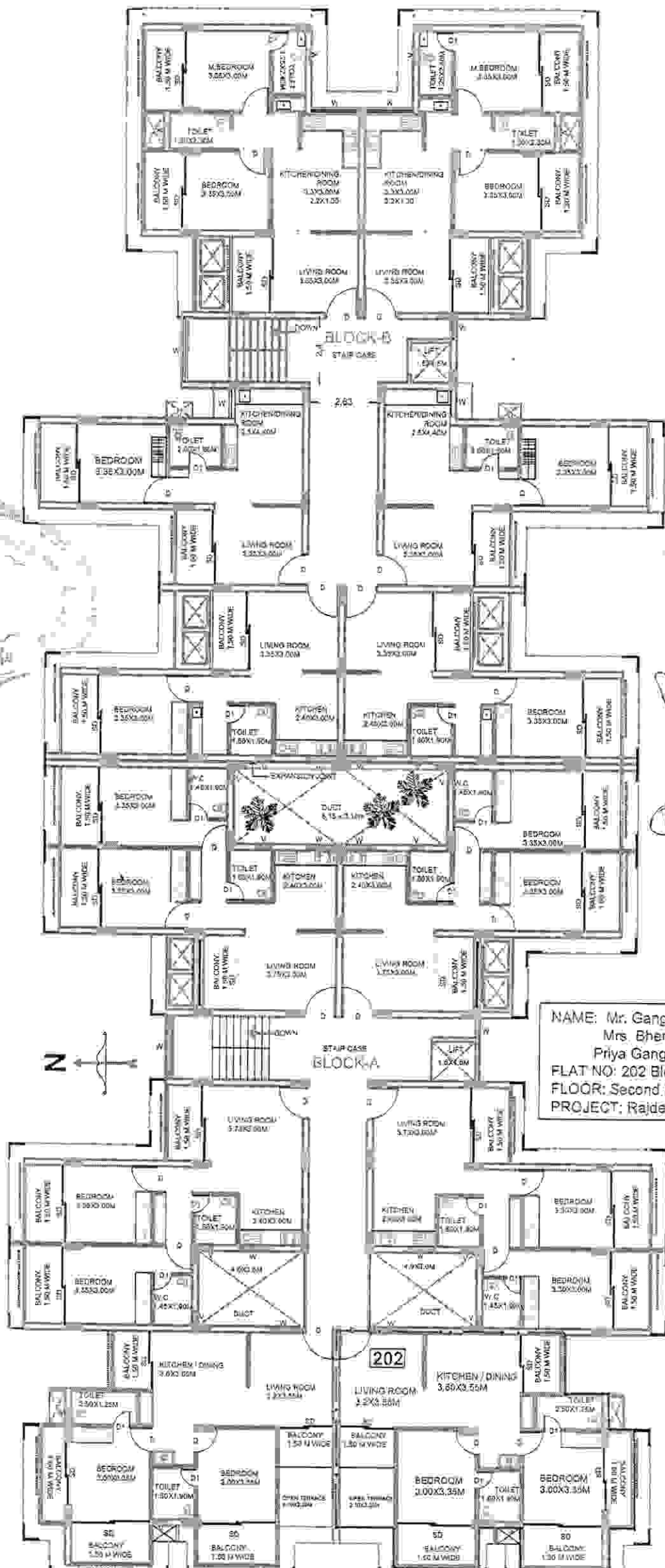


Parking allotted for
 NAME: Mrs. Shama Rajendra Kamat
 alias Jyoti Rudraji Bhende
 Mr. Rajendra Ganesh Kamat
 FLAT NO: 201 Block-A
 FLOOR: Second Floor
 PROJECT: Rajdeep Bhende Residency.



S. P. Bhende
A. Bhende
P. Bhende
M. Bhende
P. Bhende
M. Bhende
S. Bhende
L. Bhende
M. Bhende

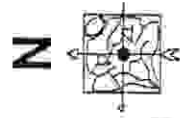




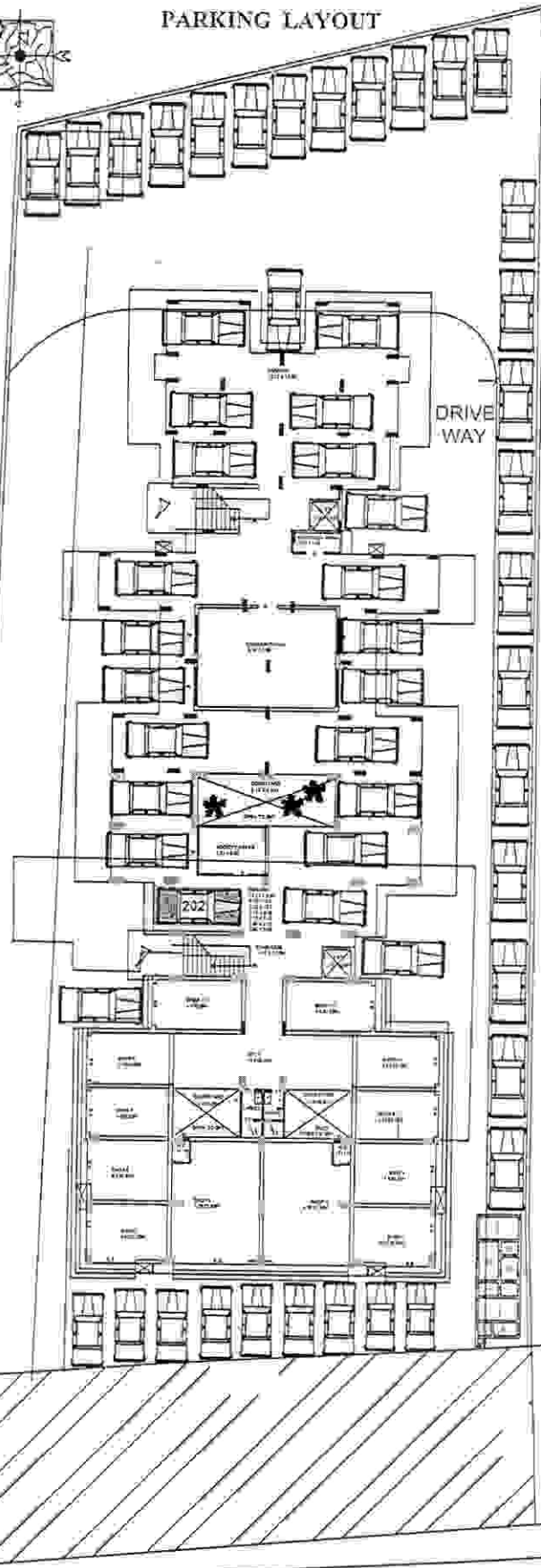
NAME: Mr. Gangadhar Bhende
 Mrs. Bhende Priya Gangadhar alias
 Priya Gangadhar Bhende.
 FLAT NO: 202 Block-A
 FLOOR: Second Floor
 PROJECT: Rajdeep Bhende Residency.

S. P. Bhende
 P. Bhende
 Priya Bhende
 M. Bhende
 P. Bhende
 M. Bhende

Handwritten signatures and initials, including a large signature at the bottom right and several smaller ones scattered around the plan.



PARKING LAYOUT



Parking allotted for
NAME: Mr. Gangadhar Bhende,
Mrs. Bhende Priya Gangadhar alias
Priya Gangadhar Bhende,
FLAT NO: 202 Block-A,
FLOOR: Second Floor
PROJECT: Rajdeep Bhende Residency.

S. P. Bherole

C. Bherole

Priya Bherole

M. Amolkar

M. Amolkar Medals

1/20/11

S. P. Bherole

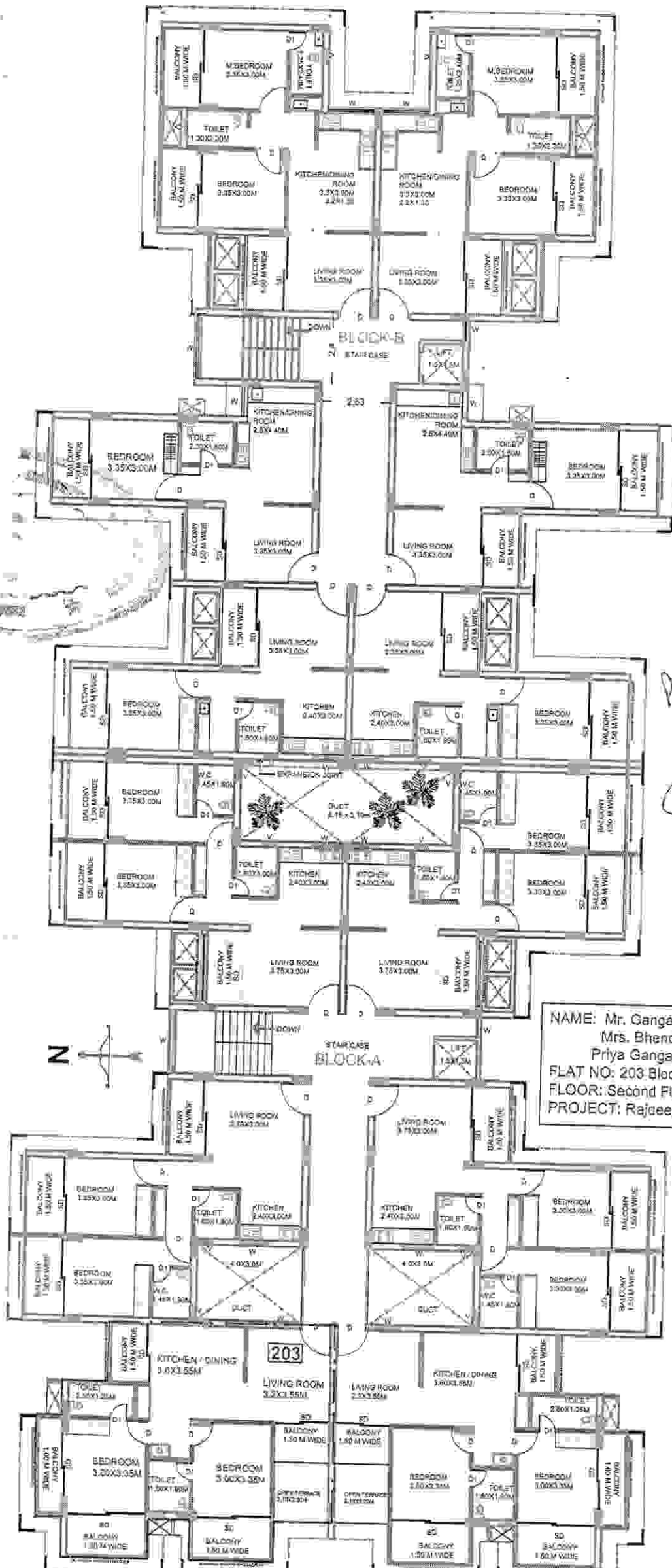
Waste

Water

Drainage

[Handwritten signature]

ROAD CENTER LINE



NAME: Mr. Gangadhar Bhende
 Mrs. Bhende Priya Gangadhar alias
 Priya Gangadhar Bhende.
 FLAT NO: 203 Block-A.
 FLOOR: Second Floor
 PROJECT: Rajdeep Bhende Residency..

S. P. Bhende

G. P. Bhende

Priya G. Bhende

M. Manoj

P. A. Manoj

M. D. D. D.

Handwritten signature

S. P. Bhende

Handwritten signature

Handwritten signature

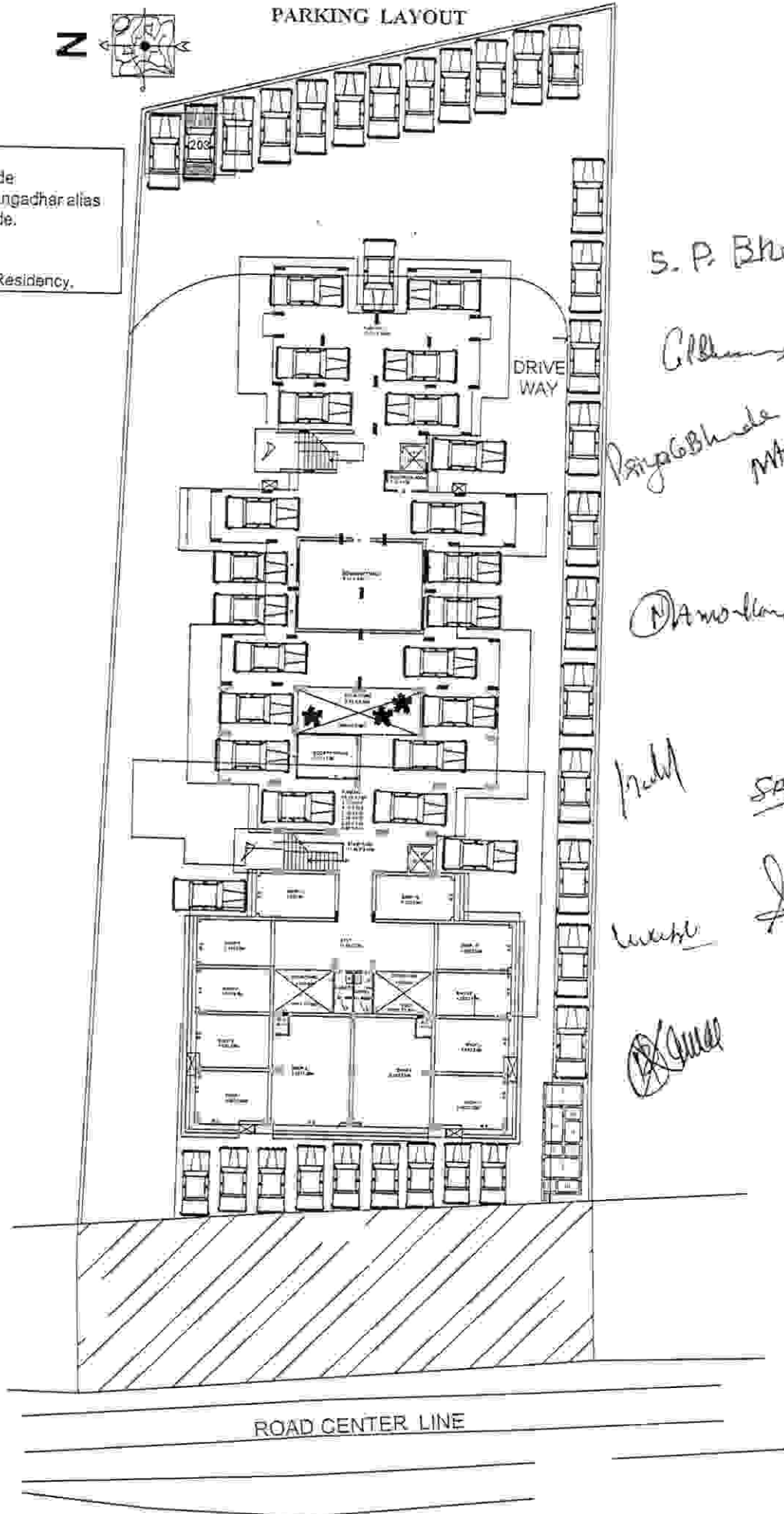
Handwritten signature

Handwritten signature

PARKING LAYOUT



Parking allotted for
 NAME: Mr. Gangadhar Bhende
 Mrs. Bhenda Priya Gangadhar alias
 Priya Gangadhar Bhende.
 FLAT NO: 203 Block-A
 FLOOR: Second Floor
 PROJECT: Rajdeep Bhende Residency.



S. P. Bhende

Chh...

Priya G. Bhende
Mumbai

Manoj M. Medale

Pradip

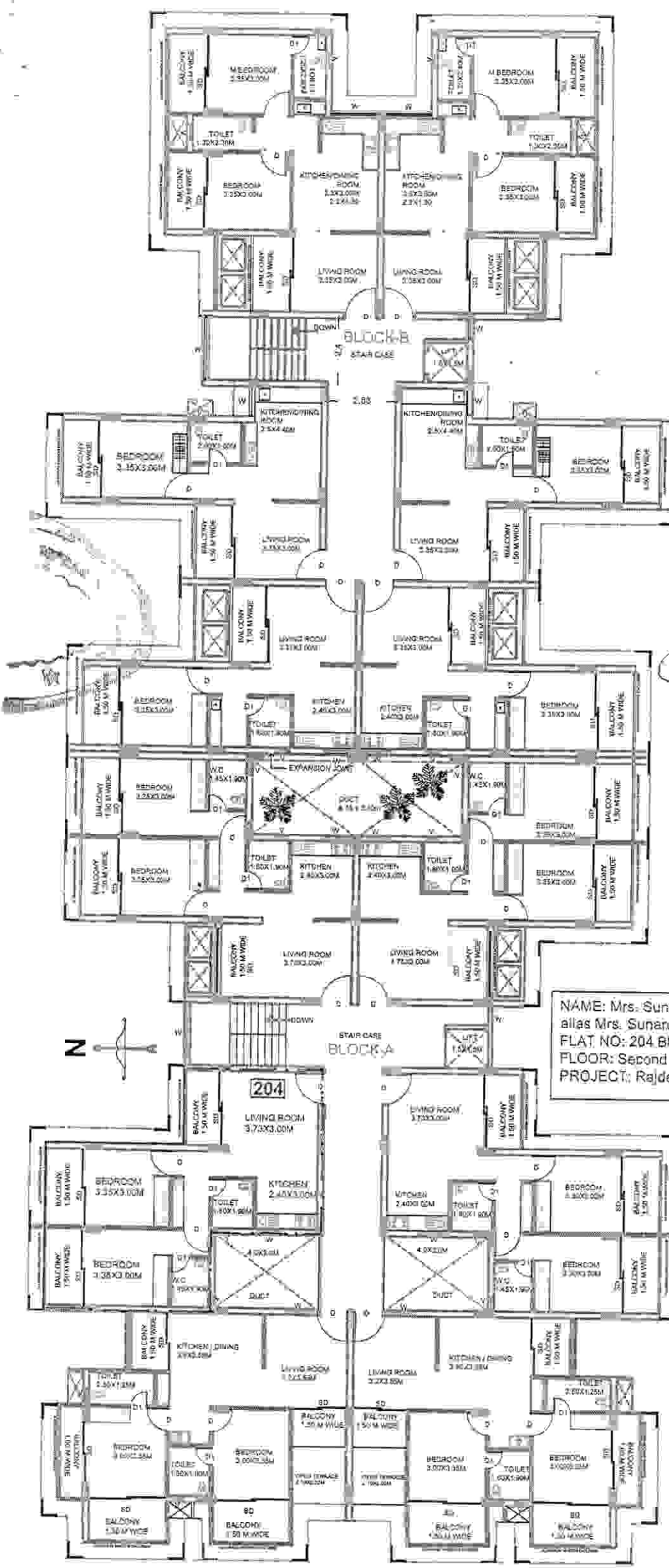
S. P. Bhende

...

...

...

...



S. P. Bhemde

G.P.Bhemde

Prayag Bhemde

M.Amolkar

medal

M.Amolkar

Indi

S.P.Bhemde

Umesh

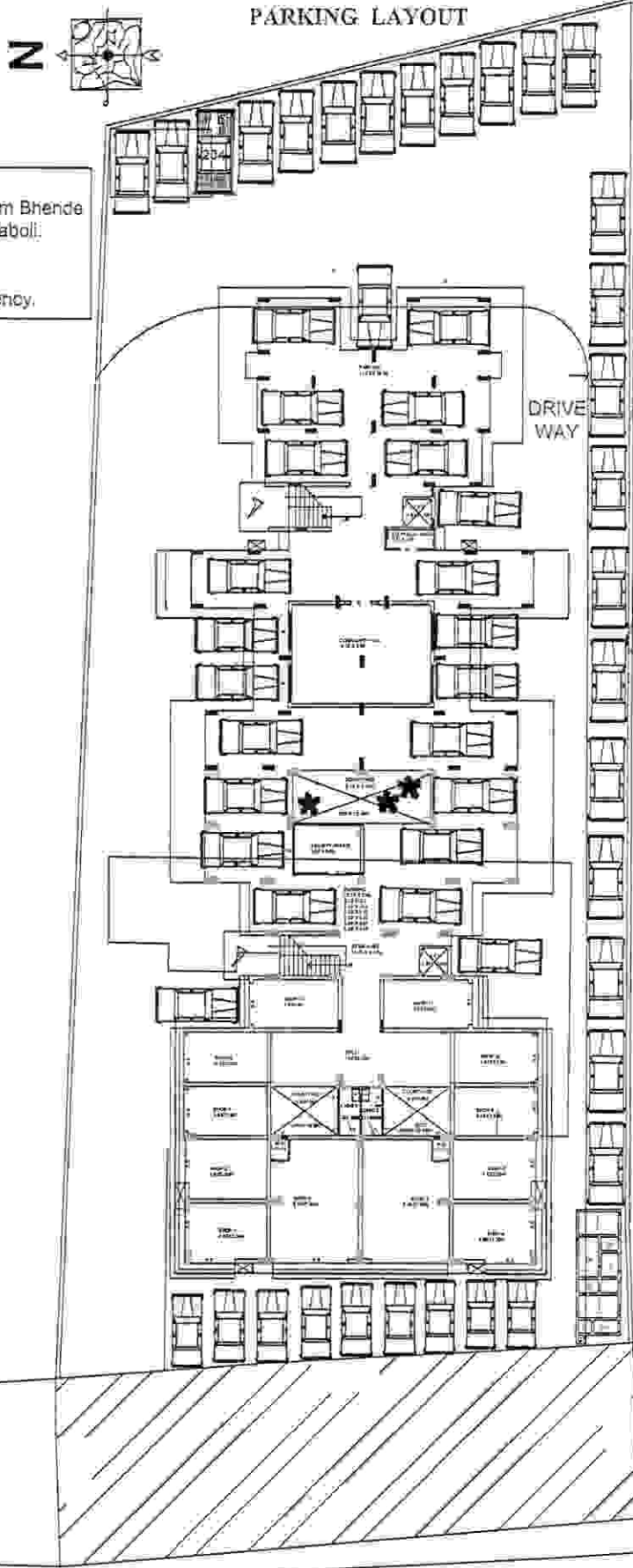
Sunandabai

NAME: Mrs. Sunandabai Purushottam Bhemde
 alias Mrs. Sunanda Sinal Rataboli,
 FLAT NO: 204 Block-A
 FLOOR: Second Floor
 PROJECT: Rajdeep Bhemde Residency.

(Signature)

(Signature)

PARKING LAYOUT



Parking allotted for
 NAME: Mrs. Sunandabai Purushottam Bhende
 alias Mrs. Sunanda Sinai Rataboli;
 FLAT NO: 204 Block-A
 FLOOR: Second Floor
 PROJECT: Rajdeep Bhende Residency.



S. P. Bhonde

[Handwritten signature]

Priyanka Bhonde

M. Anandkumar

D. Anandkumar

M. Anandkumar

Prady

S. P. Bhonde

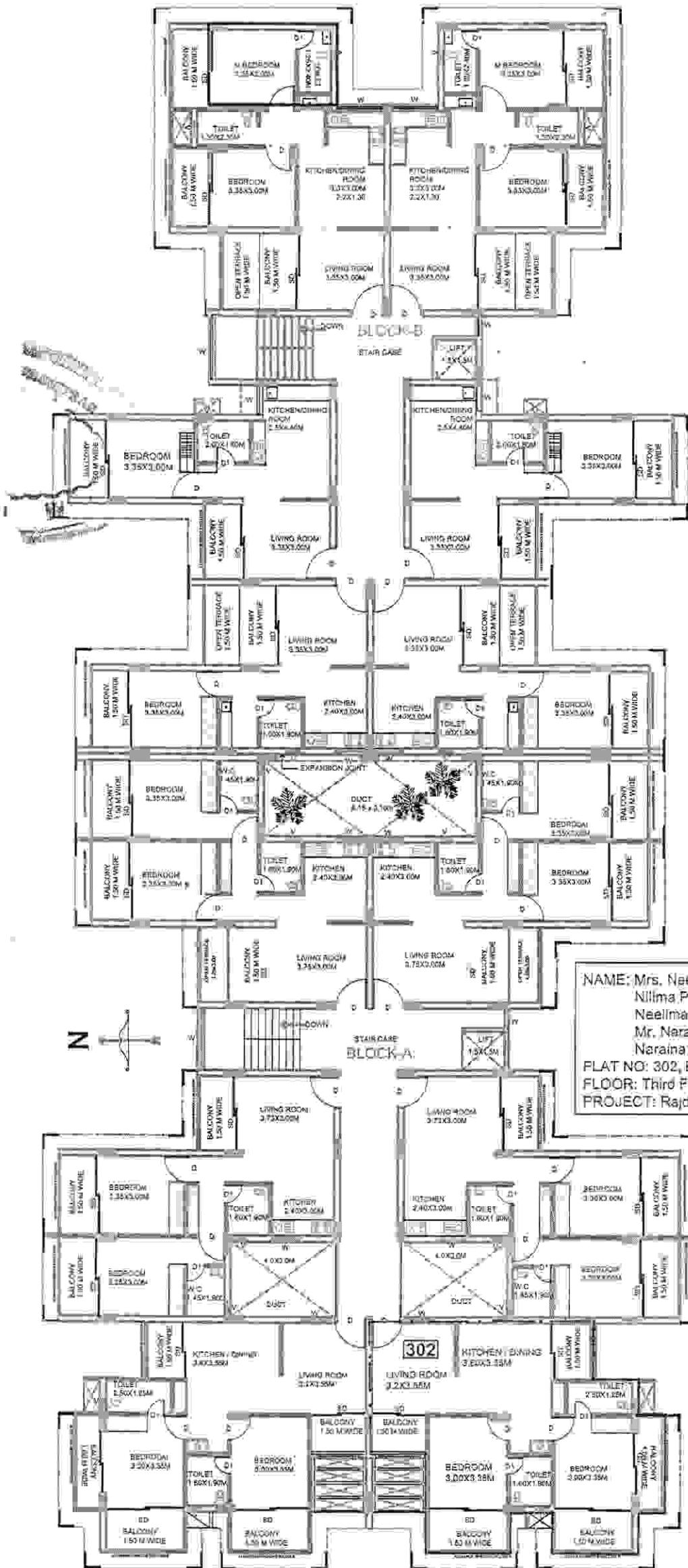
Chaitanya

S. Anandkumar

[Handwritten signature]

[Handwritten signature]

ROAD CENTER LINE



NAME: Mrs. Neelima Narayan Amonkar alias Nilima Puruxotoma Bhende alias Neelima Narayan Sinal Amonkar
 Mr. Narayan Surendra Amonkar alias Naraina Surendra Sinal Amonkar.
 FLAT NO: 302, Block-A
 FLOOR: Third Floor
 PROJECT: Rajdeep Bhende Residency.

S.P. Bhende

GP Bhende

Priyanka Bhade

Atmankar

PAmonkar

shetal

hdd

SPR

W

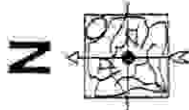
S

W

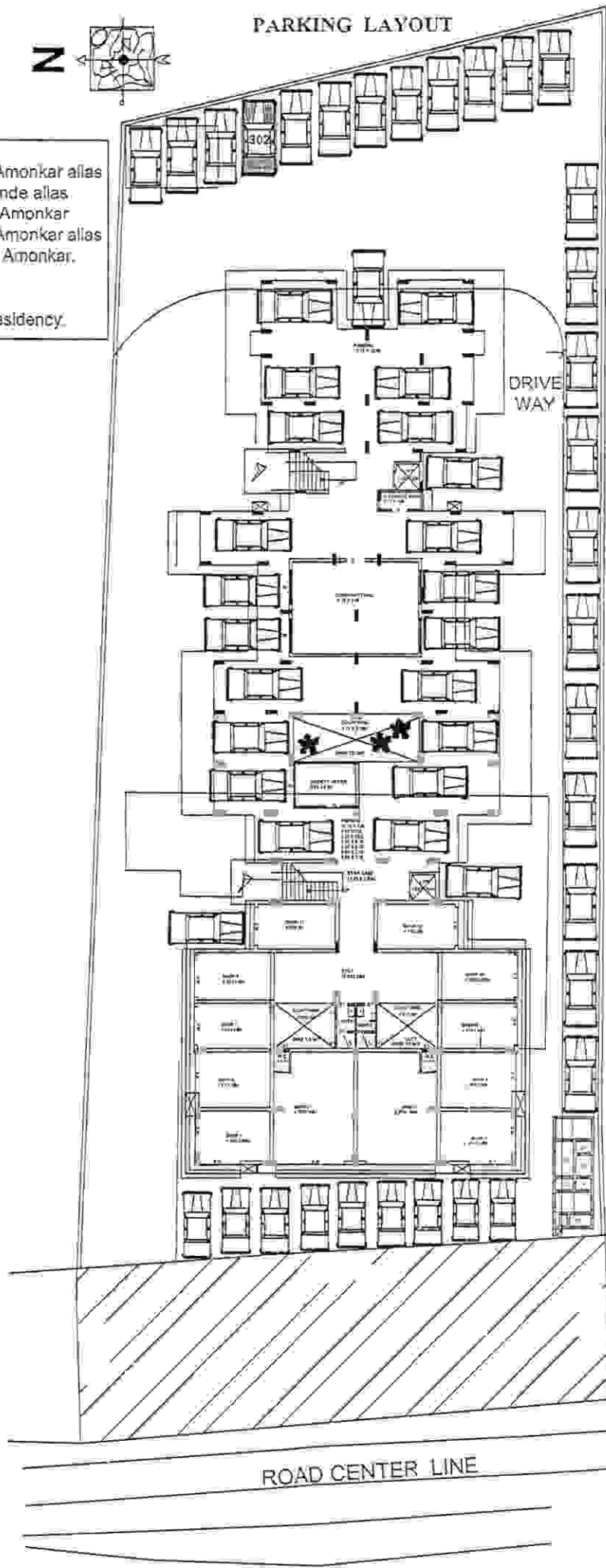
S

302

PARKING LAYOUT



Parking allotted for
 NAME: Mrs. Neelima Narayan Amonkar alias
 Nilima Puruxotoma Bhende alias
 Neelima Narayan Sinai Amonkar
 Mr. Narayan Surendra Amonkar alias
 Naraina Surendra Sinai Amonkar.
 FLAT NO: 302, Block-A
 FLOOR: Third Floor
 PROJECT: Rajdeep Bhende Residency.



S. P. Bhonde

G. Bhande

P. S. G. Bhande

M. Amonkar

M. Amonkar

P. Amonkar

M. Amonkar

S. P. Bhonde

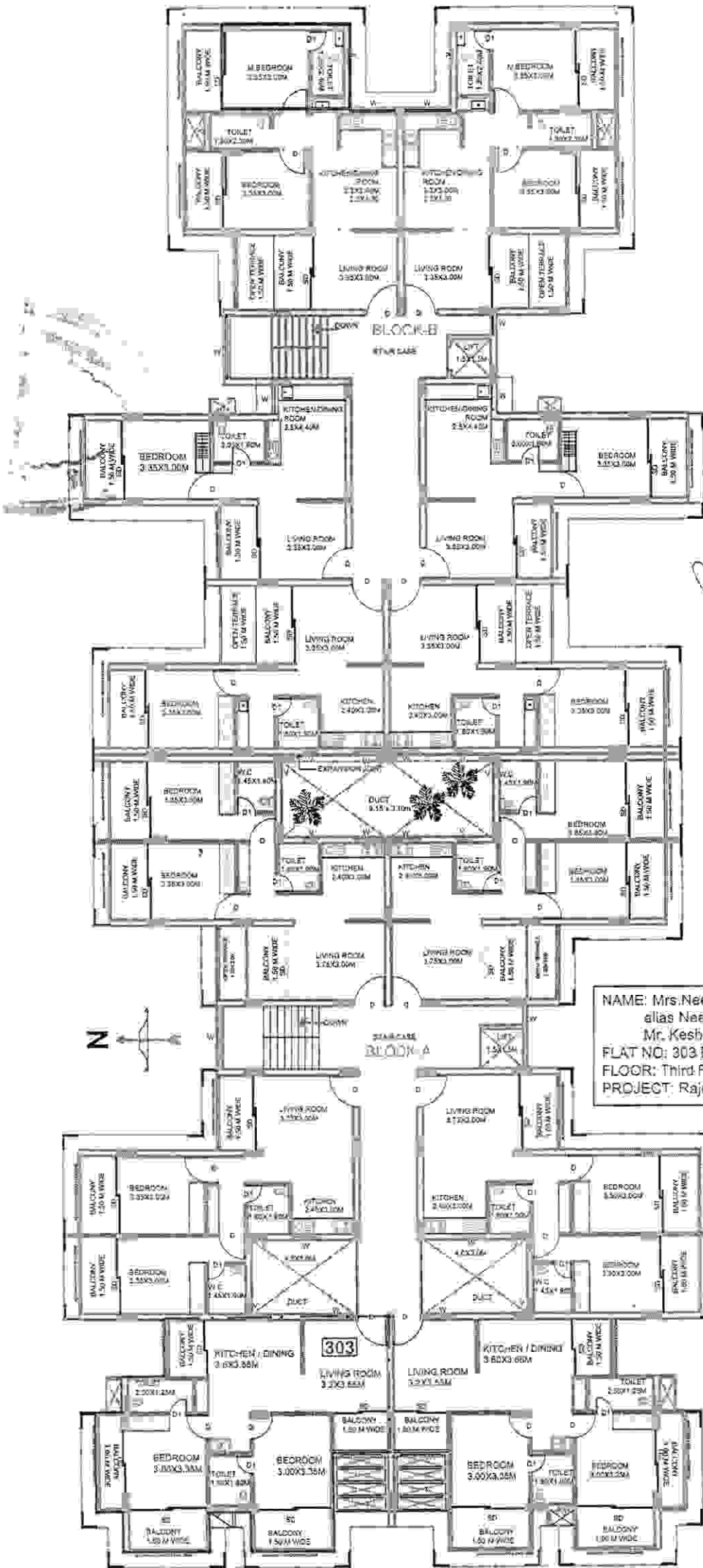
M. Amonkar

S. P. Bhonde

M. Amonkar

S. P. Bhonde

ROAD CENTER LINE



S. P. Bhande

C. Bhande

Priyanka Bhande

M. Pratik

M. Anurag

M. Adarsh

1/24

S. Pratik

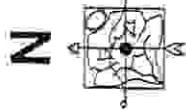
NAME: Mrs. Neeta Keshav Naik Daisi,
 alias Neeta Purshottam Bhande,
 Mr. Keshav P Naik Daisi
 FLAT NO: 303 Block-A
 FLOOR: Third Floor
 PROJECT: Rajdeep Bhande Residency.

1/24

S. Pratik

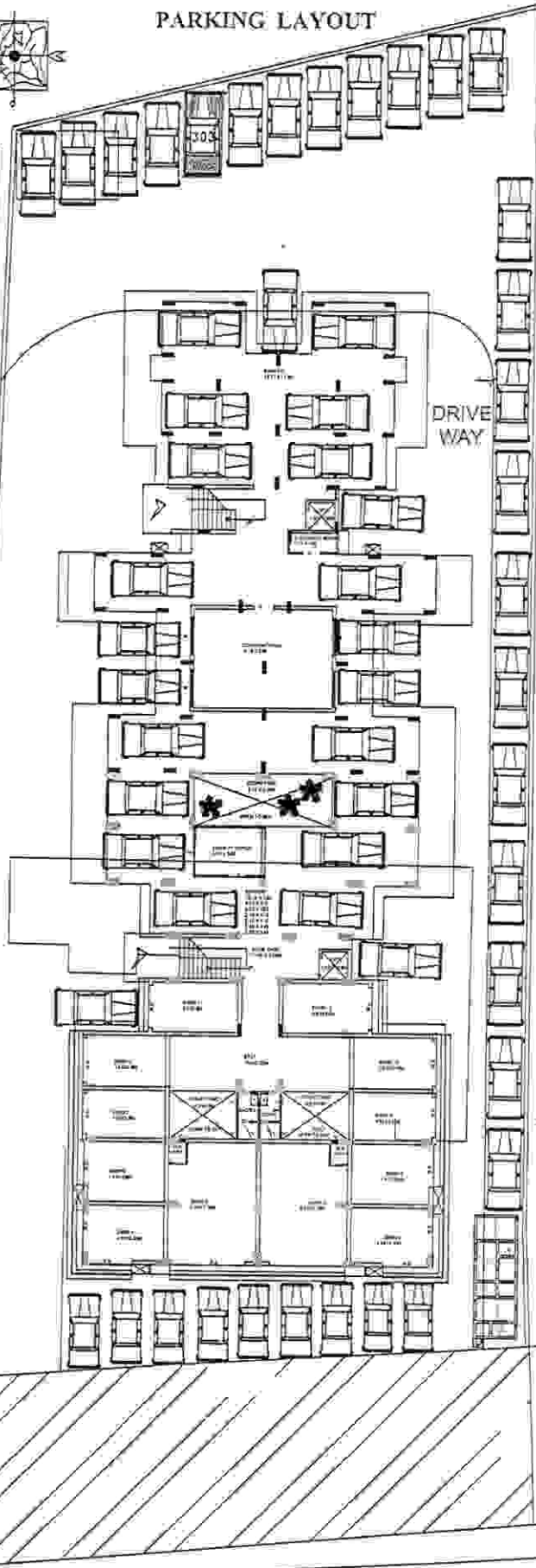
1/24

S. Pratik



PARKING LAYOUT

Parking allotted for
NAME: Mrs. Neeta Keshav Naik Dafal
alias Neeta Purshottam Bhende,
Mr. Keshav P Naik Dafal
FLAT NO: 303 Block-A
FLOOR: Third Floor
PROJECT: Rajdeep Bhende Residency.



S. P. Bhende

Chandani

ParyagBhale

Amol

Amol makedal

Indu

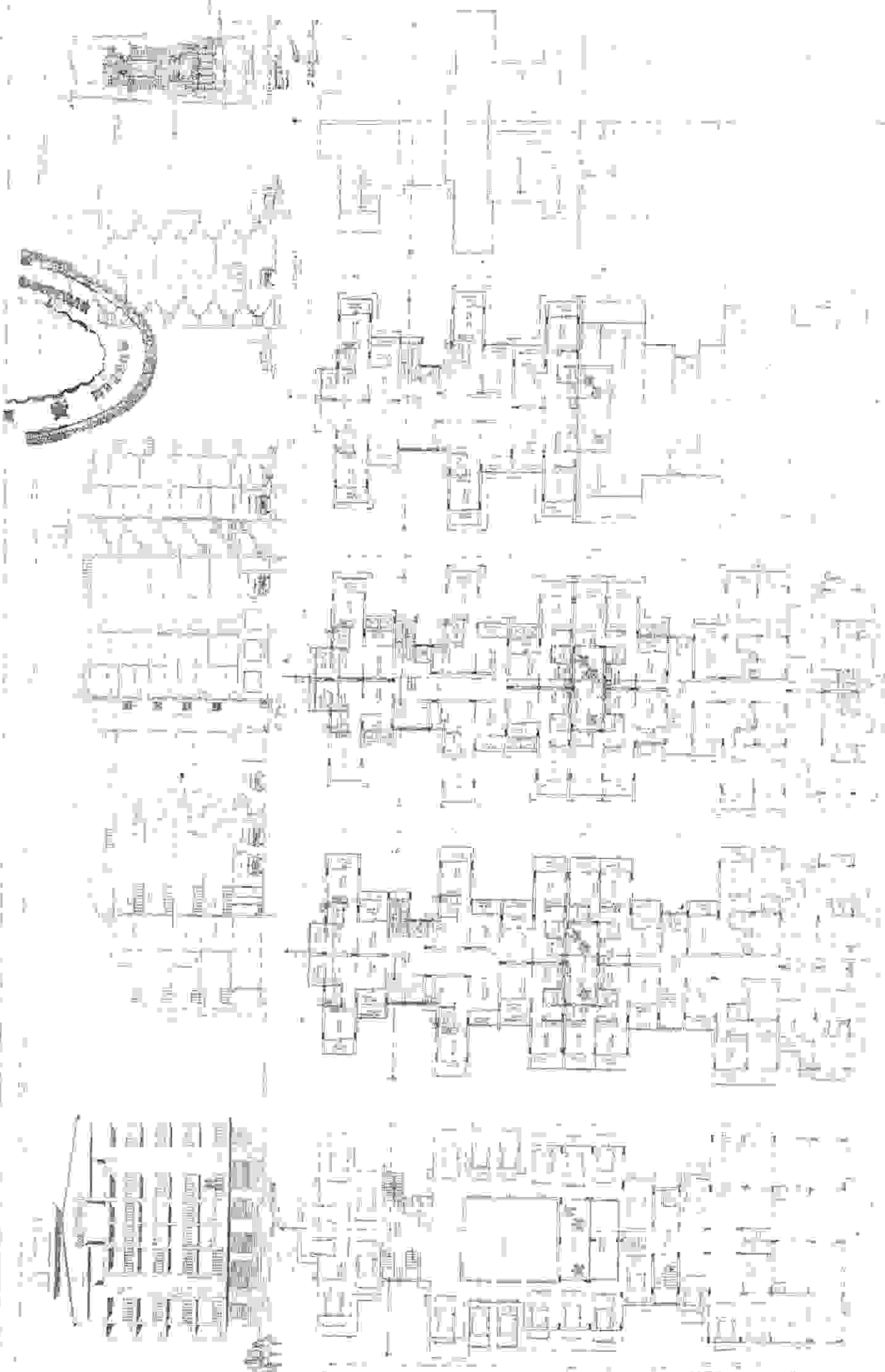
Sprated

Soumen

Umesh

Arjun

Pratik



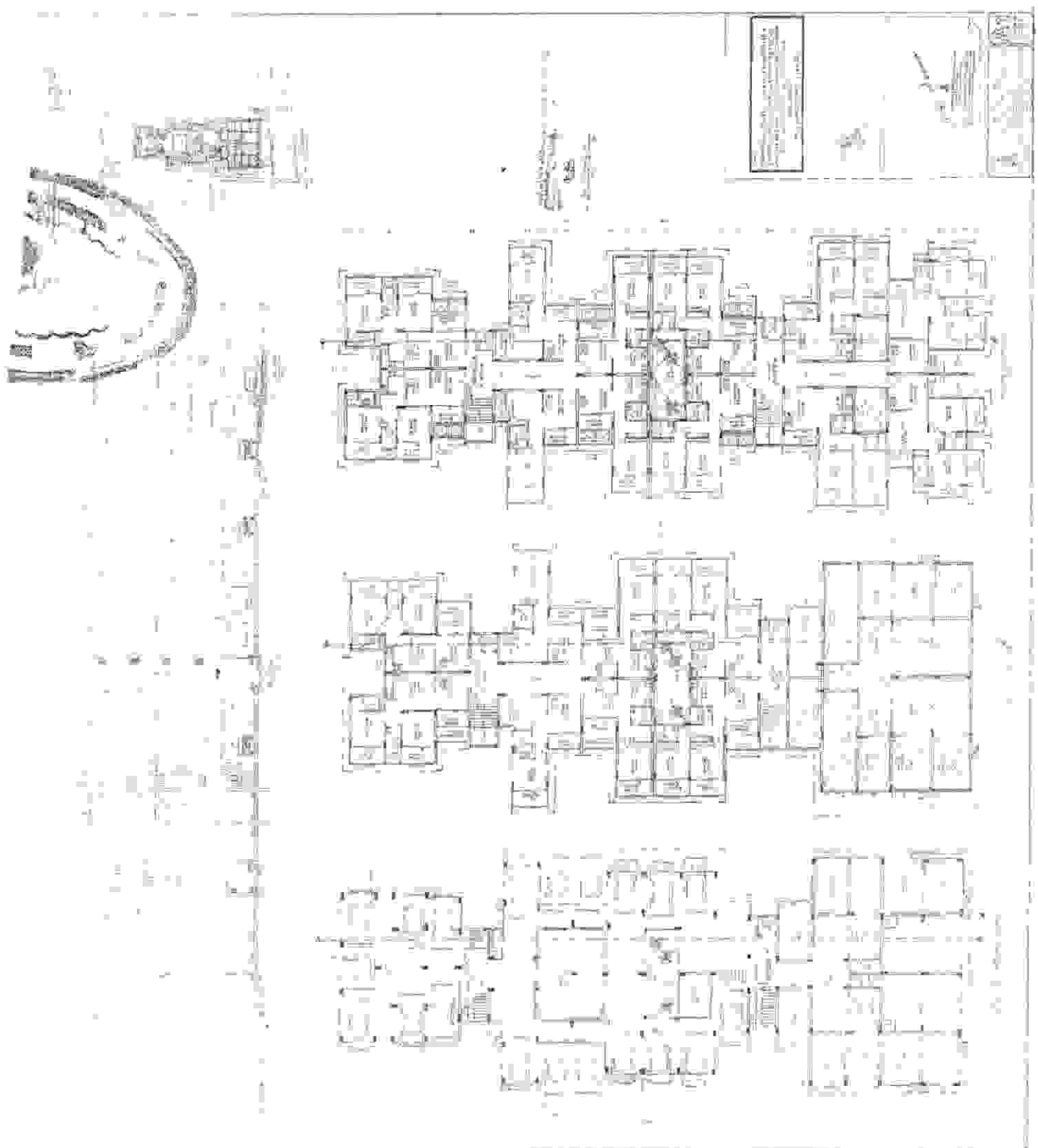
S. P. Bhende
1/11

P. Bhambhani Prayasashale

Mumbai

American
Architects

Medford



S. P. Bhande

Archi

Prayas Bhande

Mumbai

Ammonia

sketch

hall

Sketch

lunch

lunch

lunch

lunch



1. The building is a two-story structure with a total area of 1000 sq. m.
 2. The ground floor is used for parking and storage.
 3. The first floor is used for office and meeting rooms.
 4. The building is designed to be eco-friendly and energy-efficient.
 5. The building is located in a prime location in the city center.



S. P. Bherde

① Amankav

Umesh

G. B. Bhandari

medalal

Soumen

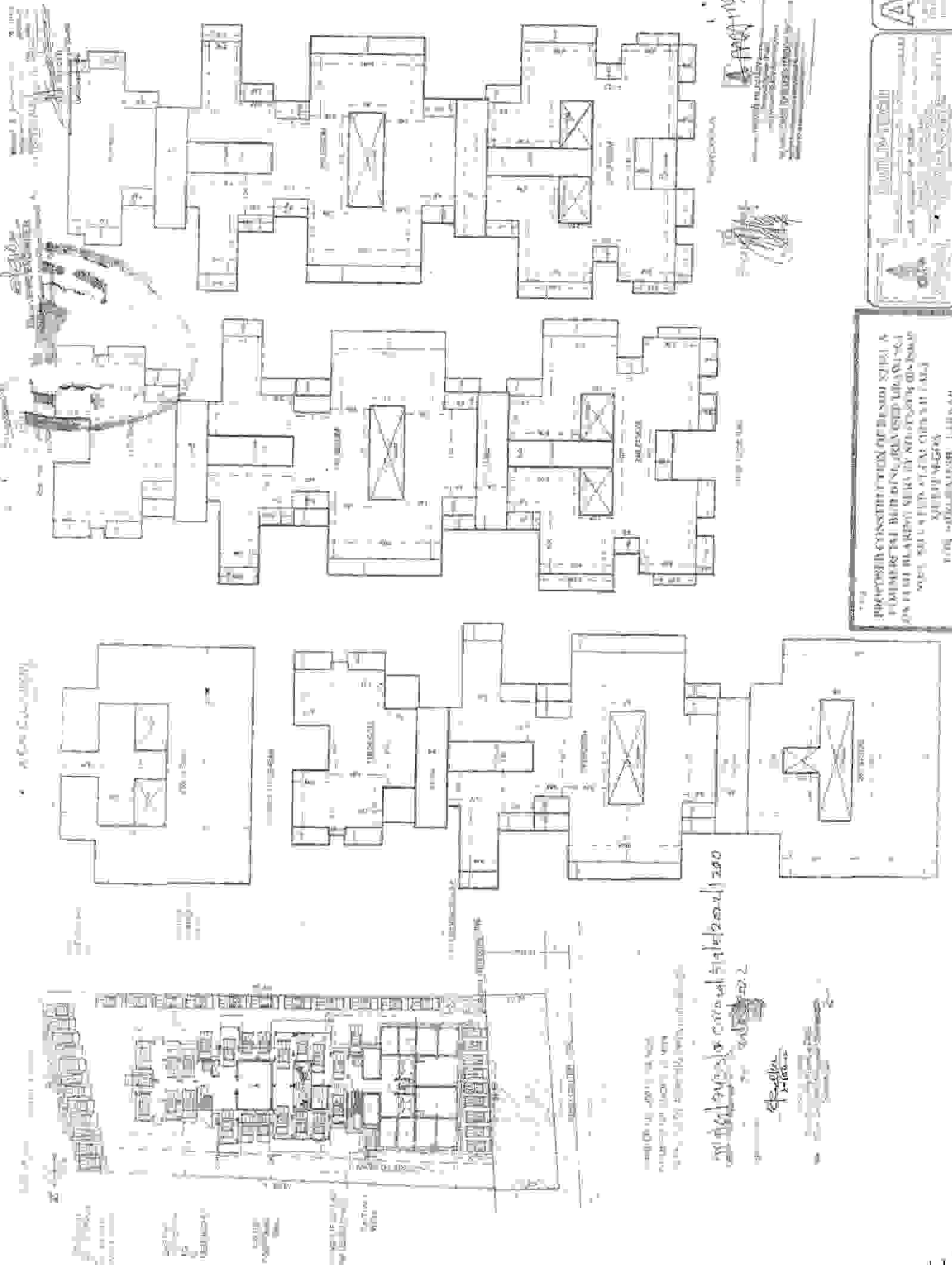
Pritya Bhandari

Prati

Prati

M. Amolkar

S. P. Bherde



A1

Handwritten notes and sketches in a rectangular box, including a small diagram of a building footprint.

PROPOSED CONSTRUCTION OF BUILDING SERIAL 4
 PLANNING THE BUILDING SERIAL 4
 ON THE PLANNING SERIAL 4
 WITH A VIEW AT THE OTHER SIDE

S. P. Bhende

G. P. Bhende

M. M. Bhende

Handwritten signature and notes at the bottom right.



GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 QUEPEM-GOA

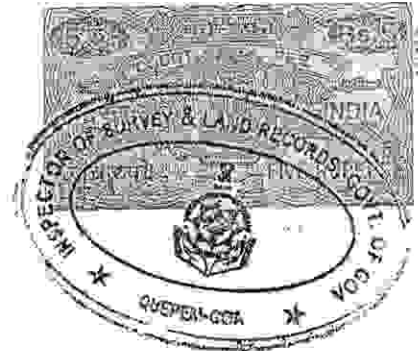
CQUE21-8968



Plan Showing plots situated at
 Village : CACORA
 Taluka QUEPEM
 Survey No./Subdivision No. : 519/ 5
 Scale : 1:2000

(Signature)

(SUDESH K.N. BHARELI)
 Inspector of Survey & Land Records



S.No.522

Generated By: Prakash Gaonkar (D, Man Gr. II.)
 On : 01-06-2021.

(Signatures)
 S. P. Bhanke, A. Bhandari, P. S. Bhandari, M. Amankar, Compared By: M. Amankar, S. P. Bhanke, P. S. Bhandari, M. Amankar



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Oct-2022 11:40:22 am

Document Serial Number :- 2022-QPM-658

Presented at 11:23:05 am on 12-Oct-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1540600
2	Registration Fee	1027030
3	Mutation Fees	2500
4	Processing Fee	2040
Total		2572170

Stamp Duty Required :1540600/-

Stamp Duty Paid : 1540600/-







Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sailee S Thanekar ,Father Name:Bhargavram Soma Naik, Age: 43. Marital Status: ,Gender:Female,Occupation: Service, Address1 - H No. 604 Tikhazan Mayem Bicholim Goa, Address2 PAN No. [REDACTED]			

Acuter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUNANDABAI PURUSHOTTAM BHENDE Alias MRS SUNANDA SINAI RATABOLI , Father Name:Padmanabh Rataboli, Age: 79. Marital Status: Widow ,Gender:Female,Occupation: Housewife. Residents of H.No.90, Bhende House, Bansai Cacora, Curchorem South Goa Goa 403706, PAN No.: [REDACTED]			
2	GANGADHAR BHENDE , Father Name:Purushottam Bhende. Age: 55. Marital Status: Married ,Gender:Male,Occupation: Business, Residents of H.No.90, Bhende House, Bansai Cacora, Curchorem South Goa Goa 403706. PAN No.: [REDACTED]			
3	BHENDE PRIYA GANGADHAR Alias PRIYA GANGADHAR BHENDE . Father Name:Pralhad Hede, Age: 47, Marital Status: Married ,Gender:Female,Occupation: Business. Residents of H.No.90, Bhende House, Bansai Cacora, Curchorem South Goa Goa 403706, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	NILIMA NARAYAN AMONKAR Alias NILIMA PURXOTOMA BHENDE Alias NEELIMA NARAYAN SINAI AMONKAR , Father Name:Purushottam Bhende, Age: 60. Marital Status: Married ,Gender:Female,Occupation: Housewife, Resident of H.No.73, Opp. Govt. Primary School, Tivrem Marcel- Ponda North Goa Goa 403107. PAN No.: [REDACTED]			
5	NARAYAN SURENDRA AMONKAR Alias NARAINA SURENDRA SINAI AMONKAR , Father Name:Surendra Narayan Amonkar. Age: 60, Marital Status: Married ,Gender:Male,Occupation: Service, Resident of H.No.73, Opp. Govt. Primary School, Tivrem Marcel- Ponda North Goa Goa 403107. PAN No.: [REDACTED]			
6	NEETA KESHAV NAIK DALAL Alias NEETA PURSHOTTAM BHENDE , Father Name:Purushottam Bhende, Age: 52, Marital Status: Married ,Gender:Female.Occupation: Housewife, Resident of Flat No.308-6, Purva Apts, Martins Morod, Taleigao Caranzalem North Goa Goa 403002, PAN No.: [REDACTED]			
7	KESHAV P NAIK DALAL , Father Name:P K Naik Dalal, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, Resident of Flat No.308-6, Purva Apts, Martins Morod, Taleigao Caranzalem North Goa Goa 403002, PAN No.: [REDACTED]			
8	SRIMATI P RATABOLI Alias SHEILAJA RUDRAJI BHENDE , Father Name:Rudraji Gangadhar Bhende, Age: 57, Marital Status: Married ,Gender:Female,Occupation: Housewife, Residents of H.No.1605, halliwada, Penha de France Bardez Goa 403101, PAN No. [REDACTED]			
9	PADMANABH VAMAN RATABOLI , Father Name:Vaman Padmanabh Rataboli, Age: 58, Marital Status: Married ,Gender:Male,Occupation: Doctor, Residents of H.No.1605, halliwada, Penha de France Bardez Goa 403101, PAN No.: [REDACTED]			
10	SHAMA RAJENDRA KAMAT Alias JYOTI RUDRAJI BHENDE , Father Name:Rudraji Gangadhar Bhende, Age: 54, Marital Status: Married ,Gender:Female,Occupation: Service, Residents of H.No. 1513-4, Ganesh Smruti Lane No.1 Rego Bagh, Tiswadi Bambolim Complex North Goa 403202, PAN No.: [REDACTED]			
11	RAJENDRA GANESH KAMAT , Father Name:Ganesh Raghuvir Kamat, Age: 59, Marital Status: Married ,Gender:Male.Occupation: Other, Residents of H.No. 1513-4, Ganesh Smruti Lane No.1 Rego Bagh Tiswadi Bambolim Complex North Goa 403202. PAN No. [REDACTED]			
12	Sailee S Thanekar , Father Name:Bhargavram Soma Naik, Age: 43, Marital Status: ,Gender:Female,Occupation: Service, H No, 604 Tikhazan Mayem Bicholim Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for RAJDEEP BUILDERS Proprietor Rajesh Tarkar			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Santoshi Achutanand Sawant, Age: 26, DOB: , Mobile: 9850675737 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403521, H. No 1049 Sai Swami Niwas Alto Torda Next To Finolex Godown Salvador Do Mundo Alto Porvorim Goa. H. No 1049 Sai Swami Niwas Alto Torda Next To Finolex Godown Salvador Do Mundo Alto Porvorim Goa. Salvador-do-mundo, Bardez: North Goa, Goa			
2	Name: Anant Mohan Kubal, Age: 35, DOB: , Mobile: 7720857755 , Email: , Occupation: Service , Marital status : Married , Address: 403107, H.No 689 Devlay Near Shanta Durga Temple Candola Marcel Goa. H.No 689 Devlay Near Shanta Durga Temple Candola Marcel Goa, Candola, Ponda, South Goa, Goa			


Sub Registrar

REGISTRAR
- CUM -

SUB-REGISTRAR
- CUM -

Document Serial Number :- 2022-OPM-656

Document Serial No:-2022-QPM-658

Book :- 1 Document

Registration Number :- QPM-1-643-2022

Date : 12-Oct-2022

B. Raju
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Quepem)

CIVIL REGISTRAR

- CUM -

SUB-REGISTRAR

QUEPEM



Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 12-Oct-2022 11:52:41

Date of Receipt: 12-Oct-2022

Receipt No : 2022-23/5/464

Serial No. of the Document : 2022-QPM-658

Nature of Document : **Conveyance - 22**

Received the following amounts from **Salle S Thanekar** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1027030	E-Challan	• Challan Number : 202200780224 • CIN Number : CKU9889506	1027030
Processing Fee	2040	E-Challan	• Challan Number : 202200780224 • CIN Number : CKU9889506	2110
Total Paid	1029140 (Rupees Ten Lakhs Twenty Nine Thousands One Hundred And Forty only.)			


Probable date of issue of Registered Document: / /


Signature of the Sub-Registrar
CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
QUEPTEM

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 : **Milind K. Tarkar**




Signature of the Presenter

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 **12-Oct-2022**

Signature of the person receiving the Document


Signature of the Sub-Registrar

No. RDB/IWD/ 8180/1210-22

No. RDB/IWD/ 8557/8110-22 5:15pm

Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 12-Oct-2022 11:52:41
Date of Receipt: 12-Oct-2022

Receipt No : 2022-23/5/464

Serial No. of the Document : 2022-QPM-658

Nature of Document : **Conveyance - 22**

Received the following amounts from **Sailee S Thanekar** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1027030	E-Challan	• Challan Number : 202200780224 • CIN Number : CKU9889506	1027030
Processing Fee	2040	E-Challan	• Challan Number : 202200780224 • CIN Number : CKU9889506	2110
Total Paid	1029140 (Rupees Ten Lakhs Twenty Nine Thousands One Hundred And Forty only)			

Probable date of Issue of Registered Document: / /

[Signature]
Signature of the Sub-Registrar
CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
QUEPTEM

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 : **Milind K. Tarkar**

[Signature]

[Signature]

Signature of the Presenter

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 **12-Oct-2022**

Signature of the person receiving the Document

Signature of the Sub-Registrar

Received Original on 28/10/2022.