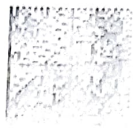


ees Nineteen lakhs forty four thousand nine hundred. Only)

Phone No: 9822100532  
Sold To/Issued To:  
SUPREME REALTORS  
For Whom/ID Proof:  
ABDFS8649N



Stamp with date 12/04/2007 and other illegible text.

CITIZEN CREDIT CO-OP. BANK LTD.



*Kranta*  
Authorised Signatory

YOGESH YESHWANT NAIK.

*[Handwritten signature]*



**DEED OF SALE**

*[Handwritten signature]* *Xxxxxx S.S.*

**THIS DEED OF SALE** is executed at Mapusa, Goa on this 10<sup>th</sup> day of July of the year two thousand and twenty-four:

**-BETWEEN-**

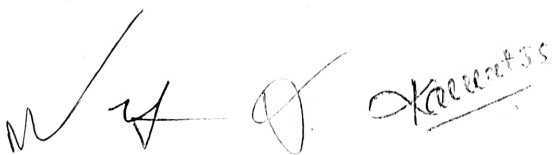
1. **THOMAS AQUINO PEREIRA,**

son of Late Mr. Joaquim dos Pereira, age 90 years, landlord, widower, Indian Citizen, having Passport No. \_\_\_\_\_, residing at House No. C-219/1, Lar, Nomoxin, near Miramar Telephone Exchange, Caranzalem, Goa, not holding Aadhar card and not having Income Tax Permanent Account no, represented herein by his brother in law duly constituted

attorney, Mr. Edgar Melo Furtado, late Dr. Alberto De Melo Furtado, 77yrs married, Civil Engineer, Indian national, having income tax permanent Account No. \_\_\_\_\_, Holding Aadhar Card No. \_\_\_\_\_

residing at House No. C-219/1, Lar, Nomoxin, near Miramar Telephone Exchange, Caranzalem, so constituted vide a Power of Attorney executed on 24.11.2006 before Mr. Wilfred A. F. Boadita, Notary Public having his Office at Panaji, Goa and duly registered in his Notarial Register under No. 12936/06, allotted Income Tax Permanent Account No. \_\_\_\_\_

), holding Aadhar Card No. \_\_\_\_\_ hereinafter referred to as the "**VENDOR**", which expression shall, unless repugnant to the meaning or context thereto, shall mean and include his heirs, executors, administrators and/or assigns, **ON THE ONE PART**



- A N D -

2. ~~M/S~~ SUPREME REALTORS,

a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932 with the Registrar of Firms of Salcete at Margao, Goa, having its place of business at "Supreme", behind New Telephone Exchange, Opposite Bombi House, Comba, Margao, Goa. allotted Permanent Account No. \_\_\_\_\_ by the Income Tax Department, represented herein by all its partners, viz.

(a) ~~YOGESH~~ YESHWANT NAIK, son of Late Shri Yeshwant Vassudev Naik, married, age 51 years, Indian national, businessman, residing at "Bombi House", House No.E-74, Comba, Margao, Goa, allotted Income Tax Department Permanent Account No. \_\_\_\_\_ and holding Aadhaar Card No. \_\_\_\_\_ ;



(b) ~~ATUL~~ MADHUSUDAN VIRGINKAR, son of Late Shri Madhusudan Virginkar, married, age 64 years, Indian national, businessman, residing at House No.E-75, Martinho Menezes Road, Comba, Margao, Goa, allotted Income Tax Department Permanent Account No. \_\_\_\_\_ and holding Aadhaar Card No. \_\_\_\_\_ ;

(c) ~~EKNATH~~ alias JAGANNATH KAMAT, son of Late Shri Shrikrishna Jagannath Kamat, married, age 68 years, Indian national, businessman, residing at "Guruprasad", Kamat Building, First Floor, Malbhat, Margao, Goa, allotted Income Tax Department Permanent Account No. \_\_\_\_\_ and holding Aadhaar Card No. \_\_\_\_\_ ;

(d) ~~USHA~~ JAGANNATH KAMAT, daughter of Shri Ramrai Keni and wife of Shri Eknath alias Jagannath Kamat, married, age 63 years, Indian national, businessperson, residing at "Guruprasad", Kamat Building, First Floor, Malbhat, Margao, Goa, allotted Income Tax Department Permanent Account No. \_\_\_\_\_, holding Aadhaar Card No. \_\_\_\_\_, represented herein by her duly constituted attorney, the aforesaid Mr. Eknath *alias* Jagannath Kamat, so constituted vide a Special Power of Attorney executed on 28<sup>th</sup> July, 2022 by Adv. Satish Pai Raiturcar, under Register No. 1804/2022.dated 29<sup>th</sup> July 2022.

(e) ~~ASMITA~~ SANJAY HEGDE, daughter of Shri Shripad Kamat and wife of Late Shri Sanjay Hegde, widow, age 60 years, Indian national, businessperson, residing at 1303 (13<sup>th</sup> Floor), Vivarea Tower B-2, Sane Guruji Marg, Mahalaxmi, Mumbai 400 011, allotted Income Tax Department Permanent Account No. \_\_\_\_\_, holding Aadhaar Card No. \_\_\_\_\_, represented herein by her duly constituted attorney, the aforesaid Mr. Eknath *alias* Jagannath Kamat, so constituted vide a Special Power of Attorney executed on 02<sup>nd</sup> August, 2022 by Adv. S.M. N. Naqvi, Notary Government of India Mumbai. Under Sr. 386P.No.30, Notarial Register No.529. dated 02.08.2022.

(f) ~~PRATIK~~ SANJAY HEGDE, son of Late Shri Sanjay K. Hegde, UNMARRIED, age 31 years, Indian national, businessman, residing at 1303 (13<sup>th</sup> Floor), Vivarea Tower B-2, Sane Guruji Marg, Mahalaxmi, Mumbai 400 011, allotted Income Tax Department Permanent Account No. \_\_\_\_\_, holding Aadhar Card No. \_\_\_\_\_, represented herein by his duly constituted attorney, the aforesaid Mr. Eknath *alias*



*[Handwritten signatures and initials]*



Jagannath Kamat, so constituted vide a Special Power of Attorney executed on 16<sup>th</sup> February, 2022 under Reg. No. 173/2022 before Advocate N. R. Gupta, Notary Public having his Office at Mumbai, hereinafter referred to as the "**PURCHASER**", which expression shall, unless repugnant to the meaning or context thereto, mean and include the partners for the time being of the aforesaid firm and such other partners as may from time to time comprise the said firm as also the assigns and successors-in-title of the firm, **ON THE OTHER PART**

Partners No A, B, C,D,E&F have given Power of Attorney to MR. **SAHIL SANJAY KADANGALE**, Son of Mr. Sanjay Baswant

Kadangale, 21yrs, Service, Unmarried, Indian National, having permanent account number , Aadhar Card No. ,

Residents of H.NO. 17, ZORIWADDO, NEAR BHAVANI TEMPLE **DAVORLIM, SALCETE- GOA**, To execute in front of Sub Registrar at

Mapusa. Vide duly registered before Sub registrar of salcete Under register no.MGO-POA Register-33-2024.dated 08/03/24.

**WHEREAS:**

1. The **VENDOR** has represented and covenanted unto the **PURCHASER** as follows:

a) That there exists an immovable property known as "**ODLEM SORGUL**", situated in revenue village Pilerue, Taluka Bardez, District North Goa, which property is fully described in **SCHEDULE I**

  Kamat J.

hereunder written and is hereinafter referred to as the "*Said Larger Property*".

b) That vide a Deed of Partition dated 15.3.2005 which is duly registered in the office of the Sub-Registrar of Ilhas Taluka on 9.5.2005 under Registered No. 1911 at Pages 1 to 47 of Book I, Vol. 1499, the co-owners of the Said Larger Property partitioned the Said Larger Property into various plots and two plots, designated as Plots "B" and Plot "E" were allotted to the VENDOR and his wife (CECILIA MELO FURTADO E PEREIRA), out of which, the plot designated as "Plot B" is fully described in SCHEDULE II hereunder written and is hereinafter referred to as "*Said Plot 'B'*".



That CECILIA MELO FURTADO E PEREIRA, i.e. the wife of the VENDOR, died intestate on 22.10.2006, leaving behind her, her husband and moiety holder who is the VENDOR herein and as her only heirs, her three daughters, viz. DIVYA MARIA PEREIRA, GEETA FRANCISCA PEREIRA and LEELA CECILIA PEREIRA, there being no else who succeeded to her estate, which facts are duly certified qualified by a Deed of Succession drawn up on

21.2.2012 by the Sub-Registrar of Bardez Taluka at Mapuca, Goa and recorded at Pgs. 41 and 42 of Deeds Book No. 838.

d) That the Said Plot 'B', which is presently surveyed under Survey No. 76/1-B of revenue village Pilerne, was further sub-divided into plots designated as Plots "B1" and "B2" and the plot designated as Plot "B1" is

fully described in SCHEDULE III hereunder written and hereinafter referred to as "**Said Plot 'B1'**".

e) That vide a Deed of Family Partition dated 20.1.2023 which is duly registered in the office of the Sub-Registrar of Bardez Taluka at Mapuça on 9.2.2023 under Registration No. BRZ-1-647-2023, the VENDOR and his above referred three daughters, viz. DIVYA MARIA PEREIRA, GEETA FRANCISCA PEREIRA and LEELA CECILIA PEREIRA: (1) partitioned the Said Plot B1 into two plots designated as "**Plot-A/B1**" and "**Plot-B/B1**", which plots constitute separate and independent properties, are described respectively in Part I and Part II of SCHEDULE IV hereunder written and

(2) allotted the aforesaid plot designated as "**Plot-A / B1**" to the First Party and allotted the plot designated as "**Plot-B / B1**" (hereinafter referred to as the "**Said Plot-B/B1**") jointly to the aforesaid DIVYA MARIA PEREIRA, GEETA FRANCISCA PEREIRA and LEELA CECILIA PEREIRA.

f) That on account of the aforesaid Deeds and events, the VENDOR is the sole and exclusive owner of the aforesaid plot designated as "**Plot-A / B1**", which is fully described in Part I of Schedule IV below written and is hereinafter referred to as the "**Said Property**".

g) That the Said Property is presently surveyed under Survey No. 76/1-B (Plot-A/B1) of revenue village Pilerne.

2. The VENDOR has further represented and covenanted unto the PURCHASER as follows:



a) that he has an absolute right to dispose off and/or sell the Said Property and/or deal with it in any manner whatsoever.

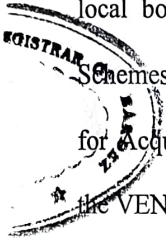
b) that there is no legal bar or impediment for this transaction and that the Said Property is free from encumbrances, liens and/or charges.

c) that there are no *Mundcars* nor any building or agricultural tenants nor any persons entrusted with Watch/Ward duties nor any other persons claiming agricultural tenancy or any other right whatsoever in, to and/or over the Said Property or over any part thereof.

d) 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/has been received by and/or served upon the VENDOR in respect of the Said Property and/or any part thereof.

e) 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.

f) 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.



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g) that he is fully entitled to and that he has full rights and authority to convey the Said Property to the PURCHASER.

h) that he has not agreed, committed or contracted or entered into any agreement for sale or lease or any other arrangement with third parties in respect of the Said Property.




i) that he has not done any act, deed, matter or thing whereby or by reason whereof, the sale/development of the Said Property may be prevented or affected in any manner whatsoever.

j) that the Said Property is fit for undertaking development thereon of residential/commercial and other buildings and structures.

k) that the Power of Attorney executed by the VENDOR in favour of his attorney who is executing this Deed, is valid, subsisting and binding and not cancelled and/or revoked by the VENDOR.

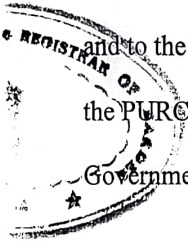


3. The VENDOR has offered to sell the Said Property to the PURCHASER and the PURCHASER has, relying on the representations and covenants set out hereinabove, agreed to purchase the Said Property for undertaking development thereon, for the consideration and on the terms and conditions contained herein.

**NOW THEREFORE THIS DEED WITNESSETH AS UNDER:**

1. In consideration of a sum of Rs. 6,57,48,000/- (Rupees Six Crore Fifty Seven Lakhs Forty Eight Thousand only) paid/agreed to be paid/made good by the PURCHASER to the VENDOR in the manner set out in Clause 2 below, the VENDOR does hereby GRANT, CONVEY, ASSURE and TRANSFER by way of sale unto the PURCHASER, free from encumbrances all the Said Property fully described in fully described in **PART I of Schedule IV** below written, TOGETHER WITH all the rights, liberties, privileges, easements and appurtenances thereto. AND ALL THE ESTATE, right, title, interest, property, claim and demand of the VENDOR in the Said Property, TO HAVE AND TO HOLD the same unto and to the use of the PURCHASER forever, subject to payment hereafter by the PURCHASER of all rents, rates, taxes and fees in respect thereof, to the Government or any local or other authority.



2. The consideration stipulated in Clause 1 above has been paid / shall be paid/made good follows:

a) Rs. 25,00,000/- (Rupees twenty-five lakhs only) has been paid vide Cheque No. 054786 dated 6.1.2022 of NKGSB Bank, Margao Branch, the receipt whereof the VENDOR does hereby admit and acknowledge;

b) Rs. 25,00,000/- (Rupees twenty-five lakhs only) has been paid vide Cheque No. 054787 dated 8.1.2022 of NKGSB Bank, Margao Branch, the receipt whereof the VENDOR does hereby admit and acknowledge;



c) Rs. 25,00,000/- (Rupees twenty-five lakhs only) has been paid vide Cheque No. 054788 dated 12.1.2022 of NKGSB Bank, Margao Branch, the receipt whereof the VENDOR does hereby admit and acknowledge;

d) Rs. 25,00,000/- (Rupees twenty-five lakhs only) has been paid vide Cheque No. 054789 dated 15.1.2022 of NKGSB Bank, Margao Branch, the receipt whereof the VENDOR does hereby admit and acknowledge;

e) Rs. 1,21,48,000/- (Rupees one crore twenty-one lakhs forty-eight thousand only) has been paid vide Cheque No. 057250 dated 10.10.2022 of NKGSB Coop. Bank Ltd., Margao Branch, the receipt whereof the VENDOR does hereby admit and acknowledge;

f) Rs. 90,00,000/- (Rupees ninety lakhs only) has been paid vide Cheque No. 057252 dated 10.10.2022 of NKGSB Coop. Bank Ltd., Margao Branch, the receipt whereof the VENDOR does hereby admit and acknowledge;

g) Rs. 56,00,000/- (Rupees Fifty Six Lakhs only) has been paid vide Cheque No. 012445 dated 10/07/24 of NKGSB Coop. Bank Ltd., Margao Branch, the receipt whereof the VENDOR does hereby admit and acknowledge and

h) Rs. 1,32,73,078/- (Rupees One Crore Thirty Two Lakhs Seventy Three Thousand Seventy Eight only), Cheque No. 012446 dated 10/07/24 of NKGSB Coop. Bank Ltd., Margao Branch, the receipt whereof the VENDOR does hereby admit and acknowledge and

i) Rs. 1,57,26,922/- (Rupees One Crore Fifty Seven lakhs Twenty Six Thousand Nine Hundred & twenty Two Only) being Tax Deductible at

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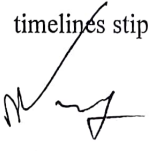


Source ("TDS" @ 23.92%) and duly deposited with the Income Tax Authorities under Challan No. 02586 dated 11/07/2024 of HDFC Bank.

3. At the request of the VENDOR, the PURCHASER shall construct for and allot to the VENDOR, 3 (three) shops in the building complex proposed to be constructed by the PURCHASER in the Said Property (hereinafter referred to as the "*Proposed Building Complex*") (hereinafter jointly referred to as the "*Said Shops*"). The VENDOR and the PURCHASER hereby agree as under in relation to the Said Shops:

a) The Said Shops, designated as Shops Nos. G-13, G-14 and G-15, as per plan attached, having Super Built-up Area of 35 m<sup>2</sup>, 35 m<sup>2</sup> & 36 m<sup>2</sup> shall all be located on the Ground floor of the Proposed Building Complex and shall have the specifications as set out in ANNEXURE "A" hereto.

b) The total super built-up area of all the Three shops will be 106 sq. meters and a present aggregate construction cost of Rs. 2,12,00,000/- (Rupees two crores twelve lakhs only).

c) Possession of the Said Shops, along with an Occupancy Certificate, shall be delivered by the PURCHASER within 30 (Thirty Months) calendar months of: (1) all requisite permissions and licences for the Proposed Building Complex are duly obtained and (2) the Proposed Building Complex project is duly registered under the Real Estate Regulation & Development Act, 2016 (hereinafter jointly referred to as the "*Project Permissions, Licences and Registration*"). Provided that if the PURCHASER fails or neglects to give possession of the Said Shops by the timelines stipulated in this clause the purchaser shall compensate for every

cumulative of 3 months of delay then a fine of Rs. 50,000/- has to be paid for the same. However the said fine shall not be applicable incase of delay below three months . If the completion of the said shop[ is delayed on account of any one of the following clauses.1) Natural calamities or diseases such as covid, etc war in country including Civil war , In the event of the occurrence of any of the circumstances mention here in above. The purchaser shall entitle for reasonable extension of three to six months & under no other circumstances other then the above mention will be accepted Once the building is ready for occupancy the said shop shall be handed over to the purchaser.

d) The VENDOR shall effect payment of the value of the Said Shops, viz. Rs. 2,12,00,000/- (Rupees two crores twelve lakhs only), along with applicable GST, to the PURCHASER as follows, time being of the essence,



- 1) Rs. 23,20,000/- (Rupees twenty Three lakhs twenty thousand), along with applicable GST, within 7 (seven) days of completion of the plinth;
- 2) Rs. 23,20,000/- (Rupees twenty Three lakhs twenty thousand), along with applicable GST, within 7 (seven) days of completion of the intermediate floor;
- 3) Rs. 23,20,000/- (Rupees twenty Three lakhs twenty thousand), along with applicable GST, within 7 (seven) days of casting of the first slab;

4) Rs. 23,20,000/- (Rupees twenty Three lakhs twenty thousand), along with applicable GST, within 7 (seven) days of casting of the second slab;

5) Rs. 23,20,000/- (Rupees twenty Three lakhs twenty thousand), along with applicable GST, within 7 (seven) days of casting of the third slab;

6) Rs. 23,20,000/- (Rupees twenty Three lakhs twenty thousand), along with applicable GST, within 7 (seven) days of casting of the fourth slab;

7) Rs. 23,20,000/- (Rupees twenty Three lakhs twenty thousand), along with applicable GST, within 7 (seven) days of completion of masonry works;

Rs. 49,60,000/- (Rupees Forty Nine lakhs Sixty thousand only), along with applicable GST, within 7 (seven) days on occupancy certificate .

e) For effecting the instalments of payments stipulated in sub-clause (d) above, the PURCHASER's Architect's Certificates certifying that the relevant items of work have been duly completed, shall be binding and conclusive on both parties hereto. Due payment of the instalments of payments stipulated in sub-clause (d) above shall be condition precedent for due completion of the Said Shops.



f) Possession of the Said Shops as provided in sub-clause (c) above shall be handed over either to the VENDOR or to his daughters Divya, Leela & Geeta Pereira.

g) The VENDOR shall enter into and execute a detailed agreement with the PURCHASER in respect of the Said Shops. Such agreement shall be entered into and executed after all Project Permissions, Licences and Registration are duly obtained and such agreement shall be as per the format that the PURCHASER shall enter into with all purchasers of premises in the Proposed Building Complex. The purchasers have already obtained TCP approval vide order No.TPB/7465/PIL/TCP-22/1815 dated 07/04/2022. & Construction Licence Form Village Panchayat PIERNE MARRA No. VP/PM/F.26/bldgs/2022-23/905 dated 16/06/2022.



At the further request of the VENDOR, the PURCHASER has agreed and undertaken to construct three Villason the Said Plot-B/B1 (described in Part II of SCHEDULE IV hereunder written) (hereinafter jointly referred to as the "*Said Villas*"). The VENDOR and the PURCHASER agree as under in respect of the Said Villas:

a) Though the area of the Said Plot-B/B1 is 598 sq. meters (five hundred and ninety-eight square meters), the area available for construction of the Said Villas on the Said Plot-B/B1, after reserving area for road widening, is only 513 sq. meters (five hundred and thirteen square meters).

b) The Said Villas shall have the specifications as set out in ANNEXURE "B" hereto.

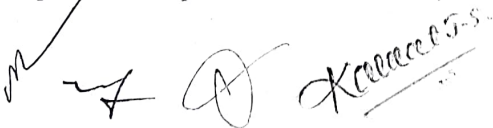
c) The Said Villas shall have an aggregate super built-up area of 534.29 sq. meters, having a present construction cost of Rs. 35,000/- per sq. meter, i.e. a present value of Rs. 1,87,00,000/- (Rupees one crore eighty-seven lakhs only).

d) The PURCHASER has obtained permission from TCP vide order No.TPB/7465/PIL/TCP-22/1815dated 07/04/2022. & Construction Licence Form Village Panchayat PIERNE MARRA No. VP/PM/E.26/bldgs/2022-23/905dated 16/06/2022.

e) Possession of the Said Villas, shall be deliver by the purchaser within 24 (twenty Four) months from the date of execution of the sale deed. However If the completion of the said Villas is delayed on account of any one of the following clauses.1) Natural calamities or diseases such as covid, etc war in country or civil War, In the event of the occurrence of any of the circumstances mention here in above. The purchaser shall entitle for reasonable extension of 6months only. Once the building is ready for occupancy the said villas shall be handed over to the purchaser.

f) The VENDOR shall effect payment of the value of the Said Villas, viz. Rs. 1,87,00,000/- (Rupees one crore eighty-seven lakhs only), along with applicable GST, to the PURCHASER as follows, time being of the essence, viz.

Rs. 41,26,250/- (Rupees Forty One lakhs Twenty Six thousand Two Hundred Fifty only), along with applicable GST, within 7 (seven) days of completion of the plinths of the Said Villas;

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Rs.31,91,250/- (Rupees Thirty One lakhs Ninety One thousand Two Hundred Fifty only), along with applicable GST, within 7 (seven) days of casting of the first slab of the Said Villas;

Rs.31,91,250/- (Rupees Thirty One lakhs Ninety One thousand Two Hundred Fifty only) along with applicable GST, within 7 (seven) days of casting of the second slab of the Said Villas.

Rs.31,91,250/- (Rupees Thirty One lakhs Ninety One thousand Two Hundred Fifty only) along with applicable GST, within 7 (seven) days of completion of masonry works of the Said Villas;

Rs. 50,00,000/- (Rupees Fifty lakhs f only), along with applicable GST, on completion & handing over of the Said Villas.



g) For effecting the instalments of payments stipulated in sub-clause (f) above, the PURCHASER's Architect's Certificates certifying that the relevant items of work have been duly completed, shall be binding and conclusive on both parties hereto. Due payment of the instalments of payments stipulated in sub-clause (f) above shall be condition precedent for due completion of the Said Villas.

h) Possession of the Said Villas as provided in sub-clause (e) above shall be handed over either to the VENDOR or to his daughters Divya, Leela, & Geeta pererira.

5. The VENDOR and the PURCHASER agree that the conveyance of the Said Property being effected by this Deed, the agreement for construction and allotment of the Said Shops as shall be entered into as

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stated in Clause 3(h) above and the agreement to construct the Said Villas as contained in Clause 4 above, are three separate and distinct matters and, consequently, the validity and/or legality and/or non-performance of any one or more matter(s) shall not affect the validity and/or legality of the other matter(s).

6. Upon the execution of this Deed, the Memorandum of Understanding entered into and executed between the parties hereto and the aforesaid DIVYA MARIA PEREIRA, GEETA FRANCISCA PEREIRA and LEELA CECILIA PEREIRA on 10.10.2022 before Shri R. M. Lotlikar, Notary Public having his Office at Margao, Goa and registered in his Notarial Register under No. 2456/22, shall stand cancelled and rescinded by this Deed.



The VENDOR covenants with the PURCHASER that it shall be lawful for the PURCHASER, from time to time and at all times hereafter, to peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the Said Property hereby granted, and all the privileges, easements, profits, rights and appurtenances whatsoever to the Said Property and every part thereof, to and for her own uses and benefits without interruption, claim and demand whatsoever from the VENDOR and/or any other person(s) claiming under and/or through him.

8. The VENDOR agrees to indemnify and keep indemnified the PURCHASER from and/or against all and any losses, damages, costs and expenses, which the PURCHASER may be put to, incur and/or sustain, by reason of any claim being made by anybody whomsoever



to the Said Property and/or by reason of the untruthfulness and/or inaccuracy of any representation made herein.

9. The VENDOR agrees and undertakes, that they shall, as and when called upon by the PURCHASER, do, execute and/or perform all such further acts, deeds and things for the purpose of more perfectly conveying Said Property unto the PURCHASER and/or for the purpose of recording and registering the Said Property in the name of the PURCHASER in all Government records, including under the Land Survey and Land Revenue Records, Village Panchayat Records as also under any Record of Rights.

10. Possession of the Said Property has been today handed over to the PURCHASER today, simultaneously with this deed.

None of the parties to this Deed are members of any Scheduled Tribe and/or Schedule Caste.

12. The market value of the Said Property is Rs. 6,57,48,000/- (Rupees Six Crore Fifty Seven Lakhs Forty Eight Thousand only) and stamp duty of Rs. 39,44,900/- has been accordingly paid on this sale deed.

**SCHEDULE I ABOVE REFERRED**  
[ Description of the Said Larger Property ]

All that immovable property known as "ODLEM SORGUL", situated in revenue village Pilerne, Taluka Bardez, District North Goa, State of Goa, not registered in the erstwhile Land Registration Office nor enrolled in the

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Taluka Land Revenue Roll, being part of the property surveyed under Lote No. 330 of the erstwhile Portuguese Cadastral Survey of Pilerne Village, surveyed under Survey No. 76 of revenue village Pilerne, admeasuring 34,200 M<sup>2</sup> and is bounded as follows, viz.

- East: By remaining portion of Survey No. 76/1 of revenue village Pilerne belonging to Comunidade of Pilerne;
- West: By Survey No. 47/1 of revenue village Reis Magos;
- North: By Survey No. 77 of revenue village Pilerne and
- South: By public road and Plot C-1 belonging to Comunidade of Pilerne.



**SCHEDULE II ABOVE REFERRED TO**

[ Description of Plot B ]

All that plot of land designated as Plot B (formed by sub-division of the Said Larger Property described in Schedule I above referred, vide Deed of Partition dated 15.3.2005 which is duly registered in the office of the Sub-Registrar of Ilhas Taluka on 9.5.2005 under Registered No. 1911 at Pages 1 to 47 of Book I, Vol. 1499), admeasuring around 8,550 M<sup>2</sup>, which Plot is presently surveyed under Survey No. 76/1-B of revenue village Pilerne and shown as admeasuring 8,001 M<sup>2</sup>, and is bounded as follows, viz.

As per Partition Deed dated 15.3.2005:

- East: By plot admeasuring 31,000 M<sup>2</sup> of Survey No. 76 of revenue village Pilerne allotted to Comunidade of Pilerne;
- West: By Survey No. 47/1 of revenue village Reis Magos;
- North: By Survey No. 77 of revenue village Pilerne and

South: By Plot C.

As per present survey records:

East: By Survey No. 76/1 belonging to Comunidade of Pilerne;

West: By Survey Nos. 76/1-B-2-B and 76/1-B-4 of revenue village Pilerne;

North: By Survey No. 77 of revenue village Pilerne and

South: By Survey No. 76/1-B-5 belonging to Savia Barros and Survey No. 76/1-B-3 belonging to Edgar Melo Furtado.



**SCHEDULE III ABOVE REFERRED**

[ Description of Plot B1 ]

All that plot of land designated as Plot B1, forming one of the plots of the sub-division of Plot B described in SCHEDULE II above written, which admeasures 3,438 M<sup>2</sup>, and is bounded as follows, viz.

East: By Survey No. 76/1 of revenue village Pilerne belonging to Comunidade of Pilerne;

West: By Survey No 76/B-2-B of revenue village Pilerne;

North: By Survey No. 77 of revenue village Pilerne and

South: By 10 meters wide road.

**SCHEDULE IV ABOVE REFERRED**

[ Description of Plot-A/B1 and Plot-B/B1 ]

PART I

All that plot of land designated as Plot-A/B1, forming one of the two plots formed by sub-dividing of Plot B1 described in SCHEDULE III above

written, which plot constitutes a separate and independent property, admeasures 2,840 M<sup>2</sup>, and is bounded as follows, viz.

East: By part of Survey No. 76/1-B-Plot B1 (Plot B);  
West: By Survey No 76/B-2-B of revenue village Pilerne;  
North: By Survey No. 77/1 of revenue village Pilerne and  
South: By 10 meters wide road.

Area available for construction on above Plot-A/B1, after reserving area for road widening, is only 2,610 sq. meters.

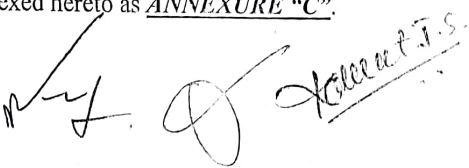
PART II

All that plot of land designated as Plot-B/B1, forming one of the two plots formed by sub-dividing of Plot B1 described in SCHEDULE III above written, which plot constitutes a separate and independent property, admeasures 598 M<sup>2</sup>, and is bounded as follows, viz.

East: By Survey No. 76/1 belonging to Comunidade of Pilerne;  
West: By part of Plot B1 of Survey No 76/1-B-Plot B1 (Plot A);  
North: By Survey No. 77/1 of revenue village Pilerne and  
South: By 10 meters wide road.

Area available for construction on above Plot-B/B1, after reserving area for road widening, is only 513 sq. meters.

A plan showing the aforesaid Plot-A/B1 and Plot-B/B1 in red colour is annexed hereto as ANNEXURE "C".



**ANNEXURE "A"**  
[ Specifications of the Said Shops]

**Structure** : R. C. C framed structure with 8" External Laterite/Brick walls and internal Laterite /Brick wall with 4 ½" Brick walls.

**Flooring** : Ceramic tiles shall be provided for the shop

**Electrical** : Three phase copper wiring of proper gauge shall be provided. The systems of wiring shall be casing capping/concealed with safe switching accessories of standard make.

The distribution of points are as follows: -  
4 light points, 2 fan points  
1 15 Amps

**Wall Finish** : External walls with double coat plaster painted with waterproof cement paint & internal walls plastered with a coat of neeru on top & painted with oil bound distemper.

The said Shop will have a Shutter.

**ANNEXURE "B"**  
[ Specifications of the Said Villas]

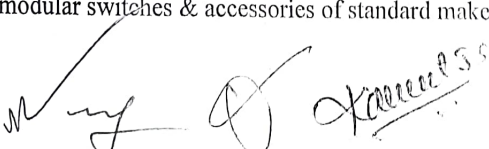
**Structure** : R.C.C framed structure with 8" Laterite Masonry walls and internal wall of 4 1/2" Brick walls.

**Flooring** : Vitrified tiles for entire Villa

**Toilet** : Full height of maximum 2.65mts. coloured ceramic tiles & white sanitary wares with premium quality fittings. Centralised solar water heating system shall be provided for the building.

**Kitchen** : Modular Kitchen of 8ft with shutters, trolley stainless steel sink, hub & chimney with granite platform on top 60 cms dado of ceramic tiles will be fixed above the granite platform with chimney & hub.

**Electrical** : Three phase copper wiring of proper gauge shall be provided. The systems of wiring shall be casing capping/ concealed with modular switches & accessories of standard make.

The block contains handwritten signatures and stamps. On the left, there is a circular stamp with the text 'REGISTRAR OF MATHUR' and a star in the center. To the right of the stamp, there are several handwritten signatures in black ink, including one that appears to be 'Kamran P.S.'.

The distribution of points are as follows :-

Living /Dining : 2 light points  
: 2 fan points  
: 2 Five Amps plug points

Kitchen : 1 light points  
: 1 fan points  
: 1 Five Amps plug points  
: 1 Fifteen Amps plug point

Bedroom : 2 light points  
: 1 Fan point  
: 1 Five Amps plug points  
: 1 Fifteen Amps plug point

Bathroom : 1 light point

Balcony, Passage : 1 light point each

Water Supply : Underground sump fitted with pump and overhead tanks. Piping PVC 14 kg pipes.

Doors : Main door frame will be of teakwood& shutter will be of BST flush door duly polished. All other frames will be of Sal/Matti wood duly polished and shutters will be of 30mm flush door with laminate both sides.



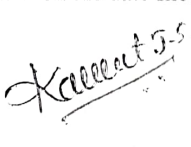
Windows : Window shall be of 3/4 series provided of good quality with 4 mm clear glasses. Granite sil shall be provided for window sil.

Wall Finish : External walls with double coat plaster painted with waterproof cement paint & internal walls plastered with Cement & painted with oil bound distemper.



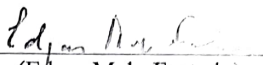
Roofing : R.C.C. slab with Mangalore tiles/ Galvalume Roof.

Others : Inverter of 1000 watts shall be provided to the Villa.  
: Video doorbell shall be provided for the Villa.




IN WITNESS WHEREOF the parties hereto have signed and executed this indenture at the place and on the date first hereinabove stated.






SIGNED AND EXECUTED BY THE VENDOR

 	<p>For and on behalf of the VENDOR</p>  (Edgar Melo Furtado) Power of Attorney holder of THOMAS AQUINO PEREIRA
--	--

Left-hand finger-prints of Edgar Melo Furtado

				
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Right-hand finger-prints of Edgar Melo Furtado



				
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 Kallut S.S.








SIGNED AND EXECUTED BY THE SECOND PARTY






	<p>For and on behalf of M/s Supreme Realtors</p>  <hr/> <p>(Yogesh Y. Naik) Partner</p>
--	---





Left-hand finger-prints of Yogesh Y. Naik

				
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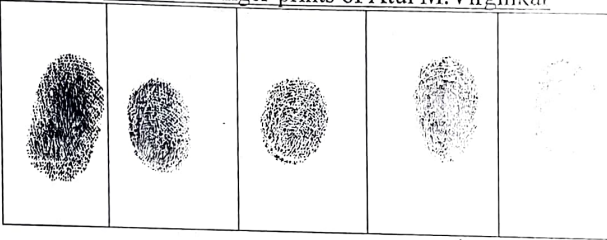
Right-hand finger-prints of Yogesh Y. Naik

				
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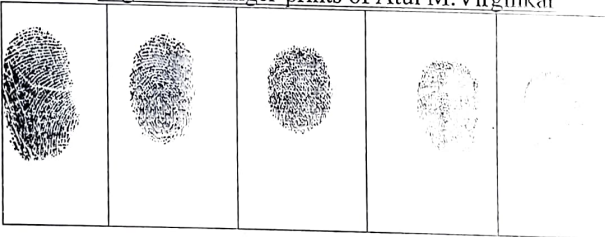
  Kalmech S.S.

	<p>For and on behalf of M/s Supreme Realtors</p> <p> (Atul M. Virginkar) Partner</p>
---	---

Left-hand finger-prints of Atul M.Virginkar




Right-hand finger-prints of Atul M.Virginkar

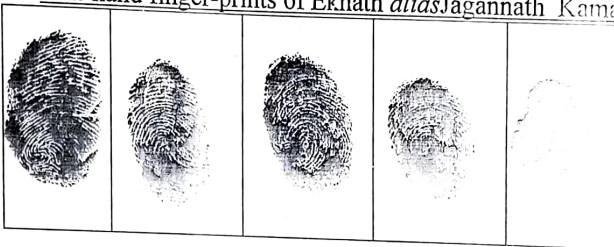


 Kalant S.S.

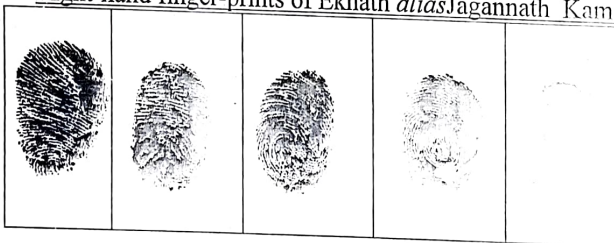


	<p>For and on behalf of M/s Supreme Realtors</p> <p><i>Kamat S.S.</i></p> <hr/> <p>(Eknath <i>alias</i> Jagannath Kamat) Partner (For self and on behalf of the other partners, viz. Usha Jagannath Kamat, Asmita Sanjay Hegde and Pratik Sanjay Hegde, as their duly constituted attorney</p>
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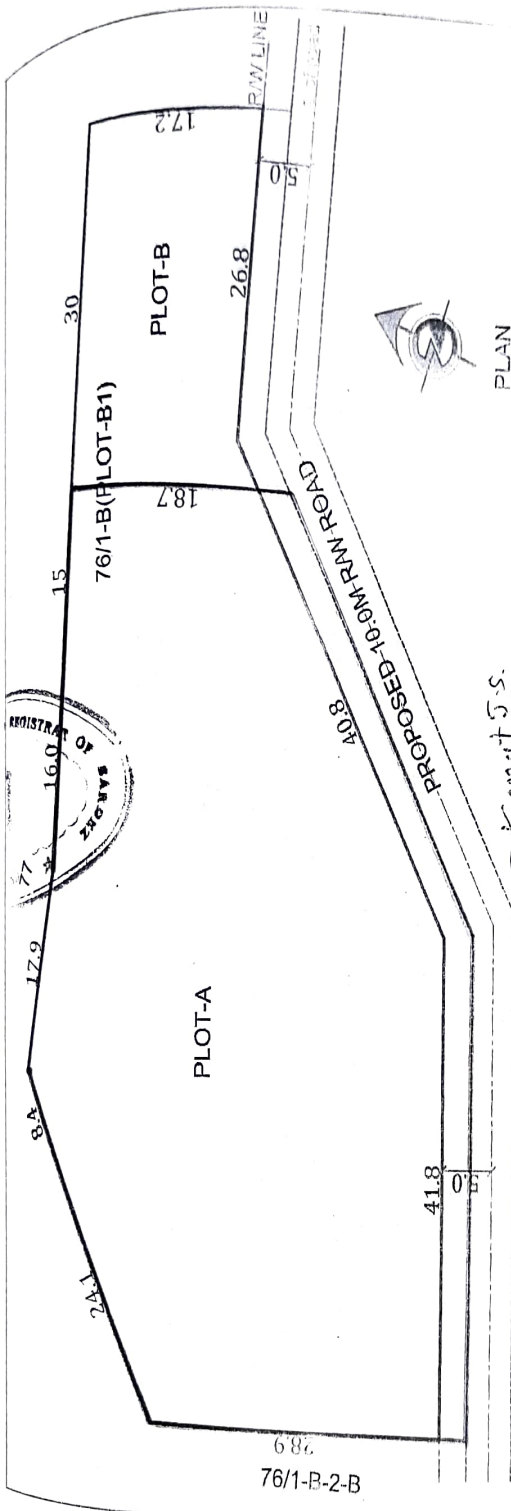
Left-hand finger-prints of Eknath *alias* Jagannath Kamat



Right-hand finger-prints of Eknath *alias* Jagannath Kamat



*NG* *Kamat S.S.*



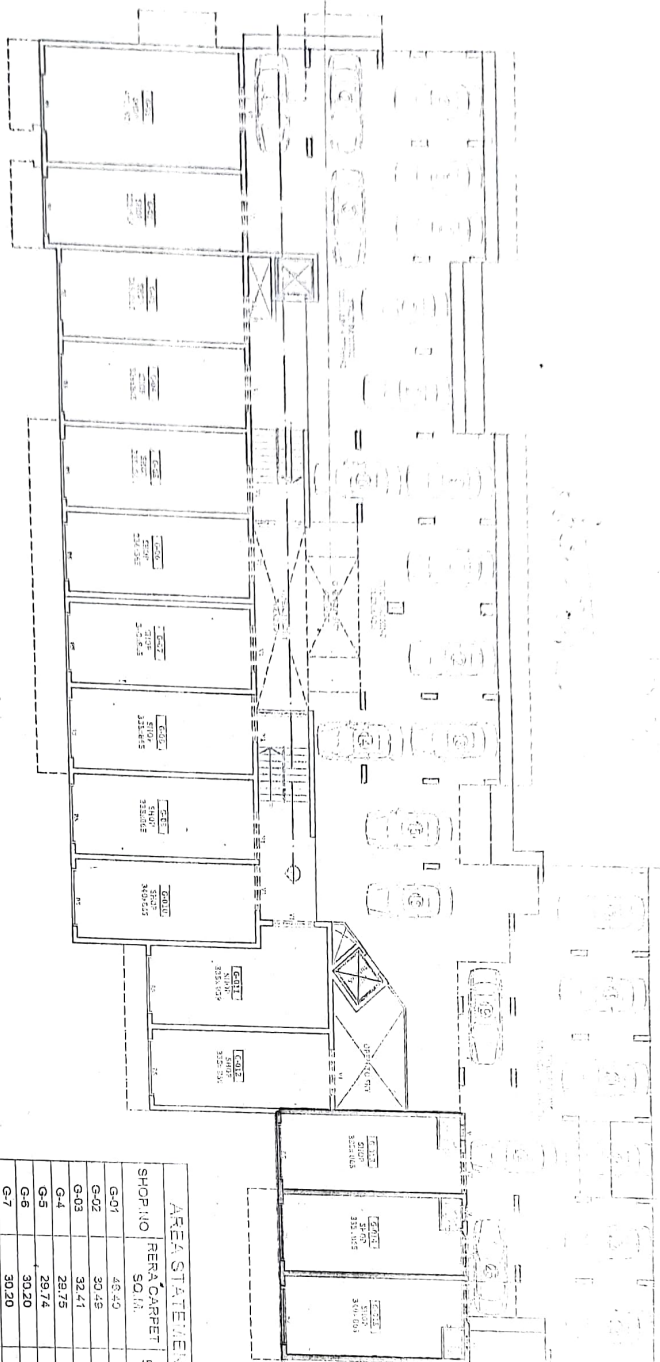
AREA STATEMENT OF PLOT-A	
DESCRIPTIONS	AREA IN M <sup>2</sup>
TOTAL OF PLOT-A	2340.00
ROAD CUTTING AREA	238.000
NET AREA OF PLOT-A	2102.00
TOTAL STATEMENT OF PLOT-B	
TOTAL OF PLOT-B	593.00
ROAD CUTTING AREA	25.000
NET AREA OF PLOT-B	568.00

PLAN SHOWING PLOT-A AND PLOT-B  
OF SURVEY NO. 76/1-B (PLOT-31)  
AT PILERNE VILLAGE OF BARDEZ TALUKA

*Accepted 5.5.*

# GROUND FLOOR PLAN

1:200



## AREA STATEMENT FOR SHOPS

SHOP NO	FLOOR CARPET SQ. M.	SU. AREA	S.E. AREA
G-01	40.45	50.67	52.51
G-02	30.48	35.53	34.61
G-03	32.41	35.34	36.65
G-04	28.75	32.61	33.85
G-05	29.74	32.61	33.85
G-06	30.20	34.11	35.41
G-07	30.20	34.11	35.41
G-08	29.74	32.61	33.85
G-09	29.74	32.61	33.85
G-10	30.20	34.47	34.75
G-11	32.79	36.27	37.85
G-12	29.54	33.10	34.35
G-13	29.74	33.40	35.00
G-14	29.74	32.62	35.00
G-15	30.19	34.11	36.00

RAJEEV M. SUKHTHANKER

ARCHITECT (B. Arch./Bem.)/MIA





4149

**OFFICE OF THE SENIOR TOWN PLANNER**  
Town & Country Planning Dept., North Goa District Office,  
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No.: NOC/49(6)/3415/PILTCP-23 / 7814

Dated: / / 2023

Dated: 16/06/2023

Ref. No. Inward No. 5390

**NO OBJECTION CERTIFICATE**

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town & Country Planning Department has No Objection for the registration of Sale Deed in respect of property bearing Sy. No.76/1-B (Plot-A/B-1) of village Pilerne, Taluka Bardez as per the plan hereby annexed. The plot/property falls within "Settlement Zone" and Partly other roads (minimum 6mt) is passing through the property as per Regional Plan for Goa 2021, admeasuring an area 2840.00 Sq. mts. known as "ODLEM SORGUL."

**BOUNDARY DETAILS:**

**NORTH :** By Property bearing Survey No.77/1.

**SOUTH :** By 10.00 meter public Road.

**EAST :** By Property bearing Survey No. 76/1-B-Plot B1 (Plot-B).

**WEST :** By Property bearing Survey No. 76/1-B-2-B

1. This N.O.C. is issued for plot A Deed of Sale based on the earlier Deed of Sale registered under registration no. 1634 dtd. 18/06/1997 before the Sub-Registrar of Bardez at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. On issue of this N.O.C, any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

**NOTE:** Applicant has paid processing fees of Rs. 2000/- (Rupees Two Thousand Only)  
Vide Challan No. NOC/288 dtd. 16/06/2023.

(Zaidev R. Aldonkar)  
Dy. Town Planner

To,  
Mr. Thomas Aquina Pereira & Others,  
C/o. Edgar Melo Furtado,  
Nomoxin- Caranzalem,  
Panaji-Goa.

#

4147



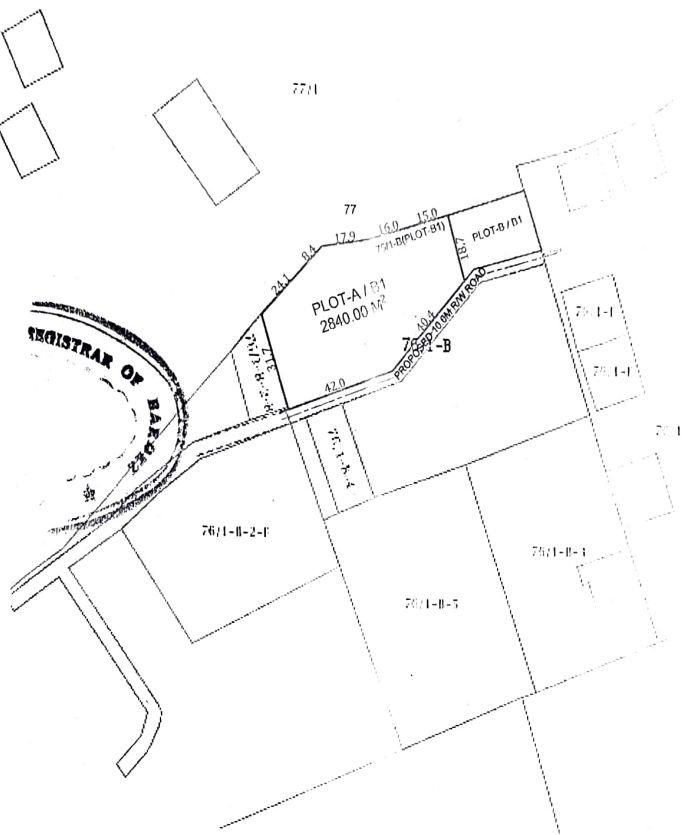
**Government of Goa**  
**Directorate of Settlement and Land Records**  
**Survey Plan**

**BARDEZ Taluka**

**PILERNE Village**

**Scale 1:2000**

**Reference No.: 1000000322191**



*[Signature]*  
**RAJESH M. SHARMA**  
**BARDEZ Taluka**  
**GOA**  
**CAPITAL TOWN**





## FORM I &amp; XIV

नमुना नं १ व १४

160013197545

Date: 25/01/2024

BARDEZ

Page 1 of 2

Pileme

Survey No. 76

मयें नंबर

Sub Div. No. 1-B

हिंग्या नंबर

Tenure

सना पुराण

aluka  
लुका  
illage  
व  
ame of the Field Vadalem Sangul  
ताचें नांव  
ultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop खिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोराड	Total Cultivable Area एकूण लागण क्षेत्र
0000.76.39	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.76.39

n-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)  
Pot-Kharab पोट खराब

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन
0000.00.00	0000.03.62	0000.03.62

Grand Total

एकूण  
0000.80.01

Remarks शेरा

Order No.ISLR/PART/BAR/PL/SG/03/2022 dated

03/05/2022 Issued by the Inspector of Survey and

Land records, Mapusa and Lohar

Assessment : Rs. 0.00  
आकार फोर  
Rs. 0.00

Predial

No.ISLR/PART/BAR/PL/SG/03/2022 dated

03/05/2022 Issued by the Inspector of Survey and

Land records, Mapusa.

No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Thomas Aquina Pereira		15617	
2	Rangel Barros		15617	
3	Edgar Melo Furtado		90326	
4	Maria Edith Melo Furtado		90326	
5	Divya Maria Pereira		92341	
6	Geeta Francisca Pereira		92341	
7	Leela Cecilia Pereira		92341	

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 करणा-याचे नांव व हक्क प्रकार Nil		



FORM I & XIV

नमुना नं १ व १४

100018497545

Page 2 of 2

25/01/2024

BARDEZ

Survey No 76

सर्वे नंवर

Pilerne

Sub Div. No. 1-B

हिस्सा नंबर

Tenure

सत्ता प्रकार

Vadalem Sangul

Time of the Field

प्राप्ति नंबर

Details of Cropped Area पिकाखालील क्षेत्राचा मापशीट

Name of the Cultivator लागण करण-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत	Unirrigated जिरायत	Land not Available for cultivation उपलब्ध नसलेली भूमी		Source of irrigation सिंचन	Remarks टीप
				Ha Ars. Sq. Mts हे. आर. चौ. मी.	Ha Ars. Sq. Mts हे. आर. चौ. मी.	Nature प्रकार	Area Ha Ars. Sq. Mts क्षेत्राचे नांव		
Nil									

End of Report

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



This record is computer generated on 25/01/2024 at 11:26:00AM as per Online Reference Number - 100018497545. 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>



Handwritten signature



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 07-Aug-2024 11:49:39 am

Document Serial Number :- 2024-BRZ-4149

Presented at 10:31:52 am on 07-Aug-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	3944900
2	Registration Fee	1972440
3	Mutation Fees	2000
4	Processing Fee	2540
Total		5921880

Stamp Duty Required :3944900/-












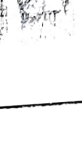


Stamp Duty Paid : 3944900/-

## Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Sahil Sanjay Kadangale</b> , Father Name:Sanjay Baswant Kadangale, Age: 21, Marital Status: , Gender:Male, Occupation: Service, Address1 H.no.17 Zariwaddo Near Bhavani Temple Davorlim Salcete Goa, Address2 - , PAN No.:			




## Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Edgar Melo Furtado</b> POA Holder Of Thomas Aquino Pereira , Father Name:Late Dr. Alberto De Melo Furtado, Age: 77, Marital Status: , Gender:Male, Occupation: Engineer, C-219/1, "LAR", Nomoxin, near Miramar Telephone exchange, Caranzalem Goa, PAN No.: , as Power Of Attorney Holder for Thomas Aquino Pereira			

11:49 AM Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 21,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, H.no.17 Zariwaddo Near Bhavani Temple Davorlim Salcete Goa, PAN No.: , as Power Of Attorney Holder for Eknath Alias Jagannath Kamat POA For Pratik Hegde</b>			
3	<b>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 21,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, H.no.17 Zariwaddo Near Bhavani Temple Davorlim Salcete Goa, PAN No.: , as Power Of Attorney Holder for Eknath Alias Jagannath Kamat POA For Asmita Hegde</b>			
4	<b>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 21,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, H.no.17 Zariwaddo Near Bhavani Temple Davorlim Salcete Goa, PAN No.: , as Power Of Attorney Holder for Eknath Alias Jagannath Kamat POA For Usha Kamat</b>			
5	<b>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 21,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, H.no.17 Zariwaddo Near Bhavani Temple Davorlim Salcete Goa, PAN No.: , as Power Of Attorney Holder for Eknath Alias Jagannath Kamat Partner Of Ms Supreme Realtors</b>			
6	<b>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 21,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, H.no.17 Zariwaddo Near Bhavani Temple Davorlim Salcete Goa, PAN No.: , as Power Of Attorney Holder for Atul Madhusudan Virginkar Partner Of Ms Supreme Realtors</b>			
7	<b>Sahil Sanjay Kadangale , Father Name:Sanjay Baswant Kadangale, Age: 21,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, H.no.17 Zariwaddo Near Bhavani Temple Davorlim Salcete Goa, PAN No.: , as Power Of Attorney Holder for Yogesh Yeshwant Naik Partner Of Ms Supreme Realtors</b>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Name: Ulhas Sitaram Gadekar, Age: 55, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403601, H.no.267 Malbhat Margao South Goa, H.no.267 Malbhat Margao South Goa, Margao, Salcete, South Goa, Goa</b>			

11:49 AM

56-NO

2

Party Name and Address

Photo

Thumb

Signature

Name: **Jitendra Sagun Kudav**, Age: 39, DOB: , Mobile:  
 , Email: , Occupation: Service , Marital status :  
 Married , Address: 403504, H.no.4/2021 Naik Nagar Bordem  
 Bicholim North Goa, H.no.4/2021 Naik Nagar Bordem Bicholim  
 North Goa, Bordem, Bicholim, North Goa, Goa



Signature

Document  
 Sub-Registration  
 2024-05-17

Document Serial Number :- 2024-PRZ-4140



Document Serial No:-2024-BRZ-4149

Book :- 1 Document

Registration Number :- **BRZ-1-4243-2024**

Date : 14-Aug-2024

*Manoout*  
*14/08/2024*

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

**CIVIL REGISTRAR**

**BARDEZ**

