

Phone No:
Sold To/Issued To:
Rajdeep Builders
For Whom/ID Proof:
GST-30AF0PT9698A2ZY



OCT-20-2022 11:29:47

₹ 1004500/-

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3815237 35/02/01/2021-RD1

For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorised Signatory



2022-BR2-5005
2/11/22

DEED OF SALE

S.G. Sawant.

This Deed of Sale is made and executed at Mapusa Bardez Goa, on this 21st day of the month of October of the year Two Thousand and Twenty-Two i.e. (21/10/2022).

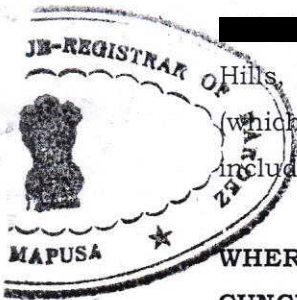
BETWEEN

1. MR. GAJANAN RAMCHANDRA SAWANT, son of Mr. Ramchandra Krishna Sawant, 74 years of age, Married, Retired, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] and my wife;

2. MRS. SHUBHANGI GAJANAN SAWANT, daughter of Mr. Atmaram Parab, wife of Mr. Gajanan Ramchandra Sawant, 69 years of age, Married, Housewife, holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], both Indian Nationals and both residents of 202/76, Shrikrishna Nivas, Kailash Nagar, Bardez Assonora, North-Goa Goa 403503; hereinafter referred to as the "**OWNERS/VENDORS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) **OF THE FIRST PART.**

AND

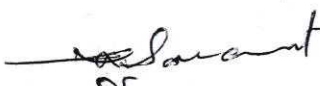
RAJDEEP BUILDERS, a registered Proprietorship Firm, having its office at 708, 709, & 710, 7th Floor, Gera Imperium Star, Near Central Library, Patto, Panaji-Goa, 403001, represented by its Sole Proprietor Mr. Rajesh Tarkar, 48 years of age, son of Shri. Ulo Tarkar, business, Indian National, holder of PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] resident of Penthouse No. 201, Rajdeep Residency, Ravi Raj Colony, Nagalli Hills, Dona Paula-Goa 403004; hereinafter referred to as the "**PURCHASER/BUILDER**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its heirs, successors, legal representatives and assigns) **OF THE SECOND PART.**



WHEREAS there exists a property known as **SAUNRICHO SORVO** also known as **CUNCHELMIM** also known as **KUCHELI** bearing **Chalta No.89/2, P.T.Sheet No.9, situated at ward Cunchelim/Kucheli in the City of Mapusa**, Taluka Bardez, District North Goa, State of Goa, admeasuring an area of **750 sq. mts**, not registered in the Land Registration Office of Bardez, nor enrolled in Land Revenue Office of Bardez and the Said Property is more particularly described in **SCHEDULE I** mentioned herein under and shall herein after referred to as the **SAID PROPERTY.**

AND WHEREAS as per the Field Book of Cunchelim (Cadernete do Campo), the Said Property was bearing Survey No.22 and belonged to Mr. Ambrosio Francisco Cirilo Pires and Mr. Joaquim Maria Pires, sons of Mr. Rosario Pires and Mrs. Esperanca Generosa Trindade; Mrs. Maria Pires widow of late Mateus Contancio Pires, and her children namely Mr. Rosario Pires, Mr. Tomas Pires, Francisco Pires, Mr. Isabel Pires and Mrs. Margarida Pires; and Assumpcao Margarida Pires daughter of Mr. Antonio Pires and of Julio De Souza.

AND WHEREAS subsequently, as per records of Area Book of Village Cunchelim Bardez Goa of Directorate of Land Survey, Panaji Goa the Said Property admeasuring 750 sq. mts.

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stood recorded in name of Joseph Pires, Philip Pires and Francisco Pires under column-name of supposed holder, under Survey No.89.

AND WHEREAS in Form D of Goa Land Revenue (City Survey) Rule 1969, Property Card of Cunchelim (Mapusa) City, names of Philip Pires, Joseph Pires and Francisco Pires stood recorded in column of Holders in the origin of the title.

AND WHEREAS subsequently a Regular Civil Suit No.8/2006/B was filed in the court of Civil Judge Senior Division, B Court at Mapusa by Mrs. Dorothy Josephine Judd Pires and her husband Mr. John Lloyd Judd (as plaintiffs) against Mr. Mark Jonathan Pires also known as Cyril Pires and his wife Mrs. Ozma Farha Ishaq (as Defendants) for declaration and injunction in respect of the Said Property and other properties.

AND WHEREAS vide Order and Consent Decree dated 30.01.2006 passed by the Hon'ble Civil Judge Senior Division at Mapusa in Regular Civil Suit No.8/2006/B, Mrs. Dorothy Josephine Judd Pires and her husband Mr. John LleoYd Judd were declared as owners of the Said Property.

AND WHEREAS accordingly in Form D of Goa Land Revenue (City Survey) Rule 1969, Property Card of Cunchelim (Mapusa) City, with P.T. Sheet No.9, Chalta No.89/2, names of Philip Pires, Joseph Pires and Francisco Pires recorded in column of Holders in the origin of the title were deleted as bracketed entries and names of Mrs. Dorothy Josephine Judd alias Dorothy Josephine Pires E Judd and her husband Mr. John LleoYd Judd were incorporated as per mutation dated 16.10.2006 bearing Mutation No.210404.

AND WHEREAS subsequently vide Deed of Sale dated 21.01.2011, duly registered before the Sub Registrar of Bardez Goa under Registration No. BRZ-BK1-00374-2011, CD No.BRZD123, Book-1, Document dated 21.01.2011, Mrs. Dorothy Josephine Judd Pires and her husband Mr. John LleoYd Judd sold the Said Property to Mr. Gajanan Ramchandra Sawant and Mrs. Shubhangi Gajanan Sawant, the Owners/Vendors herein.

AND WHEREAS accordingly in Form D of Goa Land Revenue (City Survey) Rule 1969, Property Card of Cunchelim (Mapusa) City, with P.T. Sheet No.9, Chalta No.89/2, names of Mrs. Dorothy Josephine Judd Pires and her husband Mr. John LleoYd Judd were deleted as bracketed entries and name of Mr. Gajanan Ramchandra Sawant and Mrs. Shubhangi Gajanan Sawant were incorporated as per mutation dated 22.03.2011 bearing Mutation No.211208.

AND WHEREAS Mr. Gajanan Ramchandra Sawant and Mrs. Shubhangi Gajanan Sawant, the Owners/Vendors herein are now the owners in possession of the Said Property.

AND WHEREAS the Purchaser/Builder herein approached the Owners /Vendors and expressed its desire to purchase the Said Property from the Owners/Vendors and in consideration of the Said Property, offered to allot on ownership basis, constructed saleable



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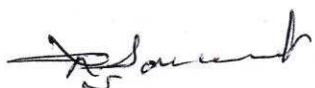
area in the Said Property comprising of flats along with proportionate undivided right, share and interest in the Said Property to the Owners/Vendors and the Owners/Vendors agreed to the Said Offer.

AND WHEREAS the Owners/Vendors have represented and declared to the Purchaser/Builder that:

- a) That the Owners/Vendors are in exclusive and peaceful possession of the Said Property.
- b) That no person(s) other than the Owners/Vendors have any right, title and/or interest in the Said Property.
- c) That the Owners/Vendors have an absolute right to dispose and/or sell or enter into Deed of Sale in respect of the Said Property, and/or deal with it in any manner whatsoever.
- d) That the Owners/Vendors have a clear and marketable title to the Said Property.
- e) That there are no *Mundcars* and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any other right whatsoever in, to and/or over the Said Property, and/or any part thereof.
- f) That there is no legal bar or impediment to enter into Sale Deed/ development agreement in respect of the Said Property, and that the Said Property, is free from encumbrances, liens and/or charges.
- g) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the Said Property, nor any part thereof.
- h) That neither the Said Property nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- i) That neither the Said Property nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.
- j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the Said Property or any part thereof.
- k) That the Owners/Vendors have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with any other party in respect of the Said Property and/or any part thereof.
- l) That there is a proper access/road required as per law for carrying out development on the Said Property.

AND WHEREAS, the Owners/Vendors applied for all the required licences and permissions for carrying out the Construction of Residential Building on the Said Property.

AND WHEREAS the Office of the Deputy Collector, North Goa, Sub Division Mapusa Goa, has issued "SANAD" dated 13.09.2011, bearing No. CNV/CITY/11/2011/4194 to the Owners/Vendors for an area of 492 sq. mts.



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AND WHEREAS the Office of the Deputy Collector, North Goa, Sub Division Mapusa Goa, has issued "SANAD" dated 30.03.2015, bearing No. CNV/CITY/23/2014/1910 to the Owners/Vendors for an area of 258 sq. mts.

AND WHEREAS the North Goa Planning and Development Authority, Panaji Goa, issued Order dated 15.03.2017 bearing Ref. No. NGPDA/M/1571/3070/17 for the proposed Construction of Residential Building and Compound Wall on the Said Property.

AND WHEREAS the Directorate of Health Services, Urban Health Centre, Mapusa Goa, issued "NO OBJECTION CERTIFICATE" for the Proposed Construction of Residential Building and Compound Wall on the Said Property vide No. UHCM/NOC-Const/2017-18/128, dated 21.04.2017.

AND WHEREAS the Mapusa Municipal Council, Mapusa Goa issued Construction License dated 01.09.2017 bearing Licence No.49 for the Proposed Construction of Residential Building and Compound Wall on the Said Property.

AND WHEREAS the Mapusa Municipal Council, Mapusa Goa issued Renewed Construction License dated 13.12.2018 bearing Licence No.41 for the Proposed Construction of Residential Building and Compound Wall on the Said Property.

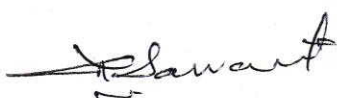
AND WHEREAS the Mapusa Municipal Council, Mapusa Goa issued a further Renewed Construction License dated 11.03.2020 bearing Licence No.55 for the Proposed Construction of Residential Building and Compound Wall on the Said Property.

AND WHEREAS the North Goa Planning and Development Authority, Panaji Goa, issued Revised Order dated 19.07.2022 bearing Ref. No. NGPDA/M/1571/856 /2022 for the proposed Construction of Residential Building and Compound Wall on the Said Property.

AND WHEREAS Mapusa Municipal Council, Mapusa Goa issued a further Revised Construction License dated 22.09.2022 bearing Licence No.04 for the Proposed Construction of Residential Building and Compound Wall on the Said Property.

AND WHEREAS Mapusa Municipal Council, Mapusa Goa issued a Renewal/Revalidation Licence No.11 dated 22.09.2022 for the Proposed Construction of Residential Building and Compound Wall on the Said Property.

AND WHEREAS the Purchaser/Builder has after satisfying itself as regards the title of the Said Property and all documents relating to the Said Property and based on the permissions and licenses issued in respect of the Said Property, agreed to purchase the Said Property from the Owners/Vendors and the Owners/Vendors have agreed to sell the Said Property to the Purchaser/ Builder and as consideration thereof the Purchaser/Builder has agreed



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to allot and hand over to the Owners/Vendors on ownership basis, saleable area, admeasuring 514.30 sq. mts, having built up area of 433.56 sq. mts. in the form of FIVE FLATS, as mentioned below as per Schedule II, which allotment is accepted by the Owners/Vendors.

AND WHEREAS the FIVE FLATS, as mentioned below as per Schedule II, shall be handed over on ownership basis along with proportionate undivided right, share and interest in the Said Property in favour of the Owners/Vendors, on receipt of the Occupancy Certificate for the Project, by Mapusa Municipal Council, to be constructed on the Said Property, as per the specifications mentioned in Schedule IV and along with allotted free covered car parking for each flat, as per the Approved Plan approved by the North Goa Planning and Development Authority, Panaji Goa, and as per the Construction License issued by the Mapusa Municipal Council Goa. The above FIVE FLATS agreed to be handed over unto the Owners/Vendors shall hereinafter be referred to as the "**SAID FLATS**" and are more particularly described in **Schedule II** annexed herewith and are marked in red colour on the Plan annexed herewith.

AND WHEREAS the parties have now decided to execute the Deed of Sale with respect to the Said Property so as to completely transfer the Said Property in favour of the Purchaser/Builder.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuant to the negotiations and discussions by and between the parties hereto the Purchaser/Builder has agreed to purchase the Said Property and the Owners/Vendors have decided to sell the Said Property to the PURCHASER /BUILDER and as consideration thereof, the Purchaser/Builder has agreed and decided to hand over to the Owners/Vendors, the Said Flats with a total Saleable area, admeasuring 514.30 sq. mts., having built up area of 433.56 sq. mts. in the form of Five Flats, as mentioned in **Schedule II** mentioned herein below along with proportionate undivided right, share and interest in the Said Property together with the allotted free covered car parking for each allotted flat as mentioned hereinabove, to be handed over to the Owners/Vendors on completion of Construction of the Project on the Said Property on receipt of the "Occupancy Certificate" from the Mapusa Municipal Council, as full and final settlement in kind of the entire consideration amount towards the purchase of the Said Property.

2. That the balance Flats as mentioned hereinbelow as per Schedule III shall be retained by the Purchaser/Builder for sale to the Prospective Purchasers.

3. The Purchaser/Builder shall hand over possession of the Said Flats to the Owners/Vendors, to be constructed on the Said Property, on or before a particular date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be normally calculated as 48 months with 8 months grace period from the date of execution of these presents.



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4. However, any delay in granting the water connection/electricity connection, issuance of Occupancy Certificate by the concerned Authorities for reasons not attributable to Purchaser/Builder or if the delay has been occasioned by any Act of God, Force Majeure, any natural calamities, pandemic such as present COVID-19 pandemic, Restrained Order from any Appropriate Authority or Judicial Body, defect in title, non-availability of raw material due to Government Restraints and or due to Government Order, delay caused due to delay on the part of the Owners/Vendors in finalizing interior works/changes of the flats allotted to the Owners/Vendors; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the Purchaser /Builder, shall not be attributable to the Purchaser /Builder and delay caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of the construction of the Project.

5. That in the normal circumstances in case if the Purchaser/Builder fails to complete the Project on the Said Property within a period of 48 (Forty Eight) months from the date of execution of the present Deed of Sale or within the extended period of 8 (eight) months as stated hereinabove, the Purchaser /Builder shall be liable to pay compensation of Rs.5000/- (Rupees Five Thousand Only) per month per flat for the delay in so completing the Said Flats till the handover of possession of the Said Flats unto the Owners/Vendors. No compensation shall be paid by the Purchaser/Builder due to delay or during the period of stoppage of work due to reasons as mentioned above. Moreover, no compensation shall be paid by the Purchaser/Builder, if the flats are ready for possession, but Owners/Vendors fails to take possession of the Said Flats on being intimated by Purchaser/Builder.

6. The Owners/Vendors as absolute owners, do hereby grant, transfer, assign, assure and convey the Said Property more particularly described in **SCHEDULE I** hereinbelow, UNTO the said PURCHASER/BUILDER TOGETHER WITH all the trees, drains, ways, paths, passages, common gullies, water, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the Said Property usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Owners/Vendors into and upon the Said Property and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER/BUILDER forever, as distinct and dis-annexed property from the Owners/Vendors; SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof and the Owners/Vendors DO HEREBY COVENANT WITH THE PURCHASER/BUILDER that notwithstanding any act, deed or things done or executed by the Owners/Vendors or knowingly suffered to the contrary, the Owners/Vendors now have in themselves good right, full power and absolute authority to grant the Said Property hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER/BUILDER in a manner aforesaid and



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THAT the PURCHASER/BUILDER shall and may at all times, hereafter quietly and peacefully possess and enjoy the Said Property and receive the rents and profits thereof without any lawful eviction, interruption, claims and demand whatsoever from or by the Owners/Vendors or any person or persons lawfully or equitably claiming from any estate or interest in the Said Property or any part thereof or part of the same, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Owners/Vendors or any person or persons lawfully or equitably claiming any estate or interest in the Said Property or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER/BUILDER do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Property UNTO AND TO THE USE OF THE PURCHASER/BUILDER in a manner aforesaid.

7. That on execution of these presents, the PURCHASER/BUILDER is put in possession of the Said Property as exclusive owner of the Said Property to be held, owned and possessed by the PURCHASER/BUILDER forever and uninterruptedly as its absolute owners in possession, without any harm and hindrance from the Owners/Vendors and/or any person on their behalf and the Owners /Vendors do hereby jointly and severally indemnify the Purchaser /Builder against all/any Third Party claims if made to the Said Property which claim if any, shall be settled by the Owners/Vendors at their own cost without in any way disturbing the title and possession of the said Purchaser/Builder.

8. That the Owners/Vendors have assured and confirmed to the Purchaser/Builder that they have not sold the Said Property to any third person/persons or Firm or Company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.

9. That the Owners/Vendors covenant with the Purchaser/Builder that the Owners/Vendors have a marketable title to the Said Property and the Owners/Vendors assure the Purchaser/Builder that they have not in any way encumbered, alienated and/or mortgaged the Said Property nor there are any charges, liens, attachments, claims, demands with respect to the Said Property and the Owners/Vendors are conveying the absolute and exclusive right, title, interest, Ownership and Possession of the Said Property, unto the Purchaser/Builder, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.

10. The Owners/Vendors covenant with the Purchaser/Builder that the Owners/Vendors have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the Owners/Vendors are prevented from conveying the Said Property in the manner aforesaid.

11. That the Owners/Vendors shall at all times, indemnify and keep the Purchaser/Builder indemnified for defects and claims, if any, in the title of the Said



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Property and do all that is required, at the cost of the Owners/Vendors to rectify the said defects, if any, without causing harm to the title and possession of the Purchaser/Builder.

12. That the Owners/Vendors shall at all times do all that is required to better assure the title of the Said Property in favour of the Purchaser/Builder as per the request and at the cost of the Purchaser/Builder and agree to sign, verify and execute all such other documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents.

13. The Owners/Vendors hereby covenant that the Owners/Vendors have paid all taxes, cess, charges to the concerned Authorities relating to the Said Property, payable as on the date of this Deed of Sale. If any claim is made in this respect which pertains to the date prior to the execution of these presents, by any Department/Authorities, it shall be the responsibility of the Owners/Vendors to clear the same.

14. The project name finalized by both the parties is "**RAJDEEP SHRIKIRAN**".

15. That in case the Purchaser/Builder abandons the project for a continuous period of 12 months (one year) from the date of signing of the present Deed of Sale, due to which is unable to hand over the saleable built-up area as promised to the Owners/Vendors, in such case the Owners/Vendors shall have the remedy to approach the Court of Law and get the Deed of Sale declared "NULL and VOID" and RAJDEEP BUILDERS shall cooperate in such case.

16. All expenses concerning the Preparation, Execution and Registration of this Deed of Sale shall be borne by the Purchaser/Builder.

17. For the purpose of computation of Stamp Duty and Registration Fee on this Deed of Sale, the **Said Property** at **Schedule I**, admeasuring **750 sq. mts** is valued at a market value of **Rs.90,00,000/- (Rupees Ninety Lakhs Only)** and FIVE FLATS jointly with total **built up area of 433.56 sq. mts.** allotted to the Owners/Vendors as per **Schedule II** is valued at **Rs.1,10,89,000/- (Rupees One Crore Ten Lakhs Eighty-Nine Thousand Only).**

Thus, the combine value of the market value of the Said Property and built-up area of the FIVE FLATS allotted to the Owners/Vendors amounts to **Rs.2,00,89,000/- (Rupees Two Crores Eighty-Nine Thousand Only).**

18. Accordingly, the Stamp Duty has been paid on this Deed of Sale on the combined value of the market value of the Said Property and the built-up area of the FIVE FLATS allotted to the Owners/Vendors at the rate of 5% amounting to **Rs.10,04,500/- (Rupees Ten Lakhs Four Thousand Five Hundred Only).**

19. Similarly, Registration Fee at the rate of 3% amounting to **Rs.6,02,670/- (Rupees Six Lakhs Two Thousand Six Hundred and Seventy Only)** has been paid on the combined



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value of the market value of the Said Property and built-up area of the FIVE FLATS allotted to the Owners/Vendors and is borne by the Purchaser/Builder.

20. That 1% TDS is paid on total combined value of **Rs.2,00,89,000/- (Rupees Two Crores Eighty-Nine Thousand Only)** amounting to **Rs.2,00,890/- (Rupees Two Lakh Eight Hundred and Ninety Only)**.

21. That the parties to this Deed of Sale hereby declare that the Said Property in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC/318/77 dated 21.08.1978.

SCHEDULE I

(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT there exists a property known as **SAUNRICHIO SORVO** also known as **CUNCHELIM** also known as **KUCHELI** bearing Chalta No.89/2, P.T.Sheet No.9, situated at ward Cunchelim/Kucheli in the City of Mapusa, Taluka Bardez, District North Goa, State of Goa, admeasuring an area of 750 sq. mts, not registered in the Land Registration Office of Bardez, nor enrolled in Land Revenue Office of Bardez and bounded as follows:

East: By Road;

West: By Nallah;

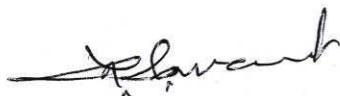
North: By property bearing Chalta No.89/31; P.T.Sheet No.9

South: By property bearing Chalta No.89/3; P.T.Sheet No.9

SCHEDULE II

DETAILS OF THE SAID FLATS ALLOTTED TO THE OWNERS/VENDORS

1. A Semi Furnished 2BHK **Flat No.101**, situated on First Floor, admeasuring 109.20sq.mts. of saleable area, 93.61 sq. mts. of built up area, 65.00sq. mts of carpet area, 21.51 sq.mts of balcony area, 11.5 sq. mts of exclusive Terrace area.
2. A Semi Furnished 2BHK **Flat No.201**, situated on Second Floor, admeasuring 109.20sq.mts. of saleable area, 93.61 sq. mts. of built up area, 65.00sq. mts of carpet area, 21.51 sq.mts of balcony area.
3. A Semi Furnished 2BHK **Flat No.203**, situated on Second Floor, admeasuring 107.20sq.mts. of saleable area, 91.93 sq. mts. of built up area, 63.40sq. mts of carpet area, 21.48 sq.mts of balcony area.
4. A Semi Furnished 1BHK **Flat No.302**, situated on Third Floor, admeasuring 70.00sq.mts. of saleable area, 62.48 sq. mts. of built-up area, 43.40sq. mts of carpet area, 13.38 sq.mts of balcony area.



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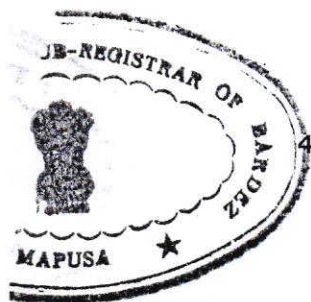
5. A Semi Furnished 2BHK Flat No.303, situated on Third Floor, admeasuring 107.20sq.mts. of saleable area, 91.93 sq. mts. of built up area, 63.40sq. mts of carpet area, 21.48 sq.mts of balcony area.

The Said Flats are allotted along with proportionate undivided right, share and interest in the Said Property together with allotted free covered car parking with each flat, as per the Approved Plan and marked in red in the Plan annexed herewith.

SCHEDULE III

DETAILS OF THE SAID FLATS ALLOTTED TO THE PURCHASER/BUILDER

1. A 1BHK Flat No.102, situated on First Floor, admeasuring 70.00sq.mts. of saleable area, 62.48 sq. mts. of built-up area, 43.40sq. mts of carpet area, 13.38 sq.mts of balcony area.
2. A 2BHK Flat No.103, situated on First Floor, admeasuring 107.20sq.mts. of saleable area, 91.93 sq. mts. of built-up area, 63.40sq. mts of carpet area, 21.48 sq.mts of balcony area, 11.5 sq. mts of exclusive Terrace area.
3. A 1BHK Flat No.202, situated on Second Floor, admeasuring 70.00sq.mts. of saleable area, 62.48 sq. mts. of built-up area, 43.40sq. mts of carpet area, 13.38 sq.mts of balcony area.
4. A 2BHK Flat No.301, situated on Third Floor, admeasuring 109.20sq.mts. of saleable area, 93.61 sq. mts. of built-up area, 65.00sq. mts of carpet area, 21.51 sq.mts of balcony area.
5. A 3BHK Flat No.401, situated on Fourth Floor, admeasuring 138.70sq.mts. of saleable area, 118.64 sq. mts. of built-up area, 84.00sq. mts of carpet area, 25.34 sq.mts of balcony area, 11.5 sq. mts of exclusive Terrace area.
6. A 2BHK Flat No.402, situated on Fourth Floor, admeasuring 111.20sq.mts. of saleable area, 95.33sq. mts. of built-up area, 65.70sq. mts of carpet area, 21.88 sq.mts of balcony area, 11.5 sq. mts of exclusive Terrace area.



SCHEDULE IV

(SPECIFICATIONS OF SEMI FURNISHED FLATS AND DESCRIPTION OF BUILDING)

SPECIFICATIONS:

1. THE STRUCTURE:

It is an RCC structure with external walls up to the plinth in cement blocks masonry and the external walls in the super structure shall be of 20 cm thick cement blocks masonry. The external plaster will be double coat with sand finished and internal plaster to be

[Signature]

S. G. Sawant

[Signature]

finished with punning along with primer and 3 coats of good quality paint. The internal walls shall be of 10 cm light weight blocks.

2. DOORS AND WINDOWS:

Stainless Steel Safety Gate for the main door. The main door shall be of teak wood frame with teak wood panelled finished with polish. All the remaining doors shall be marine ply, factory processed panel. All windows will be of aluminum frames with rolling shutters of glass.

3. Safety Fabrication Grills will be provided uniformly to all flats. Metal Steel Grills (MS) fixed to all FLAT windows for safety purpose which also maintain uniformity of the building.

4. CEILING:

POP Ceiling with LED Lights will be provided in all the rooms.

5. FLOORING:

Living Room, Kitchen and Bedrooms will be provided with good quality vitrified tiles. Bathroom flooring shall be anti-skid tiles of good quality and wall tiles fitting shall be upto full height.

6. SANITARY AND TOILET FITTINGS:

All bathroom's fittings and sanitary fittings shall be of premium class quality such as CERA or equivalent.

ELECTRICAL INSTALLATION:

All rooms of the FLAT will be provided with LED Lights and Fans; However, the bathrooms will be provided with Exhaust Fans.

FEATURES OF SEMI FURNISHED FLATS

1. 316 Marine Graded Stainless-Steel Safety Gate for main door of each flat for safety purpose.
2. P.O.P. with LED lights which reduces electricity consumption by min 50%.
3. Havells Brand ceiling fans in all rooms. (Brand subject to availability)
4. Installation of Tata sky connection to all flats (Package and other services to be subscribed and paid by the client locally).
5. Modern kitchen with cabinets manufactured by Rajdeep Interior Firm along with 2 exhaust fans.
6. Granite sit-out with bottom storage cabinet in all Bedrooms.
7. Exhaust fans in all bathrooms.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.



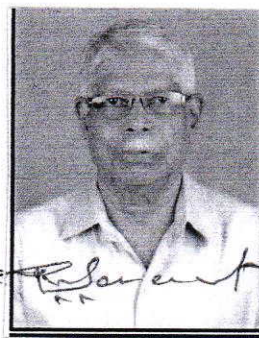
S.G. Sawant



SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS

Sawant

MR. GAJANAN RAMCHANDRA SAWANT
L. H. T. I.



Sawant

R. H. T. I.



Sawant

S. G. Sawant

Sawant

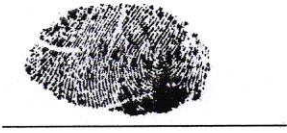
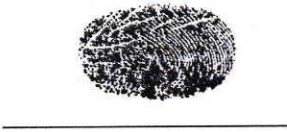
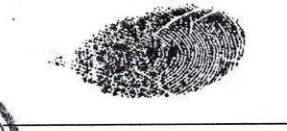
SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



S. G. Sawant
MRS. SHUBHANGI GAJANAN SAWANT
L. H. T. I.

S. G.

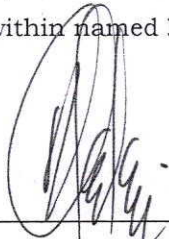
R. H. T. I.



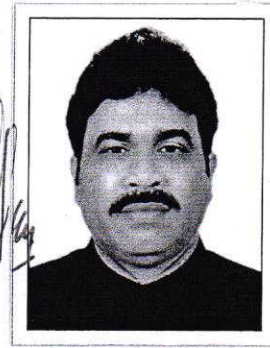
S. G. Sawant

S. G. Sawant

SIGNED, SEALED AND DELIVERED
by the within named PURCHASER/BUILDER



RAJDEEP BUILDERS Proprietor
RAJESH TARKAR



L. H. T. I.

R. H. T. I.



S. G. Sawant



WITNESSES:-

NAME : **Mr. Anant Kubal**
FATHER'S NAME :- Mr. Mohan Kubal
AGE :- 35 years
MARITAL STATUS :- Married
OCCUPATION :- Service
ADDRESS :- H.No.689, Devlay near Shantadurga
Temple, Candola, Marcel Goa

SIGNATURE

:-



1. NAME

:-

Ms. Santoshi Sawant

FATHER'S NAME

:-

Mr. Achutanand Sawant

AGE

:-

26 years

MARITAL STATUS

:-

Unmarried

OCCUPATION

:-

Service

ADDRESS

:-

H.No.1049. Sai Swami Niwas, Alto Torda, Near
SBI Bank, Badem Branch Porvorim Goa

SIGNATURE :-



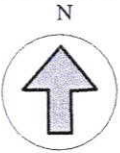
S.G.Sawant





5005
2/11/22

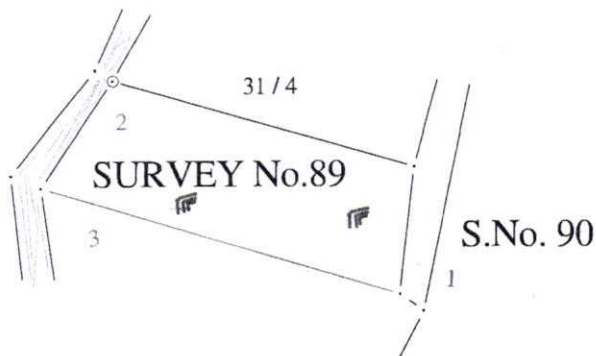
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
CITY : CUNCHELM
Taluka : BARDEZ
PTSheet/Survey No./Subdivision No. : 09/ 89/ 2
Scale : 1 :1000

RAJESH R
PAI
KUCHELKAR
Digitally signed by
RAJESH R PAI
KUCHELKAR
Date: 2022.09.27
17:18:23 +05'30'

Inspector of Survey &
Land Records.



Generated By : Swapnil B. Bhonsle (D'Man Gr. II)
On :21-09-2022

NOTE : Plan to be printed on A4 size paper

S. G. Sawant

S. G. Sawant

[Signature]

Printed
original

8005
2/11/22



0

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Property Card of Cunchelim[Mapusa] city

Page No. 1

Date 13/09/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
9	89/2	750.00	OCCUP. CLASS I		Private

Easements

----- Nil -----

Holders in the origin of the title

(So far as traced) -

[PHILIP PIRES]

[OF JOSEPH PIRES]

[AND FRANCISCO PIRES]

OF CUNCHELIM, MAPUSA-GOA.

Lessees -

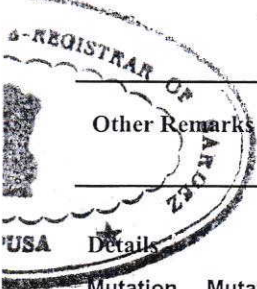
----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----



Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
16/10/2006	210404	Court Order	[DOROTHY JOSEPHINE JUDD PIRES & JOHN LLOYD JUDD] Compromise Decree in the Civil Suit No, 8/2006/B in the Court of the Civil Judge Senior Division, 'B' court, at Mapusa.	H	750.00
22/03/2011	211208	Sale Deed	MR. GAJANAN RAMCHANDRA SAWANT and MRS. SHUBHANGI GAJANAN SAWANT By virtue of Deed of Sale registered under Book-1, Document Registration Number BRZ-BK1-00374-2011, CD Number BRZD123 Dated 21-01-2011 in the Office of the Sub Registrar of Bardez at Mapusa.	H	750.00

Continued in Page 2

18

S.G. Sawant



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Cunchelim[Mapusa] city

Page No. 2

Date 13/09/2022

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
9	89/2	750.00	OCCUP. CLASS I		Private

[] Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

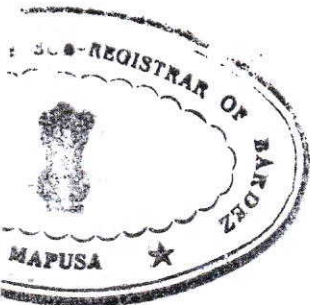
*** END OF REPORT ***



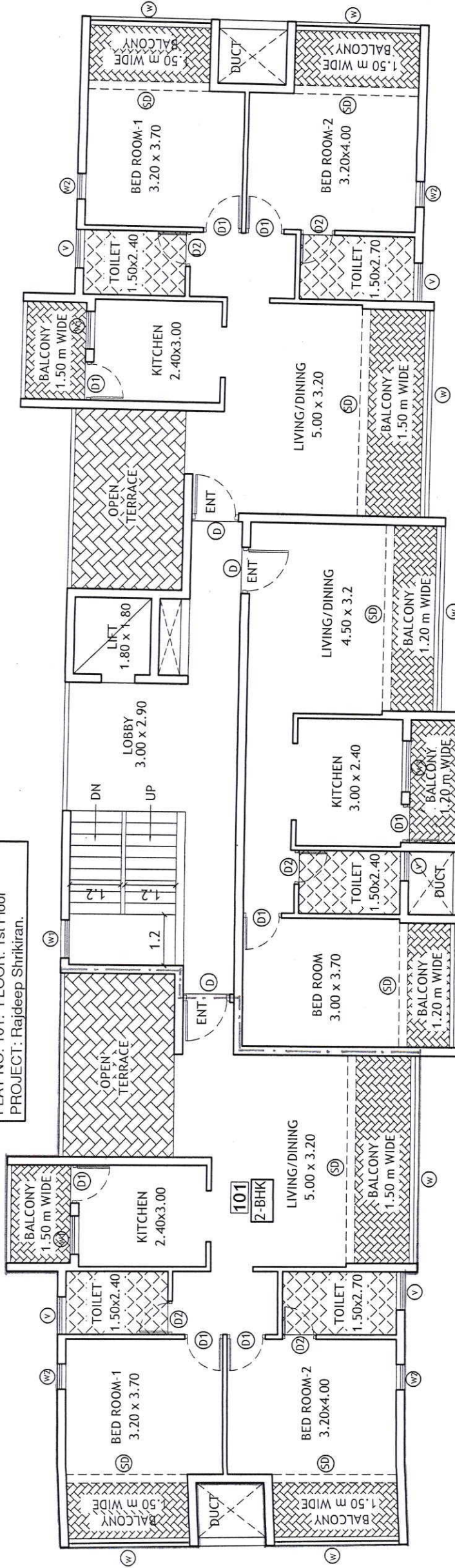
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S.G. Sawant





NAME: Mr. Gajanan Ramchandra Sawant,
Mrs. Shubhangi Gajanan Sawant.
FLAT NO: 101. FLOOR: 1st Floor
PROJECT: Rajdeep Shrikiran.

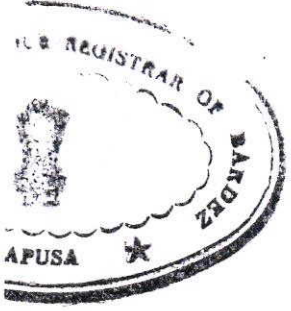


1ST FLOOR PLAN

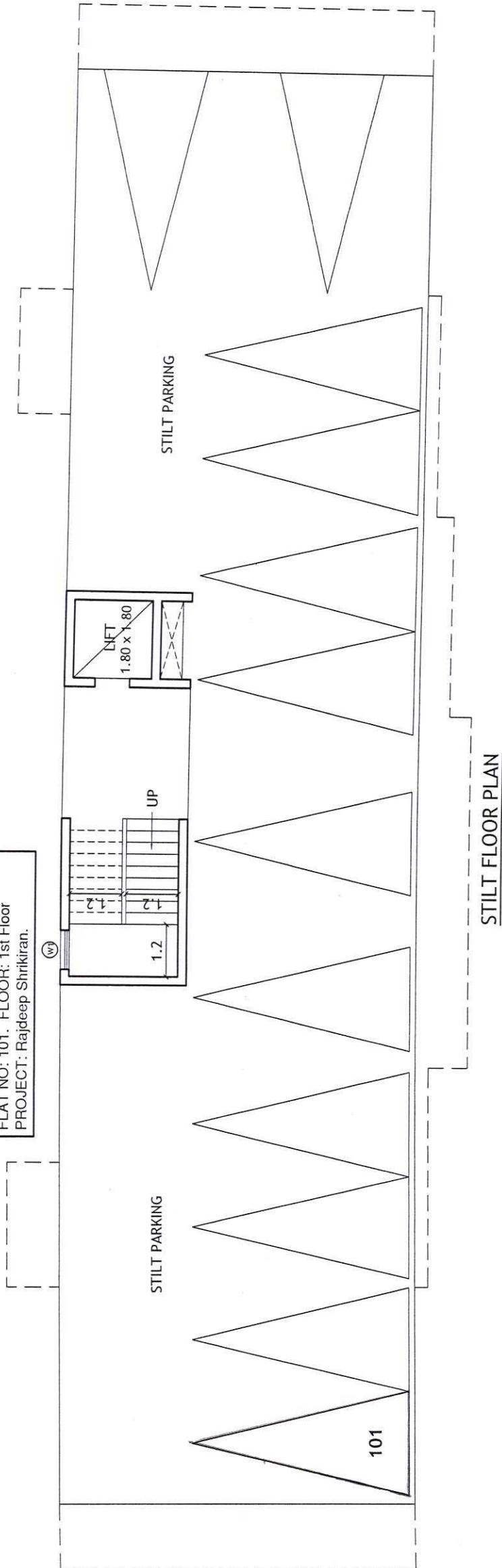
[Handwritten signature]

[Handwritten signature]

S.G. Sawant



Parking Allotted For
 NAME: Mr. Gajanan Ramchandra Sawant.
 Mrs. Shubhangi Gajanan Sawant.
 FLAT NO: 101. FLOOR: 1st Floor
 PROJECT: Rajdeep Shrikiran.

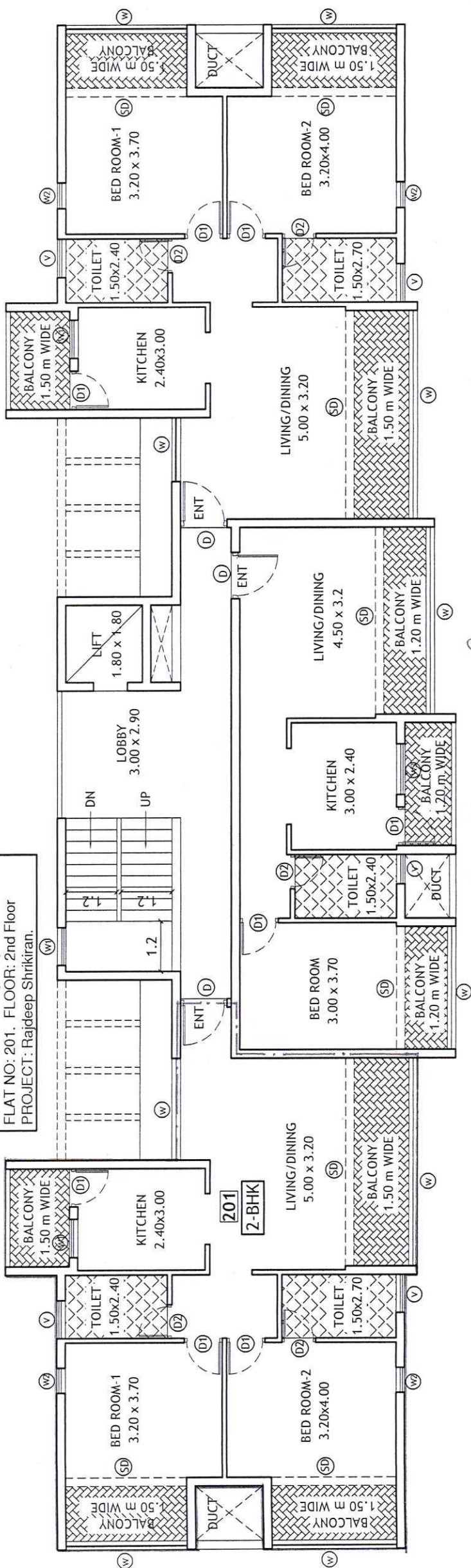


STILT FLOOR PLAN

S.G. Sawant



NAME: Mr. Gajanan Ramchandra Sawant,
Mrs. Shubhangi Gajanan Sawant.
FLAT NO: 201, FLOOR: 2nd Floor
PROJECT: Rajdeep Shikhar.



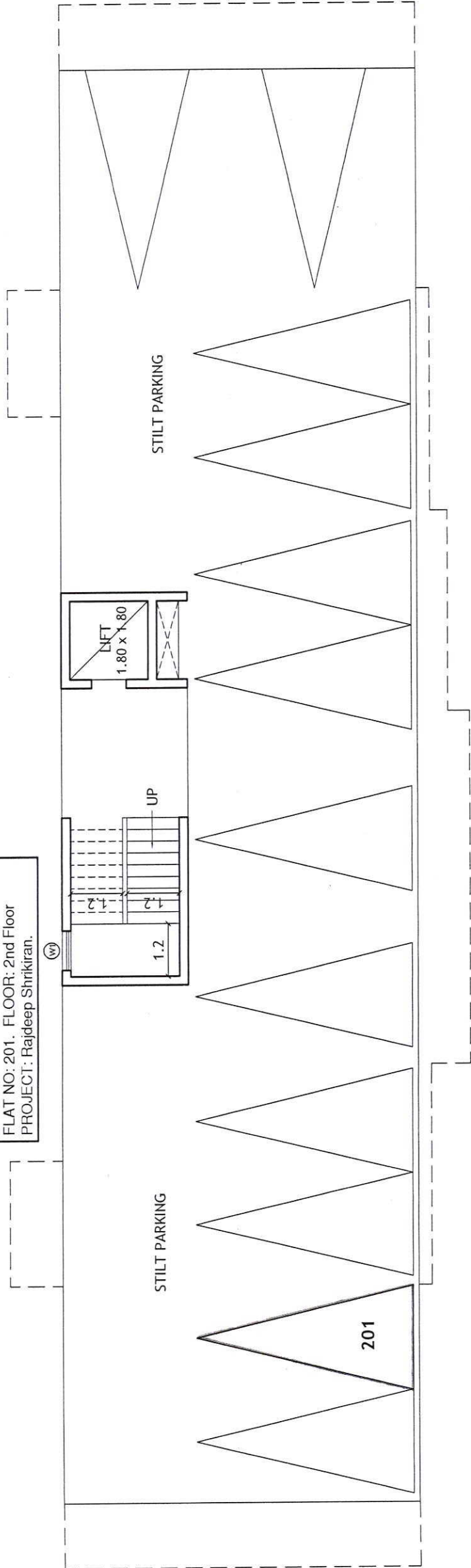
2ND FLOOR PLAN

S. G. Sawant

Handwritten signature/initials



Parking Allotted For
NAME: Mr. Gajanan Ramchandra Sawant,
Mrs. Shubhangi Gajanan Sawant.
FLAT NO: 201, FLOOR: 2nd Floor
PROJECT: Rajdeep Shrikiran.

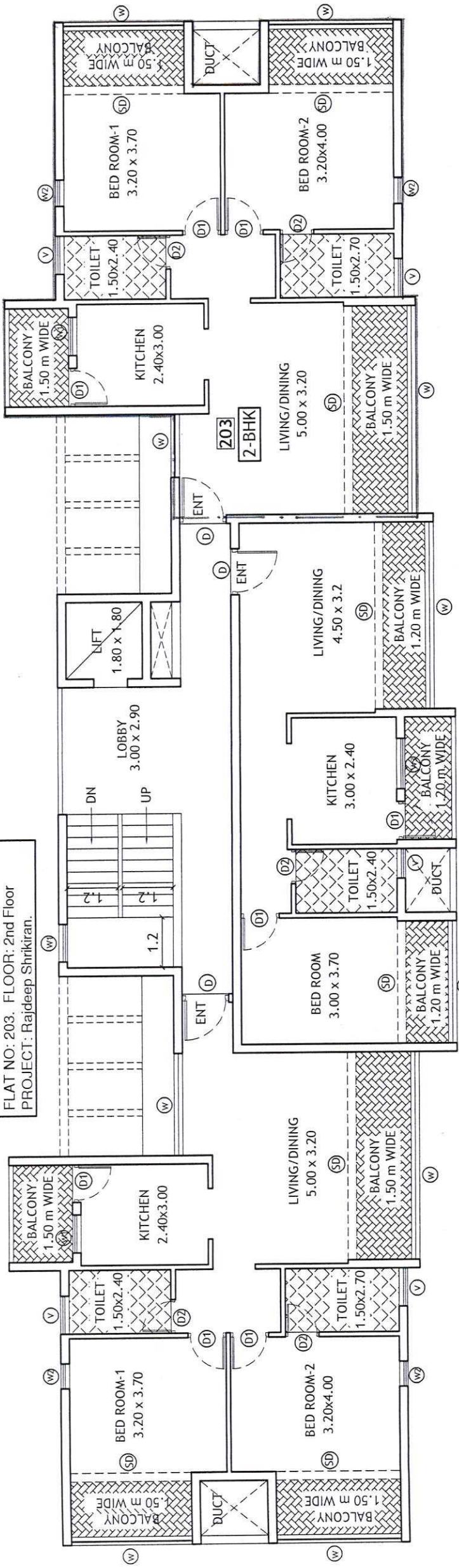


STILT FLOOR PLAN

Sawant S.G. Sawant



NAME: Mr. Gajanan Ramchandra Sawant.
Mrs. Shubhangi Gajanan Sawant.
FLAT NO: 203, FLOOR: 2nd Floor
PROJECT: Rajdeep Shikran.



2ND FLOOR PLAN

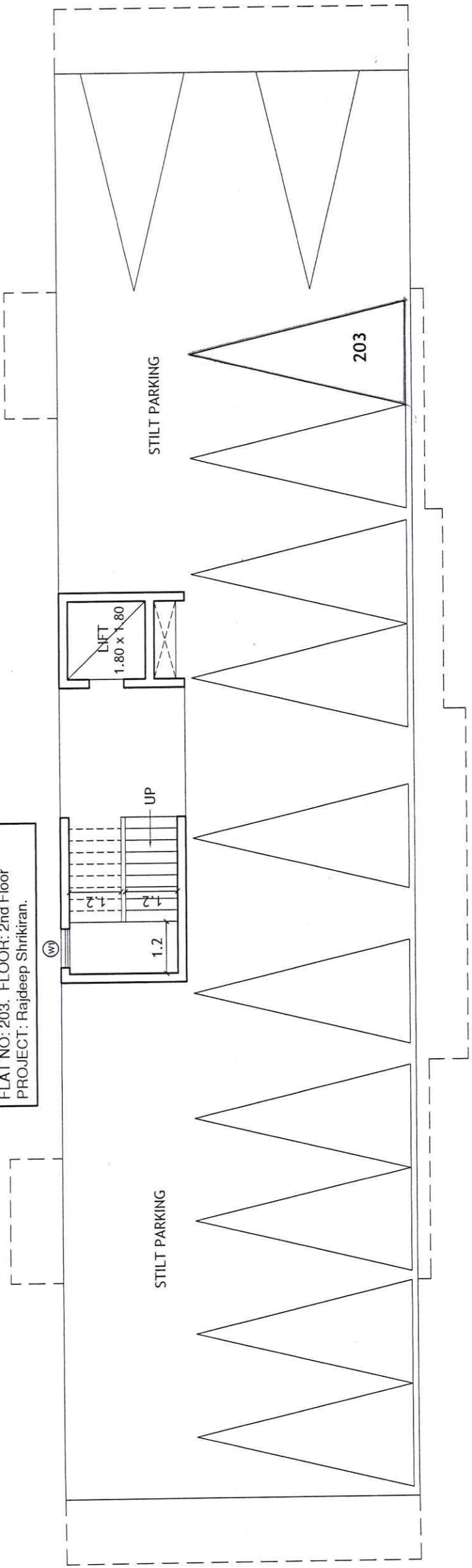
[Handwritten signature]

S. G. Sawant

[Handwritten signature]



Parking Allotted For
NAME: Mr. Gajanan Ramchandra Sawant,
Mrs. Shubhangi Gajanan Sawant.
FLAT NO: 203. FLOOR: 2nd Floor
PROJECT: Rajdeep Shrikiran.

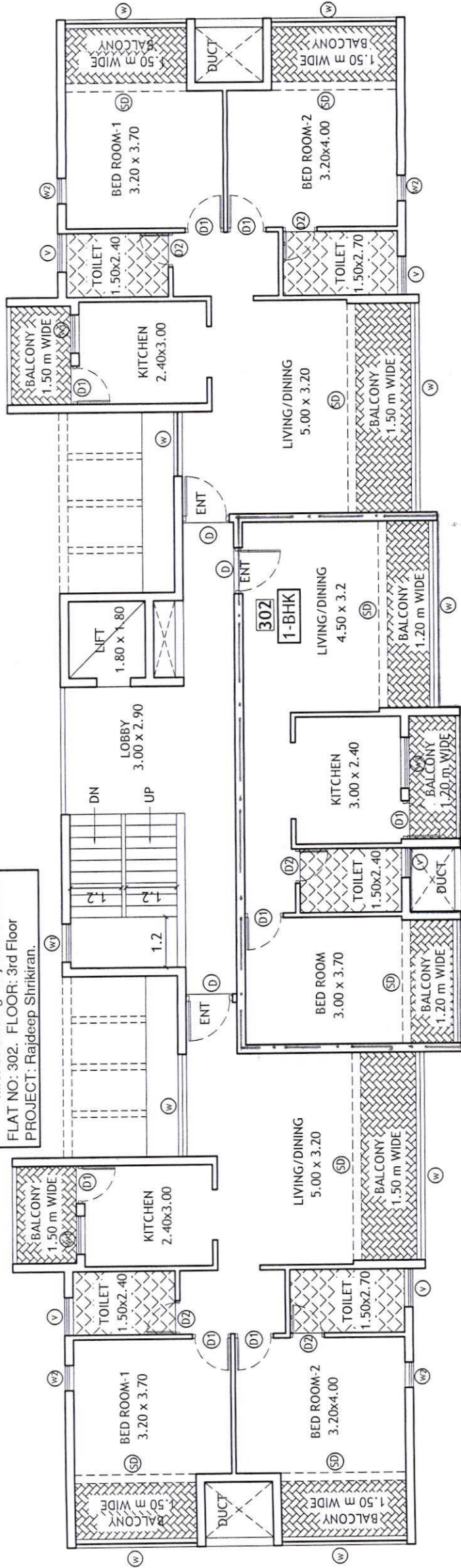


STILT FLOOR PLAN

S. G. Sawant



NAME: Mr. Gajanan Ramchandra Sawant,
Mrs. Shubhangi Gajanan Sawant.
FLAT NO: 302. FLOOR: 3rd Floor
PROJECT: Rajdeep Shrikiran.



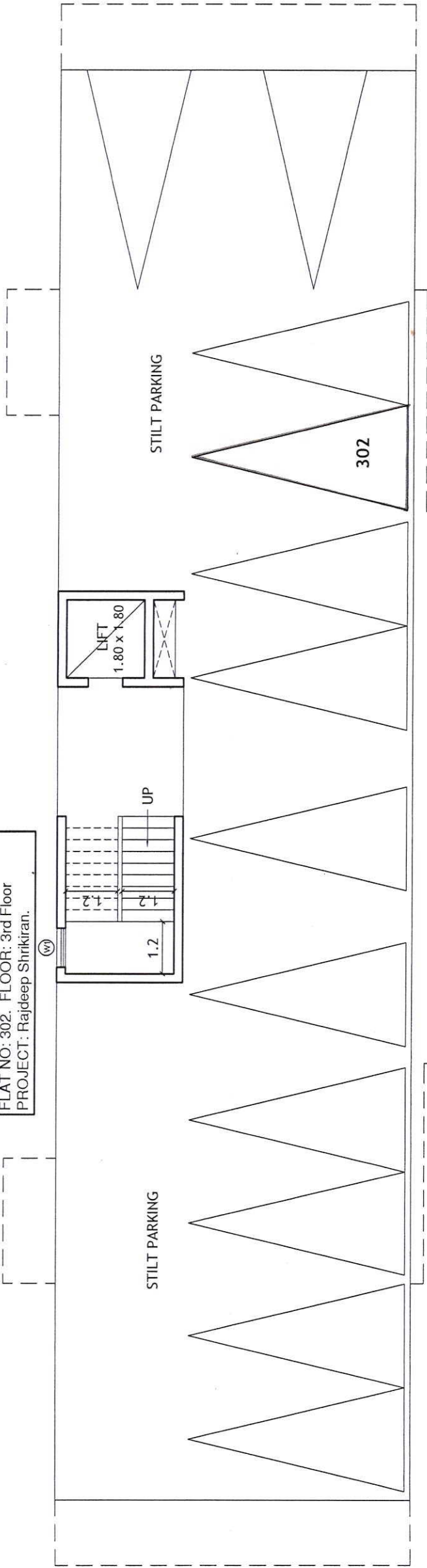
3RD FLOOR PLAN

[Signature]

[Signature] S. G. Sawant



Parking Allotted For
NAME: Mr. Gajanan Ramchandra Sawant.
Mrs. Shubhangi Gajanan Sawant.
FLAT NO: 302. FLOOR: 3rd Floor
PROJECT: Rajdeep Shrikiran.

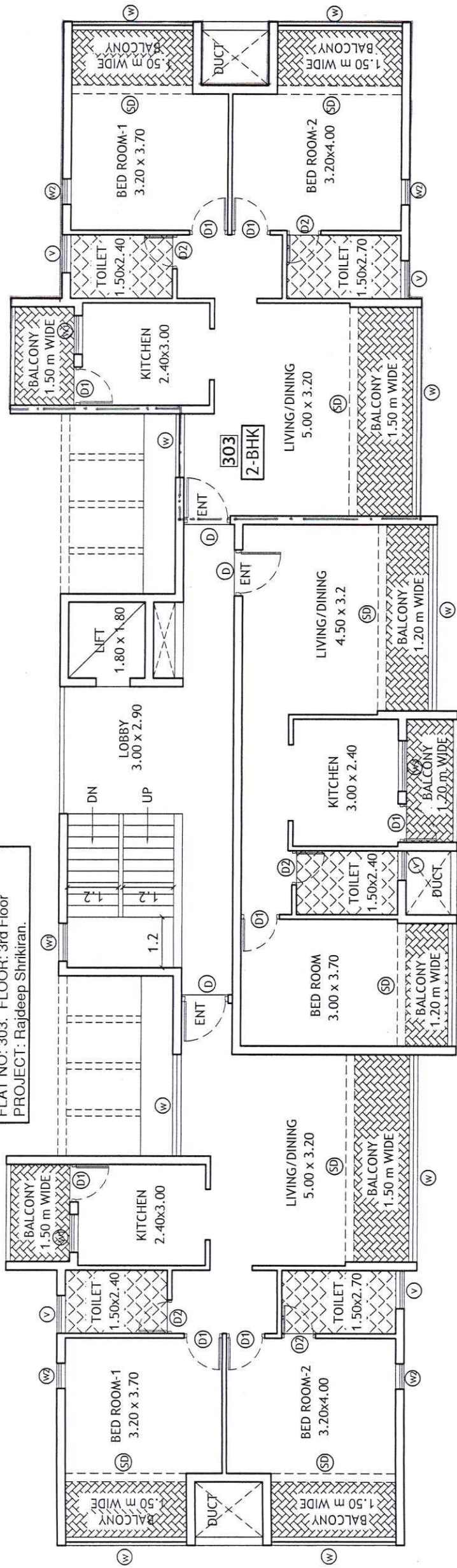


STILT FLOOR PLAN

S. G. Sawant



NAME: Mr. Gajanan Ramchandra Sawant.
Mrs. Shubhangi Gajanan Sawant.
FLAT NO: 303, FLOOR: 3rd Floor
PROJECT: Rajdeep Shikran.



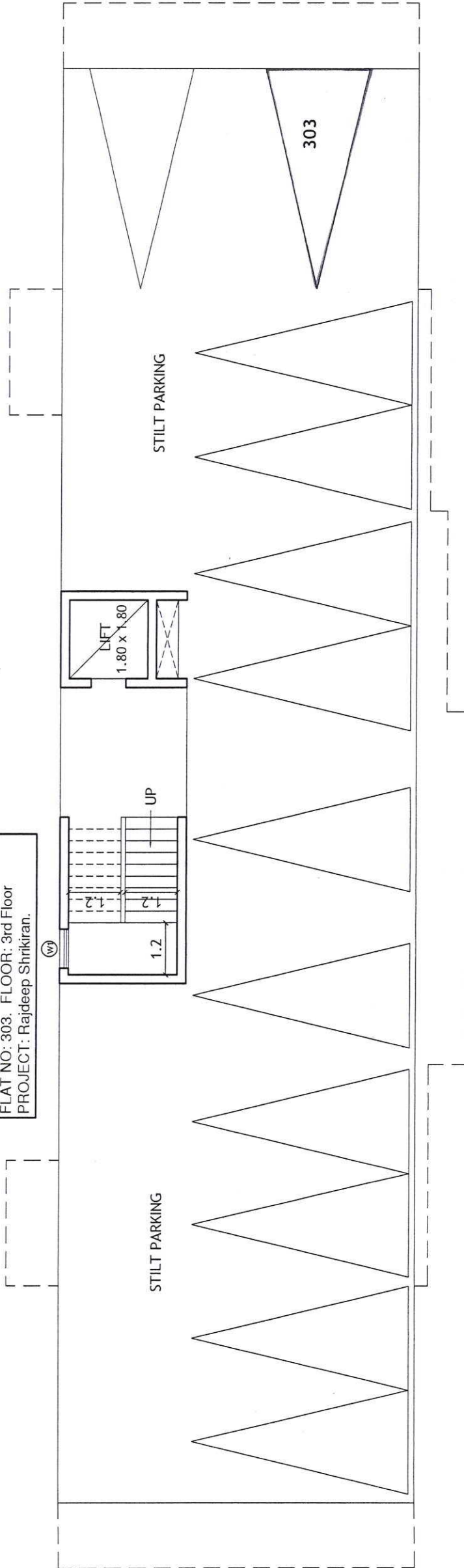
3RD FLOOR PLAN

S.G. Sawant

Signature



Parking Allotted For
NAME: Mr. Gajanan Ramchandra Sawant.
Mrs. Shubhangi Gajanan Sawant.
FLAT NO: 303. FLOOR: 3rd Floor
PROJECT: Rajdeep Shrikiran.



STILT FLOOR PLAN

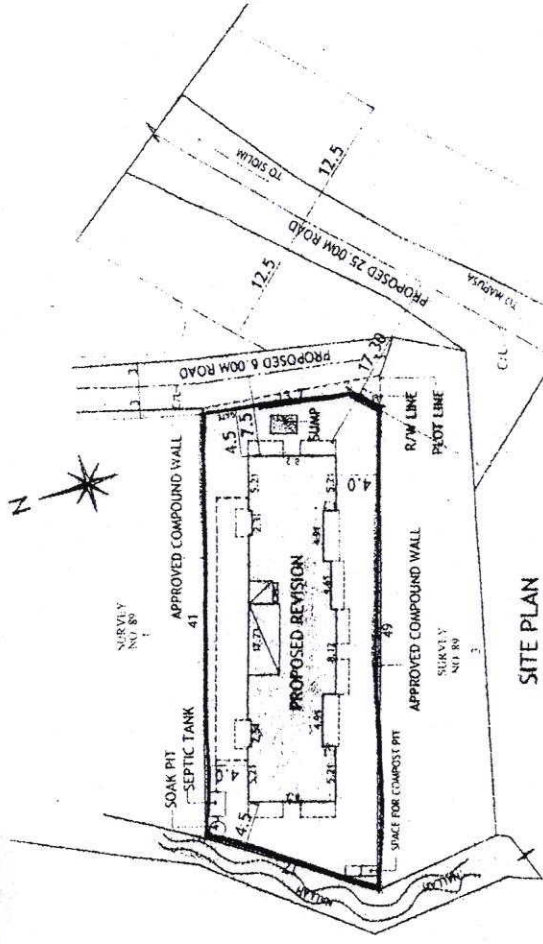
S. G. Sawant

S. G. Sawant



Revised
SHEET-1/2

AREA STATEMENT		
a	PLOT AREA	750.00 m2
b	AREA UNDER ROAD WIDENING	18.60 m2
c	NET PLOT AREA	731.40 m2
d	PERMISSIBLE F.A.R (1.0)	750.00 m2
e	PERMISSIBLE COVERAGE (cX40%)	292.56 m2
f	APPROVED COVERED AREA	230.90 m2
g	PROPOSED/REVISED COVERED AREA	34.61 m2
h	TOTAL (APPR.+ PROP.)COVERED AREA	265.51 m2
i	TOTAL COVERAGE (h/c)	36.30 %
j	APPROVED F.A.R	747.90 m2
k	REVISED / PROPOSED F.A.R	747.90 m2
l	F.A.R CONSUMED(k/a)	0.99
m	APPROVED B.U.A AREA	1315.30 m2
n	REVISED/PROPOSED B.U.A AREA	1440.62 m2
o	ADDITIONAL B.U.A AREA	(+)-125.32 m2



SITE PLAN
SCALE: 1:500

APPROVED FROM PLANNING POINT
SUBJECT TO CONDITIONS GIVEN
VIDE ORDER NO. NG PDA / M/1571/856/2022
DATED 19 JUL 2022

AREA STATEMENT :-

FLOORS	TOTAL B.U.A. (sq.m.)	AREA FREE OF F.A.R.				GROSS F.A.R (sq.m.)	LESS ADDITIONAL F.A.R 7.5% (sq.m.)	NET F.A.R (sq.m.)
		STAIRS/LIFT (sq.m.)	BALCONY/ PASSAGE (sq.m.)	PARKING (sq.m.)	TERRACE (sq.m.)			
STILT FLOOR	265.51	13.37	-	245.71	-	6.43	-	6.43
1st FLOOR	304.69	19.80	57.06	-	22.94	204.89	13.35	191.54
2nd FLOOR	281.75	19.80	57.06	-	-	204.89	13.35	191.54
3rd FLOOR	281.75	19.80	57.06	-	-	204.89	13.35	191.54
4th FLOOR	306.92	19.80	47.12	-	62.80	177.20	10.35	166.85
TOTAL	1440.62	92.57	218.30	245.71	85.74	798.30	50.40	747.90

PARKING STATEMENT		
1	TOTAL NO. OF FLATS	11 NOS.
2	PARKING REQUIRED	11 NOS.
3	STILT PARKING PROVIDED	11 NOS.

APPROVED UNDER THE CONDITIONS
THE LICENCE NO. OH.DI.29/09/2022

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANAJI - GOA

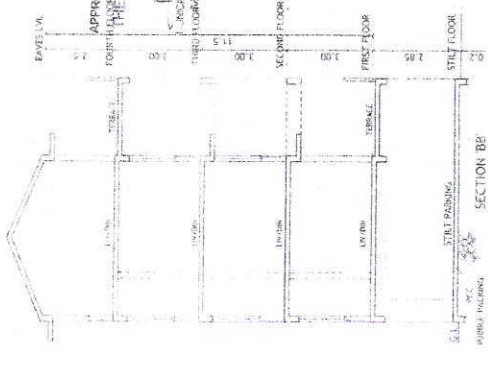
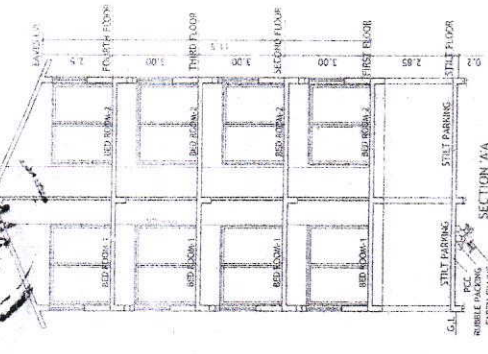
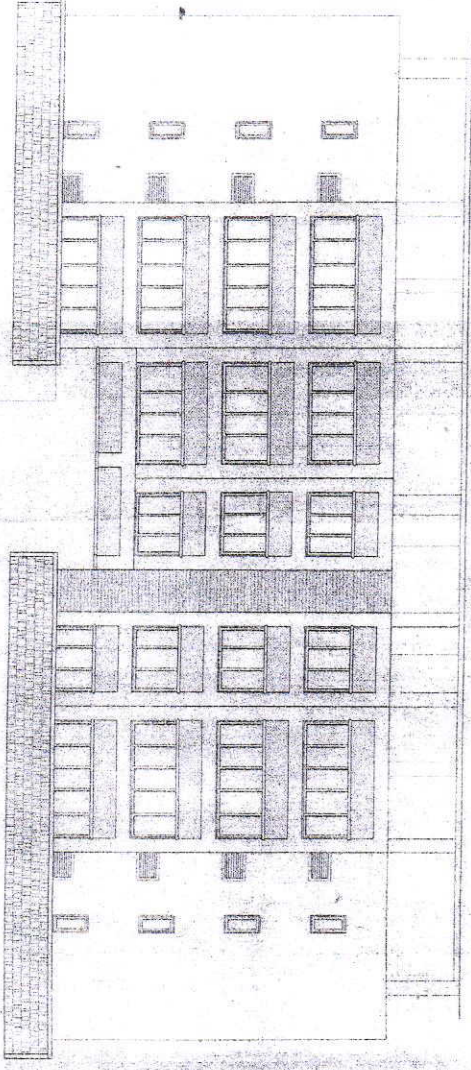
CHIEF OFFICER
MAPUSA MUNICIPAL COUNCIL

VIDE ORDER NO. RENEWAL LIC NO. 55. DATE:-11/03/2020	DRN BY: S.G	CHKD BY: B.S
VIDE ORDER NO. CONST. LIC NO. 49 DATE:-01/09/2017	JOB NO : 610/15	DRGS :- SITE PLAN, AREA
VIDE ORDER NO. NG PDA/M1571/3070/17, DATE:-15/03/2017	DATED : 22.06.22	SCALE - 1:500
PROJECT : PROPOSED REVISION ON PLOT BEARING SY.NO-89/2(part), P.T. SHEET NO.9, SITUATED AT CUNCHELM, MAPUSA, BARDEZ TALUKA,GOA.	ARCHITECT'S SIGNATURE :	CLIENT'S SIGNATURE :
OWNER :- MR. RAJESH TARKAR P.A. HOLDER FOR MR. GAJANAN RAMCHANDRA SAWANT & OTHERS	Bryan J. Soares Reg. No. CA/89/12085 ARCHITECTS: SOARES & ASSOCIATES G-1, VIKAS BUILDING, 18TH JUNE ROAD, PANJIM, GOA. PH FAX : 2228940 - 2430010 e-mail: soares88@gmail.com	



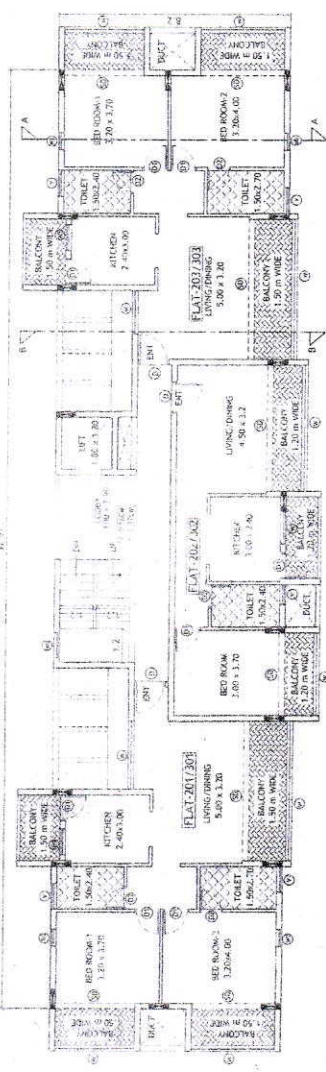
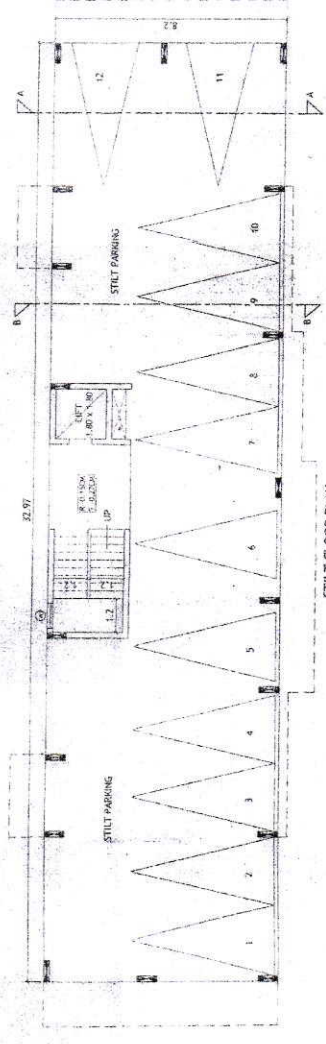
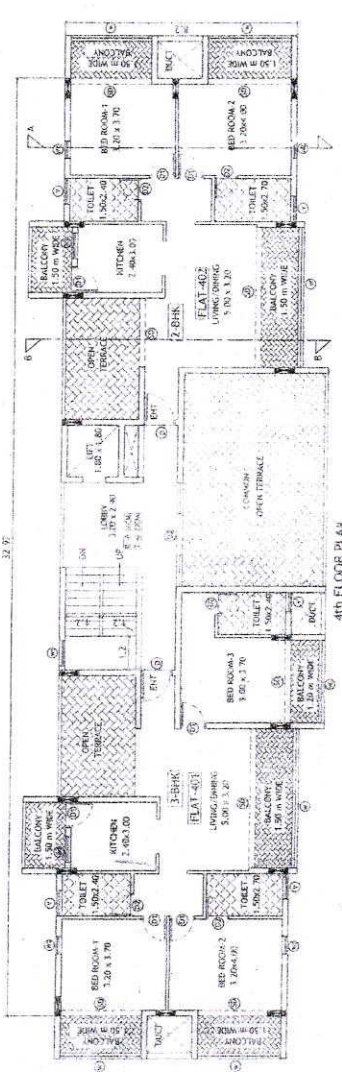
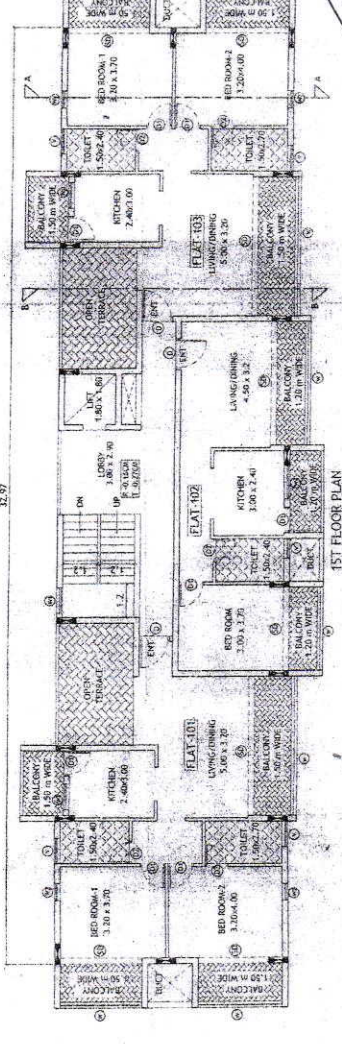
planned

APPROVED UNDER THE PROVISIONS OF THE BUILDING ACT, 1956/2012
BY THE REGISTRAR OF TOWNSHIPS
PANAJI, GOA
DATE: 17/12/2019
CHIEF OFFICER
MUNICIPAL COUNCIL



SCHEDULE OF OPENING

TYPE	CLEAR DIMENSION	QUANTITY	HEIGHT IN METERS
D	1.10	2.15	
D1	0.90	2.15	
D2	0.75	2.15	
S0	2.10	2.15	
W	4.90	1.15	
W1	0.90	1.15	
W2	0.60	1.15	
V	0.90	0.60	



VIDE ORDER NO. RENEWAL LIC NO. 55.
DATE: 11/03/2020

VIDE ORDER NO. CONST. LIC NO. 49
DATE: 01/07/2017

VIDE ORDER NO. NG PDV/M/1571/3070/17.
DATE: 15/03/2017

PROJECT :
PROPOSED REVISION ON PLOT BEARING
SY. NO. 89/204(C), P.T. SHEET NO. 9,
SITUATED AT LUNCHEIM, MAPUSA,
BARDEZ TALUKA, GOA.

OWNER : MR. RAJESH TANKAR
P.A. HOLDER FOR
MR. CAJAMAN RAMCHANDRA SAWANT & OTHERS
DRN BY: S.G. CHHD BY: B.S.

JOB NO : 610/15 DECS : PLAN, ELEVATION
DATED : 22.06.22 SCALE : 1:100

ARCHITECT'S SIGNATURE : CLIENT'S SIGNATURE :

Byron J. Soares
Reg. No. C08912085
AS0081/2010

SOARES & ASSOCIATES
GOVERNMENT BUILDING,
1ST FLOOR ROAD,
PANAJI, GOA.
PH. FAX : 2228940 - 2438019
e-mail : soares@sigmail.com

S. B. Sawant

DRG NO: SUB-01

APPROVED UNDER THE CONDITIONS
55 NUMBERS AS IMPOSED ON
THE LICENCE No. 109 Dated 11/11/17

MUNICIPAL ENGINEER (R)
MAPUSA MUNICIPAL COUNCIL

Hesari Officer
Urban Health Centre
Mapusa Goa

ARCHITECT'S SIGNATURE

CLIENT'S SIGNATURE

Bryan J. Soares, G. Sawant
Reg. No. 88/89/12085
PROJECT: AR/0031/2010

PROPOSED CONSTRUCTION ON PLOT BEARING
SY/NO-89/12(part), P.T. SHEET NO.09, SITUATED
AT CUNCHELM, MAPUSA, BARBEZ TALUKA, GOA.

CLIENT:

MR. GAJANAN RAMCHANDRA SAWANT &
OTHERS.

DWGS:

SITE PLAN, AREA STATEMENT
& COMPOUND WALL

DRN BY: S.N. CHKD BY: B.S.

DRG NO: SUB-01 JOB NO: 610/15

DATE: 20-09-16 SCALE: 1:100

ARCHITECTS:

SOARES & ASSOCIATES

G-1, VIKAS BUILDING,

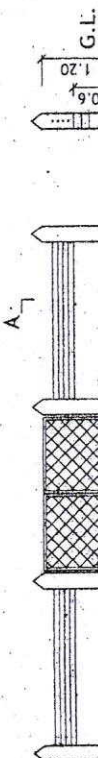
18TH JUNE ROAD,

PANJIM, GOA.

PH./FAX: 2228040, 2430010

e-mail: soares88@gmail.com

REGISTER



ELEVATION



PLAN

COMPOUND WALL

SCALE 1:100

AREA STATEMENT	
a	PLOT AREA
b	AREA UNDER ROAD WIDENING
c	NET PLOT AREA
d	PERMISSIBLE F.A.R (1.0)
e	PERMISSIBLE COVERAGE (40%)
f	PROPOSED COVERED AREA
g	PROPOSED COVERAGE (f/c)
h	PROPOSED F.A.R
i	F.A.R CONSUMED (h/a)

N.O.C. is granted subject to this office
letter no. PWD/1 SD/II/PHE-NF-101 dated 17/04/17

ASSISTANT ENGINEER
SUB. DIV. II W.D. XVII (PHE-N)
P.W.D. MAPUSA - GOA.

APPROVED FROM PLANNING POINTS
SUBJECT TO CONDITIONS GIVEN
WIDE ORDER No. NG PDA/ 1571/3070/17

DATED 15 MAR 2017

MEMBER SECRETARY

NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA.

PARKING STATEMENT	
1	TOTAL NO. OF FLATS
2	PARKING REQUIRED
3	STILT PARKING PROVIDED
4	SURFACE PARKING PROVIDED
4	TOTAL PARKING PROVIDED

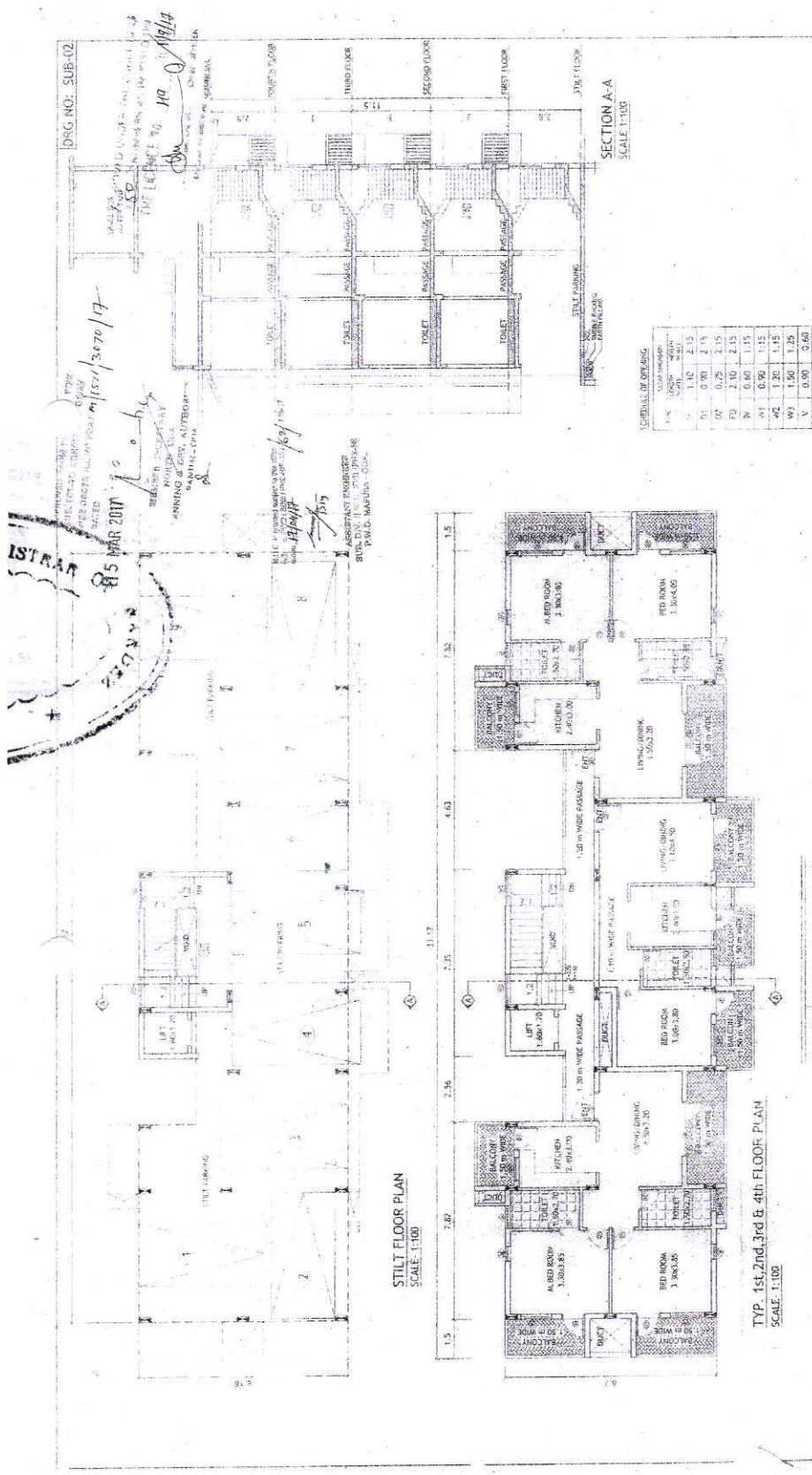
AREA STATEMENT :-

FLOORS	TOTAL B.U.A (sq.m.)	AREA FREE OF F.A.R.			GROSS F.A.R (sq.m.)	LESS ADDITIONAL F.A.R 7.5%	NET F.A.R (sq.m.)
		STAIRS/LIFT (sq.m.)	BALCONY/ PASSAGE (sq.m.)	PARKING (sq.m.)			
STILT FLOOR	230.90	14.55	-	213.65	2.70	-	2.70
1st FLOOR	271.10	17.35	67.45	-	186.30	0.00	186.30
2nd FLOOR	271.10	17.35	67.45	-	186.30	0.00	186.30
3rd FLOOR	271.10	17.35	67.45	-	186.30	0.00	186.30
4th FLOOR	271.10	17.35	67.45	-	186.30	0.00	186.30
TOTAL	1315.30	83.95	269.80	213.65	747.90	0.00	747.90

Approved subject to N O C with Letter
No AE-4/14/2017 dated 18/04/17

Sub-Divisional Engineer
Elect Sub-Div. I (U), O&E
Electricity Department
Mapusa-Goa.

S.G. Sawant



ARCHITECT'S SIGNATURE: *[Signature]* CLIENT'S SIGNATURE: *[Signature]*

Bryan J. Soares
Reg. No. 12010
PROJECT:

PROPOSED CONSTRUCTION ON PLOT BEARING
SY NO-89/2(part), P.T. SHEET NO.09, SITUATED
AT CUNCHELM, MAPUSA, BARDEZ TALUKA, GOA.

CLIENT:
MR. GAJANAN RAMCHANDRA SAWANT &
OTHERS.

DWGS:
FLOOR PLANS SECTION, ELEVATION
& SCHEDULE OF OPENINGS

DRN BY: S.N. CHKD BY: B.S.

DRG NO: SUB-02 JOB NO: 610/15

DATE: 20-09-16 SCALE: 1:100

ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA.
PH./FAX: 2228040, 2430010
e-mail: soares88@gmail.com

[Signature]

S. G. Sawant

[Signature]

ELEVATION
SCALE 1:100



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 02-Nov-2022 02:36:56 pm

Document Serial Number :- 2022-BRZ-5005

Presented at 02:29:03 pm on 02-Nov-2022 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	1004500
2	Registration Fee	602670
3	Mutation Fees	1000
4	Processing Fee	1380
Total		1609550

Stamp Duty Required :1004500/-

Stamp Duty Paid : 1004500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sailee Shailesh Thanekar ,Father Name:Bhargavram Soma Naik, Age: 43, Marital Status: ,Gender:Female,Occupation: Service, Address1 - H.No 604 Tikhazan Mayem Bicholim Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	GAJANAN RAMCHANDRA SAWANT , Father Name:Ramchandra Sawant, Age: 74, Marital Status: Married ,Gender:Male,Occupation: Other, Residents of 202 76, Shrikrishna Nivas, Kailash Nagar, Bardez Assonora, North-Goa Goa 403503, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	SHUBHANGI GAJANAN SAWANT , Father Name:Atmaram Parab, Age: 69, Marital Status: Married ,Gender:Female,Occupation: Housewife, Residents of 202 -76, Shrikrishna Nivas, Kailash Nagar, Bardez Assonora, North-Goa Goa 403503, PAN No.: [REDACTED]			S.G.Sawant
3	Sailee Shailesh Thanekar , Father Name:Bhargavram Soma Naik, Age: 43, Marital Status: ,Gender:Female,Occupation: Service, H.No 604 Tikhazan Mayem Bicholim Goa, PAN No.: [REDACTED] as Power Of Attorney Holder for RAJDEEP BUILDERS Proprietor Rajesh Tarkar			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Santoshi Achutanand Sawant, Age: 26, DOB: , Mobile: 9850675737 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403521, Salvador-do-mundo, Bardez, NorthGoa, Goa			
2	Name: Anant Mohan Kubal, Age: 35, DOB: , Mobile: 7720857755 , Email: , Occupation: Service , Marital status : Married , Address: 403107, H.No 689 Devlay Near Shanta Durga Temple Candola Marcel Goa, H.No 689 Devlay Near Shanta Durga Temple Candola Marcel Goa, Candola, Ponda, SouthGoa, Goa			



Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2022-BRZ-5005

Book :- 1 Document

Registration Number :- **BRZ-1-4828-2022**

Date : 02-Nov-2022

Signature

SUB-REGISTRAR

BARDEZ

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

scanned by Deepika Naik (LDC)
Naik



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

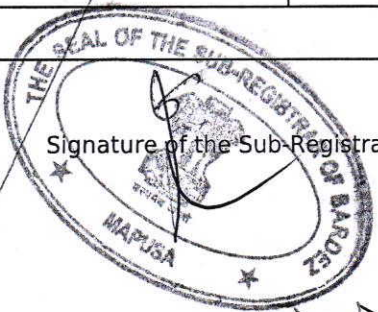
Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 02-Nov-2022 14:45:32
Date of Receipt: 02-Nov-2022

Receipt No : 2022-23/9/3489
Serial No. of the Document : 2022-BRZ-5005
Nature of, Document : **Conveyance - 22**
Received the following amounts from **Sailee Shailesh Thanekar** for Registration of above Document in Book-1 for the year 2022

Registration Fee	602670	E-Challan	• Challan Number : 202200831726 • CIN Number : CKV1799941	602670
Processing Fee	1380	E-Challan	• Challan Number : 202200831726 • CIN Number : CKV1799941	1380
Total Paid	604050 (Rupees Six Lakh Four Thousand Fifty only)			

Probable date of issue of Registered Document: / /



Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below
Name of the Person Authorized : Anant M. Kubal

[Signature]

Specimen Signature of the Person Authorized
TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **02-Nov-2022**

Signature of the Presenter

Signature of the person receiving the Document

Anant M. Kubal

Signature of the Sub-Registrar

[Signature]