

Phone No:
Sold To/Issued To:
SERENITY DEVELOPERS
For Whom/ID Proof:
PAN CARD




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Authorized Signatory



2024-BR2-1587
19/03/2024

-1-

DEED OF CONVEYANCE CUM SALE

Vikas fatarpada

SERENITY DEVELOPERS



PARTNER

SERENITY DEVELOPERS


PARTNER

THIS DEED OF CONVEYANCE CUM SALE is entered on this 11th day of the month of March, of the year 2024 at Mapusa, Bardez-Goa.

BETWEEN

1. MR. VIKAS ALIAS SHYAM PRABHAKAR FATARPEKAR, son of Prabhakar Shamba Faterpekar, aged 45 years, married, Self Employed, Indian National, holding Pan Card bearing _____, having Aadhar Card bearing _____ Mobile No _____ and his wife,

2. MRS. JYOTSNA VIKAS FATARPEKAR, D/o late Raghunath Masurkar, aged 45 years, housewife, Indian National, holding Pan Card bearing _____ having Aadhar Card bearing _____ Mobile _____, both residents of H. No. 714/6, Betim Road, near RND workshop, _____ enha-De-France, Betim, Bardez, Goa 403101, hereinafter referred to as "THE OWNERS", (which expression shall unless it be repugnant to the meaning or context be deemed to include their executors, Successors, Administrators, representatives and assigns) OF THE FIRST PART.

AND

SERENITY DEVELOPERS, a Registered Partnership Firm, having its registered office at G-4, B-290, Samraj Residency, Volant, Alto, Betim, Bardez-Goa, bearing Registration No. 17/19, dated, 16/01/2019, holding Pan Card bearing No. _____ through its Partners,

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1. **MR. SHISHIR HEMANT SHIROLE**, son of Hemant Krishnarao Shirole, age 40 years, married, business, Indian National, holding Pan Card bearing No.

having Aadhar Card bearing No. Mobile

email id; resident of H. No. A2/G2

Prabhu Residency Alto, Porvorim, Socorro, Bardez-Goa,

2. **MR. AMEY KASHINATH NAIK**, son of Kashinath U. Naik, age 42 years, married, business, Indian National, holding Pan Card bearing No.

having Aadhar Card bearing No Mobile No. email

Resident of H. No. 180, BagawadaSanvordem,

Curcholem, Sanguem-Goa, hereinafter called as **"THE**

PURCHASER/DEVELOPER"(which expression whereof be deemed to include its

successors in interest and assigns) **OF THE SECOND PART.**



WHEREAS there exists an immovable property formerly identified as PLOT "D" admeasuring an area of 2256 sqmts, surveyed under survey no. 180/2-D, which earlier formed part of the larger property known as "CASUAL DE VOL", also known as "CAJUAL DE VOL" also known as "VOL" or "ALEM" or "MAULI", which is described in the land registration office of Ilhas under Description No. 18803 at Page No. 39 of Book No. B -50 (New) and enrolled in the Taluka Revenue office under Matriz No. 1275, surveyed under survey No. 180/2, situated within the local limits of the Village Panchayat of Penha de Franca, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa and the same is bounded as under:-

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East : by the property bearing Sy. No. 180/2-E,
West : by the property bearing Sy. No. 180/2-C,
North : by the property bearing Sy. No. 180/1-B-1,
South : by 8.00 mts wide road from the property under Sy. No. 180/2.

AND WHEREAS THE OWNER AT SERIAL NO. 2 is represented herein by her husband who is the OWNER AT SERIAL NO. 1 MR. VIKAS ALIAS SHYAM PRABHAKAR FATARPEKAR, vide, Specific Power of Attorney, dated, 27th of April, 2023 executed before Advocate and Notary Public Mr. L.M. Gajinkar at Bardez under serial no. 5582 /2023 date 27/04/2023.

AND WHEREAS the larger property described under Description No. 18803 at Folio 38 reverse of Book B-50 Newand is inscribed in favour of Xamba Gunagi Fatorpencar under Inscription No. 15116 drawn up at Folio 166 of Book G-26 of the Land Registration Records of Ilhas, which property was granted to him on permanent lease (aforamento) by the Comunidade of Serula, by order of the Governor General dated, 10/12/1940, the permanent possession having been granted on 31/10/1942.

AND WHEREAS the onus of quit rent of Rupees Four and Annas nine was inscribed under inscription No. 19075 drawn up partly at folio 92 reverse and partly at folio 93 of Book F-29 of the Land Registration Records of Ilhas in favour of the Comunidade of Serula, levied on the property described under Description No. 18803 at Folio 38 reverse of Book B-50 New, which Property was inscribed in favour of Xamba Gunagi Fatorpencar.

Vikas Fatarpekar

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AND WHEREAS upon the demise of Xamba Gunagi Fatorpencar, an Inventory Proceeding which includes minors of age was filed in the Civil Court of this Judicial Division and in the said proceeding the larger property along with the other properties were allotted to his widow/half sharer Smt. Parvoti Fatorpencar alias Parvotibai Fatorpencar, in lien of her moiety and the partitions made therein were finalized and confirmed by the Order, dated, 1st of July, 1961, which order was made absolute.

AND WHEREAS Smt. Parvoti Fatorpencar alias Parvotibai Fatorpencar expired on 05/08/1986 at Betim, in the status of widow, without leaving behind any will, gift or any other disposition of her last wishes but left behind the following children, as her sole and universal heirs:

- i) Smt. Lila Xamba Fatarpekar alias known as Lila Madeva Chodankar, the later Madeva Chodankar expired leaving behind his wife/half sharer and the sole and universal heir his daughter Dr. Kusum M. Chodankar.
- ii) Shri. Prabhakar Xamba Faterpekar, married to Smt. Neeta Faterpekar;
- iii) Shri. Mohanlal Xamba Fatarpekar married to Bharati Faterpekar, the former expired on 17/3/1990, leaving behind his wife, Smt. Bharati Faterpekar, as a moiety holder/half sharer and two daughters, viz., Miss Siddhi Mohanlal Fatarpekar and Miss Trupti Mohanlal Fatarpekar as his legal heirs.
- iv) Smt. Sumal Shamba Fatarpekar alias Sumal Mahabaleshwar Morje, married to Shri Mahabaleshwar Morje; and,

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v) Shri. Narendra Xamba Fatarpekar, a bachelor.

AND WHEREAS in the said proceeding, the said larger property was divided into 10 plots namely, Plot A to J each admeasuring an area of 2256 sqmts enlisted under Item No. 7. And thereby Plot No. D and Plot F of Item no. 7 along with the other properties were allotted to Mr.Narendra Xamba Faterpekar and the partitions made therein were finalized and confirmed by the Order, dated, 30th of November, 1992, which order was made absolute.

AND WHEREAS by virtue of the said allotments made in the said Inventory Proceedings, the said Narendra Xamba Faterpekar, became the absolute and exclusive owner and/or well and sufficiently entitled to Plot D and Plot F of Item no. 7, together with the other properties.

AND WHEREAS the Survey Record of Rights relating to the Plot D came to be duly mutated in favour of Mr.Narendra S. Faterpekar in the Occupants Column of the Form I & XIV as occupants thereof under Mutation No.1511.

AND WHEREAS the said Plot D having an area of 2256 sqmts was partitioned for the said larger property and thereby granted a separate holding which bears survey No. 180/2-D of Village Penha De Franca, vide Order, dated, 20/08/1998, passed by the Deputy Collector And Sub Divisional Officer Mapusa-Goa in the Case No. 15/8/97/Part/Land. The Said PLOT "D" is now a distinct and independent property and shall hereinafter be referred to as the SAID PROPERTY more specifically described in Schedule-I herein.

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AND WHEREAS on 2nd day of December, 2003 the said Narendra Shamba Fatarpekar alias Narendra Xamba Faterpekar made a will wherein he bequeathed the SAID PROPERTY (Plot D) along with the other properties to his nephew Mr. Shyam alias Vikas Prabhakar Fatarpekar, which Will was duly drawn in the office of the Civil Registrar-cum-Sub Registrar & Notary Ex-Officio Panaji, Ilhas-Goa at Page 76 onwards of the Notary Book of Wills bearing No. 142. And that the said Narendra Shamba Fatarpekar, expired on 21/05/2005 at Goa Medical College, Bambolim-Goa and hence the Will, dated, 02/12/2003 became enforceable.

AND WHEREAS the Survey Record of Rights relating to the SAID PROPERTY (Plot D) came to be duly mutated in favour of Mr. Shyam Alias Vikas Prabhakar Faterpekar herein in the Occupants Column of the Form I & XIV as occupants thereof under Mutation No.15083.

AND WHEREAS in this manner, the OWNER NO. 1 became the exclusive and absolute owner of the SAID PROPERTY and the OWNER NO.2 being the moiety holder/half sharer of OWNER NO. 1 as governed by the regime of general communion of assets has been added as a necessary party to this present.

AND WHEREAS the OWNERS were desirous of developing the SAID PROPERTY by carrying out the construction therein of apartments, however unable to do so personally on account of logistics and other reasons.

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AND WHEREAS the PURCHASER/DEVELOPER is engaged in business of Constructing, developing residential, commercial plots and properties and other structures, works and conveniences of all kinds on any of the lands or immovable properties or acquire by the company and to sell, deal in or otherwise dispose of the same and have the necessary experience and expertise in that field.

AND WHEREAS the PURCHASER/DEVELOPER approached the OWNERS to sell a portion towards the western side of the SAID PROPERTY which admeasures an area of 918 sq mts out of 2256 sq mts, to construct a building Scheme to be known as "NILAYÁ" comprising of residential Apartments in the part of the SAID PROPERTY for a consideration and has also agreed to offer, allot in kind, fully constructed four (4) independent apartments to the OWNERS as mentioned in Schedule-V.

AND WHEREAS a Part Portion of the SAID PROPERTY which is the subject matter of the sale deed is hereinafter referred to as the "SAID PLOT" more particularly described in the SCHEDULE-II hereunder written and for better clearness being delineated on the Plan annexed hereto and thereon shown surrounded by blue coloured boundary lines and hereinafter for brevity's sake and the Apartments agreed to be given to the OWNERS in kind, hereinafter referred to as the SAID APARTMENTS, for better particulars the description & specifications of the apartments are described in Schedule-III & IV and the pricing in Schedule-V.

AND WHEREAS the OWNERS declare and confirms that the SAID PROPERTY is having clear and marketable title and is free of any encumbrances and claims, charge, lien etc., and the OWNERS are the sole owners in full and complete

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ownership and possession in law and in fact of the same, and hence competent to execute this Deed of Sale and warrant to allow the PURCHASER/DEVELOPER, to develop and sell the constructed apartments on it, on execution of this Deed of Sale and there are no other person/s with any rights to the same.

AND WHEREAS the OWNERS declare and confirms that they have not enter into any agreement, instrument in respect of the SAID PLOT or portion thereof in favor of any third party prior to this deed and that the SAID PLOT is not subject to any attachment or notice or scheme or Legislative Enactment, Government Ordinance, Order or notification or proceedings under Land Acquisition/Requisition, Administration of Evacue Properties Act/Income Tax Act.

AND WHEREAS the PURCHASER/DEVELOPER after signing the said deed finds any charges, claims, attachments, previous agreements, contractual agreements, contracts, demands injunctions, executive demands, notice or scheme or Legislative Enactment, Government Ordinance, Order or notification or proceedings under Land Acquisition/Requisition, Administration of Evacue Properties Act, or any attachment or recovery proceedings under the Income Tax Act or any other act or statute, law or regulation, which stops/hinders the PURCHASER/DEVELOPER or other apartment Owners in the Said Project to enjoy THE SAID PLOT, then the OWNERS does hereby agree to save harmless and keep indemnified the PURCHASER/DEVELOPER from and against all losses, damages, costs and expenses which the said PURCHASER/DEVELOPER may sustain or incur in respect of the above.

AND WHEREAS the PURCHASER/DEVELOPER herein have decided to float a project named as "NILAYA" comprising of Residential Apartments with the

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amenities such as covered parking and other basic amenities, as permissible under the law on the SAID PLOT. Hereinafter referred to as the "SAID PROJECT".

AND WHEREAS the OWNERS after considering the proposal of the PURCHASER/DEVELOPER has agreed to convey the SAID PLOT and the "OWNERS hereby agree to convey the SAID PLOT described in Schedule-II below by executing Deed of Conveyance cum Sale in favour of the PURCHASER/DEVELOPER herein.

NOW THE PARTIES TO THIS DEED WITNESSETH AS FOLLOWS:

1. That in pursuance of the above and in consideration of the said sum of Rs. 42,00,000/- (Rupees Forty Two Lakhs Only), as mentioned in Schedule-V, the receipt of which the Owners does hereby admit and acknowledge as being towards part consideration towards Sale of the SAID PROPERTY which has been fully paid today, by the said PURCHASER/DEVELOPER into the hands of the said OWNERS, the receipt of which total consideration of sale and also agreed to give in kind four(4) apartments i.e. Three- 2BHK having a super built up area of 112 sqmts each and One- 1BHK having a super built up area of 79 sq mts without monetary consideration in the Said Project of the PURCHASER/DEVELOPER they the said OWNERS does hereby acknowledges and gives their full discharge to the said PURCHASER/DEVELOPER, and they the said OWNERS does hereby convey, transfer and assign unto and to the use of the said PURCHASER/DEVELOPER, its executors, administrators, representatives, partners and assigns ALL THAT SAID PLOT, which is situated in the village of Penha De Franca, Bardez Taluka, District of North Goa and State of Goa, the SAID PLOT which is more specifically described in



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the Schedule-II hereunder written, and more particularly identified in the Sketch Plan annexed hereto, AND ALL THE RIGHT, TITLE, INTEREST, CLAIM AND DEMAND whatsoever of the VENDORS unto or upon the SAID PLOT hereby conveyed unto the said PURCHASER, its executors, successors, legal representatives, administrators, partners and assigns, absolutely and forever, as ordinarily passed on such sale.

2. The said OWNERS conveys/transfers to the said PURCHASER/DEVELOPER, all the right, title, possession of the SAID PLOT, so that the PURCHASER/DEVELOPER shall exclusively own it, on the undertaking that if the said OWNERS deprives the said PURCHASER/DEVELOPER from enjoying the SAID PLOT, for defect of title or for any other cause of the VENDORS, the said VENDORS shall be liable to refund the consideration to the PURCHASER in terms of law.

3. That the PURCHASER/DEVELOPER hereby agrees to obtain all the approvals and the necessary licenses and permissions from all the appropriate Authorities will be obtain in their name.

4. That the PURCHASER/DEVELOPER hereby covenants with the OWNERS to complete the SAID APARTMENTS in the Said Project within 44 months from the date of RERA approval and obtaining necessary licenses from the licensing authorities and shall put the OWNERS in physical possession and enjoyment of the

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SAID APARTMENTS along with the occupancy certificate in all respects in terms of the approved plan and the specifications.

5. That in the event of the PURCHASER/DEVELOPER unable to put the OWNERS in physical possession and enjoyment of the SAID APARTMENTS within aforesaid stipulated time under this deed, then the PURCHASER/DEVELOPER shall be entitled to a grace period of 6 months as mutually agreed by and between the parties herein. After expiry of the grace period in case the PURCHASER/DEVELOPER fails to deliver the possession of the Said Apartments to the OWNERS, then the PURCHASER/DEVELOPER shall be liable to pay to the OWNERS Rs.50,000/- (Rupees Fifty Thousand Only), for every month delay as compensation till the date of delivery of possession of the Said Apartments.

6. It is further agreed that in the event the PURCHASER/DEVELOPER fails to pay the compensation as mentioned above and failed to deliver the possession of the Said Apartments to the OWNERS then the present Deed shall be cancelled through a legal procedure and that the OWNERS shall refund to the PURCHASER/DEVELOPER the total amount received by them without any interest and after deducting Rs.1,00,000/- (Rupees One Lakh Only), for the loss of business opportunity.

7. That the period of putting the OWNERS in physical possession and enjoyment of the SAID APARTMENT, ready in all respects in terms of the specifications at Schedule-IV shall be subject to the following:-

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- (a) No Shortage of construction material, required for the construction of the SAID APARTMENT in the open market,
- (b) There is no force majeure or war or outbreak of hostilities, which might reasonably hamper the construction work,
- (c) Any injunction order passed by the court of competent jurisdiction or a Quasi Judicial Authority specifically restraining construction being carried out in the Said Project.
- (d) Election, code of conduct, lock down
- (e) Any other reason or cause which is beyond the control of the PURCHASER/DEVELOPER.

8. That the PURCHASER/DEVELOPER shall be entitled to carry out development in the SAID PLOT by putting up construction of residential apartments and construction of whatsoever nature without any obstruction, interference or obstruction of whatsoever nature either from the OWNERS or their agents, nominees, assigns, heirs, legal representatives or any other person or persons claiming through the OWNERS.

9. That the PURCHASER/DEVELOPER shall be entitled to enter into agreement for construction cum sale, agreement for sale, deed of sale, deed of transfer to sell, dispose off or transfer the apartments or any other construction carried out in the Said Project together with the undivided proportionate share, right, title in land corresponding to the built up area of the same, in which event the OWNERS shall not be liable in any manner whatsoever to third parties and

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differences/disputes if any shall be the exclusive liability of the PURCHASER/DEVELOPER, however, the PURCHASER/DEVELOPER shall not be entitled to create any third party rights in respect of the apartment agreed to be constructed for the owners as well as the proportionate share in land corresponding to the built up area of the said apartment.

10. That the remaining APARTMENTS proposed to be constructed on the Said Project together with the undivided proportionate share in SAID PLOT shall be solely and exclusively belong to the PURCHASER/DEVELOPER and that it will be its sole discretion either to retain those APARTMENTS for itself or transfer to the third party wherein the OWNERS shall not interfere in any manner of whatsoever nature. And further in case the PURCHASER/DEVELOPER wishes to execute an agreement for sale/Sale deed /conveyance deed, in his favour in respect of all or any of the apartments together with an undivided share in the SAID PLOT then the OWNERS shall not interfere in any manner of whatsoever nature as the Said Project is solely and entirely developed by the PURCHASER/ DEVELOPER at its own cost and that the OWNERS have been fully settled.

11. That the PURCHASER/DEVELOPER shall be entitled to sell in whole or in parts any apartments constructed in the Said Project and shall be entitled to receive sale considerations from the third party/ies and that the OWNERS shall not claim or demand any further payments.



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12. That the OWNERS shall be at liberty to inspect the SAID APARTMENTS from time to time, so as to satisfy themselves that the work executed is in conformity with the specifications at Schedule-IV and for the said purpose shall be entitled to retain the services of an expert at their own cost and expense and in the event of the expert appointed by the OWNERS suggesting some remedial works, the PURCHASER/DEVELOPER shall be bound to execute the said works.

13. That upon completion of the construction of the SAID APARTMENTS to be constructed to the OWNERS, the PURCHASER/DEVELOPER shall give notice to the OWNERS and the OWNERS shall take the possession of the same within a period of 15 days from the date of receipt of the said notice, failing which the OWNERS shall be deemed to have taken the possession of the same.

14. That it is agreed between the parties that from the date of handing over the possession of the respective apartments, the responsibility/ liability for maintenance of the premises, common passages, staircase, shall be of the respective owners and responsibility / liability with respect to the amenities and looking after the upkeep, thereof shall be solely that of the respective owners at their own cost.

15. That the OWNERS shall not do or suffer to be done anything in or the SAID APARTMENT or the staircase or common passages, if any which may be against the rules or byelaws of the Village Panchayat or any other authority nor shall the OWNERS change, alter or make additions in or to the said project or SAID APARTMENTS or any part thereof.

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16. That the respective unit/apartment holders shall pay Stamp Duty and Registration fee, Processing Fee, Maintenance fee, Infrastructure Tax, GST or any other charges as applicable in respect of the SAID APARTMENTS.

17. That the OWNERS upon taking possession of the SAID APARTMENTS agreed to be constructed by the PURCHASER/DEVELOPER to the OWNERS, the OWNERS shall have no other claims or demands against the PURCHASER/DEVELOPER in any respect of an item of work which may be alleged not to have been carried or completed, provided however, during the period when the SAID APARTMENTS goes through one year, should there be any defect or deformity in construction, resulting in cracks, seepage of water or any other item of work not executed the PURCHASER/DEVELOPER shall be bound to execute remedial works at its own cost and expense.

18. That the SAID APARTMENTS which the PURCHASER/DEVELOPER is bound to construct for the OWNERS shall be constructed strictly in accordance with the specifications more specifically mentioned in Schedule-IV and which shall be treated as a part and parcel of this deed.

19. The OWNERS shall be entitled to suggest any changes or modifications for the SAID APARTMENT, however any such suggestions which result in additional cost, shall be defrayed by the OWNERS, provided such additional works has been suggested by the OWNERS in writing only and the cost has been approved by the OWNERS prior to the execution of the additional works, it being specifically agreed

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and understood that the PURCHASER/DEVELOPER shall not be entitled to unilaterally carry out additional works and claim costs for such execution from the OWNERS, unless such suggestions made by the OWNERS in writing and the estimated cost accepted/approved prior to the execution of the work in writing.

20. It is specifically agreed by and between the parties hereto that, before the delivery of the possession of the said OWNERS premises/apartments, to the OWNERS, if the OWNERS find any buyer/s for all or any of their apartments, the OWNERS shall be entitled to enter into such sale transaction with such buyer/s by executing proper agreement for sale/ assignment and subsequent deed of sale in favour of such buyer/s and the PURCHASER/DEVELOPER shall give an accord its consent to the above assignment of rights of the OWNERS to such buyer/s and PURCHASER/DEVELOPERS shall join to such agreement of assignment and /or deed of sale as confirming party.

21. After occupation, the OWNERS shall use the SAID APARTMENT for residential purpose only for which the SAID APARTMENT is being offered by the PURCHASER/DEVELOPER.

22. The term "READY IN ALL RESPECTS" means and includes cost towards obtaining RERA approval, construction license, approved plan, obtaining land conversion sanad, payment of all requisite fees, execution of work in terms of the approved plan and specifications, remedial works to be undertaken during the period



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of 12 months from the date of handing over possession, obtaining occupancy certificate, registering the apartments before the Village Panchayat for assessment of house tax, water connection for PWD, electricity connection from electricity dept etc.

23. It will be the sole obligation of the OWNERS herein to insure their respective apartments against all available insurance risk for an amount equal to the market/replacement value of the SAID APARTMENT, to pay every insurance premium regularly and the same rule will be applicable to the other unit holders in the Said Project.

24. The OWNERS hereby agreed to be a member of the Maintenance Society as and when formed and shall sign necessary applications and shall pay their proportionate share of the amount and contributions in respect of the Maintenance of the Said Project and the same will be applicable to the other APARTMENT OWNERS in the Said Project.

25. It is agreed that there will be rules and regulations which will be frame by the PURCHASER/DEVELOPER from time to time in the interest of the Project and to maintain peace and sanctity in the complex which will be abide by all the residents of the Said Project including the OWNERS herein. Non-Compliance will be subject to a fine/penalty of maximum of Rs.5/- Sq. Ft. of the built up area of the respective APARTMENTS on every incident of non-compliance payable to the PURCHASER/DEVELOPER or the maintenance society as and when formed.

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26. AND that if at any time, in future, the floor area ratio presently applicable to THE SAID PLOT, described in Schedule-II hereto increased, such increase shall belonged to the PURCHASER/DEVELOPER solely.

27. AND THE VENDORS does hereby covenant and declare for themselves, their heirs, executors, legal representatives and assigns, that they the said OWNERS now have good title to convey the SAID PLOT unto the PURCHASER/DEVELOPER.

28. AND that the PURCHASER/DEVELOPER shall hereafter peaceably hold, use and enjoy the SAID PLOT as its own chattel and property without there being any hindrance, interruption, claim or demand by or from the OWNERS or any other person whomsoever.

29. AND THE OWNERS, does hereby agree to save harmless and keep indemnified the PURCHASER/DEVELOPER from and against all losses, damages, costs and expenses which the said PURCHASER/DEVELOPER may sustain or incur by reason of any claim being made by anybody whomsoever to the SAID PLOT owing to the defect in the title of the OWNERS in respect of any arrears of taxes or cesses due thereof.

30. AND THE OWNERS does hereby further agree with the PURCHASER/DEVELOPER and declares that they have not done or been party to any act whereby the SAID PLOT is or may be under any charge in title, claim, estate

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or otherwise howsoever or whereby the OWNERS are prevented from conveying or assigning the SAID PLOT or any part thereof.

31. AND THE OWNERS and all the persons claiming under them further covenant that they shall and will from time to time and at all times hereafter, upon the request and cost of the PURCHASER/DEVELOPER do and execute or cause to be done and executed all such further and other acts, deeds, matters, things and assurances whatsoever, for further and more perfectly and absolutely granting and assuring the SAID PLOT thereof unto the said PURCHASER/DEVELOPER, its executors, legal representatives, partners and assigns for placing them in possession of the same according to the true intent and meaning of these presents as well as may be reasonably required to give a clear and marketable title to the said PURCHASER/DEVELOPER.

32. AND THAT the SAID PLOT is believed and shall be taken to have been correctly described in the Schedule-II hereunder written and sold, and if any error, misstatement or omission be subsequently discovered the same shall not annul this sale but shall be suitably corrected by all parties hereto and/or by their respective heirs and successor.

33. AND THE OWNERS hereby gives their no objection to enter the name of the PURCHASER/DEVELOPER in Form I & XIV of the survey records of the SAID PROPERTY with respect to the area of the SAID PLOT and give their consent for it to make requisite applications for the said purpose.



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34. That the OWNERS and the PURCHASER/DEVELOPER hereby declare that neither the parties nor the original owners of the SAID PROPERTY in transaction belong to SC/ST pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

35. That the present PURCHASER/DEVELOPER as a bonafide Purchaser, published a Public Notice in the local daily Navhind times, Tarun Bharat and Pudhari (Marathi Paper), dated, 27/12/2022, notifying about the said purchase and inviting objections, right, title, benefit, interest, claim from general public and other financial institutions to the SAID PLOT within 7 days of publication. And that pursuant to the said publication, no objections/claims to the SAID PLOT has been received by the advocate of the PURCHASER/DEVELOPER.

36. The Stamp Duty, Registration Charges and other charges if any applicable at the time of registration of Present deed shall be borne by the PURCHASER/DEVELOPER with respect to the SAID PLOT and the OWNERS with respect to the SAID APARTMENTS.

37. The OWNERS herein have obtained "NOC TO SELL" from the office of the Dy. Town Planner, Town & Country Planning Dept at Bardez-Goa, vide letter bearing Ref. No. NOC/49(6)/3183/PDF/TCP-24/2327, dated, 11/03/2024. The Original is attached to the present deed.

Vikas Patil

SERENITY DEVELOPERS
[Signature]
PARTNER

SERENITY DEVELOPERS
[Signature]
PARTNER

38. This Deed of Sale is engrossed/ printed on stamp papers of total value of Rs. 8,60,000/- (Rupees Eight Lakhs Sixty Thousand Only) in full payment of the stamp duty that is 5% paid on account of the transfer of such immovable property effected by virtue of this Deed of Sale which is its market value i.e. a sum of Rs. 42,00,000/- (Rupees Forty Two Lakhs Only) with respect to the SAID PLOT and market value of total built up area of four apartments is Rs.1,30,00,000/- (Rupees One Crore Thirty Lakhs Only), totalling to Rs. 1,72,00,000/- (Rupees One Crore Seventy Two Lakhs Only) with TDS @1% as applicable, which is the market value.

Vikas Kataria

SERENITY DEVELOPERS

[Signature]
PARTNER

SERENITY DEVELOPERS

[Signature]
PARTNER



SCHEDULE-I

(DESCRIPTION OF THE SAID PROPERTY)

All that immovable property admeasuring an area of 2256 sqmts, surveyed under survey no. 180/2-D, which earlier formed part of the larger property known as "CASUAL DE VOL", also known as "CAJUAL DE VOL" also known as "VOL" or "ALEM" or "MAULI", which is described in the land registration office of Ilhas under Description No. 18803 at Page No. 39 of Book No. B -50 (New) and enrolled in the Taluka Revenue office under Matriz No. 1275, surveyed under survey No. 180/2, situated within the local limits of the Village Panchayat of Penha de Franca, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa and the same is bounded as under:-

On or towards the East : by the property bearing Sy. No. 180/2-E,

On or towards the West : by the property bearing Sy. No. 180/2-C,

On or towards the North : by the property bearing Sy. No. 180/1-B-1,

On or towards the South :by 8.00 mts wide road from the property under Sy. No. 180/2.

Vikas Patil

SERENITY DEVELOPERS

[Signature]
PARTNER

SERENITY DEVELOPERS

[Signature]
PARTNER

SCHEDULE-II

(DESCRIPTION OF PLOT A)

All that Portion of land identified as Plot "A" which admeasures an area of 918sqmts, forming part of the Schedule-I property, surveyed under Survey no. 180/2-D of village Penha De Franca, situated within the local limits of the Village Panchayat of Penha de Franca, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa and the same is bounded as under:-

Or. the North : By property under Sy. No. 180/1-B-1,

On the South : By 8.00 mts road,

On the East : By remaining portion under Sy. No. 180/2-D,

On the West : By property under Sy. No. 180/2-C.

Vikas Antropachon

SERENITY DEVELOPERS

[Signature]
PARTNER

SERENITY DEVELOPERS

[Signature]
PARTNER

SCHEDULE-III

(DESCRIPTION OF THE SAID APARTMENTS)

- (i) All that 2bhk APARTMENT bearing No.004 having super built up area of approx. 112 sqmts, located on the upper ground floor positioned on north face, comprising of 2 BHKincluding one covered stilt parking,
- (ii) All that 2bhk APARTMENT bearing No. 005 having super built up area of approx. 112 sqmts, located on the upper ground floor positioned on north face, comprising of 2 BHKincluding one covered stilt parking,
- (iii)All that 2bhk APARTMENT bearing No. 105 having super built up area of approx. 112sqmts, located on the first floor positioned on north facing, comprising of 2 BHKincluding one covered stilt parking,
- (iv) All that APARTMENT bearing No. 003 having super built up area of approx. 79 sqmts, located on the upper ground floor, positioned on east face of the building, facing, comprising of 1 BHKincluding one covered stilt parking,in the residential complex known as "NILAYA" together with an undivided share in Schedule-II Propertywith the amenities, situated in the Village of Penha De Franca, Bardez-Goa.

SCHEDULE IV

(SPECIFICATION OF THE SAID APARTMENT)

THE DEVELOPER has agreed to provide the SAID APARTMENTS which will be unfurnished units. The description of the SAID APARTMENTS are detailed below. The OWNERS accepts and understands that the items listed herein are Subject to Market Availability.

Vikas Patil

SERENITY DEVELOPERS
[Signature]
PARTNER

SERENITY DEVELOPERS
[Signature]
PARTNER

APARTMENT FEATURES:-

Vitrified flooring in all rooms.

Elegantly finished designer Main Door & Internal doors,

Aluminium Sliding French Door& Windows,

Wires of /Anchor/Polycab or equivalent,

Provision for Inverter.

Video Door phone for each Apartment

KITCHEN FEATURES:-

Vitrified Flooring ,

Granite Platform,

Wall Tiles above Platform,

Stainless Steel Sinks Nirali/Cera,

Provision for exhaust fan and water Purifier point.

BATHROOM FEATURES

Ceramic Tiles Anti-Skid Flooring,

Wall Tiles full Height,

Sanitary Fittings of Perryware /Cera/ Hindware or equivalent,

CP Fittings of Jaquar or equivalent make,

Single lever Divertor in all bathrooms,

Provision for Water Heater.

Vibha K. Patel

SERENITY DEVELOPERS

[Signature]
PARTNER

SERENITY DEVELOPERS

[Signature]
PARTNER

EXTERNAL FEATURES:

- Provision for individual car charging point in Parking
- Landscaped area,
- CCTV Camera covering all Entry & Exits,
- Automatic Lift with safety feature of stopping on nearest level during power cut,
- Dedicated Parking space for each apartment.
- Card operated door locking system at building entry near lift
- Compound wall with lights
- Main gate with designer entrance portal

SCHEDULE V

(PRICE OF THE SAID APARTMENT)

- A. The total cost of SAID APARTMENTS given in kind amounting to Rs. 1,30,00,000/- (Rupees One Crore Thirty Lakhs Only).
- B. The consideration of a sum of Rs.42,00,000/- (Rupees Forty Two Lakhs Only), in the following manner:-
- (i) A sum of Rs. 21,00,000/- (Rupees Twenty One Lakhs Only) in favour of OWNERS AT SERIAL NO. 1 herein,
- (ii) A sum of Rs. 21,00,000/- (Rupees Twenty One Lakhs Only) in favour of OWNERS AT SERIAL NO. 2 herein,

IN WITNESS WHEREOF, the PARTIES hereto have executed this DEED OF SALE in the presence of the Witnesses attesting hereunder: -

Vikas Kataria

SERENITY DEVELOPERS
[Signature]
PARTNER

SERENITY DEVELOPERS
[Signature]
PARTNER

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED

OWNER AT SERIAL NO.1:-



Vikas fatarpekar

(MR. VIKAS ALIAS SHYAM PRABHAKAR FATARPEKAR)

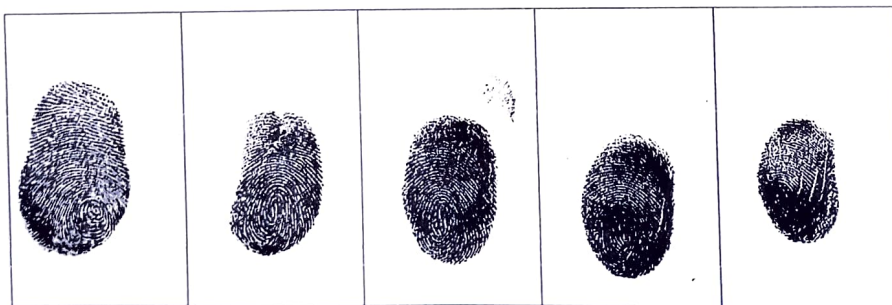
For Self and attorney holder for OWNER AT SERIAL NO. 2;

MRS. JYOTSNA VIKAS FATARPEKAR

Left Hand Finger Impressions



Right Hand Finger Impressions



Vikas fatarpekar

SERENITY DEVELOPERS

[Handwritten Signature]
PARTNER

SERENITY DEVELOPERS

[Handwritten Signature]
PARTNER

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED

PURCHASER/DEVELOPER:-

SERENITY DEVELOPERS,

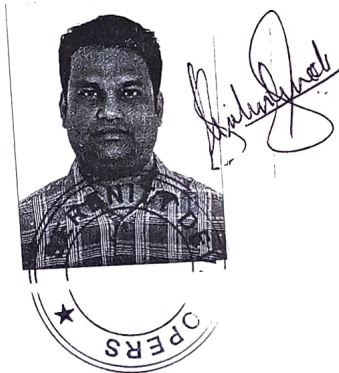
Registered Partnership firm,

Through it PARTNER AT SERIAL NO. 1

MR. SHISHIR SHIROLE

SERENITY DEVELOPERS

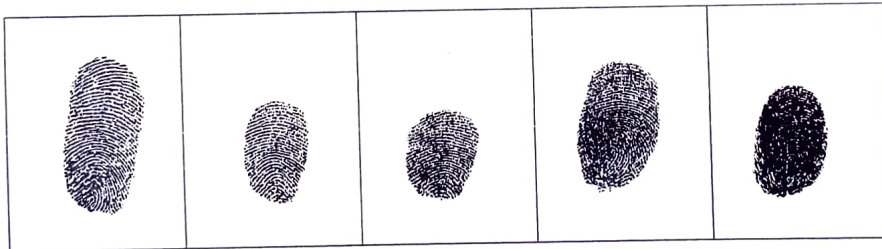
Shishir Shirole
PARTNER



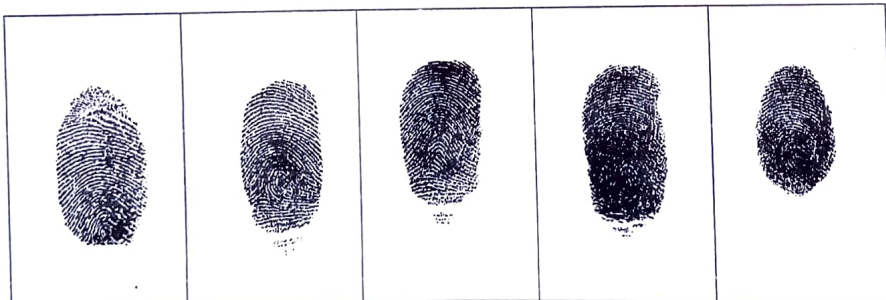
(MR. SHISHIR SHIROLE)

FINGER IMPRESSIONS

Left Hand Finger Impressions



Right Hand Finger Impressions



Vikas Patil

SERENITY DEVELOPERS
Shishir Shirole
PARTNER

SERENITY DEVELOPERS
Shishir Shirole
PARTNER

SIGNED SEALED AND DELIVERED

BY THE WITHIN NAMED

PURCHASER/DEVELOPER:-

SERENITY DEVELOPERS,

Registered Partnership firm,

Through it PARTNER AT SERIAL NO. 2

MR. AMEY K. NAIK

SERENITY DEVELOPERS

Amey
PARTNER

(MR. AMEY K. NAIK)

FINGER IMPRESSIONS

Left Hand Finger Impressions



Right Hand Finger Impressions



Vijay...

SERENITY DEVELOPERS

Amey
PARTNER

SERENITY DEVELOPERS

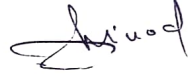
Amey
PARTNER



IN THE PRESENCE OF THE FOLLOWING WITNESSES:

1) Mr. Vinod Kumar

R/o Flat No. A/G/3, Housing Board Colony,



Durgawadi, Taleigao, Caranzalm,

Tiswadi-Goa.

403 002.

2) Ms. Sonia Shablo Raut



R/o H. No. 102-b, Khalchawada,

Sal, Bicholim-Goa.

403503.

Vinod Kumar

SERENITY DEVELOPERS

PARTNER

SERENITY DEVELOPERS

PARTNER

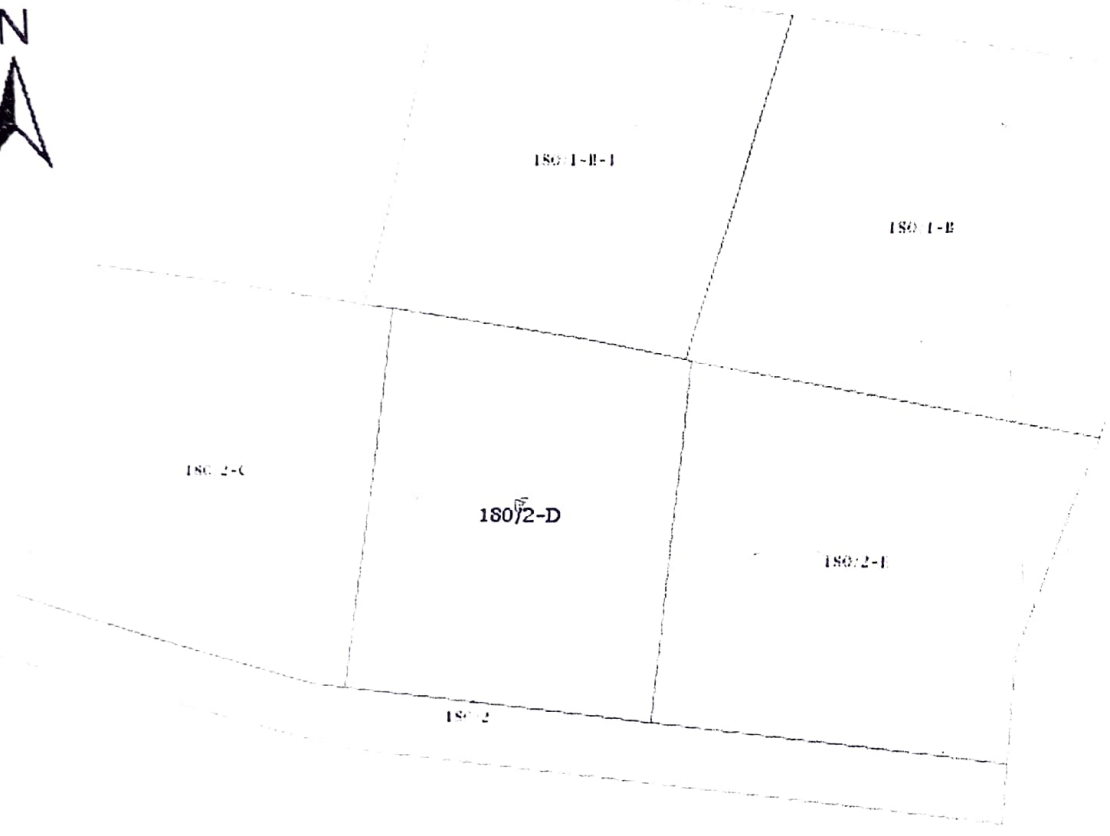




Government of Goa
 Directorate of Settlement and Land Records
 Survey Plan
 Bardez Taluka, Penha-De-Franca Village
 Survey No.: 180 , Subdivision No.: 2-D

Scale 1:1000

Reference No.: CBAR122-28842-1030387



Vikas Sitapels

1587

 19/03/2024

SERENITY DEVELOPERS

[Signature]
 PARTNER

SERENITY DEVELOPERS

[Signature]
 PARTNER

This record is computer generated on 25-11-2022 03:08:58. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

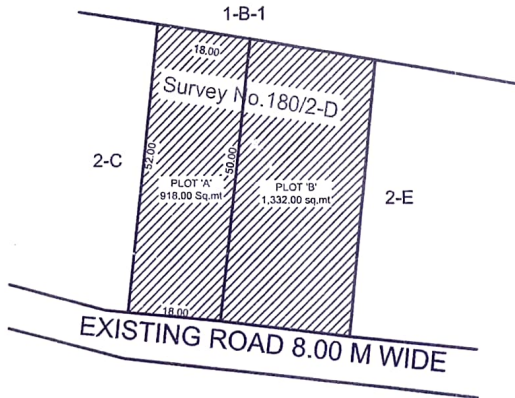
N



SCALE
1:1000

SITE PLAN

SHOWING PLOT 'A' SURVEYED IN SURVEY NO. /SUB-DIVISION
NO. 180/2-D PART OF VILLAGE PENHA-DE-FRANCA OF BARDEZ
TALUKA



AREA STATEMENT

TOTAL AREA OF PLOT 180/2-D - 2,256.00 SQ.MT
 AREA OF PLOT 'A' - 918.00 SQ.MT
 AREA OF PLOT 'B' - 1,338.00 SQ.MT

TOTAL AREA - 2,256.00 SQ.MT

1587
19/3/2024



Vikas F. Antop...

SERENITY DEVELOPERS

[Signature]
PARTNER

SERENITY DEVELOPERS

[Signature]
PARTNER

VENDOR

PURCHASER



1587
19/3/2024

Date: 16/05/2023

FORM I & XIV

100017058688

नमुना नं १ व १४

Page 1 of 2

Taluka **BARDEZ**
तालुका
Village **Penha-de-Franca**
गांव
Name of the Field
शेतार्चे नांव

Survey No. 180
सर्वे नंबर
Sub Div. No. 2-D
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop खिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.22.56	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.22.56

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Khareb पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.22.56

Assessment : आकार	Rs. 0.00	Fore फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Shyam alias Vikas Prabhakar Fatarpekar		15083	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator कृषि करणाऱ्याचे	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

For any further inquiries, please contact the Mamlatdar of the concerned Taluka.

Signature

SERENITY DEVELOPERS

Signature
PARTNER

SERENITY DEVELOPERS

Signature
PARTNER



1587
19/3/2024

Date : 16/05/2023

FORM I & XIV
नमुना नं १ व १४

100017058688

Taluka BARDEZ
तालुका
Village Penha-de-Franca
गांव
Name of the Field
शेताचें नांव

Page 2 of 2

Survey No. 180
सर्वे नंबर
Sub Div. No. 2-D
हिस्सा नंबर
Tenure
सत्ता प्रकार



The record is computer generated on 16/05/2023 at 10:38:42AM as per Online Reference Number - 100017058688. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

Vikas for All

SERENITY DEVELOPERS

PARTNER

SERENITY DEVELOPERS

PARTNER





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Mar-2024 11:53:37 am

Document Serial Number :- 2024-BRZ-1587

Presented at 11:47:50 am on 19-Mar-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	860000
2	Registration Fee	516000
3	Tatkal appointment fee	10000
4	Mutation Fees	1500
5	Processing Fee	2080
Total		1389580




Stamp Duty Required :860000/-

Stamp Duty Paid : 860000/-



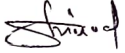



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHISHIR HEMANT SHIROLE PARTNER OF SERENITY DEVELOPERS ,Father Name:HEMANT KRISHNARAO SHIROLE, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H.NO. A2/G2, PRABHU RESIDENCY, ALTO PORVORIM, SOCORRO, BARDEZ GOA, Address2 - ,			 SERENITY DEVELOPER

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VIKAS ALIAS SHYAM PRABHAKAR FATARPEKAR , Father Name:PRABHAKAR SHAMBA FATERPEKAR, Age: 45, Marital Status: Married ,Gender:Male,Occupation: Self Employed, H.NO. 714/6, BETIM ROAD, NEAR FND WORKSHOP PENHA DE FRANCA, BETIM BARDEZ GOA,			
2	SHISHIR HEMANT SHIROLE PARTNER OF SERENITY DEVELOPERS , Father Name:HEMANT KRISHNARAO SHIROLE, Age: 40, Marital Status: ,Gender:Male,Occupation: Business, H.NO. A2/G2, PRABHU RESIDENCY, ALTO PORVORIM, SOCORRO, BARDEZ GOA,			 SERENITY DEVELOPER
3	AMEY KASHINATH NAIK PARTNER OF SERENITY DEVELOPERS , Father Name:KASHINATH U NAIK, Age: 42, Marital Status: ,Gender:Male,Occupation: Business, H.NO. 180, BAGA WADA, SANVORDEM, CURCHOREM, SANGUEM GOA 403706,			 SERENITY DEVELOPER

Sl.NO	Party Name and Address	Photo	Thumb	Signature
4	VIKAS ALIAS SHYAM PRABHAKAR FATARPEKAR , Father Name:PRABHAKAR SHAMBA FATERPEKAR, Age: 45, Marital Status: , Gender:Male,Occupation: Self Employed, H.NO. 714/6, BETIM ROAD, NEAR RND WORKSHOP PENHA DE FRANCA BETIM BARDEZ GOA, as Power Of Attorney Holder for JYOTSNA VIKAS FATARPEKAR			

Witness:
We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Sl.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: VINOD KUMAR, Age: 41, DOB: 1982-11-30 , Mobile: , Email: , Occupation: Business , Marital status : Unmarried , Address:403002, FLAT NO. A/G/3 HOUSING BOARD COLONY DURGAWADI TALEIGAO CARANZALEM TISWADI GOA, FLAT NO. A/G/3 HOUSING BOARD COLONY DURGAWADI TALEIGAO CARANZALEM TISWADI GOA, Taleigao, Tiswadi, NorthGoa, Goa			
2	Name: SONIA SHABLO RAUT, Age: 39, DOB: , Mobile , Email: , Occupation: Advocate , Marital status : Unmarried , Address:403503, H.NO. 102-B KHALCHAWADA SAL BICHOLIM GOA, H.NO. 102-B KHALCHAWADA SAL BICHOLIM GOA, Salem, Bicholim, NorthGoa, Goa			


Sub Registrar

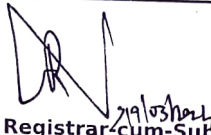
SUB-REGISTRAR
PUNJAB

Document Serial Number :- 2024-BRZ-1587



Document Serial No:-2024-BRZ-1587

Book :- 1 Document
Registration Number :- **BRZ-1-1477-2024**
Date : 19-Mar-2024



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

SUB-REGISTRAR
BARDEZ





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



STAMP DUTY CERTIFICATE

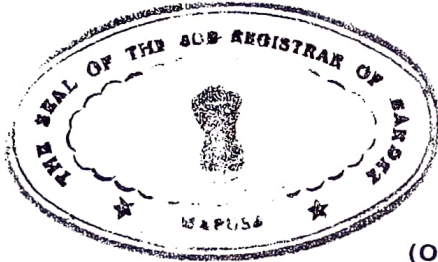
ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 22100/-

(Rupees Twenty Two Thousands One Hundred only)

PAID VIDE E-RECEIPT NO 202400862625 DATED :30-Nov-2024,
IN THE GOVERNMENT TREASURY.



[Signature]
11.12.2024

Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Rectification
PRE REGISTRATION NUMBER	:	202400063608
DOCUMENT SERIAL NUMBER	:	2024-BRZ-6953
DATE OF PRESENTATION	:	10-Dec-2024
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-6741-2024
DATE OF REGISTRATION	:	11-Dec-2024
NAME OF PRESENTER	:	Shishir Hemant Shirole As Partner Of Serenity Developers
REGISTRATION FEES PAID	:	₹23050/-
PROCESSING FEES PAID	:	₹2520/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400862625

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 29/11/2024 23:13:22

Name and Address of Party : Serenity | 9850478493
porvorim

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 22100.00

Total Amount: ₹ 22,100.00

(Rs. Twenty Two Thousand One Hundred Only)

Department Data:

202400063608 NOTARY|202400063608 NOTARY

Bank ref No:

433529624603

Status:

Success

Payment Date:

30/11/2024 09:24:33

Payment Gateway:

SBI-EPAY

2024-BR2 - 6953

10/12/2024

Print Date: 30/11/2024 09:25:01



DEED OF RECTIFICATION AND RATIFICATION

SENERITY DEVELOPERS
PARTNER

SENERITY DEVELOPERS
PARTNER

Vikas Satyapal

THIS DEED is made on this 2nd day of December, 2024, at MAPUSA, registration sub district of BARDEZ, GOA;

BETWEEN :-

(1) **Mr. VIKAS alias SHYAM PRABHAKAR FATARPEKAR**,
s/o late Mr. Prabhakar Shamba Fatarpekar , 45 years of age,
Indian National, self-employed, married holding PAN card no.
and Aadhar card no. mobile no.
and his wife

(2) **Mrs. JYOTSNA VIKAS FATARPEKAR** , d/o late Mr.
Raghunath Masurkar, 45 years of age, Indian National,
Housewife, holding PAN card no. and Aadhar
card no. Mobile no. both
residents of H.no. 716/1, Betim Road, Near RND workshop,
Penha De Franca, Betim, Bardez, Goa hereinafter jointly
referred to as "the OWNERS/ FIRST PARTY " (which
expression shall unless repugnant to the context or meaning
thereof be deemed to mean and include their respective heirs,
legal representatives, executors, administrators and assigns) OF
THE ONE PART.



The OWNER no. 2 herein is represented by her Power of Attorney Mr. VIKAS alias SHYAM dated 27/11/2024 duly executed before Notary Kunda R Naik Ganthe under no. 1150/2024 dated 27/11/2024.

SERENITY DEVELOPERS


PARTNER

SERENITY DEVELOPERS


PARTNER



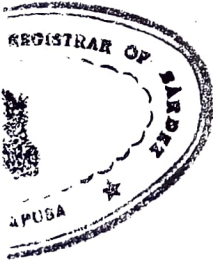
A N D

1. **SERENITY DEVELOPERS**, a registered Partnership Firm having its registered office at G-4, B-290, Samraj Residency, Volant, Alto Betim, Bardez, Goa duly registered under no. 17/19 dated 16/01/2019 with Registrar of Firms, Bardez, Goa having PAN no. _____, represented by its Partners:

MR. SHISHIR HEMANT SHIROLE, s/o Mr. Hemant Krishnarao Shirole, 40 years of age, India National, married, Business, holding PAN card no. _____ and Aadhar card no. _____ Mobile no. _____ resident of H.no. A2/G2, Prabhu Residency, Alto Porvorim, Socorro, Bardez, Goa.

AND

MR. AMEY KASHINATH NAIK, s/o Kashinath U. Naik, 42 years of age, Indian National, married, Business, holding PAN card no. _____ and Aadhar card no. _____ Mobile no. _____ resident of H.no. 180, Bagawada, Sanvordem, Curchorem, Sanguem, Goa hereinafter referred to as "the PURCHASER/ DEVELOPER/ SECOND PARTY" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, legal representatives and assigns) OF THE OTHER PART.



SERENITY DEVELOPERS
[Signature]
PARTNER

SERENITY DEVELOPERS
[Signature]
PARTNER

[Signature]

WHEREAS :-

There exist an immovable property admeasuring 2256 sqmts surveyed under survey no. 180/2-D, which earlier formed part of the larger property known as "CASUAL DE VOL" also known as "CAJUAL DE VOL" also known as "VOL" or "ALEM" or "MAULI" which property is described in the Land registration office of Ilhas under Description no. 18803 at Page no. 39 of Book no. B-50(New) and enrolled in the Taluka Revenue office under Martiz no. 1275, surveyed under survey no. 180/2 situated within the local limits of the village Panchayat of Penha De Franca, Bardez, Goa.

AND WHEREAS vide Deed of Conveyance and Sale dated 11th March, 2024 was executed between the OWNERS/ FIRST PARTY and the PURCHASER/ DEVELOPER/ SECOND PARTY, herein in respect of the plot of land identified as PLOT A admeasuring 918 sq mts, surveyed under survey no. 180/2-D which forms a part of immovable property admeasuring an area of 2256 sqmts was executed and registered in the office of the sub registrar of Bardez under Book-1 Document, Registration no, BRZ-1-1477-2024 date 19/03/2024. The said deed of Conveyance and sale is hereinafter called "THE PRINCIPAL DEED".

AND WHEREAS the total area of Plot A sold to the Second Party on loco admeasures 967 sq mts.

AND WHEREAS errors have occurred in the said Principal Deed in respect of identification of the sold as PLOT A and further the total area sold is mentioned as 918 sqmts instead of 967 sq mts.

ERENITY DEVELOPERS

PARTNER

ERENITY DEVELOPERS

PARTNER

Vikas Patil

AND WHEREAS as the area of the plot is required to be rectified from 918 sq mts to 967 sqmts, a NO OBJECTION CERTIFICATE under ref no. NOC/49(6)/4473/PDF/TCP-23/8463 dated 11/10/2024 has been obtained from the Office of The Senior Town Planner, Mapusa, Goa.

AND WHEREAS in view of the said error appearing in the said Principal Deed which the parties have acknowledged, the parties are executing the present deed for the purposes of rectifying the errors appearing in the said Principal Deed in the manner hereinafter set up.

NOW, THEREFORE, THIS DEED WITNESSES AS UNDER:-

1. The parties hereto declare and confirm that there are error which have appeared in the Principal Deed whereby the area sold/ conveyed is mentioned as 918 sq mts , which needs to be corrected and rectified as 967 sq mts and further the identification of the said area of 967 sq mts be corrected as Plot no. 1 instead of Plot A and accordingly the Property sold be properly delineated on the plan by discarding the plan annexed to the principal deed and attaching / annexing the correct delineated plan by the present rectification deed.

2. In view of the above, the parties agree and declare that the Principal Deed shall stand corrected / amended/rectified in the manner following:

(a) One Page no. 8 , 2nd paragraph line 3 of the principal deed the area of 918 sqmts shall be deleted and corrected as 967 sq mts thereby the said paragraph shall be corrected and read as under:



ERENITY DEVELOPERS
PARTNER

ERENITY DEVELOPERS
PARTNER

Vikas...

AND WHEREAS the PURCHASER/ DEVELOPER approached the OWNERS to sell a portion towards the western side of the SAID PROPERTY which admeasures an area of 967 sqmts out of 2256 sq mts, to construct a building scheme to be known as "NILAYA" comprising of residential Apartments in the part of the SAID PROPERTY for a consideration and has also agreed to offer, allot in kind, fully constructed four (4) independent apartments to the OWNERS as mentioned in Schedule -V.

(b) One Page no. 24, schedule II of the principal deed shall be corrected as PLOT 1 instead of PLOT A and the area of 918 sq mts shall be corrected and mentioned as 967 sq mts thereby the said SCHEDULE II shall be corrected and read as under:

SCHEDULE - II

(DESCRIPTION OF PLOT 1)

All that Portion of land identified as Plot "1" which admeasures an area of 967 sqmts , forming a part of the Schedule -I property, surveyed under survey no. 180/2-D of village Penha De Franca, situated within the local limits of village Panchayat of Penha De Franca, Taluka and Registration sub district of Bardez, District of North Goa, in the State of Goa and the same is bounded as under:-

On the North : By property under survey no. 180/1-B-1
On the South: By 8.00 mtr wide road
On the East : By remaining portion under survey no. 180/2-D
On the West: By property under survey no. 180/2-C



TRANQUILITY DEVELOPERS

PARTNER

TRANQUILITY DEVELOPERS

PARTNER

(c) The plan annexed to the said Principal deed shall be discarded and replaced with the new plan with the boundaries delineated annexed to the present rectification deed and shall be taken as forming part and parcel of the principal Deed.

3. The parties hereto declare and confirm that for all legal purposes, the Principal Deed shall be read hereinafter subject to the correction/ amendment/ rectification incorporated herein and the present Deed shall form an integral part of the Principal Deed.

4. The parties declare and confirm that the said Principal Deed and shall remain unaltered and unamended in the manner except for the aforesaid corrections of area, Plot identification and replacement of the plan annexed to the said principal deed.

5. The parties hereto ratify and ratify the above-mentioned changes, correction to the principal Deed.

4. The market value of the increase/ addition of area admeasuring 49 sq mts is valued at Rs. 7,35,000/- (Rupees Seven Lakhs Thirty Five Thousand Only) and the requisite stamp duty and registration fee @3% shall be paid vide the present deed.



SERENITY DEVELOPERS
PARTNER

SERENITY DEVELOPERS
PARTNER

[Handwritten signature]

SCHEDULE OF THE ENTIRE PROPERTY

All that immovable property admeasuring 2256 sqmts surveyed under survey no. 180/2-D, which earlier formed part of the larger property known as "CASUAL DE VOL" also known as "CAJUAL DE VOL" also known as "VOL" or "ALEM" or "MAULI" which property is described in the Land registration office of Ilhas under Description no. 18803 at Page no. 39 of Book no. B-50(New) and enrolled in the Taluka Revenue office under Matiz no. 1275, which larger property surveyed under survey no. 180/2 situated within the local limits of the village Panchayat of Penha De Franca, Taluka and Registration Sub District of Bardez, District of North Goa, in the state of Goa and the same is bounded as under :-

East: By property bearing survey no. 180/2-E

West: By the property bearing survey no. 180/2-C

North: By the property bearing survey no. 180/1-B-1

South: By 8.00 mtrs wide road from the property under survey no. 180/2



SERENITY DEVELOPERS
PARTNER
Serenity Developers
PARTNER
Vikas

SCHEDULE – II
(DESCRIPTION OF PLOT 1)

All that Portion of land identified as Plot “1” which admeasures an area of 967 sqmts, forming a part of the Schedule –I property, surveyed under survey no. 180/2-D of village Penha De Franca, situated within the local limits of village Panchayat of Penha De Franca, Taluka and Registration sub district of Bardez, District of North Goa, in the State of Goa and the same is bounded as under: -

On the North: By property under survey no. 180/1-B-1

On the South: By 8.00 mtr wide road


On the East: By remaining portion under survey no. 180/2-D

On the West: By property under survey no. 180/2-C

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED THESE PRESENTS ON THE DAY, YEAR AND PLACE FIRST HEREINABVOE WRITTEN.

SERENITY DEVELOPERS

PARTNER

SERENITY DEVELOPERS

PARTNER

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED
"THE OWNER/ FIRST PARTY"

Vikas Fatarghar

Vikas f



(1): Mr. VIKAS alias SHYAM PRABHAKAR FATARPEKAR

for self and as POA for

Mrs. JYOTSNA VIKAS FATARPEKAR

FINGERS IMPRESSIONS

LEFT HAND

RIGHT HAND

1.



1.



2.



2.



3.



4.



4.



5.



5.



SERENITY DEVELOPERS

PARTNER

[Signature]

SERENITY DEVELOPERS

PARTNER

[Signature]

Vikas Fatarghar

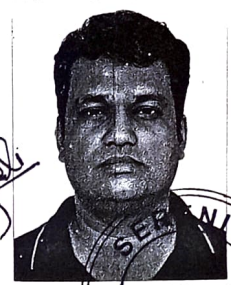
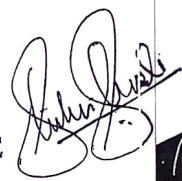
SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED
"THE PURCHASER/ SECOND PARTY"



(2): SERENITY DEVELOPERS

Represented by its partner

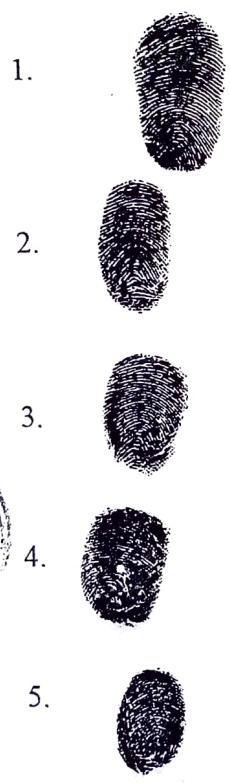
Mr. SHISHIR HEMANT SHIROLE



FINGERS IMPRESSIONS

LEFT HAND

RIGHT HAND



SERENITY DEVELOPERS

PARTNER

SERENITY DEVELOPERS

PARTNER

Vikas Patil

SIGNED SEALED AND DELIVERED BY THE WITHIN NAMED
"THE PURCHASER/ SECOND PARTY"

Amey

(2): SERENITY DEVELOPERS

Represented by its partner

Mr. AMEY KASHINATH NAIK



FINGERS IMPRESSIONS
LEFT HAND

RIGHT HAND



SERENITY DEVELOPERS
Amey Kashinath Naik
PARTNER

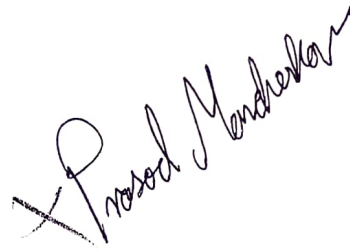
SERENITY DEVELOPERS
Amey Kashinath Naik
PARTNER

Amey Kashinath Naik

IN THE PRESENCE OF:

1. Mr. Prasad Kashinath Mandrekar

r/o. H.no. 80/12B, Chicalim, Colvale,
Bardez, Goa.



2. Ms. Tripti. B. Salgaonkar,

r/o H.no. 852/1, Journalist Colony,
Alto Porvorim, Bardez, Goa



SERENITY DEVELOPERS SERENITY DEVELOPERS


PARTNER


PARTNER


Vikas

**FORM I & XIV**

100019552704

09/12/2024

नमुना नं १ व १४

Page 1 of 2

Locality	BARDEZ	Survey No.	180
Page	Penha-de-Franca	सर्वे नंबर	
Name of the Field		Sub Div. No.	2-D
प्लॉट नंबर		हिस्सा नंबर	
		Tenure	
		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)						
Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
खिरीयत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.22.56	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.22.56

Un-Cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)				Remarks	शेरा
Pot-Kharab पोट खराब					
Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total		
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण		
0000.00.00	0000.00.00	0000.00.00	0000.22.56		

Assessment	0.00	Foro	Rs. 0.00	Predial	Rs. 0.00	Rent	Rs. 0.00
आकार		फोर		प्रेडियाल		रेंट	

S.No	Name of the Occupant	Khata No.	Mutation No.	Remarks
कब्जेदाराचे नांव		खाते नंबर	फेरफार नं	शेरा
1	Shyam alias Vikas Prabhakar Fatarpekar		15083	
2	Serenity Developers		94292	

S.No.	Name of the Tenant	Khata No.	Mutation No.	Remarks
	कुळाचे नांव	खाते नंबर	फेरफार नं	शेरा
1	Nil			

Other Rights	Mutation No.	Remarks
इतर हक्क		
Name of Person holding rights and nature of rights:		
इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार	फेरफार नं	शेरा
Nil		

Vikas Fatarpekar

SERENITY DEVELOPERS
PARTNER

SERENITY DEVELOPERS
PARTNER

Serenity Developers



FORM I & XIV

नमुना नं १ व १४

100019552704

09/12/2024

Page 2 of 2

Taluka BARDEZ
Village Penha-de-Franca
Name of the Field
सुरेताचे नांव

Survey No. 180
सर्वे नंबर
Sub Div. No. 2-D
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator सागण करणाऱ्याचे नाव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated	Unirrigated	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					बागायत	जिरायत	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.				
		Nil								

End of Report

For any further inquiries, please contact the Mamltdar of the concerned Taluka.



The record is computer generated on 09/12/2024 at 10:02:22 as per Online Reference Number - 100019552704. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>

[Signature]
SERENITY DEVELOPERS
[Signature]
PARTNER

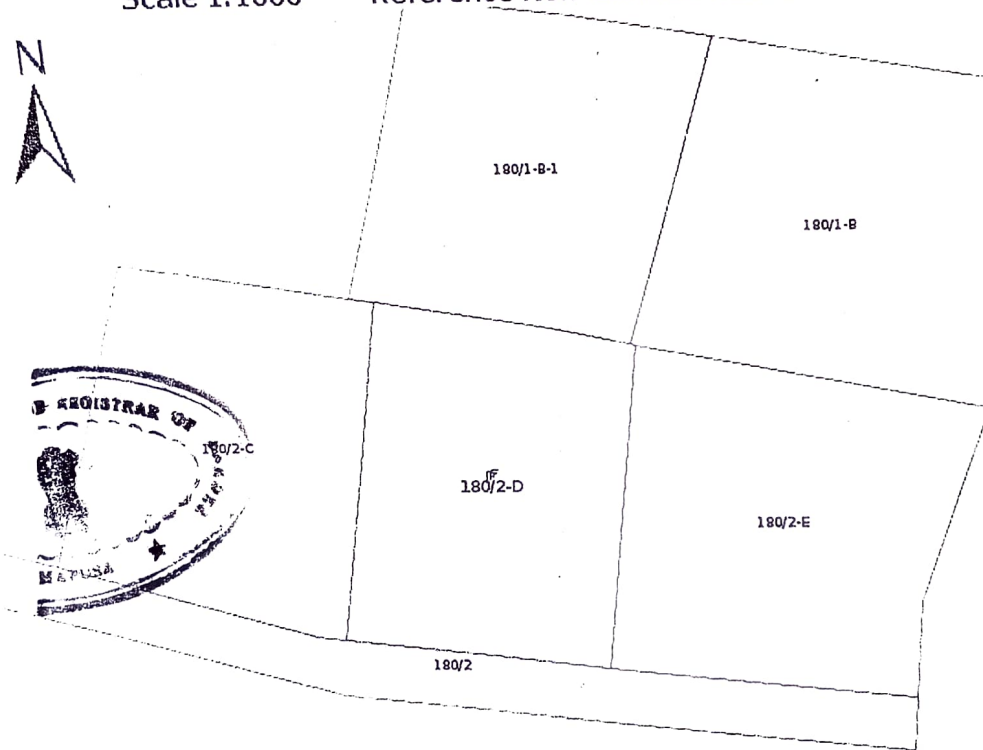
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SERENITY DEVELOPERS
[Signature]
PARTNER

[Signature]



Government of Goa
 Directorate of Settlement and Land Records
 Survey Plan
 Bardez Taluka, Penha-De-Franca Village
 Survey No.: 180 , Subdivision No.: 2-D

Scale 1:1000 Reference No.: CBAR124-22992-1499404



Ven. Father

SERENITY DEVELOPERS
[Signature]
 PARTNER

SERENITY DEVELOPERS
[Signature]
 PARTNER

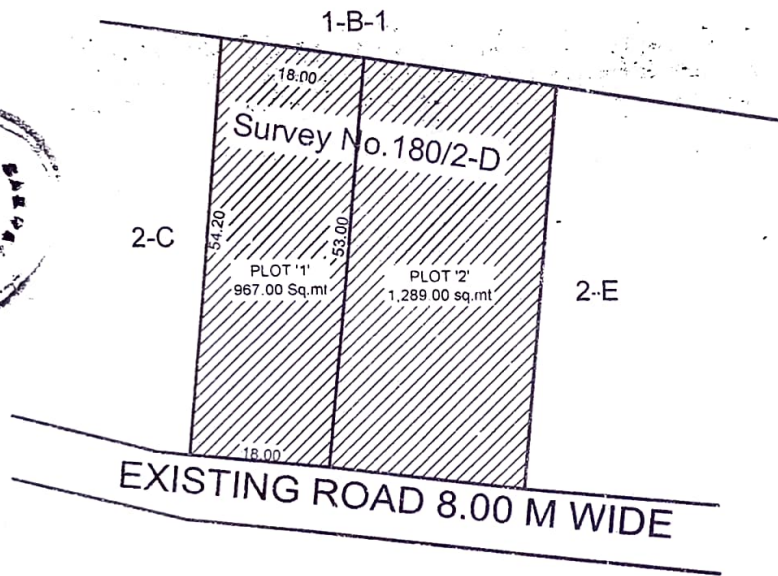
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NOTE: PLAN TO BE PRINTED ON A4 SIZE

SITE PLAN

SHOWING PLOT '1' SURVEYED IN SURVEY NO. /SUB-DIVISION
NO. 180/2-D PART OF VILLAGE PENHA-DE-FRANCA OF BARDEZ
TALUKA

SCALE
1000



AREA STATEMENT

TOTAL AREA OF PLOT 180/2-D - 2,256.00 SQ.MT

AREA OF PLOT '1' - 967.00 SQ.MT

AREA OF PLOT '2' - 1,289.00 SQ.MT

TOTAL AREA - 2,256.00 SQ.MT

SERENITY DEVELOPERS

[Signature]
PARTNER

SERENITY DEVELOPERS

[Signature]
PARTNER

PURCHASER

[Signature]
VENDOR



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 10-Dec-2024 03:37:26 pm

Document Serial Number :- 2024-BRZ-6953

Presented at 03:19:37 pm on 10-Dec-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	22100
2	Registration Fee	23050
3	Mutation Fees	1000
4	Processing Fee	2520
Total		48670

Stamp Duty Required :22100/-




Stamp Duty Paid : 23100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shishir Hemant Shirole As Partner Of Serenity Developers Father Name:Hemant Krishnarao Shirole, Age: 40, Marital Status: , Gender:Male, Occupation: Business, Address1 - H.no. A2/G2, Prabhu Residency, Alto Porvorim, Bardez, Goa, Address2 - ,			 SERENITY DEVELOPERS PARTNER



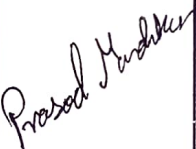



Executor

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Alias Shyam Prabhakar Fatarpekar , Father Name:Prabhakar Shamba Fatarpekar, Age: 45, Marital Status: Married , Gender:Male, Occupation: Self Employed, H.no. 714-6, Betim Road, Near RND workshop, Penha De Franca, Betim, Bardez, Goa,			
2	Shishir Hemant Shirole As Partner Of Serenity Developers , Father Name:Hemant Krishnarao Shirole, Age: 40, Marital Status: , Gender:Male, Occupation: Business, H.no. A2/G2, Prabhu Residency, Alto Porvorim, Bardez, Goa,			 SERENITY DEVELOPERS PARTNER
3	Amey Kashinath Naik As Partner Of Serenity Developers , Father Name:Kashinath U Naik, Age: 42, Marital Status: , Gender:Male, Occupation: Business, H.no. 180, Bagawada, Sanvordem, Curchorem, Sanguem, Goa,			 SERENITY DEVELOPERS PARTNER

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	<p>Vikas Alias Shyam Prabhakar Fatarpekar , Father Name:Prabhakar Shamba Fatarpekar, Age: 45, Marital Status: ,Gender:Male,Occupation: Self Employed, H.no. 714/6, Betim Road, Near RND workshop, Penha De Franca, Betim, Bardez, Goa , as Power Of Attorney Holder for Jyotsna Vikas Fatarpekar</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: Prasad Kashinath Mandrekar, Age: 53, DOB: , Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403513, H.no. 80/12B Chicalim Colvale Bardez Goa, H.no. 80/12B Chicalim Colvale Bardez Goa, Colvale, Bardez, NorthGoa, Goa</p>			
2	<p>Name: Tripti Bhikaji Salgaonkar, Age: 40, DOB: , Mobile: , Email: , Occupation: Self Employed , Marital status : Unmarried , Address: 403521, H.no. 852/1 Journalist Colony Alto Porvorim Bardez Goa, H.no. 852/1 Journalist Colony Alto Porvorim Bardez Goa, Penha-de-franca, Bardez, NorthGoa, Goa</p>			

Sub Registrar
 10.12.2024

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2024-BRZ-6953



Document Serial No:-2024-BRZ-6953

Book :- 1 Document

Registration Number :- **BRZ-1-6741-2024**

Date : 11-Dec-2024

[Handwritten Signature]
11.12.2024

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

**SUB-REGISTRAR
BARDEZ**

