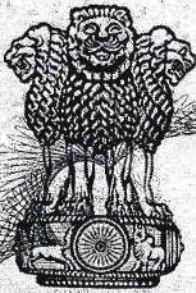


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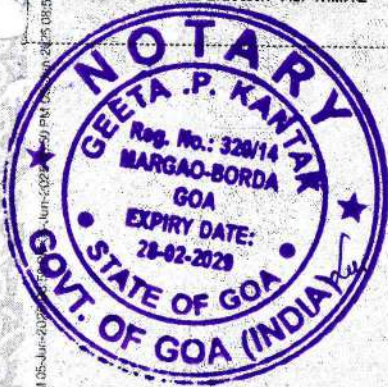
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INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00045053300866X
Certificate Issued Date : 05-Jun-2025 08:50 PM
Account Reference : NONACC (SV)/ ga20002904/ SALCETE/ GA-SGA
Unique Doc. Reference : SUBIN-GAGA2000290400084349284068X
Purchased by : MR SANDEEP ROHIDAS ADPAIKAR
Description of Document : Article 22 Conveyance
Property Description : PLOT OF LAND ADMEASURING AN AREA OF 1107 SQ.MTS.
AMALGAMATED FROM PLOTS AND SURVEYED UNDER 143/4-A
Consideration Price (Rs.) : 1,66,05,000
(One Crore Sixty Six Lakh Five Thousand only)
First Party : MR JOSHUA CARLOS MISQUITA
Second Party : MR SANDEEP ROHIDAS ADPAIKAR AND ANR
Stamp Duty Paid By : MR SANDEEP ROHIDAS ADPAIKAR AND ANR
Stamp Duty Amount(Rs.) : 6,69,300
(Six Lakh Sixty Nine Thousand Three Hundred only)



Please write or type below this line

IN-GA00045053300866X

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Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

TRUE COPY

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13/06/2025

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DEED OF SALE

This **Deed of Sale** is made at Margao-Goa on this 19th day of the month of June in the Christian Year Two Thousand Twenty Five (19/06/2025) at Margao, Taluka of Salcete, District of South Goa, in the State of Goa:

BETWEEN

1) **MR. JOSHUA CARLOS MISQUITA**, son of Mr. Agostinho Antonio Rosario Misquita, aged about 25 years, unmarried, Doctor, holding Pan Card No. ~~BC~~, Aadhar Card No. ~~2~~, Contact No. 9545476404, Indian National, resident of H.No. 1397, Benaulim, Salcete, South-Goa, Goa, 403716, hereinafter for brevity's sake referred to as the **VENDOR** (which expression unless repugnant to the context or meaning thereof, shall mean and include his respective heirs, successors, executors, administrators and assigns).

AND

1) **MR. SANDEEP ROHIDAS ADPAIKAR**, Son of Mr. Rohidas Adpaikar, aged 51 years, married, business, Indian National, holding PAN Card No. ~~A~~ and Adhaar Card No. ~~9~~, Contact No. 8975275232, resident of H.No. 110, Near Apollo Hospital, Malbhat, Margao, Goa, 403601, and;

2) **MR. SANJAY SINHA**, Son of Mr. Awadh Kumar Sharma, aged 56 years, married, business, Indian National, holding PAN Card No. ~~A~~ and Adhaar Card No. ~~6~~, Contact No. 9823107008, resident of H.No. C-5, Prabhudessai Classic, Mutth Road, Gogol, Fatorda, Post Margao, Goa, 403602, and hereinafter referred to



as "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof, deem to mean and include their heirs, successors, administrators, representatives, and assigns).

AND

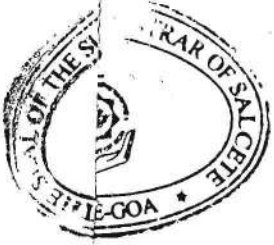
MRS. ANA SOFIA IDA SA e VAZ, w/of Mr. Rubio Luis Remedios Vaz, aged about 63years, married, housewife, holding Pan Card No. ~~XXXXXXXXXX~~ Aadhar Card No. ~~XXXXXXXXXX~~, Contact No. 9822149473, Indian National, resident of H.No. 9316, Fatorda Stadium Road Salcete Goa-403602, hereinafter referred to as "**CONFIRMING PARTY**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include his heirs, legal representatives, administrators, executors and assigns) of the **THIRD PART**

ALL the parties to this Deed are Indian Nationals.

WHEREAS the **VENDOR** is herein represented by Power of Attorney holder i.e., his mother **MRS. MARIA ALICE SILVIA MISQUITA alias MARIA ALICE SILVA SA MISQUITA**, daughter of Late Fernando Purificacao Etelvino Sa, aged about 51 years, married, Indian National, Advocate, holding PAN card No. ADSPM9858R, Aadhaar Card No. 8906 3804 7267, resident of H. No. 1397, Benaulim, Salcete, South-Goa, Goa, 403716, executed before Noel Parras D'Cruz under Regd. No. 1300/2023 dated 18/02/2023.

AND WHEREAS the said Mr. Agostinho Antonio Rosario Misquita and his wife Mrs. Maria Alice Silvia Misquita were the absolute and exclusive owners in possession and enjoyment of all that property known as **PALMAR CALANDI Primeira and Segunda Adicoes**, situated at Benaulim, within the area of Village Panchayat of Cana-





Benaulim, Taluka and Sub- District of Salcete, District of South Goa, State of Goa.

I. Property known as "PALMAR CALANDI PREMEIRA ADICAO", described in the Land Registration office of Salcete under number thirty thousand three hundred and six (30,306) New Series and enrolled in the Taluka Revenue office of Salcete under Matriz number six hundred and thirty three (633), surveyed in the survey Records under Survey No. 143/5, Khata No. 115 of village Benaulim with Denomination "CALANDI", admeasuring 4375 square metres and is bounded as under:

EAST WEST : by Public P.W.D. Road : by the house property of Shri Assmucao Timotio Fernandes surveyed under No. 143/3. NORTH by the property of Agostinho Misquita surveyed under No. 143/4.

SOUTH by properties bearing survey Nos. 143/6 and 143/7 of Benaulim village.

The above property is more particularly described in Schedule 'I'. here under written

II. Property known as "PALMAR CALANDI SEGUNDA ADICAO," situated at Benaulim within the area of Village Panchayat of Cana Benaulim Taluka and Sub - District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under number thirty thousand three hundred seven (30,307) New Series and enrolled in the Taluka Revenue office of Salcete under Matriz number six hundred twenty three (623), surveyed in the survey records under Survey No. 143/4, Khata No. 114 of Village Benaulim with denomination "CALANDI" admeasuring 4550 square meters and is bounded as under:

EAST: By Public PWD road



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WEST: By the house property of Shri Assmucao Timotio Fernandes survey under No. 143/3.

NORTH: By the Comunidade water drain

SOUTH: By the property of Agostinho Misquita surveyed under No. 143/5 of Village Benaullim.

The above property is more particularly described in Schedule 'II' here under written

AND WHEREAS the said Mr. Agostinho Antonio Rosario Misquita who is the father of the Vendor herein acquired right, title and interest in the property listed at Schedule I and surveyed under No. 143/5, by virtue of Will / Testament drawn in his favour by Shri. Jose Ludgero Antonio Misquita, Bachelor hailing from Benaullim and recorded at pages 13 onwards of Book of Testament No. 60, on 29th August 1966 in the Office the notary Ex-Officio of Salcete, at Margao, which became absolute after the death of the said Shri. Jose Ludgero Antonio Misquita, on 16th August 1975.

AND WHEREAS the said Mr. Agostinho Antonio Rosario Misquita acquired right, title and interest in the property listed at Schedule II and surveyed under No. 143/4, by virtue of Will / Testament drawn in his favour by Smt. Maria Senena Misquita, Spinster, hailing from Benaullim and recorded at pages 38 onwards of Book of Testaments No. 69, on 27th of December 1971 in the Office of the Notary Ex-Officio of Salcete, at Margao which became absolute after her death on 8th January 1992.

AND WHEREAS Mr. Agostinho Antonio Rosario Misquita and his wife Mrs. Maria Alice Silvia Misquita gifted part of the said property

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which is known as "Plot A" admeasuring 505 Sq Mt. forms part of Survey no. 143/5 described in Schedule-A by virtue of Deed of Gift dated 15/06/2005 registered before Sub Registrar of Salcete under Reg. No. 2681 at pages 379 to 400 Book No. I, Vol. No. 1836 at Date 29/06/2005 to their son **the VENDOR** herein. (the abovementioned plot is hereinafter referred to as the '**SAID PLOT A**').

AND WHEREAS Mr. Agostinho Antonio Rosario Misquita and his wife Mrs. Maria Alice Silvia Misquita gifted part of the land marked as 'A' totally admeasuring an area of 234 sq. mts. which is part of property described in Schedule-B of Survey no. 143/4, And plot of land marked as 'B' which is irregular in shape and totally admeasuring an area of 368 sq. mts., which is part of Survey no. 143/5, described in Schedule-A and that said Plot A & B totally admeasuring to 602sq.mts. by virtue of Deed of Gift dated 17/02/2006 registered before Sub Registrar of Salcete under Reg. No. 987 at pages 355 to 387 Book No. I, Vol. No. 1968 at Date 27/02/2006 to **the VENDOR** herein. (the abovementioned plots are hereinafter referred to as the '**SAID PLOTS**').



AND WHEREAS the **VENDOR** obtained separate survey number of the '**SAID PLOT A**' admeasuring 505 sq mts., as Survey Number 143/5-A of Village Benaolim vide order in Case No. LRC/part/631/2005/III/8840 dated 01/11/2006 filed in the Court of the Deputy Collector and Sub Divisional Officer Margao Goa.

AND WHEREAS the **VENDOR** obtained separate survey numbers of the '**SAID PLOTS**' admeasuring 234 & 368 sq mts., as Survey Number 143/4-A & 143/5-B of Village Benaolim vide Case No.

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LRC/PART/399/2006/I/4355 dated 21/06/2007 filed in the Court of the Deputy Collector and Sub Divisional Officer Margao Goa.



AND WHEREAS the **VENDOR** amalgamated the 'SAID PLOT A' admeasuring 505 sq mts., bearing Survey Number 143/5-A and 'SAID PLOTS' admeasuring 234 & 368 sq mts., bearing Survey Number 143/4-A & 143/5-B of Village Benaulim and obtained a new survey number 143/4-A of Village Benaulim of an area of 1107 sq mts vide Case No. 7/ISLR/18/Amalgamation dated 04/02/2008 filed in the Office of the Inspector of Survey and Land Records Margao Goa. The new formed Plot is more fully described in Schedule-III hereunder and hereinafter referred to as SAID PLOT.

AND WHEREAS in view of the above the **VENDOR** has become the exclusive owner and in possession of the SAID PLOT.

AND WHEREAS the **VENDOR** has obtained Land Use Zoning Information dated 19/01/2024 under Ref. No. TPM/ 5725/ ZonInf/ Ben/ 143/4A/2024 dated 23/01/2024 indicating the said property falls in Settlement (S3) Zone, VP-2 status, permissible FAR 60%.

AND WHEREAS the **VENDOR** has obtained Sanad for the Plot under Survey Number 143/4-A of Benaulim Village admeasuring an area of 1107.00 sq mts., under No. CAD2SAL04-24-83/178 dated 22/05/2024.

AND WHEREAS the **VENDOR** agreed to sell to the **PURCHASERS** and the **PURCHASERS** agreed to undertake the work of construction of building as per the plans approved by the Senior Town Planner, Town and Country Planning Department, Margao and thereafter to purchase the said property admeasuring 1107 sq.mts. described in **SCHEDULE-VI**, from the **VENDOR** and accordingly executed and





registered Agreement for Sale cum Development dated 19/08/2024 duly registered before the Sub Registrar of Salcete at Margao under Book:-1 Document Registration Number MGO-1-4312-2024 dated 28/08/2024.

AND WHEREAS the VENDOR through his Power of Attorney holder i.e., his mother **MRS. MARIA ALICE SILVIA MISQUITA alias MARIA ALICE SILVA SA MISQUITA** executed Irrevocable General Power of Attorney dated 16/09/2025 duly registered before the Sub Registrar of Salcete at Margao under Book :- POA Register Document Registration Number MGO-POA Register-89-2024 dated 16/09/2024, in favour of the PURCHASERS with powers with regard to development/ construction of the SAID PLOT.

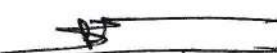
AND WHEREAS the VENDOR obtained the following permissions:

- i. Technical Clearance Order bearing No. TPM/36136/Benaulim/143/4-A/2025/634 dated 27/1/2025 from the Town and Country Planning Department.
- ii. NOC bearing No. DHS/2025/DHS0901/O0014/19 dated 03/02/2025.
- iii. Construction Licence under Ref. No. VPCB/70/2024-2025 dated 06/3/2025.
- iv. Approved Plan.

AND WHEREAS the present Sale is being entered into for the Sale of the Said Plot and to give title to the said PURCHASERS as per the terms and conditions as made out in the present Deed of Sale as under.



NOW THIS DEED OF SALE WITNESSES AS UNDER:

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1) That in pursuance of the said agreement and in consideration of Rs. 55,50,000/- (Rupees Fifty Five Lakhs Fifty Thousand Only) paid by the **PURCHASERS** to the **VENDOR**, and the vendor do hereby by absolute sale, convey and transfer in favour of the **PURCHASERS** the said PLOT more fully described in Schedule VI hereinafter appearing, so that the Purchasers, for all times hereafter, shall OWN, HOLD, HAVE, POSSESS and ENJOY the said PLOT, free of all encumbrances and as absolute owners thereof.

2) At the request of the **VENDOR**, the consideration amount of Rs. 55,50,000/- (Rupees Fifty Five Lakhs Fifty Thousand Only), has been paid in the manner prescribed herein under:-

a) An amount of Rs. 5,00,000/- (Rupees Five Lakh Only) transferred by Cheque No. 056630 dated 11/02/2024 d, drawn on Union Bank of India, Margao branch. The **VENDOR** admit the receipt of the said amount.

b) An amount of Rs. 10,00,000/- (Rupees Ten Lakh Only) transferred by RTGS No. UTR PUNBBR52024081711623732 dated 17/08/2024, drawn on Punjab National Bank, Margao branch. The **VENDOR** admit the receipt of the said amount

c) An amount of Rs. 5,30,000/- (Rupees Five Lakh Thirty Thousand Only) transferred by RTGS No. UBINH25149056279 dated 29/05/2025, drawn on Union Bank of India, Margao branch. The **VENDOR** admit the receipt of the said amount.

d) An amount of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) transferred by NEFT Txn. No. 0020285907490 dated 29/05/2025, drawn on Union Bank of India, Margao branch. The **VENDOR** admit the receipt of the said amount



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e) An amount of Rs. 4,05,000/- (Rupees Four Lakh Five Thousand Only) transferred by RTGS No. UBINH25151224450 dated 31/05/2025, drawn on Union Bank of India, Margao branch. The VENDOR admit the receipt of the said amount.

f) An amount of Rs. 4,15,000/- (Rupees Four Lakh Fifteen Thousand Only) transferred by RTGS No. UBINH25153316314 dated 02/06/2025, drawn on Union Bank of India, Margao branch. The VENDOR admit the receipt of the said amount.

g) An amount of Rs. 6,20,000/- (Rupees Six Lakh Twenty Thousand Only) transferred by RTGS No. UBINH25154379141 dated 03/06/2025, drawn on Union Bank of India, Margao branch. The VENDOR admit the receipt of the said amount.

h) An amount of Rs. 8,80,000/- (Rupees Eight Lakh Eighty Thousand Only) transferred by RTGS No. UBINH25156572890 dated 05/06/2025, drawn on Union Bank of India, Margao branch. The VENDOR admit the receipt of the said amount.

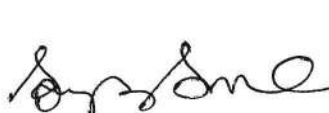
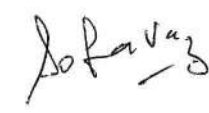
i) An amount of Rs. 5,35,000/- (Rupees Five Lakh Thirty Five Thousand Only) transferred by RTGS No. UBINH25160759606 dated 09/06/2025, drawn on Union Bank of India, Margao branch. The VENDOR admit the receipt of the said amount.

j) An amount of Rs. 5,15,000/- (Rupees Five Lakh Fifteen Thousand Only) transferred by RTGS No. UBINH25163003840 dated 12/06/2025, drawn on Union Bank of India, Margao branch. The VENDOR admit the receipt of the said amount.

k) An amount of Rs. 1,66,050/- (Rupees One Lakh Sixty Six Thousand Fifty Rupees Only) has been paid by the PURCHASERS as TDS of 1% in the following manner:- i) Rs. 75,525/- (Rupees Seventy five thousand five hundred and twenty five only) by Challan No.00538, BSR Code No. 0280316, dated 20/06/2025. ii) Rs. 75,525/- (Rupees Seventy five thousand five hundred and twenty five only) by Challan No.00539, BSR Code No. 0280316, dated 20/06/2025 and iii) Balance Rs. 15,000/- (Rupees Fifteen Thousand only) was paid at the time of Agreement which has been paid



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by the Purchaser. The said receipt of the TDS is attached herewith. The VENDORS admit the receipt of the said amount



3) The **VENDOR** hereby expressly acknowledge and admit that they have received from the **PURCHASERS** the total consideration full & final amount of Rs. 55,50,000/- (Rupees Fifty Five Lakhs Fifty Thousand Only) and the **VENDOR** do hereby grant the **PURCHASERS** the complete discharge from the said amount.

4) The parties hereto agree that in addition to the payment of Rs. 55,50,000/- (Rupees Fifty Five Lakhs Fifty Thousand Only) **PURCHASERS** to the **VENDOR**, the **PURCHASERS** shall allot two Flats bearing Flat Nos. F1 admeasuring 89.60 sq mts & F2 admeasuring 106.74 sq mts of super built up area situated on the first floor, together with one four wheeler open parking for each flat within the compound wall of the said building complex, for the said Flats, together with the proportionate right/undivided share in the said property, corresponding to the area of the said Flats respectively to the **VENDOR** as specified in the schedule -V and the approved plan of the said flats. Both The parties have entered into a separate MOU with respect to the two Flats.

5) The parties hereto agree that the possession of said two flats along with two four wheeler parking within the compound wall of the said building complex shall be handed over to the **VENDOR** by the **PURCHASERS** on or before February 2027 by way of executing a Transfer deed or any deed, wherein and the approved plan of the said flats and a demarcated parking area to be allotted shall enclosed along with the said deed, in favour of the **VENDOR** by the **PURCHASERS** wherein the stamp duty, registration fee, advocate charges or any other



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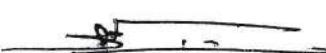
government fees, costs required to execute and register such document shall be borne by the Builders/Purchasers.



6) The **VENDOR** jointly and severally covenant with the **PURCHASERS** as follows:-

- a) That they have not entered into any other agreement with any other party relating to any matter, whatsoever, regarding the said PLOT.
- b) That there are no encumbrances and/or third party claims of whatsoever nature against the said PLOT;
- c) That the said PLOT is not the subject matter of any litigation, whatsoever, before any judicial, quasi-judicial or revenue authorities;
- d) That the said PLOT is not a subject matter of any notification or proceedings under the Land Acquisition act or any other law for compulsory requisition or acquisition of properties;
- e) That the said PLOT is not a subject matter of any seizure or attachment by any court or other lawful authority;
- f) That there is no revenue or other outstanding's against the said PLOT hereby sold or any part thereof.
- g) The **VENDOR** has a clean, clear and marketable title to the Said PLOT.
- h) That there are no hurdles or impediments of whatsoever nature for transfer of the said PLOT described in SCHEDULE-VI, which transfers are effected under this Deed.
- i) As on the date of execution of this Sale Deed, the **VENDOR** have paid dues, cleared exclusively by **VENDOR**.

7) The **PURCHASERS** shall and may at all times hereafter peaceably and quietly enter upon, own, held, occupy, possess and enjoy the Said PLOT and receive the rents issues and profits, therefore and of

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every part thereof to and for their own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the **VENDOR** or their heirs or their person or persons, lawfully and equitably claiming or to claim by, from, under, or in trust for them. And further that they the **VENDOR** and all the persons having or lawfully or equitably claiming any estate or interest, whatsoever in the Said **PLOT** or any part thereof from under, or in trust for the **VENDOR** or their respective heirs, executors and administrator or any of them shall and will from time to time and at all times hereafter at the request and the cost of the **PURCHASERS** do and execute or cause to be done or executed all such further and other acts, deeds, matters, things conveyances and assurances in law whatsoever for the better and more perfectly granting, conveying, transferring and assuring the Said Plot and every part thereunto and to the use and benefit of the **PURCHASERS** or their heirs, executors, successors and assigns as shall be reasonably required in the manner aforesaid and the **VENDOR** shall attend the Sub Registration Office and admit execution of the present Deed of Sale.

8) Upon the execution of this sale Deed, the **PURCHASERS** shall be the sole and exclusive owners in possession of the said **PLOT** and the **PURCHASERS** shall have an absolute right to sell, transfer, alienate, mortgage and/ or otherwise dispose of the said **PLOT** without any future reference to the **VENDOR**.

9) The said Irrevocable General Power of Attorney dated 16/09/2025 duly registered before the Sub Registrar of Salcete at Margao under Book :- POA Register Document Registration Number MGO-POA Register-89-2024 dated 16/09/2024 executed in favour of the **PURCHASERS** by the **VENDOR** is hereby revoked/cancelled.

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10) The **VENDOR** hereby covenant with the **PURCHASERS** that the **PURCHASERS** shall peaceably and quietly hold, possess and enjoy the said PLOT hereby sold without any claim or demand of whatsoever nature from the **VENDOR** or from any person claiming through or under them or otherwise.

11) The **VENDOR** do hereby covenant that they shall to the extent of the considered price paid to them by this Deed, fully indemnify the **PURCHASERS** and/or those claiming through the **PURCHASERS** if the **PURCHASERS** and/or those claiming through the **PURCHASERS** are dispossessed or disowned of the said property described in the **SCHEDULE-VI** hereinafter appearing and/or the said PLOT, which are transferred under this Deed.

12) The **VENDOR** declare that on getting the full and final consideration of the said PLOT shall handover physical possession of the said PLOT and transfer and assign all his rights, title and interest and benefits in the respect of the said PLOT, similarly the **VENDOR** shall also handover all other receipts to the **PURCHASERS** and the **VENDOR** states that except the aforesaid papers they do not possess any other documents of title in respect of the said PLOT nor they have deposited with any financial institutions. And as such they undertake to indemnify and keep indemnified the **PURCHASERS**.

13) The **VENDOR** do hereby covenant either the **PURCHASERS** that the said PLOT agreed to be hereby sold, is free from all encumbrances and defects in title of any nature what so ever and that the **VENDOR** has full and absolute power to transfer and deliver possession of the Said PLOT to the **PURCHASERS**. The **VENDOR** do hereby further covenant with the **PURCHASERS** that the

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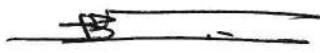
PURCHASERS shall after taking over the possession from the **VENDOR** of the said PLOT, quietly and peacefully hold, possess and occupy and enjoy the said Plot without any hindrance, denial, interruption, eviction, claim or demand by the **VENDOR** or any other person or persons lawfully or equitably claiming through under or in trust for the **VENDOR** subject to payment by the **PURCHASERS** of all taxes, charges, duties or calls made by the said society, Government, revenue or local authorities hereunder in respect of the said PLOT.

14) The **VENDOR** hereby authorize the **PURCHASERS** to get surveyed in their name, the said Plot purchased by them by the present Deed in the Survey Records and shall further do or cause to do all such things as are required for mutation, partition of the survey Records in respect of the said PLOT in the name of the **PURCHASERS** on the strength of this deed without any separate no objection, notice to the **VENDOR** and the **PURCHASERS** shall be free to transfer Land Survey Record of the said Plot in their name and the **VENDOR** shall give reasonable assistance and co-operation as and when requested by the **PURCHASERS** and shall also to execute or sign no objection, application, affidavit, undertaking, declaration or any other document if required to have effect-full to transfer of the said Plot in their name.



15) The **VENDOR** hereby gives his NO OBJECTION to transfer of the House Tax and Electricity connection of the premises built on the SAID PLOT in the name of the **PURCHASERS**.

16) That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of the Secretary (Revenue) Government of Goa, **VENDOR**, hereby declare that the subject matter of this sale, does not belong nor is owned by Schedule Caste or Schedule Tribe, and as such

the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale. The VENDOR also confirm and declare that they are not members of the Schedule Castes or Schedule Tribes community.

17) The said PLOT is located at Village Benaulim, Goa, and admeasures an area of 1107.00 sq mts. The consideration of the said PLOT is Rs. 55,50,000/- (Rupees Fifty Five Lakhs Fifty Thousand Only) and for the purpose of market value the Plot is hereby valued at Rs. 1,66,05,000/- (Rupees One Crore Sixty Six Lakhs Five Thousand only) and Stamp Duty @ 5% is Rs. 8,30,250/- (Rupees Eight Lakhs Thirty Thousand Two Hundred and Fifty only) is payable out of which Rs. 1,61,000/- (Rupees One Lakh Sixty One Thousand only) of stamp duty is already paid at the time of the Agreement and Registration fee of @3% amounting to Rs. 6,69,250/- (Rupees Six Lakhs Sixty Nine Thousand Two Hundred and Fifty only) is payable, out of which Rs. 1,66,500/- (Rupees One Lakh Sixty Six Thousand Five Hundred only) of Registration fee is already paid at the time of the Agreement hence after adjusting, now the balance stamp duty of Rs. 6,69,300/- and Registration fee of Rs. 3,32,150/- is paid herewith.

SCHEDULE-I

All the landed property known as PALMAR CALANDI - Primeira Adicoes, situated at Benaulim, within the area of Village Panchayat of Cana-Benaulim, Taluka and Sub- District of Salcete, District of South Goa, State of Goa. Property known as "Calandi" Primeira adicao, described in the Land Registration office of Salcette under number thirty thousand three hundred and six (30,306) New Series and enrolled in the Taluka Revenue office of Salcete under Matriz number six hundred and thirty three (633), surveyed in the survey Records under

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Survey No. 143/5, Khata No. 115 of village Benaullim with Denomination "CALANDI", admeasuring 4375 square metres and is bounded as under :

EAST : by Public P.W.D. Road

WEST : by the house property of Shri Assmucao Timotio Fernandes surveyed under No. 143/3.

NORTH : by the property of Agostinho Misquita surveyed under No. 143/4.

SOUTH : by properties bearing survey Nos. 143/6 and 143/7 of Benaullim village.

SCHEDULE-II

All the landed property known as 'PALMAR CALANDI SEGUNDA ADICAO', situated at Benaullim within the area of Village Panchayat of Cana Benaullim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under number thirty thousand three hundred seven (30,307) New Series and enrolled in the Taluka Revenue office of Salcete under Matriz number six hundred twenty three (623), surveyed in the survey records under Survey No. 143/4, Khata No. 114 of Village Benaullim with denomination "CALANDI" admeasuring 4550 square meters and is bounded as under:

EAST : By Public PWD road

WEST : By the house property of Shri Assmucao Timotio Fernandes surveyed under No. 142/3

NORTH By the Comunidade water drain

SOUTH By the property of Agostinho Misquita surveyed under No. 143/5 of Village Benaullim.

(The abovementioned properties are referred to as SAID PROPERTIES)

 Matheing

 Soharvaz

SCHEDULE-III(Description of the SAID PLOT A)

All that part of the said property which is known as "Plot A" admeasuring 505Sq Mt. with its Eastern Boundary 20.30 Meters, Western Boundary 20.25 Meters, Northern Boundary 25.50. Meters and Southern Boundary of 24.50 meters and it is bonded as follows:- belonging to Agostinho Misquita

On the West: Remaining part of the said property

On the East: Remaining part of the said property belonging to Agostinho Misquita

On the North Remaining part of the said property belonging to Agostinho Misquita

On the South: Remaining part of the said property belonging to Agostinho Misquita

And the part of the said property "PLOT A" forms part of Survey No. 143/5.

SCHEDULE 'IV'

All the plot of Land marked as 'A' totally admeasuring an area of 234 sq. mts. Which is part of the property described in Schedule 'II' with the following boundaries:

East : By the remaining part of the property described in Schedule 'II'

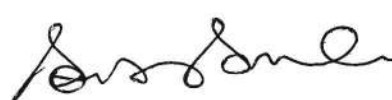
West By the remaining part of the property described in Schedule 'II'

North : By the remaining part of the property described in Schedule 'II'

South : By the property described in Schedule 'I' and which part is to be gifted to the VENDOR herein.

The said plot A admeasures 18.40 Rmt. Mt along its Eastern boundary, 18.20 Rmt. on its Western boundary, 12.90 Rmt along it Northern boundary and 12.90 Rmt. along its Southern boundary.

 Math Mulye

 Sofaraz

SCHEDULE 'V'

All the plot of Land marked as 'B' which is irregular in shape and totally admeasuring an area of 368 sq. mts. Which is part of the property described in Schedule 'I' with the following boundaries:

East By the P.W.D. road

West : By the property belonging to the DONEE & property described in Schedule "A"

North : By Property described in schedule "B" a part of which is to be gifted

South : By property described in schedule "A" and part of DONEE Property

and admeasures 26.0 Rmt. along its Eastern boundary, 4.0 Rmt. and 20.30 Rmt. On its western boundary 41.0 rmt. Along it Northern boundary and 25.50 Rmt. & 9 Rmt. Along its Southern boundary.

(The abovementioned Plots in Schedule IV & V are referred to as SAID PLOTS).

SCHEDULE -VI**(Description of the SAID PLOT hereby sold)**

All that Plot of Land admeasuring an area of 1107 sq. mts. amalgamated from the Plots described in the SCHEDULE III to V and formed as an independent Plot surveyed under Survey Number 143/4-A of Village Benaullim with the following boundaries:

East : By Road & By property under Survey No.143/4-C

West By property under Survey No 143/381 & Survey no. 143/5

North : By property under Survey No.143/4-H & 143/4-C

South : By Survey no. 143/5-E & Part of 143/5

The said PLOT is delineated in red colour boundary lines on the plan attached to the Deed.

Mathing

Spramla Dofavaz

IN WITNESS WHEREOF the parties above named have set and subscribed their respective hands on the day, month and the year first herein above mentioned in the presence of two attesting witnesses.



SIGNED SEALED AND DELIVERED by the within named

THE VENDORS:

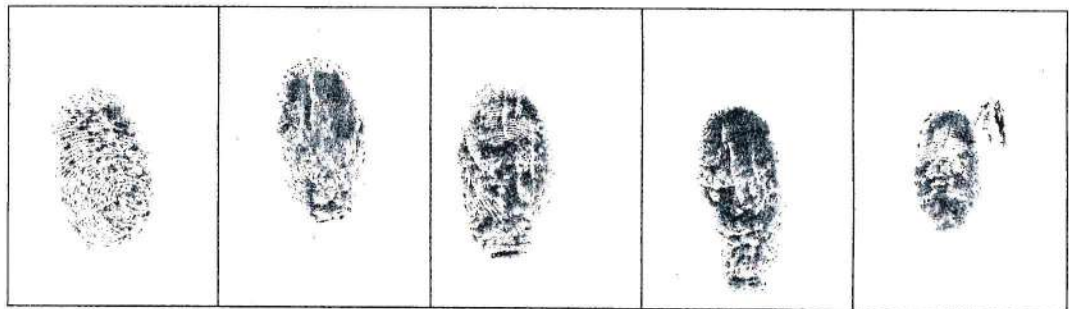
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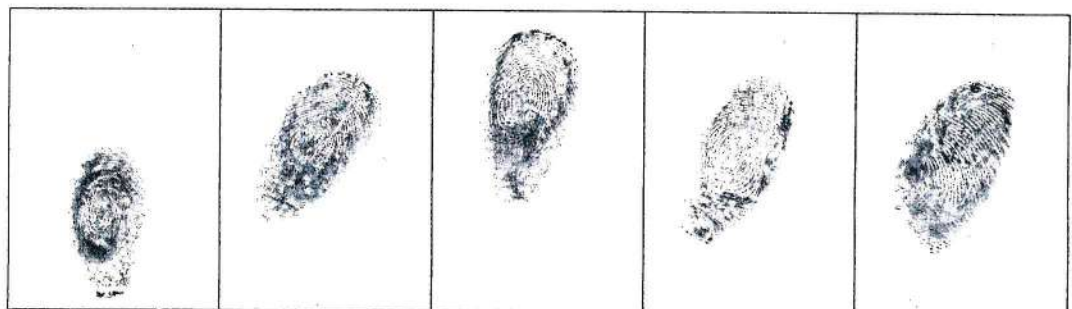
Math

Math

MRS. MARIA ALICE SILVIA MISQUITA alias MARIA ALICE SILVA SA MISQUITA as POA Holder for the VENDOR



Right hand finger impressions of MRS. MARIA ALICE SILVIA MISQUITA alias MARIA ALICE SILVA SA MISQUITA



Left hand finger impressions of MRS. MARIA ALICE SILVIA MISQUITA alias MARIA ALICE SILVA SA MISQUITA

Math

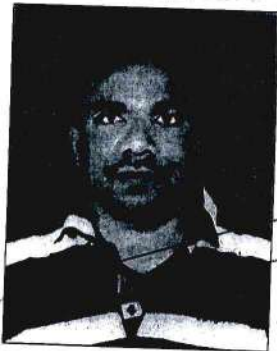
Sys Sme

Sofra

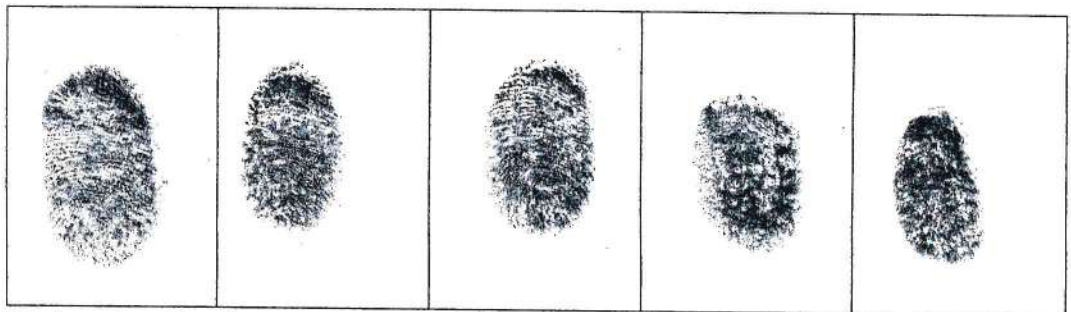
SIGNED SEALED AND DELIVERED by the within named

THE PURCHASER:

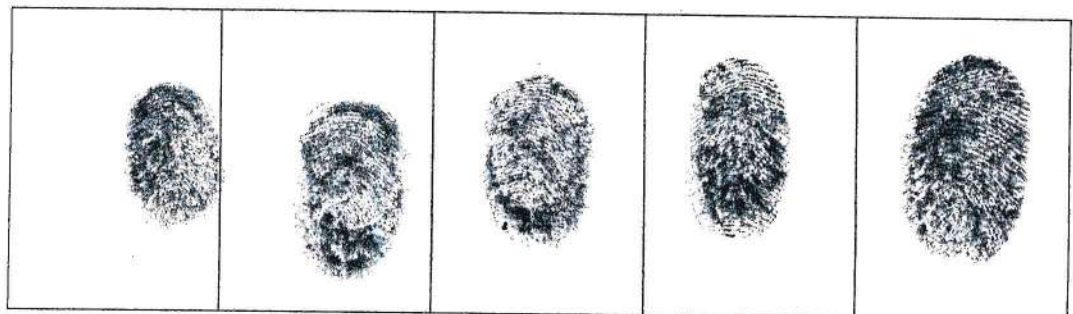
1.



MR. SANDEEP ROHIDAS ADPAIKAR



Right hand finger impressions of MR. SANDEEP ROHIDAS ADPAIKAR



Left hand finger impressions of MR. SANDEEP ROHIDAS ADPAIKAR



SIGNED SEALED AND DELIVERED by the within named

THE PURCHASER:

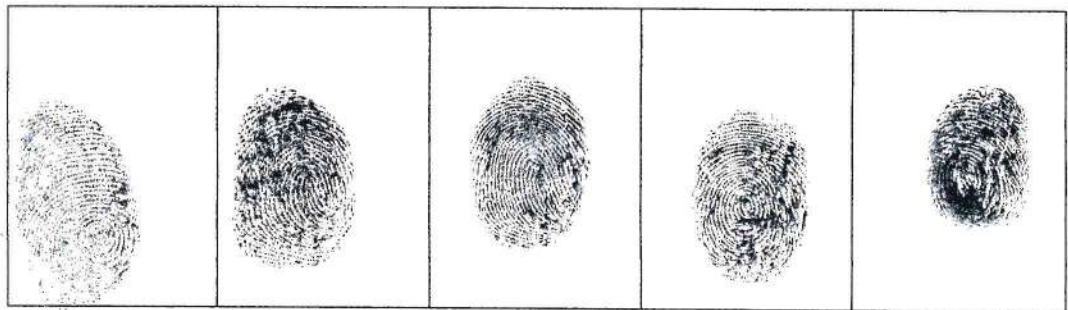
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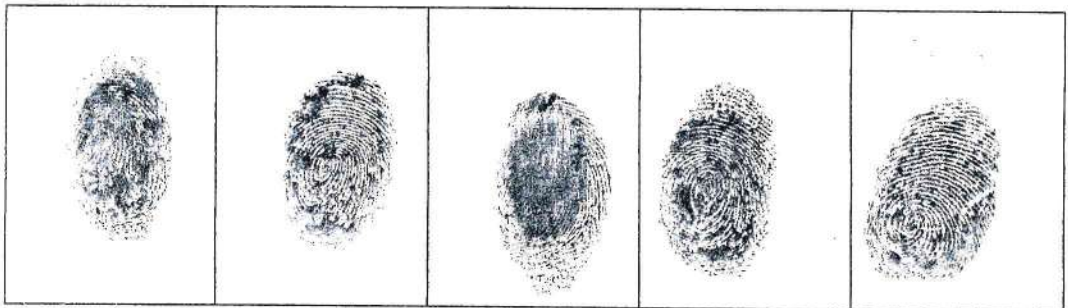
[Handwritten signature of Mr. Sanjay Sinha]

[Handwritten signature of Mr. Sanjay Sinha]

MR. SANJAY SINHA



Right hand finger impressions of MR. SANJAY SINHA



Left hand finger impressions of MR. SANJAY SINHA



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

SIGNED SEALED AND DELIVERED by the within named
CONFIRMING PARTY:

1.

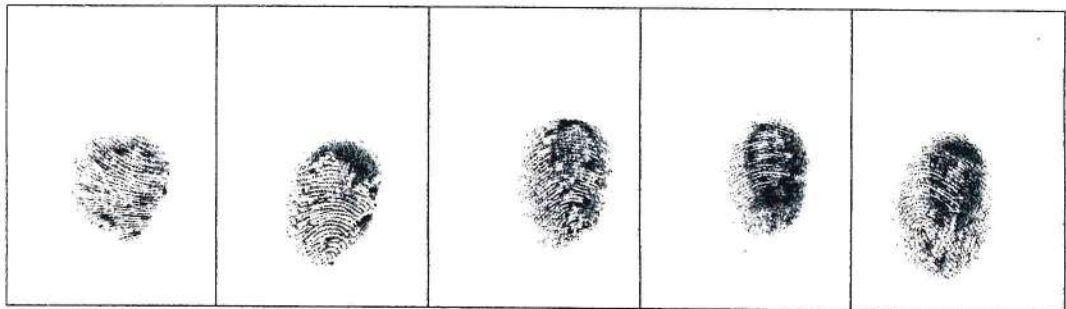


Sofia Vaz

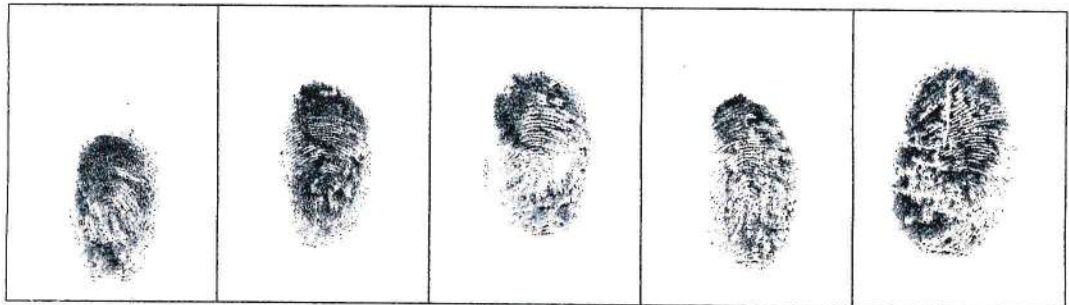


Sofia Vaz

MRS. ANA SOFIA IDA SA e VAZ



Right hand finger impressions of **MRS. ANA SOFIA IDA SA e VAZ**



Left hand finger impressions of **MRS. ANA SOFIA IDA SA e VAZ**

[Signature]

M. A. M. Vaz

[Signature]

Sofia Vaz



WITNESSES:



1. Name : ANJALI SAMEER NAIK

S/D/W of : SAMEER NAIK

Marital Status : MARRIED

Address : BAGA DAVORLIM NAVELIM

Signature : *Anjali S Naik*

2. Name : NASEEBDAR ALI

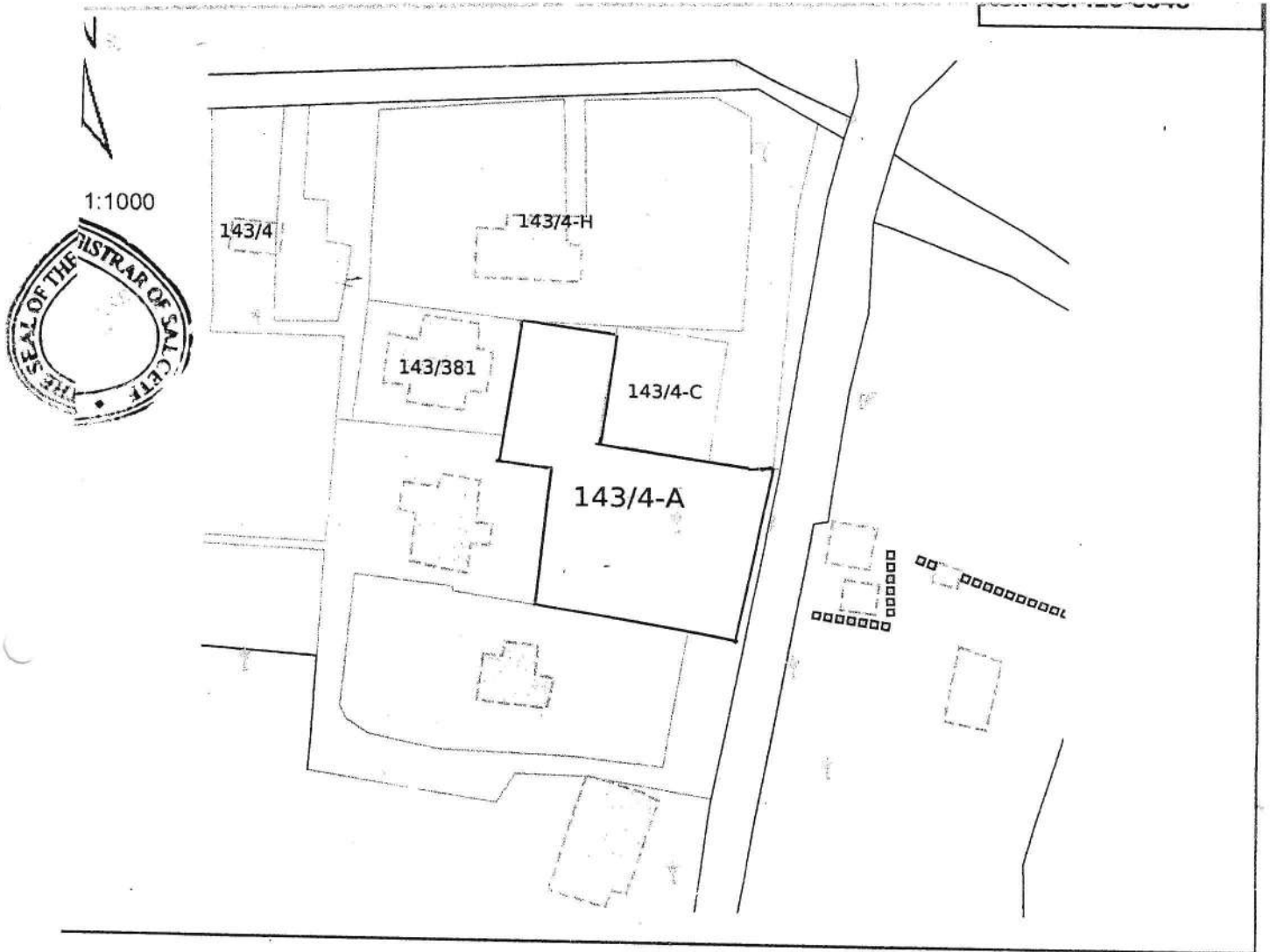
S/D/W of : RAJAB ALI

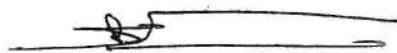
Marital Status : MARRIED

Address : GOGAL HOUSING BOARD

Signature : *Naseebdar Ali*

TRUE COPY



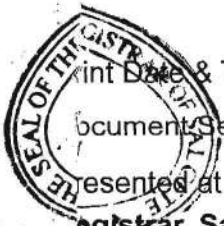
TRUE COPY



Government of Goa

Document Registration Summary 2

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



Print Date & Time : - 23-Jun-2025 12:21:37 pm

Document Serial Number :- 2025-MGO-3113

Presented at 12:20:16 pm on 23-Jun-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	669300
2	Registration Fee	332150
3	Mutation Fees	2000
4	Processing Fee	1300
Total		1004750

Stamp Duty Required :669300/-

Stamp Duty Paid : 669300/-

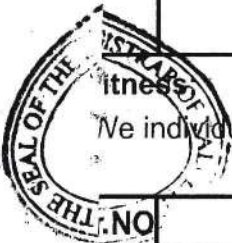
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANDEEP ROHIDAS ADPAIKAR ,Father Name:Rohidas Adpaikar,,Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.No. 110, Near Apollo Hospital, Malbhat, Margao, Goa, 403601, Address2 - , PAN No.: AXIPA0271C			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANDEEP ROHIDAS ADPAIKAR , Father Name:Rohidas Adpaikar, Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, H.No. 110, Near Apollo Hospital, Malbhat, Margao, Goa, 403601, PAN No.: AXIPA0271C			
2	SANJAY SINHA , Father Name:Awadh Kumar Sharma, Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, H.No. C-5, Prabhudessai Classic, Mutth Road, Gogol, Fatorda, Post Margao, Goa, 403602, PAN No.: AHHP58967J			
3	ANA SOFIA IDA SA E VAZ , Father Name:Late Fernando Purificacao Etelvino Sa, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No. 9316, Fatorda Stadium Road Salcete Goa- 403602, PAN No.: ABPPV0989H			

NO	Party Name and Address	Photo	Thumb	Signature
4	MARIA ALICE SILVIA MISQUITA Alias MARIA ALICE SILVA SA MISQUITA , Father Name:Late Fernando Purificacao Etelvino Sa, Age: 51, Marital Status: ,Gender:Female,Occupation: Advocate, H.No. 1397, Benaulim, Salcete, South-Goa, Goa, 403716, PAN No.: ADSPM9858R , as Power Of Attorney Holder for JOSHUA CARLOS MISQUITA			



We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Anjali Sameer Naik, Age: 42, DOB: , Mobile: 8668467390 , Email: , Occupation: Service , Marital status : Married , Address: 403707, baga, baga, Davorlim, Salcete, SouthGoa, Goa			
2	Name: Naseebdar Ali, Age: 40, DOB: , Mobile: 9284534715 , Email: , Occupation: Service , Marital status : Married , Address: 403601, Housing Board, Gogal, Margao, Salcete, SouthGoa, Goa			

Sub Registrar
CMI Registrar
-Cum-
Sub Registrar
Salcete

Document Serial Number :- 2025-MGO-3113



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4

Document Serial No:-2025-MGO-3113

Book :- 1 Document

Registration Number :- **MGO-1-3004-2025**

Date : 23-Jun-2025



Baral

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

Civil Registrar
-Cum-
Sub Registrar
Salcete



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL

Lub

GEETA P. KANTAK
NOTARY
SALCETE TALUKA
State of Goa (India)

Reg. No.: 8357/2021
Date: 02-07-2021

