

(Rupees Five lakhs Four Hundred Only)



For CITIZEN CREDIT CO-OP. BANK LTD.

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Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE

BANK LTD

SIRSIYA BEHNER CO-OP. HSS SOCIETY LTD

ST. JOSEPH ROAD, BOMBA,

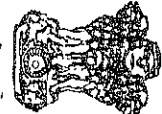
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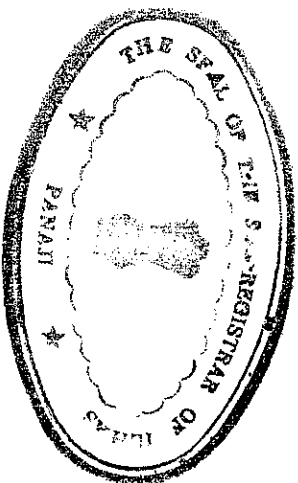
Name of Purchaser.....MR. DAMODAR CHANDRAKANT
KARAPURKAR

Reg 20994

PReg 18420

Serial 2467

20-22/11/19



DEED OF CONVEYANCE AND SALE

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7507449595 represented herein by her husband Mr.Uday Balaji Hegde , by virtue of power of attorney dated 20/10/2019 executed before notary Sachin S. Kolwalkar, Goa registered under no.1796/2019 and her husband

3)Mr. **UDAY BALAJI HEGDE**, son of Mr. Balaji Hegde, 80 years of age, Indian national, retired, resident of H. No. 1109, Milleawaddo Cuncolim, Salcete, South Goa, Goa, holder of PAN CARD No. [REDACTED], Aadhar No. 8505 4198 1962 ,Mobile no : 7507449595,

4) **MR. SUBHASH GURUNATH DALAL**, son of Mr. Gurunath Govind Dalal, age 73 years, Retired, Indian National, resident of H. No. 49-C-2, Saikripa, Virginkar Colony, Near Maruti Temple, Davorlim, Navelim South Goa, holder of Aadhar No. [REDACTED], PAN Card no [REDACTED], Mobile no :9822485564 and his wife [REDACTED]

5) **MRS. RESHMA SUBHASH DALAL** , Wife of Subhash G. Dalal Daughter of Mr. Pandurang M. Kamat, age 70, Housewife, Indian National, resident of H.No 49-C-2, Saikripa, Virginkar Colony, Near Maruti Temple,

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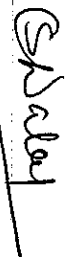
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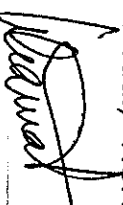
Davorlim, Navelim south Goa, holder of Aadhar No. [REDACTED],
 PAN Card no. [REDACTED], Mobile no :9822485564 represented herein
 by her husband SUBHASH G. DALAL, by virtue of power of attorney
 dated 20/10/2019 executed before notary Sachin S. Kolwalkar, Goa
 registered under no. 1797/2019,

6) **MRS. USHA RAMESH KAMAT**, daughter of Mr. Gurunath Govind Dalal,
 wife of Mr. Ramesh Pandurang Kamat, 71 years of age, Indian
 national, Housewife, Resident of 523-E, Sahavas Vadlem Bhat Taleigao
 Caranzalem Tiswadi North Goa, holder of PAN CARD NO. [REDACTED]
 represented herein by her husband Mr. RAMESH PANDURANG KAMAT,
 by virtue of power of attorney dated 20/10/2019 executed before
 notary Sachin S. Kolwalkar, Goa registered under no 1795/2019,

7) **MR. RAMESH PANDURANG KAMAT**, son of Mr. Pandurang J. Kamat,
 age 80 years, Retired, Indian national, resident of 523-E,
 Sahavas, Vadlem Bhat, Taleigao, Caranzalem, Tiswadi, North Goa, Goa

















holder of PAN CARD No. [REDACTED], Aadhar No. [REDACTED],
Mobile no: 9422386978,

8) MR. SHRIKANT GURUNATH DALAL, son of Mr. Gurunath Govind Dalal,
age 70 years, Retired, Indian National, resident of Flat T1, Kurtarkar
Plaza, Behind Vishant Theatre, Aquem Margao, holder of Aadhar No.
[REDACTED], PAN Card no [REDACTED], Mobile no 9890292655,
and his wife

9) MRS. SUMITRA SHRIKANT DALAL, wife of Mr. Shrikant G. Dalal,
daughter of Mr. Pandhari Apaji Talvadkar, age 66, Housewife, Indian
National, resident of Flat no. T1, Kurtarkar Plaza, Behind Vishant theatre,
Aquem, Margao, South Goa, Goa holder of Aadhar No. [REDACTED],

PAN Card no [REDACTED], Mobile no 9890292655, represented
herein by her husband SHRIKANT G. DALAL, by virtue of power of
attorney dated 20/10/2019 executed before notary Sachin S Kolwalkar,
Goa registered under no. 1799/2019,

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Shrikant Agoval Plomel

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10) **MR. ANAND GURUNATH DALAL**, son of Mr. Gurunath Govind Dalal, age 67 years, Service, Indian National, resident of T2, Kurtarkar Plaza, Behind Cine Vishant, Aquem Margao, South Goa, Goa, holder of Aadhar No. [REDACTED] PAN Card no [REDACTED], Mobile no:7350457794 and his wife

11) **MRS. MANGALA ANAND DALAL**, wife of Anand G. Dalal, daughter of Mr. Padmanabh R. Kamat, age 61 years, Housewife, Indian National, resident of T2, Kurtarkar Plaza, Behind Cine Vishant, Aquem, Margao, South Goa, Goa holder of Aadhar No. [REDACTED],

PAN Card no [REDACTED], Mobile no:7350457794, represented herein by her husband **ANAND G. DALAL**, by virtue of power of attorney dated 20/10/2019 executed before notary Sachin S. Kolwalkar, Goa registered under no.1798/2019,

12) **MRS RADHIKA YESHWANT KAMAT ALIAS NIXA NAIQUE BATCAR**, widow of Late Yeshwant Sadanand Kamat, daughter of Venktesh Narayan Bhatker, age 70 years, Housewife, Indian national, Resident of F-24, Chamundi Apts, Martieres Dias Road, Pajifond Margao South Goa,

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Goa, holder of PAN CARD No. [REDACTED], Aadhar No. [REDACTED]
 [REDACTED], Mobile no :9403174934

13) MR. SADANAND YESHWANT KAMAT, son of Late Yeshwant Sadanand Kamat, age 42 years, Businessman, Indian national, Married, Resident of Near New Presentation Convent Ambajil, Fatorda, Salcete, Goa , holder of PAN CARD No. [REDACTED], Aadhar No. [REDACTED]
 [REDACTED], Mobile no: 9834899818 represented herein by MRS RADHIKA YESHWANT KAMAT, by virtue of irrevocable power of attorney dated

24/05/2018 executed before notary Sachin S. Kolwalkar, Salcete, Goa registered under no. 1246/2018,

14) MRS. POONAM MAHALESHWAR LAD ALIAS POONAM

SADANAND KAMAT , wife of Sadanand Yeshwant Kamat, daughter of Mahabaleshwar Vishveshwar Laad, age 37, Housewife, Indian national, Married , Resident of Flat no : F-24, Chamundi Apts, Martieres Dias Road, Pajifond ,Margao, South Goa , Goa, holder of PAN CARD No. [REDACTED], Aadhar No. [REDACTED], Mobile no: 9422444303

represented herein by MRS RADHIKA YESHWANT KAMAT, by virtue of

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irrevocable power of attorney dated 24/05/2018 executed before notary Sachin S. Kolwalkar, Salcete, Goa registered under no. 1246/2018.

15) **MR. ADITYA YESHWANT KAMAT**, son of Late Yeshwant Sadanand Kamat, age 35 years, Service, Indian national, Married, resident of Flat no. F-24, Chammundi Apts, Martieres Dias Road, Pajifond Margao, Goa, holder of PAN CARD no. [REDACTED] Aadhar No. [REDACTED] Mobile no :9403174934 represented herein by MRS RADHIKA YESHWANT KAMAT, by virtue of irrevocable power of attorney dated 24/05/2018 executed before notary Sachin S. Kolwalkar, Salcete, Goa registered under no. 1246/2018

16) **MRS VIRJA ADITYA KAMAT ALIAS VIRJA NANDAKUMAR KAMAT**, wife of Mr. Aditya Yeshwant Kamat, daughter of Nandakumar Kamat, age 29, Housewife, Indian national, Married, Resident of H.No. 7/126, B Cruz wado, Saligao, Bardez, Goa, Holder of PAN CARD No. [REDACTED], Aadhar No. [REDACTED], Mobile no :9403174934 represented herein by MRS RADHIKA YESHWANT KAMAT, by virtue of

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irrevocable power of attorney dated 24/05/2018 executed before notary Sachin S. Kolwalkar, Salcete, Goa registered under no. 1246/2018.

17) MRS JYOTI GANESH DESHPRABHU ALIAS JOTI VENKATEXA BATCAR , wife of Mr. Ganesh Deshprabhu, Daughter of Venkatesh Narayan Bhatkar, age 62, Housewife, Indian national, resident of GF2, wing A, Dattawadi, Near Datta Mandir, Mapusa, Bardez, Goa, holder of PAN CARD No. [REDACTED], Aadhar No. [REDACTED], Mobile no : 7588440908 represented herein by NARAYAN VENKATESH BHATKAR ALIAS NARANA NAIQUE BATCAR , by virtue of irrevocable power of attorney dated 13/02/2019 executed before notary Goculdas .N.Naik, Panaji, Goa registered under no.498/2019

18) MR. GANESH VISHNU DESHPRABHU ALIAS GANEXA VISHNU POROBO DESSAI DESPOROBO, son of Vishnu Ganesh Deshprabhu, age 71 years, Retired, Indian national, Married , resident of GF2, wing A, Dattawadi, Near Datta Mandir, Mapusa, Bardez, Goa, holder of PAN CARD No. [REDACTED], Aadhar No. [REDACTED], Mobile no :

Attorney
Sachin
G.D. Desai
A.G. Desai
H. Desai
R. Desai

Notary

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9922344622 represented herein by NARAYAN VENKATESH BHATKAR
ALIAS NARANA NAIQUE BATCAR , by virtue of irrevocable power of
attorney dated 13/02/2019 executed before notary
Goculdas .N.Naik ,Panaji , Goa registered under no.498/2019

19) MR. NARAYAN VENKATESH NAIK BHATKAR ALIAS NARANA
NAIQUE BATCAR, son of Late Venkatesh Narayan Bhatkar, age 60,
 Businessman, Indian national, Married, resident of Kamat Royale,
 Caranzalem, Taleigao, Tiswadi, Goa, holder of PAN CARD No.

██████████, Aadhar No. ██████████, Mobile no: 9822120576

20) MRS. TEJA NARAYAN BHATKAR ALIAS TEJA NARAYAN NAIK BHATKAR ALIAS TEJA RAJADHYAX ,wife of Narayan Vankatesh Bhatkar, daughter of Datta Shaligram Rajadyaksha ,age 54 years, service, Indian national, Married, resident of Kamat Royale, Caranzalem, Taleigao, Tiswadi, Goa, holder of PAN CARD No. [REDACTED], Aadhar No. [REDACTED], Mobile no:9822100504 represented herein by NARAYAN VENKATESH BHATKAR ALIAS NARANA NAIQUE BATCAR , by virtue of

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irrevocable power of attorney dated 13/02/2019 executed before notary Goculdas .N.Naik ,Panaji , Goa registered under no.498/2019

21) MRS SMITA ARVINDA GHATKAR ALIAS SMITA BATCAR alias SMITA ARVIND GHATKAR, Wife of Mr. Arvind Ghantkar, daughter of Venkatesh Narayan Bhatkar, age 58 years, Housewife, Indian national, Married, resident of House no. 16/572, Kamat retreat, Durgawadi, Caranzalem, Tiswadi, Goa holder of PAN CARD No. [REDACTED], Aadhar No. [REDACTED], Mobile no:9822714186 represented herein by NARAYAN VENKATESH BHATKAR ALIAS NARANA NAIQUE BATCAR , by virtue of irrevocable power of attorney dated 13/02/2019 executed before notary Goculdas .N.Naik , Panaji , Goa registered under no.498/2019

22) MR. ARVINDA GAJANANA SINAI GHATKAR alias ARVIND GAJANAN SHENVI GHATKAR ALIAS ARVIND G SHENVI GHATKAR, son of Gajanan Shantaram Sinai Ghantkar , age 62, Retired, Indian national, resident of H.no. 16/572, Kamat retreat, Durgawadi, Caranzalem, Tiswadi, Goa,holder of PAN CARD No. [REDACTED] Aadhar No. [REDACTED]

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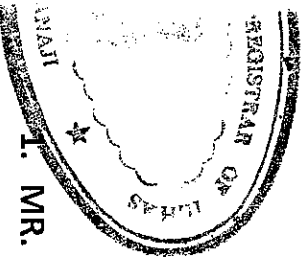
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■■■■■, Mobile no :9822714109 represented herein by NARAYAN VENKATESH BHATKAR ALIAS NARANA NAIQUE BATCAR , by virtue of irrevocable power of attorney dated 13/02/2019 executed before notary Goculdas .N.Naik ,Panaji , Goa registered under no.498/2019 hereinafter called or referred to as “**THE VENDORS**”, (which expression shall wherever the context so requires or permits, be deemed to include their respective heirs, successors, legal representatives, administrators, executors and assigns) of the “**FIRST PART**”.



AND

I. MR. DAMODAR CHANDRAKANT KARAPURKAR, son of Chandrakant Karapurkar, age 55 years , Businessman, proprietor of CITYSCAPE DEVELOPERS , resident of H.no: 3/4601,Fatorda ,Margao, South Goa, Goa Indian national, Married, holder of PAN CARD no.■■■■■, Aadhar No■■■■■

■■■■■ Mobile no: 9822102415 hereinafter called or referred to as “**THE PURCHASER**”, (which expression shall

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wherever the context so requires or permits, be deemed to include his heirs , successors , legal representatives, administrators, executors and assigns) of the "SECOND PART".

WHEREAS there exists a property known as " JAPAO" wherein there are three houses bearing house no. 11/24, 25 and 26 situated at Panaji, Tiswadi taluka and sub district of Panaji , District of North Goa not described in the land registration office and described in the Land Revenue office corresponding to one fifth (1/5TH) of Matriz no 988 having an area of 683 sq.mts surveyed under Chalta no. 80A, 81, 82 , 83, 84, 85, 86 and 87 of P.T.Sheet no. 61 of Panaji city , which is more particularly described in Schedule I and hereinafter referred to as the " Said Property ".

WHEREAS, the "said property" originally belonged to Mr. Vencatexa

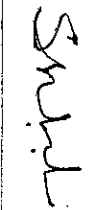
Narana Naique Batcar and his wife Laxmibai Vencatexa Naique Batcar,

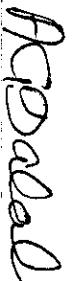
the late parents of VENDORS No.1,12,17,19 and 21 and parents in law

















of VENDORS No. 18,20, and 22 and grandparents of VENDORS No. 13 and 15 and grandparents-in-law of VENDORS No.14 and 16.

WHEREAS, Laxmibai Vencatexa Naique Batcar expired on 28/12/2000 and her husband Vencatexa Narana Naique Batcar expired on 05/09/2010 and both the deceased persons have executed wills dated 23/08/2000 before the Civil Registrar cum Sub Registrar at Panaji whereby the "said property" was exclusively allotted to the VENDOR

NO.19.

AND WHEREAS the two wills executed by the said two deceased parents are inherently defective having exceeded their respective disposable quota and are void ab initio to the extent of half of the said property.

AND WHEREAS therefore the VENDOR No.19 and his spouse VENDOR No. 20 having due regard to the law on the subject acknowledge and admit that by the said two wills they have acquired undivided right, title













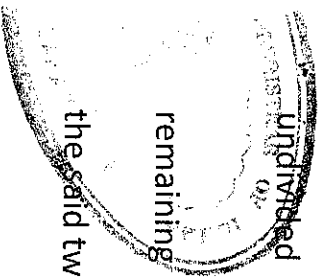




and interest only to the half of the "said property" and the remaining half belongs to all the children left behind by the said two deceased parents.

WHEREAS the VENDOR NO. 20 is the wife of VENDOR NO.19 and is governed under the law of communion of assets which is in force in Goa.

AND WHEREAS the VENDORS do hereby admit and acknowledge that VENDORS No. 19 and 20 are the owners and title holders of half

undivided right, title and interest in the "said property" and the remaining undivided right, title and interest devolves upon all heirs of the said two deceased parents including the VENDORS No. 19 and 20.

WHEREAS by agreement for Sale dated 29/01/2019 executed between the VENDOR NO. 1, VENDOR NO. 12-22 and late Mr. CAMLACANTA GURUNATA DALAL alias KAMLAKANT GURUNATH DALAL and which agreement was duly registered in the Office of the Sub Registrar of











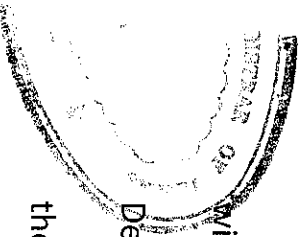






Panaji at Document Serial No. 2019-PNJ-153 at Book 1 Document Registration No. PNJ-1-143-2019 on 29/01/2019.

Subsequently, the PURCHASER has taken possession of Land and Houses on 29-01-2019 and thereafter demolished the existing structures in the said property and commenced the work for construction of the building therein.



WHEREAS subsequently on 02.02.2019 date late MR. CAMLACANTA GURUNATA DALAL alias KAMLAKANT GURUNATH DALAL expired without leaving any Will or any descendants and therefore by virtue of Deed of Succession dated 16/10/2019 executed and registered before the Sub-Registrar of Panaji, bearing book No. 742 of notarial deed at Page 33V onwards, the VENDORS NO. 2-11 have been declared to be the Universal legal heirs of the said deceased.

WHEREAS although in the agreement dated 29/01/2019 the VENDOR No. 1 and Late KAMLAKANT GURUNATH DALAL were to be paid their consideration in kind by way of units mentioned in SCHEDULE V to the

~~Attorney~~ Saley David
Suhil Agdawal Keenel

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said agreement. However, the VENDOR No.1 and the VENDORS No. 2-11 have now requested to be paid in monetary terms instead of construction units and therefore VENDORS No. 1-11 hereby transfer their undivided share in the property to the PURCHASER for consideration of Rs. 41,12,800/-which is paid to VENDOR No. 1-11 in the manner stated herein after.

WHEREAS the VENDORS herein have decided to execute the present deed of Conveyance and Sale in favour of the PURCHASER in compliance of the clauses contained in the Agreement for Sale dated

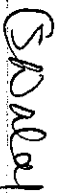
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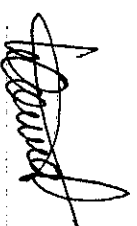
WHEREAS the present Deed of Conveyance and Sale shall override and supersede all clauses and conditions contrary thereto which were contained in Agreement dated 29/1/2019.

NOW THEREFORE THIS DEED OF CONVEYANCE AND SALE WITNESSETH

AS UNDER:-











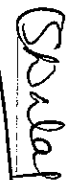
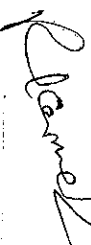




1. The VENDORS hereby sell, transfer and convey all their undivided right, title and interest of 385.40 sq.mts. (fraction of undivided share) in the said property known as "JAPAO" situated at Panaji, Taluka and Sub District of Panaji, District of North Goa not described in the Land Registration Office and described in the Land Revenue Office corresponding to one fifth of Matriz no. 988 having an area of 683 sq.mts surveyed under Chalta no. 80A, 81, 82, 83, 84, 85, 86 and 87 of P.T. Sheet no.

61 which is more particularly described in SCHEDULE I for a total consideration of Rs.2,87,25,706/-(Rupees Two Crores Eighty Seven Lakhs Twenty Five Thousand Seven Hundred and Six Only) which includes the consideration for the proposed built up units only with proportionate undivided share in the property which is more particularly described in SCHEDULE VI.

2. The VENDORS NO. 12-22 shall retain with themselves an undivided share of 297.60 sq. mts. corresponding to 934.84 sq.mts. of Super Built-up Area.

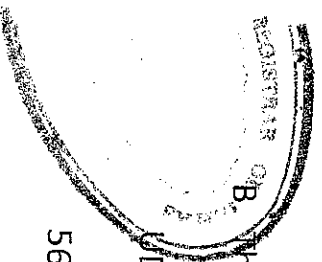
  
  





3. The total sale consideration of Rs.2,87,25,706/-(Rupees Two Crores Eighty Seven Lakhs Twenty Five Thousand Seven Hundred and Six Only) shall be paid by the PURCHASER to the VENDORS in the following manner:-

A. The PURCHASER has hereby paid VENDOR NO.1 Mrs. GEETA KAMALAKANT DALAL alias GEETA VENKATESH BHATKAR ALIAS SUNITABAI NAIQUE BATCAR, an amount of Rs. 20,56,400/- by Cheque No. 56901 drawn on Bank of India, dated 04/11/2019 and has deducted TDS of Rs. 20,564/- at the rate of 1%.

 B. The PURCHASER has hereby paid VENDOR NO.2 MRS. SUDHA UDAY HEGDE an amount of Rs. 2,05,640/- by Cheque No. 56905 drawn on Bank of India, dated 04/11/2019 and has deducted TDS of Rs. 2,057/- at the rate of 1%.

C. The PURCHASER has hereby paid VENDOR NO.3 MR. UDAY B. HEGDE an amount of Rs. 2,05,640/- by Cheque No. 56904, drawn on Bank of India, dated 04/11/2019 and has deducted TDS of Rs. 2,057 at the rate of 1%.









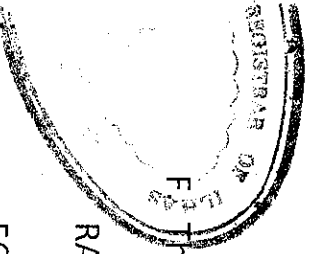




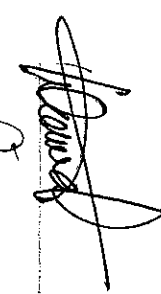
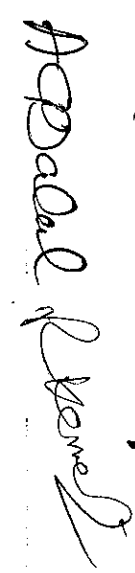


D. The PURCHASER has hereby paid VENDOR NO.4 MR SUBHASH
 G. DALAL an amount of Rs. 2,05,640/- by Cheque No. 56906,
 drawn on Bank of India dated 04/11/2019 and has deducted
 TDS of Rs. 2,057/- at the rate of 1%.

E. The PURCHASER has hereby paid VENDOR NO.5 MRS. RESHMA
 SUBHASH DALAL an amount of Rs. 2,05,640/- by Cheque No.
 56907 drawn on Bank of India, dated 04/11/2019 and has
 deducted TDS of Rs. 2,057/- at the rate of 1%.

The PURCHASER has hereby paid VENDOR NO.6 MRS. USHA
 RAMESH KAMAT an amount of Rs. 2,05,640/- by Cheque No.
 56903 drawn on Bank of India, dated 04/11/2019 and has
 deducted TDS of Rs. 2,057/- at the rate of 1%.

G. The PURCHASER has hereby paid VENDOR NO.7 MR RAMESH P.
 KAMAT an amount of Rs. 2,05,640/- by Cheque No. 56902
 drawn on Bank of India, dated 04/11/2019 and has deducted
 TDS of Rs. 2,057/- at the rate of 1%.

 Subhash Dalal 
 Usha Ramesh Kamat 





H. The PURCHASER has hereby paid VENDOR NO.8 MR SHRIKANT
G. DALAL an amount of Rs. 2,05,640/- by Cheque No. 56908,
drawn on Bank of India, dated 04/11/2019 and has deducted
TDS of Rs. 2,057/- at the rate of 1%.

I. The PURCHASER has hereby paid VENDOR NO.9 MRS. SUMITRA
SHRIKANT DALAL an amount of Rs. 2,05,640/- by Cheque No.
56909 drawn on Bank of India, dated 04/11/2019 and has
deducted TDS of Rs. 2,057/- at the rate of 1%.

J. The PURCHASER has hereby paid VENDOR NO.10 MR. ANAND
G. DALAL an amount of Rs. 2,05,640/- by Cheque No. 56910
drawn on Bank of India, dated 04/11/2019 and has deducted
TDS of Rs. 2,057/- at the rate of 1%.

K. The PURCHASER has hereby paid VENDOR NO.11 MRS.
MANGALA ANAND DALAL an amount of Rs. 2,05,640/- by

  
Smt. Mangala Anand Dalal

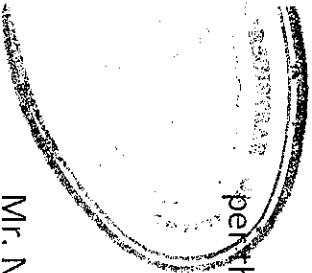


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Cheque No. 56911 drawn on Bank of India, dated 04/11/2019 and has deducted TDS of Rs. 2,057/- at the rate of 1%.

L. The consideration for VENDOR NO. 12-22 shall be in kind by constructing for VENDORS NO. 12-22 a total built up area 934.84 sq.mts. which is more particularly described in SCHEDULE V(a) along with share of undivided Land of 297.60 sq. Mts. as shown in SCHEDULE VI.

M. The PURCHASER has Already deducted TDS in the name of each of the VENDORS (refer SCHEDULE II) in the following manner as per the Agreement for Sale dated 29/01/2019.



Mr. Narayan Bhatkar (VENDOR NO.19)	Rs. 16, 49, 16.27/-
Smita Arvind Ghatkar (VENDOR NO.21)	Rs. 27,070.93/-
Radhika Yeshwant Kamat (VENDOR NO.12)	Rs. 27,070.93/-
Jyoti Ganesh Deshprabhu (VENDOR NO.17)	Rs. 27,070.93/-
Geeta Kamalakant Dalal (VENDOR NO.1)	Rs. 27,070.93/-

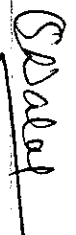
Details of total T.D.S. deducted is stated in detail in Schedule II along with other consideration.

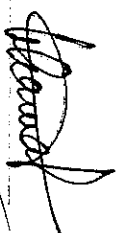
N. The PURCHASER shall construct a commercial/residential building in the said property and the said building shall be called "LAXMI TOWERS", the building shall comprise of shops, offices and apartments which are collectively referred to as units in this agreement.

4. The PURCHASER shall construct a building in the name of "LAXMI TOWERS". Except for the units and the proportionate undivided share in the property which are reserved for the VENDORS, the PURCHASER shall have absolute right of ownership over all other units including shops, offices, flats in

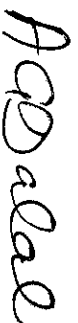
the said building and shall be at liberty to sell or convey the same to any third party without the consent or approval of the VENDORS herein and notwithstanding the pendency of delivery of constructed units reserved for the VENDORS herein.

















5. The PURCHASER shall be the exclusive owner of the units mentioned in SCHEDULE V(b) contained hereinafter. The PURCHASER shall be at liberty to sell each of the units mentioned in SCHEDULE V(b) along with proportionate undivided share in the property corresponding to each of the units mentioned in SCHEDULE VI to any third party and the VENDORS hereby expressly consent to the same.

6. That the said total built up area of 934.84 sq.mts. constructed

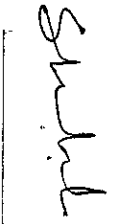
for the VENDORS by the PURCHASERS would be in the form of Units/offices/Flat and parking spaces which have also been specified in the said SCHEDULE – IV and the said offices/Units have been identified on the floor plan / s annexed to this

agreement and marked in red colour in the said plan . That the said offices / Units constructed for the VENDORS shall be as per the specification mentioned in SCHEDULE – III here under written . That there shall be one hall which shall be constructed by the PURCHASER on the top floor of the building to be















constructed on the "said property" which building shall be named as "LAXMI TOWERS" and the said hall shall be used by the VENDORS along with other Occupants of the building as the office of the proposed Co —Operative Maintenance Society or as Common Utility Hall.

7. The VENDORS have handed over to the PURCHASER lawful and peaceful physical possession of their respective undivided share in the "said property" on the date of execution of the Agreement of Sale i.e on 29-01-2019 and the PURCHASER shall hereinafter be in lawful and physical possession of said property.



8. The PURCHASER has demolished the structure that was existing in the said property after 29-01-2019 and has already obtained approval for construction plans and license.

9. The VENDORS hereby give their consent to the deviations, variations in the plans of the proposed building during and after obtaining approval. In the event, the deviations/variations in the building

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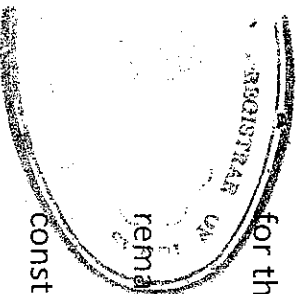
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plans result in reduction in area of any of the units, which are allotted to the VENDORS therein as a part of the consideration, the PURCHASER shall pay the VENDORS compensation at the rate of Rs. 1,00,000/- (Rupees One Lakh only) per square meter of the carpet area and the said compensation shall be paid by the PURCHASER to the respective VENDORS at the time of handing over of possession of the concerned Unit to the respective VENDORS.

10. That excluding the built up areas constructed by the PURCHASER



for the VENDORS as specified in SCHEDULE-V(a) here under, the remaining built up areas and units in the building to be constructed in the "said property" shall belong to the PURCHASER and the PURCHASER shall alone be entitled to receive consideration towards allotment/sale of any of the said units to any third party and the VENDORS shall not have any claim whatsoever towards the same. The allotment/sale of the units other than the units constructed for the VENDORS as a part

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13. The PURCHASER shall deliver possession of the units constituting the consideration payable to the VENDORS, which forms a part of the consideration of the respective VENDORS within a period of 48 months from the signing of this Deed of Conveyance and Sale, along with Electricity connection, water connection, and all other amenities, along with an Occupancy Certificate. Except for the flat which forms part of the consideration payable to the VENDORS which shall be delivered by the PURCHASER to the vendors within 36 months from the date of the Agreement dated 29/01/2019. The PURCHASER shall not however be responsible for any delay in delivery of possession caused on account of the authority's failure to issue Occupancy Certificate or any other approval or license and time taken by authorities is to be excluded, provided the PURCHASER does not ignore to follow up with the authorities in obtaining the said approvals in the regular course. The PURCHASER shall also not be responsible/liable for any delay caused by non-availability of material such as cement, sand, steel etc or on account of Acts of



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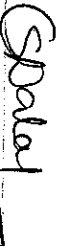
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God. In the eventuality of the PURCHASER'S failure to hand over possession in time as stipulated in the agreement, the VENDORS shall be entitled to seek redressal by invoking provisions of the REAL ESTATE (REGULATION AND DEVELOPMENT) ACT, 2016.

14. The VENDORS No. 12-22 shall retain right to proportionate undivided share in the "said property" corresponding to the units allotted to the VENDORS as a part of the consideration, and therefore, no separate conveyance with respect to the said proportionate undivided share in the said property corresponding to the units allotted to the VENDORS shall be necessary. The PURCHASER shall however execute a letter of possession and/ or Declaration before a Notary to record the fact that pursuant to this Deed Of Conveyance and Sale the units have been delivered in accordance with the allotment made in terms of these presents upon which the ownership of the respective units shall stand transferred upon the respective VENDORS.


Smt. J.


A. D. D. D.


H. S. D.



SS

15. The PURCHASER shall form a maintenance society with respect to all units in the said proposed commercial building called "LAXMI TOWERS " and all allottees of each of the units shall become members of the maintenance society. The VENDORS herein who have been allotted respective units in the said building, towards their share in the consideration, shall also become members of the maintenance society/Association, and shall contribute towards the sinking fund/annual maintenance and shall be bound by the rules/bye laws made by the society.

16. There exists a terrace above the proposed Apartment no. 602 which is reserved for exclusive use of VENDORS NO.19 and 20 and the said terrace shall be reserved for their exclusive use.

17. The VENDORS do hereby expressly give their consent and no objection to the PURCHASER to obtain all Licenses/ approvals, Occupancy and certificates in the names of the VENDOR no.19 and the VENDORS shall execute separate letters, NOCs,

		
<u>Shrikant</u>	<u>Shrikant</u>	<u>Shrikant</u>

 Shrikant

affidavits in this regards to the PURCHASER if necessary from time to time.

18. The VENDORS state that the said property is free of encumbrances and there is no Mortgage or Lien created on the said property by any of the VENDORS.

19. The exclusive physical Possession of "said property" is hereby handed over by the VENDORS to the PURCHASER.

20. The VENDORS state that the "said property" is free from any encumbrances and also is not subject matter of any litigation and that the VENDORS are the exclusive owners in possession of the said property.

21. That the "said property" is not subject matter of any Proceedings initiated for Land Acquisition or Requisition or any other proceedings of the similar nature.

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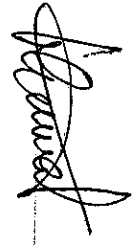
yes

22. That the VENDORS shall indemnify and keep indemnified the PURCHASER for any defect in title.

23. The terms of the present Deed of Conveyance and Sale shall override and supersede any clauses in the agreement for sale dated 29/01/2019 which may be contrary to the terms of this deed.

24. The VENDORS hereby expressly give their consent to the PURCHASER for sale of each of the units reserved for the PURCHASER in Schedule V(b) along with corresponding proportionate undivided share in the said property to any third party without any objection whatsoever from the VENDORS herein and state that the VENDORS need not be made parties to any agreement, sale deed, conveyance, mortgage of any of the units mentioned in SCHEDULE V(b) along with corresponding proportionate undivided share in the said property.



	<u>Shaleel</u>	
	<u>Akshay</u>	
	<u>DS</u>	

25. The VENDORS hereby expressly waive their right of pre-emption and their right to partition with respect to their undivided share in the said property.

SCHEDULE I

(OF THE SAID PROPERTY)

All that property known as " JAPAO" wherein there are three houses bearing house no. 11/24, 25 and 26 situated at Panaji, Taluka and sub district of Panaji , district of North Goa not described in the Land Registration office and described in the land revenue office corresponding to one fifth of matriz no 988 having an area of 683 sq.mts surveyed under Chalta no. 80A, 81, 82 , 83,84,85 , 86 and 87 of P.T.Sheet no. 61 of city survey of Panaji and bounded as under:

To the East: By Hotel Keni and Kadamba Apartments;

To the West: By Swami Vivekananda Road

To the North: By Akbarally Building and Gujrat Lodge

To the South: By Crystal Apartments, Visnum Borcar and

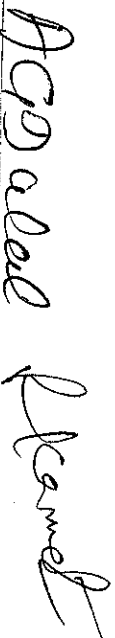
Karapurcar















A copy of the survey Plan of the said property has been annexed to this
Sale Deed.

SCHEDULE II (Attached)

(DETAILS OF THE UNITS COSNSTRUCTED FOR THE VENDORS TOWARDS

CONSIDERATION)

SCHEDULE III (Attached)

(SPECIFICATION OF THE BUILDING)

SCHEDULE IV (Attached)

(ALLOTMENT TO RIGHT TO PARKING)

SCHEDULE V (Attached)

(ALLOTMENT OF AREA CONSTRUCTED FOR VENDORS AND
PURCHASERS

SCHEDULE VI (Attached)

(DESCRIPTION OF THE UNDIVIDED SHARE TO BE SOLD AND CONVEYED
TO THE PURCHASER)

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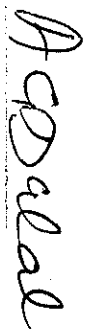
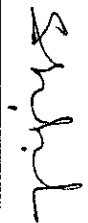
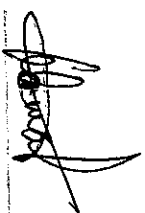
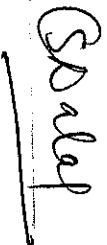
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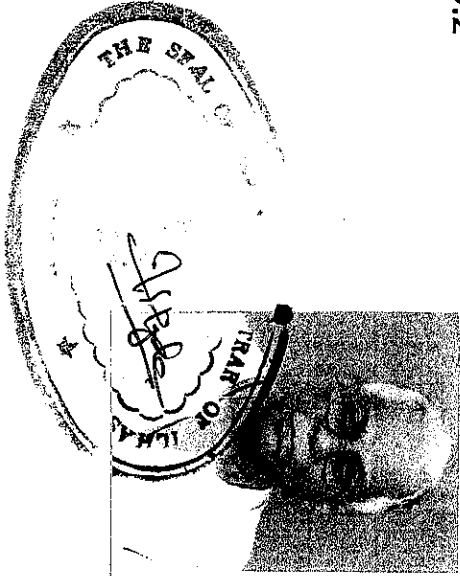
IN WITNESS WHEREOF, THE VENDORS and THE PURCHASER sign this
Deed of Conveyance and Sale at Panaji, Goa on the 22nd day, November
month and 2019 Year hereinabove mentioned in the presence of two
witnesses.



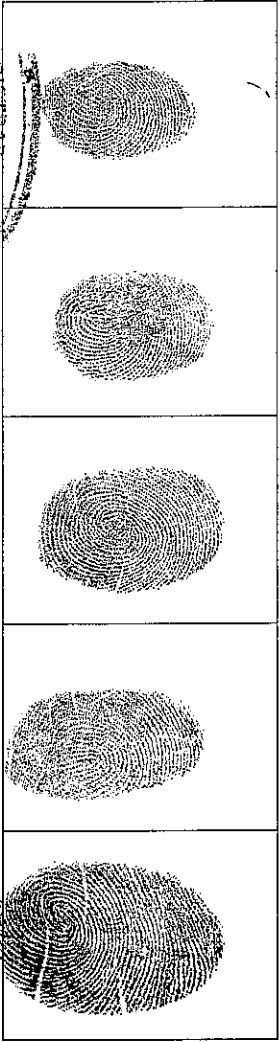
THE VENDOR NO.3

MR. UDAY B. HEGDE FOR HIMSELF AND AS ATTORNEY
FOR SUDHA UDAY HEGDE VENDOR NO.2

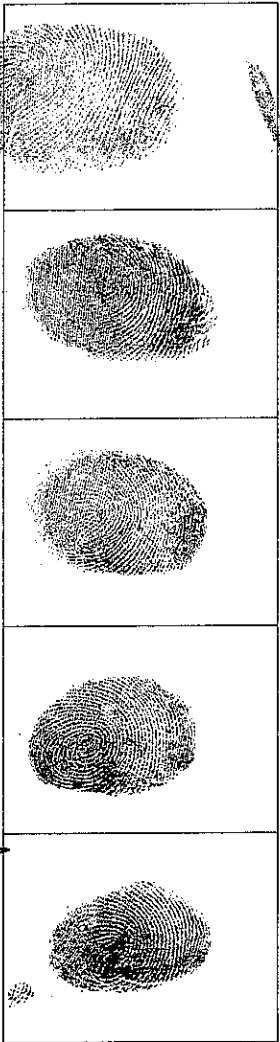

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THE VENDOR NO.4

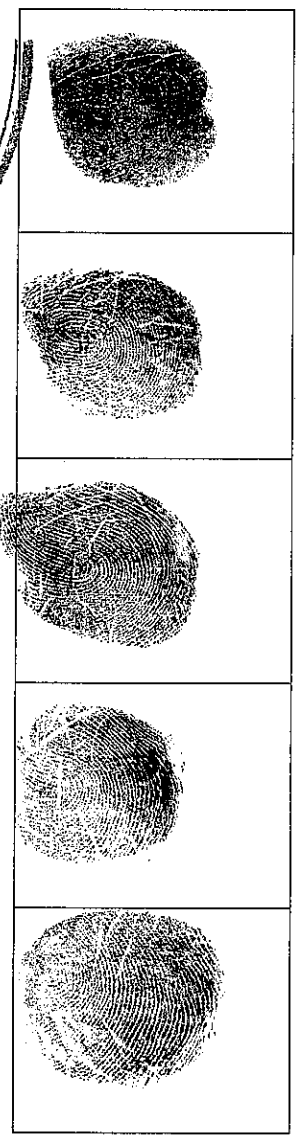
MR. SUBHASH G. DALAL FOR HIMSELF AND AS

ATTORNEY FOR RESHMA SUBHASH DALAL VENDOR NO.5

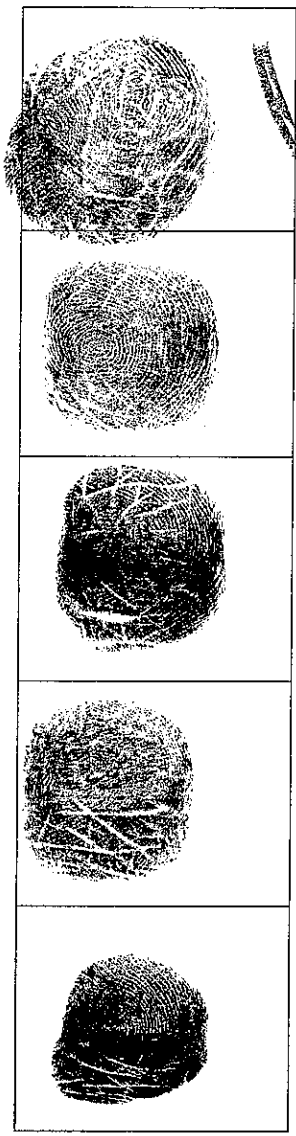
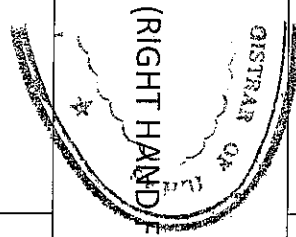
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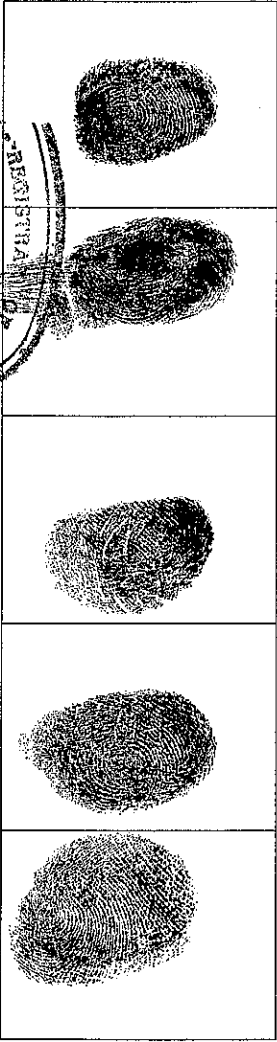
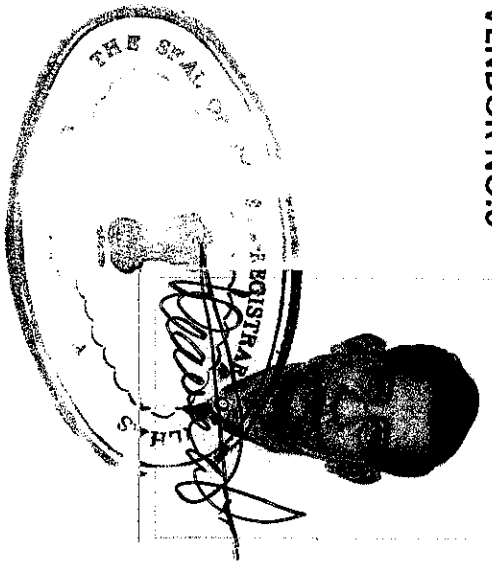
THE VENDOR No.7

RAMESH PANDURANG KAMAT FOR HIMSELF AND
AS ATTORNEY FOR USHA RAMESH KAMAT VENDOR NO.6

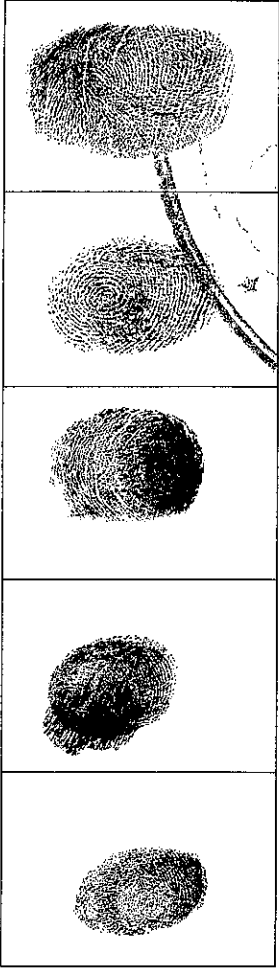
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(VENDOR No.7)

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BANGALORE
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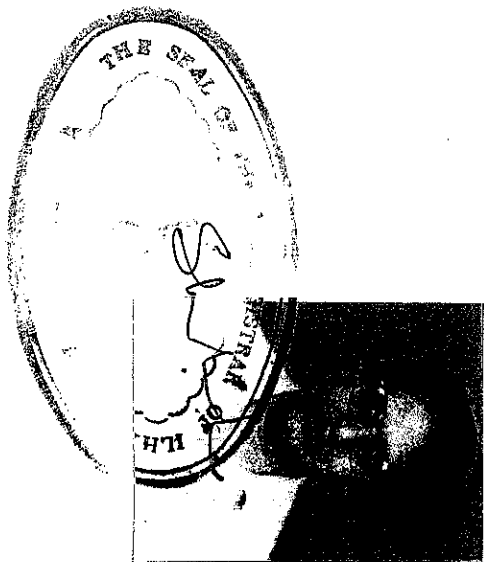
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THE VENDOR NO.8

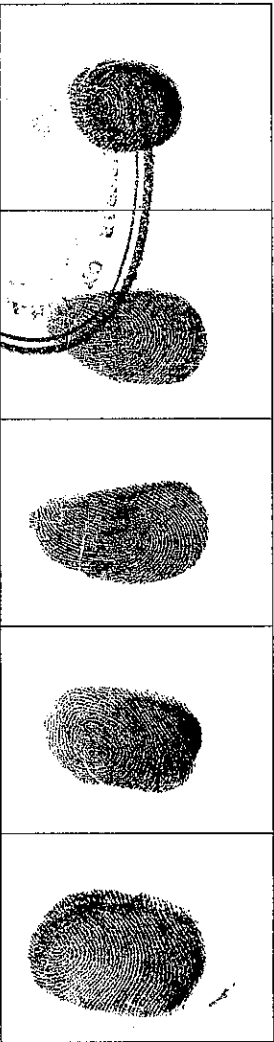
MR. SHRIKANT GURUNATH DALAL FOR HIMSELF AND
AS ATTORNEY FOR SUMITRA SHRIKANT DALAL VENDOR NO.9

Sumit

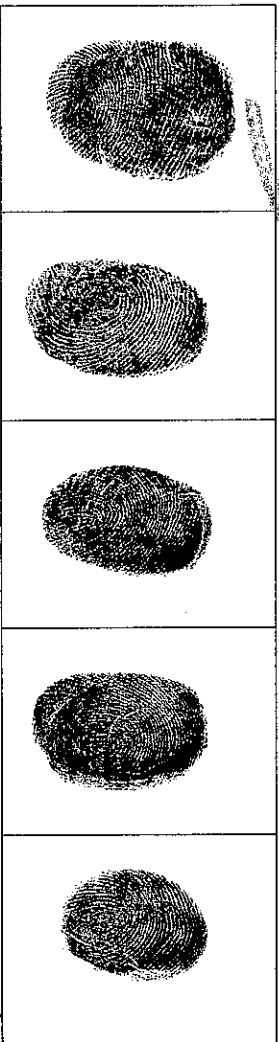
(VENDOR NO.8)



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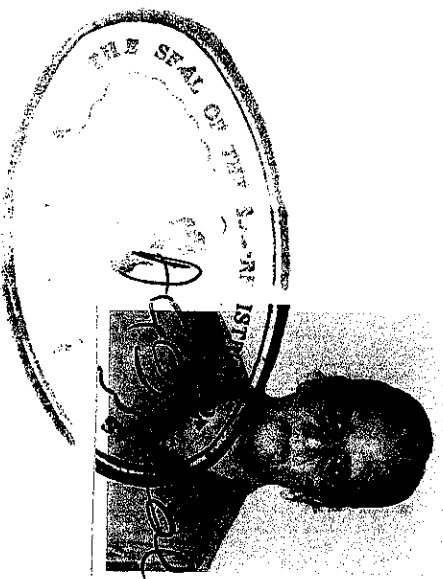
Sumit

THE VENDOR NO.10

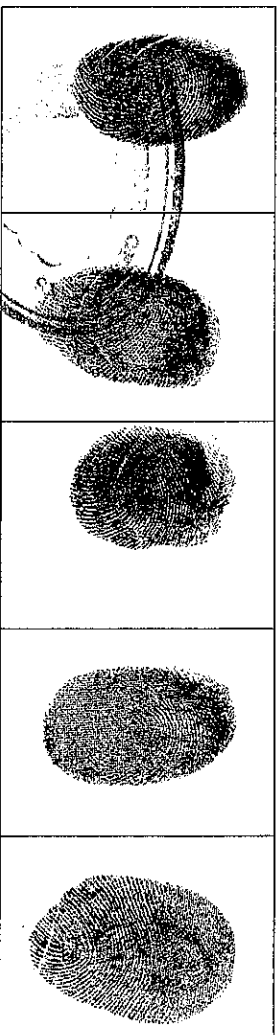
MR. ANAND GURUNATH DALAL FOR HIMSELF AND
AS ATTORNEY FOR MANGALA ANAND DALAL VENDOR NO.11

Agodlal

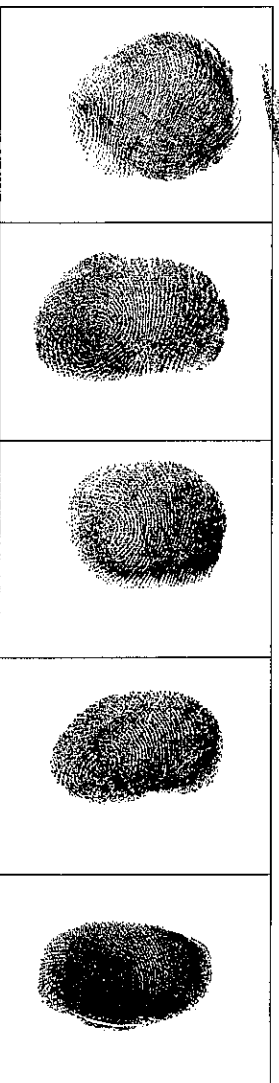
(VENDOR NO.10)



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THE VENDOR NO. 12

MRS RADHIKA YESHWANT KAMAT

ALIAS NIXA NAIQUE BATCAR FOR HERSELF AND AS ATTORNEY

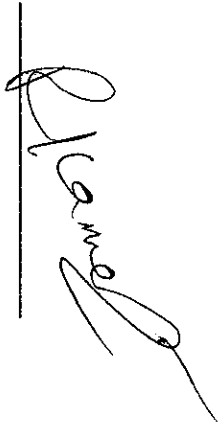
FOR VENDOR NO 13 SADANAND YESHWANT KAMAT, VENDOR14

MRS. POONAM MAHALESHWAR LAD ALIAS POONAM SADANAND

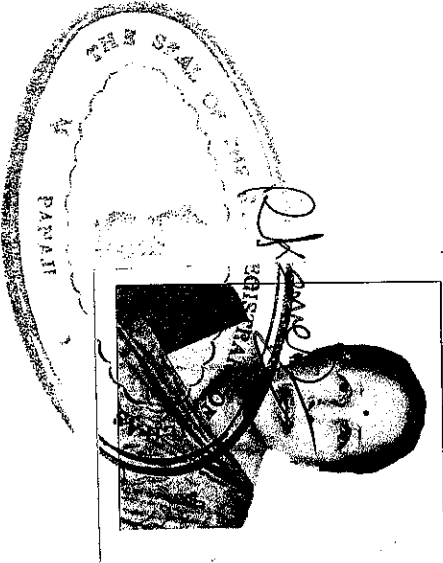
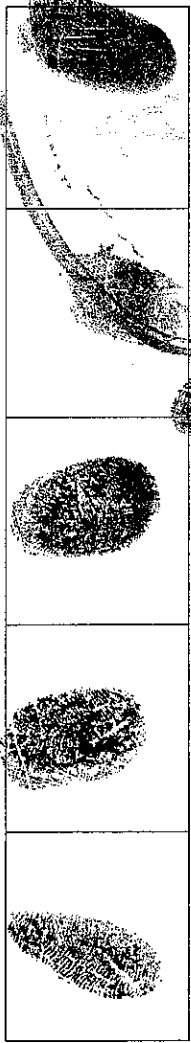
KAMAT, VENDOR NO.15 MR. ADITYA YESHWANT KAMAT, VENDOR

NO.16- MRS VIRJA ADITYA KAMAT ALIAS VIRJA NANDAKUMAR

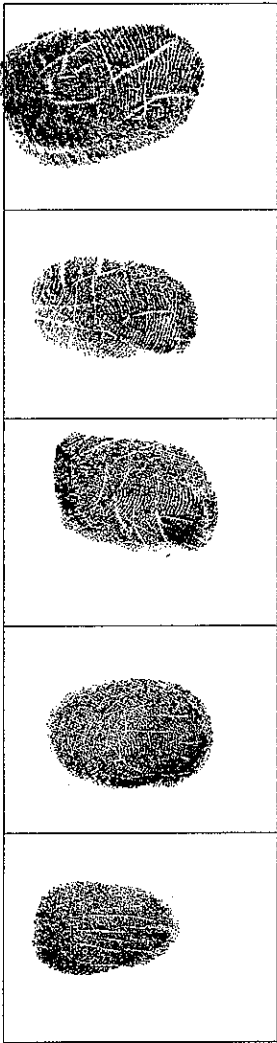
KAMAT



(VENDOR NO.12)
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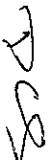












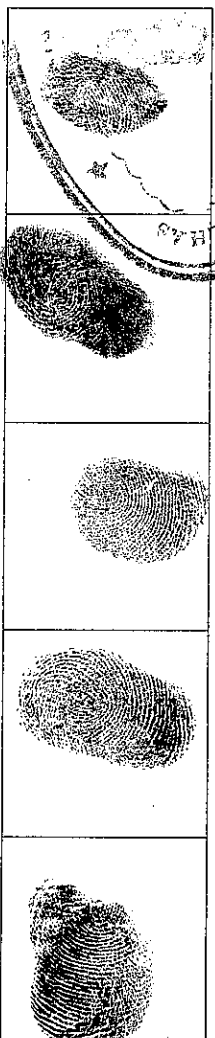
THE VENDOR No.19

MR. NARAYAN VENKATESH NAIK BHATKAR ALIAS NARANA NAIQUE
BATCAR FOR HIMSELF AND AS ATTORNEY FOR MRS. GEETA
KAMALAKANT DALAL VENDOR NO.1, MRS JYOTI GANESH
DESHPRABHU VENDOR NO.17, MR. GANESH VISHNU DESHPRABHU
VENDOR NO.18, MRS. TEJA NARAYAN BHATKAR VENDOR NO.20, MRS
SMITA ARVIND GHATKAR VENDOR NO.21 AND MR. ARVINDA
GAJANANA SINAI GHATKAR alias ARVIND GAJANAN SHENVI
GHATKAR VENDOR NO.22

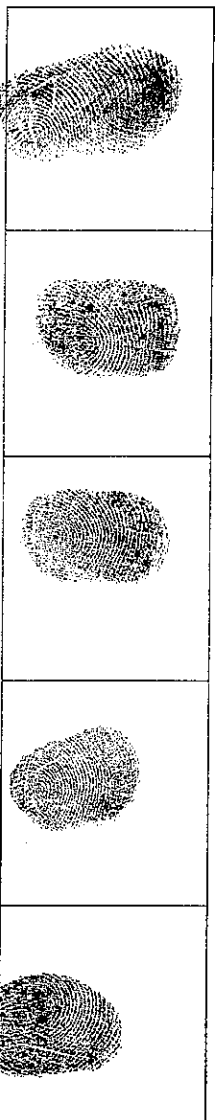


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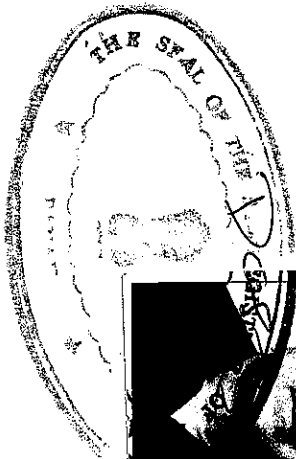


THE PURCHASER

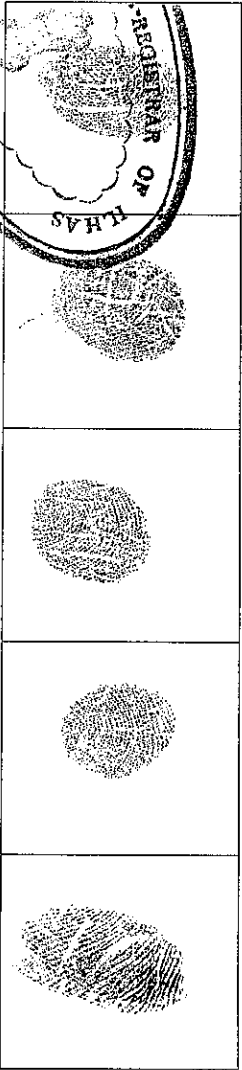
MR. DAMODAR CHANDRAKANT KARAPURKAR

DCS

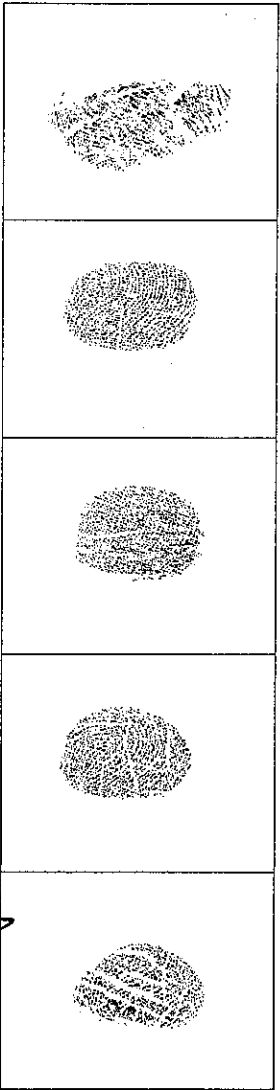
(PURCHASER)



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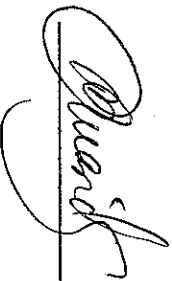
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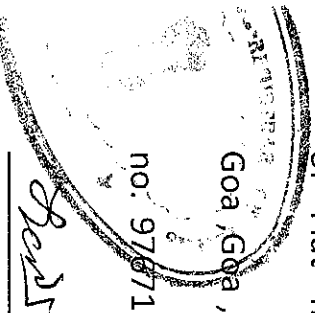
WITNESSES:

1) MR. MARIANO MIRANDA , son of Filipe Miranda , age 44 years ,
 Indian national , Married, service, resident of house no. 97 , Ambaji-
 Fatorda , Margao , South Goa ,Goa 403 602 , holder of Aadhar card no.

██████████, Mobile no. 9657567640



2) MR. YESHWANT DATTARAM MANDREKAR , son of Dattaram
 Mandrekar , age 60 years , Indian national , retired, Married , resident
 of Flat no. 506 , Prudential Petunia , Gogol, Margao, South
 Goa ,Goa ,403 601 , holder of Aadhar card no. ██████████, Mobile
 no. 9767183828





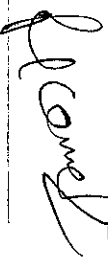


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SCHEDULE II
(DETAILS OF THE UNITS CONSTRUCTED FOR THE VENDORS TOWARDS CONSIDERATION)

GROUND FLOOR									
Name of the Vendor	Unit	Type	Carpet Area	Gross Value	TDS Value	Net Consideration			
Mr. Narayan Bhatkar	SH2	Shop	14.88	20.07	5,28,412.39	5,28,128.27			
Mr. Narayan Bhatkar	SH3	Shop	27.81	36.55	9,62,305.57	9,62,682.51			
Mr. Narayan Bhatkar	SH4	Shop	71.82	90.22	23,75,354.55	23,51,601.00			
				146.84	38,66,072.51	38,660.73			
				BUA					

FIRST FLOOR									
Name of the Vendor	Unit	Type	Carpet Area	Gross Value	TDS Value	Net Consideration			
Mr. Narayan Bhatkar	103	Office	24.51	55.20	14,53,331.53	14,38,798.21			
Mr. Narayan Bhatkar	104	Office	60.270	116.10	30,56,735.35	30,26,168.00			
				171.30	45,10,066.88	45,100.67			
				BUA					

SECOND FLOOR									
Name of the Vendor	Unit	Type	Carpet Area	Gross Value	TDS Value	Net Consideration			
Mrs. Smita Arvind Ghatkar	204	Office	24.51	55.20	14,53,331.53	14,38,798.21			
Mrs. Smita Arvind Ghatkar	205	Office	26.71	47.62	12,53,761.73	12,41,224.11			
				102.82	27,07,093.26	27,070.93			
				BUA					

THIRD FLOOR									
Name of the Vendor	Unit	Type	Carpet Area	Gross Value	TDS Value	Net Consideration			
Mrs. Radhika Yeshwant Kamat	304	Office	24.51	55.20	14,53,331.53	14,38,798.21			
Mrs. Radhika Yeshwant Kamat	305	Office	26.71	47.62	12,53,761.73	12,41,224.11			
				102.82	27,07,093.26	27,070.93			
				BUA					

FOURTH FLOOR									
Name of the Vendor	Unit	Type	Carpet Area	Gross Value	TDS Value	Net Consideration			
Mrs. Jyoti Ganesh Desprabhu	404	Office	24.51	55.20	14,53,331.53	14,38,798.21			
Mrs. Jyoti Ganesh Desprabhu	405	Office	26.71	47.62	12,53,761.73	12,41,224.11			
Mr. Narayan Bhatkar	406	Office	32.78	68.47	18,02,710.33	17,84,683.23			
				171.29	45,09,803.59	27,070.93			
				BUA					

D/S

Overall Account

Overall Profit

Overall Loss

				18,027.10
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FIFTH FLOOR				
Name of the Vendor	Unit	Type	Carpet Area	Gross Value
Mr. Narayan Bhatkar	506	Office	32.78	18,02,710.33
				18,027.10
				Mr. N Bhatkar
				17,84,683.23

SIXTH FLOOR				
Name of the Vendor	Unit	Type	Carpet Area	Gross Value
Mr. Narayan Bhatkar	601	Office	24.51	14,53,331.53
Mr. Narayan Bhatkar	602	Apparment	60.27	30,56,735.35
				45,10,066.88
				45,100.67
				44,64,966.21

TDS
Mr. N. Bhatkar
Smita Arvind Ghatkar
Radhika Yeshwant Kamat
Jyoti Ganesh Deshpabbu

TOTAL TDS

1,64,916.27
27,070.93
27,070.93
27,070.93
2,46,129.07

Geeta Dalal Proportionate Share

Name of the Vendor	Unit	Type	Carpet Area	BUA	Gross Value	TDS Value	Net Consideration
Geeta Kamalakant Dalal	504	Office	24.51	55.20	20,56,400.00	20,564.00	20,35,836.00
Mrs. Sudha U. Hegde	505		26.71	47.62	2,05,640.00	2,057.00	2,03,583.00
Mr. Uday B. Hegde					2,05,640.00	2,057.00	2,03,583.00
Mr. Subhash G. Dalal					2,05,640.00	2,057.00	2,03,583.00
Mrs. Reshma S. Dalal					2,05,640.00	2,057.00	2,03,583.00
Mrs. Usha R. Kamat					2,05,640.00	2,057.00	2,03,583.00
Mr. Ramesh P. Kamat					2,05,640.00	2,057.00	2,03,583.00
Mr. Shrikant G. Dalal					2,05,640.00	2,057.00	2,03,583.00
Mrs. Sumitra S. Dalal					2,05,640.00	2,057.00	2,03,583.00
Mr. Anand G. Dalal					2,05,640.00	2,057.00	2,03,583.00
Mrs. Mangala A. Dalal					2,05,640.00	2,057.00	2,03,583.00
TOTAL			51.22	102.82	41,12,800.00	41,134.00	40,71,666.00

TOTAL CONSIDERATION

1,037.66 2,87,25,706.71 2,87,263.07 2,84,38,443.64

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SCHEDULE III

(SPECIFICATIONS OF THE BUILDING AND THE UNITS)

1. STRUCTURE:

R.C.C. structure as per approved design of competent authority. External wall of 200/300 mm thick brick/laterite stone/concrete masonry and internal partition wall of 115 mm thick brick masonry.

2. FLOOR AND WALL TILING:

The flooring in all the room shall be vitrified tiles. (The colour, size, brand choice will depend on the availability of the tiles two months prior to tiling)

Ceramic tiles (size, colour and brand depending on the bulk availability at the time of tiling) will be provided in following places:

- a) On toilet walls up to door height

3. WALL FINISH:

The interior walls will have cream colour Acrylic washable paint. External walls painted with cement paint as per Architects colour choice.

4. DOORS & WINDOWS:

Door frames will be of reinforced concrete or hard timber with hardcore marine flush/block board shutters. All doors shall have brass hinges and shall have general brass fittings viz tower bolt, handle, stopper and latch.

All windows will be powder coated aluminum sliding shutters with clear glass.



Shilpi



A.C.D.



A.C.D.

washroom ventilators will be powder coated aluminum partially fixed/louvered type with provision for fitting exhaust fan.

Grills for windows will be provided from inside as per design approved by the Architects.

5. PLUMBING & SANITARY INSTALLATIONS:

Concealed internal plumbing of GI/U-PVC/CPVC pipes. Water closets & wash basins will be provided in the following places:

- a) Wash basins in toilets
- b) Water closets in all Toilets-European Style Chromium plated fitting of standard make. One health faucet in all toilets will be provided. Provision for storage water Geyser in all toilets (only provision and no fixture).

6. ELECTRICITY SUPPLY & WIRING:

Wiring will be concealed and suitable for three phase supply and flush mounted plate switches. The actual supply may be of single or three phase in accordance with the rules and regulations of the Goa Electricity Department in force at the time the complex is energized by them.

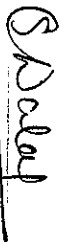
Each apartment will be provided with separate meter located in the panel room and a sub main board within the office premises for easy isolation of supply.

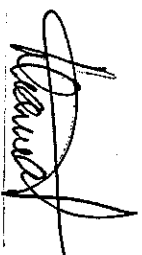
The distributions of points are as follows:

Two light points, one fan point. Two 5 amps plug points on switchboard.

One 5 amps plug point on separate board, cable TV and Telephone point, one 15 Amps point for AC.

















Toilet: one light point, one exhaust fan point, one 5 amps plug point & one 15 amps point for geyser.

The wiring for 5 amps points will be 1.5 sq. mm rating. The wiring for 15 amps points will be of 4.00 sq. mm rating adequate for Air conditioner.

Miniature circuit breakers will be provided for safety from overloads and short circuit.

Provision wiring for power inverter (only provision and no fixture).

7. GENERAL COMMODITIES:

a) There will be one overhead tank and one ground sump tank for additional storage of water. This will be connected to Government water supply lines.

Water from common overhead tank will be distributed to each individual units.

A pump with Automatic water level control will be provided to lift the water from the ground sump to the overhead tank.

b) Automatic 8 Passenger elevator with inverter provision in case of power failure.

REGISTRAR FIRELIGHTING provision in accordance with the rules and regulations of the Goa Fire and Safety Department.

d) Power backup for the elevator and common lighting in the project.
Electronic Surveillance (CCTV) provision for Entry / Exit points.

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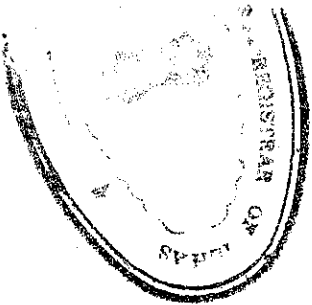
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SCHEDULE IV
(ALLOTMENT OF RIGHT TO PARKING)

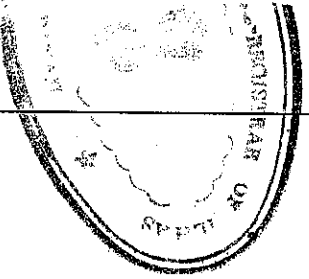
NAME OF THE VENDOR	PARKING SLOT NOS.
Mrs. Smita Arvind Ghatkar	P10
Mrs. Radhika Yeshwant Kamat	P9
Mrs. Jyoti Ganesh Desprabhu	P8
Mr. Narayan Bhatkar	P6, P15, P16, P17 P25, P26

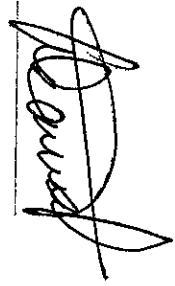
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SCHEDULE V
(ALLOTMENT OF AREA CONSTRUCTED FOR VENDORS AND THE PURCHASER)

(a)	NAME OF THE VENDOR	UNIT	TYPE	BUA	SUB TOTAL
	Narayan Bhatkar	SH2	SHOP	20.07	
		SH3	SHOP	36.55	
		SH4	SHOP	90.22	
		103	OFFICE	55.2	
		104	OFFICE	116.10	
		406	OFFICE	68.47	
		506	OFFICE	68.47	
		601	OFFICE	55.2	
		602	APARTMENT	116.10	
		204	OFFICE	55.20	
	Smita Arvind Ghatkar	205	OFFICE	47.62	102.82
		304	OFFICE	55.20	
	Radhika Yeshwant Kamat	305	OFFICE	47.62	102.82
		404	OFFICE	55.20	
	Jyoti Ganesh Deshpabhu	405	OFFICE	47.62	102.82
		TOTAL			934.84

(b)				
NAME OF THE PURCHASER		UNIT	TYPE	BUA
Cityscape Developers		SH1	SHOP	87.65
		101	OFFICE	120.64
		102	OFFICE	56.02
		201	OFFICE	84.36
		202	OFFICE	36.27
		203	OFFICE	56.02
		206	OFFICE	68.47
		301	OFFICE	84.36
		302	OFFICE	36.27
		303	OFFICE	56.02
		306	OFFICE	68.47
		401	OFFICE	84.36
		402	OFFICE	36.27
		403	OFFICE	56.02
		501	OFFICE	84.36
	502	OFFICE	36.27	
	503	OFFICE	56.02	
	504	OFFICE	55.20	
	505	OFFICE	47.62	
TOTAL				1210.67
TOTAL (a+b)				2145.51



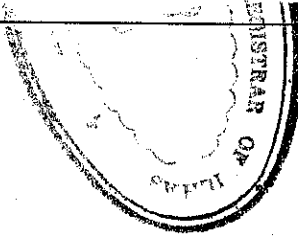
 Smita Arvind Ghatkar 

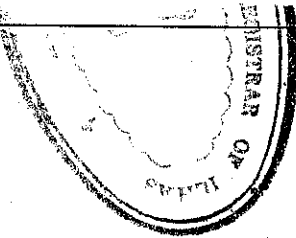
Smita Arvind Ghatkar Radhika Yeshwant Kamat

 Jyoti Ganesh Deshpabhu

SCHEDULE VI
(Description of the undivided share to be sold and conveyed to the PURCHASER)

(a)		NAME OF THE VENDOR	UNIT	PROPORTIONATE SHARE	SUB TOTAL
		Narayan Bhatkar	SH2	6.39	
			SH3	11.64	
			SH4	28.72	
			103	17.57	
			104	36.96	
			406	21.80	
			506	21.80	
			601	17.57	199.40
			602	36.96	
		Smita Arvind Ghatkar	204	17.57	32.73
			205	15.16	
		Radhika Yeshwant Kamat	304	17.57	32.73
			305	15.16	
		Jyoti Ganesh Deshpabhu	404	17.57	32.73
			405	15.16	
		TOTAL			297.60

(b)		NAME OF THE PURCHASER	UNIT	PROPORTIONATE SHARE
		Cityscape Developers	SH1	27.90
		101	38.40	
		102	17.83	
		201	26.86	
		202	11.55	
		203	17.83	
		206	21.80	
		301	26.86	
		302	11.55	
		303	17.83	
		306	21.80	
		401	26.86	
		402	11.55	
		403	17.83	
		501	26.86	
		502	11.55	
		503	17.83	
		504	17.57	
		505	15.16	
TOTAL			385.40	
TOTAL (a+b)			683.00	

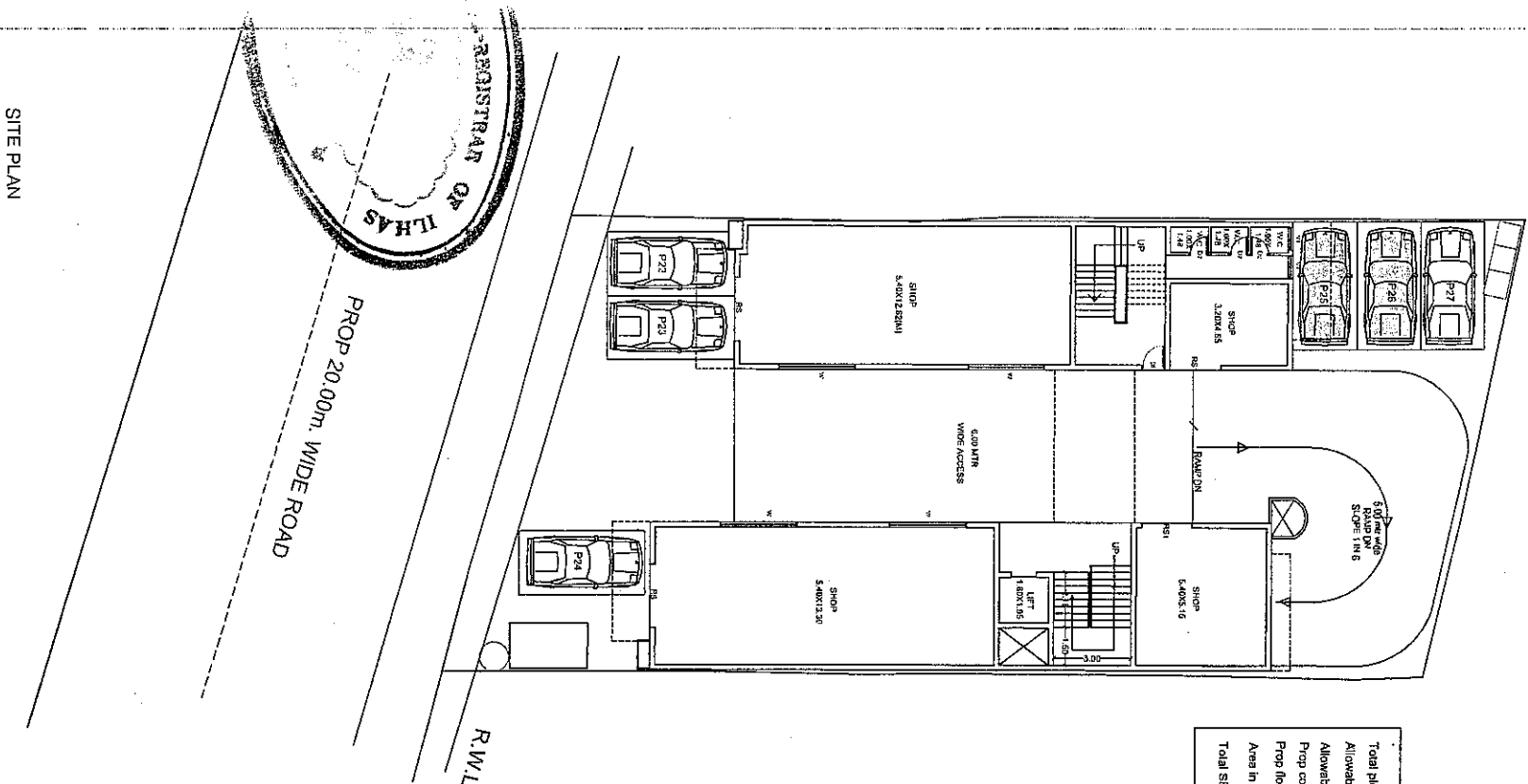


Shilpa Srimal Harsh

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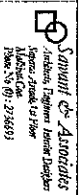
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Total plot area = 683.00 m²
 Allowable covered area = (0%) = 262.40 m²
 Allowable floor area = 200% = 1366.00 m²
 Pop covered area = 255.05 m²
 Pop floor area = 1364.45 m²
 Area in shops = 234.49 m²
 Total SBA = 2145.65 m² + 565.36 (parking)



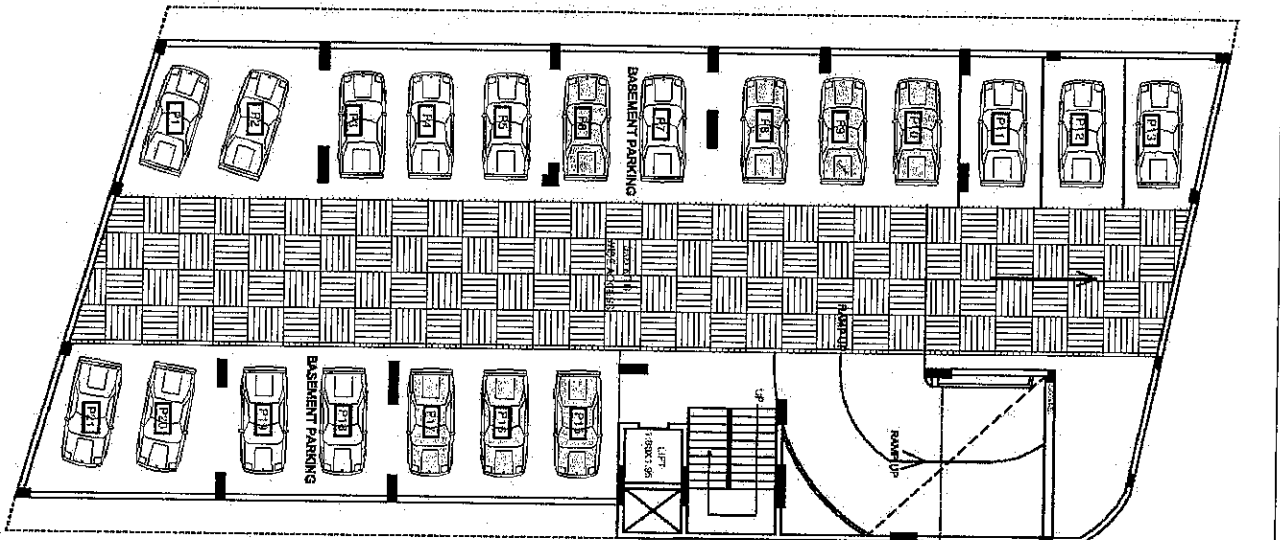
Date: 3/08/2018

CITYSCAPE DEVELOPERS-COMMERCIAL PROJECT AT PANAJI



Good friend

DA



21 CARS

Savant & Associates
Architects, Engineers, Interior Designers
29999 Alameda, 1st Floor
Oakland, CA
Phone No. (415) 273-6673

Date: 3/08/2018

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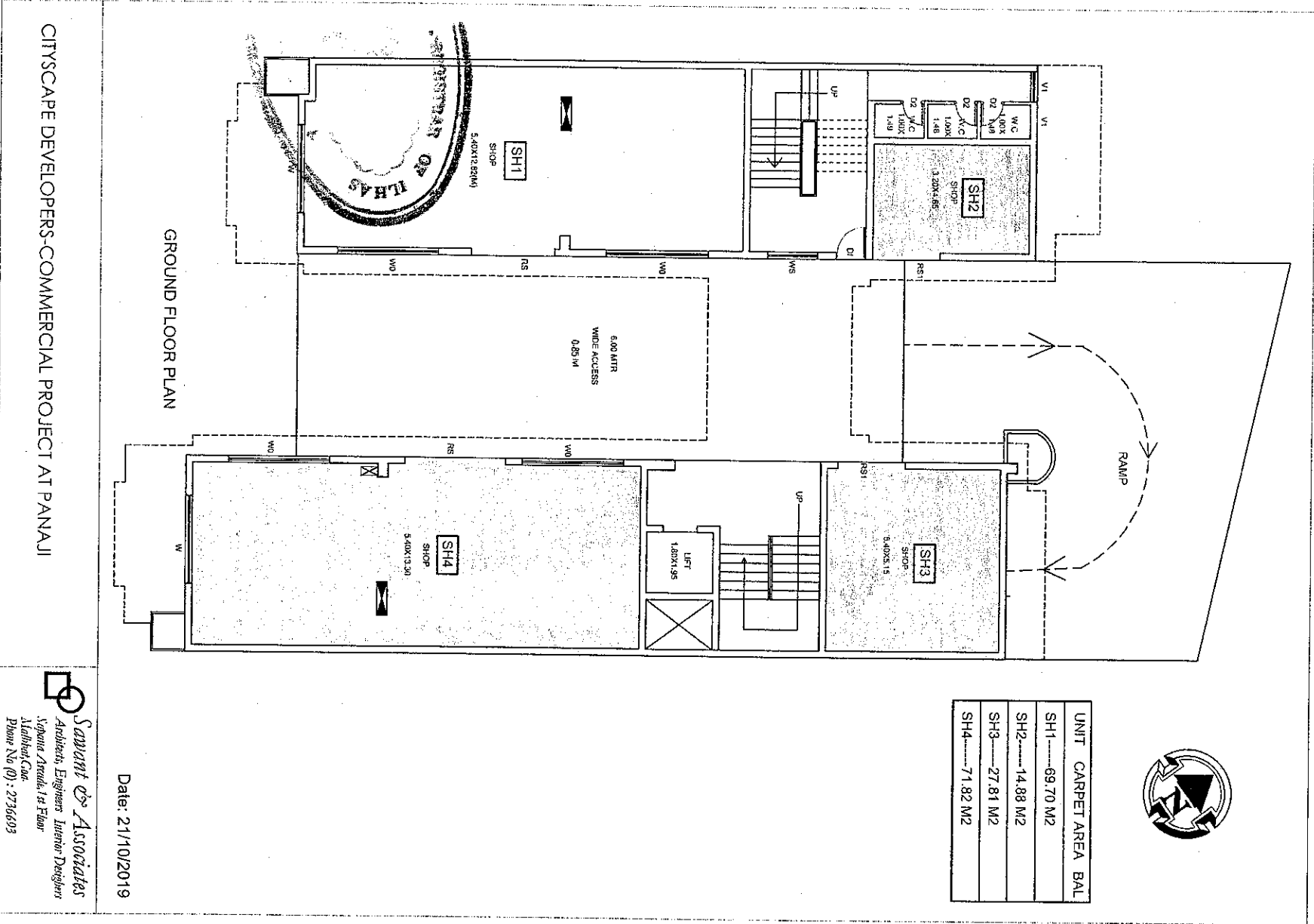
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CITYSCAPE DEVELOPERS-COMMERCIAL PROJECT AT PANAJI

Shilpa

Sudha

Shamir

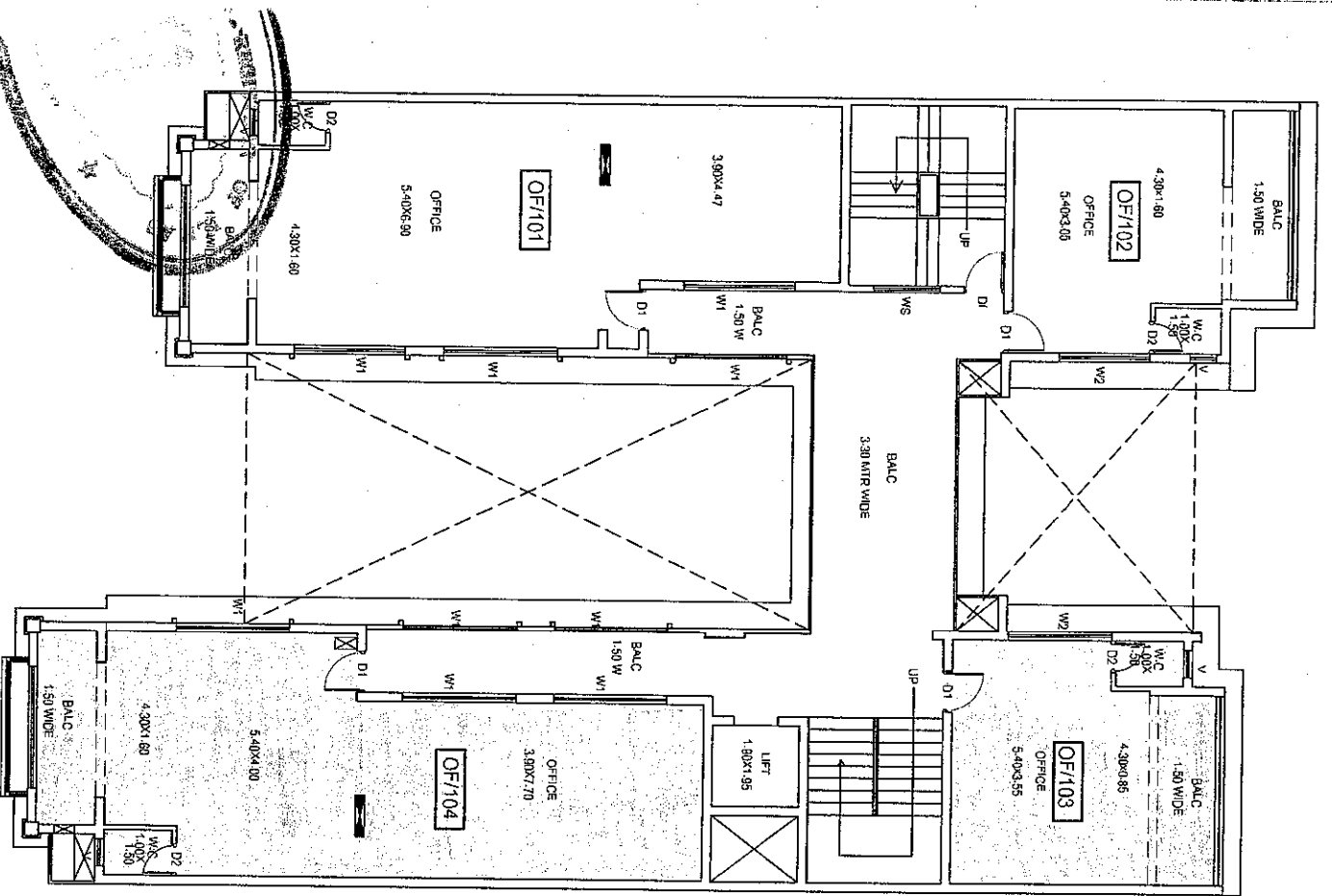
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FIRST FLOOR PLAN

UNIT	CARPET AREA	BAL
OF1	63.33 M ²	6.75
OF2	25.09 M ²	6.90
OF3	24.51 M ²	6.75
OF4	60.27 M ²	6.75

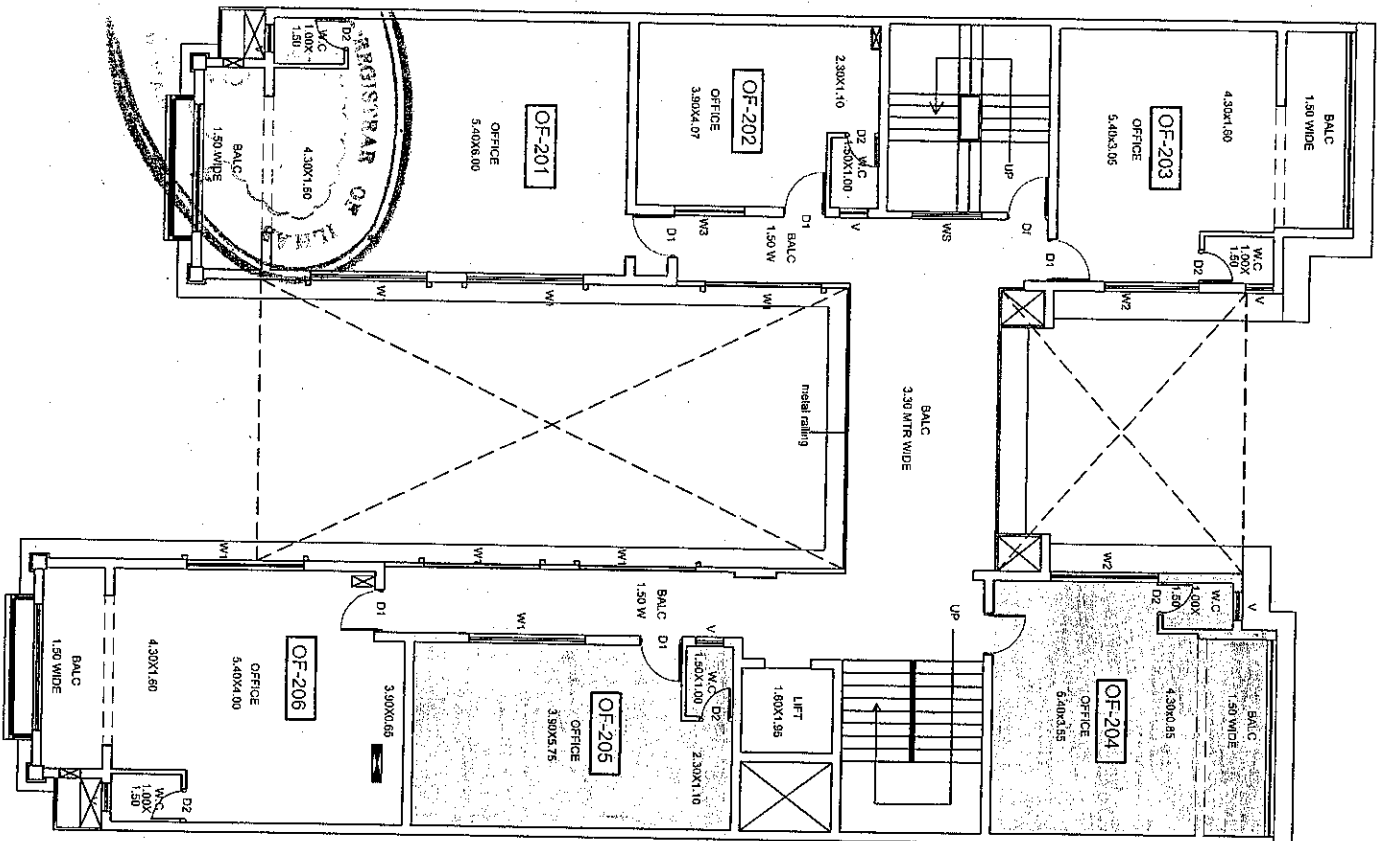
Date: 21/10/2019

CITYSCAPE DEVELOPERS-COMMERCIAL PROJECT AT PANAJI

 **Sawant & Associates**
Architects, Engineers, Interior Designers
Sepena, Andra, 1st Floor
Marolli, Goa
Phone No (0) : 2736693

gite Shubert Harish
Shilpi Aravind Prasad

DS



UNIT CARPET AREA BAL	
OF1-----	42.21 M2-----6.75
OF2-----	20.16 M2
OF3-----	26.09 M2-----6.90
OF4-----	24.51 M2-----6.75
OF5-----	26.71 M2
OF6-----	32.78 M2-----6.75



SECOND FLOOR PLAN

Date: 21/10/2019

CITYSCAPE DEVELOPERS-COMMERCIAL PROJECT AT PANAJI

Savant & Associates
 Architects Engineers Interior Designers
 Saguna Arcade 1st Floor
 Malabar Cms.
 Phone No (0) : 2736693

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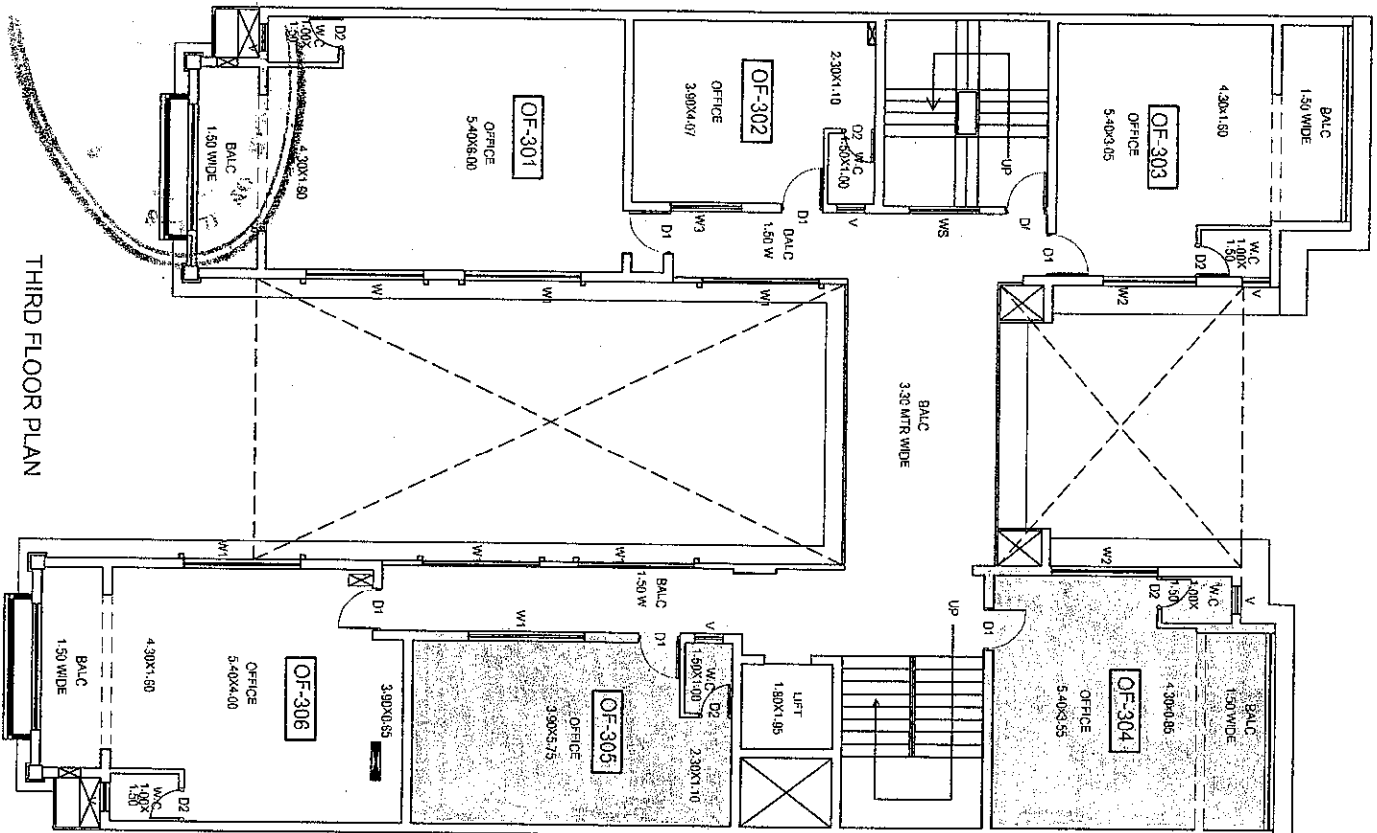
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UNIT	CARPET AREA	BAL
OF1	42.21 M2	6.75
OF2	20.16 M2	
OF3	25.09 M2	6.90
OF4	24.51 M2	6.75
OF5	26.71 M2	
OF6	32.78 M2	6.75



THIRD FLOOR PLAN

Date: 21/10/2019

CITYSCAPE DEVELOPERS-COMMERCIAL PROJECT AT PANAJI

 **Samant & Associates**
Architects, Engineers, Interior Designers
Supra, Arcade, 1st Floor
Marolli, Goa.
Phone No (0) : 2736693

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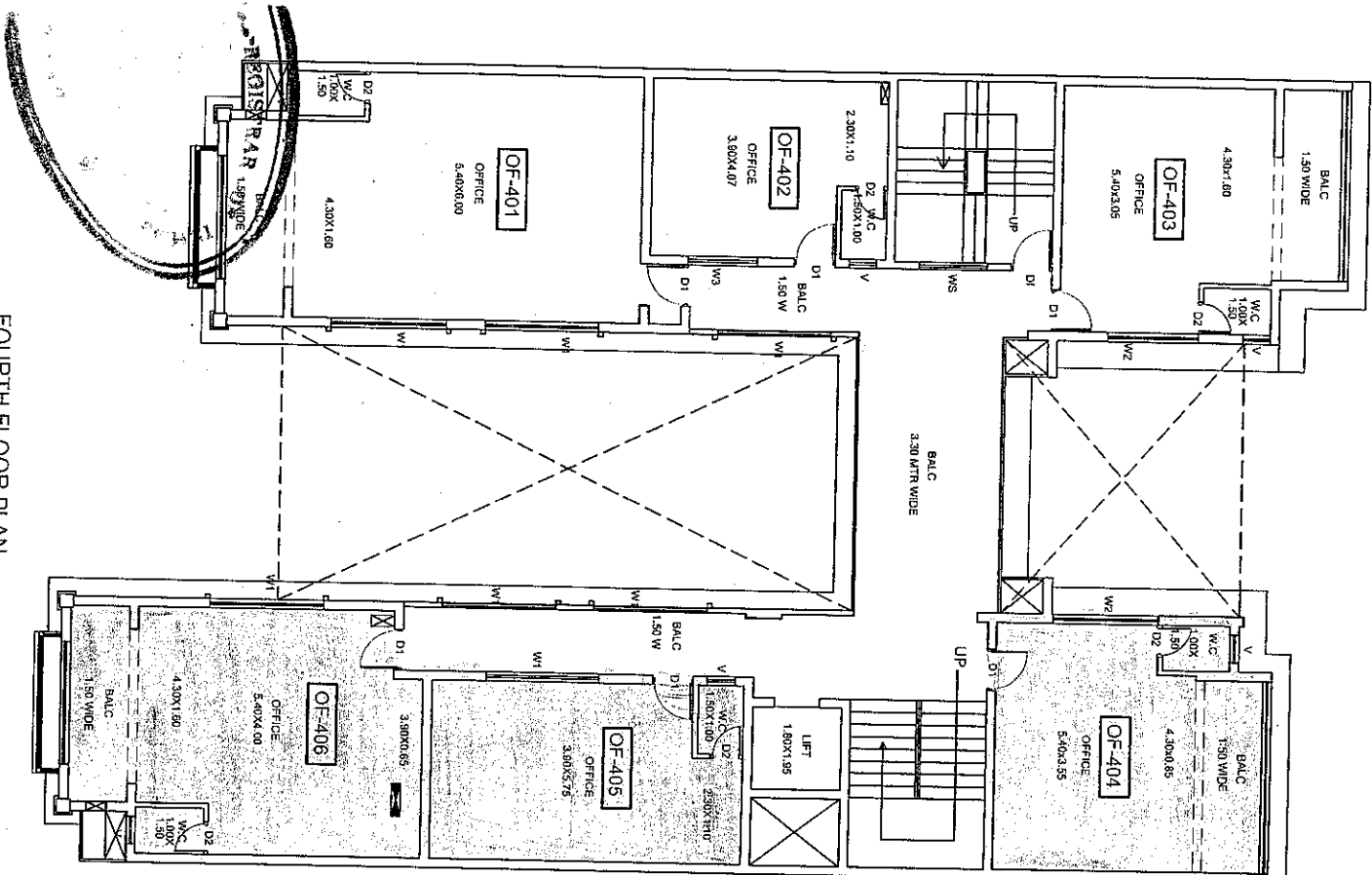
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UNIT	CARPET AREA	BAL
OF1	42.21 M2	6.75
OF2	20.16 M2	
OF3	25.09 M2	6.90
OF4	24.51 M2	6.75
OF5	26.71 M2	
OF6	32.78 M2	6.75



FOURTH FLOOR PLAN

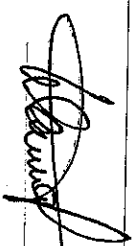
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CITYSCAPE DEVELOPERS-COMMERCIAL PROJECT AT PANAJI

 **Samant & Associates**
Architects, Engineers Interior Designers
Sopana, Atrank 1st Floor
Mumbai, Goa
Phone No (0) : 2736693

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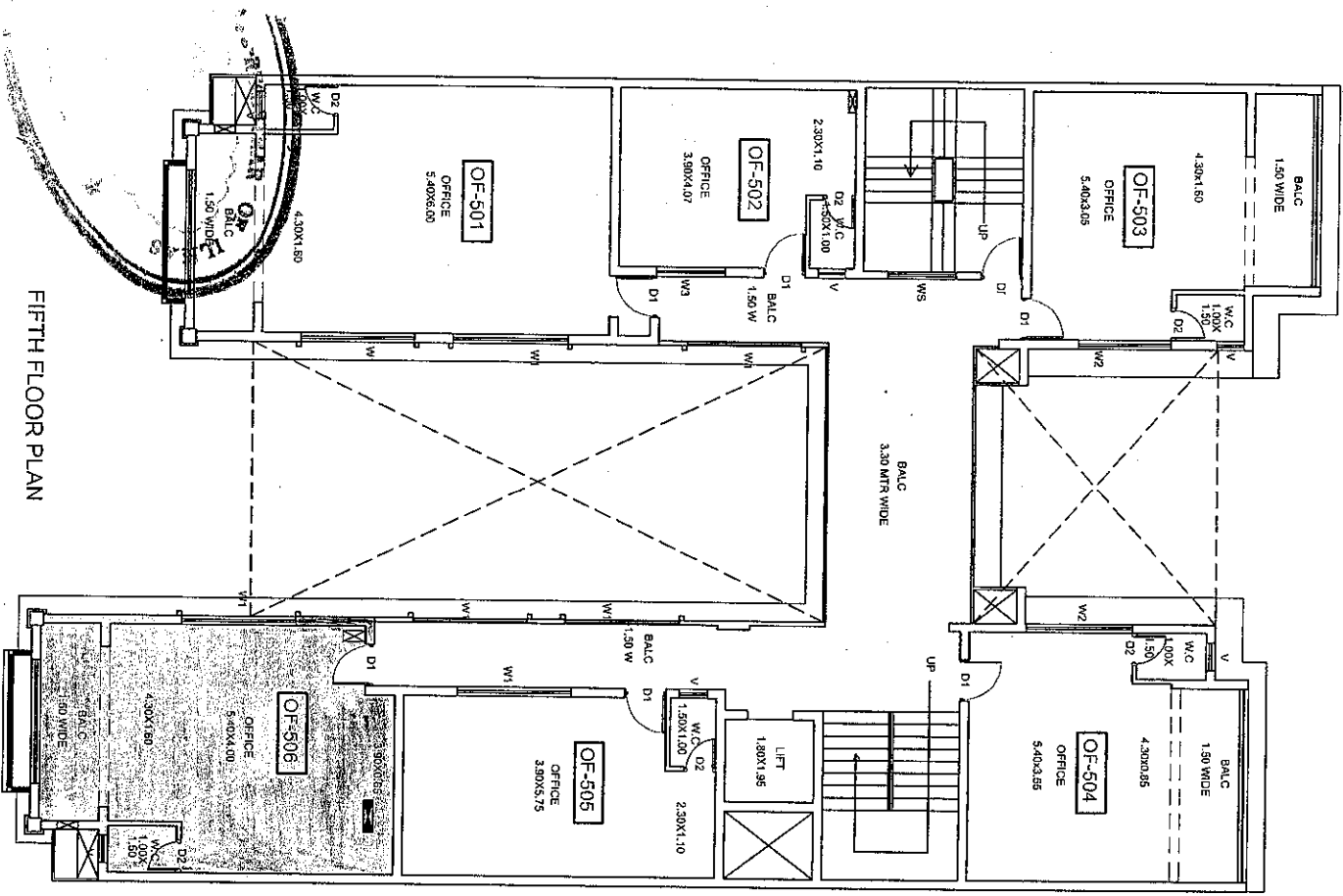


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Approved Planned



DSS



FIFTH FLOOR PLAN

UNIT	CARPET AREA	BAL
OF1	42.21 M2	6.75
OF2	20.16 M2	
OF3	25.09 M2	6.90
OF4	24.51 M2	6.75
OF5	26.71 M2	
OF6	32.78 M2	6.75



CITYSCAPE DEVELOPERS-COMMERCIAL PROJECT AT PANAJI

Samant & Associates
 Architects, Engineers, Interior Designers
 Sepolia Arcade, 1st Floor
 Marolli Coli
 Phone No (0) : 2736693

Date: 21/10/2019

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SIXTH FLOOR PLAN

CITYSCAPE DEVELOPERS-COMMERCIAL PROJECT AT PANAJI



Savant & Associates
Architects, Engineers, Interior Designers
Sopana Arcade, 1st Floor
Mumbai, India
Phone No (0) : 2736693

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James



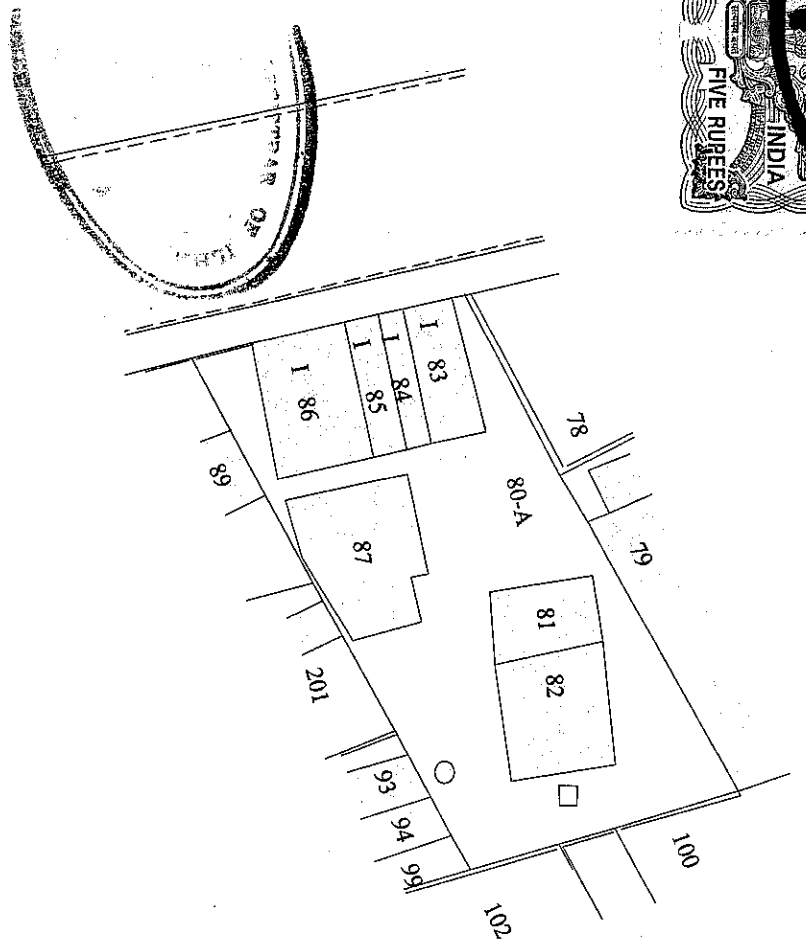
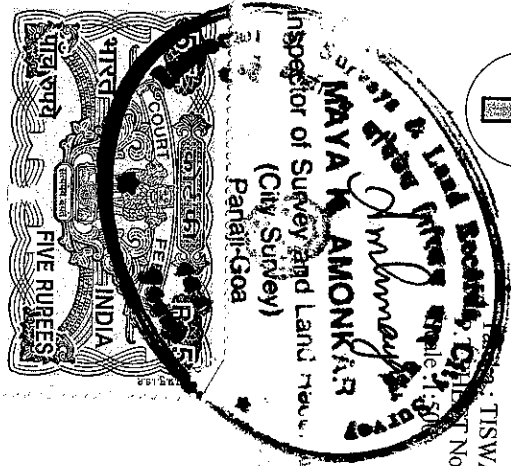
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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA



Plan Showing plots situated at
City : PANAJI
District : TISWADI
CHALTA No. : 61/ 80-A,81,82,83,84,85,86 & 87



Generated By : Shrikristina G. Sawant
On :01-10-2017
Compared By: Narciva Nagvenkar (H.S.)

File
Sulekha
Appeal Please
2018



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 22-Nov-2019 11:11:40 am

Document Serial Number :- 2019-PNJ-2467

Presented at 11:11:19 am on 22-Nov-2019 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	500400
2	Registration Fee	48460
3	Mutation Fees	1000
4	Processing Fee	2250
Total		552110

Stamp Duty Required :500400

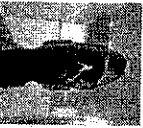
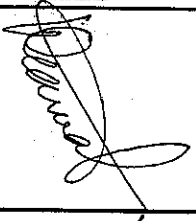
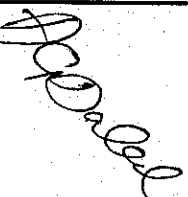
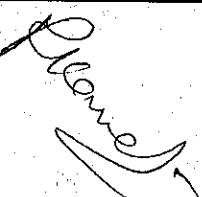
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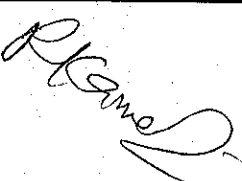
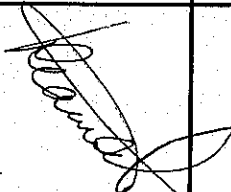
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Damodar Chandrakant Karapurkar Proprietor Of Cityscape Developers ,S/o - D/o Chandrakant Karapurkar Age: 54, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - House no 3-4601, Fatorda , Margao ,Goa, Address2 - , PAN No.: ACMPK0832C			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Damodar Chandrakant Karapurkar Proprietor Of Cityscape Developers ,S/o - D/o Chandrakant Karapurkar Age: 54, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - House no 3-4601, Fatorda , Margao ,Goa, Address2 - , PAN No.: ACMPK0832C			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Uday Balaji Hegde ,S/o - D/o Balaji Hegde Age: 80, Marital Status: Married , Gender: Male, Occupation: Other, Address1 - House no 1109, Milleanwaddo, Cuncoilm, Salcete, South Goa ,Goa, Address2 - , PAN No.: AAJPH0117J			
3	Subhash Gurunath Dalal ,S/o - D/o Gurunath Govind Dalal Age: 73, Marital Status: Married , Gender: Male, Occupation: Other, Address1 - House No 49-C-2, Saikripa, Virginkar Colony, Near Maruti Temple, Davorlim, Navelim, South Goa ,Goa, Address2 - PAN No.: ACEPG7021M			
4	Ramesh Pandurang Kamat ,S/o - D/o Pandurang J Kamat Age: 80, Marital Status: Married , Gender: Male, Occupation: Other, Address1 - 523-e, Sahavas Vadlem Bhat ,Taleigao, Caranzalem, Tiswadi, North Goa ,Goa, Address2 - , PAN No.: ADQPP4845H			
5	Shrikant Gurunath Dalal ,S/o - D/o Gurunath Dalal Age: 70, Marital Status: Married , Gender: Male, Occupation: Other, Address1 - Flat no T1, Kurtaikar Plaza,Behind Vishant Theatre ,Aquem,Margao, South Goa ,Goa, Address2 - , PAN No.: AGMPD3447Q			
6	Anand Gurunath Dalal ,S/o - D/o Gurunath Govind Dalal Age: 67, Marital Status: Married , Gender: Male, Occupation: Other, Address1 - Resident of T2,Kurtaikar Plaza, Behind Cine Vishant, Aquem,Margao, South Goa ,Goa, Address2 - , PAN No.: CCBPDP9795C			
7	Radhika Yeshwant Kamat Alias Nixa Naique Batcar ,S/o - D/o Venkatesh Narayan Naik Bhatkar Age: 70, Marital Status: Widow , Gender: Female, Occupation: Housewife, Address1 - F-24, Chamundi Apts, Martieres Dias Road, Pajitond ,Margao, Goa, Address2 - , PAN No.: ACZPR1739G			
8	Narayan Venkatesh Naik Bhatkar Alias Narana Naique Batcar ,S/o - D/o Venkatesh Narayan Bhatkar Age: 60, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Kamat Royale , Caranzalem, Taleigao, Tiswadi, Goa, Address2 - , PAN No.: AAVPN7670A			

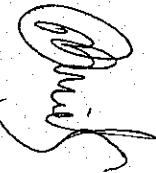
Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	Narayan Venkatesh Naik Bhatkar Alias Narana Naique Batcar, S/o - D/o Venkatesh Narayan Bhatkar Age: 60, Marital Status: , Gender:Male, Occupation: Business, Address1 - Kamat Royale, Caranzalem, Taleigao, Tiswadi, Goa , Address2 - , PAN No.: AAVPN7670A			
10	Radhika Yeshwant Kamat Alias Nixa Naique Batcar, S/o - D/o Venkatesh Narayan Naik Bhatkar Age: 70, Marital Status: , Gender:Female, Occupation: Housewife, Address1 - F24, Chaurundi Apts, Marieres Dias road, Pajifond, Margao, Goa, Address2 - , PAN No.: ACZPR1739G			
11	Uday Balaji Hegde, S/o - D/o Balaji Hegde Age: 80, Marital Status: , Gender:Male, Occupation: Other, Address1 - House no 1109, Mileawaddo, Cuncoilm, Salcate, South Goa , Goa, Address2 - , PAN No.: AAJPH0117J			
12	Subhash Gurunath Dalal, S/o - D/o Gurunath Govind Dalal Age: 73, Marital Status: , Gender:Male, Occupation: Other, Address1 - House no 49-C-2, Saikripa, Virginkar Colony, Near Maruti Temple, Davorlim, Navelim, South Goa, Goa, Address2 - , PAN No.: ACEPG7021M			
13	Ramesh Pandurang Kamat, S/o - D/o Pandurang J Kamat Age: 80, Marital Status: , Gender:Male, Occupation: Other, Address1 - 523E, Sathavasa, Madlem Bhat, Taleigao, Tiswadi, Goa, Address2 - , PAN No.: ADQPP4845H			
14	Shrikant Gurunath Dalal, S/o - D/o Gurunath Govind Dalal Age: 70, Marital Status: , Gender:Male, Occupation: Other, Address1 - Flat no T1, Kuntarkar Plaza, Behind Vishant Theatre, Aquem , Margao, Goa, Address2 - , PAN No.: AGMPD3447Q			
15	Anand Gurunath Dalal, S/o - D/o Gurunath Govind Dalal Age: 67, Marital Status: , Gender:Male, Occupation: Service, Address1 - Resident of Flat no T2, Kuntarkar Plaza, Behind Cine Vishant , Aquem, Margao, South Goa, Goa, Address2 - , PAN No.: CCBPD9795C			

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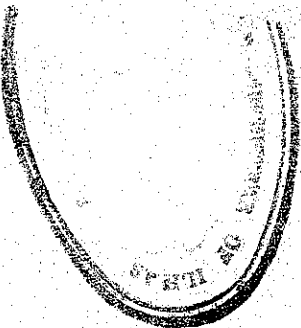
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Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mariano Miranda, 44 , ,9657567640 , Service , Marital status : Married 403602, House no.97, House no.97, Ambajli Fatorda Margao South Goa Margao, Salcete, SouthGoa, Goa			
2	Yeshwant Dattaram Mandrekar, 60 , ,9767183828 , Other , Marital status : Married 403601, 506, 506, Prudential Petunia, Gogol Margao South Goa Margao, Salcete, SouthGoa, Goa			

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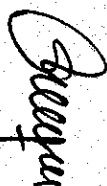


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