

DEED OF RECTIFICATION/RATIFICATION

THIS DEED OF RECTIFICATION/RATIFICATION, is made on this 27th day of October, of the year Two Thousand and Twenty Five (27/10/2025) at Panaji, Taluka of Tiswadi, registration Sub District of Ilhas, District of North Goa, in the State of Goa;

BETWEEN

1. **MR. NARAYAN ANANT PRABHU LAWANDE**, son of Mr. Anant Narayan Prabhu Lawande, 75 years of age, married, business, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED]; [REDACTED] Election Card No. [REDACTED], Contact No. [REDACTED] and his wife;



MRS. YESHODA NARAYAN LAWANDE alias **YESHODHA NARAYAN PRABHU LAWANDE**, daughter of Jaganath Bambolkar, 63 years of age, married, housewife, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Election Card No. [REDACTED], Contact No. [REDACTED], both Indian Nationals and resident of 838 Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Tiswadi, Goa, 403204;

3. **MRS. TEJA LAKSHMIKANT LAWANDE** daughter of Parshuram Keny, widow of late Mr. Lakshmikant Anant Lawande, aged 71 years, married, retired, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Election Card No. [REDACTED], Contact No. [REDACTED] and her son;

4. **MR. ANANT LAKSHMIKANT LAWANDE** alias **ANANT L. LAWANDE**, son of Lakshmikant Anant Lawande, aged 34 years, Bachelor, Doctor, holder of PAN Card No. [REDACTED],

[Handwritten signatures in blue ink:]
Anant Lawande
Mrs. Yeshoda Lawande
Teja Lawande
Anant L. Lawande

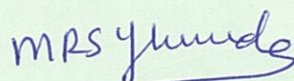
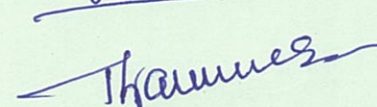
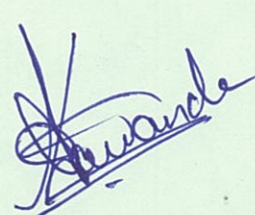
Aadhaar card No. [REDACTED], Election Card No. [REDACTED], Contact No. [REDACTED], both Indian Nationals and resident of S-16/A-1, Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa, 403001;

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

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

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

AND

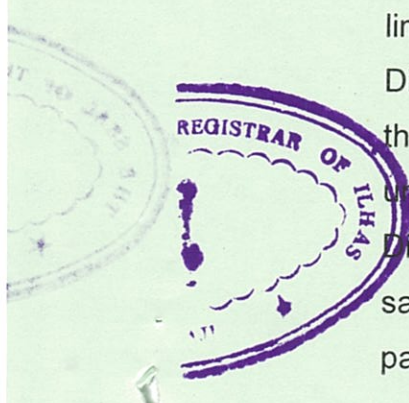
   

MR. PRADUTT NARAYAN PRABHU LAWANDE, son of Narayan Anant Prabhu Lawande, aged 31 years, married, businessman, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Election Card No. [REDACTED], Contact No. [REDACTED], Indian National and resident of 838, Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Goa- 403204, hereinafter referred to as "**Purchaser**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the **SECOND PART**.

WHEREAS, there exist a property known as 'Tilcampo', admeasuring an area of 600 sq. mts., situated at Agassaim, St. Lawrence ward, within the limits of village panchayat of Agassaim, taluka Tiswadi, registration Sub-District of Ilhas, District of North Goa, in the State of Goa, not registered in the Land registration office, but enrolled in land revenue office of Panaji under Matriz No. 510 and presently surveyed under Survey No. 74, Sub Division No. 20 of Village Goa Velha, Tiswadi – Goa, (hereinafter for the sake of brevity referred to as the "**said Property**") and which is more particularly described in **Schedule - I** hereunder written;

AND WHEREAS, Deed of Sale dated 02/07/2025, registered in the Office of the Sub-Registrar of Ilhas, at Panaji, Book 1 Document, registration No. PNJ-1-1743-2025, registered on 03/07/2025 (hereinafter for the sake of brevity referred to as the "**Principal Deed**") was executed between the Vendors and the Purchaser;

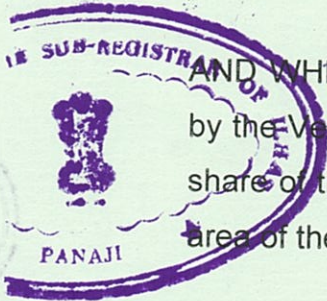
AND WHEREAS, by the said Principal Deed, the Vendors sold to the Purchaser for the total consideration of Rs. 56,40,000/- (Rupees Fifty Six Lakhs Forty Thousand only) to be paid entirely in kind, 78.33 percent undivided share of the said Property equivalent to **470** sq. mtrs. out of 600 sq. mtrs. area of the said Property (in the Principal Deed referred to as **the**


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undivided share of the said Property) and which is more particularly described in **Schedule - II** hereunder written along with all its development rights **[which was other than** the ownership of 10.83 percent undivided share of the said Property equivalent to **64.5**sq. mtrs. out of 600 sq. mtrs. area of the said Property which is proportionate to the built up area of the Units of the Vendors No. 1 and 2 to be constructed by the Purchaser for the Vendors No. 1 and 2 (the therein referred to as the **"undivided share of the said Property retained by the Vendors No. 1 and 2")** and the ownership of 10.84 undivided share of the said Property equivalent to **65.5** sq. mtrs. out of 600 sq. mtrs. area of the said Property which is proportionate to the built up area of the Units of the Vendors No. 3, 4, 5 and 6 to be constructed by the Purchaser for the Vendors No. 3, 4, 5 and 6 (the therein referred **"undivided share of the said Property retained by the Vendors No. 3, 4, 5 and 6")**];



AND WHEREAS, the total undivided share of the said Property retained by the Vendors to the Principal Deed is therefore 21.67 percent undivided share of the said Property equivalent to **130** sq. mtrs. out of 600 sq. mtrs. area of the said Property;

AND WHEREAS, as mentioned in the Principal Deed, the total consideration of Rs. 56,40,000/- (Rupees Fifty Six Lakhs Forty Thousand only) is to be paid by the Purchaser to the Vendors entirely in kind i.e. (i) by constructing for the Vendors No. 1 and 2 in the proposed Building to be constructed on the said Property 02 (Two) single bedroom Apartments viz. (a) Flat bearing No. S-203, admeasuring 41.50 sq. mtrs. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed to the Principal Deed as Annexure – "B" and (b) Flat bearing No. S-204, admeasuring 41.50 sq. mtrs. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed to the Principal Deed as Annexure – "B" (therein

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referred to as "Units of the Vendors No. 1 and 2" alongwith 01 (One) allotted Car parking slot in the stilt area, and (ii) by constructing for the Vendors No. 3, 4, 5 and 6 in the proposed Building to be constructed on the said Property 02 (Two) single bedroom Apartments viz. (a) Flat bearing No. S-201, admeasuring 42.95 sq. mtrs. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed to the Principal Deed as Annexure – "B" and (b) Flat bearing No. S-202, admeasuring 42.95 sq. mtrs. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed to the Principal Deed Annexure – "B" (therein referred to as the "Units of the Vendors No. 3, 4, 5 and 6" alongwith 01 (One) allotted Car parking slot in the stilt area;

AND WHEREAS, clauses 02 to 05 of the Principal Deed specifically pertain to the Units of the Vendors;

AND WHEREAS, clause 06 of the Principal Deed concludes that "It is agreed that the Vendors shall retain the ownership of the balance undivided share in the said Property corresponding and proportionate to the built up area of 168.9 sq. mtrs., in the form of the Units of the Vendors to be constructed by the Purchaser for the Vendors. Consequently upon completion and delivery of the Units of the Vendors, the Vendors shall be the absolute owners of the Units of the Vendors and the corresponding proportionate undivided share in the said Property";

AND WHEREAS, the Vendors of the First Part and the Purchaser of the Second Part have mutually agreed to execute these presents in order to rectify/ratify the recitals, terms and covenants of the Principal Deed to record the Vendors clarification and elucidation in respect of the development rights of the Purchaser to the 21.67 percent undivided share of the said Property equivalent to 130 sq. mtrs. out of 600 sq. mtrs. area of the said Property retained by the Vendors, so as to facilitate the Purchaser



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to construct for the Vendors No. 1 and 2 in the proposed Building to be constructed on the said Property 02 (Two) single bedroom Apartments viz. (a) Flat bearing No. S-203, admeasuring 41.50 sq. mtrs. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed to the Principal Deed as Annexure – "B" and (b) Flat bearing No. S-204, admeasuring 41.50 sq. mtrs. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed to the Principal Deed as Annexure – "B" (therein referred to as "Units of the Vendors No. 1 and 2" along with 01 (One) allotted Car parking slot in the stilt area, and (ii) to facilitate the Purchaser to construct for the Vendors No. 3, 4, 5 and 6 in the proposed Building to be constructed on the said Property 02 (Two) single bedroom Apartments viz. (a) Flat bearing No. S-201, admeasuring 42.95 sq. mtrs. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed to the Principal Deed as Annexure – "B" and (b) Flat bearing No. S-202, admeasuring 42.95 sq. mtrs. of built up area, situated on the second floor of the proposed Building to be constructed on the said Property and which is for better clarity identified in the plan annexed to the Principal Deed as Annexure – "B" (therein referred to as the "Units of the Vendors No. 3, 4, 5 and 6" along with 01 (One) allotted Car parking slot in the stilt area;



NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS :

1. The parties agree to rectify/ratify the Principal Deed by adding recital (iv) after recital (iii) as under:
 - iv. For constructing the Units of the Vendors No. 1 and 2 and for constructing the Units of the Vendors No. 3, 4, 5 and 6, the Vendors shall permit the Purchaser to exercise development rights on $(10.83 + 10.84 = 21.67)$ percent

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undivided share of the said Property equivalent to $(64.5 + 65.5 = 130)$ sq. mtrs.out of 600 sq. mtrs. area of the said Property retained by the Vendors.

2. Consequently the parties agree that Clause 2 of the Principal shall be rectified/ratified as under:

Clause 2:

2. The Purchaser shall construct for the Vendors (free of cost as to the cost of construction only) the Units of the Vendors No. 1 and 2 and the Units of the Vendors No. 3, 4, 5 and 6 being the consideration payable by the Purchaser to the Vendors for the sale of the undivided part and portion of the said Property. The Vendors permit the Purchaser to exercise development rights over the 21.67 percent undivided share of the said Property equivalent to 130 sq. mtrs. out of 600 sq. mtrs. area of the said Property retained by the Vendors to facilitate construction of the Units of the Vendors No. 1 and 2 and the Units of the Vendors No. 3, 4, 5 and 6.

3. This Deed of rectification/ratification is executed by the parties to record the Vendors clarification and elucidation in respect of the development rights of the Purchaser to 130 sq. mtrs.out of 600sq. mtrs. area of the said Property retained by the Vendors to facilitate construction of the Units of the Vendors No. 1 and 2 and the Units of the Vendors No. 3, 4, 5 and 6.



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Mrs Yunde
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4. The stamp duty and registration charges paid by the Purchaser is on Rs. 98,65,000/- (Rupees Ninety Eight Lakhs Sixty Five Thousand only) (i.e. for (i) the land value of undivided share of the said Property along with its development rights of Rs. 56,40,000/- (Rupees Fifty Six Lakhs Forty Thousand only) as mentioned in the Principal Deed and (ii) the value of the construction cost @ Rs. 25,000/- (Rupees Twenty Five Thousand only) per square meter of built up area, which works out to Rs. 10,56,250/- (Rupees Ten Lakhs Fifty Six Thousand Two Hundred Fifty only) for each of the Vendors Units viz. 04 (Four) single bedroom Apartments total admeasuring 169 sq. mtrs. of built up area to be constructed by the Purchaser for the Vendors total aggregating 42,25,000/- (Rupees Forty Two Lakhs Twenty Five Thousand only) as mentioned in the Principal Deed.

5. That as this Deed of rectification/ratification is executed by the parties to record the Vendors clarification and elucidation in respect of the development rights of the Purchaser to 130 sq. mtrs. out of 600 sq. mtrs. area of the said Property retained by the Vendors to facilitate construction of the Units of the Vendors No. 1 and 2 and the Units of the Vendors No. 3, 4, 5 and 6, no separate stamp duty and registration charges is required to be paid by the Purchaser other than that applicable to execute and register this Deed of rectification/ratification.

By the execution of present Deed of rectification/ratification, the said Principal Deed is rectified/ratified as set out herein above and relating back to the date of the execution of the said Principal Deed.



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MRS Yunde
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SCHEDULE - I
(DESCRIPTION OF THE SAID PROPERTY)

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

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

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

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

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

REGISTRAR OF ILHAS

Frank
Harwade *Mrs Yunde* *Harwade*
Thamunnes

SCHEDULE - II
(DESCRIPTION OF THE UNDIVIDED PART AND PORTION OF THE
SAID PROPERTY)

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

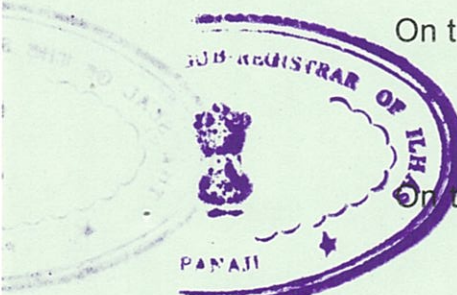
On the East : by property belonging to Sinai Zunvarkar and presently by property bearing S. No. 70/18 of Village Goa Velha;

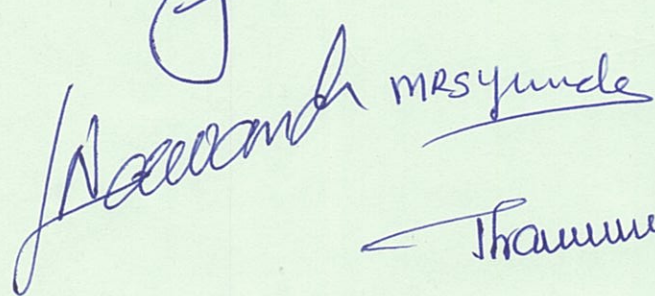
On the West : by fields belonging to the Comunidade and presently by property bearing S. No. 74/18, 74/23 & 74/24 of Village Goa Velha;

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

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

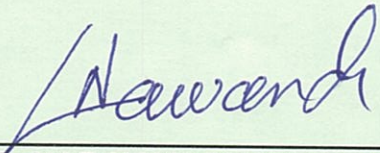
IN WITNESS WHEREOF the parties hereto have signed this Deed of rectification/ratification, on the day, month and year first hereinabove mentioned in the presence of witnesses.







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


(i). MR. NARAYAN ANANT PRABHU LAWANDE.

L.H.F.P.

R.H.F.P.



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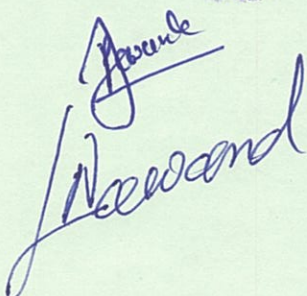
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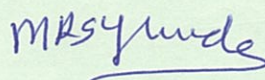
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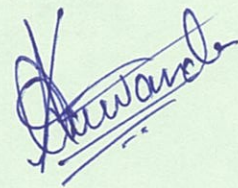
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MRS yunde

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

L.H.F.P.

R.H.F.P.



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(iii). MRS. TEJA LAKSHMIKANT LAWANDE.

L.H.F.P.

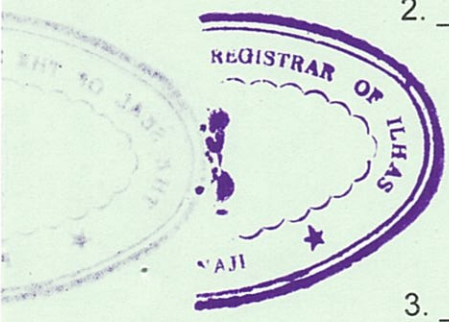


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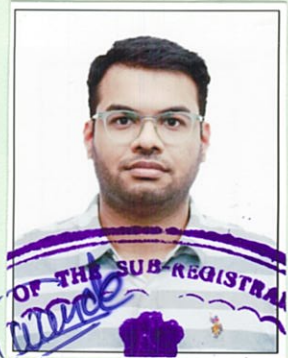
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(iv). MR. ANANT LAKSHMIKANT LAWANDE
alias ANANT L LAWANDE.

(For self and as POA for the Vendor No. 5
Mrs. Darshan Mandar Prabhu and the
Vendor No. 6 Mr. Mandar Ramchandra Prabhu
alias Mandar R Prabhu)



L.H.F.P.

R.H.F.P.

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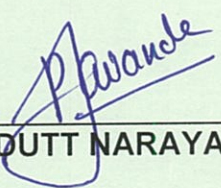
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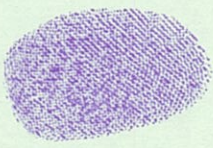
SIGNED AND DELIVERED BY)
THE WITHINNAMED "PURCHASER")
OF THE SECOND PART:)

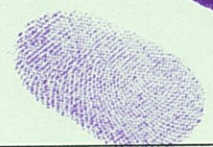

MR. PRADUTT NARAYAN PRABHU LAWANDE

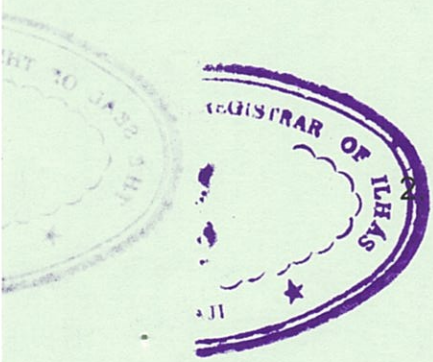
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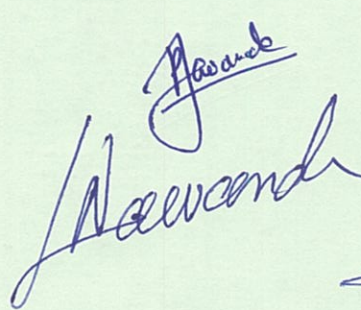
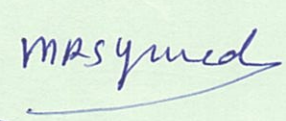
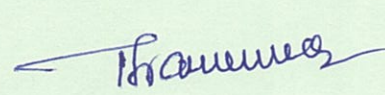
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Mrs. 



In the presence of :

1. Bhosle

MS. VAISHNAVI UDAY BHOSLE, daughter of Mr. Uday Bhosle, aged about 20 years, unmarried, service, holding Aadhaar Card No. [REDACTED] and Election Card No. [REDACTED], Contact No. [REDACTED], residing at H.No. 686, Tari wada, Orgao, Marcela, Goa, 403107.



2. Narvekar

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

Narvekar
Narvekar mas yunde
Narvekar

Narvekar



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 29-Oct-2025 12:22:22 pm

Document Serial Number :- 2025-PNJ-2944

Presented at 12:14:10 pm on 29-Oct-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1000
2	Registration Fee	1000
3	Processing Fee	2120
Total		4120



Stamp Duty Paid : 1000/-

Presenter

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

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Narayan Anant Prabhu Lawande , Father Name:Anant Narayan Prabhu Lawande, Age: 75, Marital Status: Married ,Gender:Male,Occupation: Business, 838 Yeshoda, Malwara, St. Lawrence church, Agacaim, St. Lourence, North Goa, Tiswadi, Goa, 403204, PAN No.:			

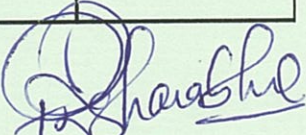
Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Yeshoda Narayan Lawande Alias Yeshodha Narayan Prabhu Lawande , Father Name:Jaganath Bambolkar, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Housewife, 838 Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Goa 403204, PAN No.: XXXXXXXXXX			
3	Teja Lakshmikant Lawande , Father Name:Parshuram Keny, Age: 71, Marital Status: Widow ,Gender:Female,Occupation: Other, S-16-A-1Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa, 403001, PAN No.: XXXXXXXXXX			
4	Anant Lakshimikant Lawande Alias Anant L Lawande , Father Name:Lakshimikant Anant Lawande, Age: 34, Marital Status: Unmarried ,Gender:Male,Occupation: Doctor, S-16-A-1, Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa, 403001, PAN No.: XXXXXXXXXX			
5	Pradutt Narayan Prabhu Lawande , Father Name:Narayan Anant Prabhu Lawande, Age: 31, Marital Status: Married ,Gender:Male,Occupation: Business, 838, Yeshoda, Malwara, St. Lawrence Church, Agacaim, St. Lourence, North Goa, Goa, 403204, PAN No.: XXXXXXXXXX			
6	Anant Lakshimikant Lawande Alias Anant L Lawande POA Holder For Darshan Mandar Prabhu , Father Name:Lakshimikant Anant Lawande, Age: 34, Marital Status: ,Gender:Male,Occupation: Doctor, S-16-A-1, Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa, 403001, PAN No.: XXXXXXXXXX , as Power Of Attorney Holder for Darshan Mandar Prabhu			
7	Anant Lakshimikant Lawande Alias Anant L Lawande POA Holder For Mandar Ramchandra Prabhu Alias Mandar R Prabhu , Father Name:Lakshimikant Anant Lawande, Age: 34, Marital Status: ,Gender:Male,Occupation: Doctor, S-			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	16-A-1, Jairam Complex, Nevgi Nagar Mala, Panaji, North Goa, Tiswadi, Goa, 403001, PAN No.: , as Power Of Attorney Holder for Mandar Ramchandra Prabhu Alias Mandar R Prabhu			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Gautam Gurudas Narvekar ,Age: 35,DOB: 1990-07-01 ,Mobile: ,Email: ,Occupation:Service , Marital status : Married , Address:403503, H No. 104 near Shantadurga Temple Moitem Vado Moitem Assonora Bardez North Goa Goa 403503, H No. 104 near Shantadurga Temple Moitem Vado Moitem Assonora Bardez North Goa Goa 403503, Assonora, Bardez, NorthGoa, Goa			
2	Name: Vaishnavi Uday Bhosle ,Age: 21,DOB: 2004-05-20 ,Mobile: ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403107, H. No. 686 Tari wada Orgao Marcela Goa, H. No. 686 Tari wada Orgao Marcela Goa, Orgao, Ponda, SouthGoa, Goa			


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Date : 29-Oct-2025

[Handwritten Signature]
29/10/2025

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

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