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MAR-15-2022 16:46:55

₹ 1003000/-

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For CITIZEN CREDIT™  
CO-OP. BANK LTD.

*M. J. S.*  
Authorised Signatory

Sl No. 2022-PNJ-760  
Reg No. 731  
dt 22/3/2022  
P.R. No. 9150



### DEED OF SALE

*[Signature]*

*[Signature]*

*[Signature]*

This DEED OF SALE is made and executed at Panaji, Goa, on this 17<sup>th</sup> day of the month of March of the year Two Thousand and Twenty-Two i.e. (17/03/2022).

**BETWEEN**

1. **MR. THEODORE D SOUZA**, son of late Manuel Salvador D Souza, 71 years of age, married, Retired, holder of PAN Card No. [REDACTED], Adhaar Card No. [REDACTED] and his wife;

2. **MRS. DOMINA FERNANDES E D SOUZA**, wife of Mr. Theodore D Souza, daughter of late Mr. John Fernanes, 65 years of age, married, Retired Management Analyst, holder of PAN Card No. [REDACTED], Adhaar Card No. [REDACTED] both Indian Nationals and both residents of Ravalnath Residency, Apt. # A-4, 2nd Floor, Ravi Raj Colony, Nagalli Hills, Dona Paula, Tiswadi, North Goa 403 004; hereinafter referred to as the "**OWNERS/VENDORS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) **OF THE FIRST PART.**

**AND**

**RAJDEEP BUILDERS**, a registered Proprietorship Firm, having its office at 708, 709, & 710, 7th Floor, Gera Imperium Star, Near Central Library, Patto, Panaji-Goa, 403001, represented by its Sole Proprietor Mr. Rajesh Tarkar, 48 years of age, son of Shri. Ulo Tarkar, business, Indian National, holder of PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], resident of Penthouse No. 201, Rajdeep Residency, Ravi Raj Colony, Nagalli Hills, Dona Paula-Goa 403004, represented herein by his duly executed Power of Attorney Holder Mrs. Deepa Rajesh Tarkar, vide power of attorney dated 19.02.2018 executed before the Notary and Advocate Babuso R. Sawant, Panaji Goa at registration No.135/2018; 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.**

**AND**

**MRS. DEEPA RAJESH TARKAR**, 45 years of age, wife of Mr. Rajesh Tarkar, holding Pan Card No. [REDACTED], Aadhar Card No. [REDACTED], housewife, Indian National, resident of Penthouse No. 201, Rajdeep Residency, Raviraj Colony, Nagalli Hills, Dona Paula, Goa 403004, hereinafter referred to as "**THE CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, successors, legal representatives and assigns) **OF THE THIRD PART.**

**WHEREAS** there exists a **Plot No.19**, admeasuring **500 sq. mts**, forming part of the immovable property known as "**CURLA VAIGUINIM**", situated at Taleigao, Tiswadi Sub



District of Ilhas District of North Goa, Goa, described in the Land Registration Office (Conservatoria do Registo Predial) of Ilhas under No.17260 in Book B-45, New, enrolled in the Taluka Revenue Office of Tiswadi under Matriz Nos. 279, 284, 286, 288, 289, 291, 293, 295, 297, 299, 301, 303 and 382 identified in the Old Cadastral Survey under Plot No.792 corresponding to New Survey Nos. 242/1, 243/2, 243/3, 243/4, 243/6, 243/9, 243/10, 243/12, 243/17 and 243/19 in the Recent Survey Records of Taleigao Village and the SAID PLOT No.19 is bearing new Sub-division No. 242/1-Q after PARTITION of the Plot. The SAID PLOT more particularly described in **Schedule I** mentioned hereinbelow and marked in red color in the plan annexed herewith and shall hereinafter be referred to as the "**SAID PLOT**".

**AND WHEREAS** the Original OWNERS of the larger property namely **1.** Mr. Andre Francisco Paulo Souza Machado alias Francisco Souza Machado and his wife Mrs. Maria Lourdes Praxedes Bevenuto e Machado alias Maria Martins Machado **2.** Mr. Vincente Alvaro Souza Machado alias Alvaro Souza Machado and his wife Mrs. Angela Souza Machado, **3.** Mr. Guilherme Perpetuo Hamilton Souza Machado, and his wife Mrs. Maria Antoinette Piedade De Conceicao De Souza Machado; **4.** Mrs. Ena Souza Machado E Costa Martins and her husband Mr. Carlos De Costa Martins; **5.** Mrs. Maria Elsa Souza Machado E Menezes; **6.** D Maria Janiza Da Conceicao Jose Menezes and her husband Mr. Daniel Fragoso Rodrigues, **7.** D Cristovao Maria Jose Antonio De Menezes **8.** D Francisco Xavier Agnelo Do Perpetuo Socorro Menezes **9.** D Maria De Jesus Fatima Menezes **10.** Mrs. Lilia Piedade Lourdes Martins E Pereira **11.** Mrs. Luiza Filomena Lourdes Martins E Fernandes and her husband Mr. Paulo Bailon Fernandes; **12.** Mrs. Evelyn Lucy Machado Godin and her husband Mr. Stanley Francis Godin; **13.** Mrs. Lucia Eulalia Machado E Braganca **14.** Mrs. Maria Elsa Machado E Braganca and her husband Mr. Assuncao De Braganca; **15.** Mr. Vasco Machado Braganca and his wife Mrs. Virginia Menezes E Braganca; **16.** Mr. Ivo Machado Braganca and his wife Mrs. Pamela De Souza Braganca; **17.** Maria Conceicao Xavier De Melo Souza Machado; **18.** Mrs. Umeliana Fernandes E Martins; **19.** Mr. Querobino Martins and his wife Mrs. Lavinia Lopes; **20.** Miguel Joao Martins and his wife Mrs. Cacilda Consolacao Goretti Fernandes Martins; **21.** Mr. Fernando Lourdes Martins; **22.** Mr. Francisco Xavier Martins; **23.** Mr. Antonio Martins; **24.** Mrs. Mariquinhas Martins E Carvalho; **25.** Mrs. Alice Martins E Lopes and her Husband Mr. Oscar Lopes; **26.** Mrs. Lourdes Martins E Dias and her husband Mr. Ralph Dias; **27.** Mrs. Fatima Martins, entered into an Agreement dated 14.05.1985 and a subsequent Deed of Rectification dated 21.08.1985 with the Developer, namely, Alcon Developer Pvt. Ltd. for the purpose of development on the said larger Property.

**AND WHEREAS** further the said Developer, namely, Alcon Developer Pvt. Ltd. purchased a share admeasuring 0.71428% from co-owners of the said larger property, namely, Caetano Martins and his wife Mauricia Amaral E Martins vide Deed of Sale dated 05.09.1986, bearing Registration No. 855/86 dated 22.09.1986 in the Office of Sub Registrar of Ilhas Goa.



**AND WHEREAS** in pursuance of the Agreement dated 14.05.1985 and a subsequent Deed of Rectification dated 21.08.1985 and in pursuance of Deed of Sale dated 05.09.1986, the said Developer namely Alcon Developer Pvt. Ltd., sub divided the said larger property into sub plots and accordingly Panaji Planning and Development Authority vide letter No. PDA/T/5885/1316/87 dated 26.06.1987 and Village Panchayat of Taleigao Goa vide its Letter No. VPT/TLG/ 153/87-88 dated 08.07.1987 issued final **"NO OBJECTION CERTIFICATE"** for the Sub Division of the SAID PLOT.

**AND WHEREAS** the Developers namely, Alcon Developer Pvt. Ltd. had agreed to sell the SAID PLOT No.19 to the present OWNERS/VENDORS vide Agreement for Sale dated 10.03.1986.

**AND WHEREAS** Panaji Planning and Development Authority issued **"NO OBJECTION CERTIFICATE"** No. PDA/S/1109/2358/88 dated 18.07.1988 for Sale of said Sub Divided PLOT NO.19 to the present OWNERS/VENDORS.

**AND WHEREAS** accordingly the Developers namely, Alcon Developer Pvt. Ltd. along with other co-owners of the SAID PLOT sold the SAID PLOT No.19 to the present OWNERS/VENDORS vide DEED OF SALE dated 19.09.1988, bearing Registration No.726/89 filed in Book No.1 Vol No.60 dated 12.09.1989, executed at Ilhas Panaji Goa.

**AND WHEREAS** the present OWNERS/VENDORS are the owners in possession of the SAID PLOT No.19 from the date of execution of the Deed of Sale dated 12.02.1989, for the last 32 years.

**AND WHEREAS** the PURCHASER/BUILDER herein approached the OWNERS/VENDORS and expressed its desire to purchase the SAID PLOT in consideration of the Saleable Built-up area and the OWNERS/VENDORS agreed to the said Offer.

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

(i) That the SAID PLOT is not a subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act nor there is any Lis-Pendent or any Judicial or Quasi-Judicial or Statutory Restrain against the Conveyance of the SAID PLOT or any litigation or any proceedings pending before any Court, Tribunal, Forum, Arbitrator, Revenue Authorities, Quasi-Judicial Authorities or any other Authorities under the law in force and the title of the OWNERS/VENDORS, is subsisting, clear, free and marketable;



(ii) That there are no tenants and/or mundkars having any rights or claims over the SAID PLOT.

(iii) That there are no encumbrances of whatsoever nature over the SAID PLOT by way of mortgage, charges, and/or liens in the name of the Predecessor-in-title of the OWNERS/VENDORS.

(iv) There is no Notification issued under any Ordinance Act, Statute/Rules or Regulations affecting the SAID PLOT or acquiring the SAID PLOT No. 19, whereby the OWNERS/VENDORS are prevented from selling the SAID PLOT.

(v) That there is a clear and uninterrupted access available to and from the SAID PLOT.

**AND WHEREAS**, PURCHASER/BUILDER accordingly applied for all the required licences and permissions for carrying out the Construction of RESIDENTIAL BUILDING on the SAID PLOT on behalf of the OWNERS/VENDORS.

**AND WHEREAS** the Greater Panaji Planning and Development Authority, Panaji, Goa, issued Taleigao Planning Area Order dated 28.10.2021 vide Ref. No. GPPDA/684/TLG/751/2021 for the proposed Construction of Residential Building and Compound Wall on the SAID PLOT.

**AND WHEREAS** the Directorate of Health Services, PHC Chimbel Health Centre, Goa, issued "NO OBJECTION CERTIFICATE" for the Proposed Construction of Residential Building and Compound Wall on the SAID PLOT vide No. DHS/2021/DHS0901/00033/403, dated 24.12.2021.

**AND WHEREAS** the Village Panchayat of Taleigao, Tiswadi Goa, issued CONSTRUCTION LICENSE dated 04.01.2022 vide Ref. No. VP/TLG/CONST.LIC/40/21-22/3019 for the Proposed Construction of Residential Building and Compound Wall on the SAID PLOT.

**AND WHEREAS** the Office of the Deputy Collector, North Goa, Sub Division Panaji, Goa, has issued "SANAD" dated 11.12.1986 bearing No. CNV/TIS/118/85.

**AND WHEREAS** the PURCHASER/BUILDER has after satisfying himself as regards the title of the SAID PLOT and all documents relating to the SAID PLOT and based on the permissions and licenses issued in respect of the SAID PLOT, agreed to purchase the SAID PLOT from the OWNERS/VENDORS and the OWNERS/VENDORS have agreed to sell the SAID PLOT to the PURCHASER/ BUILDER and as consideration thereof the PURCHASER/BUILDER has agreed to allot and hand over to the OWNERS/VENDORS on OWNERSHIP basis, saleable built-up area, admeasuring **492.89 sq. mts**, as mentioned below, which allotment is accepted by the OWNERS/VENDORS as follows:



- a. A Fully Furnished 3 BHK **Flat No.501**, Fifth Floor, admeasuring **172.42 sq. mts** saleable area and carpet area of 93.79 sq. mts. with a balcony area of 28.29 sq. mts., with an exclusive terrace area of 3.18 sq. mts.
- b. A Fully Furnished 2 BHK **Flat No.601**, Sixth Floor, admeasuring **160.63 sq. mts** saleable area, and carpet area of 81.58 sq. mts. With a balcony area of 29.57 sq. mts. with an exclusive terrace area of 2.72 sq. mts.
- c. A Fully Furnished 2 BHK **Flat No.701**, Seventh Floor, admeasuring **159.84 sq. mts** saleable area, and carpet area of 81.58 sq. mts. With a balcony area of 28.10 sq. mts. with an exclusive terrace area of 3.40 sq. mts.

**AND WHEREAS** the above FLATS shall be handed over on ownership basis along with proportionate undivided right, share and interest in the SAID PLOT in favour of the OWNERS/VENDORS, by executing before the concerned Sub Registrar, a Registered Conveyance Deed with respect to each FLAT allotted to the OWNERS/VENDORS, at the cost of the PURCHASER/BUILDER, on receipt of Occupancy Certificate for the Project to be constructed on the SAID PLOT, as per the specifications mentioned in Schedule IV and along with allotted free Stilt Car Parking for each i.e. Flat Nos. 501, 601 & 701, as per the Approved Plan approved by the Greater Panaji Planning and Development Authority, Panaji, Goa District Office, and as per the Construction License issued by the Village Panchayat of Taleigao, Tiswadi Goa. The above FLATS agreed to be handed over unto the OWNERS/VENDORS shall hereinafter be referred to as the "**SAID FLATS**" and **are more particularly described in Schedule II** annexed herewith and are marked in red colour on the Plan annexed herewith.

**AND WHEREAS** the parties have now decided to execute the DEED OF SALE with respect to the SAID PLOT so as to completely transfer the SAID PLOT in favour of the PURCHASER/BUILDER.

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:**

1. That in pursuant to the negotiations and discussions by and between the parties hereto the PURCHASER/BUILDER has agreed to purchase the SAID PLOT and the OWNERS/VENDORS have decided to sell the SAID PLOT to the PURCHASER/BUILDER and as consideration thereof, the PURCHASER/BUILDER has agreed and decided to hand over to the OWNERS/VENDORS, the SAID FLATS with a total saleable built up area of **492.89 sq. mts**, as mentioned hereinabove along with proportionate undivided right, share and interest in the SAID PLOT together with the allotted free Stilt Car Parking's for each allotted FLAT as mentioned hereinabove, to be handed over to the OWNERS/VENDORS on completion of Construction of the Project on the SAID PLOT on receipt of the "OCCUPANCY CERTIFICATE" from the Village Panchayat of Taleigao Goa,



as full and final settlement in kind of the entire consideration amount towards the purchase of the SAID PLOT admeasuring **500 sq. mts.**

2. That is agreed by and between the parties that on completion of Construction of the Project on the SAID PLOT, the PURCHASER/BUILDER shall hand over the saleable built-up area of **492.89 sq.mts** in favour of the OWNERS/VENDORS along with the respective Possession Letters and shall execute before the concerned Sub Registrar, a Registered Conveyance Deed with respect to each FLAT allotted to the OWNERS/VENDORS as mentioned hereinbelow in **Schedule II** at the cost of the PURCHASER/BUILDER.
3. That the balance FLATS as mentioned hereinbelow shall be retained by the PURCHASER/BUILDER for sale to the Prospective Purchasers:

- a. A 3 BHK **FLAT No.101**, First Floor, admeasuring **161.73 sq. mts** saleable area, and carpet area of 92.57 sq. mts. with a balcony area of 18.77 sq. mts., with an exclusive terrace area of 3.18 sq. mts.
- b. A 3 BHK **FLAT No.201**, Second Floor, admeasuring **172.83 sq. mts** saleable area, and carpet area of 93.79 sq. mts. with a balcony area of 28.29 sq. mts., with an exclusive terrace area of 3.59 sq. mts.
- c. A 3 BHK **FLAT No.301**, Third Floor, admeasuring **172.42 sq. mts** saleable area, and carpet area of 93.79 sq. mts. with a balcony area of 28.29 sq. mts., with an exclusive terrace area of 3.18 sq. mts.
- d. A 3 BHK **FLAT No.401**, Fourth Floor, admeasuring **172.83 sq. mts** saleable area, and carpet area of 93.79 sq. mts. with a balcony area of 28.29 sq. mts., with an exclusive terrace area of 3.59 sq. mts.

4. The PURCHASER/BUILDER and the OWNERS/VENDORS have entered into a Memorandum of Understanding (MOU) dated 17.03.2022 with respect to the construction and allotment of the THREE FLATS and the car parking areas being the consideration of this DEED OF SALE. The PURCHASER/BUILDER and the OWNERS/VENDORS shall be bound by the terms and conditions of the said MOU and the said terms and conditions shall be deemed to form an integral part of this DEED for the purpose of determining the right and obligations of each of the parties.

5. The PURCHASER/BUILDER shall complete construction of the SAID BUILDING in all respects and hand over vacant and peaceful possession of the THREE FLATS and the Three Car Parking Areas to the OWNERS/VENDORS herein within a period of 36 (Thirty-Six) months from the date of the execution of the present DEED OF SALE. The PURCHASER/BUILDER shall be however entitled to a further extension of (06) six months in the event the construction of the SAID FLATS and the Three Car Parking



Areas cannot be completed on account of reasons beyond the control of the PURCHASER/BUILDER.

6. Any delay in granting the water connection/electricity connection, issuance of OCCUPANCY CERTIFICATE by the concerned Authorities for reasons not attributable to PURCHASER/BUILDER or if the delay has been occasioned by any Act of God, Force Majeure, any natural calamities, pandemic such as present COVID-19 pandemic, Restrained Order from any Appropriate Authority or Judicial Body, defect in title, non-availability of raw material due to Government Restraints and or due to Government Order, delay caused due to delay on the part of the OWNERS/VENDORS in finalizing interior works/changes of the FLATS allotted to the OWNERS/VENDORS; 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 reasons shall be excluded from the stipulated time mentioned above for completion of the Construction of the Project. It is however expressly agreed between the parties that the causes mentioned in this clause shall not be treated to indefinitely delay the completion of the construction of the THREE FLATS and the Three Car Parking Areas allotted to the OWNERS/VENDORS.

7. That in case the PURCHASER/BUILDER fails to complete the Proposed PROJECT on the SAID PLOT within a period of 36 (Thirty-Six) months from the date of execution of the present DEED OF SALE or within the extended period of 6 (six) months as stated hereinabove, the PURCHASER/BUILDER shall be liable to pay to the OWNERS/VENDORS, the consolidated compensation at the rate of Rs.35,000/- per month per FLAT for each month's delay caused in handing over the said possession and further, in the event the said delay continues for more than 6 (six) months beyond the extended period, the OWNERS/VENDORS may at their option will be entitled to invoke the provisions of the Real Estate (Regulation and Development) Act, (RERA) 2016 and seek necessary relief against the PURCHASER/BUILDER. It is however agreed that no compensation shall be paid by the PURCHASER /BUILDER, if the FLATS are ready for possession, but the OWNERS/VENDORS fail to take possession of the SAID FLATS on being intimated by the PURCHASER/BUILDER and as provided for, in the MOU dated 17.03.2022.

8. The OWNERS/VENDORS as absolute owners, do hereby grant, transfer, assign, assure and convey the SAID PLOT more particularly described in **SCHEDULE I** hereinbelow, UNTO the said PURCHASER/BUILDER TOGETHER WITH all the trees, drains, ways, paths, passages, common gullies, water, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PLOT 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 PLOT 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 PLOT 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 times, hereafter quietly and peacefully possess and enjoy the SAID PLOT 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 PLOT or any part thereof or part of the same, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the SAID PLOT or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER/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 PLOT UNTO AND TO THE USE OF THE PURCHASER/BUILDER in a manner aforesaid 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 PLOT unto and to the use of the PURCHASER /BUILDER in a manner as aforesaid shall or may be reasonably required.

9. That on execution of these presents, the PURCHASER/BUILDER is put in possession of the SAID PLOT as exclusive owner of the SAID PLOT to be held, owned and possessed by the PURCHASER/BUILDER forever and uninterruptedly as its absolute OWNERS 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 PLOT which claim if any, shall be settled by the OWNERS/VENDORS at their own cost without in any way disturbing the title and possession of the SAID PURCHASER/BUILDER.

10. That the OWNERS/VENDORS have assured and confirmed to the PURCHASER/BUILDER that they have not sold the SAID PLOT 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.



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

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

13. 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 PLOT 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.

14. That the OWNERS/VENDORS shall at all times do all that is required to better assure the title of the SAID PLOT 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.

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

16. The project name finalized by both the parties is **"RAJDEEP LEXINGTON SQUARE"**.

17. That in case the PURCHASER/BUILDER abandons the project for a continuous period of 12 months (one year) from the date of signing of the present DEED OF SALE, due to which is unable to hand over the saleable built-up area as promised to the OWNERS/VENDORS, in such case the OWNERS/VENDORS shall have the remedy to approach the Court of Law and get the SALE DEED declared "NULL AND VOID" and RAJDEEP BUILDERS shall cooperate in such case.



18. The Confirming Party do hereby confirm to the terms and conditions, of the present Deed of Sale.

19. All expenses concerning the Preparation, Execution and Registration of this DEED OF SALE shall be borne by the PURCHASER/BUILDER.

20. For the purpose of computation of Stamp Duty and Registration Fee on this DEED OF SALE, the SAID PLOT at **Schedule I**, admeasuring 500 sq. mts is valued at a market value of Rs.75,00,000/- (Rupees Seventy-Five Lakhs Only) and THREE FLATS jointly with total saleable built-up area of 492.89 sq. mts allotted to the OWNERS/VENDORS as per **Schedule II** is valued at Rs. 1,47,86,700/- (Rupees One Crore Forty Seven Lakhs Eighty Six Thousand Seven Hundred Only).

Thus, the combined value of the market value of the SAID PLOT and saleable built-up area of the THREE FLATS allotted to the OWNERS/VENDORS amounts to Rs.2,22,86,700/- (Rupees Two Crores Twenty-Two Lakhs Eighty-Six Thousand Seven Hundred Only).

21. Accordingly, the Stamp Duty has been embossed on this DEED OF SALE on the combined value of the market value of the SAID PLOT and the saleable built-up area of the THREE FLATS allotted to the OWNERS/VENDORS at the rate of 4.5% amounting to Rs.10,03,000/- (Rupees Ten Lakhs Three Thousand Only).

22. Similarly, Registration Fee at the rate of 3% amounting to Rs.6,68,610/- (Rupees Six Lakhs Sixty Eight Thousand Six Hundred and Ten Only) has been paid on the combined value of the market value of the SAID PLOT and saleable built-up area of the THREE FLATS allotted to the OWNERS/VENDORS and is borne by the PURCHASER/BUILDER.

23. That 1% TDS is paid on total combined value of Rs.2,22,86,700/- (Rupees Two Crores Twenty-Two Lakhs Eighty-Six Thousand Seven Hundred Only) amounting to Rs.2,22,867/- (Rupees Two Lakhs Twenty Two Thousand Eight Hundred and Sixty Seven Only).

24. That the parties to this DEED OF SALE hereby declare that the SAID PLOT in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC/318/77 dated 21.08.1978.



**SCHEDULE I**  
**(DESCRIPTION OF THE SAID PLOT)**

**ALL THAT PLOT NO.19**, admeasuring 500 sq.mts., situated at Taleigao within the limit of Village Panchayat of Taleigao, Tiswadi Taluka, Sub District of Ilhas District of North Goa, State of Goa, is bearing new Sub-division No. 242/1-Q after the PARTITION, previously being part immovable property known as "**CURLA VAIGUINIM**", situated at Taleigao within the limit of the Village Panchayat of Taleigao, Tiswadi Taluka, Sub District of Ilhas District of North Goa, State of Goa, described in the Land Registration Office (Conservatoria do Registo Predial) of Ilhas under No.17260 in Book B-45, New, enrolled in the Taluka Revenue Office of Tiswadi under Matriz Nos. 279,284, 286, 288, 289, 291, 293, 295, 297, 299, 301, 303 and 382 identified in the Old Cadastral Survey under PLOT Nos.792 corresponding to New Survey Nos. 242/1, 243/2, 243/3, 243/4, 243/6, 243/9, 243/10, 243/12, 243/17 and 243/19 in the Recent Survey Records of Taleigao Village, State of Goa, bounded as follows:

East: By Public Road and the Survey No. 86/3-A;

West: By Nalla;

North: By property bearing Survey No.86/2; &

South: By property bearing Survey No.86/4,5.6, & 8.



**SCHEDULE II**

**DETAILS OF THE SALEABLE BUILT-UP AREA OF THE SAID FLATS ALLOTTED TO  
THE OWNERS/VENDORS, ADMEASURING 492.89 SQ.MTS**

- a. A FULLY FURNISHED 3 BHK **FLAT No.501**, Fifth Floor, admeasuring **172.42 sq. mts** saleable area and carpet area of 93.79 sq. mts. with a balcony area of 28.29 sq. mts., with an exclusive terrace area of 3.18 sq. mts.
  
- b. A FULLY FURNISHED 2 BHK **FLAT No.601**, Sixth Floor, admeasuring **160.63 sq. mts** saleable area, and carpet area of 81.58 sq. mts. with a balcony area of 29.57 sq. mts. with an exclusive terrace area of 2.72 sq. mts.
  
- c. A FULLY FURNISHED 2 BHK **FLAT No.701**, Seventh Floor, admeasuring **159.84 sq. mts** saleable area, and carpet area of 81.58 sq. mts. With a balcony area of 28.10 sq. mts. with an exclusive terrace area of 3.40 sq. mts.

The SAID FLATS are allotted along with proportionate undivided right, share and interest in the SAID PLOT together with allotted Free Stilt Car Parkings for each i.e. FLAT Nos. 501, 601 & 701, as per the Approved Plan and marked in red in the Plan annexed herewith.



**SCHEDULE III**

**DETAILS OF THE SAID FLATS ALLOTTED TO THE PURCHASER/BUILDER**

- a. A 3 BHK **FLAT No.101**, First Floor, admeasuring **161.73 sq. mts** saleable area, and carpet area of 92.57 sq. mts. with a balcony area of 18.77 sq. mts., with an exclusive terrace area of 3.18 sq. mts.
- b. A 3 BHK **FLAT No.201**, Second Floor, admeasuring **172.83 sq. mts** saleable area, and carpet area of 93.79sq.mts. with a balcony area of 28.29 sq. mts., with an exclusive terrace area of 3.59 sq. mts.
- c. A 3 BHK **FLAT No.301**, Third Floor, admeasuring **172.42 sq. mts** saleable area, and carpet area of 93.79 sq. mts. with a balcony area of 28.29 sq. mts., with an exclusive terrace area of 3.18 sq. mts.
- d. A 3 BHK **FLAT No.401**, Fourth Floor, admeasuring **172.83 sq. mts** saleable area, and carpet area of 93.79 sq. mts. With a balcony area of 28.29 sq. mts., with an exclusive terrace area of 3.59 sq. mts.



*[Handwritten Signature]*

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## SCHEDULE IV

### (SPECIFICATIONS OF FULLY FURNISHED FLATS AND DESCRIPTION OF BUILDING)

#### 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 10 cm light weight blocks.

##### 2. DOORS AND WINDOWS:

Stainless Steel Safety Gate for the main door. The main door shall be of teak wood frame with teak wood panelled 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 the 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. SANITARY AND TOILET FITTINGS:

All bathroom's 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 and Fans; However, the bathrooms will be provided with Exhaust Fans.

#### DESCRIPTION OF FULLY FURNISHED FLATS:

1. Wallpaper in living room.
2. P.O.P. with LED lights which reduces electricity consumption by min 50%.



3. Havells Brand ceiling fans in all the rooms. (Brand subject to availability).
4. Five-seater Sofa Set with bottom storage & centre table.
5. T.V wall stand with drawers in the Living Room.
6. Modern kitchen with tall cabinets, ladder with cabinet & 2 exhaust fans in the kitchen.
7. Dining table with Glass Top or Granite as per area convenience, with four Teak Wood Chairs manufactured by **Rajdeep Interior Firm**.
8. Wardrobes with side unit, beds with storage Hydraulic System in all the bedrooms manufactured by **Rajdeep Interior Firm**.
9. Granite sit-out cabinet with bottom storage in all the bedrooms.
10. Daikin Brand AC of 1.5 Tons installed in all the bedrooms (Brand subject to availability).
11. All bathrooms are provided with Geyser & Exhaust Fan.
12. Dressing Mirrors in all the bedrooms
13. Installation of Tata Sky connection in all the FLATS. Package and other services to be subscribed & paid by the FLAT OWNER on his /her own with the local dealer.
14. Metal-Steel Grills (MS) fixed to all FLAT windows for safety purpose which also maintains uniformity of the building.
15. Premium Plus Sanitary Ware & CP Fittings of ROCA, TOTO, KOHLER or equivalent brand (Brand subject to availability).

#### **COMPLIMENTARY ITEMS**

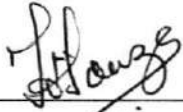
1. Curtains in the hall & bedrooms
2. Mattress with two pillows in all the bedrooms
3. Towel rack near dinning wash basin & in all the bathrooms
4. Soap dispensers in all the bathrooms
5. Ladder with cabinet in the kitchen
6. Stainless-steel clothes drying stand with cabinet which is attached to the wardrobe in bedroom.

**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.

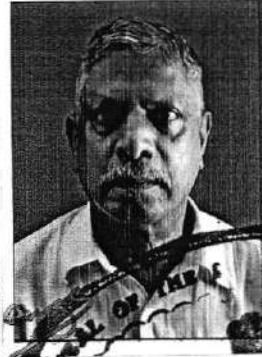




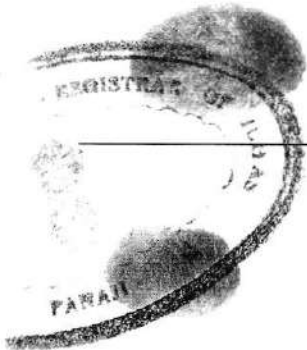
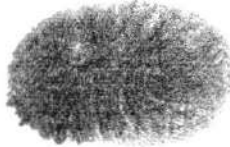
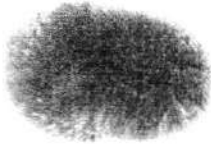
SIGNED, SEALED AND DELIVERED  
by the within named OWNERS/VENDORS



MR. THEODORE D SOUZA  
L. H. T. I.



R. H. T. I.



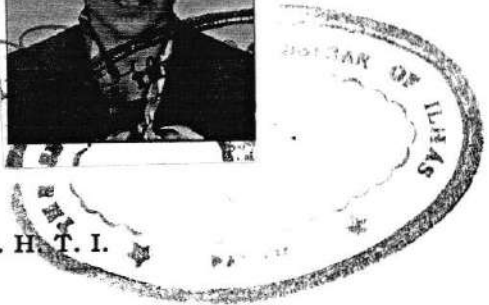
**SIGNED, SEALED AND DELIVERED**

by the within named **OWNERS/VENDORS**

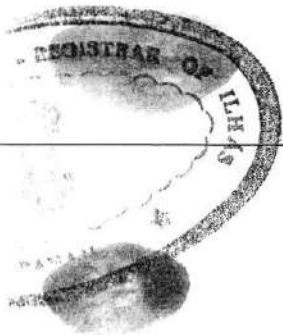


**MRS. DOMINA FERNANDES E D SOUZA**

**L. H. T. I.**



**R. H. T. I.**



**SIGNED, SEALED AND DELIVERED**

by the within named **PURCHASER/BUILDER**



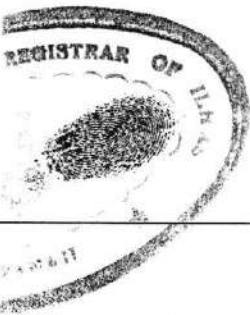
**RAJDEEP BUILDERS Proprietor Rajesh Tarkar**

**Through Power of Attorney Holder**

**MRS. DEEPA RAJESH TARKAR**



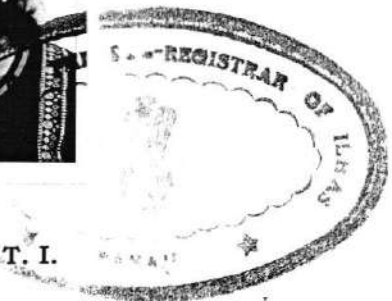
**L. H. T. I.**



SIGNED, SEALED AND DELIVERED  
by the within named CONFIRMING PARTY

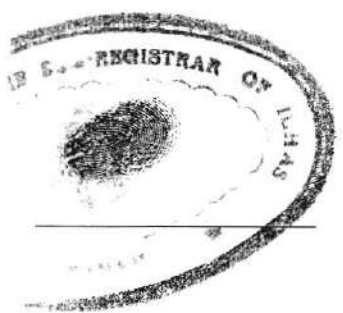


MRS. DEEPA RAJESH TARKAR



L. H. T. I.

R. H. T. I.




**WITNESSES:-**

1. NAME :- **Mr. Ajay Salgaonkar**  
FATHER'S NAME :- Mr. Babli Salgaonkar  
AGE :- 43 years  
MARITAL STATUS :- Married  
OCCUPATION :- Service  
ADDRESS :- H.No.S/74, Yashodi Niwas, Verem  
Reis Magos Goa.

SIGNATURE

:-



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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

:-



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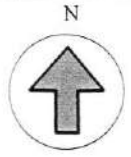


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22/10/22



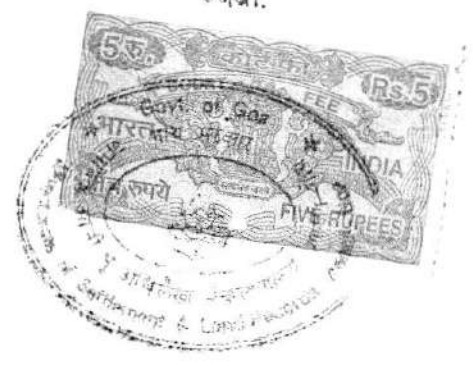
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI - GOA

Inward No: 5959

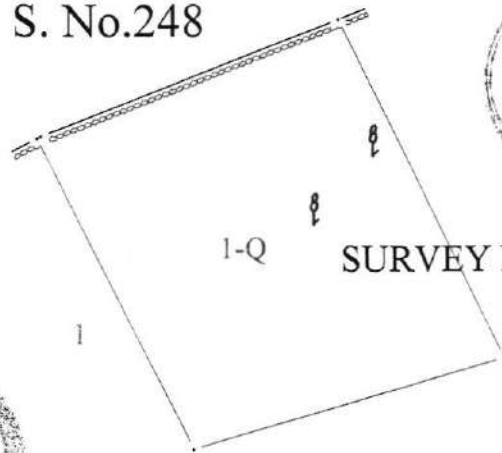


Plan Showing plots situated at  
Village : TALEIGAO  
Taluka : TISWADI  
Survey No./Subdivision No. : 242/ 1-Q  
Scale : 1 :500

*Onlie*  
Assistant Survey & Settlement  
Officer, Panaji.  
सहायक सर्वे आणि जमाखती अधिकारी  
पणजी.



S. No.248



*[Handwritten signatures]*

*Dilip M. Tainoskar*  
20/10/2021  
Compared By: Dilip M. Tainoskar ( D'Man Gr.I )

Generated By : AJAY SAWANT (D'Man Gr.II)  
On : 19-10-2021

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13/10/2021

Page 1 of 2

Taluka	TISWADI	Survey No.	242
जिल्हा		सर्वे नंबर	
Telege	Taleigao	Sub Div. No.	1-Q
तालुका		हिस्सा नंबर	
Name of the Field	Cula Vanguinem	Tenure	
जमीन नाव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)						
Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
सव्ज	वागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
	0000.05.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.05.00

Cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)				Remarks शेरा LND/PART/76/2018 DATED 28/08/2018
Pot-Kharab पोट खराब				
Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total	
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण	
	0000.00.00	0000.00.00	0000.05.00	

Assessment Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
मूल्य	फोर	प्रदियाल	रेंट

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
	कटोदाराचे नाव	खाते नंबर	फेरफार नं	शेरा
	Theodore D Souza		33187	
	Domina F D Souza		33187	

S No	Name of the Tenant	Khata No.	Mutation No.	Remarks
	कृळीचे नाव	खाते नंबर	फेरफार नं	शेरा
	Nil			

Person	Mutation No.	Remarks
Person holding rights and nature of rights हक्क धारण करणा-याचे नाव व हक्क प्रकार	फेरफार नं	शेरा
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

S.No.	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for cultivation		Source of irrigation	Remarks
					बागायत	जिरायत	Nature	Area		
	बागायत करणा-याचे नाव	रीत	मौसम	पिकाचे नाव	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	प्रकार	क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	सिंचनाचा प्राि	शेरा
	Nil									

End of Report

If further inquires, please contact the Municipal of the concerned Taluka.

*[Signature]*

*[Signature]*

*[Signature]*

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22/3/22



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**FORM I & XIV**

नमुना नं १ व १४

13/10/2021

Page 2 of 2

Taluka TISWADI  
 Taluका TISWADI  
 Village Taleigao  
 गाव Talaiगो  
 Name of the Field Cula Vanguinem  
 क्षेत्राचे नाव कुला वंगुनिम

Survey No. 242  
 सर्वे नंबर 242  
 Sub Div. No. 1-Q  
 हिस्सा नंबर 1-Q  
 Tenure  
 सत्ता प्रकार



This record is computer generated on 13/10/2021 at 11:27:42 as per Online Reference Number - 100013351650. This record is generated without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>

CERTIFIED TRUE COPY

Copy applied on \_\_\_\_\_  
 Copy received \_\_\_\_\_  
 Copy No. 13/10/2021  
 Price Rs. 60/-  
 Amount Sixty Rupees only  
 By receipt No. 5208



*[Handwritten signatures]*



2013.12.14

ASSISTANT ENGINEER (S) IN  
ELECTRICITY  
AG. RESUB DIVISIONAL ENGINEER  
ELECTRICITY DIVISION  
TALIGAO



Table of room areas and dimensions for the first floor.

NO.	ROOM	AREA	DIMENSIONS
1	HALL	25.00	10.00 x 25.00
2	ROOM	10.00	5.00 x 10.00
3	ROOM	10.00	5.00 x 10.00
4	ROOM	10.00	5.00 x 10.00
5	ROOM	10.00	5.00 x 10.00
6	ROOM	10.00	5.00 x 10.00
7	KITCHEN	5.00	2.50 x 5.00
8	BATH	2.00	2.00 x 2.00
9	BATH	2.00	2.00 x 2.00
10	BATH	2.00	2.00 x 2.00
11	BATH	2.00	2.00 x 2.00
12	BATH	2.00	2.00 x 2.00
13	BATH	2.00	2.00 x 2.00
14	BATH	2.00	2.00 x 2.00
15	BATH	2.00	2.00 x 2.00
16	BATH	2.00	2.00 x 2.00
17	BATH	2.00	2.00 x 2.00
18	BATH	2.00	2.00 x 2.00
19	BATH	2.00	2.00 x 2.00
20	BATH	2.00	2.00 x 2.00
21	BATH	2.00	2.00 x 2.00
22	BATH	2.00	2.00 x 2.00
23	BATH	2.00	2.00 x 2.00
24	BATH	2.00	2.00 x 2.00
25	BATH	2.00	2.00 x 2.00
26	BATH	2.00	2.00 x 2.00
27	BATH	2.00	2.00 x 2.00
28	BATH	2.00	2.00 x 2.00
29	BATH	2.00	2.00 x 2.00
30	BATH	2.00	2.00 x 2.00
31	BATH	2.00	2.00 x 2.00
32	BATH	2.00	2.00 x 2.00
33	BATH	2.00	2.00 x 2.00
34	BATH	2.00	2.00 x 2.00
35	BATH	2.00	2.00 x 2.00
36	BATH	2.00	2.00 x 2.00
37	BATH	2.00	2.00 x 2.00
38	BATH	2.00	2.00 x 2.00
39	BATH	2.00	2.00 x 2.00
40	BATH	2.00	2.00 x 2.00
41	BATH	2.00	2.00 x 2.00
42	BATH	2.00	2.00 x 2.00
43	BATH	2.00	2.00 x 2.00
44	BATH	2.00	2.00 x 2.00
45	BATH	2.00	2.00 x 2.00
46	BATH	2.00	2.00 x 2.00
47	BATH	2.00	2.00 x 2.00
48	BATH	2.00	2.00 x 2.00
49	BATH	2.00	2.00 x 2.00
50	BATH	2.00	2.00 x 2.00



Table of room areas and dimensions for the second and fourth floors.

FLOOR	NO.	ROOM	AREA	DIMENSIONS
SECOND FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00
	11	BATH	2.00	2.00 x 2.00
	12	BATH	2.00	2.00 x 2.00
	13	BATH	2.00	2.00 x 2.00
	14	BATH	2.00	2.00 x 2.00
	15	BATH	2.00	2.00 x 2.00
	16	BATH	2.00	2.00 x 2.00
	17	BATH	2.00	2.00 x 2.00
	18	BATH	2.00	2.00 x 2.00
	19	BATH	2.00	2.00 x 2.00
	20	BATH	2.00	2.00 x 2.00
FOURTH FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00

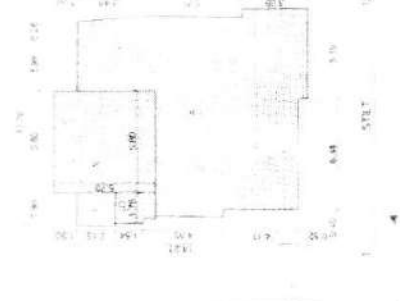


Table of room areas and dimensions for the third and fifth floors.

FLOOR	NO.	ROOM	AREA	DIMENSIONS
THIRD & FIFTH FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00

Table of room areas and dimensions for the sixth and seventh floors.

FLOOR	NO.	ROOM	AREA	DIMENSIONS
SIXTH FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00
SEVENTH FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00

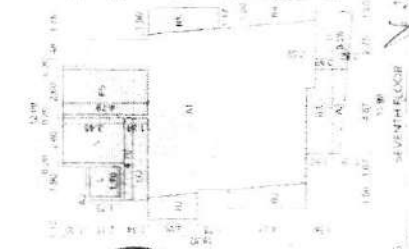


Table of room areas and dimensions for the sixth and seventh floors.

FLOOR	NO.	ROOM	AREA	DIMENSIONS
SIXTH FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00
SEVENTH FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00

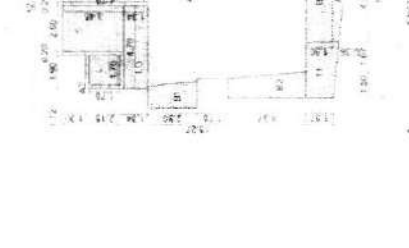
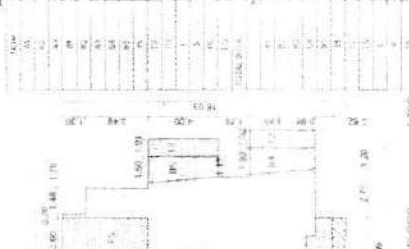


Table of room areas and dimensions for the eighth and ninth floors.

FLOOR	NO.	ROOM	AREA	DIMENSIONS
EIGHTH FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00
NINTH FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00

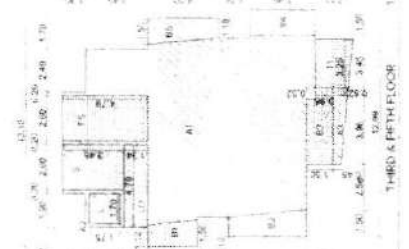


Table of room areas and dimensions for the tenth and eleventh floors.

FLOOR	NO.	ROOM	AREA	DIMENSIONS
TENTH FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00
ELEVENTH FLOOR	1	HALL	25.00	10.00 x 25.00
	2	ROOM	10.00	5.00 x 10.00
	3	ROOM	10.00	5.00 x 10.00
	4	ROOM	10.00	5.00 x 10.00
	5	ROOM	10.00	5.00 x 10.00
	6	ROOM	10.00	5.00 x 10.00
	7	KITCHEN	5.00	2.50 x 5.00
	8	BATH	2.00	2.00 x 2.00
	9	BATH	2.00	2.00 x 2.00
	10	BATH	2.00	2.00 x 2.00

**PROPOSED CONSTRUCTION OF RESIDENTIAL BUILDING & COMPOUND WALL**  
IN SURVEY NO. 2429-C TALIGAO TRAWADI GOA  
Architect  
*(Signature)*  
JDN/J 11/01/2021 (AR01172591)

**ROHIDAS PEREIRA**  
Secretary  
Village Panchayat of Taligao  
Approved by the Village Panchayat  
Subject to the provisions of the Local Government Act, 1952.  
Dated 28 OCT 2021

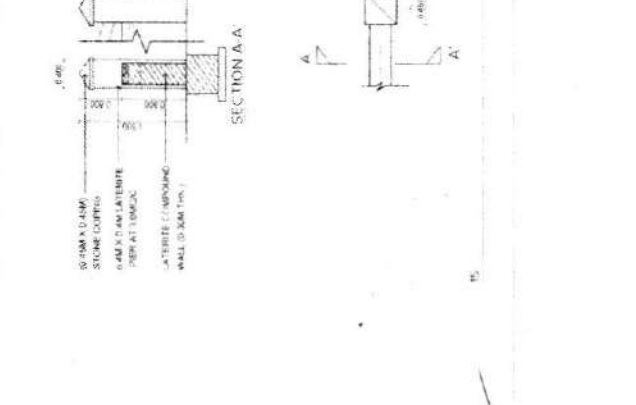
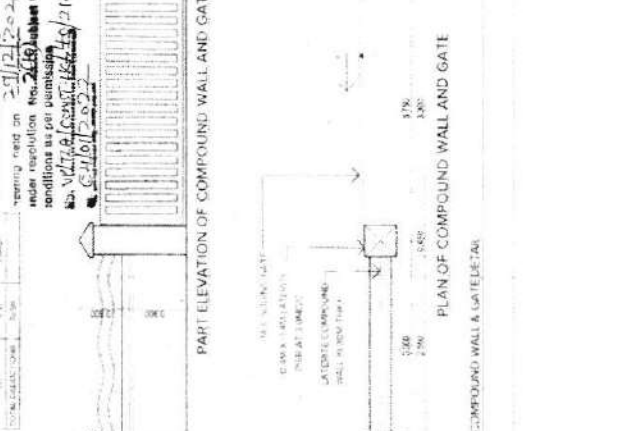


Table of room areas and dimensions for the compound wall and gate.

NO.	ROOM	AREA	DIMENSIONS
1	WALL	10.00	5.00 x 10.00
2	GATE	5.00	2.50 x 5.00
3	WALL	10.00	5.00 x 10.00
4	GATE	5.00	2.50 x 5.00
5	WALL	10.00	5.00 x 10.00
6	GATE	5.00	2.50 x 5.00
7	WALL	10.00	5.00 x 10.00
8	GATE	5.00	2.50 x 5.00
9	WALL	10.00	5.00 x 10.00
10	GATE	5.00	2.50 x 5.00

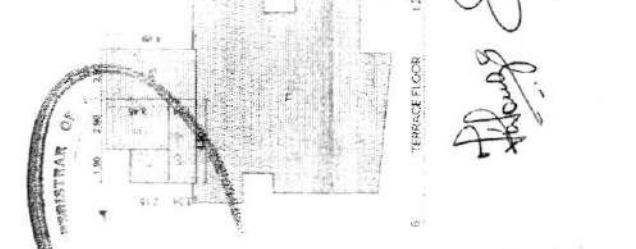
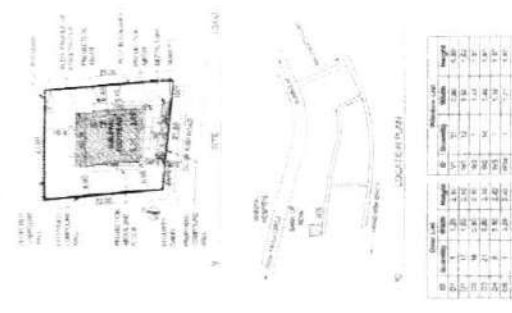


Table of room areas and dimensions for the gate structure.

NO.	ROOM	AREA	DIMENSIONS
1	WALL	10.00	5.00 x 10.00
2	GATE	5.00	2.50 x 5.00
3	WALL	10.00	5.00 x 10.00
4	GATE	5.00	2.50 x 5.00
5	WALL	10.00	5.00 x 10.00
6	GATE	5.00	2.50 x 5.00
7	WALL	10.00	5.00 x 10.00
8	GATE	5.00	2.50 x 5.00
9	WALL	10.00	5.00 x 10.00
10	GATE	5.00	2.50 x 5.00

APPROVED BY THE VILLAGE PANCHAYAT  
DATED 28 OCT 2021

*(Handwritten signatures)*



NO	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
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99	...	...	...	...	...
100	...	...	...	...	...

NO	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
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PROPOSED CONSTRUCTION OF BUILDING 3 IN COMPOUND WALL IN SURVEY NO. 10-10 TALEBANG IN TEMbungu, GSA

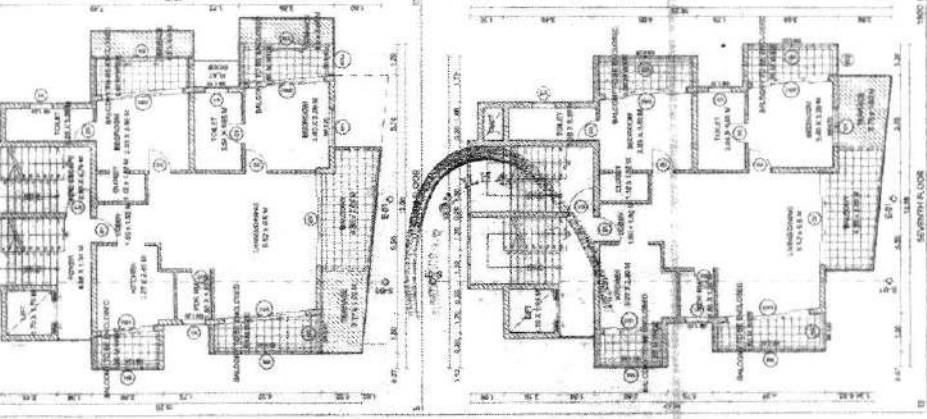
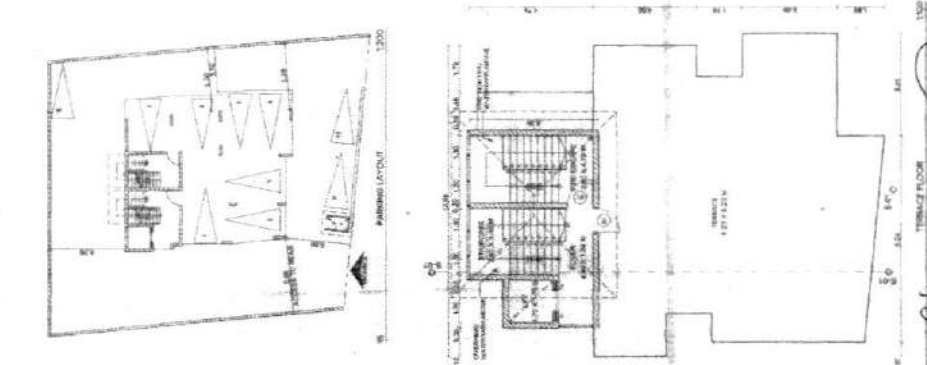
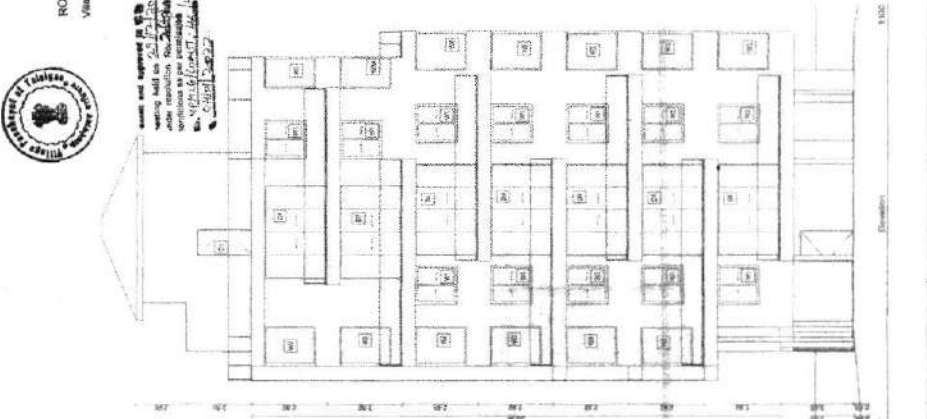
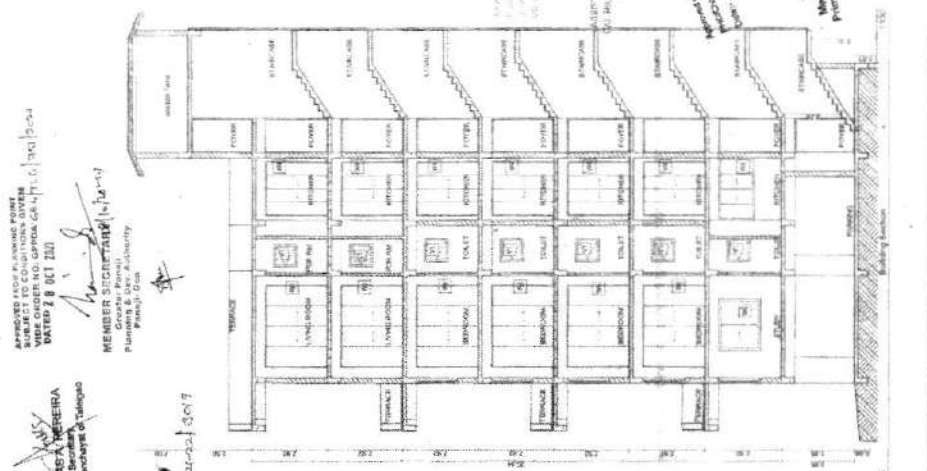
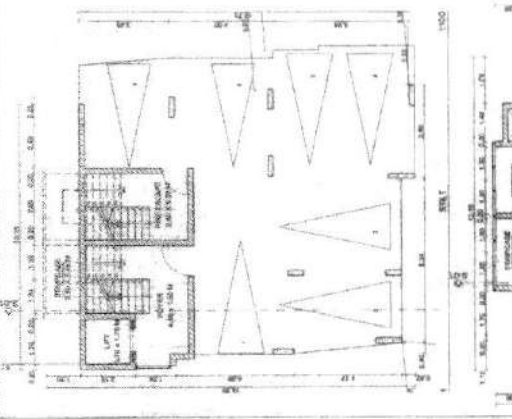
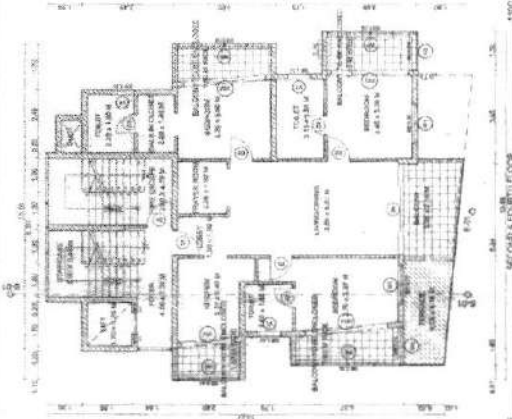
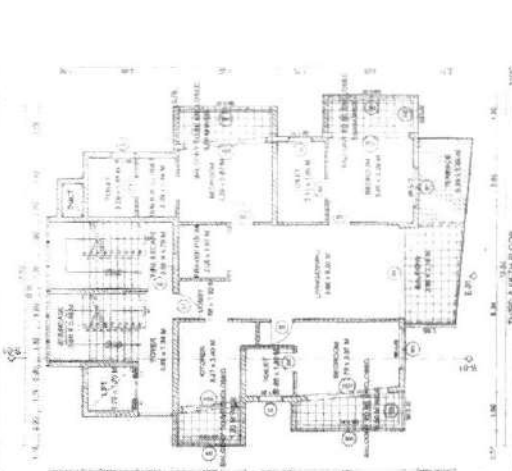
APPLICANT FOR BUILDERS LICENSE

2021.11

26-10-2021

Medical Officer in Charge

Public Health Unit



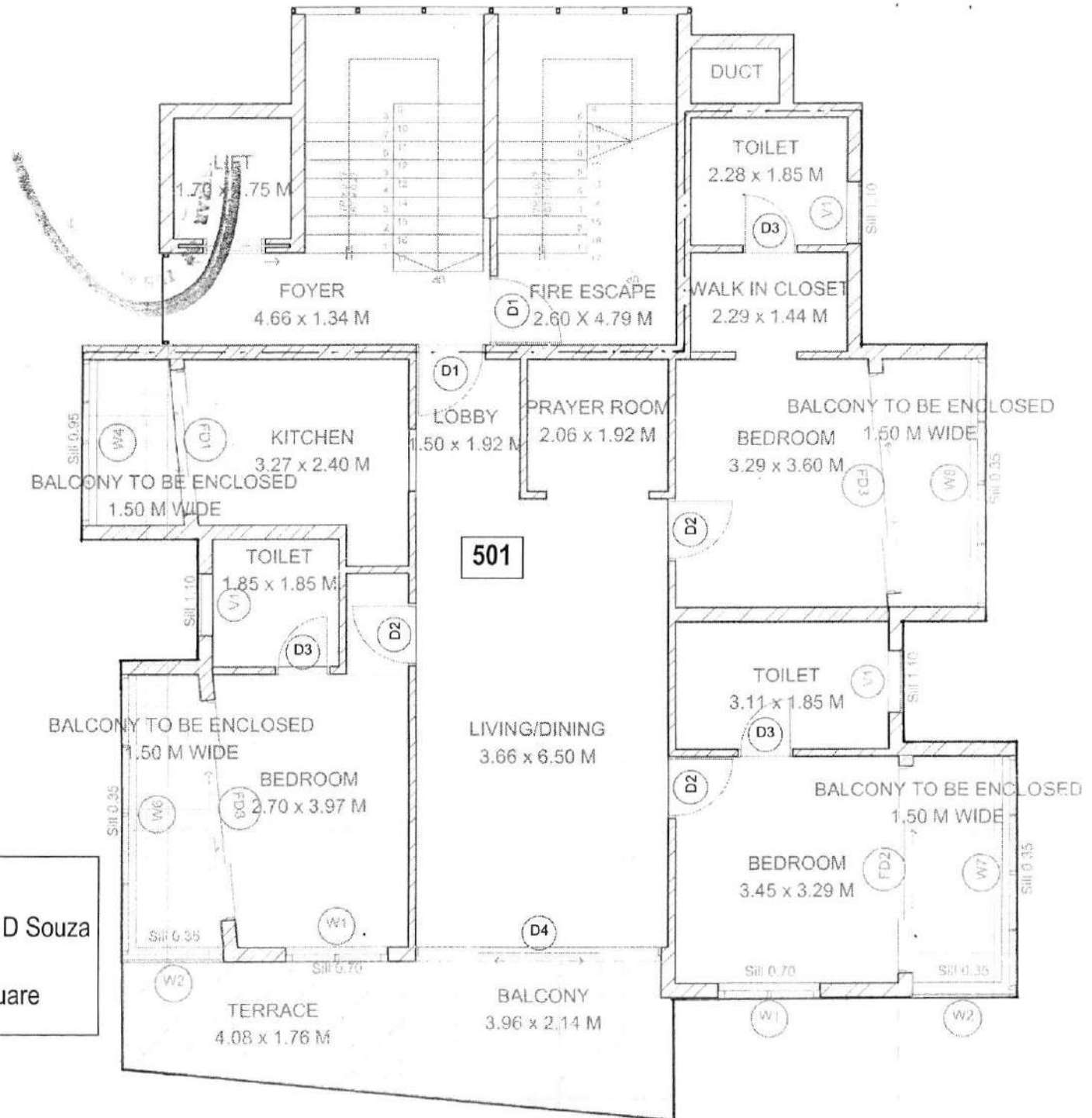
APPROVED ARCHITECTURAL PLAN  
SUBMITTED TO GPDA, GATE NO. 10/10-10-10  
DATED 28 OCT 2021

MEMBER SECRETARIAT  
Planning & Dev. Authority

ROHIDAS WERERA  
Village Professional of Talangau

Approved and approved in the  
meeting held on 28/10/2021  
at the meeting room, Talangau  
Municipality, Talangau  
Municipality, Talangau

*Handwritten signatures and initials.*

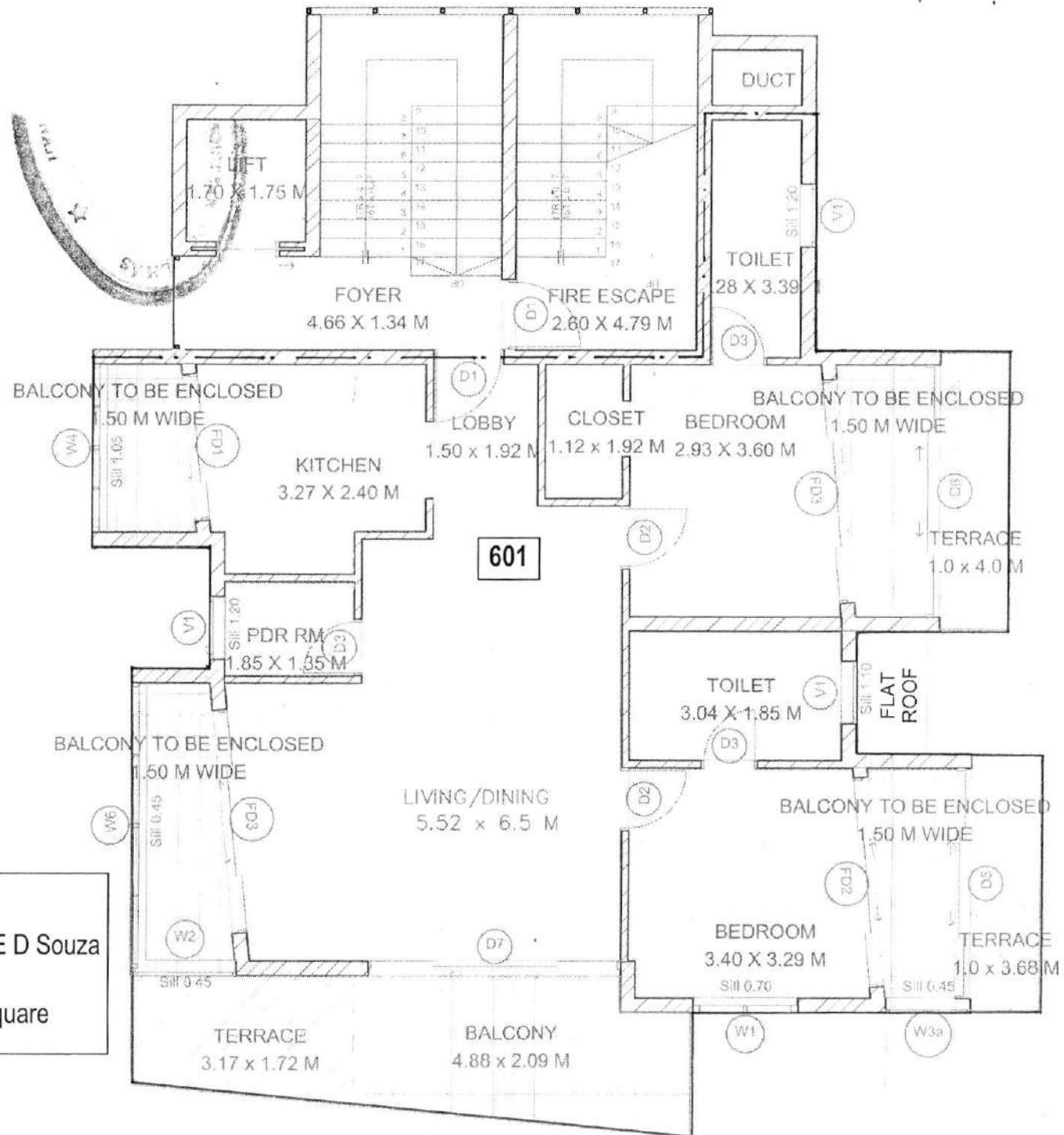


NAME: Mr. Theodore D Souza  
 Mrs. Domina Fernandes E D Souza  
 FLAT NO.: 501, Fifth Floor  
 PROJECT: Rajdeep Lexington Square

*Theodore D Souza*  
*Domina Fernandes E D Souza*

FIFTH FLOOR PLAN

501  
 09/12/23



NAME: Mr. Theodore D Souza  
 Mrs. Domina Fernandes E D Souza  
 FLAT NO.: 601, Sixth Floor  
 PROJECT: Rajdeep Lexington Square

*Handwritten signature*

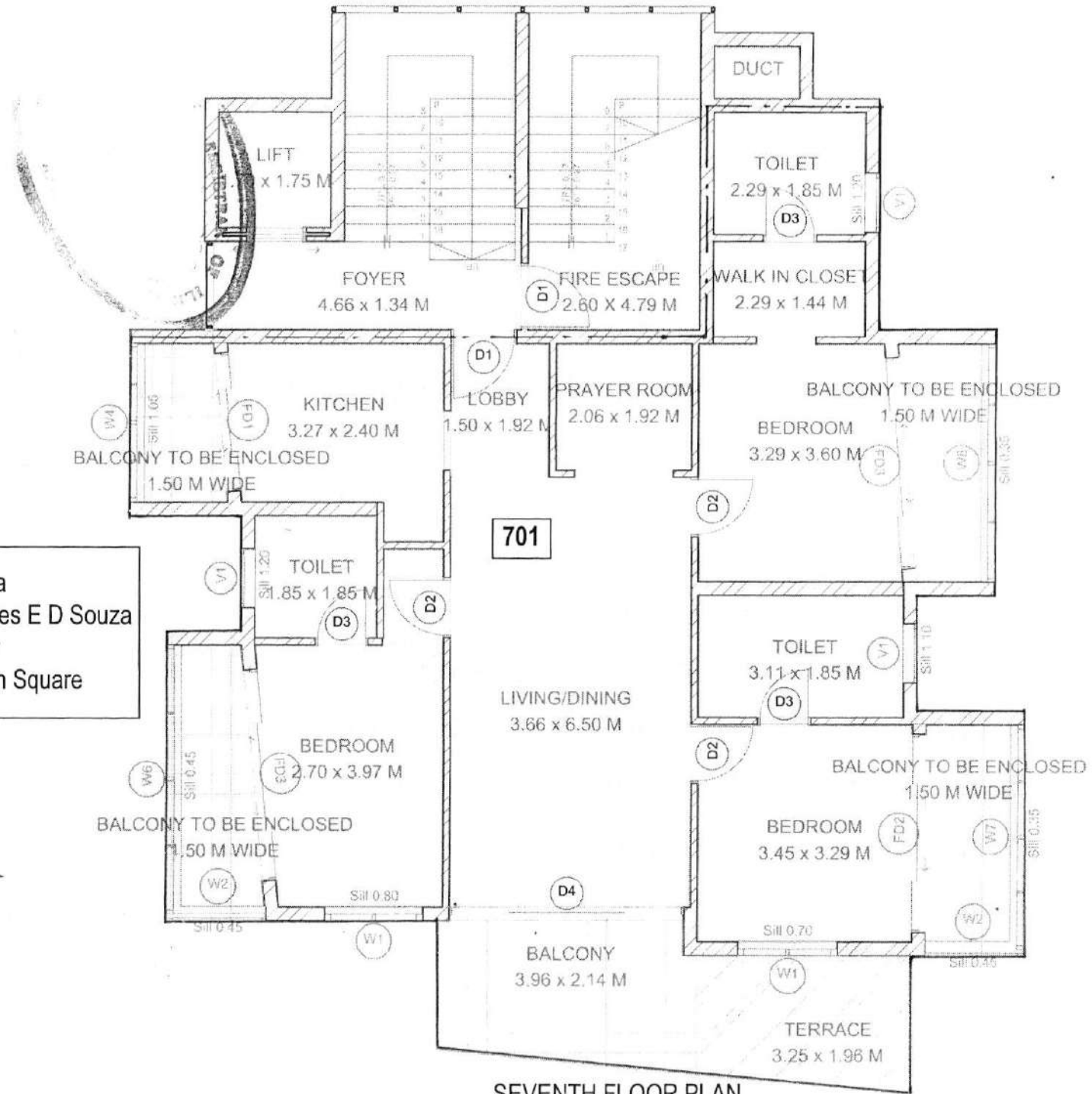
*Handwritten signature*

*Handwritten signature*

SIXTH FLOOR PLAN

*Handwritten notes:*  
16/11/22

NAME: Mr. Theodore D Souza  
 Mrs. Domina Fernandes E D Souza  
 FLAT NO.: 701, Seventh Floor  
 PROJECT: Rajdeep Lexington Square



701

SEVENTH FLOOR PLAN

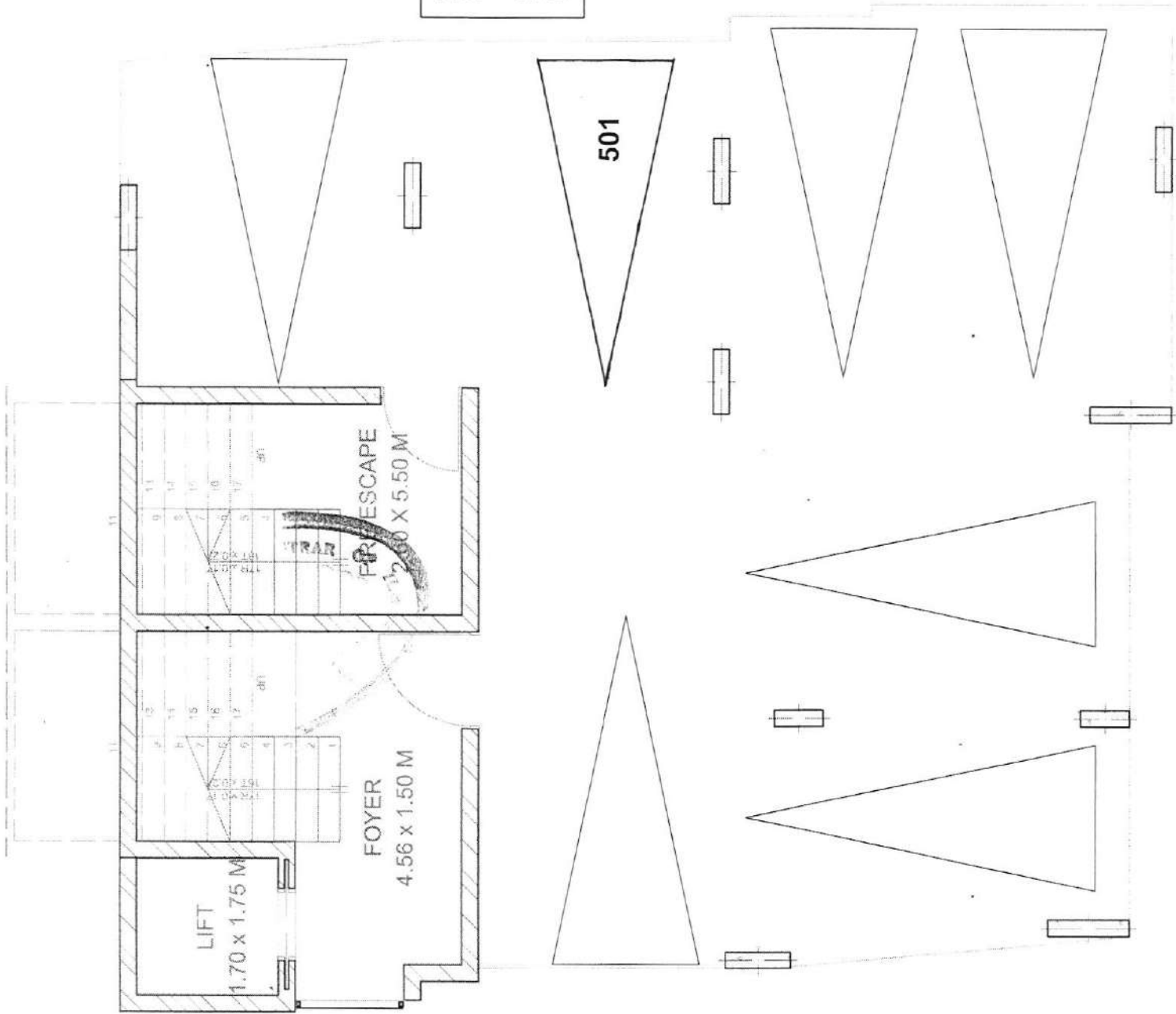
*Theodore D Souza*  
*Domina Fernandes E D Souza*  
*The Designer*

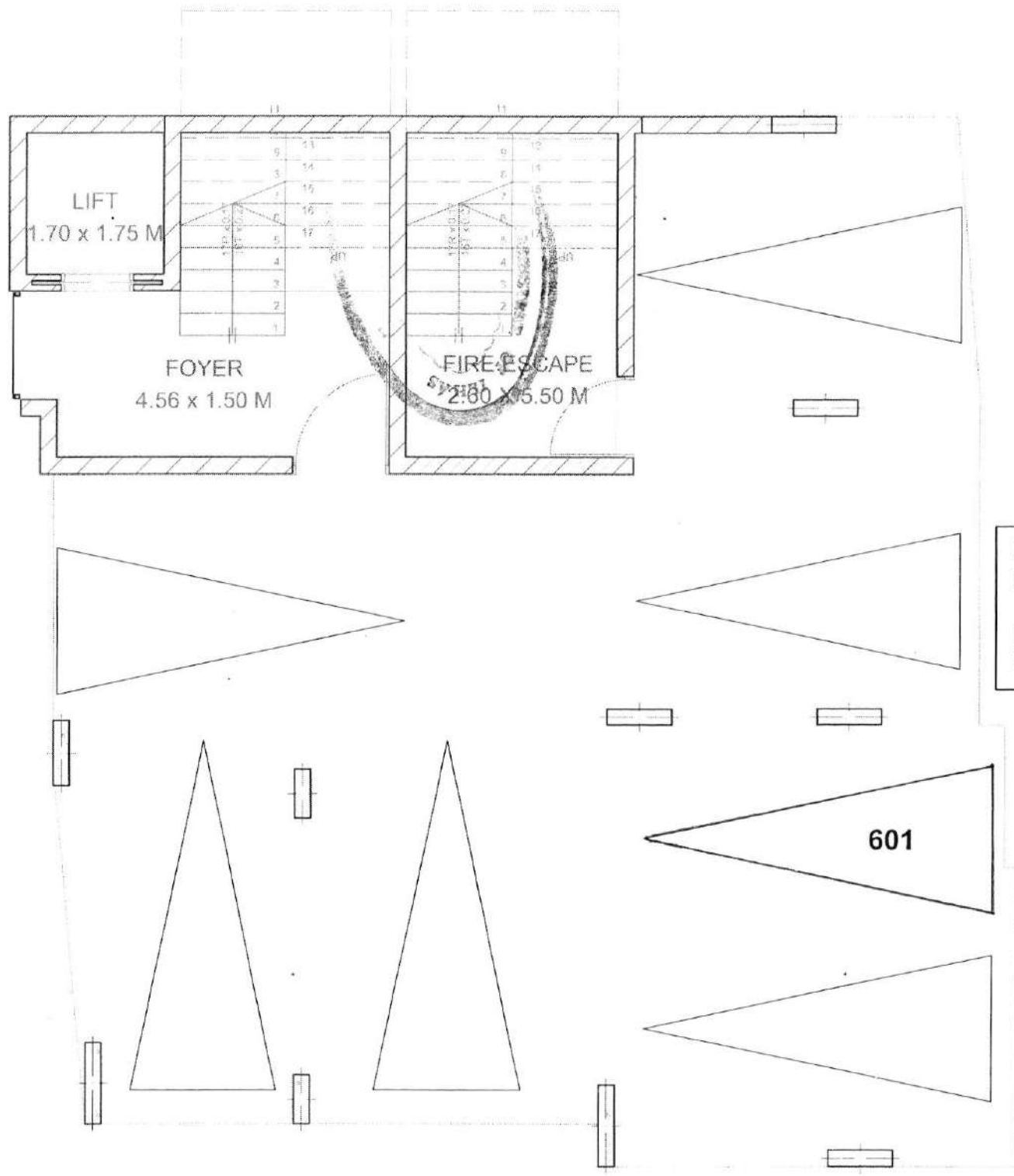
160  
 02/12/22

160  
22/8/22

PARKING ALLOTTED FOR  
NAME: Mr Theodore D Souza  
Mrs. Domina Fernandes E D Souza  
FLAT NO: 501 Fifth Floor  
PROJECT: Rajdeep Lexington Square.

*Theodore D Souza*  
*Domina Fernandes E D Souza*

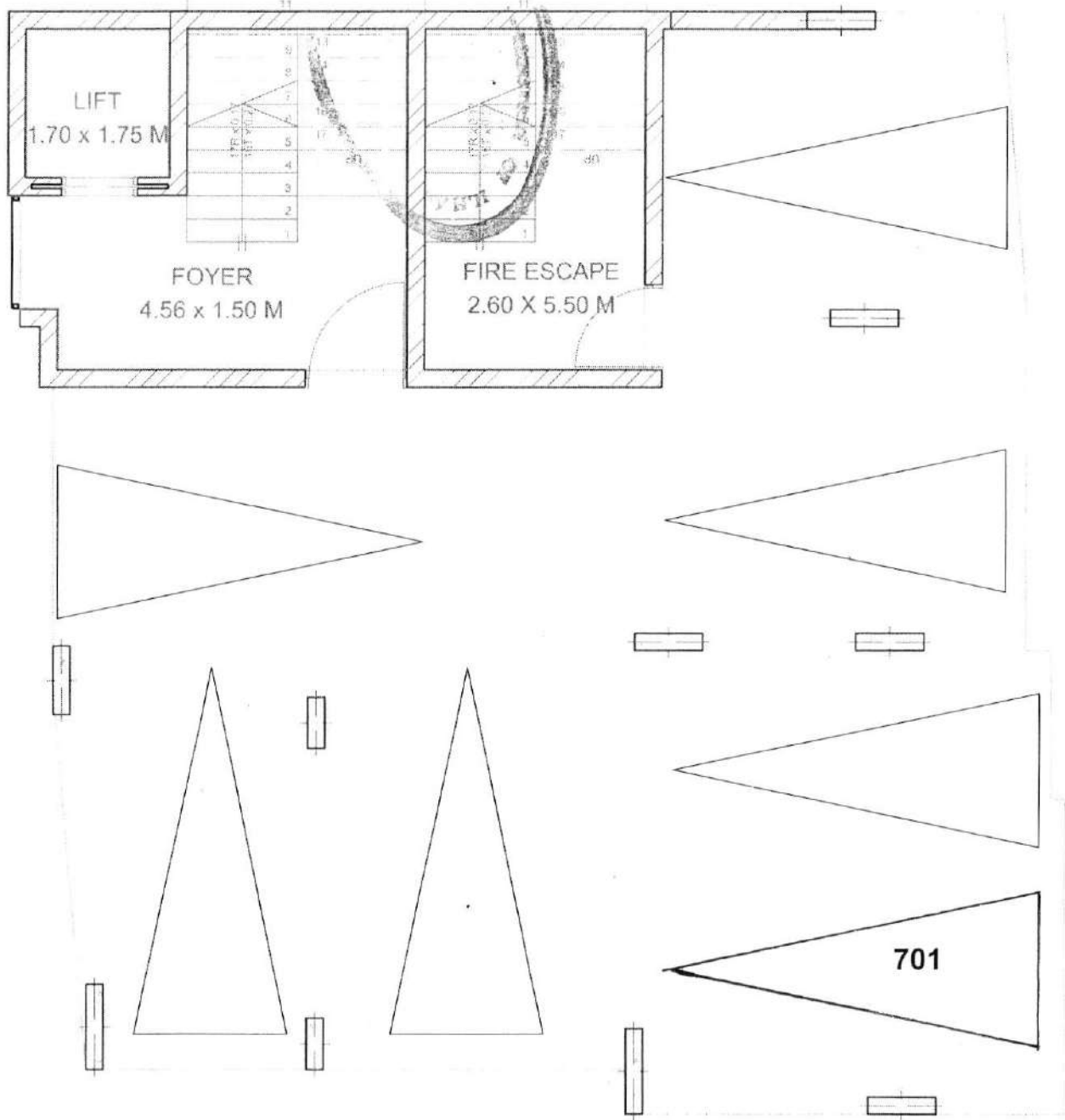




PARKING ALLOTTED FOR  
NAME: Mr Theodore D Souza  
Mrs. Domina Fernandes E D Souza  
FLAT NO: 601 Sixth Floor  
PROJECT: Rajdeep Lexington Square.

*Theodore D Souza*  
*Domina Fernandes E D Souza*

12/11/2008  
160



PARKING ALLOTTED FOR  
NAME: Mr Theodore D Souza  
Mrs. Domina Fernandes E D Souza  
FLAT NO: 701 Seventh Floor  
PROJECT: Rajdeep Lexington Square.

*Theodore D Souza*  
*Domina Fernandes E D Souza*  
*Theodore D Souza*

*701/6/2022*





**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 22-Mar-2022 11:13:25 am

Document Serial Number :- 2022-PNJ-760

Presented at 11:06:41 am on 22-Mar-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1003000
2	Registration Fee	668610
3	Mutation Fees	1000
4	Processing Fee	1480
<b>Total</b>		<b>1674090</b>

Stamp Duty Required :1003000/-




Stamp Duty Paid : 1003000/-

**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>ANANT MOHAN KUBAL ,Father Name:Mohan Kubal ,Age: 35,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, Address1</b> <b>- House No. 689, Devlay, Near Shantadurga Temple, Candola,</b> <b>Ponda-Goa., Address2 - ,</b> <b>PAN No.: [REDACTED]</b>			







**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>THEODORE D SOUZA , Father Name:Manuel Salvador D Souza, Age: 71,</b> <b>Marital Status: Married ,Gender:Male,Occupation: Other,</b> <b>Ravalnath Residency, Apt. A-4, 2nd Floor, Ravi Raj Colony,</b> <b>Nagalli Hills, Dona Paula, Tiswadi, North Goa 403 004,</b> <b>PAN No.: [REDACTED]</b>			
2	<b>DOMINA FERNANDES E D SOUZA , Father Name:John Fernandes, Age: 65,</b> <b>Marital Status: Married ,Gender:Female,Occupation: Other,</b> <b>Ravalnath Residency, Apt. A-4, 2nd Floor, Ravi Raj Colony,</b> <b>Nagalli Hills, Dona Paula, Tiswadi, North Goa 403 004,</b> <b>PAN No.: [REDACTED]</b>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	<b>ANANT MOHAN KUBAL , Father Name:Mohan Kubal , Age: 35,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, House No. 689, Devlay, Near Shantadurga Temple, Candola, Ponda-Goa.,</b> <b>PAN No.: [REDACTED] , as Power Of Attorney Holder for DEEPA RAJESH TARKAR</b>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Name: Ajay Babli Salgaonkar, Age: 45, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403114, House No. S/74 yashodi Niwas Verem Reis Magos Bardez Goa, House No. S/74 yashodi Niwas Verem Reis Magos Bardez Goa, Reis-magos, Bardez, NorthGoa, Goa</b>			
2	<b>Name: Santoshi Achutanand Sawant, Age: 26, DOB: , Mobile: [REDACTED], 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, NorthGoa, Goa</b>			

**Sub Registrar**

**SUB-REGISTRAR**  
**GOA**

Document Serial Number :- 2022-PNJ-760



Book :- 1 Document  
Registration Number :- **PNJ-1-731-2022**  
Date : 22-Mar-2022

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

**REGISTRAR  
SLEAS**



# Receipt

Original Copy

## FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 22-Mar-2022 11:13:13

Date of Receipt: 22-Mar-2022

Receipt No : 2021-22/4/2941

Serial No. of the Document : 2022-PNJ-760

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

Received the following amounts from **ANANT MOHAN KUBAL** for Registration of above Document in Book-1 for the year 2022

Registration Fee	668610	E-Challan	• Challan Number : 202200214367 • CIN Number : CKT1627359	668610
Processing Fee	1480	E-Challan	• Challan Number : 202200214367 • CIN Number : CKT1627359	1480
<b>Total Paid</b>	<b>670090</b> ( Rupees Six Lakh Seventy Thousands Ninety only )			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below

**Name of the Person Authorized :**

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **22-Mar-2022**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar