

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 12-May-2022 13:00:16

Date of Receipt: 12-May-2022

Receipt No : 2022-23/11/292

Serial No. of the Document : 2022-PON-823

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

Received the following amounts from **MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR** for
Registration of above Document in Book-1 for the year 2022

Registration Fee	225000	E-Challan	• Challan Number : 202200395922 • CIN Number : CPABQPTJK9	225000
Processing Fee	1620	E-Challan	• Challan Number : 202200395922 • CIN Number : CPABQPTJK9	1700
Total Paid	226700 (Rupees Two Lakh Twenty Six Thousands Seven Hundred 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

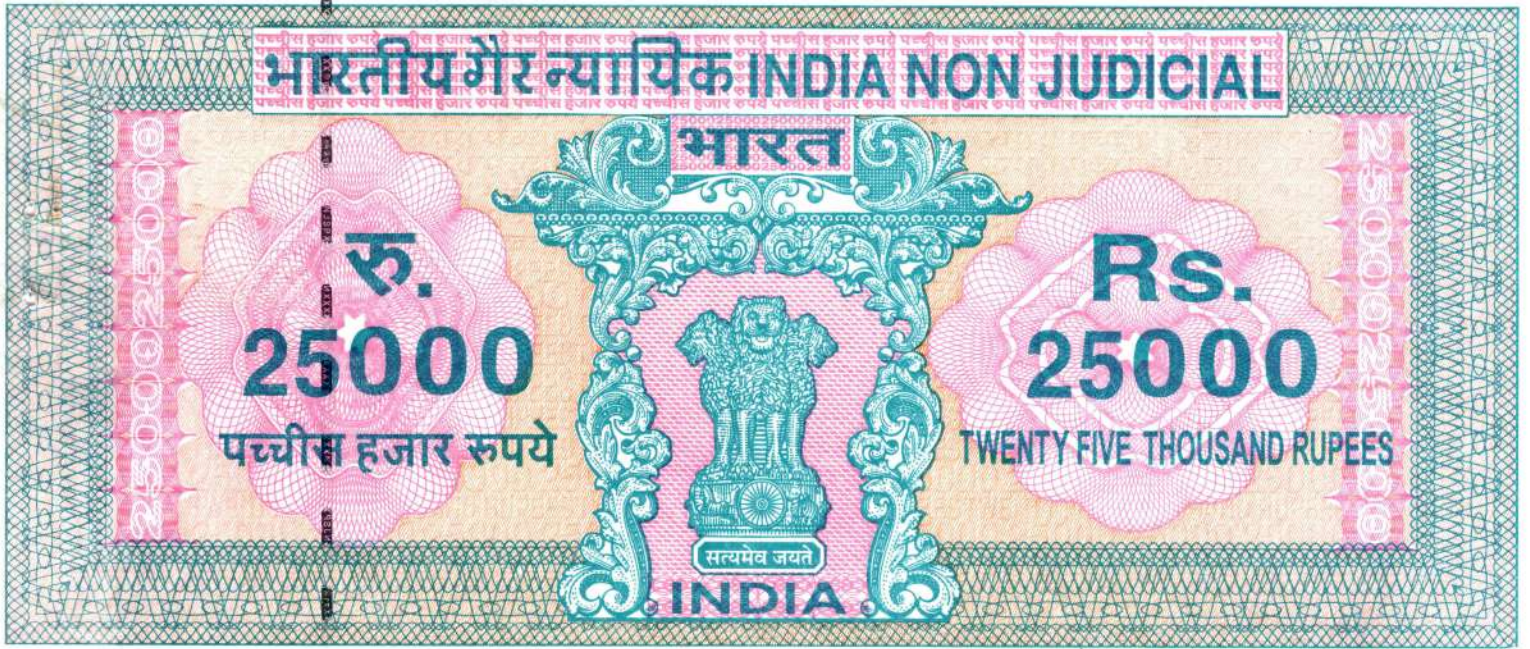
The Registered Document has been handed over to on Dated **12-May-2022**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

**SUB-REGISTRAR
PONDA**



गोवा GOA

117082

823/2022

Sr. No. 636 Place of Vend: - Panaji Date of issue... 09/5/2022
 Value of stamp paper... 25,000/- Twenty five thousand only
 Name of the purchaser... Mansi Talekar
 Residing at... Panaji G.P. of...
 As there is no single stamp paper for the value of Rs. 2,62,500/-
 Two lakh sixty two thousand five hundred only
 Additional stamp papers for the completion of the value is attached
 along with.

[Signature]

Signature of the Officio vendor

[Signature]

Signature of the Purchaser



PON-1-798-2022

Mahesh P. Talekar

[Signature]

DEED OF SALE

[Signatures]
 1
[Signatures]



गोवा GOA

117083

Sr. No. 36 Place of Vend: - Panaji Date of issue 09/5/2022
Value of stamp paper 25,000 Twenty five thousand only
Name of the purchaser Mansi Talekar
Residing at Panaji Goa Son of
As there is no single stamp paper for the value of Rs. 2,62,500
Two lakh sixty two thousand five hundred only
Additional stamp papers for the completion of the value is attached
along with.

Signature of the Office vendor

Signature of the Purchaser



DEED OF SALE

2



गोवा GOA

117084

Sr. No. 836 Place of Vend: - Panaji Date of issue 09/5/2022
Value of stamp paper 25,000/- Twenty five thousand only
Name of the purchaser Mansi Talekar
Residing at Panaji Goa Son of
As there is no single stamp paper for the value of Rs. 2,62,500/-
Two lakh sixty two thousand five hundred only
Additional stamp papers for the completion of the value is attached
along with.

Signature of the Officio vendor

Signature of the Purchaser



DEED OF SALE

3



गोवा GOA

117085

Sr. No. 836 Place of Vend: - Panaji Date of issue 09/5/2022
 Value of stamp paper 25,000/- Twenty five thousand only
 Name of the purchaser Mansi Talekar
 Residing at Panaji Goa Son of
 As there is no single stamp paper for the value of Rs. 2,16,250/-
 Two lakh sixty two thousand five hundred only
 Additional stamp papers for the completion of the value is attached
 along with.

M. Talekar
 Signature of the Officio vendor

Mansi Talekar
 Signature of the Purchaser



DEED OF SALE

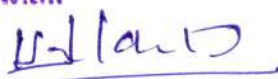
M. Talekar Mansi Talekar
198kamat Desai
Akshay [Signature]




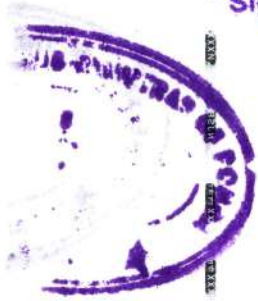
गोवा GOA

117086

Sr. No. 636 Place of Vend: - Panaji Date of issue 09/5/2021
Value of stamp paper 25,000/- Twenty five thousand only
Name of the purchaser Mansi Talekar
Residing at Panaji Goa Son of
As there is no single stamp paper for the value of Rs. 2,62,500/-
Two lakh sixty two thousand five hundred only
Additional stamp papers for the completion of the value is attached
along with.


Signature of the Officio vendor


Signature of the Purchaser



DEED OF SALE

5



गोवा GOA

117087

Sr. No. 836 Place of Vend: - Panaji Date of issue 09/15/2022
 Value of stamp paper 25,000/- Twenty five thousand only
 Name of the purchaser Mansi Talekar
 Residing at Panaji Goa Son of
 As there is no single stamp paper for the value of Rs. 2,62,500/-
 Two lakh sixty two thousand five hundred only
 Additional stamp papers for the completion of the value is attached
 along with.

Signature of the Officio vendor

Signature of the Purchaser



DEED OF SALE



गोवा GOA

117088

Sr. No. 636 Place of Vend: - Panaji Date of issue 09/5/2022
Value of stamp paper 25,000/- Twenty five thousand only
Name of the purchaser Mansi Talekar
Residing at Panaji Goa Son of
As there is no single stamp paper for the value of Rs. 2,62,500/-
Two lakh sixty two thousand five hundred only.
Additional stamp papers for the completion of the value is attached
along with.

Signature of the Office vendor

Signature of the Purchaser



DEED OF SALE

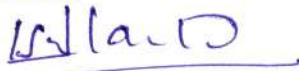
7



गोवा GOA

117089

Sr. No. 636 Place of Vend: - Panaji Date of issue... 09/5/2022
Value of stamp paper... 25,000/- Twenty five thousand only.
Name of the purchaser... mansi Talekar
Residing at... Panaji, Goa. Son of.....
As there is no single stamp paper for the value of Rs. 2,62,500/-
Two lakh sixty two thousand five hundred only.
Additional stamp papers for the completion of the value is attached
along with.



Signature of the Officio vendor



Signature of the Purchaser



DEED OF SALE

8



















गोवा GOA

117090

Sr. No. 636 Place of Vend: - Panaji Date of issue 9/5/2022
 Value of stamp paper 25,000/- Twenty five thousand only
 Name of the purchaser Mansi Talekar
 Residing at Panaji Green Son of
 As there is no single stamp paper for the value of Rs. 2,62,500/-
 Two lakh sixty two thousand five hundred only.
 Additional stamp papers for the completion of the value is attached
 along with.

[Handwritten Signature]

Signature of the Officio vendor

[Handwritten Signature]

Signature of the Purchaser



DEED OF SALE

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[Handwritten Signature]

[Handwritten Signature]

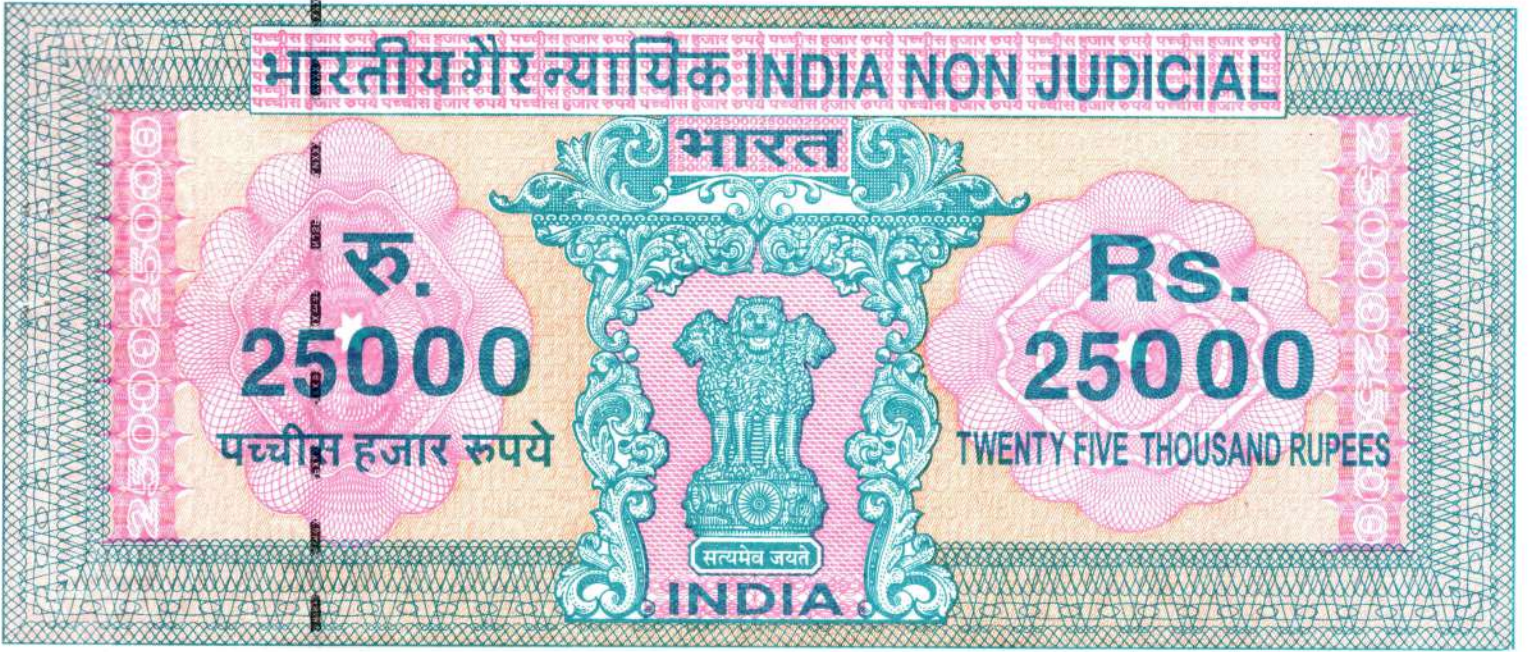
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[Handwritten Signature]



गोवा GOA

117091

Sr. No. 636 Place of Vend: - Panaji Date of issue 09/5/2022
 Value of stamp paper 25,000/- Twenty five thousand only
 Name of the purchaser Mansi Talekar
 Residing at Panaji Goa Son of
 As there is no single stamp paper for the value of Rs. 2,62,500/-
 Two lakh sixty two thousand five hundred only
 Additional stamp papers for the completion of the value is attached
 along with.

[Handwritten Signature]

Signature of the Officio vendor

[Handwritten Signature]

Signature of the Purchaser



DEED OF SALE

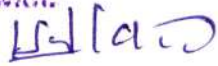
[Handwritten Signatures]
 1. *[Signature]*
 2. *[Signature]*
 3. *[Signature]*
 4. *[Signature]*
 5. *[Signature]*
 6. *[Signature]*



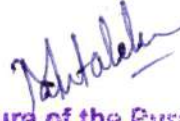
गोवा GOA

078393

Sr. No. 836 Place of Vend: - Panaji Date of issue 09/5/2022
Value of stamp paper 10,000/- Ten thousand only
Name of the purchaser Mehsi Talekar
Residing at Panaji Goa Son of
As there is no single stamp paper for the value of Rs. 2,62,500/-
Two lakh sixty two thousand five hundred only
Additional stamp papers for the completion of the value is attached
along with.



Signature of the Officio vendor



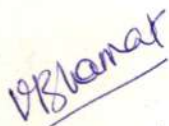
Signature of the Purchaser



DEED OF SALE

11



















गोवा GOA

665758

Sr. No. 636 Place of Vend: - Panaji Date of issue 09/5/2022
Value of stamp paper 1000/- one thousand only
Name of the purchaser Mansi Talekar
Residing at Panaji Goa Son of
As there is no single stamp paper for the value of Rs. 2,62,500/-
Two lakh sixty two thousand five hundred only
Additional stamp papers for the completion of the value is attached
along with.



Signature of the Office vendor

Signature of the Purchaser

DEED OF SALE

12

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature



गोवा GOA

665757

Sr. No. 636 Place of Vend: - Panaji Date of issue 09/05/2022

Value of stamp paper 1000/- one thousand only

Name of the purchaser Mansi Talekar

Residing at Panaji, Goa Son of

As there is no single stamp paper for the value of Rs. 2,62,500/-

Two lakh sixty two thousand five hundred only.

Additional stamp papers for the completion of the value is attached along with.



[Handwritten Signature]

Signature of the Officio vendor

[Handwritten Signature]

Signature of the Purchaser

DEED OF SALE

[Handwritten Signature]

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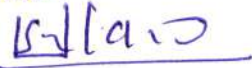


गोवा GOA

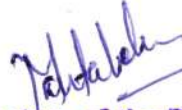
712354



Sr. No. 636 Place of Vend: - Panaji Date of issue... 09/05/2022
Value of stamp paper... 500/- five hundred only
Name of the purchaser... Mansi Talekar
Residing at Panaji Goa. Son of
As there is no single stamp paper for the value of Rs. 2,62,500/-
Two lakh sixty two thousand five hundred only
Additional stamp papers for the completion of the value is attached
along with.



Signature of the Office vendor



Signature of the Purchaser

DEED OF SALE





14











THIS DEED OF SALE is made at Ponda, Registration Sub-District of Ponda, Taluka Ponda, South Goa District of the State of Goa, on this 10th day of May, 2022;

BETWEEN

- (1) **SHRI VIRENDRA VITHAL ACHARYA**, son of late Vithal Raghavendra Acharya, aged 49 years, married, service, (Holding Aadhaar Card No. [REDACTED], Pan Card No. [REDACTED] & Mobile No. (+91) 9923107667)
- (2) **MRS. LEENA VIRENDRA ACHARYA**, daughter of Venkatesh Keshave Ghanekar, wife of Shri Virendra Vithal Acharya, aged 48 years, married, housewife, (Holding Aadhaar Card No. [REDACTED] Pan Card No. [REDACTED] & Mobile No. (+91) 9930540437) both Indian Nationals, residing at House No. 4, Jovita Building, behind Sangam Lodge, Mala, Panjim, Goa; AND (3) **MRS. VIRANGINI BALKRISHNA KAMAT**, daughter of late Vithal Raghavendra Acharya, wife of Shri Balkrishna Jaganath Kamat, aged 44 years, married, business, (Holding Aadhaar Card No. [REDACTED] Pan Card No. [REDACTED] & Mobile No. (+91) 9404313371) (4) **SHRI BALKRISHNA JAGANATH KAMAT**, son of Shri Jaganath Kamat, aged 47 years, married, business, (Holding

W. K. Desai

V. Kamat

S. Me

P. K. Kamat

W. K. Desai

V. Kamat

Desai

W. K. Desai

Aadhaar Card No. [REDACTED], Pan Card No. [REDACTED] & Mobile No. (+91)9404313371), both Indian Nationals, residing at F. No. G-0001, Adwalpalkar Dinapai Residency, Shankarwadi, Taleigao (V), Caranzalem, North Goa, Goa, hereinafter referred to as **“THE OWNERS/FIRST VENDORS”** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) OF THE FIRST PART;

AND

(1) **SHRI MAHENDRA VINAYAK DESSAI** alias **DEVENDRA VINAYAK DESSAI**, son of late Vinayak Dessai, aged 66 years, married, retired, (Holding Aadhaar Card No. [REDACTED], Pan Card No. [REDACTED] & Mobile No. (+91) 9049601300), (2) **MRS. ARUNDHATI MAHENDRA DESSAI**, daughter of Shri Anant Shrinivas Bakal, wife of Shri Mahendra Vinayak Dessai alias Devendra Vidnyak Dessai, aged 61 years, married, Housewife, (Holding Aadhaar Card No. [REDACTED], Pan Card No. [REDACTED] Mobile No. (+91) 9049601300), both Indian Nationals, residing at House No. 147, Chinch Wada, Chimbhel, Tiswadi Taluka, North Goa District of the State of



Handwritten signatures and names in blue ink:
- A large signature at the top left.
- Below it, the name "Bhama" is written.
- Below "Bhama", the name "Arundhati" is written.
- Below "Arundhati", the name "D. M. S." is written.
- At the bottom left, the name "Desai" is written.

Handwritten signatures and names in blue ink:
- At the top left, the name "Mahadev" is written.
- Below it, the name "Arundhati" is written.
- Below "Arundhati", the name "Bhama" is written.

Handwritten signatures and names in blue ink:
- A large signature at the top left.
- Below it, the name "Mahadev" is written.
- Below "Mahadev", the name "Desai" is written.

Goa (403006) hereinafter referred to as “**THE OWNERS/SECOND VENDORS**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, legal representatives, administrators and assigns) OF THE FIRST PART;

AND



(1) **M/S OMKAR BUILDER & DEVELOPER**, a Proprietorship registered under Udyam Registration number. GA02A0000763 on 04/01/2017 with Udyog Aadhaar Office at Panaji, Goa, of (1) **MRS. MANSI MAHESH TALEKAR**, daughter of Baburao Yashwant Rane, aged 34 years, Married, Business, Indian National, (Having Permanent Account Number [REDACTED], Aadhaar Card Number [REDACTED], Mobile Number 7972147432 & Email ID No. omkarbuilderdeveloper@gmail.com), and her husband (2) **MR. MAHESH PANDURANG TALEKAR alias MAHESH TALEKAR**, son of Pandurang Jayram Talekar, aged 39 years, Married, Business, Indian National (Having Permanent Account Number [REDACTED], Aadhaar Card Number [REDACTED], Mobile Number 9403291321 & Email ID No. mtenterprisesgoa@gmail.com) both residing at House No. 820, Flat No. SF-2, Laxminarayan Krupa

M/S

MS Kamat

2 M/S

Mahesh

Aditya

Bhramar

Devi

Mahesh

Building, Ganesh Nagar, Candola, P. O. Marcela (403 107) Ponda Taluka, South Goa District of the State of Goa, hereinafter jointly referred to as “**THE PURCHASERS/ BUILDERS**” (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, successor, legal representatives, nominees, administrators and assigns) OF THE THIRD PART;

WHEREAS there exist a property known as “ZUNVOR BOROD ”, situated at Tivrem, Taluka Ponda, Sub-District Ponda, District of Goa, within the local limits of Grampanchayat of Orgao-Tiurem, bearing Registration No. 13,161 at page 1 of the Book -46 (new) and enrolled in the Taluka Land Revenue Office under No. 83 and surveyed during recent Survey under Survey No. 27 Sub-Div. No. 0 of village Tivrem. As per the Records of Rights, the said property is also known as “JUVARWADA” , and bounded as follows :-

EAST :	By property belonging to Kholkar;
WEST :	By the main road;
NORTH :	By the property belonging to Kholkar;
SOUTH :	By the main road;



Handwritten signatures in blue ink, including names like Melga, Bhanat, S.M.P., Madaluk, Bhanat, Bhanat, Bhanat, and Bhanat.

AND WHEREAS the said property originally belonged to Shri Venkatesh Pandharinath Kamat Timble and his wife Smt. Sunitabai Venkatesh Kamat Timble, both then residents of Varca, Margao, Goa.

AND WHEREAS by a Sale Deed executed on 15th October, 1984 and duly registered in the Office of the Sub-Registrar of Ponda, Goa, under Registered No. 382 at pages 213 to 221 Book No. I Volume No. 104 on 5/11/1986, in which the said Shri Venkatesh Pandharinath Kamat Timble and his wife Smt. Sunitabai Venkatesh Kamat Timble, as Vendors, they sold, conveyed and transferred unto Shri Mahendra Vinayak Dessai alias Devendra Vinayak Dessai and Smt. Geeta Vithal Acharya, all that portion or plot of land admeasuring a total area of 910 Square Metres forming part of the said property known as "ZUNVOR BOROD", situated at Tivrem, Taluka Ponda, Sub-District Ponda, District of Goa, within the local limits of Grampanchayat of Orgao-Tiurem, bearing Registration No. 13,161 at page 1 of the Book -46 (new) and enrolled in the Taluka Land Revenue Office under No. 83 and surveyed during recent Survey under Survey No. 27 Sub-Div. No. 0 of village Tivrem, for the total consideration and on the terms and conditions, as set out in the said Deed of Sale. The said entire property is described in the said Deed of Sale in SCHEDULE (I) and the said Plot in SCHEDULE (II) and the said plot is shown on the plan



Melga

V. S. Kamat

Smt. Sunitabai

T. V. Acharya

Geeta

M. V. Dessai

Devendra

M. V. Dessai

annexed to the said Deed of Sale and for better clarity marked thereon with red colour boundary lines and hereinafter for the sake of brevity is referred to as THE SAID PLOT.

AND WHEREAS by virtue of the said Deed of Sale dtd. 15th October, 1984, the said Shri Mahendra Vinayak Dessai alias Devendra Vinayak Dessai and Smt. Geeta Vithal Acharya, became the absolute owners in possession and enjoyment of the said Plot No. 1. They got the said Plot mutated in their favour and their names appear in the Occupant's Column of Form I & XIV of Survey No. 27/0 of village Tivrem.

AND WHEREAS the said Smt. Geeta Vithal Acharya having married to Shri Vithal Raghvendra Acharya under the regime of Communion of assets in force in Goa and thus being moiety holder, he was entitled to half undivided share in the share of her wife in the said Plot.

AND WHEREAS subsequently the said Smt. Geeta Vithal Acharya expired on 23/07/2010 and Shri Vithal Raghvendra Acharya expired on 03/01/2016, leaving behind (1) **SHRI VIRENDRA VITHAL ACHARYA**, married to (2) **MRS. LEENA VIRENDRA ACHARYA**, (3) **MRS. VIRANGINI BALKRISHNA KAMAT**, married to (4) **SHRI BALKRISHNA JAGANATH KAMAT**, as their only

M. Geeta

V. Kamat

me

M. Geeta

Acharya

B. Kamat

Dessai

M. Geeta

universal legal heirs entitled to inherit the estate left behind by the deceased, which inter-alia includes the said Plot.

AND WHEREAS upon their demise, a Deed of Succession was drawn in the Office of the Civil Registrar cum Sub Registrar and Notary Ex-Officio, Panaji, Ilhas, Goa, on 09/05/2016, in Book No. 728 at page 48 onwards, in which the said (1) **SHRI VIRENDRA VITHAL ACHARYA**, married to (2) **MRS. LEENA VIRENDRA ACHARYA**, (3) **MRS. VIRANGINI BALKRISHNA KAMAT**, married to (4) **SHRI BALKRISHNA JAGANATH KAMAT**, have been declared as qualified legal heirs of the deceased, who for the sake of brevity are hereinafter collectively referred to as the said Owners/First Vendors.

AND WHEREAS by virtue of the said Deed of Succession dtd. 09/05/2016 the half undivided share, rights, title and interest of Smt. Geeta Vithal Acharya and Shri Vithal Raghvendra Acharya in the said Plot has been devolved upon the said Owners/First Vendors and thereby they have become the absolute owners in possession and enjoyment of the half undivided share in the said Plot, having inherited from their parents and parents-in-laws respectively, which Plot is more particularly described in THE SCHEDULE (II) hereunder written, shown on the plan

Widya

V. Kamat

S. M. S.

B. K. Kamat

Acharya

B. Kamat

Desai

Chitambar

annexed hereto and for better clarity marked thereon with red colour boundary lines.

AND WHEREAS the Owners/First Vendors herein are entitled to half undivided share in the said Plot and the Owners/Second Vendors herein are entitled to other half undivided share in the said Plot and thus all the Vendors herein are fully entitled to sell, convey, grant, transfer, assign and assure all their rights, title and interest in the said Plot to any person or persons whomsoever at their discretion, without any claim or objection from anybody.

AND WHEREAS the title of the said Plot is clear, legal, unencumbered, marketable and subsisting.

AND WHEREAS the Purchasers/Builders approached the Owners/Vendors herein and expressed their desire to purchase the said Plot from the Owners/Vendors and in consideration of the said Plot, offered to make the payment of consideration amount of **Rs. 35,00,000/- (Rupees thirty five lakhs only)**, to the Owners/First Vendors in respect of their share i.e. half of the said Plot equivalent to 455.00 Square Metres area of the said Plot and to the Owners/Second Vendors offered to allot on ownership basis, constructed saleable built up area in the said Plot comprising of 2 BHK FLAT and 2 CAR PARKING of total of Rs. 40,00,000/-,


M. J. G.

V. S. K.

S. M. S.

R. S. S.

A. S. S.

B. S. S.

Desai

S. S. S.

alongwith the proportionate undivided right, share, title and interest in the said Plot, to be paid to the Owners/Vendors in the manner following :-

(i) The Purchasers/Builders shall pay to the Owners/First Vendors an amount of Rs. 15,00,000/- (Rupees fifteen lakhs only) at the time of execution of the present Deed of Sale; and further shall pay to the Owners/First Vendors the balance amount of Rs. 20,00,000/- (Rupees twenty lakhs only) immediately after the period of 2 (two) years from the date of execution of the present Deed of Sale. In case the Purchasers/Builders are unable to pay the amount of Rs. 20,00,000/- within the stipulated time of 2 years from the date of execution of the present Deed of Sale, then the Purchasers/Builders will be liable to pay additional interest @ 12percent on the outstanding amount from the due date till the actual date of payment of the entire amount of Rs. 20,00,000/-.

(ii) The Purchasers/Builders shall deliver the possession of the said 2 BHK two Flats with two Car Parkings alongwith Occupancy Certificate within a period of 24 months from the date of execution of the present Deed of Sale;

AND WHEREAS the Owners/Vendors agreed with the offer of the Purchasers/Builders and accordingly agreed to

Melga

Vishwanath

Sme S

Tarabala

A. Bayy

B. Ramd

Devi

M. S.

sell the said Plot to the Purchasers/Builders for the total consideration as specified hereinabove.

AND WHEREAS the Owners/Vendors have identified the Purchasers/Builders and have represented and covenanted unto to the Purchasers/Builders:-

(i) That the Owners/Vendors are in exclusive and peaceful possession of the said Plot.

(ii) That no person(s) other than the Owners/Vendors have any right, title and/or interest in the said Plot.

(iii) That the Owners/Vendors have an absolute right to dispose and/or sell or enter into Development Agreement in respect of the said Plot, and/or deal with it in any manner whatsoever.

(iv) That the Owners/Vendors have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the said Plot and that they are in lawful occupation, possession and enjoyment of the said Plot.

(v) That the said Plot is not subject to any mundkarial rights and / or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy rights, leasehold rights, or any other rights whatsoever from any other person/s whomsoever.



M. G. G.

V. B. K. M. S.

S. M. S.

A. B. S.

B. P. S.

S. S. S.

M. S. S.

(vi) That the said Plot is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.

(vii) That no other person/persons other than the Owners/Vendors mentioned hereinabove is/are the owner/s or possessor/s of the said Plot or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the said Plot and/or deal with it in any manner whatsoever.

(viii) That there is no legal bar or impediment to enter into Sale Deed/Development Agreement in respect of the said Plot and that the said Plot is free from encumbrances, liens and/or charges.

(ix) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices / Proceedings for Acquisition / Requisition had/has been received by and/or served upon the Owners/Vendors regarding the said Plot.

(x) That neither the said Plot nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statute, Law and /or Regulation and/or under any



M. S. G.

V. B. Kumar

S. M. S.

M. S. G.

A. S. G.

B. S. G.

S. S. G.

M. S. G.

subsisting Order, Judgment and/or Decree of any Court of Law.

(xi) That neither the said Plot nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

(xii) That the Owners/Vendors have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the said Plot.

(xiii) That no person or entity has any right of road and/or passage and/or footpath and/or right of crossing/re-crossing over and/or through the said Plot or any part thereof nor does any access, public or private, exist through the same;

(xvi) That there are no dues or any other liability outstanding in respect of the said Plot.

(xv) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the said Plot, the Owners/Vendors shall be fully liable and responsible to settle any such share, right, interest,



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V. Bhanu Prasad

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claim of the third party/objector in the said Plot from the consideration determined herein and the Purchasers/Builders shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the Owners/Vendors for any such settlement made by them with the third party.

(xvi) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the Owners/Vendors or by any of their predecessors in title or any person claiming under or through the Owners/Vendors, the Owners/Vendors had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the said Plot unto and to the use of the Purchasers/Builders.

(xvii) That the Owners/Vendors wish to dispose of the said Plot for a total consideration as specified above along with all things standing therein.

(xviii) That the said Plot does not fall under category of land prohibited for development.

(xix) That the Owners/Vendors have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with



Wdga

Wdhanar

Wdme

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Wdha

Wdhamar

Wdxi

Wdshah

any other party in respect of the said Plot and/or any part thereof.

(xx) That there is a proper access/road required as per law for carrying out development of the said Plot.

AND WHEREAS solely relying upon the representations and covenants and declarations made by the Owners/Vendors herein above and believing the above representations as true and declaration as trustworthy, and pursuant to negotiations and discussions by and between the parties hereto, the Purchasers/Builders have agreed to purchase the said Plot from the Owners/Vendors for the aforesaid consideration and agreed to obtain all the necessary approvals and licences required for carrying out construction on the said Plot.

AND WHEREAS the Purchasers/Builders accordingly have agreed to obtain the Technical Order from the Town and Country Planning Department, Ponda, Goa, NOC on sanitation point of view from the Health Officer, Primary Health Centre, Betki, Goa, and Construction Licence from the Village Panchayat of Tivrem-Orgao, Ponda, Goa for the proposed construction of Residential Building in the said Plot.

AND WHEREAS the Purchasers/Builders have after satisfying themselves as regards the title of the said Plot and all documents relating to the said Plot have agreed to

M. R. G.

V. S. Ramani

S. M. S.

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F. S. S.



purchase the said Plot from the Owners/Vendors and the Owners/Vendors have agreed to sell the said Plot to the Purchasers/Builders and as a consideration of the half of the area of the said Plot an amount of Rs. 15,00,000/- (Rupees fifteen lakhs only) at the time of execution of the present Deed of Sale; and the balance amount of Rs. 20,00,000/- (Rupees twenty lakhs only) immediately after the expiry of the period of 2 (two) years from the date of execution of the present Deed of Sale; and have agreed to construct, allot and handover to the Owners/Second Vendors on ownership basis, 2 BHK two Flats with two Car Parkings alongwith Occupancy Certificate within a period of 24 months from the date of execution of the present Deed of Sale with grace period of 8 months;

AND WHEREAS the above Flats shall be handed over on ownership basis along with proportionate undivided, right, share and interest in the said Plot on completion of the construction of the Project on the said Plot and along with allotted free covered car parking, as per the approved Plan, approved by the Town Planner, Town and Country Planning Department, Ponda, Goa, and as per the Construction Licence issued by the Village Panchayat of Tivrem-Orgao.

AND WHEREAS the Owners/Vendors herein who are thus the absolute owners in possession and enjoyment of the said Plot have now agreed to sell to the Purchasers/Builders

Melga *Vasumat* *ame* *Mahabala*
Abhay *Bhramar* *Desai* *[Signature]*

herein the said Plot free from all encumbrances, charges and liens whatsoever, which is fully described in THE SCHEDULE – (II) hereinafter written. The said Plot being independent and separate unit shall be always held, enjoyed and possessed by the Purchasers/Builders, who shall be absolutely and exclusively entitled to deal with and transact the same in the manner deemed proper by the Purchasers/Builders. The said Plot shall constitute a free hold and absolute property of the Purchasers/Builders, which may be sold, gifted, mortgaged or otherwise transferred or in any way alienated by the Purchasers/Builders, at their sole and absolute discretion without interference by any other person whomsoever.



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 right, title, interest and possession in the said Plot in favour of the Purchasers/Builders.

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 Purchasers/Builders have agreed to purchase the said Plot and the Owners/Vendors have decided to sell the said Plot to the Purchasers/Builders

M. G. G.
U. S. Kumar
S. M. J.
M. K. K.
A. Chavp
B. J. J.
A. S. S.
[Signature]

and as part consideration thereof the Purchasers/Builders have paid to the Owners/First Vendors total amount of Rs. 15,00,000/- Rupees fifteen lakhs only) which is paid vide -----
-----, in cash, at the time of execution of the present Deed of Sale and the balance amount of Rs. 20,00,000/- (Rupees twenty lakhs only) shall be paid within a period of 2 (Two) years from the date of execution of this Deed of Sale; towards the share of the Owners/First Vendors in the said Plot and as another part consideration, the Purchasers/Builders have agreed and decided to hand over to the Owners/Second Vendors, construct, allot and handover to the Owners/Second Vendors on ownership basis, 2 BHK two Flats, each having 90 to 95 Square Metres Super Built-up area, on the Upper Ground Floor of the proposed Building to be named as "OMKAR MAHALAKSHMI RESIDENCY" with two covered Car Parkings of total value of Rs. 40,00,000/- (Rupees forty lakhs only) which is the actual construction cost of the said two flats, along with proportionate undivided right, share and interest in the said Plot, to be handed over to the Owners/Second Vendors on completion of construction of Project on the said Plot, on receipt of Occupancy Certificate from Village Panchayat of Tivrem-Orgao within a period of 24 months from the date of execution of the present Deed of Sale, as full and final settlement in cash and kind of the entire consideration amount



Melga *Vishwanath* *SMC* *Mahalek*
Atkay *Bhamb* *Asai* *[Signature]*

towards purchase of the said Plot admeasuring 910.00 Square Metres.

(2) That it is agreed by and between the parties that on completion of construction of the said project "OMKAR MAHALAKSHMI RESIDENCY" on the Said Plot, the Purchasers/Builders shall handover the said 2 BHK two Flats with two covered Car Parkings along with proportionate undivided right, share and interest in the said Plot, in favour of the Owners/Second Vendors along with respective Possession Letters.

(3) That if the Owners/Second Vendors wish to hold an independent title by allotting the said two Flats with two Car Parkings within themselves, in such case the required stamp duty and registration fee, processing fee, GST and other taxes that may be levied by the Government and other incidental costs and expenses required for execution of the respective Agreement for Sale, Deed of Sale, Exchange Deed, Deed of Rectification, Deed of Cancellation, Gift Deed, Transfer Deed or any other Deed/s shall be borne by the Owners/Second Vendors without making Purchasers/Builders responsible to pay the same, in case of execution of such documents/Deeds, Purchaser/Builders shall sign in a capacity as Builders/Confirming Party.



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Vishwas

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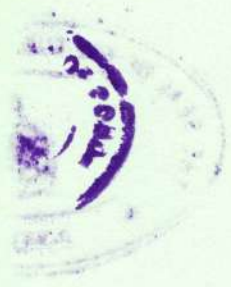
Mahesh

Ashay

Bhramar

Alexis

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(4) The Purchasers/Builders shall handover possession of the said Flats with car Parkings to the Owners/Second Vendors to be constructed on the said Plot, on or before a particular date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be normally calculated as 24 months with 8 months grace period from the date of execution of these presents. In the event the Owners/Second Vendors desire to get conveyed the said Flats with car Parkings in their favour by executing proper Deed/s of Sale/Exchange Deed/s, the Owners/Second Vendors shall bear and pay the total expenses such as legal fees, stamp duty, registration fees and all other taxes which may be made applicable at the time of the execution of the same Deed/s and also other incidental expenses in respect thereof and the same shall not be the liability of the Purchasers/Builders.

(5) Any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities or if the delay has been occasioned by any Act of God, Force Majeure, any natural and unnatural calamities, pandemic such as present COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, defect in property title, non-availability of raw material due to government restraints and or due to Government Order; or by virtue of any other reasons beyond normal

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human control or due to any circumstances beyond the control of the Purchasers/Builders, shall not be attributable to the Purchasers/Builders 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 and period of stoppage of work due to aforesaid reasons shall be excluded from the time period stipulated above for handing over possession of the said Flats & Car Parkings to the Owners/Second Vendors.

(6) That in case Purchasers/Builders fail to complete the proposed project on the said Plot on or before a particular date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be normally calculated as 24 months with 8 months grace period from the date of execution of these presents and fail to hand over possession of the said Flats with Car Parkings allotted to the Owners/Second Vendors within the stipulated time, the Purchasers/Builders shall be liable to pay compensation of Rs. 5000/- (Rupees Five Thousand only) per month per flat for the delay in so completing the said Flats with Parkings till the handover of possession of the said Flats with Parkings unto the Owners/Second Vendors. No compensation shall be paid by the Purchasers/Builders due to delay or during the period of stoppage of work due to reasons as mentioned above. Moreover, no compensation shall be paid by the

M. L. G. S.

V. S. Venkat

S. M. E.

M. K. S.

A. Choudhary

B. J. Ramani

Desai

M. K. S.

Purchasers/Builders, if the Flats are ready for possession, but Owners/Second Vendors fail to take possession of the said Flats with Parkings on being intimated by the Purchasers/Builders.

(7) THEY, the Owners/Vendors as the absolute and exclusive owners of the said Plot which is now disannexed from the said property and forms a distinct and separate plot, shown on the plan annexed hereto and for better clearness being delineated on the plan annexed hereto and thereon shown surrounded by red colour boundary lines, more particularly described in THE SCHEDULE – (II) hereunder written and hereinafter referred to as “ **THE SAID PLOT**” and the said property is more particularly described in the SCHEDULE (I) hereunder written and hereinafter referred to as “**THE SAID PROPERTY**” **DO HEREBY TRANSFER, CONVEY & ASSIGN BY WAY OF SALE UNTO THE PURCHASERS/BUILDERS, all their ownership rights, title, interest, domain and possession of THE SAID PLOT** described in THE SCHEDULE (II) hereunder written, TOGETHER WITH the trees, plants, shrubs, drains, ways, paths, passages, common gullies, water, water courses, whatsoever, standing thereon and further all and singular lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said Plot or any part thereof belonging or in anywise appertaining



W. G. S.

V. Shanmugam

S. M. S.

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to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said Plot or any part thereof and undivided rights in ALL THE ESTATE, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Owners/Vendors into or out of or 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 PURCHASERS/BUILDERS TO HAVE AND TO HOLD all and singular the said land hereditament hereby granted, conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances, unto and to the use and benefit of the Purchasers/Builders, absolutely, forever, together with title deeds, writings and other evidence of title as ordinarily pass on such sale SUBJECT HOWEVER to the payment of the rents, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof and the Purchasers/Builders do hereby purchase the said Plot, for the full and final Price / consideration which amount in cash the Owners/First Vendors do hereby admit and acknowledge



Handwritten signatures in blue ink:
- Top row: *Malga*, *Ushamat*, *ame*, *Malga*
- Bottom row: *Malga*, *Bhama*, *Devi*, *Malga*

having received from the Purchasers/Builders and discharge the Purchasers of the same and the Owners/Second Vendors have agreed to receive in kind in the manner mentioned hereinabove.

(8) The Owners/Vendors have today delivered exclusive, vacant, lawful and peaceful possession of the said Plot unto the Purchasers/Builders and the Purchasers/Builders have taken the possession of the said Plot.

(9) The Owners/Vendors as to their shares, rights, title or interest into and upon the said Plot do hereby for themselves and their executors, administrators, COVENANT WITH THE PURCHASERS/BUILDERS as under :-

(a) THAT notwithstanding any act, deed, matter or things whatsoever done or executed by the Owners/Vendors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them, had done, committed, omitted or knowingly or willingly suffered to the contrary, THEY the Owners/Vendors now have in themselves good rights, title, full power and absolute authority to grant, convey, transfer and assure the said Plot hereby granted, conveyed, transferred and assured or expressed so to be UNTO AND TO THE USE OF THE PURCHASERS/BUILDERS in the manner aforesaid.

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V. S. Ramat

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T. S. Ramat

Dehary

B. Ramat

Devi

Devi



(b) AND THAT it shall be lawful for the Purchasers/Builders from time to time shall and may at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said Plot hereby conveyed, transferred and assured in respect with its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Owners/Vendors or by any persons lawfully or equitably claiming or to claim by from under in trust for them or any of them.

(c) AND THAT free and clear and freely and clearly and absolutely, acquitted, exonerated, released and forever discharged or otherwise by the Vendors and well sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from or in trust for them or any of them.

(d) AND FURTHERMORE THAT, they the Owners/Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Plot hereby granted, conveyed,

Md. Gha

Vishwanath

S. M. P.

Mahabaleshwar

A. K. Das

B. K. Das

Desai

[Signature]



transferred and assured or any part thereof, by, from, under or in trust for the Owners/Vendors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchasers/Builders do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said Plot and every part thereof hereby granted, transferred and assured unto and to the use of the Purchasers/Builders, their successors or assigns or their counsel-in-law in the manner aforesaid and placing it in possession of the Purchasers/Builders according to the true intent and meaning of these presents, that shall or may be reasonably required;

(e) That on execution of these presents, Purchasers/Builders are put in possession of the said Plot as exclusive Owners of the said Plot to be held, owned and possessed by the Purchasers/Builders 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 Purchasers/Builders against all/any Third Party claims if made to the said Plot which claim if any shall be settled by the Owners/Vendors at

M. Raja

V. Ramani

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M. Subalekh

A. Chary

B. Ramani

Alexei

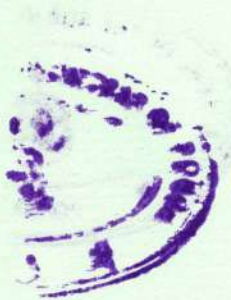
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their own cost without in any way disturbing the title and possession of the said Purchasers/Builders.

(f) AND the Owners/Vendors do hereby covenant with the Purchasers/Builders that, THEY the Owners/Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said Plot in the manner aforesaid or whereby the same or any part thereof, are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever. The Owners/Vendors' title to the said Plot is subsisting and the Owners/Vendors have absolute and full power to sell the same.

(g) That the Owners/Vendors have assured and confirmed to the Purchasers/Builders 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 sale.

(h) That the Owners/Vendors covenants with the Purchasers/Builders that the Owners/Vendors have a marketable title to the said Plot and the Owners/Vendors assure the Purchaser/Builders that they have not in any way encumbered, alienated and/or mortgaged the said Plot nor are there any charges, lien, attachments, claims, demands with



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V. Bhanu

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Kabir

Abhay

Bhama

Desai

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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 Purchasers/Builders, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.



(i) The Owners/Vendors do hereby covenant with the Purchasers/Builders that the said Plot hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor are there any rights of tenancy and/or mundcarship in favour of any person whomsoever in respect of the said Plot and that if for any defect in the title of the Owners/Vendors, the Purchasers/Builders are deprived of the whole or any part of the said Plot, the Owners/Vendors shall compensate the Purchasers/Builders and/or their successors-in-interest.

(j) That the Owners/Vendors shall at all times, indemnify and keep the Purchasers/Builders 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 Purchasers/Builders.

(k) That the Owners/Vendors shall at all time do all that is required to better assure the title of the said Plot in favour of

M. S. G.

V. S. Kumar

S. M. S.

T. S. S.

A. S. S.

P. S. S.

M. S. S.

S. S. S.

the Purchasers/Builders as per the request and the costs of the Purchasers/Builders 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.

(l) 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 Sale Deed, 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.

(m) In case the Purchasers/Builders are deprived from possessing and enjoying the said Plot and or any part thereof at anytime in future, due to any defect in ownership/title or identification of the Owners/Vendors or due to claim or objection of any person, firm, company, Bank, credit society, financial Institution, predecessor-in-title, etc., the Owners/Vendors shall indemnify and keep indemnified the Purchasers/Builders against all such claims, objections etc.

(n) That the Purchasers/Builders herein do hereby agree to obtain all the required permissions, approvals from the Competent Statutory Public Authorities and construction Licence from the V. P. Tivrem-Orgao, for the proposed















project at their own costs and expenses and the Owners/Vendors do hereby give their No Objection for the Purchasers/Builders to acquire the above permissions and approvals and construction licence so also to get the said Plot mutated in favour of the Purchasers/Builders in the respective survey records, pursuant to the present sale in favour of the Purchasers/Builders and hereby waive any notice that may be required to be addressed to the Owners/Vendors under any law in force.



(o) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding, or any other mode, or for any objection by any party for any reason whatsoever, in the said Plot, the Owners/Vendors shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objector in the said Plot from the consideration determined herein and the Purchasers/Builders shall in no way be responsible to any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the Owners/Vendors for any such settlement made by them with the party.

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V. Bhanu

S. M. S.

M. K. Lakshmi

A. K. S.

B. K. S.

B. S. S.

[Signature]

(p) The Purchasers/Builders will cast 50% flat slab and 50% slope slab for last floor i.e. Third Floor and it will cover with shade.

(q) The Purchasers/Builders shall carry out the maintenance of the Building for the period of one year and for that the Owners/Second Vendors shall pay to the Purchasers/Builders the amount of maintenance charges in advance at the rate of Rs. 1,00,000/- per flat. After the expiry of one year, the Purchasers/Builders shall assist all the Purchasers of the premises of the said Building to form maintenance Society.

(r) The Purchasers/Builders will provide Manual Lift for the said Building as per their choice.

(s) The Purchasers/Builders will provide and fix only Electrical fittings (not fixtures) as per their own choice (Pattern/Brand).

(t) The Purchasers/Builders shall have exclusive right over the trees and fruit yield of the same trees and shall be entitled to make the use of the same trees at their own discretion and the Owners/Vendors shall not have or make any claim in the said trees or fruit yield of the said trees.



M. K. G.

V. S. K. S.

Z. M. S.

M. K. S.

A. K. S.

B. K. S.

D. K. S.

E. K. S.

(u) As the plot comes under settlement zone, the Purchasers/Builders will obtain conversion sanad for the same, and the cost incurred for obtaining Sanad will be born by the Purchasers/Builders.

(v) It is specifically agreed by the Owners/Vendors that the amount of consideration in cash and kind as mentioned hereinabove is the only consideration payable by the Purchasers/Builders to the Owners/Vendors in respect of the sale of the above Plot unto the Purchasers/Builders and the Owners/Vendors shall not be entitled to claim or demand any additional amount on any ground whatsoever at any time hereafter the execution of the present Deed of Sale. It is further specifically agreed by the Owners/Vendors that in the event there be any increase in the FAR or any additional, FAR becomes admissible, at any time hereafter the execution of the present Deed of Sale, the Purchasers/Builders shall be absolutely and exclusively entitled to utilize such FAR for carrying out additional construction by re-aligning or re-locating the buildings/open spaces shown in the approved plan and the Owners/Vendors shall not have any claim nor be entitled to raise any objection/s in that behalf nor shall be entitled to claim any right to the said increased FAR nor shall claim or demand any additional amount of consideration either in cash or in kind corresponding to such increased FAR. Further as regards INCREASE IN FAR/FSI, it is



M. Raja

V. Shanmugam

g.m.e.

M. Subashini

A. Srinivasan

B. Srinivasan

Alexei

[Signature]

covenanted by and between the Owners/Vendors and the Builders/Purchasers that the Builders/Purchasers shall have the right to carry out development in respect of the entire existing potential of the said Plot and as per the existing Development Rules. Any increase in the developable potential of the said Plot in future by reason of the increase in index of FAR/FSI over and above existing FAR/FSI, will belong totally and exclusively to the Purchasers/Builders and therefore the Owners/Vendors shall not be entitled to claim, demand or receive from the Purchasers/Builders any additional amount of consideration.



(w) That the representations and declarations made by the Vendors herein, in the recital clauses (i) to (xx) relying upon which the Purchasers have agreed to purchase the said Plot, be deemed to have been specifically incorporated herein for all purposes and to avoid repetition.

(10) Further, the Owners/Vendors undertake to indemnify and keep indemnified the Purchasers/Builders against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the Purchasers/Builders by any genuinely aggrieved third party against the Owners/Vendors or any of them and in which the

M. K. Singh

V. S. Kumar

M. S.

M. S.

A. K. Singh

B. K. Singh

Desai

M. S.

Purchasers/Builders are subjected to any loss, damage etc. in respect to the said Plot hereby sold.

(11) That in case if the Purchasers/Builders abandons the project for a continuous period of 12 months (one year) from the date of signing of the present Sale Deed, due to which is unable to hand over the said 2 Flats & Car Parkings as promised to the Owners/Second Vendors, in such case Owners/Second Vendors shall have the remedy to approach court of law either for the specific performance of the contract between the Owners/Vendors and the Purchasers/Builders or to recover to the amount of consideration in cash with 12% simple interest from the date of execution of the present Deed of Sale till the full and final repayment thereof and the Purchasers/Builders shall cooperate in such case.

(12) IT IS FURTHER COVENANTED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

a) The Purchasers/Builders acknowledge that the nature of the land of the said Plot is fully to their satisfaction and they are also fully satisfied as to the title of the said Plot of the said property.



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b) That the Owners/Vendors shall not in any way be responsible for the future maintenance of the roads, storm water drains etc. of the said Plot.

(c) The Purchasers/Builders hereby declare that they have physically ascertained at the site the area of the said Plot hereby conveyed to them and that they are fully satisfied about it and that they have no further complaints regarding nature of land of the said Plot including the breadth/width of the roads, gutters, area of open spaces etc.

(13) That the said Plot described in THE SCHEDULE (II) hereunder written is believed to have been correctly described and if any error subsequently discovered the same shall not annul or invalidate this Deed of Sale and all the parties hereto shall have the necessary correction or amendment carried out by executing proper deed of rectification and amendment.

(14) All expenses concerning the preparation, execution and registration of this Deed of Sale shall be borne by the Purchasers/Builders.

(15) The name of the Project is finalized by both the parties is "OMKAR MAHALAKSHMI RESIDENCY".

(16) The Owners/Vendors and the Purchasers/Builders hereby declare that after having read and understood the contents of this Deed of Sale and seen, read and understood



Mulga

V. Shankar

48

Shree

M. K. Kulkarni

Dehany

Bhambhani

Desai

Shree

the recitals herein and having understood all the terms, conditions and covenants contained in this Deed of Sale, they are executing this Deed of Sale with full knowledge thereof and of their free will subject to what is stated in the aforesaid recitals herein and also subject to the terms and conditions and covenants contained in this Deed of Sale as will be applicable to and binding upon the Owners/Vendors & the Purchasers/Builders, and are executing this Deed of Sale of the said Plot to the Purchasers/Builders, relying upon the statements made and assurances given by them to each other.



(17) That the said Plot admeasures 910 Square Meters and for the purpose of payment of stamp duty and registration fee by the Purchasers/Builders on the present Deed of Sale, market value of the said Plot is calculated as Rs. 35,00,000/- (Rupees thirty five lakhs only) and the value of the proposed 2 Flats with 2 Car Parkings to be handed over to the Owners/Second Vendors by the Purchaser/Builders, is calculated as Rs. 40,00,000/- (Rupees forty lakhs only). Thus the combined market value of the said Plot and the actual construction cost of the said Flats with Car Parkings amounts to Rs. 75,00,000/- (Rupees seventy five lakhs only).

(18) Accordingly an amount of Rs. 2,62,500/- (Rupees two lakhs sixty two thousand five hundred only) is paid as 3.5% Stamp Duty and an amount of Rs. 2,25,000/- (Rupees two

M. K. G.

V. Bharat

M. S.

M. K. G.

A. K. G.

B. K. G.

Devi

M. K. G.

lakhs twenty five thousand only) is paid as 3% Registration Fee on the value of Rs. 75,00,000/- (Rupees seventy five lakhs only) and is borne by the Purchasers/Builders..

SCHEDULE (I) HEREINABOVE REFERRED TO

(Description of the said Property)

ALL THAT property known as "ZUNVOR BOROD", situated at Tivrem, Taluka Ponda, Sub-District Ponda, District of Goa, within the local limits of Grampanchayat of Orgao-Tiurem, bearing Registration No. 13,161 at page 1 of the Book -46 (new) and enrolled in the Taluka Land Revenue Office under No. 83 and surveyed during recent Survey under Survey No. 27 Sub-Div. No. 0 of village Tivrem. As per the Records of Rights, the said property is also known as "JUVARWADA", and bounded as follows :-



EAST :	By property belonging to Kholkar;
WEST :	By the main road;
NORTH :	By the property belonging to Kholkar;
SOUTH :	By the main road;

B. B. Ramd
V. Shanwar
no
Desai
Abhy
no
no
no
Makale

Metga
Abhy
V. Shanwar 50
B. B. Ramd
no
Desai
Makale
no

SCHEDULE (II) HEREINABOVE REFERRED TO

(Description of the said Plot hereby conveyed/sold)

ALL THAT portion or plot of the property known as "ZUNVOR BOROD ", which entire property is described in THE SCHEDULE (II) hereinabove written and admeasuring a total area of 910 Square Meters approximately, the said Plot being delineated on the plan thereof hereto annexed and is marked thereon with red coloured boundary lines. As per the Records of Rights, the said property is also known as "JUVARWADA" . The said Plot is bounded as follows :-



EAST :	By remaining portion of the said property;
WEST :	By remaining portion of the said property;
NORTH :	By a piece of land belonging to Shri Datta Borkar;
SOUTH :	By property belonging to Shri Anand Porob Kholkar;

M. D. Ga

V. Bhanwar

S. M. S.

M. K. Kholkar

A. Chavhan

B. Bhanwar

A. S. S.

M. K. Kholkar

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET
AND SUBSCRIBED THEIR RESPECTIVE HANDS AND
SIGNATURES TO THESE PRESENTS ON THE DAY MONTH
AND YEAR FIRST HEREINABOVE WRITTEN IN THE
PRESENCE OF TWO ATTESTING WITNESSES.



[A long diagonal line drawn across the page, likely indicating a signature line or a cancellation mark.]

Melga

Vishwanath

52

[Handwritten signature]

Takshalekar

Dehari

Bhambhani

Desai

[Handwritten signature]

SIGNED, SEALED & DELIVERED BY,
 THE WITHIN NAMED
 "THE OWNERS/FIRST VENDORS"

(1) SHRI VIRENDRA VITHAL ACHARYA:

Melga

(Photograph & Signature)



	Right Hand's Fingers Tips Impressions:		Left Hand's Fingers Tips Impressions:
1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	

Melga

Shelbany

V. Shivar 53

Bhand

me

Takalekh

Desai

Melga

(2) MRS. LEENA VIRENDRA ACHARYA:



Acharya

(Photograph & Signature)



	Right Hand's Fingers Tips Impressions:		Left Hand's Fingers Tips Impressions:
1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	

Milga *Vishwanath* *me* *Mahalingam*
Acharya *Bhramar* *Desai* *Murthy*

(3) MRS. VIRANGINI BALKRISHNA KAMAT:

VBKamat



VBKamat

(Photograph & Signature)

THE SEAL OF THE



	Right Hand's Fingers Tips Impressions:		Left Hand's Fingers Tips Impressions:
1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	

Maha

VBKamat

SM

Patil

Sharma

Bhambhani

Desai

Patil

(4) SHRI BALKRISHNA JAGANATH KAMAT:

B. Kamat



(Photograph & Signature)



	Right Hand's Fingers Tips Impressions:		Left Hand's Fingers Tips Impressions:
1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	

M. G. J.

V. S. Karwar

S. M. S.

K. S. Talabale

A. S. J.

B. Kamat

Desai

[Signature]

SIGNED, SEALED & DELIVERED BY,
 THE WITHIN NAMED
 "THE OWNERS/SECOND VENDORS"

(1) **SHRI MAHENDRA VINAYAK DESSAI**
 alias **DEVENDRA VINAYAK DESSAI:**

(Photograph & Signature)



	Right Hand's Fingers Tips Impressions:		Left Hand's Fingers Tips Impressions:
1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	

SIGNED, SEALED & DELIVERED BY,
 THE WITHIN NAMED
 "THE PURCHASERS/ BUILDERS"

(1) M/S OMKAR BUILDER & DEVELOPER:

Represented by its Proprietress

(1) MRS. MANSI MAHESH TALEKAR:



Mansi Talekar

Photograph & Signature



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:

Melga *Vishamat* *Om* *Mahesh*
Ahoy *Bhamb* *Devi* *Mansi*

(2) MR. MAHESH PANDURANG TALEKAR

alias MAHESH TALEKAR:





Photograph & Signature


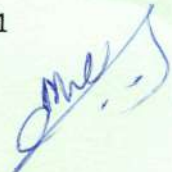

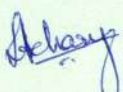





Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:

EXECUTED IN THE PRESENCE OF:

Particulars of the Witness	Signature
1. Mrs. Sukhada Sanjiv Phadte, wife of Shri Sanjiv Sadanand Phadte , aged 46 years, married, service, Indian National, R/o House 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), Ponda Taluka, Goa.	
2. Shri Sanjiv Sadanand Phadte, son of late Sadanand Kashinath Phadte, aged 52 years, business, Indian National, R/o House No. 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), Ponda Taluka, Goa.	



ON THE PLOT...

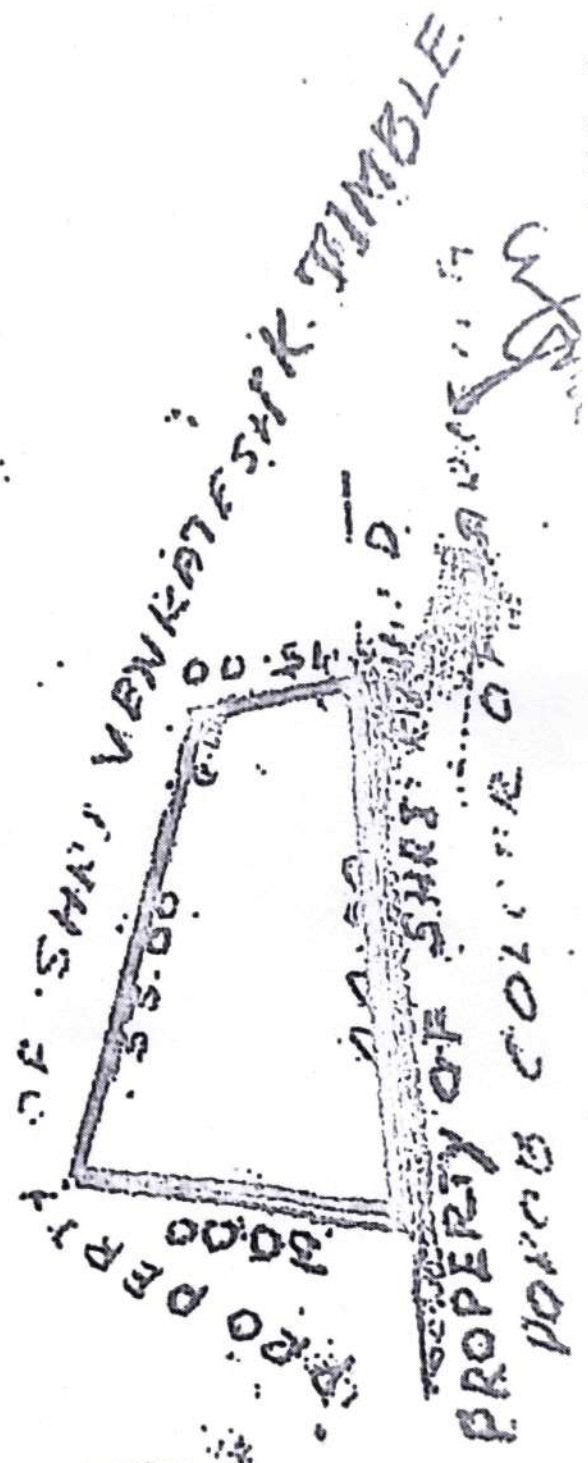
...

AT TADAKKI VILLAGE, DIST. OF KANAKA THURAI



SCALE 1:1000

APPROXIMATE AREA OF THE PLOT - 910 sq. ft.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-May-2022 12:33:38 pm

Document Serial Number :- 2022-PON-823

Presented at 12:20:21 pm on 12-May-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	262500
2	Registration Fee	225000
3	Mutation Fees	1000
4	Processing Fee	1620
Total		490120

Stamp Duty Required :262500/-












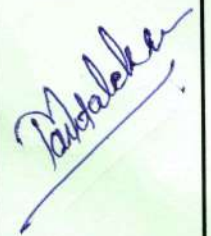



Stamp Duty Paid : 262500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR Father Name: Pandurang Jayram Talekar, Age: 39, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H.No.820, Flat No.SF-2, Laxminarayan Krupa Building, Ganesh Nagar, Candola, P.O.Marcela (403107), Ponda Taluka, South Goa District of the State of Goa., Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VIRENDRA VITHAL ACHARYA , Father Name: Vithal Raghavendra Acharya, Age: 49, Marital Status: Married , Gender: Male, Occupation: Service, H.No.4, Jovita Building, behind Sangam Lodge, Mala, Panjim, Goa, PAN No.:			
2	LEENA VIRENDRA ACHARYA , Father Name: Venkatesh Keshave Ghanekar, Age: 48, Marital Status: Married , Gender: Female, Occupation: Land Lord, H.No.4, Jovita Building, behind Sangam Lodge, Mala Panjim, Goa., PAN No.:			
3	VIRANGINI BALKRISHNA KAMAT , Father Name: Vithal Raghavendra Acharya, Age: 44, Marital Status: Married , Gender: Female, Occupation: Land Lord, F.No.G-0001, Adwalpalkar Dinapai Residency, Shankarwadi Taleigao (V), Caranzalem, North Goa., PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	BALKRISHNA JAGANATH KAMAT , Father Name:Jaganath Kamat, Age: 47, Marital Status: Married , Gender:Male,Occupation: Land Lord, F.No.G-0001, Adwalpalkar Dinapai Residency, Shankarwadi, Taleigao (V), Caranzalem, North Goa., PAN No.:			
5	MAHENDRA VINAYAK DESSAI Alias DEVENDRA VINAYAK DESSAI , Father Name:Vinayak Dessai, Age: 66, Marital Status: Married , Gender:Male,Occupation: Land Lord, H.No.147, Chinchwada, Chimbhel, Tiswadi Taluka, North Goa District of the State of Goa (403006)., PAN No.:			
6	ARUNDHATI MAHENDRA DESSAI , Father Name:Anant Shrinivas Bakal, Age: 61, Marital Status: Married , Gender:Female,Occupation: Land Lord, H.No.147, Chinchwada, Chimbhel, Tiswadi Taluka, North Goa District of the State of Goa., PAN No.:			
7	MANSI MAHESH TALEKAR Proprietor Of MS OMKAR BUILDER AND DEVELOPER , Father Name: Baburao Yashwant Rane, Age: 37, Marital Status: Married , Gender:Female,Occupation: Business, H.No.820, Flat No. SF-2, Laxminarayan Krupa Building, Ganesh Nagar, Candola, P.O.Marcela (403107), Ponda Taluka, South Goa District of the State of Goa., PAN No.:			
8	MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR , Father Name: Pandurang Jayram Talekar, Age: 39, Marital Status: Married , Gender:Male,Occupation: Business, H.No.820, Flat No.SF-2, Laxminarayan Krupa Building, Ganesh Nagar, Candola, P.O.Marcela (403107), Ponda Taluka, South Goa District of the State of Goa., PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SUKHADA SANJIV PHADTE, Age: 47, DOB: , Mobile: 9373790915 , Email: , Occupation: Service , Marital status : Married , Address: 403107, Gaonkarwada Betki Goa, Gaonkarwada Betki Goa, Betqui, Ponda, SouthGoa, Goa			
2	Name: SANJIV SADANAND PHADTE, Age: 53, DOB: , Mobile: 9588437004 , Email: , Occupation: Self Employed , Marital status : Married , Address: 403107, Gaonkarwada Betki Goa, Gaonkarwada Betki Goa, Betqui, Ponda, SouthGoa, Goa			


Sub Registrar
SUB - REGISTRAR
PONDA

Document Serial No:-2022-PON-823

Book :- 1 Document

Registration Number :- **PON-1-798-2022**

Date : 12-May-2022



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

**SUB - REGISTRAR
PONDA**





TOWN AND COUNTRY PLANNING DEPARTMENT
PONDA TALUKA OFFICE

NO OBJECTION CERTIFICATE

REF: TPP/ 2226/4916) Tivrem/Orgao/27/1/2022/824 Date: 22/04/2022

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town and Country Planning Department has no objection for the registration of Deed of Sale in respect of property bearing Survey No. 27/1 of Village Tivrem-Orgao Taluka Ponda, as per the Plan hereby annexed. The plot falls within Settlement zone, as per Regional plan for Goa- 2021 admeasuring an area of 910.00Sq.m2 known as "Zunvor Borod."

The property/plot falls within 500 mtrs from High Tide Line: No

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH: By the property belonging to kholkar.
SOUTH: By the main road.
EAST: By property belonging to kholkar.
WEST: By the main road.

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulation.
3. On issue of this N.O.C, any permission granted by the Department stands cancelled/withdrawn/invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.




22/4/2022

(Mangurish N. Verenkar)
Dy. Town Planner

Encl: As above.

To,
Shri Mahendra V. Dessai,
Alias Devendra V. Dessai,
Smt. Geeta V. Acharya, H.No. 147, Chinch wada,
Chimble- Tiswadi.

SN/- 18/04/2022.

OF THE PLOT 1
AT TIDKEM VILLAGE OF KONGA THURAI

SCALE 1:1000
AREA OF THE PLOT - 910



PROPERTY OF SHRI VENKATESH K. TIMBLE
PROPERTY OF SHRI
KONGA COLONY OF

Handwritten signature

Handwritten signature
PURCHASE