

1928



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



STAMP DUTY CERTIFICATE

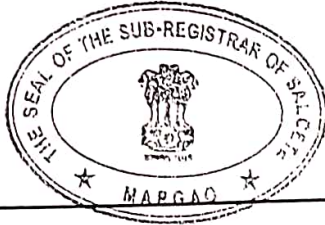
ENDORSEMENT

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

Stamp Duty Of : ₹ 348000/-

(Rupees Three Lakh Forty Eight Thousands only)

PAID VIDE E-RECEIPT NO 202300336266 DATED :27-Apr-2023,
IN THE GOVERNMENT TREASURY.



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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202300024196
DOCUMENT SERIAL NUMBER	:	2023-MGO-1928
DATE OF PRESENTATION	:	03-May-2023
DOCUMENT REGISTRATION NUMBER	:	MGO-1-1876-2023
DATE OF REGISTRATION	:	03-May-2023
NAME OF PRESENTER	:	Mr. MALCOLM RODRIGUES
REGISTRATION FEES PAID	:	₹360000/-
PROCESSING FEES PAID	:	₹1280/-
MUTATION FEES PAID	:	N.A./-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202300336266

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 27-04-2023 13:35:16

Name and Address of Party: RKREALESTATE | 9890059162
MARGAO GOA

Service:

Stamp Duty

Stamp Duty	Amount
Stamp Duty	₹ 348000.00

Total Amount: ₹ 348,000.00

(Rs. Three Lakh Forty Eight Thousand Only)

Department Data: 202300024196 NOTARY|202300024196 NOTARY

Bank ref No:

Status: Success

Payment Date: 27-04-2023 16:46:07

Reprint Date: 28/04/2023 11:13:46

AGREEMENT FOR SALE CUM DEVELOPMENT



Rosy Correia
Rosy Correia

Sabina Clara Correia
Sabina Clara Correia

Lionel Succour Correia
Lionel Succour Correia

Kedar Nagendra Jagdale
Kedar Nagendra Jagdale

Malcolm Rodrigues
Malcolm Rodrigues

This Agreement for Sale cum Development is made and executed at Margao, Goa on this 27TH day of the month of APRIL in the year Two Thousand Twenty-Three. (27/04/2023).


BETWEEN


1. Mrs. **ROSY CORREIA**, widow of late John Anthony Correia, aged about 64 years, housewife, holding Pan Card No. _____, holding Aadhaar Card No. _____
2. Ms. **SABINA CLARA CORREIA**, daughter of late John Anthony Correia, aged about 40 years, unmarried, service, holding Pan Card No. _____ holding Aadhaar Card No. _____; and
3. Mr. **LIONEL SUCCOUR CORREIA**, son of late John Anthony Correia, aged about 37 years, unmarried, service, holding Pan Card No. _____, holding Aadhaar Card No. _____; all Indian Nationals, all resident of A3/111, Lok Bharati Society, Marol Maroshi Road, Near ICICI Bank, Marol, Andheri (East), Mumbai – 400 059; hereinafter referred to as “the **PROSPECTIVE VENDORS**” (which expression, unless repugnant to the context or meaning thereof,





Rosy Correia


Sabina Clara Correia


Lionel Succour Correia


Kedar Nagendra Jagdale


Malcolm Rodrigues

shall mean and include her heirs, legal representatives, administrators, executors and assigns) of the FIRST PART.

AND

R. K. REAL ESTATE, a duly registered Partnership Firm, having Registration No. MGO-F15-2023 holding Pan Card No.

having its registered Office at Dongorim, Navelim, Salcete, Goa and represented herein by its Partners (i) Mr. **KEDAR NAGENDRA JAGDALE**, son of Nagendra Jagdale, aged about 47 years, married, businessman, holding Pan Card No.

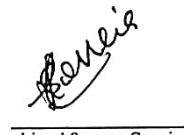
holding Aadhaar Card No. Indian National, resident of H. No. 933, Moddi, Navelim, Salcete, Goa and (ii) Mr. **MALCOLM RODRIGUES**, son of Sidronio Rodrigues, aged about 45 years, married, businessman, holding Pan Card No. holding Aadhaar Card No. , Indian National, resident


of Cavelossim, Salcete, Goa; hereinafter referred to as "the **PROSPECTIVE PURCHASER**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all his representatives, successors, administrators, executors and assigns) of the SECOND PART.

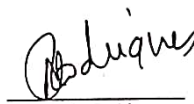
WHEREAS the **PROSPECTIVE VENDORS** have represented to the **PROSPECTIVE PURCHASER** as under:-


Rosy Correia


Satina Clara Correia


Lionel Succour Correia


Kedar Nagendra Jagdale

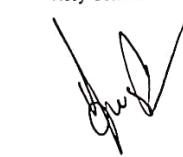

Malcolm Rodrigues


- (i) That there exists a property named DEGALCHO GUDDO or BETEM situated at Village Deussua, within the area and jurisdiction of Village Panchayat of Chinchinim-Deussua, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, which is found fully described in **SCHEDULE-I** hereinafter appearing and is hereinafter referred to as the larger property.
- (ii) That vide Deed of Sale dated 26/05/1987 the original owners of the said larger property namely Maria Palmira Ermelinda Cassia Praxedes Aguiar alias known as Palmira Aguiar, Maria Arlette Aguiar de Souza, Marshall Cajetan de Souza, Annabelle Aguiar e Mendonca, Erasmo Francisco Mendonca sold a Plot of land admeasuring 2155 sq. mts. disannexed from the said larger property admeasuring about 2155 sq. mts. to John Anthony Correia and Rosy Correia, which portion of land is found fully described in **SCHEDULE-II** hereinafter appearing and is hereinafter referred to as the said PLOT.
- (iii) That the said John Anthony Correia expired leaving behind the said Rosy Correia i.e. the member No. 1 of **the PROSPECTIVE VENDORS** as his widow and moiety and as his sole and universal heirs his children namely Ms. Sabina Clara Correia and Mr. Lionel Succour Correia i.e. the member No. 2 and 3 of **the PROSPECTIVE VENDORS**.


Rosy Correia


Sabina Clara Correia


Lionel Succour Correia



Kedar Nagendra Jagdale


Malcolm Rodrigues

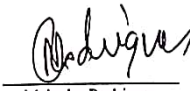
- (iv) That upon death of said John Anthony Correia, the PROSPECTIVE VENDORS initiated an Inventory Proceedings before the Court of the IInd Addl. Civil Judge Senior Division, at Margao being Special Inventory Proceedings No. 3/2015/II and in such Inventory Proceedings the said PLOT was listed as Item No. I and was allotted to the PROSPECTIVE VENDORS in the following proportions: the member No. 1 of the PROSPECTIVE VENDORS -1/2 share; the member No. 2 of the PROSPECTIVE VENDORS -1/4th share; and the member No. 3 of the PROSPECTIVE VENDORS -1/4th share;
- (v) That the PROSPECTIVE VENDORS have now partitioned the said PLOT and the same is presently surveyed under Survey No. 30/1-F of Village Deussua.
- (vi) AND WHEREAS accordingly the PROSPECTIVE VENDORS herein is the absolute and lawful owners in possession of the said PLOT described in SCHEDULE-II hereinafter appearing and that there are no encumbrances of whatsoever nature on the said PLOT and further there are no claims of whatsoever nature on the said PLOT and further that the PROSPECTIVE VENDORS have not entered into any transaction of whatsoever nature with any other person.


Rosy Correia


Sabina Clara Correia


Lionel Succour Correia


Kedar Nagendra Jagdale

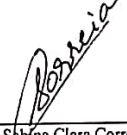

Malcolm Rodrigues

AND WHEREAS on the basis of representations of the **PROSPECTIVE VENDORS** and believing the same to be true and correct, the **PROSPECTIVE PURCHASER** has agreed to purchase the said PLOT admeasuring 2155 sq. mts. described in **SCHEDULE-II** hereinafter appearing on terms and conditions which are amicably agreed between the parties hereto and which are set out hereinafter.

NOW THIS AGREEMENT WITNESSES AS UNDER:

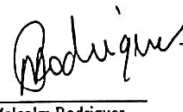
1. The **PROSPECTIVE VENDORS** do hereby agree to sell and transfer in favour of the **PROSPECTIVE PURCHASER** all their right, title and share in the SAID PLOT admeasuring 2155 sq. mts. which is found fully described in **SCHEDULE-II** hereinafter appearing, except by reserving for themselves right in the said PLOT proportionate to the premises agreed to be constructed for the **PROSPECTIVE VENDORS** by the **PROSPECTIVE PURCHASER** under the present Agreement and correspondingly the **PROSPECTIVE PURCHASER** agrees to purchase from the **PROSPECTIVE VENDORS** their right, title and share in the SAID PLOT admeasuring 2155 sq. mts. which is found fully described in **SCHEDULE-II** hereinafter appearing except for the right above reserved, for consideration details whereof is stated hereinbelow.
2. The sale agreed to be made shall be either in favour of the **PROSPECTIVE PURCHASER** or partly in favour of the


 Rosy Correia


 Sabina Clara Correia


 Lionel Succour Correia


 Kedar Nagendra Jagdale


 Malcolm Rodrigues

PROSPECTIVE PURCHASER and partly in favour of nominee/s of the PROSPECTIVE PURCHASER or only in favour of the nominee/s of the PROSPECTIVE PURCHASER, either as a whole, or by way of ideal and undivided shares therein, either by way of a single instrument or by way of various instruments, all to be registered under The Indian Registration Act, as per the choice of the PROSPECTIVE PURCHASER.

3. Out of the total price consideration of Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only), the PROSPECTIVE PURCHASER has paid to the PROSPECTIVE VENDORS a sum of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) vide Cheque No. 000671 dated 03/05/2023 drawn on ICICI Bank, Chinchinim Branch at the time of execution of present Agreement, the receipt whereof the PROSPECTIVE VENDORS do hereby acknowledge; and the balance amount of Rs. 1,05,00,000/- (Rupees One Crore Five Lakhs Only) shall be adjusted or paid by the PROSPECTIVE VENDORS in the following manner: -

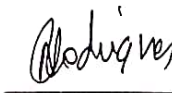
- (i) The PROSPECTIVE PURCHASER shall pay to the PROSPECTIVE VENDORS an amount of Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only) on or before 08/08/2023.


Rosy Correia


Sabina Clara Correia


Lionel Succour Correia


Kedar Nagendra Vagdale


Malcolm Rodrigues


- (ii) The PROSPECTIVE PURCHASER shall pay to the PROSPECTIVE VENDORS an amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only) on or before 08/11/2023.
- (iii) The PROSPECTIVE PURCHASER shall pay to the PROSPECTIVE VENDORS an amount of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) on or before 08/02/2024.
- (iv) The PROSPECTIVE VENDORS have authorised the PROSPECTIVE PURCHASER to retain with the PROSPECTIVE PURCHASER, the total consideration amount of Rs. 50,00,000/- (Rupees Fifty Lakhs Only) towards construction on ownership basis for the PROSPECTIVE VENDORS the following premises as per the specification annexed hereto as ANNEXURE:-

One Villa identified as VILLA NO. 1 admeasuring 136.38 sq. mts. carpet area; [216 sq. mts. super built-up area] to be constructed in the said PLOT described in SCHEDULE-II hereinafter appearing.

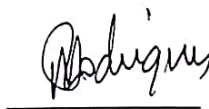
4. The PROSPECTIVE PURCHASER shall construct such premises within a period of 24 months from the date of obtaining the licence from the Village Panchayat of Chinchinim-Deussua for such construction. Such completion


Rosy Correia


Shbina Clara Correia


Lionel Succour Correia


Kedar Nagendra Jagdale


Malcolm Rodrigues

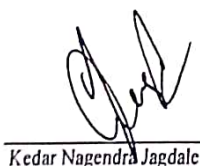
shall be deemed to have been made upon obtaining the Occupancy Certificate from the Village Panchayat of Chinchinim-Deussua or other concerned Authorities.

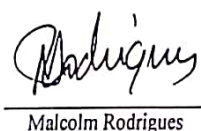
5. It shall be the obligation of the **PROSPECTIVE VENDORS** to inspect the construction of the said premises during all stages of construction, personally or through their experts, so that there should not be any complaints of defects in construction later on.
6. In the event any extra work or substituted work vis-à-vis the Specifications annexed to this Agreement, are executed by the **PROSPECTIVE PURCHASER** in the said premises, the **PROSPECTIVE VENDORS** shall be liable to pay the cost thereof, before taking the delivery of possession of the said premises.
7. It shall be the obligation of the **PROSPECTIVE VENDORS** to cooperate and participate in formation of a Society or other Body of the prospective owners of the premises in the project to be constructed in the said PLOT hereby agreed to be sold, on payment of their shares in the expenditure and also by purchasing the requisite shares of such Society or Body, which shall be looking after the maintenance of the entire project and provide essential services to the said project.


Rosy Correia


Sabina Clara Correia


Lionel Succour Correia


Kedar Nagendra Jagdale



Malcolm Rodrigues

8. For the purpose of maintenance of common amenities of the said complex, the **PROSPECTIVE PURCHASER** shall upon completion alongwith the **PROSPECTIVE VENDORS** and other premises owners/purchasers shall form a maintenance society and/or any association.
9. It is understood between the parties hereto that upon formation of such Society or Body, the said PLOT described in **SCHEDULE-II** hereinafter appearing and the facilities developed therein shall be transferred in favour of such Society or Body and the cost of such transfer and registration fees shall be borne by all the holders of the premises in the said project including the **PROSPECTIVE VENDORS** in proportion of the super built up areas owned by them.
10. It is also understood between the parties that the **PROSPECTIVE PURCHASER** shall be entitled to change the plans of development, after they are sanction by the concerned authorities, but such change will have to be approved by the concerned authorities and further it is agreed that the location of premises to be allotted to the **PROSPECTIVE VENDORS**, shall not be varied.
11. Upon execution of this Agreement, the **PROSPECTIVE VENDORS** shall execute in favour of the **PROSPECTIVE PURCHASER** and/or the Partners/s nominated by the

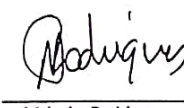



Rosy Correia


Sabina Clara Correia



Lionel Succour Correia


Kedar Nagendra Jagdale


Malcolm Rodrigues

PROSPECTIVE PURCHASER an Irrevocable Power of Attorney authorizing such attorney/s to apply (i) to enter into firm commitments or agreement/s or Deeds with the customer/s of the **PROSPECTIVE PURCHASER** to transfer of the Villas/Flats/Shops/Garages/Stilt Parking area, proposed to be constructed by the **PROSPECTIVE PURCHASER** in the said PLOT described in the **SCHEDULE-II** hereinafter appearing; except for the premises described hereinabove in Clause 3(iv) which are agreed to be constructed for the **PROSPECTIVE VENDORS** (ii) to construct for and/or to transfer in favour of such customer/s any of the building/premises or Villa/Flats/Garages/Stilt Parking area, proposed to be constructed by the **PROSPECTIVE PURCHASER** in the said PLOT described in the **SCHEDULE-II** hereinafter appearing; except for the premises described hereinabove in Clause 3(iv) which are agreed to be constructed for the **PROSPECTIVE VENDORS** (iii) to sign any application, form, representation, letters, plans, questionnaires, noc, etc., in respect of the said PLOT described in the **SCHEDULE-II** hereinafter appearing and the development proposed therein, including signing any application, letter or reply to the authorities of PWD, Electricity Department; Water Resources Department, authorities under the Town & Country Planning Act, Land Revenue Code, Panchayat Raj Act, Forest Laws, National Highways Act, etc.




Rosy Correia


Sabina Clara Correia


Lionel Succour Correia


Kedar Nagendra Jagdale


Malcolm Rodrigues

for obtaining any facility, licence, certificate, permission, authority, sanad for conversion of use of land, conversion of zoning of land, N.O.C., sanction, etc. (iv) to represent the **PROSPECTIVE VENDORS** before any authorities such as courts, judicial authorities, quasi judicial authorities, revenue authorities, fiscal authorities, Government Departments, etc.; (vii) to depose on oath by way of affidavit or by oral deposition; (viii) receive or accept the summons including first summons, notices and the like, etc


12. Pending the final sale hereby agreed to be made, the **PROSPECTIVE VENDORS** hereby irrevocably permit the **PROSPECTIVE PURCHASER** to develop the said PLOT described in the **SCHEDULE-II** hereinafter appearing, after obtaining necessary sanctions, permissions, sanads, licenses etc., for the purposes constructing therein Flats and/or Shops and/or garages, for which purpose the **PROSPECTIVE VENDORS** hereby irrevocably authorises the **PROSPECTIVE PURCHASER** to enter upon the said PLOT; to survey the same; and, after obtaining all necessary sanctions, permissions, licences etc. from the concerned authorities, to develop the same.

13. The **PROSPECTIVE VENDORS** covenant with the **PROSPECTIVE PURCHASER** as under:-


Rosy Correia


Sabina Clara Correia



Lionel Succour Correia

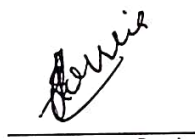

Kedar Nagendra Jagdale



Malcolm Rodrigues

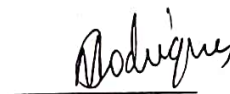
- a) That the said PLOT hereby agreed to be sold or any part thereof, is not subject matter of any arrears of land revenue or other fees, charges etc., payable to the government, semi-government bodies or corporations owned by the government;
- b) That the said PLOT hereby agreed to be sold or any part thereof, is not subject matter of any litigation or of any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- c) That the said PLOT hereby agreed to be sold or any part thereof, is not subject matter of any attachment or seizure or proclamation of sale, by any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- d) That the said PLOT hereby agreed to be sold or any part thereof, is not subject matter of any land acquisition notification or proceedings, under the Land Acquisition Act or any law for compulsory acquisition of the lands.
- e) That the title of the **PROSPECTIVE PURCHASER**, in respect of the said PLOT hereby agreed to be sold or any part thereof, is subsisting, clear, free and marketable;


Rosy Correia


Sabina Clara Correia


Lionel Succour Correia


Kedar Nagendra Jagdale


Malcolm Rodrigues

- f) That the **PROSPECTIVE PURCHASER** or any of them have not entered into any other agreement or transaction with any party whomsoever, in relation to the said PLOT hereby agreed to be sold or any part thereof;
- g) That there are no encumbrances, charges, liens etc., against the said PLOT hereby agreed to be sold or any part thereof;
- h) That in the event the **PROSPECTIVE PURCHASER** are deprived of the said PLOT hereby agreed to be sold or any part thereof, on account of any claims made by any person, the **PROSPECTIVE VENDORS** shall indemnify the **PROSPECTIVE PURCHASER** against all losses which may be suffered by the **PROSPECTIVE PURCHASER**;
- i) That there are no other persons having any rights, interests, claims whatsoever, in relation to the PLOT hereby agreed to be sold or any part thereof.

14. The obligations of the **PROSPECTIVE VENDORS** are:

- i. To remove defect, if any, in the title due to which the development and construction work on the said PLOT is stopped/hampered at their own costs within a least possible period.
- ii. To co-operate with the **PROSPECTIVE PURCHASER** in all matter pertaining to the construction and to sign and

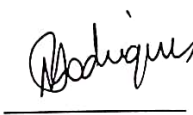



Rosy Correia


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Lionel Succour Correia


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Malcolm Rodrigues

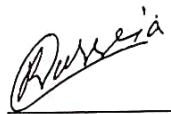
execute all applications, plans, documents, affidavits, declarations etc. as may be required from time to time for submission in various Offices including the TCP, Village Panchayat and/or any other Competent Authority towards said construction activity on the said PLOT.

iii. To enter into Agreement of sale for transferring and selling of the various premises to such persons who may be interested to buy such premises in the said building complex which is proposed to be constructed on the said PLOT and to whom the **PROSPECTIVE PURCHASER** is willing to sell as part of his business.

iv. Upon receipt of entire consideration amount fixed herein, to sign and execute the Final Conveyance Deed either in favour of the **PROSPECTIVE PURCHASER** and/or in favour of individual buyers of various premises and/or in favour of the society that may be formed by the **PROSPECTIVE PURCHASER** after completion of building project and obtaining Occupancy Certificate from Village Panchayat.

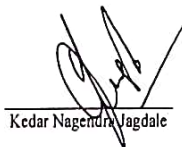
15. The **PROSPECTIVE PURCHASER** shall have absolute authority to enter into any Agreement of Sale and/or such other Agreement of Conveyance with any prospective buyers of the **PROSPECTIVE PURCHASER** and to receive all the amounts from them. However, the **PROSPECTIVE**

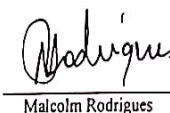



Rosy Correia


Satina Clara Correia


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Kedar Nagendra Jagdale


Malcolm Rodrigues

VENDORS shall not be liable for any such commitments entered into by the PROSPECTIVE PURCHASER with their customers.

16. The PROSPECTIVE VENDORS do hereby assure to the PROSPECTIVE PURCHASER that they shall sign and execute all documents at the cost of the PROSPECTIVE PURCHASER and further abide by all the terms and conditions that may be imposed upon them as owners of the land wherein the Construction is proposed to be carried out under The Real Estate (Regulation and Development) Act, 2016 *in short RERA*. Further, clarifications, if any, required under the *RERA* shall be complied by the PROSPECTIVE VENDORS as and when called upon by the concerned authority. However, cost of all such RERA Registration shall be borne and paid by the PROSPECTIVE PURCHASER.
17. Both parties shall specifically perform this Agreement.
18. The market Value of the said PLOT hereby agreed to be sold is Rs. 1,20,00,000/- (Rupees One Crore Twenty Lakhs Only).
19. The Plot hereby agreed to be sold is not an Agricultural Land as Sanad dated 07/12/2022 is obtained from the Office of the Collector South Goa District for change in use of land for residential purpose.


 Rosy Correia


 Sabina Clara Correia


 Lionel Succour Correia


 Kedar Nagesh Jagdale


 Malcolm Rodrigues

SCHEDULE-I

(Description of the said larger property)

ALL THAT property named DEGALCHO GUDDO or BETEM situated at Village Deussua, within the area and jurisdiction of Village Panchayat of Chinchinim,-Deussua, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, which is not found recorded in the Land Registration Office of Salcete enrolled under Matriz No. 436, surveyed under Survey No. 30/1 of Village Deussua and bounded as under:

East: By the Paddy field of the Comunidade of Chinchinim and property of the heirs of Vidal Joao Lacerda;

West: By the property ORTEM or CODDEAWADDO;

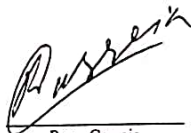
North: By property DOGALICHO GUDDO of the heirs of ZVidal Joao Lacerda; and

South: By property of the heirs of Damum Sinai Quirtonim and other and property denominated GALI or MORODA of the heirs of Inacio Rodrigues and his wife Maria Santana Fernandes.


SCHEDULE-II

(Description of the said PLOT hereby agreed to be sold)

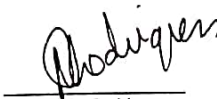
All that Plot of land identified admeasuring 2155 sq. mts., presently independently surveyed under Survey No. 30/1-F of


Rosy Correia


Sabrina Clara Correia


Lionel Succour Correia


Kedar Nagendra Jagdale


Malcolm Rodrigues

Village Deussua, which plot is disannexed from the property described in **SCHEDULE-I** hereinabove and bounded as under:-

East: By Survey No. 30/1-A of Village Deussua;

West: By Survey No. 28/20 and 29/5 of Village Deussua;

North: Village Panchayat Road; and

South: By the Plot of Mateus Correia and Joanita Correia

ANNEXURE-A

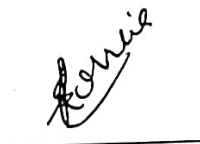
**SPECIFICATIONS OF THE SAID VILLA TO BE
CONSTRUCTED FOR the PROSPECTIVE VENDORS :**


- *RCC structure with laterite masonry.*
- *Internal walls of thick brick masonry.*
- *Flooring 60 x 120mm vitrified tiles.*
- *Bathroom tiles 30x60.*
- *Poly cap electrical wiring and Legrand electric switches.*
- *Main entrance door of Teakwood.*
- *UPVC Toilet Doors*
- *The interior walls will have Asian washable paint. External walls painted will be of Plastic Emulsion Asian paint.*
- *Toilet Fittings of Jaquar make.*

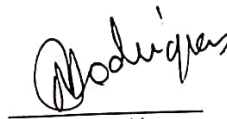
IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand to this Agreement on the day, month and year herein above mentioned.

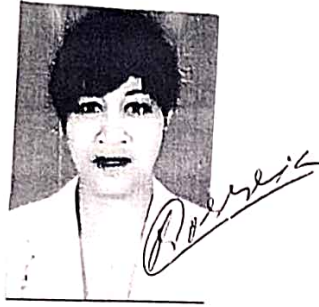

Rosy Correia


Sabina Clara Correia


Lionel Succour Correia


Kedar Nagendra Jagdale

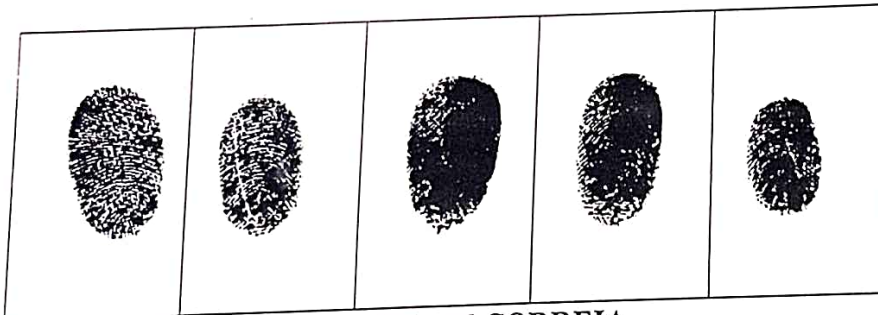

Malcolm Rodrigues



SIGNED AND DELIVERED by *Rosy Correia*
 THE WITHINNAMED the (ROSY CORREIA)
 PROSPECTIVE VENDORS



Left hand finger impressions of ROSY CORREIA



Right hand finger impressions of ROSY CORREIA

Rosy Correia

Rosy Correia

Sábina Clara Correia

Sábina Clara Correia

Lionel Succour Correia

Lionel Succour Correia

Kedar Nagendra Nagdale

Kedar Nagendra Nagdale

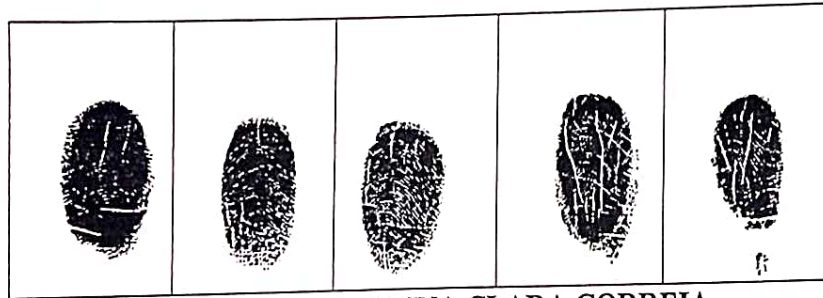
Malcolm Rodrigues

Malcolm Rodrigues

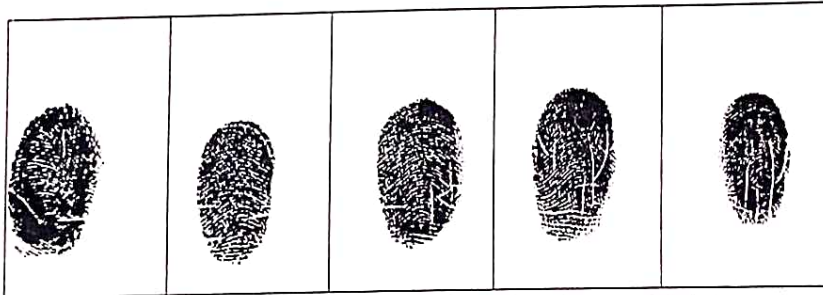


Correia

(SABINA CLARA CORREIA)



Left hand finger impressions of SABINA CLARA CORREIA



Right hand finger impressions of SABINA CLARA CORREIA

Rosy Correia

Rosy Correia

Correia

Sabina Clara Correia

Correia

Lionel Succour Correia

Kedar

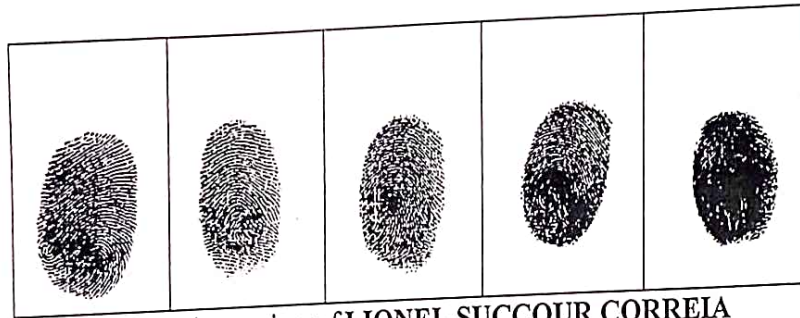
Kedar Nagendra Jagdale

Rodrigues

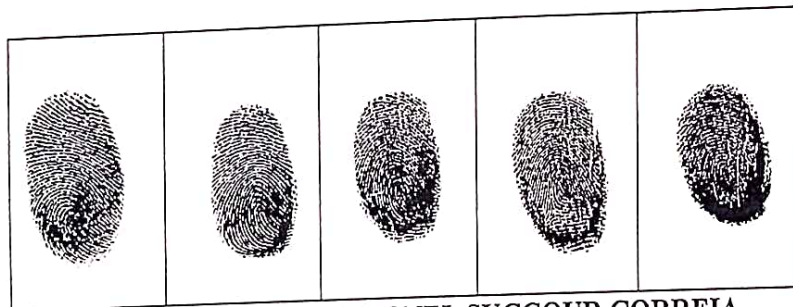
Malcolm Rodrigues



Correia
 (LIONEL SUCCOUR
 CORREIA)



Left hand finger impressions of LIONEL SUCCOUR CORREIA



Right hand finger impressions of LIONEL SUCCOUR CORREIA

Rosy Correia
 Rosy Correia

Sabrina Clara Correia
 Sabrina Clara Correia

Lionel Succour Correia
 Lionel Succour Correia

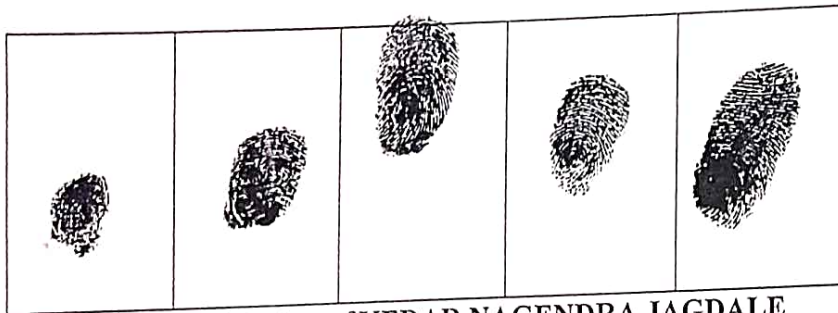
Kedar Jagdale
 Kedar Nagendra Jagdale

Malcolm Rodrigues
 Malcolm Rodrigues

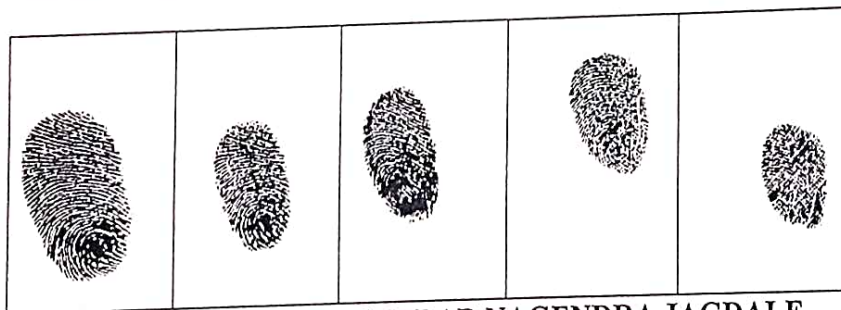


SIGNED AND DELIVERED by
THE WITHINNAMED the
PROSPECTIVE
PURCHASER

(KEDAR NAGENDRA
JAGDALE)



Left hand finger impressions of KEDAR NAGENDRA JAGDALE



Right hand finger impressions of KEDAR NAGENDRA JAGDALE



Rosy Correia

Rosy Correia

Sahjira Clara Correia

Sahjira Clara Correia

Lionel Succour Correia

Lionel Succour Correia

Kedar Nagendra Jagdale

Kedar Nagendra Jagdale

Malcolm Rodrigues

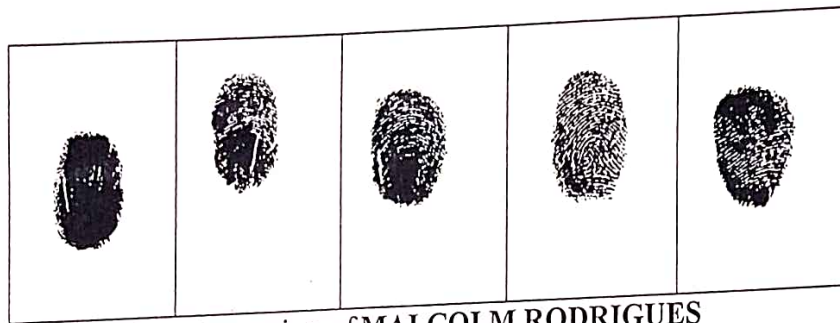
Malcolm Rodrigues



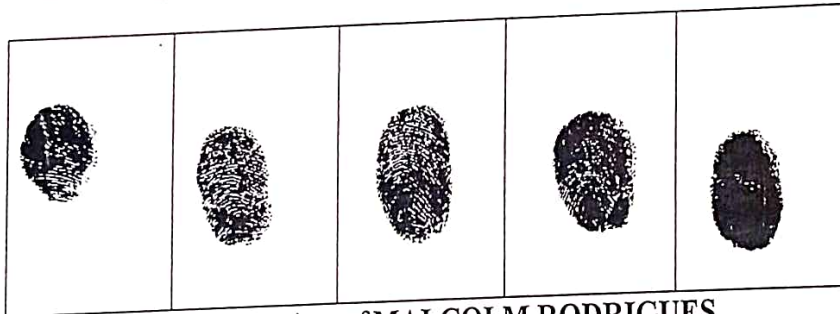
Rodrigues

Rodrigues

(MALCOLM RODRIGUES)



Left hand finger impressions of MALCOLM RODRIGUES



Right hand finger impressions of MALCOLM RODRIGUES

Rosy Correia
Rosy Correia


Sabira Clara Correia
Sabira Clara Correia


Lionel Succour Correia
Lionel Succour Correia

Kedar Nagendra Jagdale
Kedar Nagendra Jagdale

Malcolm Rodrigues
Malcolm Rodrigues


WITNESSES:


1. Name: Dominick John Rodrigues
 S/D/W of: Cristo S.E. Rodrigues
 Age: 55 years
 Marital Status: married
 Profession: business
 Address: Cavetossim Salcete Goa
 Mobile No.: 9822182850
 Aadhaar/EPIC/Driving Licence No.:
 Signature: 


2. Name: Saiyel Deepak Dessai
 S/D/W of: Deepak Dessai
 Age: 23 years
 Marital Status: unmarried
 Profession: service
 Address: Cuncolim, South Goa
 Mobile No.: 8888993490
 Aadhaar/EPIC/Driving Licence No.:
 Signature: 

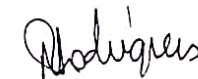



 Rosy Correia

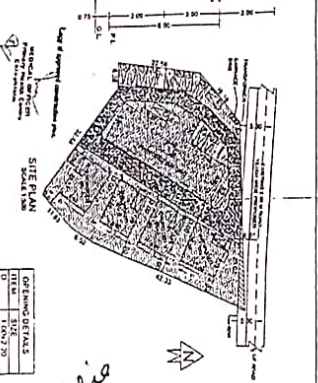
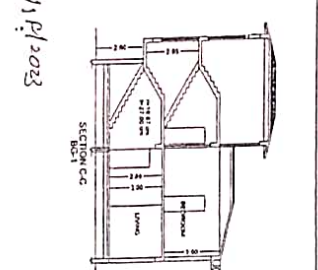
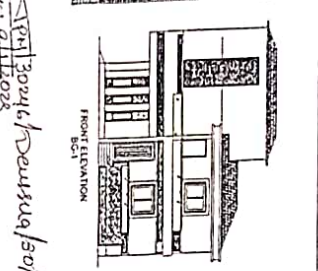
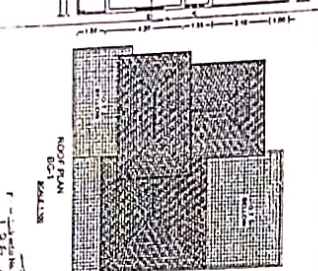
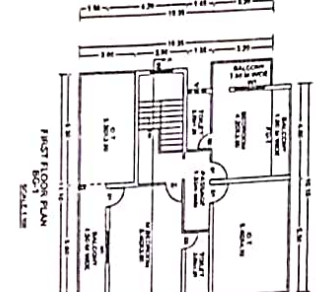
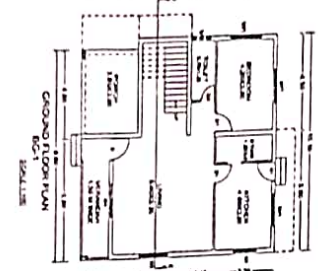

 Sathya Clara Correia


 Lionel Succour Correia


 Kedar Nagendra Jagdale


 Malcolm Rodrigues

Passive



PERMITS DETAILS

ITEM	DATE	DESCRIPTION
1	10/10/20	PERMIT TO CONSTRUCT
2	10/10/20	PERMIT TO OCCUPY
3	10/10/20	PERMIT TO ALTER
4	10/10/20	PERMIT TO DEMOLISH
5	10/10/20	PERMIT TO REPAIR
6	10/10/20	PERMIT TO RENEW
7	10/10/20	PERMIT TO SUSPEND
8	10/10/20	PERMIT TO TRANSFER
9	10/10/20	PERMIT TO ASSIGN
10	10/10/20	PERMIT TO SURRENDER

AREA STATEMENT

1. Total area of site
2. Area of building footprint
3. Area of building footprint (including setbacks)
4. Area of building footprint (including setbacks and easements)
5. Area of building footprint (including setbacks, easements, and other restrictions)
6. Area of building footprint (including setbacks, easements, other restrictions, and other restrictions)
7. Area of building footprint (including setbacks, easements, other restrictions, other restrictions, and other restrictions)
8. Area of building footprint (including setbacks, easements, other restrictions, other restrictions, other restrictions, and other restrictions)
9. Area of building footprint (including setbacks, easements, other restrictions, other restrictions, other restrictions, other restrictions, and other restrictions)
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PERMITS DETAILS

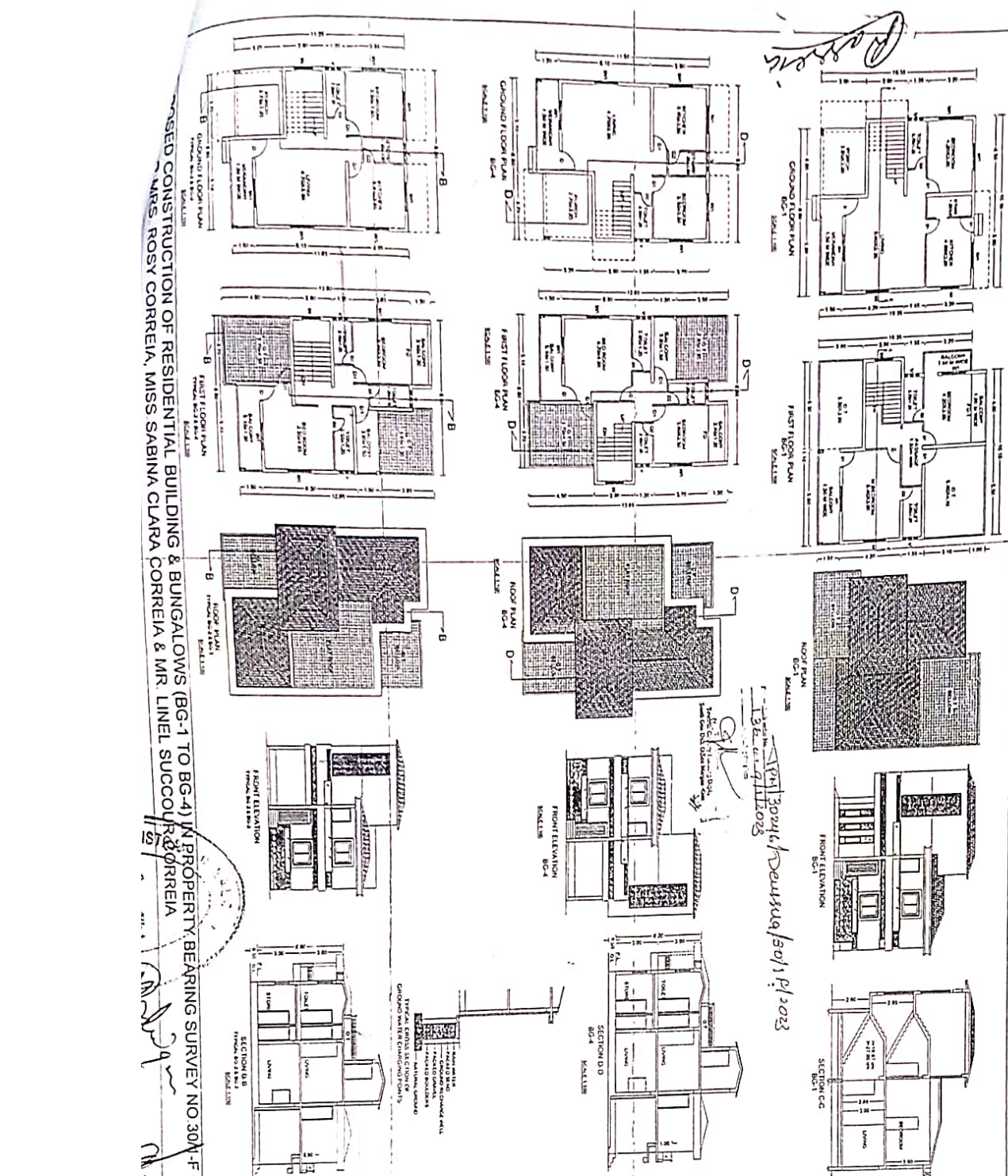
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BASED CONSTRUCTION OF RESIDENTIAL BUILDING & BUNGALOWS (BG-1 TO BG-4) IN PROPERTY BEARING SURVEY NO 3041 OF DEUSSUA VILLAGE SALCETE

MRS. ROSY CORREIA, MISS SABINA CLARA CORREIA & MR. LINEL SUCCOURD CORREIA

OWNER'S SIGN

ENGINEER SIGN

1) *[Signature]*

2) *[Signature]*

3) *[Signature]*

4) *[Signature]*

5) *[Signature]*

6) *[Signature]*

7) *[Signature]*

8) *[Signature]*

9) *[Signature]*

10) *[Signature]*

11) *[Signature]*

12) *[Signature]*

13) *[Signature]*

14) *[Signature]*

15) *[Signature]*



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-May-2023 02:43:08 pm

Document Serial Number :- 2023-MGO-1928

Presented at 02:40:34 pm on 03-May-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	348000
2	Registration Fee	360000
3	Talkal appointment fee	10000
4	Processing Fee	1280
Total		719280

Stamp Duty Required :348000/-




Stamp Duty Paid : 348000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr. MALCOLM RODRIGUES ,Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Dongorim, Navelim, Salcete, Goa, Address2 - margao goa, PAN No.:			







Executer

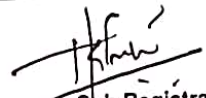
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ROSY CORREIA , Father Name:Widow Of Late John Anthony Correia, Age: 64, Marital Status: Widow ,Gender:Male,Occupation: Advocate, A3/111, Lok Bharati Society, Marol Maroshi Road, Near ICICI Bank, Marol, Andheri (East), Mumbai – 400 059, PAN No.:			
2	Mr. MALCOLM RODRIGUES , , Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, Dongorim, Navelim, Salcete, Goamargao goa, PAN No.			
3	SABINA CLARA CORREIA , Father Name:Daughter Of Late John Anthony Correia, Age: 40, Marital Status: Unmarried ,Gender:Female,Occupation: Service, A3/111, Lok Bharati Society, Marol Maroshi Road, Near ICICI Bank, Marol, Andheri (East), Mumbai – 400 059, PAN No.:			
4	LIONEL SUCCOUR CORREIA , Father Name:Son Of Late John Anthony Correia, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Service, A3/111, Lok Bharati Society, Marol Maroshi Road, Near ICICI Bank, Marol, Andheri (East), Mumbai – 400 059, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	KEDAR NAGENDRA JAGDALE , Father Name:Nagendra Jagdale, Age: 47, Marital Status: ,Gender:Female,Occupation: Business, H. No. 933, Moddi, Navelim, Salcete, Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SAIEEL DEEPAK DESSAI ,Age: 23,DOB: ,Mobile: 9890059162 ,Email: ,Occupation:Other , Marital status : Unmarried , Address:403703, CULWADDO CUNCOLIM SALCETE GOA, CULWADDO CUNCOLIM SALCETE GOA, Cuncolim, Salcete, SouthGoa, Goa			
2	Name: DOMINICK JOHN RODRIGUES ,Age: 55,DOB: ,Mobile: 9890059162 ,Email: ,Occupation:Business , Marital status : Married , Address:403731, CAVELOSSIM SALCETE GOA, CAVELOSSIM SALCETE GOA, Cavelossim, Salcete, SouthGoa, Goa			



 Sub Registrar
 Civil Registrar
 -Cum-
 Sub Registrar
 Salcete

Document Serial Number :- 2023-MGO-1928



Document Serial No:-2023-MGO-1928

Book :- 1 Document
Registration Number :- **MGO-1-1876-2023**
Date : 03-May-2023



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

Civil Registrar
-Cum-
Sub Registrar
Salcete

Rohit Mahale
LDC m/r

