



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 232000/-

(Rupees Two Lakh Thirty Two Thousands only)

**PAID VIDE E-RECEIPT NO 202500157212 DATED :04-Mar-2025,
IN THE GOVERNMENT TREASURY.**

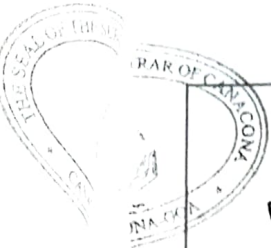



**Sub Registrar
(Office of the Civil Registrar-cum-Sub Registrar, Canacona)**

**SUB-REGISTRAR
CANACONA**

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Agreement or its records or Memorandum of Agreement - 5
PRE REGISTRATION NUMBER	:	202500012416
DOCUMENT SERIAL NUMBER	:	2025-CAN-67
DATE OF PRESENTATION	:	11-Mar-2025
DOCUMENT REGISTRATION NUMBER	:	CAN-1-64-2025
DATE OF REGISTRATION	:	11-Mar-2025
NAME OF PRESENTER	:	KUSHANK GANESH SHET
REGISTRATION FEES PAID	:	₹240000/-
PROCESSING FEES PAID	:	₹1680/-
MUTATION FEES PAID	:	N.A./-



**Government of Goa
Directorate of Accounts**

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



Echallan No. 202500157212

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 03/03/2025 17:37:48

Name and Address of Party : Kushank | 8080648134
Canacona

Service: Stamp Duty

Amount

Stamp Duty ₹ 232000.00

Total Amount: ₹ 232,000.00

(Rs. Two Lakh Thirty Two Thousand Only)

Department Data: 202500012416 NOTARY|202500012416 NOTARY

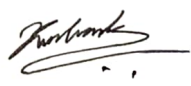
Bank ref No: IKODDKENI2

Status: Success

Payment Date: 04/03/2025 10:57:23

Payment Gateway: SBI_MOPS

Print Date: 04/03/2025 10:57:30

KUSHANK GANESH SHET 

AGREEMENT FOR SALE WITH POSSESSION







This **AGREEMENT FOR SALE WITH POSSESSSION** is made at Canacona, Goa on this Fourth day of March month of the Year Two Thousand and Twenty-Five (04/03/2025)

BY AND BETWEEN

1. **MRS HARSHA VISHWAS DESSAI**, Daughter of Molu Gaonkar, wife of Vishwas Dessai, Age about 49 years, Occupation: Housewife, Married, Indian National holding of Pan card bearing _____, Aadhaar Card No. _____, Contact no. _____ and
2. **MR. VISHWAS BHIKARO DESSAI**, Son of Bhikaro Dessai, Age about 54 years, Occupation: Business, Married, Indian National holding of Pan card bearing _____, Aadhaar Card No. _____, Contact no. _____, Both residents H No. 169/A, Char-Rasta, Canacona Goa; Hereinafter referred to as "The PROSPECTIVE OWNERS" (Which expression unless repugnant to the context or meaning there of shall mean and include their legal heirs, Successors, Executors, administrators, legal representatives and assigns) of the FIRST PART,

AND

MR. KUSHANK GANESH SHET, Son of Ganesh Kust Shet, Aged about 29 years, occupation: Business, Married, Indian National holding of Aadhaar card bearing No. _____, PAN card bearing _____, Contact No - _____, resident H No. 274 Tudal Gaondongrim Canacona Goa; hereinafter referred to as "The PROSPECTIVE PURCHASER" (Which expression unless repugnant to the context or meaning there of shall mean and include his legal heirs,

[Signatures]

Successors, Executors, administrators, legal representatives and assigns) of the Other Part;

WHEREAS the Prospective Owners are absolutely seized and possessed of the plot admeasuring an area of 841 sq. mtrs. in the property known as "CHANDUVOLLO" which is also known as "CHANVALL" situated at Sheller, within the jurisdiction of Canacona Municipal Council, Taluka and Sub - District of Canacona, District of South Goa, State of Goa not described in the Land Registration Office but Enrolled in the Land Revenue Office of Canacona Taluka under Matriz No. 1542, Surveyed under No. 227/9-B of Village Nagarcem-Palolem and which is more particularly described in the Schedule C hereunder written (for the sake of brevity the same is hereinafter referred to as "Said Property".

AND WHEREAS that the Prospective Owners acquired the rights over the said property by Deed of Sale dated 30.04.2012 duly registered in the Office of Sub - Registrar of Canacona - Goa under No 370 at pages 100 to 126 of Book No I, Volume No 257 dated 12/11/2012 and Deed of Rectification dated 11.04.2016 duly registered in the Office of Sub - Registrar of Canacona - Goa under No 120 at pages 503 to 511 of Book No I, Volume No 307 dated 13/04/2016.

AND WHEREAS that the Prospective Owners No 1 obtained Conversion Sanad dated 16/11/2022 issued by the Collector, South Goa District, Margao-Goa; by which the PROSPECTIVE OWNERS have been permitted to convert and use the area of the said property admeasuring about 800 sq mts for commercial purpose. That the PROSPECTIVE OWNERS have also obtained the necessary

(Signature) *(Signature)* *(Signature)*



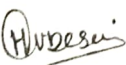
approvals from the Dy. Conservator of Forest, South Goa, at Margao, Dy. Town Planner, TCP, Canacona-Goa; No Objection Certificate of the availability of water from PWD dtd. 15/03/2024; No Objection Certificate from Community Health Centre dtd. 28/03/2024; No Objection Certificate from the Electricity Department, dtd. 15/03/2024.

AND WHEREAS the Chief Officer, Canacona Municipal Council vide construction licence No CONSTLIC/CANACONA/2024-25/3 Dated 24/04/2024 thereby permitted the PROSPECTIVE OWNERS to construct the proposed multi-storied buildings as per the approved plans.

AND WHEREAS ever since the date of acquiring the Schedule Property the Prospective Owners are in peaceful possession and enjoyment of the same exercising all acts of dominion and ownership paid up to date tax to the concerned authority.

AND WHEREAS for availing the expertise technical assistance and finance, the Prospective Owners agreed to develop the said land jointly with the PROSPECTIVE DEVELOPER herein on principal basis' in consideration of sharing as mentioned in schedule I and II therefrom, on the terms agreed between then as follows:

That the PROSPECTIVE DEVELOPER has requested the PROSPECTIVE OWNERS to allow him to develop the said building described in the Schedule hereunder written.



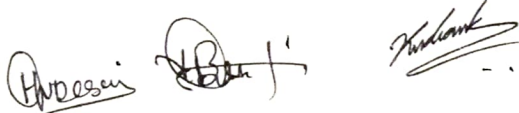
The said land proposed to be developed is shown on a plan hereto annexed by red colour boundary line and marked A.

The PROSPECTIVE OWNERS has agreed to authorize the PROSPECTIVE DEVELOPER to develop the said land described in the Schedule hereunder thereon on Flat Ownership basis and the Prospective Owner is agreeable to directly convey the said land with the new building thereon to any Maintenance Co-operative Housing Society or other body that will be formed by the Purchasers of flats and other premises in such building, on the following terms and conditions agreed to between the parties hereto:

AND WHEREAS the parties have now decided to execute AGREEMENT FOR SALE WITH POSSESSSION with respect to the Said Plot so as to agree to transfer the Said Plot in favour of the PROSPECTIVE DEVELOPER.

NOW THEREFORE THIS AGREEMENT FOR SALE WITH POSSESSSION WITNESSETH AS UNDER:

1. That pursuant to the negotiations and discussions by and between the parties hereto, the PROSPECTIVE DEVELOPER has agreed to develop the Said Plot admeasuring an area of 841 sq. mtrs. in the property known as "CHANDUVOLLO" which is also known as "CHANVALL" situated at Sheller, within the jurisdiction of Canacona Municipal Council, Taluka and Sub - District of Canacona, District of South Goa, State of Goa not described in the Land Registration Office but Enrolled in the Land Revenue Office of Canacona Taluka under Matriz No. 1542, Surveyed under No. 227/9-B of Village Nagarcem-Palolem and the PROSPECTIVE OWNERS have





decided to give the developer the said Plot to the PROSPECTIVE DEVELOPERS and as a consideration towards the Said Plot, the PROSPECTIVE DEVELOPER has agreed to allot, hand over and transfer to the PROSPECTIVE OWNERS on ownership basis, the super built-up area of 399.70 sq.mts having built up area of 348.14 sq. mts. in the Said Project to be constructed on the Said Plot, the under construction value of which built up area amount to Rs. 80,00,000/- (Rupees Eighty Lakhs Only) which shall include 4 semi furnished Flats with super built-up area of 399.70 sq. mts along with proportionate undivided right, share and interest in the respective Plot, along with allotted free covered car parking for each flat, which flats shall be completed in all respect as per the specifications hereto annexed in Schedule-D, the above consideration being full and final settlement towards allot of the Said Plot and remaining flats in the Purchase Said Plot, as per the approved plans with respect to the Said Project shall be retained by the PROSPECTIVE DEVELOPER for sale to the prospective purchasers. **The PROSPECTIVE DEVELOPER shall construct 12 number of Flats out of which 4 semi furnished flats shall be allotted to PROSPECTIVE OWNERS as mentioned in this Paragraph.**

2. That balance flats in the Said Plot with super built-up area as per the approved plans, with respect to the said project shall be retained by the PROSPECTIVE DEVELOPER for sale to the prospective purchasers.

3. The PROSPECTIVE DEVELOPER shall hand over possession of the said super built up area to the PROSPECTIVE OWNERS, to be constructed on the Said

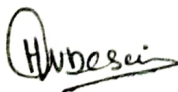




Plot, on or before a particular date of completion as will be mentioned in Goa Rera Registration Certificate which period will be normally calculated as 48 months with 8 months grace period from the date of execution of the present Sale Deed, which Goa RERA Registration Certificate shall be applied for by the PROSPECTIVE DEVELOPER on execution of the present AGREEMENT FOR SALE WITH POSSESSION.

4. Any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities for reasons not attributable to the PROSPECTIVE PURCHASER, where in the delay has been solely on the part of respective departments or if there is stoppage of work occasioned by any Act of God, Force Majeure Causes, any natural/unnatural calamities, pandemic such as COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, non-availability of raw material due to government restraints and or due Government Order; defect in title of the PROSPECTIVE OWNERS coming to the notice of both PROSPECTIVE OWNERS and PROSPECTIVE DEVELOPER after starting construction on the Said Plot; by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the PROSPECTIVE PURCHASER, shall not be attributable to the PROSPECTIVE PURCHASER and delay or stoppage of work caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of construction of the project.

5. However, in normal circumstances, if the PROSPECTIVE DEVELOPER fails and/or neglects to





complete construction of the said super built up area to be allotted to the PROSPECTIVE OWNERS in the Said project and as such fails to hand over possession thereof to the PROSPECTIVE OWNERS as per the completion date that will be mentioned in the Goa Rera Certificate, in that event, the PROSPECTIVE DEVELOPER shall suitably compensate PROSPECTIVE VENDORS for the delay in so completing the same till the handover of possession. However, no compensation shall be paid by the PROSPECTIVE PURCHASER due to delay or during the period of stoppage of work due to reasons as mentioned in clause (4) above. Moreover, no compensation shall be paid by the PROSPECTIVE PURCHASER, if the said super built-up area is ready for handing over possession, but PROSPECTIVE VENDORS fails to take possession of the said super built-up area on being intimated by the PROSPECTIVE PURCHASER.

6. The PROSPECTIVE VENDORS as absolute Owner, do hereby grant, transfer, assign, assure and convey the Said Plot more particularly described in respective Schedule C herein below, UNTO the said PROSPECTIVE PURCHASER TOGETHER WITH all the trees, drains, ways, paths, passages, common gullies, water, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the Said Plot usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, Plot, use, possession, claim and demand whatsoever of the PROSPECTIVE VENDORS into and upon the Said Plot and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF The said PROSPECTIVE DEVELOPER forever, as distinct and dis-

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annexed Plot from the PROSPECTIVE OWNERS; 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 PROSPECTIVE VENDORS DO HEREBY COVENANT WITH THE PROSPECTIVE PURCHASER that notwithstanding any act, deed or things done or executed by the PROSPECTIVE VENDORS or knowingly suffered to the contrary, the PROSPECTIVE VENDORS now have in themselves good right, full power and absolute authority to grant the Said Plot hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PROSPECTIVE PURCHASER in a manner aforesaid and THAT the PROSPECTIVE PURCHASER shall and may at all times, hereafter quietly and peacefully possess and enjoy the Said Plot and receive the rents and profits thereof without any lawful eviction, interruption, claims and demand whatsoever from or by the PROSPECTIVE VENDORS or any person or persons lawfully or equitably claiming from any estate or interest in the Said Plot 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 PROSPECTIVE VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the Said Plot 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 PROSPECTIVE PURCHASER 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 Plot UNTO AND TO THE USE OF THE PROSPECTIVE PURCHASER in a manner aforesaid.

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

8. That the PROSPECTIVE OWNERS have assured and confirmed to the PROSPECTIVE DEVELOPER that they have not sold the Said Plot 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 PROSPECTIVE OWNERS covenant with the PROSPECTIVE DEVELOPER that the PROSPECTIVE VENDORS have a marketable title to the Said Plot and the PROSPECTIVE VENDORS assure the PROSPECTIVE PURCHASER that they have not in any way encumbered, alienated and/or mortgaged the Said Plot nor there are any charges, liens, attachments, claims, demands with respect to the Said Plot and the PROSPECTIVE VENDORS are conveying the absolute and exclusive right, title, interest, Ownership and Possession of the Said Plot, unto the PROSPECTIVE PURCHASER, free from any

encumbrances and/or defects in the title and assured and/or released from all encumbrances.

10. The PROSPECTIVE OWNERS covenant with the PROSPECTIVE PURCHASER that the PROSPECTIVE VENDORS have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the PROSPECTIVE VENDORS are prevented from conveying the Said Plot in the manner aforesaid.

11. That the PROSPECTIVE VENDORS shall at all times, indemnify and keep the PROSPECTIVE PURCHASER indemnified for defects and claims, if any, in the title of the Said Plot and do all that is required, at the cost of the PROSPECTIVE VENDORS to rectify the said defects, if any, without causing harm to the title and possession of the PROSPECTIVE PURCHASER.

12. That the PROSPECTIVE VENDORS shall at all times do all that is required to better assure the title of the Said Plot in favour of the PROSPECTIVE PURCHASER as per the request and at the cost of the PROSPECTIVE PURCHASER 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 PROSPECTIVE VENDORS hereby covenant that the PROSPECTIVE VENDORS have paid all taxes, cess, charges to the concerned Authorities relating to the Said Plot, payable as on the date of this AGREEMENT FOR SALE WITH POSSESSSION. 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

H. Desai

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the responsibility of the PROSPECTIVE VENDORS to clear the same.

14. All expenses concerning preparation, execution and registration of this AGREEMENT FOR SALE WITH POSSESSSION shall be borne by the PROSPECTIVE DEVELOPER.

15. The Said Plot are hereby agreed to be sold by the PROSPECTIVE OWNERS in favour of the PROSPECTIVE DEVELOPER for a **consideration in kind**, in the form of a super built-up area, admeasuring **399.70 sq. mts.** and for the purpose of payment of stamp duty and registration fee, the value of the said built up area is calculated at the under-construction cost of Rs. 20000/- per sq. mts., thus amounting to Rs. 80,00,000/- (Rupees Eighty Lakhs Only). Accordingly Stamp Duty at the rate of 2.9 % amounting to Rs. 2,32,000/- (Rupees Two Lakh Thirty Two Thousand Only) and Registration Fee at the rate of 3% amounting to Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only) is paid herewith and borne by the PROSPECTIVE PURCHASER.

16. That since no monetary consideration or part consideration has been paid, no tax has been deducted at source, at the time of execution of the present **AGREEMENT FOR SALE WITH POSSESSSION.**

17. That the parties to this AGREEMENT FOR SALE WITH POSSESSSION hereby declare that the Said Plot 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 and Circular No.

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16/04/2011-RD dated 06/06/2011 issued by the Government of Goa.

SCHEDULE - A

All that property known as CHANDUVOLLO (as per matríz records) alias CHANVALL (as per survey record) situated at Sheller, within the jurisdiction of Canacona Municipal council, Taluka and Sub-District of Canacona, District of South Goa, State of Goa, which is not registered in the Land Registration Office but enrolled in the Taluka Revenue Office of Canacona, under matríz no.1542 and as per matríz records the said property is bounded as under,

East :- by Chemachactam of Xiva Raghobha Naik and property known as Durgapato of Babu Vithiba Naik,

West :- by hillock of Govt,

South :- by hillock of Govt,

North :- by hillock of Govt and property Chemachacta of said Shiva Naik.

SCHEDULE - B

All that plot of the landed property, having an area admeasuring about 6883.75 sq. mts. i.e Plot B, being part of the property known as 'CHANDUVALO' alias 'CHANVOL' (as per survey records) situated in ward Delem, Mastimol of Canacona Municipal Council, Taluka and Sub - District of Canacona, District of South Goa, state of Goa, not registered in the Land Registration Office but enrolled in Taluka Revenue Office under Matríz No. 1542 (part) and surveyed under survey no. , Surveyed under No. 227/1 (part), 227/2 (part), 227/8 (part), and 227/9 (part) of Village Nagarcem - Palolem, Taluka canacona Goa; and the said plot is bounded as under:-

H. Desai

H. Desai

H. Desai

East :- by 6 mts, wide reserved road
 West :- by public road leading to Kinegal
 North:- by property under survey no. 28/1 and 28/2 of
 Nagorcem Palolem
 South:- by N.H.17

SCHEDULE - C

All that entire plot having area admeasuring about 841.843 sq. mtrs. being Plot B2 in the 'CHANDUVALO' alias 'CHANVOL' (as per survey records) situated in ward Delem, Mastimol of Canacona Municipal Council, Taluka and Sub - District of Canacona, District of South Goa, state of Goa, not registered in the Land Registration Office but enrolled in Taluka Revenue Office under Matriz No. 1542 (part) and surveyed under survey no. 227/9-B of Village Nagarcem-Palolem, Taluka Canacona Goa; and the said plot is bounded as under:-

East :- by 6 mts, wide reserved road
 West :- by public road leading to kinegal
 North:- by Plot B1 of the property under S. No. 227/9 (part),
 South:- by B3 of the same property under S. No. 227/9 (part).

SCHEDULE D

(BUILDING SPECIFICATIONS AND AMENITIES OF FLATS)

• THE STRUCTURE:

It is a RCC structure with external walls up to the plinth in laterite masonry and the external walls in the super structure shall be 23 cm thick laterite stone.

The external plaster will be double coat with sand finished applying two coats of Asian Paints Apex paint or equivalent and internal plaster to be finished with punning along with

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Asian paints primer or equivalent and 2 coats of Asia paints tractor emulsion or equivalent. The internal walls shall be of 10 cm light weight blocks.

- DOORS AND WINDOWS

The main door shall be of teakwood frame with teak wood panelled finished with polish. All the remaining doors shall be marine ply, factory processed panels. All windows will be of powder coated aluminium frames with sliding shutters of glass.

- Safety fabrication grills will be provided uniformly to all flats.
- FLOORING:
Living Room, Kitchen and Bedroom will be provided with good quality vitrified tile (60cm X 60cm) of Kajaria brand or equivalent. Bathroom flooring shall be good quality anti-skid tiles (30cm X 30cm) of Kajaria brand or equivalent and tiles fitting shall be upto full height.
- SANITARY AND TOILET FITTINGS:
All toilets/Bathroom will be provided with FRP door, white colour wall mounted toilet of Cera Brand with flush of cera brand, one health faucet and bib cock of cera brand, white wash basin of Cera brand, diverter and shower head of cera brand and a provision for geyser and exhaust fan.
- KITCHEN PLATFORM:
Kitchen will be provided with kaddappa stone slab and black granite top including S.S. kitchen sink as per approved plan.
- ELECTRICAL INSTALLATIONS:
All the wiring will be of Finolex brand or equivalent.

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Following electrical point will be provide

1. Living Room

Provision for one ceiling Fan, switch for AC, plug for one bulb and one tubelight, provision for door bell and four 5A switches.

2. Kitchen

Provision for Exhaust Fan and one ceiling Fan, switch for Refrigerator, 10A switch for oven and two 5A switch for mixer grinder and water purifier.

3. Bedroom

Provision for one ceiling Fan, switch for AC, plug for one bulb and one tubelight and two 5A switches.

4. Toilet/Bathroom

Provision for two bulbs, Provision for geyser and provision for one exhaust fan per bathroom/toilet along with one 5A switch.

5. Balcony

One plug for bulb will be provided in each balcony.

All the electrical switches will of Legrand myline or equivalent.

Note: Any item or terms and conditions not mentioned in agreement will be charged as per prevailing market conditions.



FOR DEVELOPER

SR.NO.	FLOOR	FLAT NO.	TYPE	CARPET AREA (Sq.m.)	BALCONY (Sq.m.)	BUILT UP AREA (Sq.m.)	INTERMEDIATE TERRACE/ STAIRCASE, VERANDAH AND OTHER COMMON (INCLUSIVE IN SALEABLE AREA) (Sq.m.)	SALEABLE (Sq.m.)
1	First	FF1	2BHK	62.56	4.5705	74.31	12.89	87.2
2	First	FF2	2BHK	62.56	0	69.74	12.89	82.63
3	First	FF3	2BHK	62.56	9.558	80.22	12.89	93.11
4	Third	TF1	2BHK	62.56	15.77	85.51	12.89	98.4
5	Third	TF2	2BHK	62.56	9.7695	79.51	12.89	92.4
6	Third	TF3	2BHK	62.56	21.3075	91.56	12.89	104.45
7	Fourth	FR1	2BHK	62.56	15.77	85.51	12.89	98.4
8	Fourth	FR2	2BHK	62.56	9.7695	79.51	12.89	92.4
	TOTAL			500.48		645.87		748.99

FLATS ALLOTTED TO THE OWNER IN PLOT

SR.NO.	FLOOR	FLAT NO.	TYPE	CARPET AREA (Sq.m.)	BALCONY (Sq.m.)	BUILT UP AREA (Sq.m.)	INTERMEDIATE TERRACE, STAIRCASE, VERANDAH AND OTHER COMMON (INCLUSIVE IN SALEABLE AREA) (Sq.m.)	SALEABLE (Sq.m.)
1	Second	SF1	2BHK	62.56	15.77	85.51	12.89	98.4
2	Second	SF2	2BHK	62.56	9.7695	79.51	12.89	92.4
3	Second	SF3	2BHK	62.56	21.3075	91.56	12.89	104.45
4	Fourth	FR3	2BHK	62.56	21.3075	91.56	12.89	104.45
	TOTAL			250.24		348.14		399.7

AMENITIES

FLOOR	FLAT NO.	AREA (Sq.m.)
Silt/Ground floor	MDF/Equipment Room	18.2448
	Parking	191.0352
	Staircase/Lift	26.4
TOTAL		235.68

IN WITNESS WHEREOF the parties have put their hands the day
and year first mentioned

THE PROSPECTIVE OWNER NO. 1:-



H. V. Dessai
Harsha V. Dessai

MRS HARSHA VISHWAS DESSAI

In the presence of.....

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

H. V. Dessai

[Signature]

[Signature]



THE PROSPECTIVE OWNER NO. 2:-

(Bessu)
Vishwas B. Dessai,



MR. VISHWAS BHIKARO DESSAI

In the presence of....

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

(H. B. Desai) (Bessu)

(K. L. Desai)



THE PROSPECTIVE DEVELOPER:-



Kushank KUSHANK SHET

MR. KUSHANK GANESH SHET

In the presence of.....

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION

H. Desai

(B. Desai)

Kushank

**WITNESSES:**

1. **Name** : Barkelo Bhiknath Gaonkar
Father's Name : Bhiknath Gaonkar
Occupation : Business
Age : 55 yrs
Address : H.No. 137, Kindlem, Palolem,
Canacona Goa. 408702
Signature : 

2. **Name** : Shivanand Naik Gaonkar
Father's Name : Dinanath Naik Gaonkar
Occupation : Businessman
Age : 45 yrs
Address : H.No. 328, Delem, Canacona Goa.
Signature : 





Government of Goa

Directorate of Settlement and Land Records

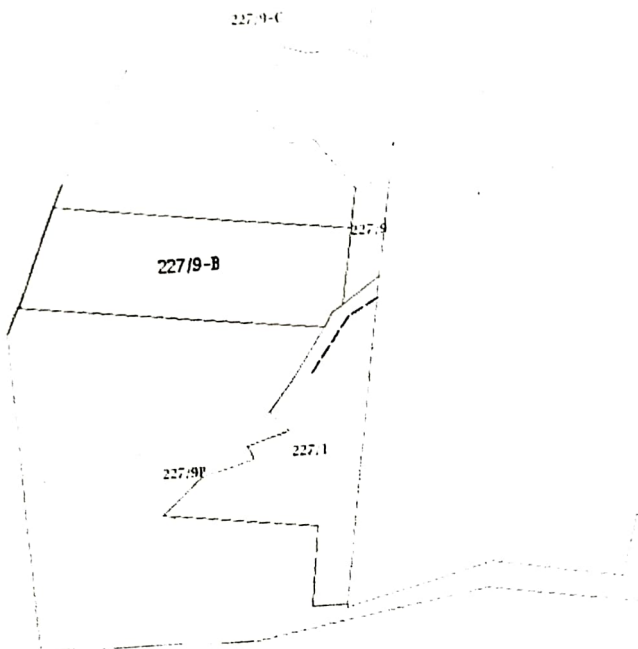
Survey Plan

Canacona Taluka, NAGORCEM-PALOLEM Village

Survey No.: 227 , Subdivision No.: 9-B

Scale 1:1000

Reference No.: CCAN22-7721-1033990



Andreas



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Document Registration Summary 1

Date: 11-Mar-2025

Office/2025-CAN-67

- Market Value: ₹1683700/-
- Consideration Amount: ₹80000000/-
- Paid Stamp Duty: ₹232000/-

On Date 11-03-2025 Presented at Office of the Civil Registrar-cum-Sub Registrar, Canacona
Signature of Presenter

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

11/03/2025
SUB-REGISTRAR
CANACONA

Receipt :

Receipt Date : -

Presenter Name: KUSHANK GANESH SHET

Registration Fee ₹240000

Processing Fee ₹1680

Stamp Duty ₹232000

Total ₹473680

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	232000	232000	0	E- Challan(Online fee)		Challan Number : 202500157212 CIN Number : IK0DDKENI2	232000
Registration Fee	240000	240000	0	E- Challan(Online fee)		Challan Number : 202500175184 CIN Number : IK0DDPUQN0	240000
Processing Fee	1680	1680	0	Payment to ITG	Kushank Shet	Payment Reference : pay_Q54DCnXhyH4icF Receipt Number : 212e295b301e4e0d3091	1680
Sub Total	473680	473680	0				

Article : Agreement or its records or Memorandum of Agreement - 5



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 11-Mar-2025 11:14:21 am

Document Serial Number :- 2025-CAN-67

Presented at 11:08:13 am on 11-Mar-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Canacona along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	232000
2	Registration Fee	240000
3	Processing Fee	1680
Total		473680

Stamp Duty Required :232000/-

Stamp Duty Paid : 232000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KUSHANK GANESH SHET ,Father Name:Ganesh Kust Shet,,Age: 29, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - H No. 274 Tudal Gaondongrim Canacona Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	HARSHA VISHWAS DESSAI , Father Name:Molu Gaonkar, Age: 49, Marital Status: Married ,Gender:Female,Occupation: Housewife, H No. 169/A, Char-Rasta, Canacona Goa, PAN No.:			
2	VISHWAS BHIKARO DESSAI , Father Name:Bhikaro Dessai, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Business, H No. 169/A, Char-Rasta, Canacona Goa, PAN No.:			
3	KUSHANK GANESH SHET , Father Name:Ganesh Kust Shet, Age: 29, Marital Status: Married ,Gender:Male,Occupation: Service, H No. 274 Tudal Gaondongrim Canacona Goa, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SHIVANAND NAIK GAONKAR , Age: 44, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403702, H. No. 328 Delem Canacona Goa, H. No. 328 Delem Canacona Goa, Nagorcem-palolem, Canacona, SouthGoa, Goa			
2	Name: Barkelo Bhiknath Gaonkar , Age: 55, DOB: 1969-09-05 , Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403702, H.No. 137 kindlem Palolem Canacona Goa, H.No. 137 kindlem Palolem Canacona Goa, Nagorcem-palolem, Canacona, SouthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
CANACONA

Document Serial Number :- 2025-CAN-67



Document Serial No:-2025-CAN-67

Book :- 1 Document

Registration Number :- **CAN-1-64-2025**

Date : 11-Mar-2025


11/03/2025
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Canacona)
SUB-REGISTRAR
CANACONA