



202

panas'

24.5.05

00CC 666224

Rs. Twenty thousand only.  
c.v. construction.

panas'

Twenty one thousand fifty only

*[Handwritten mark]*

*[Handwritten signature]*

Serial No. 2165  
Presented at the Office of the  
Sub-Registrar of *Bardez*  
between the hours of *11/20-3*  
and *1/15/21* on *8/6/25* 19.....

Received fees for:	10600
Registry	
Copying <i>[60]</i>	90
Copying enforcement	10/-
Postage	
<b>Total Rs.</b>	<b>10700</b>

chacko Venghese *[Handwritten signature]*

GSCB/RO/NORTH/MHP/1612

SUB-REGISTRAR  
BARDEZ

SUB-REGISTRAR  
BARDEZ



202 Place of issue panaji Date of issue 27.5.05  
 Value of stamp paper Rs. one thousand only.  
 Name of the purchaser C.V. Construction  
 Issued at panaji  
 Note: here is no one single stamp paper, but the stamp paper is attached along with this.

Twenty one thousand fifty only

: PAGE 2:

No.RCS/RM-N/EXE-227/2004-2005  
 Office of the Sales & Recovery Officer  
 Registrar of Co-operative Societies,  
 C/o. The Goa State Coop. Bank Ltd.,  
 Regional Office, North Zone,  
 Mapuca, Goa.

Date : 27<sup>th</sup> May, 2005

Read : (1) Proclamation and Written Notice of Sale of Immovable Property No.RCS/RM-N/EXE-227/04-05/1304 dated 08<sup>th</sup> March, 2005.

(2) Auction Proceeding dated 16-04-2005.



: PAGE 3 :

CERTIFICATE OF SALE

In exercise of the power vested in me under Section 94 of the Multi State Co-operative Societies Act 2002, applied to the whole of India read with Clause (V) of Sub (14) of Rules 37 of the Multi State Co-operative Societies Rule 2002, I Shri. SATYAWAN V. NAIK, son of late Shri. Vasudev Naik, aged 40 years, resident of Britona, Porvorim, Bardez, Goa, Sale and Recovery Officer, as authorized by the Registrar of Co-operative Societies, Government of Goa, hereby certify that **C. V. Construction, Sole Proprietor : Mr. Chacko Verghese**, Shop No.6, Models Riviera, Caranzalem, Goa has been declared as **"THE PURCHASER"** being highest bidder at the time of sale by Public Auction held on 16-04-2005 as per auction proceedings dated 16-04-2005 in respect of the property attached by the sale and Recovery Officer more particularly described in the schedule, written hereunder, in execution of Award No.BNK-(a)-ABN/35/97-98 dated 29-07-1998 passed by the Asst. Registrar of Co-op. Societies, Central Zone, Panaji - Goa.

The total area of the Property sold is **admeasuring 2025 square** meters, situated at Socorro, Bardez, Goa at a bid price of Rs:5,25,000/- (Rupees Five Lakhs Twenty Five Thousand Only) to the Purchaser C. V. CONSTRUCTION, Sole Proprietor Mr. Chacko Verghese, Shop No.6, Models Riviera, Caranzalem, Goa and the sale has been duly confirmed in his favour.

SCHEDULE OF THE REFERRED TO PROPERTY

ALL THAT Undivided Right to Property known as **"ARADI"** or **"KOLCHE VALLACHO MALLO"** OR **"CORLECHEM BATTI"** situated at Socorro within the area of Socorro Grampanchayat, Taluka Bardez, Registration Sub-District of Bardez, District of North Goa State described in the Land Registration Office of Bardez under No.10775 of folio 85 of Book B 28 and enrolled in the Revenue Office (Matriz) under No.310 and **Surveyed under No.405 Sub-Division 13** having an area of 2025 sq. mtrs and bounded as under :-



: PAGE 4 :

On the East : By Survey No.405 sub-division no.14;  
On the West : By Village Panchayat Public Road;  
On the North :By the Survey No.405 Sub-division No.9  
of Roque A. Rebeiro;  
On the South : By Survey No.405 Sub-division No.15.

Place : Mapuca, Goa  
Date: 6<sup>th</sup> June, 2005



( Shri. S. V. NAIK )  
SALES & RECOVERY OFFICER  
( North Zone, Mapuca )

Left Hand Thumb/Finger Prints



Thumb

Right Hand Thumb/Finger Prints



Thumb



THE PURCHASER



**C. V. CONSTRUCTION**  
Mr. Chacko Verghese  
Sole Proprietor



Left Hand Thumb/Finger Prints



Thumb

Right Hand Thumb/Finger Prints



Thumb

WITNESSES :

(1) Shaikh Sajida

(2) Priya Korgaonkar

Mapuca, Bardez, Goa

Date: 6<sup>th</sup> June, 2005.



BRANCH MANAGER

*Amey*

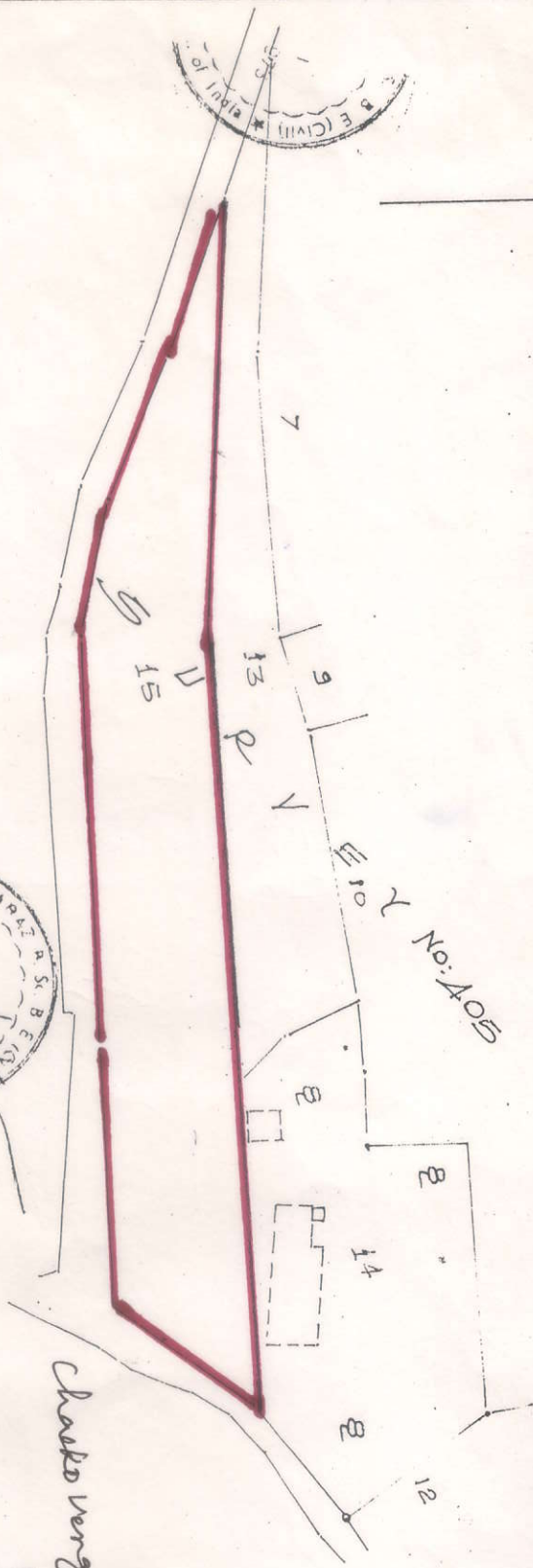
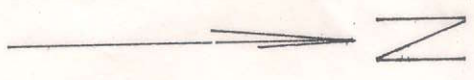
Oilfield Survey  
Banco de Socorro

PLAN

Showing the location of the  
village of SOCORRO  
of BARDEZINAKA  
B. NO. 111, 112, 114 and 115.  
SCALE 1" = 1000'

Asst. Sup.

*Amey*



Charles Vengere

*Amey*

W. H. H. S.  
15 12 51

8808 6 12 91  
193382 11291



58 and 59.  
17/12/91.  
A. McDonald  
F.S.

1) Mr. Chacko Veerghese,  
as a sole Proprietor  
of C. V. Construction,  
Shop No. 6, Models  
Riviera, Casanzalem,  
Goa.



Shri Satyawar V. Naik,  
as authorized by  
the Registrar of

Co-operative societies,  
Government of Goa,  
is duly exempted from  
his personal appearance  
under section 88 of  
Indian Registration  
Act of 1908.



**executing party** 1 above

admits execution of the so called  
**Certificate of sale**

Chacko Verghese ✓

Deed issued by D.L. No GA-37946  
RFO, Panaji on 25/3/58

Mapuz for sh  
8/6/58

SUB-REGISTRAR  
BARDEZ



registered No. 2468  
at pages 218 to 225  
Book No. I Volume No. 1313  
date 16/06/05

Sub-Registrar



Note of Return

Document no-2165 to be returned on 28/06/05

SUB-REGISTRAR  
BARDEZ

GSCB/RO/NORTH/MHP/1612  
No. RCS/RM-N/EXE- 227/2004-2005.  
Office of the Sales & Recovery Officer  
Registrar of Co-op. Societies,  
C/o. The Goa State Coop. Bank Ltd.  
Regional Office, North Zone, Mapusa Goa  
Date: 27.05.2005.

Read: 1) Proclamation and Written Notice of Sale of Immovable  
Property No. RCS/RM-N/EXE -227/04-05/1304 dated 08.03.2005.  
2) Auction proceeding dt. 16.04.2005.

### CERTIFICATE OF SALE

In exercise of the power vested in me under section 94 of the Multi State Co-operative Societies Act 2002, applied to the whole of India read with Clause (V) Of Sub (14) of Rules 37 of the Multi State Co-operative Societies Rule 2002, I **Shri SATYAWAN V. NAIK**, Son of Late Shri. Vasudev Naik, Aged 40 years, resident of Brittona, Porvorim, Bardez, Goa, Sale and Recovery Officer, as authorized by the Registrar of Co-operative Societies, Government of Goa, hereby certify that C. V. Construction, Prop. Mr. Chacko Verghese, Shop No.6, Models Riviera, Caranzalem, Goa, has been declared as "**THE PURCHASER**" being highest bidder at the time of sale by public Auction held on 16.04.2005 as per auction proceedings dated 16.04.2005 in respect of the property attached by the sale and Recovery Officer more particularly described in the schedule, written hereunder, in execution of Award No. BNK-(a)-ABN/35/97-98 dated 29.07.1998 passed by the Asst. Registrar of Co-op. Societies, Central Zone, Panaji - Goa.

The total area of the Property sold is admeasuring 2025 sq. mtrs, situated at Socorro, Bardez, Goa at a bid price of Rs. 5,25,000/- (Rupees Five Lakhs Twenty Five Thousand Only) to the purchaser M/s. C. V. Construction, Prop. Mr. Chacko Verghese, Shop No.6, Models Riviera, Caranzalem, Goa and the sale has been duly confirmed in his favour.

P.T.O.

SCHEDULE OF THE REFERRED PROPERTY

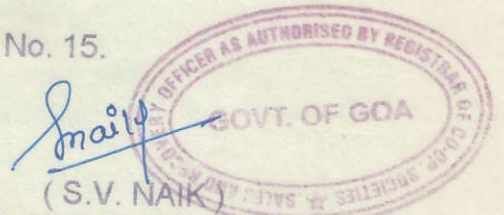
ALL THAT Undivided Right to property known as "ARADI" or "KOLCHE VALLACHO MALLO" OR "CORLECHEM BATTA" situated at Socorro within the area of Socorro Grampachayat, taluka Bardez Registration Sub-District of Bardez, District of North Goa State described in the land registration Office of Bardez under No. 10775 of folio 85 of Book B 28 and enrolled in the Revenue Office (Matriz) under No. 310 and Surveyed under No. 405 Sub-Division 13 having an area of 2025 sq mtrs and bounded as under.

On the East : By Survey NO. 405 sub-division no. 14.

On the West : By Village Panchayat Public Road.

On the North: By the survey no. 405 Sub-division no. 9 of Roque A Rebeiro.

On the South: By Survey No. 405 Sub-division No. 15.



(S.V. NAIK)

DATE: 27/05/2005.  
MAPUSA - GOA.

SALES & RECOVERY OFFICER

AXIS BANK LTD  
SIDHARTH BANDOOKAR BHAVAN  
P. SHIRGAONKAR ROAD, PANAJI

भारत 03398 NON JUDICIAL गेवा  
180638 JUN 16 2011



2010 2010 1011 2010 2010 2010 2010 13:05

D-5/STP(V)/C.R./35/2/2010-RD

R. 0040000/- PB5740

सत्यमेव जयते

INDIA

STAMP DUTY

GOA

NAME: C.V. Constructions  
ADDRESS: Casanvaalem - Goa For AXIS BANK LTD.  
THROUGH: Shaikh Fayda  
SIGNATURE: Shaikh  
RECEIPT NO.: AXISB/3372

Authorized Signatory  
P. Shirgaonkar Road,  
Panaji, Goa-403001.

2997/11



DEED OF SALE

THIS DEED OF SALE is made at Mapuca, Bardez, Goa on this 17th day of the month of JUNE, of the year Two Thousand and Eleven (17-06-2011)

: PAGE 2 :

**BY AND BETWEEN**

M/s. **GKP CONSTRUCTIONS**, a Partnership firm duly constituted under the Indian Partnership Act and registered with the Registrar of Firms, Mapuca under No.90/91, having its Office at 2<sup>nd</sup> Floor, St. Jerome Building, Feira Baixa, Mapuca, Bardez, Goa, Pin Code 403507 {holder of PAN CARD [REDACTED] represented herein by its Partners:- (a) **Mr. SHRIPAD ANKUSH GAVANDALKAR**, son of late Ankush Gavandalkar, 59 years of age, married, businessman, {having Pan Card No. [REDACTED] and (b) **Mr. RAMESH KASHINATH POROB**, son of late Kashinath Porob, 59 years of age, married, businessman, {having PAN Card No. [REDACTED]; both Indian Nationals, residents of Angod, Mapuca, Bardez, Goa, hereinafter referred to as "**THE VENDORS**" which expression shall unless repugnant to the context or meaning thereof, shall mean and include their respective heirs, successors, executors, legal representatives, administrators and assigns of the **FIRST PART**.

**A N D**

**C. V. CONSTRUCTIONS**, a sole proprietary concern, having its Registered Office at Shop No. 3, 4, and 5 at Models Riviera, Near Hotel Miramar, Caranzalem, Goa, represented by its sole Proprietor **Mr. CHACKO VARGHESE**, son of John Varghese, age 53 years, businessman, married, Indian National, resident of Flat No.1/F1, Models Riviera, Near Hotel Miramar, Caranzalem, Goa; {having PAN Card No. [REDACTED] hereinafter referred to as "**THE PURCHASER**" which expression shall unless repugnant to the context or meaning

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*[Handwritten initials]*



: PAGE 3 :

thereof, shall mean and include his heirs, legal representatives, successors, executors, administrators and assigns of the **SECOND PART**.

ALL THE ABOVE PARTIES ARE INDIAN NATIONALS & INDIAN INHABITANTS.

**WHEREAS** there exists a Property known as "PREDIO GORBATTA" or "DEOLATICHI or FIRGUEACHAM BHAT" OR "ARADI KHOLECHE VALLACHO MATHO" admeasuring an area of 3850 square meters, situated at Ambirna, Socorro, Bardez, Goa within the area of Socorro Gram Panchayat, Bardez Taluka, described in the Land Registration Office of Bardez under No.14422 of Book B New 37 at pages 136, not enrolled in the Revenue Office, bearing **Survey No. 405, Sub-division No. 15** of Village Socorro, Bardez Taluka, which is more particularly described in the SCHEDULE I hereunder and for sake of brevity hereinafter referred to as the "said Property", and which PROPERTY was purchased by the above named VENDORS by Deed of Sale dated 29<sup>th</sup> May, 1992 registered in the Office of Sub-Registrar of Bardez at Mapuca under No.342 of Book No.1 Volume No.199 from its erstwhile owners Juliao Caridade D'Souza and other co-owners.

**WHEREAS** due to typographical error in the principal Sale Deed vide Deed of Rectification dated 27<sup>th</sup> May, 2005 registered under No.2239 at pages 45 to 57 of Book I Vol. No.1302 the description number of the property had been duly corrected to be read as Description no.14422 on pages 9 and 15 of the said Sale Deed.



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: PAGE 4 :

**WHEREAS** by Deed of Sale dated 15<sup>th</sup> July, 2010 bearing Registration Number BRZ-BK1-02585-2010 of Book 1 the above named PURCHASER has purchased the Sub-Divided Plot No.1 admeasuring 433 sq. mts; Plot No.2 admeasuring 319 sq. mts; Plot No. 3 admeasuring 300 sq. mts and Plot No.4 admeasuring 305 sq. mts; i.e. a total area of 1,357 square meters collectively from the above named VENDORS.

**AND WHEREAS** by another Deed of Sale dated 25<sup>th</sup> August, 2010 bearing Registration Number BRZ-BK1-03161-2010 of Book 1 the above named PURCHASER has also purchased the Sub-Divided Plot No.5 admeasuring 262 square meters and Orchard land admeasuring 1286.50 square meters from Mr. Edwin Francis D'Silva and his wife.

**AND WHEREAS**, the PURCHASER herein is the sole and exclusive owner of a total area of 2,905.50 square meters of the SAID PROPERTY bearing **Survey No. 405, Sub-division No. 15** of Village Socorro, Bardez Taluka having purchased the same by virtue of the above Sale Deeds.

**AND WHEREAS** the VENDORS as absolute and lawful owners have agreed to sell to the PURCHASER the balance area of 944.50 square meters of the total area, which consists of the Road Widening/access admeasuring an area of 935.50 sq. mts and Drain of 50 cms width totally admeasuring 9.50 sq. mts., as the abovenamed Purchaser is the sole owner in possession and enjoyment of the entire plots/land as depicted in the said Plan annexed hereto

**WHEREAS** the VENDORS had assured the PURCHASER that the title of the said entire property/Plots are absolutely clean, clear, legal, unencumbered, marketable and that there is no mortgage, charge, dues/ lien,

Handwritten signature and initials in blue ink, appearing to be a signature followed by a large 'H' and another symbol.

: PAGE 5 :

claims, attachments and/or encumbrances of any kind whatsoever against the said Property/Plots or any part thereof and that there are no person/s holding any easmentary right/s or any right of way to any third party whomsoever, of whatsoever nature, over and upon the said Access/Road and Drain hereby sold by this Deed admeasuring an area of 944.50 square meters of the said property, more particularly described in the Schedule II hereunder written and delineated in red boundary line in the plan annexed hereto, for a total consideration of Rs:5,00,000/- (Rupees Five Lakhs only ) as it merely serves only as an access to the plots but for purpose of Stamp Duty valuation, the price as per the market value is as written hereunder, which the PURCHASER has agreed to purchase but subject to the terms, conditions and covenants herein after contained..

**NOW THIS DEED WITNESSETH AS UNDER:**

1. That in pursuance of the abovementioned agreement and in consideration of the said total sum of Rs.5,00,000/- (Rupees Five Lakhs) paid today by the Purchaser to the VENDORS by Demand Draft bearing No. 004957 dated 16<sup>th</sup> June, 2011 drawn through HDFC Bank, Caranzalem Branch, receipt whereof both the VENDORS do hereby jointly ADMIT AND ACKNOWLEDGE as having received the entire sum of money/consideration from the Purchaser and do hereby give a factual receipt and discharge for the same for all legal purposes; and the VENDORS as absolute and lawful owners do hereby CONVEY, ASSIGN, TRANSFER AND HAND OVER UNTO AND TO THE USE OF THE PURCHASER by way of SALE all that area of 944.50 square meters consisting of Road widening (935.50 sq. mts) and Drain (9.50 sq. mts) bearing

BARDEZ

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: PAGE 6 :

**Survey No. 405 / 15** of Village Socorro, Bardez, Goa more particularly described in Schedule II hereunder written and hereinafter referred to as the "said area", along with all the trees, compound, fences, hedges, ditches, ways, waters, watercourses, drains, pathways, rights, liberties, privileges, easements and all other appurtenances whatsoever to the said areas, belonging or in any way appertaining to or with the said property, in or any part thereof now or at any time heretofore usually held, used, occupied or conveyed, AND all the estate, right, title and interest, benefit, claim and demand whatsoever both at law and in equity of the VENDORS, to HAVE, HOLD, OWN & ENJOY the said area hereby granted, sold, assigned, released, conveyed, assured and confirmed unto and to the use and benefit of the Purchaser absolutely and forever, as absolute owner thereof, SUBJECT to payment of all taxes, dues and duties now or hereafter payable to the Government or to the Village Panchayat or any other local authority in respect thereof, and as ordinarily passes on with such sale.

2. AND THAT the VENDORS for themselves, their successors, executors, and administrators do hereby covenant, **assure and declare** to the PURCHASER in regard to the said area described in Schedule II hereby sold as under :-

(a) That the VENDORS are the sole and absolute Owners of the said area and thus have full power, legal right to sell and absolute authority to transfer unto the PURCHASER, the said area which are owned by the Vendors;



: PAGE 7 :

- (b) That there are no prior Agreement/s or any other arrangement whatsoever with any other third party in respect of the said area hereby sold or any easementary litigations or legal proceeding/s pending before any Court or Tribunal or any other legal impediments in respect of any claims whatsoever or whomsoever.
- (c) That the VENDORS or their predecessors-in-title have not granted any right of way/access through the Property bearing Survey No.405/15 to any third party or received any notice/s for acquisition, setbacks, any Prohibitory Order, Easement or licence whatsoever or created any other right, to or in favour of, any person, in, over or in respect of the said area hereby sold.
- (d) That the PURCHASER shall enjoy henceforth the said area as absolute and exclusive owner without any interruption, hindrance, disturbance, claim, interest and demand of whatsoever nature from the Vendors or their predecessors-in-title or from any person/s claiming through or under them.

3. The VENDORS do hereby further undertake to execute for themselves, their successors, administrators and assigns and do hereby agree to execute at all times hereafter at the request and the cost of the Purchaser, to sign, execute, verify, file and perform from time to time all such further documents, acts, deeds and things of whatsoever nature, as in the opinion of the PURCHASER shall be necessary or convenient or required for further, better and more perfectly assuring, conveying and transferring the said right, title and

Handwritten signature and initials in blue ink, consisting of a stylized name and a set of initials.

: PAGE 8 :

interest in the said area hereby sold; even by putting the Purchaser or his nominee in possession of the same according to the true intent and meaning of this deed..

4. The VENDORS for themselves, their successors, executors, legal representatives, administrators and assigns do hereby declare and undertake to unconditionally indemnify and keep indemnified the PURCHASER against any such loss or defect in the title or against any claim, charges, lien or encumbrance of any nature whatsoever in respect of the said AREA hereby sold as described in Schedule II hereunder written and do hereby undertake to reimburse the entire consideration to the Purchaser or at the sole option of the PURCHASER rectify the defect or encumbrance if any, within a reasonable time, without the PURCHASER being deprived or dispossessed of the same.
4. That the VENDORS on execution of this Deed of Conveyance have delivered today the lawful, physical and exclusive possession of the said AREA of 944.50 square meters consisting of Road and Drain in favour of the PURCHASER, who has taken possession of the same.
5. That the VENDORS do hereby grant and convey their EXPRESS CONSENT AND NO OBJECTION to the PURCHASER to apply and effect the Mutation/Transfer in the Survey Records by deleting the name of Vendors in Occupant's column of Form I & XIV of Survey No. 405, Sub-Division 15 of Village Socorro, Bardez Taluka and inserting/recording solely in the name of the Purchaser on the basis of this Sale Deed.



Handwritten signature and initials in blue ink, appearing to be 'L. S. K.' followed by a stylized monogram.



: PAGE 9 :

6. This Deed is written on Stamp Paper of Rs:40,000/- (Rupees Forty Thousand only) as the present market value of the said area for purpose of Stamp Duty is valued at Rs:20,00,000/- (Twenty Lakhs) and therefore the necessary duty as per law has been paid.

**SCHEDULE I**

**(DESCRIPTION OF THE LARGER PROPERTY)**

ALL that Property known as "PREDIO GORBATTA" or "DEOLATICHI" or "FIRGUEACHEAM BHAT" or "ARADI KHOLECHE VALLACHO MATHO" admeasuring 3850 square meters (three thousand eight hundred and fifty sq.mts.), bearing **Survey No. 405, Sub-division No. 15** (Sy. No. 405/15) of **Village Socorro, Bardez** Taluka, situated at Ambirna, Socorro, Bardez, Goa, within the jurisdiction of Village Panchayat of Socorro, Taluka Bardez, Sub-District and Registration District of North Goa, State of Goa, described in the Land Registration Office of Bardez at Mapuca under No. 14422, book B New 37 Page 136, not enrolled in Taluka Revenue Office, which is bounded as under :

Towards the North : by property bearing Survey No. 405/14 & 405/13;

Towards the South and East : by 15.00 mt wide road;

Towards the West : by 15.00 mt wide road.

**SCHEDULE II**

**(Description of AREA HEREBY SOLD)**

All that AREA/LAND admeasuring 944.50 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I here above written; bearing Survey No. 405/15 of Village Socorro, Bardez,

Handwritten signature in blue ink, possibly reading 'L. S. K. O.', with a circular stamp below it containing the number '15'.

: PAGE 10 :

Goa consisting of Access admeasuring an area of 935.50 sq. mts and the Drain of 50 cms width admeasuring 9.50 square meters which are bounded as follows :-

I. Boundaries of Access :

On the East, West & South : by Existing Road going to Socorro Church;

and

On the North : by Plot No.1 to 5 & Orchard area of Survey No.405/15 of Village Socorro belonging to C.V. Constructions

II. Boundaries of Drain:-

East : Plot No. 2 of Survey No. 405/15 belonging to above Purchaser

West: Plot No.3 of Survey No. 405/15 belonging to above Purchaser

South: Existing Road

North: Survey No. 405/13.

The said areas are delineated in red colour boundary lines as per the Plan annexed to this Deed.

**IN WITNESS WHEREOF** the parties hereto have signed, engrossed finger print impressions and have executed this Deed of Sale at Mapuca, Goa on the day, month and year first above written in the presence of two attesting witnesses.

Handwritten signatures and initials in blue ink, including a large signature and several smaller initials.

VENDOR No. 1

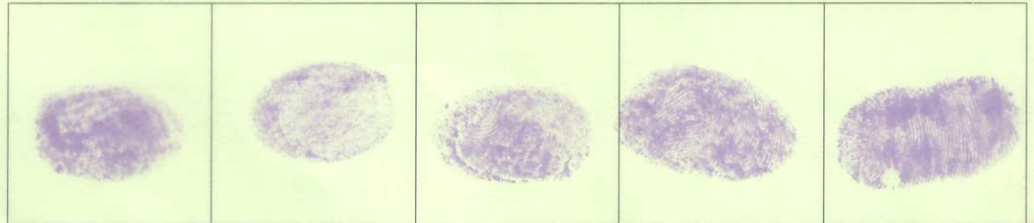
For GKP CONSTRUCTIONS  
PARTNER



Mr. SHRIPAD ANKUSH GAVANDALKAR

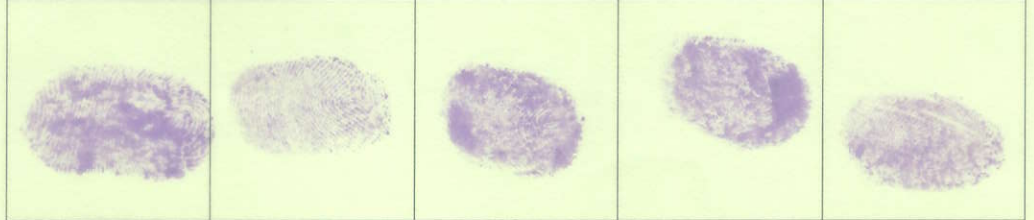
Partner of M/s. GKP Constructions

Left Hand Thumb/Finger Print Impressions



Thumb

Right Thumb/Finger Print Impressions



Thumb



Handwritten signature and initials in blue ink.

VENDOR No. 2

For GKP CONSTRUCTIONS

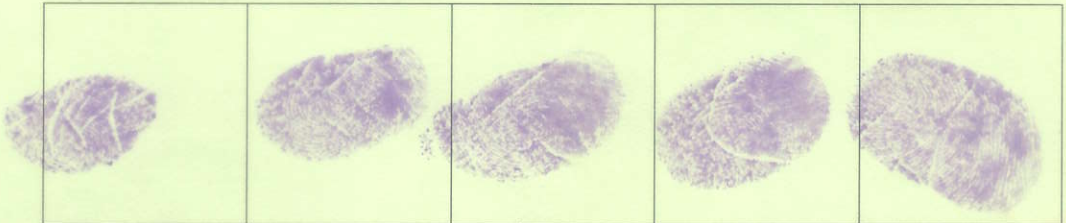
*R Porob*  
PARTNER



Mr. RAMESH KASHINATH POROB

Partner of M/s. GKP Constructions

Left Thumb/Finger Print Impressions



Thumb

Right Thumb/Finger Print Impressions



Thumb



*[Handwritten signature]*  
# *RP*

THE PURCHASER

Chacko

C. V. CONSTRUCTIONS,  
Sole Proprietor  
Mr. CHACKO VARGHESE.

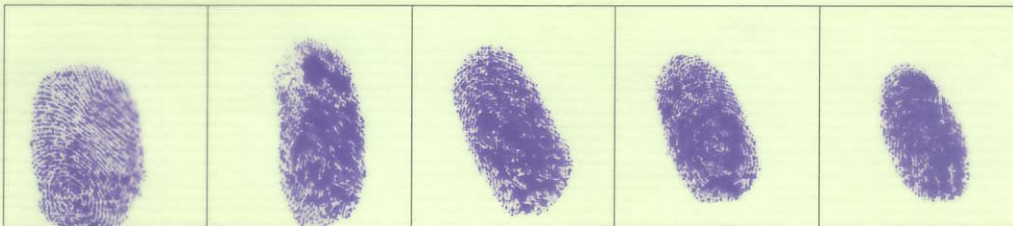


Left Thumb/Finger Print Impressions



Thumb

Right Thumb/Finger Print Impressions



Thumb

In Presence Of WITNESSES :

1. Shaikh (Shaikh Sajida)
2. Divya (Divya Pednekar)

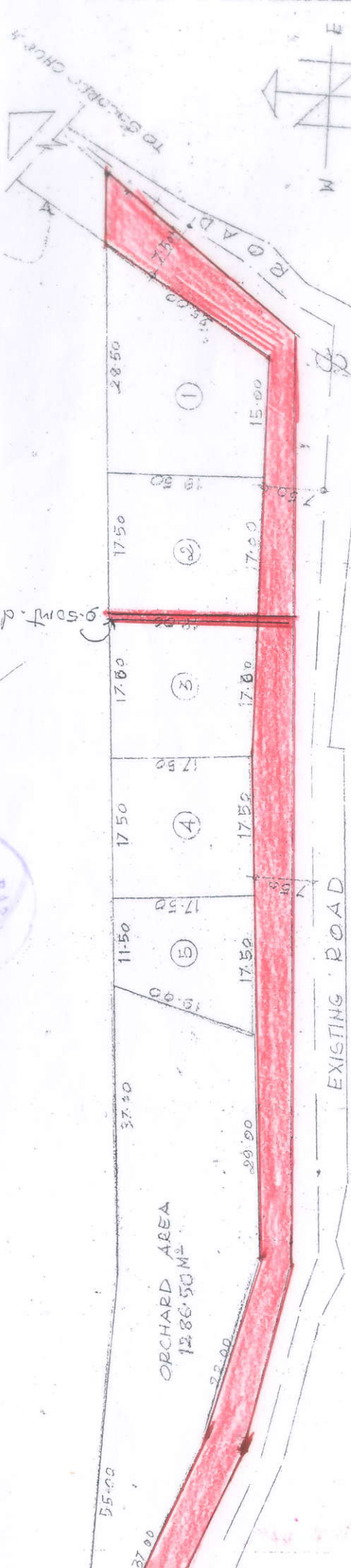
Chacko # #





PROPOSED K/W LINE

9.50m drain



ORCHARD AREA  
1286.50 M<sup>2</sup>

EXISTING ROAD

SITE PLAN (SCALE 1:500)

Please check letter No. DB/13980  
321198 dated 15/5/98  
regarding the plans.



S.T. [Signature]  
Town Planner  
& Country Planning Dept.  
Govt. of Goa  
Muz. No. [Signature]

Secretary  
Village Panchayat Socorro  
BARDEZ, GOA

STATEMENT OF AREA

TOTAL AREA OF PLOT	3850.00 M <sup>2</sup>
REDUCTION FOR ROAD-WIDENING	935.50 M <sup>2</sup>
NET EFFECTIVE AREA OF PLOT	2914.50 M <sup>2</sup>
AREA OF SUB-DIVIDED PLOT	
PLOT NO. 1	433.00 M <sup>2</sup>
PLOT NO. 2	319.00 M <sup>2</sup>
PLOT NO. 3	300.00 M <sup>2</sup>
PLOT NO. 4	305.00 M <sup>2</sup>
PLOT NO. 5	262.00 M <sup>2</sup>
TOTAL AREA OF SUB-DIVIDED PLOT	1619.00 M <sup>2</sup>
AREA UNDER ORCHARD	1286.50 M <sup>2</sup>

PROJECT: PROPOSED SUB-DIV OF PLOT IN CURVEY NO. 405/15 OF SOCORRO VILLAGE OF BARDEZ TALUKA

JOB NO. SCALE 1:500  
REV. DATE DEN BY S. GHURJ  
DRAWING SITE PLAN & LOCATION PLAN.

OWNER'S SIGN [Signature]  
ARCHITECT'S SIGN [Signature]

S. A. DHURI B. ARCH. (BOM) ADA  
ARCHITECT & GOVT. APPROVED VALUER  
14, 2nd FL. LE. BRAG CHAMPNER  
ALSO: MAFUSA CLINIC, MAFUSA - GOA  
PHONE NO. 263297

COUNCIL REG. NO.  
P.W.D. REG. NO.

FOR GKP CONSTRUCTIONS  
[Signature]

SCALE (NOT TO SCALE)

PROPOSED SITE



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 17-06-2011 12:08:39 PM

Document Serial Number : 2997

Presented at 11:44:00 AM on 17-06-2011 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:




Sr. No	Description	Rs. Ps
1	Registration Fee	10000.00
2	Processing Fees	250.00
	<b>Total :</b>	10250.00

+ 30,000 = 40,250/-  
 Receipt No. 17/16, dt: 17/6/11  
 Jch

Stamp Duty Required: 40000.00

Stamp Duty Paid: 40000.00

Chacko Varghese presenter

Name	Photo	Thumb Impression	Signature
Chacko Varghese, s/o John Verghese, Married, Indian, age 53 Years, Business, r/o Flat No. 1/F1, Models Riviera Near Hotel Miramar, Caranzalem, Goa. Sole Proprietor of M/S C. V. Constructions.			




Endorsements

Executant

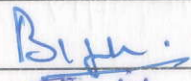
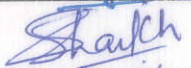
1. Shankar Jadhav, s/o Babu Jadhav, Married, Indian, age 37 Years, Service, r/o Flat No. D-7, 4th Floor, Skylark Apts., Altinho, Mapusa, Bardez, Goa. Admits the execution on behalf of the vendor through POA dtd. 14/01/2010 executed before the Sub Registrar Bardez under Sr. No. 194/2010.

Photo	Thumb Impression	Signature
		

2 . Chacko Varghese, s/o John Verghese, Married, Indian, age 53 Years, Business, r/o Flat No. 1/F1, Models Riviera Near Hotel Miramar, Caranzalem, Goa. Sole Proprietor of M/S C. V. Constructions.

Photo	Thumb Impression	Signature
		

#### Identification

Sr No.	Witness Details	Signature
1	Biju George , Gorge Kutty, Married, Indian, age 37 Years, Business, r/o Taleigao Ilhas Goa	
2	Shaikh Sajida , d/o Shaikh Yusuf, UnMarried, Indian, age 34 Years, Service, r/o Dona Paula Tiswadi Goa	

  
17/6/2011  
Sub-Registrar  
SUB - REGISTRAR  
BARDEZ



Book-1 Document  
Registration Number BRZ-BK1-02970-2011  
CD Number BRZD188 on  
Date 17-06-2011

*Hdy*  
*17/6/2011*  
Sub-Registrar (Bardez)  
SUB - REGISTRAR  
BARDEZ

Scanned By:- *Sadanand*

Signature:- *mparela*

Designed and Developed by C-DAC, ACTS, Pune



भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sr. No. 166..... Place of Vend :- Panaji Date of issue ..24-8-2010

Value of stamp paper .....Twenty Five Thousand.....

Name of the purchaser .....C.N. Construction.....

Residing at ..... Son of .....

As there is no single stamp paper for the value of Rs. ....Two.....

.....Two Five Thousand.....

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

Signature of the ex officio vendor

Signature of the Purchaser

025117

3201  
25-8-10



DEED OF SALE

THIS DEED OF SALE is made at Mapuca, Bardez, Goa on this 25<sup>th</sup> day of the month of AUGUST, of the year Two Thousand and Ten ( 25-08-2010)

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sr. No. 166 Place of Vend :- Papeji Date of issue 24-08-10

025118

Value of stamp paper Twenty five thousand

Name of the purchaser C.V. Constructions

Residing at ..... Son of .....

As there is no single stamp paper for the value of Rs. Two

lac twenty five thousand only

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

Signature of the Purchaser

: Page 2 :

BY AND BETWEEN

1. MR. EDWIN FRANCIS D'SILVA, son of Mr. Berchmans D'Silva, aged 51 years, service, [REDACTED] married and his wife

2. MRS. CHRISTINE D'SILVA, daughter of Francis Xavier Carrasco, aged 47 years, housewife, [REDACTED]

both Indian Nationals, residents of 9/UG-1, Kamat Complex, Tonca, Caranzalem, Goa 403 002, hereinafter referred to as "THE VENDORS" which expression shall unless repugnant to the context or meaning thereof,

[Signature]

C/C/Silva

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000  
पच्चीस हजार रुपये



Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sr. No. 166 Place of Vend :- Panaji Date of issue 24-08-10

025119

Value of stamp paper Twenty five thousand  
Name of the purchaser C. V. Constructions

Residing at ..... Son of .....

As there is no single stamp paper for the value of Rs. Two lac  
Twenty five thousand only.

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

Signature of the official sender

Signature of the Purchaser

: Page 3 :

shall mean and include their respective heirs, successors, executors, legal  
representatives, administrators and assigns of the **FIRST PART**.

AND

M/s. C. V. CONSTRUCTIONS, a sole proprietary concern, having its  
Registered Office at Shop No. 3, 4, and 5 at Models Riviera, Near Hotel

*[Handwritten signature]*

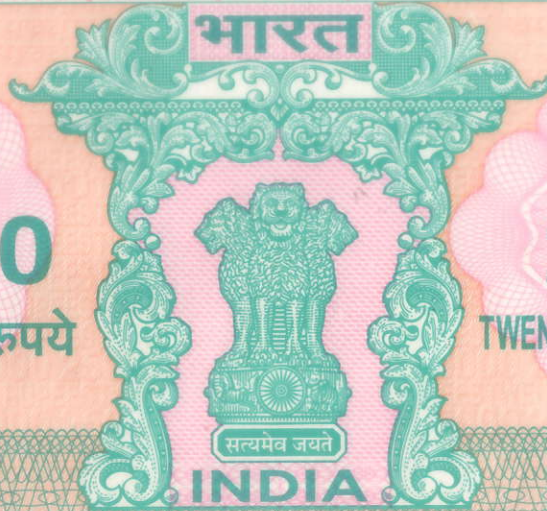
*[Handwritten signature: C.V. Silva]*

*[Handwritten signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

025120

गोवा GOA

Sr. No. 166 Place of Vend :- Panaji Date of issue 24-08-10  
Value of stamp paper Twenty five thousand  
Name of the purchaser C.V. Constructions  
Residing at .....  
As here is no state stamp paper for the value of Rs. Two lac  
Twenty five thousand only.  
Additional stamp paper for the satisfaction of the value is attached  
along with.

Signature of the official vendor

Signature of the Purchaser

: Page 4 :

Miramar, Caranzalem, Goa, represented by its sole Proprietor Mr.CHACKO VARGHESE, son of John Varghese, age 52 years, businessman, married, Indian National, resident of Flat No.1/F1, Models Riviera, Near Hotel Miramar, Caranzalem, Goa; {having PAN Card [REDACTED] hereinafter referred to as "THE PURCHASER" which expression shall unless repugnant to the context or meaning thereof, shall mean and include his heirs, legal representatives, successors, executors, administrators and assigns of the SECOND PART.

*[Handwritten signature]*

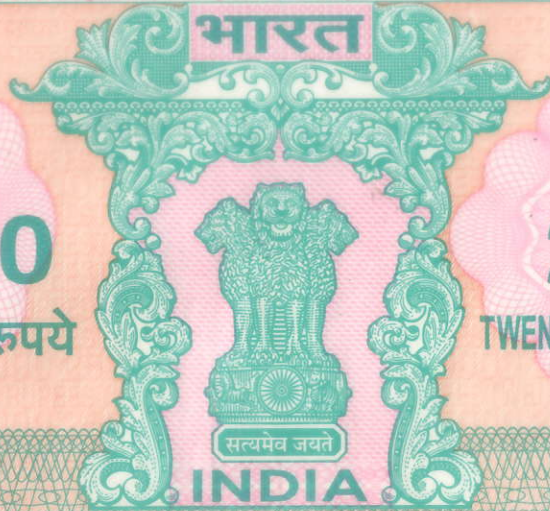
*Chacko Varghese*

*[Handwritten signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sr. No. 166..... Place of Vend :- Panaji Date of issue 24-08-10  
Value of stamp paper Twenty five thousand  
Name of the purchaser C. V constructions  
Residing at .....  
As there is no single stamp paper for the value of Rs. Two lac  
Twenty five thousand only  
Additional stamp paper for the value of the value is attached  
along with.

025121

Signature of the official tender

Signature of the Purchaser

: Page 5 :

ALL THE ABOVE PARTIES ARE INDIAN NATIONALS & INDIAN INHABITANTS.

WHEREAS there exists a Property known as "PREDIO GORBATTA" or "DEOLATICHI or FIRGUEACHEAM BHAT" OR "ARADI KHOLECHE VALLACHO MATHO" admeasuring an area of 3850 square meters, situated at Ambirna, Socorro, Bardez, Goa within the area of Socorro Gram Panchayat, Bardez Taluka, described in the Land Registration Office of

*[Handwritten signature]*

*[Handwritten signature: C. V. Silva]*

*[Handwritten signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sr. No. 166... Place of Vend :- Panaji Date of issue 24-08-10  
Value of stamp paper Twenty five thousand  
Name of the purchaser C. V. constructions  
Residing at ..... Son of .....  
As there is no single stamp paper for the value of Rs. Two lac.  
Twenty five thousand only.  
Additional stamp papers for the completion of the value is attached  
along with.

025122

Signature of the ex officio vendor

Signature of the Purchaser

: Page 6 :

Bardez under No.14422 of Book B New 37 at pages 136, not enrolled in the Revenue Office, bearing Survey No. 405, Sub-division No. 15 of Village Socorro, Bardez Taluka, which is more particularly described in the SCHEDULE I hereunder and for sake of brevity hereinafter referred to as the "said Property".

AND WHEREAS vide Deed of Sale dated 29<sup>th</sup> May, 1992 the said

Handwritten signature: CCB Silva

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000  
पच्चीस हजार रुपये



Rs.  
25000  
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sr. No. 166... Place of Vend - Panaji Date of issue 24-08-10  
Value of stamp paper Twenty five thousand  
Name of the purchaser C.V. Constructions  
Residing at .....  
As there is no single stamp paper for the value of Ru. Two lac  
Twenty five thousand only.  
Additional stamp paper for the completion of the value is attached  
along with.

025123

Signature of the ex officio vendor

Signature of the Purchaser

: Page 7 :

property more particularly described in Schedule I was purchased by M/s. GKP Constructions, a partnership firm duly represented by its Partners Shri. Shripad Ankush Gavandalkar and Shri. Ramesh Kashinath Porob from Mr. Juliao Caridade D'Souza and all other co-owners, which Deed of Sale was duly registered in the Office of Sub-Registrar of Bardez at Mapuca under No.342 of Book No.1 Volume No.199 on 19<sup>th</sup> April, 1993.

*[Handwritten signature]*

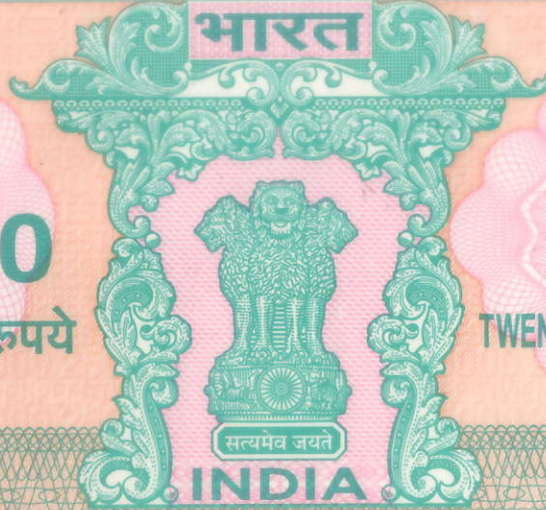
*[Handwritten signature]*

*[Handwritten signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

गेवा GOA

Sr. No. 166 Place of Vend :- Panaji Date of issue 24-08-10

025124

Value of stamp paper Twenty five thousand

Name of the purchaser C. V. Constructions

Residing at .....

As there is no single stamp paper for the value of Rs. Two lac.

Twenty five thousand only.

Additional stamp paper for the value of Rs. Two lac. is attached along with.

(2)

Signature of the official vendor

Signature of the Purchaser

: Page 8 :

AND WHEREAS in the above Deed of Sale dated 29<sup>th</sup> May, 1992 there was a slight typing error in the description number which was stipulated as 14442 on pages 9 and 15 of the said Sale Deed, which mistake has been duly corrected to be read as **Description No.14422** vide Deed of Rectification dated 27<sup>th</sup> May, 2005 registered under No.2239 at pages 45 to 57 of Book I Vol. No.1302 before the Sub-Registrar of Bardez at Mapuca.

*[Handwritten signature]*

*[Handwritten signature: C. V. Constructions]*

*[Handwritten signature]*

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.  
25000

पच्चीस हजार रुपये



Rs.  
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA Sr. No. 166 Place of Vend :- Panaji Date of issue 24-08-10  
Value of stamp paper Twenty five thousand  
Name of the purchaser C.V. constructions  
Residing at .....  
As there is no stamp paper for the value of Rs. Two lac  
Twenty five thousand only  
Additional stamp paper for the redemption of the value is attached  
along with.

025125

Signature of the official vendor

Signature of the Purchaser

: Page 9 :

AND WHEREAS pursuant to the aforesaid Deed of Sale dated 29<sup>th</sup> May 1992 the said M/s GKP Constructions through its partners obtained the required permissions, N.O.C.'s etc. from : (1) Permission from N.P.D.A. vide its Order dated 09-02-1993 bearing No. NPDA/4-D-11/3196/93 for sub-division of the said property into Plots; (2) N.O.C. from Village Panchayat of Socorro vide its letter dated 19<sup>th</sup> June, 1993 bearing No.VP/SOC/485/1993; (3) Conversion Sanad bearing No. CNV/BAR/200/93/3942 dated 17<sup>th</sup> August, 1994 from Deputy Collector and

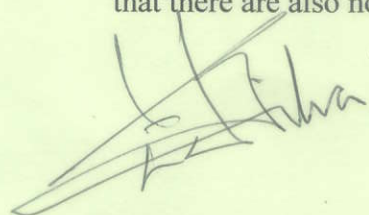
: Page 10 :

Sub-Divisional Officer for conversion of the said property; and (4) Final N.O.C. from Town & Country Planning Department vide its letter No. DB/13980/321/98 dated 13<sup>th</sup> May, 1998 for sub-division of the said property into 5 plots and orchard.

**AND WHEREAS** the VENDORS abovenamed by virtue of Deed of Sale dated 28<sup>th</sup> May 1998 purchased from the said M/S. **GKP CONSTRUCTIONS** and its Partners Shri. Shripad Ankush Gavandalkar and Shri. Ramesh Kashinath Porob, sub-divided Plot No. 5 of the aforesaid property admeasuring 262 square meters (more particularly described in Schedule II hereunder) and the orchard land/area admeasuring 1286.50 sq. mts (more particularly described in Schedule III hereunder), which deed of Sale was duly registered before the Sub-Registrar of Bardez at Mapusa under No. 905 of Book No.1 Volume No.591 on 11<sup>th</sup> June 1998.

**AND WHEREAS** by virtue of the said Deed of Sale dated 28<sup>th</sup> May 1998, the VENDORS are the absolute and lawful owners in possession and enjoyment or otherwise well and sufficiently entitled to the above said Plot No. 5 admeasuring 262 sq. mts and the Orchard land/area admeasuring 1286.50 sq. mts (more particularly described in Schedule II and Schedule III hereunder written)

**AND WHEREAS** the VENDORS have assured the PURCHASER that the title of the said Plots No. 5 and the Orchard land/area are absolutely clean, clear, legal, unencumbered, marketable and that there is no mortgage, charge, dues/ lien, claims, attachments and/or encumbrances of any kind whatsoever against the said Plot No. 5 and orchard or any part thereof and that there are also no agricultural tenant or tenants or any other person or



C.A.S. Silva



persons holding any sort of right/s, title or interest of whatsoever nature to the said Plot and/or the Orchard land.

**AND WHEREAS** the VENDORS as absolute and lawful owners have agreed to sell to the PURCHASER the said Plot No. 5 admeasuring 262 sq. mts and the Orchard land/area admeasuring 1286.50 sq. mts totally admeasuring 1548.50 square meters of the said property, more particularly delineated in red colour boundary line in plan annexed hereto and as described in the Schedule I, II and III hereunder written, for a total consideration of Rs:90,00,000/- (Rupees Ninety Lakhs only) being its present market value in the said locality, which the PURCHASER has agreed to purchase but subject to the terms, conditions and covenants herein after contained and as agreed by and between themselves..

**AND WHEREAS** by a **Public Notice** published in the Local Daily Newspaper "Navhind Times" dated 11th August 2010, the public were notified of the said intended purchase of the above stated Plot NO. 5 and Orchard land/area and were called upon to report in writing to the Purchaser's Advocate, for their objections or claims if any to the said Property. No objections or claims from any person or persons, Bank / Financial Institution, whomsoever has been received till to-date.

**NOW THIS DEED WITNESSETH AS UNDER:**

1. That in pursuance of the abovementioned agreement and in consideration of the said total sum of Rs. 90,00,000/- (Rupees Ninety Lakhs only) paid today by the Purchaser to the VENDOR No.1 by two (2) Demand Drafts bearing No.004030 and Demand Draft bearing



G/C/Silva



: Page 12 :

No. 004032 both dated 24<sup>th</sup> August, 2010 for Rs: 30,00,000/- lakhs each, drawn on HDFC Bank, Caranzalem, Goa, and one (1) Demand Draft bearing No. 004031 dated 24-08-2010 for Rs:30,00,000/- (Thirty Lakhs) in favour of Vendor No.2 the receipt whereof both the VENDORS do hereby jointly ADMIT AND ACKNOWLEDGE as having received the entire sum of money/consideration from the Purchaser and do hereby give a factual receipt and discharge for the same for all legal purposes; and the VENDORS as absolute and lawful owners do hereby CONVEY, ASSIGN, TRANSFER AND HAND OVER UNTO AND TO THE USE OF THE PURCHASER by way of SALE the said PLOT NO. 5 and ORCHARD of the larger property bearing **Survey No. 405 / 15** of Village Socorro, Bardez, Goa more particularly described in Schedule II and III hereunder written, along with all the trees, compound, fences, hedges, ditches, ways, waters, watercourses, drains, pathways, rights, liberties, privileges, easements and all other appurtenances whatsoever to the said PLOT NO. 5 and ORCHARD AREA as described in Schedule II & III, belonging or in any way appertaining to or with the said property, in or any part thereof now or at any time heretofore usually held, used, occupied or conveyed, AND all the estate, right, title and interest, benefit, claim and demand whatsoever both at law and in equity of the VENDORS, to HAVE, HOLD, OWN & ENJOY the said plot/Orchard/property hereby granted, sold, assigned, released, conveyed, assured and confirmed unto and to the use and benefit of the Purchaser absolutely and forever, as absolute owner thereof, SUBJECT to payment of all taxes, dues and duties now or hereafter payable to the Government or to the Village Panchayat or any other local authority in respect thereof, and as ordinarily passes on with such sale.



2. AND THAT the VENDORS for themselves, their successors, executors, and administrators do hereby covenant, **assure and declare** to the PURCHASER in regard to the said Plot No. 5 and Orchard described in Schedule II and III hereby sold as under :-

- (a) That the VENDORS are the sole and absolute Owners of the said Plot No. 5 and Orchard, thus have full power, legal right to sell and absolute authority to transfer unto the PURCHASER, the said Plot No. 5 and Orchard land/area are exclusively owned and solely possessed by the Vendors;
- (b) That the VENDORS or their predecessors-in-title have not mortgaged or created any charge or lien on the said Plot No. 5 and Orchard land/area hereby sold or any part thereof, which plots are free from all registered encumbrances or equitable mortgage whatsoever.
- (c) That there are no prior Agreement/s for sale, lease, licence or any other arrangement or agreements whatsoever with any other third party in respect of the said Plot No.5 and Orchard or any right of pre-emption or any litigations or legal proceeding/s pending before any Court or Tribunal or any other legal impediments in respect of any claims whatsoever or whomsoever.
- (d) That there are no tenant/s / agricultural tenant/s, protected or otherwise or lease holders or Mundkars under the provisions of Goa, Daman & Diu Tenancy Act or Mundkar Act or under any other law in force in this State, in respect of the said property i.e. Plot No. 5 and Orchard Land /Area or any portion/s thereof.



- (e) That there are no outstanding encumbrances, mortgages, charges, liens, notice/s for acquisition setbacks, easements in respect of the said property i.e. Plot No. 5 and Orchard land/area affected by any prohibitory Order of Injunction or attachment or lien of any Bank, Court or person whatsoever.
- (f) That the VENDORS or their predecessors-in-title have not granted any right of way, licence and/or any sort of easementary right over the orchard land or plot of land or any sort of right whatsoever created to or in favour of, any person in, over or in respect of the said Plot No. 5 and/or the Orchard land/area hereby sold.
- (g) That the PURCHASER shall enjoy henceforth the said Plot No.5 and Orchard land/area as the absolute and exclusive owner without any interruption, hindrance, disturbance, claim, interest and demand of whatsoever nature from the Vendors or their predecessors-in-title or from any person/s whomsoever claiming through or under them.

3. The VENDORS do hereby further undertake to execute for themselves, their successors, administrators and assigns and do hereby agree to execute at all times hereafter at the request and the cost of the Purchaser, to sign, execute, verify and perform from time to time all such document/s, acts, deeds and things of whatsoever nature, as in the opinion of the PURCHASER shall be necessary or convenient or required for further, better and more perfectly assuring, conveying and transferring the said right, title and interest in the said Plot No. 5 and Orchard hereby sold; even by putting the Purchaser or his nominee in



CCB/Silva



possession of the same according to the true intent and meaning of this Deed.

4. The VENDORS for themselves, their successors, executors, legal representatives, administrators and assigns do hereby declare and undertake to unconditionally indemnify and keep indemnified the PURCHASER against any such loss <sup>due to</sup> ~~and/or~~ defect in the title or against any claim, charges, lien or encumbrance of any nature whatsoever in respect of the said Plot No. 5 and ORCHARD land/area hereby sold as described in Schedule II and III hereunder written and do hereby undertake to reimburse the entire consideration to the Purchaser or at the sole option of the PURCHASER rectify the defect in title of the Vendors or encumbrance if any, within a reasonable time, without the PURCHASER being deprived or dispossessed of the said Plot No. 5 and Orchard.
5. That the VENDORS on execution of this Deed of Conveyance have delivered today the lawful, physical and exclusive possession of the said Plot No. 5 and Orchard area/land in favour of the PURCHASER, who has taken possession of the same.
6. Further the VENDORS do hereby deliver today to the PURCHASER all the original documents i.e. Agreement of Sale, Deed of Sale, title documents of the property inclusive of all the permissions, No Objection Certificates, Sanad, Nil Encumbrance Certificates, etc. pertaining to the said Plot No. 5 and the Orchard area.



*Handwritten signature in blue ink, possibly 'G. C. B. Silva'.*

*Handwritten signature in blue ink, possibly 'G. C. B. Silva'.*

*Handwritten signature in blue ink, possibly 'G. C. B. Silva'.*

*Handwritten signature in blue ink, possibly 'G. C. B. Silva'.*

: Page 16 :

7. That the VENDORS do hereby grant and convey their EXPRESS CONSENT AND NO OBJECTION to the PURCHASER to apply and effect the Mutation/Transfer in the Survey Records as and when required by inserting/adding the name of Purchaser in Occupant's column of Form I & XIV of Survey No. 405, Sub-Division 15 of Village Socorro, Bardez Taluka, on the basis of this Sale Deed.
8. This Deed is written on Stamp Paper of Rs: 2,25,000/- (Two Lakhs twenty five thousand only) and therefore the necessary duty as per law has been paid.



**SCHEDULE I**  
**(DESCRIPTION OF THE LARGER PROPERTY)**

ALL that Property known as "PREDIO GORBATTA" or "DEOLATICHI" or "FIRGUEACHEAM BHAT" or "ARADI KHOLECHE VALLACHO MATHO" admeasuring 3850 square meters (three thousand eight hundred and fifty sq.mts.), bearing **Survey No. 405, Sub-division No. 15** (Sy. No. 405/15) of **Village Socorro, Bardez** Taluka, situated at Ambirna, Socorro, Bardez, Goa, within the jurisdiction of Village Panchayat of Socorro, Taluka Bardez, Sub-District and Registration District of North Goa, State of Goa, described in the Land Registration Office of Bardez at Mapuca under No. 14422, book B New 37 Page 136, not enrolled in Taluka Revenue Office, which is bounded as under :-

Towards the North : by property bearing Survey No. 405/14 & 405/13;

Towards the South and East : by 15.00 mt wide road;

Towards the West : by 15.00 mt wide road.

CA C S Silva

: Page 17 :

**SCHEDULE II**  
**(Description of PLOT NO. 5 HEREBY SOLD)**

All that Sub-Divided Plot No. 5 admeasuring 262 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I here above written; bearing Survey No. 405/15 of Village Socorro, Bardez, Goa which is bounded on the North by property bearing Survey No.405/13 & Survey No. 405/14, on the South by 15.00 mts. wide road, on the East by sub-divided Plot No. 4; and on the West by sub-divided Orchard area, which plot is delineated in red colour boundary lines as per the Plan annexed to this Deed.

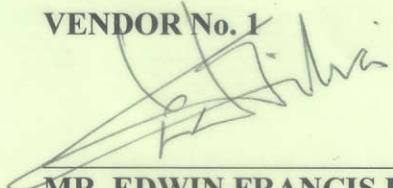


**SCHEDULE III**  
**(Description of ORCHARD HEREBY SOLD)**

All that Sub-Divided Orchard area admeasuring 1286.50 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I here above written; bearing Survey No. 405/15 of Village Socorro, Bardez, Goa which is bounded on the North by property bearing Survey No.405/13 & Survey No. 405/14, on the South by 15.00 mts. wide road, on the East by sub-divided Plot No.5; and on the West by public road, which is delineated in red colour boundary lines as per the Plan annexed to this Deed.

**IN WITNESS WHEREOF** the parties hereto have signed, engraved finger print impressions and have executed this Deed of Sale at Mapuca, Goa on the day, month and year first above written in the presence of two attesting witnesses.

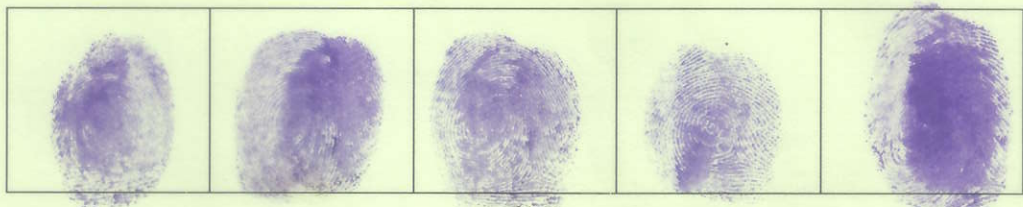
VENDOR No. 1



MR. EDWIN FRANCIS D'SILVA



Left Hand Thumb/Finger Print Impressions

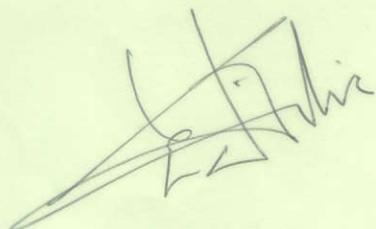


Thumb

Right Thumb/Finger Print Impressions



Thumb



Edwin Francis D'Silva



VENDOR No. 2

*Christine D'Silva*

MRS. CHRISTINE D'SILVA



Left Hand Thumb/Finger Print Impressions



Thumb

Right Thumb/Finger Print Impressions



Thumb



*[Handwritten signature]*

*Christine D'Silva*

*[Handwritten signature]*

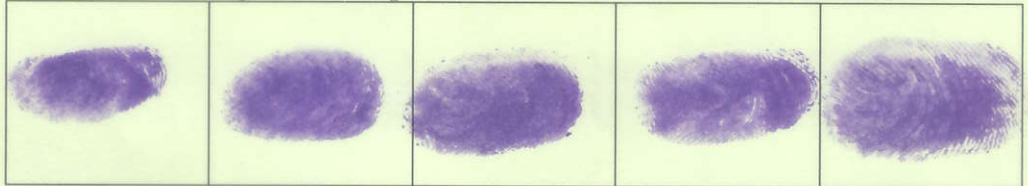
THE PURCHASER



C. V. CONSTRUCTIONS,  
Sole Proprietor  
Mr. CHACKO VARGHESE.

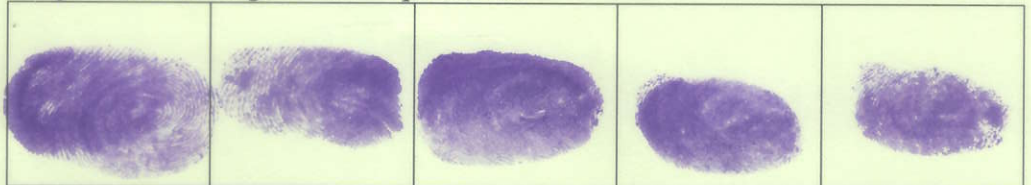


Left Thumb/Finger Print Impressions



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Right Thumb/Finger Print Impressions



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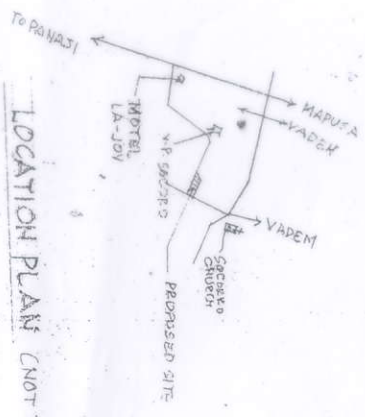


In Presence Of WITNESSES :

1. Araujo (MELANIE ARAUJO)
2. Fatima (FATIMA DIAS)



Reading



SITE PLAN (SCALE 1:500)

PLEASE CHECK LETTER NO. **DB/13980**  
 DATED **22/11/98** DATED **14/10/98**  
 REGARDING THE PLANS.

S.T. *[Signature]*  
 Town Planner  
 Town & Country Planning Dept.  
 Govt. of Goa  
 TALUKA  
 VILLAGE PANCHAYAT OF BARDET  
 BARDET, GOA

STATEMENT OF AREA

TOTAL AREA OF PLOT	3950.00 M <sup>2</sup>	PROJECT PROPOSED SUB-DIV OF PLOT IN SURVEY NO. 405/15 OF SOCORRO VILLAGE OF BARDET TALUKA	OWN
DEDUCTION FOR ROAD-WIDENING.	935.50 M <sup>2</sup>		ABC
NET EFFECTIVE AREA OF PLOT	2914.50 M <sup>2</sup>		
AREA OF SUB-DIVIDED PLOT			
PLOT NO 1	433.00 M <sup>2</sup>		
PLOT NO 2	219.00 M <sup>2</sup>		
PLOT NO 3	300.00 M <sup>2</sup>		
PLOT NO 4	305.00 M <sup>2</sup>		
PLOT NO 5	262.00 M <sup>2</sup>		
TOTAL AREA OF SUB-DIVIDED PLOT	1519.00 M <sup>2</sup>		
AREA UNDER ORCHARD	1286.50 M <sup>2</sup>		





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 25-08-2010 11:44:10 AM

Document Serial Number : 3201




Presented at 11:00:00 AM on 25-08-2010 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	180000.00
2	Processing Fees	230.00
	<b>Total :</b>	<b>180230.00</b>

Stamp Duty Required: 200000.00

Stamp Duty Paid: 225000.00

Chacko Varghese presenter

Name	Photo	Thumb Impression	Signature
Chacko Varghese, s/o John Varghese , Married, Indian, age 52 Years, Business, r/o Flat No. 1/F1, Models Riviera Near Hotel Miramar, Caranzalem, Goa. PAN Card No. ABWPV9950D. Sole Proprietor of M/S C. V. Constructions.			

Endorsements

Executant

1 . Edwin Francis D'Silva, S/o Berchmans D'Silva , Married, Indian, age 51 Years, Business, r/o 9/UG-1, Kamat Complex, Tonca, Caranzalem, Goa 403, 002. Pan Card no ANUPD953J.

Photo	Thumb Impression	Signature
		

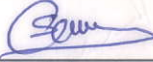

2 . Christine D'Silva , D/o Francis Xavier Carrasco., Married,Indian,age 47 Years,Business,r/o 9/UG-1, Kamat Complex, Tonca, Caranzalem, Goa 403, 002. Pan card no AFTPD1683G.

Photo	Thumb Impression	Signature
		

3 . Chacko Varghese, s/o John Verghese, Married,Indian,age 52 Years,Business,r/o Flat No. 1/F1, Models Riviera Near Hotel Miramar, Caranzalem, Goa. PAN Card No. ABWPV9950D. Sole Proprietor of M/S C. V. Constructions.

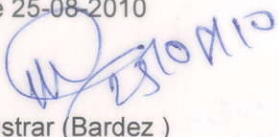
Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Sandeep Gaonkar , s/o Keshav Gaonkar,Married,Indian,age 40 Years,Service,r/o Porvorim, Bardez, Goa.	
2	Shaikh Sajida , d/o Shaikh Yusuf,UnMarried,Indian,age 34 Years,Service,r/o Dona Paula Tiswadi Goa	

  
Sub-Registrar

Book-1 Document  
Registration Number BRZ-BK1-03161-2010  
CD Number BRZD77 on  
Date 25-08-2010

  
Sub-Registrar (Bardez )

Scanned By:- *Karpe*

Signature:- *Shamra*

Designed and Developed by C-DAC, ACTS, Pune



HDFC BANK LTD  
EXCEL ELITE  
CARANZALEM  
PANAJI-GOA 403 002

D-5/STP(V)/C.R./35/8/2006-RD(PART)

भारत 20260 NON JUDICIAL गोवा  
188435 JUL 15 2010



zero one five two five zero zero 10:21

Rs.0152500/-PB6676

INDIA STAMP DUTY GOA

Name of Purchaser C.V. CONSTRUCTION  
For HDFC Bank Ltd

Authorized Signatory  
**SIDDHESH KAKODKAR**  
MANAGER



Sr No. 2620/10  
15/7/10

DEED OF SALE

THIS DEED OF SALE is made at Mapuca, Bardez, Goa on this  
15th day of the month of JULY, of the year Two Thousand and Ten (15-  
07-2010)

: Page 2 :

**BY AND BETWEEN**

**M/S. GKP CONSTRUCTIONS**, a Partnership firm duly constituted under the Indian Partnership Act and registered with the Registrar of Firms, Mapuca under No.90/91, having its Office at 2<sup>nd</sup> Floor, St. Jerome Building, Feira Baixa, Mapuca, Bardez, Goa, Pin Code 403507 holder of PAN CARD No. [REDACTED] represented herein by its Partners:- (a) Mr. SHRIPAD ANKUSH GAVANDALKAR, son of Ankush Gavandalkar, 58 years of age, married, businessman, {having Pan Card No. [REDACTED]} and (b) Mr. RAMESH KASHINATH POROB, son of late Kashinath Porob, 58 years of age, married, businessman, {having PAN Card No. [REDACTED]} both Indian Nationals, residents of Angod, Mapuca, Bardez, Goa, hereinafter referred to as **"THE VENDORS"** which expression shall unless repugnant to the context or meaning thereof, shall mean and include their respective heirs, successors, executors, legal representatives, administrators and assigns of the **FIRST PART**.

**A N D**

**M/s. C. V. CONSTRUCTIONS**, a sole proprietary concern, having its Registered Office at Shop No. 3, 4, and 5 at Models Riviera, Near Hotel Miramar, Caranzalem, Goa, represented by its sole Proprietor **Mr. CHACKO VARGHESE**, son of John Verghese, age 52 years, businessman, married, Indian National, resident of Flat No.1/F1, Models Riviera, Near Hotel Miramar, Caranzalem, Goa; {having PAN Card No. [REDACTED]} hereinafter referred to as **"THE PURCHASER"** which expression shall unless repugnant to the context or meaning thereof, shall mean and include his heirs, legal representatives, successors, executors, administrators and assigns of the **SECOND PART**.



*[Handwritten signature in blue ink]*

*[Handwritten signature in blue ink]*


: Page 3 :

ALL THE ABOVE PARTIES ARE INDIAN NATIONALS & INDIAN INHABITANTS.

**WHEREAS** there exists a Property known as "PREDIO GORBATTA" or "DEOLATICHI or FIRGUEACHAM BHAT" OR "ARADI KHOLECHE VALLACHO MATHO" admeasuring an area of 3850 square meters, situated at Ambirna, Socorro, Bardez, Goa within the area of Socorro Gram Panchayat, Bardez Taluka, described in the Land Registration Office of Bardez under No.14422 of Book B New 37 at pages 136, not enrolled in the Revenue Office, bearing **Survey No. 405, Sub-division No. 15** of Village Socorro, Bardez Taluka, which is more particularly described in the SCHEDULE I hereunder and for sake of brevity hereinafter referred to as the "said Property".

**WHEREAS** the VENDORS are the absolute and lawful owners in possession and enjoyment or otherwise well and sufficiently entitled to the above said property by virtue of Deed of Sale dated 29<sup>th</sup> May, 1992 duly registered in the Office of Sub-Registrar of Bardez at Mapuca under No.342 of Book No.1 Volume No.199 on 19<sup>th</sup> April, 1993 having purchased the said property from Juliao Caridade D'Souza and all other co-owners. The said property was thereafter duly recorded in the occupant's column Form I & XIV of Survey No. 405/15 of Village Socorro, in name of the above Vendors M/s. GKP Constructions and its above two Partners.

**WHEREAS** in the above Deed of Sale dated 29<sup>th</sup> May, 1992 there was a slight typing error in the description number which was stipulated as 14442 on pages 9 and 15 of the said Sale Deed, which mistake has been duly corrected to be read as Description no.14422 vide Deed of Rectification



: Page 4 :

dated 27<sup>th</sup> May, 2005 registered under No.2239 at pages 45 to 57 of Book I, Vol. No.1302 before the Sub-Registrar of Bardez at Mapuca.

**WHEREAS** pursuant to the said purchase the VENDORS have obtained various permissions, N.O.C.'s etc. from : (1) Permission from N.P.D.A. vide its Order dated 09-02-1993 bearing No. NPDA/4-D-11/3196/93 for sub-division of the said property into Plots; (2) N.O.C. from Village Panchayat of Socorro vide its letter dated 19<sup>th</sup> June, 1993 bearing No.VP/SOC/485/1993; (3) Conversion Sanad bearing No.CNV/BAR/200/93/3942 dated 17<sup>th</sup> August, 1994 from Deputy Collector and Sub-Divisional Officer for conversion of the said property; and (4) Final N.O.C. from Town & Country Planning Department vide its letter No. DB/13980/321/98 dated 13<sup>th</sup> May, 1998 for sub-division of the said property into plots.

**AND WHEREAS** the VENDORS have assured the PURCHASER that the title of the said property / Plots bearing No.1, 2, 3 and 4 are absolutely clean, clear, legal, unencumbered, marketable and that there is no mortgage, charge, dues/ lien, claims, attachments and/or encumbrances of any kind whatsoever against the said Property or the above Plots or any part thereof and that there are also no agricultural tenants, Mundkar/s or any other person or persons holding any right/s of whatsoever nature to the said Property.

**AND WHEREAS** the VENDORS as absolute and lawful owners have agreed to sell to the PURCHASER all those **4 (four) Plots** denominated as Plot No.1 admeasuring 433 sq. mts; Plot No.2 admeasuring 319 sq. mts; Plot No. 3 admeasuring 300 sq. mts and Plot No.4 admeasuring 305 sq. mts;



**: Page 5 :**

totally admeasuring 1,357 square meters of the said property, more particularly described in the Schedule I and II hereunder written and delineated in red boundary line in the plan annexed hereto, for a total consideration of Rs:61,00,000/- (Rupees Sixty One Lakh only ) being its present market value in the said locality, which the PURCHASER has agreed to purchase but subject to the terms, conditions and covenants herein after contained..

**AND WHEREAS** by a **Public Notice** published in the Local Daily Newspaper "Navhind Times" dated 01-07-2010, the public were notified of the said intended purchase of the above stated four sub-divided plots and were called upon to report in writing to the Purchaser's Advocate, for their objections or claims if any to the said Property. No objections or claims from any person or persons, Bank / Financial Institution, whomsoever has been received till to-date.

**NOW THIS DEED WITNESSETH AS UNDER:**

1. That in pursuance of the abovementioned agreement and in consideration of the said total sum of Rs. 61,00,000/- (Rupees Sixty one Lakh) paid today by the Purchaser to the VENDORS by 2 (two) Demand Draft bearing No. 066669 dated 14-07-2010 for Rs: 30,00,000/- drawn through State Bank of India and Demand Draft bearing No. 003945 dated 14-07-2010 for Rs:31,00,000/- drawn on H.D.F.C. Bank, the receipt whereof both the VENDORS do hereby jointly ADMIT AND ACKNOWLEDGE as having received the entire sum of money/consideration from the Purchaser and do hereby give a factual receipt and discharge for the same for all legal



: Page 6 :

purposes; and the VENDORS as absolute and lawful owners do hereby CONVEY, ASSIGN, TRANSFER AND HAND OVER UNTO AND TO THE USE OF THE PURCHASER by way of SALE all those sub-divided Plots denominated as Plot No.1, Plot No. 2, Plot No. 3 and Plot No.4 of the larger property bearing **Survey No. 405 / 15** of Village Socorro, Bardez, Goa more particularly described in Schedule II hereunder written, along with all the trees, compound, fences, hedges, ditches, ways, waters, watercourses, drains, pathways, rights, liberties, privileges, easements and all other appurtenances whatsoever to the said plots described in Schedule II, belonging or in any way appertaining to or with the said property, in or any part thereof now or at any time heretofore usually held, used, occupied or conveyed, AND all the estate, right, title and interest, benefit, claim and demand whatsoever both at law and in equity of the VENDORS, to HAVE, HOLD, OWN & ENJOY the said plots/property hereby granted, sold, assigned, released, conveyed, assured and confirmed unto and to the use and benefit of the Purchaser absolutely and forever, as absolute owner thereof, SUBJECT to payment of all taxes, dues and duties now or hereafter payable to the Government or to the Village Panchayat or any other local authority in respect thereof, and as ordinarily passes on with such sale.

2. AND THAT the VENDORS for themselves, their successors, executors, and administrators do hereby covenant, **assure and declare** to the PURCHASER in regard to the said Plots described in Schedule II hereby sold as under :-



: Page 7 :

- (a) That the VENDORS are the sole and absolute Owners of the said property and the said plots, thus have full power, legal right to sell and absolute authority to transfer unto the PURCHASER, the said sub-divided plots which are exclusively owned and solely possessed by the Vendors;
- (b) That the VENDORS or their predecessors-in-title have not mortgaged or created any charge or lien on the said Property or any of the Plots hereby sold or any part thereof, which plots are free from all registered encumbrances or equitable mortgage whatsoever.
- (c) That there are no prior Agreement/s for sale, lease, licence or any other arrangement or agreements whatsoever with any other third party in respect of the said plots or any right of pre-emption or any litigations or legal proceeding/s pending before any Court or Tribunal or any other legal impediments in respect of any claims whatsoever or whomsoever.
- (d) That there are no tenants / agricultural tenants, protected or otherwise or lease holders or Mundkars under the provisions of Goa, Daman & Diu Tenancy Act or Mundkar Act or under any other law in force in this State, in respect of the said property or any portion/s thereof.
- (e) That there are no outstanding encumbrances, mortgages, charges, liens, notice/s for acquisition setbacks, easements in respect of the said property affected by any prohibitory Order of Injunction or attachment or lien of any Bank, Court or person whatsoever ;



: Page 8 :

(f) That the VENDORS or their predecessors-in-title have not granted any right of way, easement or licence or created any other right, to or in favour of, any person in over or in respect of the said property/plots hereby sold.

(g) That the PURCHASER shall enjoy henceforth the said 4 (four) plots as absolute and exclusive owner without any interruption, hindrance, disturbance, claim, interest and demand of whatsoever nature from the Vendors or their predecessors-in-title or from any person/s claiming through or under them.

3. The VENDORS do hereby further undertake to execute for themselves, their successors, administrators and assigns and do hereby agree to execute at all times hereafter at the request and the cost of the Purchaser, to sign, execute, verify, file and perform from time to time all such further documents, acts, deeds and things of whatsoever nature, as in the opinion of the PURCHASER shall be necessary or convenient or required for further, better and more perfectly assuring, conveying and transferring the said right, title and interest in the said plots hereby sold; even by putting the Purchaser or his nominee in possession of the same according to the true intent and meaning of this deed..

4. The VENDORS for themselves, their successors, executors, legal representatives, administrators and assigns do hereby declare and undertake to unconditionally indemnify and keep indemnified the PURCHASER against any such loss or defect in the title or against any claim, charges, lien or encumbrance of any nature whatsoever



: Page 9 :

in respect of the said PLOTS hereby sold as described in Schedule II hereunder written and do hereby undertake to reimburse the entire consideration to the Purchaser or at the sole option of the PURCHASER rectify the defect in title of the Vendors or encumbrance if any, within a reasonable time, without the PURCHASER being deprived or dispossessed of the said PLOTS.

4. That the VENDORS on execution of this Deed of Conveyance have delivered today the lawful, physical and exclusive possession of the said four PLOTS in favour of the PURCHASER, who has taken possession of the same.
5. Further the VENDORS do hereby also deliver to the PURCHASER all the original documents of the Deeds of Sale, Rectification Deed / title documents of the property inclusive of all the permissions, No Objection Certificates, Sanad, Nil Encumbrance Certificates, etc. pertaining to the said plots/ property.
6. That the VENDORS do hereby grant and convey their EXPRESS CONSENT AND NO OBJECTION to the PURCHASER to apply and effect the Mutation/Transfer in the Survey Records by inserting/adding the name of Purchaser in Occupant's column of Form I & XIV of Survey No. 405, Sub-Division 15 of Village Socorro, Bardez Taluka, on the basis of this Sale Deed..
7. This Deed is written on Stamp Paper of Rs:1,52,500/- only and therefore the necessary duty as per law has been paid.

 # RB

: Page 10 :

**SCHEDULE I**

**(DESCRIPTION OF THE LARGER PROPERTY)**

ALL that Property known as "PREDIO GORBATTA" or "DEOLATICHI" or "FIRGUEACHEAM BHAT" or "ARADI KHOLECHE VALLACHO MATHO" admeasuring 3850 square meters (three thousand eight hundred and fifty sq.mts.), bearing **Survey No. 405, Sub-division No. 15** (Sy. No. 405/15) of **Village Socorro, Bardez** Taluka, situated at Ambirna, Socorro, Bardez, Goa, within the jurisdiction of Village Panchayat of Socorro, Taluka Bardez, Sub-District and Registration District of North Goa, State of Goa, described in the Land Registration Office of Bardez at Mapuca under No. 14422, book B New 37 Page 136, not enrolled in Taluka Revenue Office, which is bounded as under :

Towards the North : by property bearing Survey No. 405/14 & 405/13;

Towards the South and East : by 15.00 mt wide road;

Towards the West : by 15.00 mt wide road.

**SCHEDULE II**

**(Description of PLOTS HEREBY SOLD)**

**(1) PLOT No.1**

All that Sub-Divided Plot No.1 admeasuring 433 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I here above written; bearing Survey No. 405/15 of Village Socorro, Bardez, Goa which is bounded on the North by property bearing Survey No.405/13 & Survey No. 405/14, on the South by 15.00 mts. wide road, on the East by 15.00 mts. wide road; and on the West by sub-divided Plot No.2, which are delineated in red colour boundary lines as per the Plan annexed to this Deed.



: Page 11 :

(2) **PLOT No.2**

All that Sub-Divided Plot No.2 admeasuring 319 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I herein above written; bearing Survey No. 405/15 of Village Socorro, Bardez, Goa which is bounded on the North by property bearing Survey No. 405/13 & Survey No. 405/14, on the South by 15.00 mts wide road,, on the East by sub-divided Plot No.1; and on the West by drain, which are delineated in red colour boundary lines as per the Plan annexed to this Deed.

(3) **PLOT No.3**

All that Sub-Divided Plot No.3 admeasuring 300 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I herein above written; bearing Survey No. 405/15 of Village Socorro, Bardez, Goa which is bounded on the North by property bearing Survey No.405/13 & Survey No. 405/14; on the South by 15.00 mts wide road; on the East by drain and on the West by sub-divided Plot No.4, which are delineated in red colour boundary lines as per the Plan annexed to this Deed.

(4) **PLOT No.4**

All that Sub-Divided Plot No.4 admeasuring 305 square meters, situated at Ambirna, Socorro, Bardez, Goa of the larger Property described in Schedule I herein above written; bearing Survey No. 405/15 of Village Socorro, Bardez, Goa which is bounded on the North by property bearing Survey No. 405/13 & Survey No. 405/14; on the South by 15.00 mts wide road; on the East by sub-divided Plot No.3 and on the West by sub-divided Plot No.5, which are delineated in red colour boundary lines as per the Plan annexed to this Deed.



Handwritten signature and initials in blue ink, including a stylized signature and the initials 'KB'.

: Page 12 :

IN WITNESS WHEREOF the parties hereto have signed, engraved finger print impressions and have executed this Deed of Sale at Mapuca, Goa on the day, month and year first above written in the presence of two attesting witnesses.

VENDOR No. 1

For GKP CONSTRUCTIONS

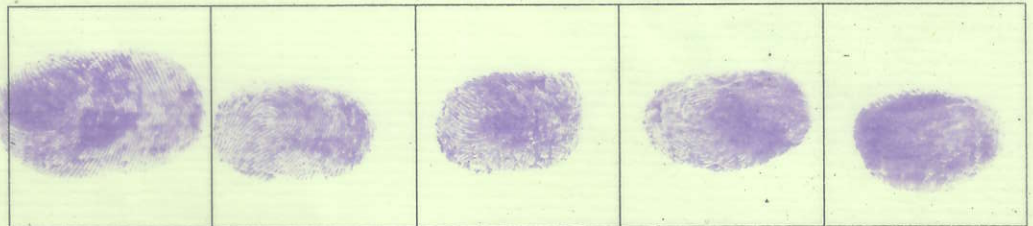
  
PARTNER



Mr. SHRIPAD ANKUSH GAVANDALKAR

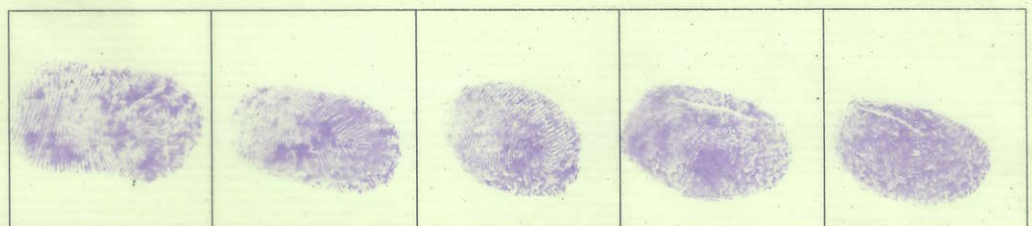
Partner of M/s. GKP Constructions

Left Hand Thumb/Finger Print Impressions



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Right Thumb/Finger Print Impressions



Thumb

: Page 13 :

VENDOR No. 2

For GKP CONSTRUCTIONS

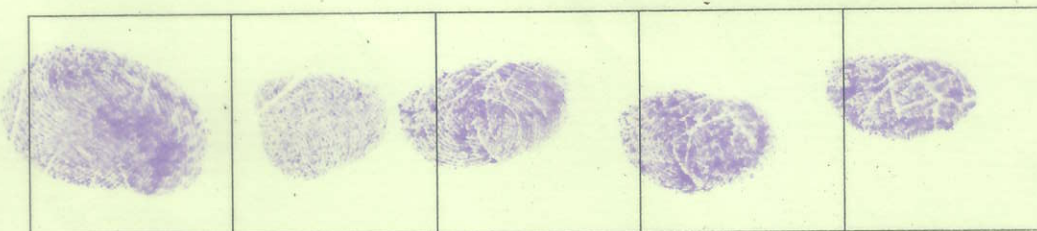
*Ramesh*  
PARTNER

Mr. RAMESH KASHINATH POROB

Partner of M/s. GKP Constructions

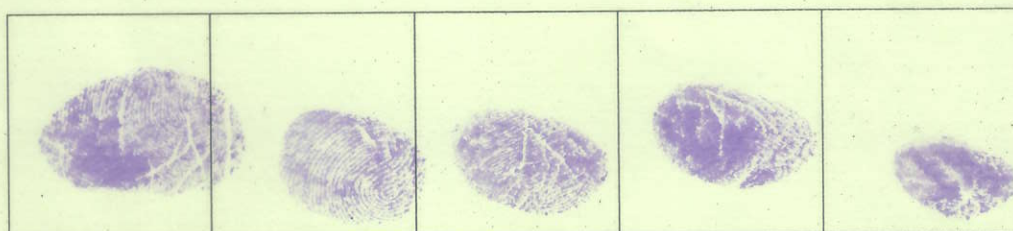


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Right Thumb/Finger Print Impressions



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*Ramesh Kashinath Porob*



11

: Page 14 :

THE PURCHASER

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C. V. CONSTRUCTIONS,  
Sole Proprietor  
Mr. CHACKO VARGHESE.



*[Handwritten signature]*

*[Handwritten signature]*

Left Thumb/Finger Print Impressions



Thumb

Right Thumb/Finger Print Impressions

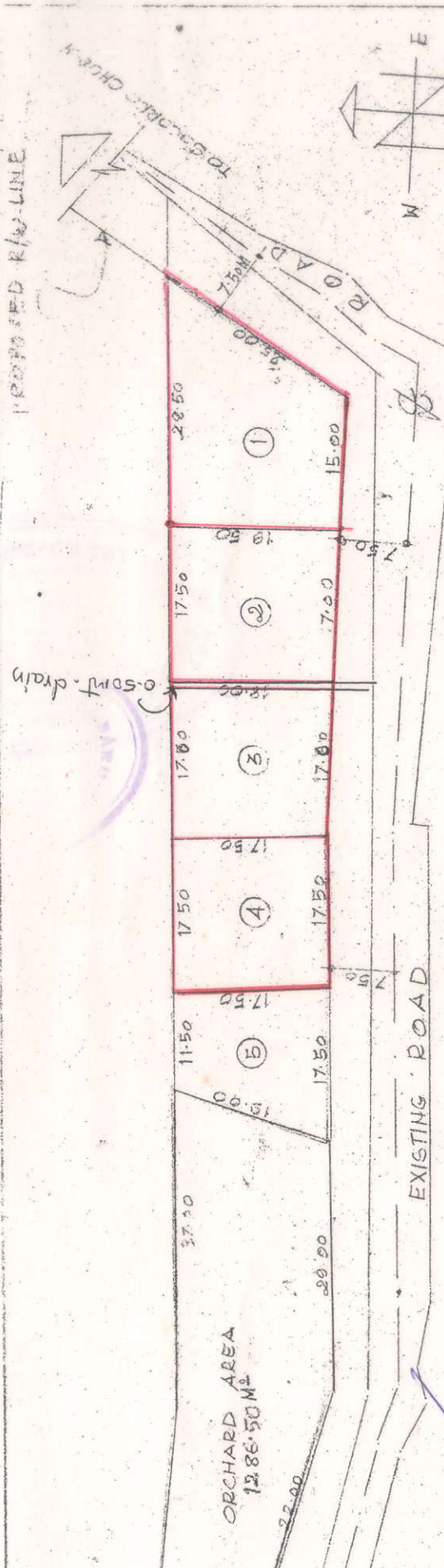


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In Presence Of WITNESSES :

1. Shaukh (Shaukh Sajida)
2. Fatima (Fatima Dias)

*[Handwritten signatures and initials]*



TOWN & COUNTRY PLANNING DEPARTMENT  
 GOVT. OF GOA  
 S.T. [Signature]  
 Town Planner  
 Date: 28/05/2018  
 No. 6198  
 VILLAGE PANCHAYAT SOCORO  
 BARDEZ - GOA  
 SECRETARY

please check letter No. RB/13980  
 321/98 dated 13/5/98  
 regarding the plans.

SITE PLAN (SCALE 1:500)

STATEMENT OF AREA	
TOTAL AREA OF PLOT	3859.00 M <sup>2</sup>
DEDUCTION FOR ROAD-WIDENING	935.50 M <sup>2</sup>
NET EFFECTIVE AREA OF PLOT	2914.50 M <sup>2</sup>
AREA OF SUB-DIVIDED PLOT	
PLOT NO 1	433.00 M <sup>2</sup>
PLOT NO 2	319.00 M <sup>2</sup>
PLOT NO 3	300.00 M <sup>2</sup>
PLOT NO 4	305.00 M <sup>2</sup>
PLOT NO 5	262.00 M <sup>2</sup>
TOTAL AREA OF SUB-DIVIDED PLOT	1619.00 M <sup>2</sup>
AREA UNDER ORCHARD	1236.50 M <sup>2</sup>

PROJECT PROPOSED SUB-DIV OF PLOT IN SURVEY NO. 405/15 OF SOCORO VILLAGE OF BARDEZ TALUKA	JOB NO.	SCALE 1:500
OWNER'S SIGN	DATE	REV. DATE
ARCHITECT'S SIGN	DESIGN NO.	DEN. BY S. GAHUS
DRAWINGS: SITE PLAN & LOCATION PLAN.		

S. A. DHURI	B. ARCH. (200M) AIA
ARCHITECT & GOVT. APPROVED VALUES	
10, 2nd FL. LE-BRAG CHANGERS	
ADDRESS: MAPUSA CLING, MAPUSA - GUA	
PHONE NO. 263297	
COUNCIL REG. NO.	P.W.D. REG. NO.

For GKP CONSTRUCTIONS  
 [Signature]  
 PARTNER



3

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 15-07-2010 01:27:06 PM

Document Serial Number : 2620




Presented at 01:08:00 PM on 15-07-2010 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	122000.00
2	Processing Fees	240.00
	<b>Total :</b>	<b>122240.00</b>

Stamp Duty Required: 127500.00

Stamp Duty Paid: 152500.00

Mr Chacko Varghese presenter

Name	Photo	Thumb Impression	Signature
Mr Chacko Varghese, s/o John Varghese , Married, Indian, age 52 Years, Business, r/o Flat No. 1/F1, Models Riviera Near Hotel Miramar, Caranzalem, Goa. PAN Card No. ABWPV9950D. Sole Proprietor of M/S C. V. Constructions.			

Endorsements




Executant

1 . Shankar Jadhav, s/o Bapu Jadhav, Married, Indian, age 36 Years, Service, r/o Flat No. D-7, 4th Floor, Skylark Apts., Altinho, Mapusa, Bardez, Goa. Admits the execution on behalf of the vendor through POA dtd. 14/01/2010 executed before the Sub Registrar Bardez under Sr. No. 194/2010.



Photo	Thumb Impression	Signature
		

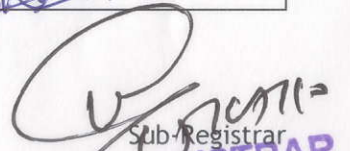
(\*)

2 . Chacko Varghese, s/o John Verghese, Married, Indian, age 52 Years, Business, r/o Flat No. 1/F1, Models Riviera Near Hotel Miramar, Caranzalem, Goa. PAN Card No. ABWPV9950D. Sole Proprietor of M/S C. V. Constructions.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Sandeep Gaonkar , s/o Keshav Gaonkar, Married, Indian, age 40 Years, Service, r/o Porvorim, Bardez, Goa.	
2	Shaikh Sajida , d/o Shaikh Yusuf, UnMarried, Indian, age 34 Years, Service, r/o Dona Paula Tiswadi Goa	

  
Sub-Registrar  
SUB-REGISTRAR  
BARDEZ

Book-1 Document  
Registration Number BRZ-BK1-02585-2010  
CD Number BRZD74 on  
Date 15-07-2010

  
Sub-Registrar (Bardez)  
SUB-REGISTRAR  
BARDEZ

Scanned By:- *Saeedanand*

Signature:- *Impariseba*

Designed and Developed by C-DAC, ACTS, Pune