

Phone No 7020168166
Sold To/Issued To
PRASHANT GOVIND RANE
For Photo ID Proof
AINPR2884C



AUG-06-2024 14:05:06

₹ 0240000/-

Other
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20 6330 36/02/01/2023-RD1/B



Prashant Rane *[Signature]*

DEED OF SALE

[Signature]
Chitpransh

[Signature]
Salik

THIS DEED OF SALE is made and executed at Bicholim-Goa, within the registration, Sub- District and Taluka of Bicholim, District of North Goa, State of Goa, on this 6th day of the month of August Two Thousand and Twenty Four (06 /08/2024).

BETWEEN

(1) **MR. SAGAR DATTANAND NAIK**, Son of Mr. Dattanand Naik 50 years of age, Married, Business Aadhar Card No _____ Pan Card No _____ and his wife (2) **MRS. SWATI SAGAR NAIK**, w/o Mr. Sagar Naik, D/o Vaman Divakar Bakre, age 41 married, housewife, Aadhar Card _____ Pan Card No _____ resident of H. No. 319, Casabe de Sanquelim, Muzawar Wada, Sanquelim Goa, Indian nationals hereinafter referred to as **"THE VENDORS/SELLERS"** (which expression shall unless repugnant to the context or meaning thereof, include his heirs, executors, administrators, successors and assigns) of **THE FIRST PART**.

AND

Sagar
Swati

Sagar
Swati

(1) **MR. PRASHANT GOVIND RANE**, son of Shri Govind Rane, age 52 years, married, businessman, having PAN Card No. _____ and Aadhaar Card No _____, Mobile No 7020168466, (2) **MRS. CHETNA PRASHANT RANE**, Wife of Mr. Prashant Rane, Daughter of Mr. Maruti Pandurang Dessai, 45 years of age, Married, Business, Adhar Card No _____

_____, Pan Card No _____, Both resident of House No.312, Rukmini, Dhavali, Ponda, Goa 403401, herein after referred to as "**THE PURCHASERS**" (which expression unless repugnant to the context or meaning thereof, shall mean and deemed to include person in office of proprietor, executors, administrators, successors and official assigns etc.) of **THE SECOND PART.**

All the parties to this Deed of Sale are Indian Nationals.

WHEREAS there exists the property by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no.

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3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 and bears New survey number 4/1, 4/5, 4/7 and 4/14 of village Sanquelim.

AND WHEREAS said property originally belongs to Gopal Purushottam Boto Naique who was married to Smt. Janquibai Gopal Boto Naique alias Jankibai Gopal Naik.

AND WHEREAS $\frac{3}{4}$ of $\frac{1}{2}$ right of the half property was devolved upon Mr. Purushottam Gopala Boto Naique, Vamona Gopaka Boto Naique both married and Dattananda Boto Naique and $\frac{1}{2}$ of the Property was devolved upon the moiety holders Janquibai Gopal Boto Naique alias Jankibai Gopal Naik.

AND WHEREAS said Smt. Janquibai Gopal Boto Naique alias Jankibai Gopal Naik by virtue of Deed of Gift dated 18/07/1975 registered before the Office of Sub Registrar of Bicholim Taluka under serial no 233 bearing registration no 218 of Book No. 1, Vol. No 36 at pages 261 to 264 dated 31/10/1975 Gifted to Mr. Purushottam Gopal Bhat Naique, Mr. Waman Gopal Bhat Naique and Mr. Dattananda Boto Naique.

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Chpauv

Naik
Naik

AND WHEREAS upon demise of Gopal Purushottam Boto Naique and Smt. Janquibai Gopal Boto Naique alias Jankibai Gopal Naik the above referred property was devolved on Purushottam Gopal Bhat Naique, Waman Gopal Bhat Naique and Dattananda Boto Naique likewise upon the demise of Purushottam Gopal Bhat Naique, Waman Gopal Bhat Naique and Dattananda Boto Naique the said property was devolved on SMT. KUNDA DATTANAND NAIK MR. VISVONATA PURUXOTOMA NAIQUE alias VISHWANATH PURUSHOTTAM NAIK, MRS. VARSHA VISHWANATH NAIK alias VARSHA VISVONATA NAIQUE, MR. GURUNATH VAMAN NAIK, MRS. GEETA GURUNATH NAIK, and the Vendors hereinabove .

AND WHEREAS thereafter the Said SMT. KUNDA DATTANAND NAIK, MR. VISVONATA PURUXOTOMA NAIQUE alias VISHWANATH PURUSHOTTAM NAIK, MRS. VARSHA VISHWANATH NAIK alias VARSHA VISVONATA NAIQUE, MR. GURUNATH VAMAN NAIK, MRS. GEETA GURUNATH NAIK, Vide deed of gift dated 12/11/2022 gifted the portion of the land admeasuring an area of 696.00 Sq. Mtrs property by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelin, Taluka

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Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 and bearing survey no 4/1 of Village Cassabe De Sanquelim was gifted to Mr. Sagar Dattanand Naik and Mrs. Swati Sagar Naik, the said Deed of Gift is duly registered before the office Sub Registrar of Bicholim under serial no 2022-BCH-1110 bearing registration no BCH-01-1098-2022 dated 16/11/2022.

AND WHEREAS Thereafter as there was a mistake in describing survey number and the area the Deed of Rectification was executed before Sub Registrar of Bicholim under serial no 2024-BCH-368 bearing registration no BCH-01-363-2024 dated 25/3/2024.

AND WHEREAS thereafter the Said SMT. KUNDA DATTANANI NAIK MR. VISVONATA PURUXOTOMA NAIQUE alias VISHWANATH PURUSHOTTAM NAIK, MRS. VARSHA VISHWANATH NAIK alias VARSHA VISVONATA NAIQUE, MR. GURUNATH VAMAN NAIK, MRS. GEETA GURUNATH NAIK Vide another deed of gift dated 13/3/2024 gifted the portion of

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Sagar Naik

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Swati Naik

the land admeasuring an area of 25.00 Sq. Mtrs including house admeasuring an area of 14.00 Sq. Mtrs in survey No 4/7 of Village Cassabe De Sanquelim, area admeasuring an area of 75.00 Sq. Mtrs including Residential House admeasuring area of 30.00 Sq. Mtrs of Survey No 4/14 Village Cassabe De Sanquelim, Portion of land admeasuring an area 50.00 Sq. mtrs of survey no 4/5 of Village Cassabe De Sanquelim, of the property by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 was gifted to Mr. Sagar Dattanand Naik and Mrs. Swati Sagar Naik the said Deed of Gift is duly registered before the office Sub Registrar of Bicholim under serial no 2024-BCH-449 bearing registration no BCH-1-426-2024, dated 5/4/2024.

AND WHEREAS upon the death of Mr. Dattanand Naik Inventory Proceeding bearing no 171/2016 was filed before the court of the Civil Judge Junior Division at Bicholim and by its order dated

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30/6/2017 the entire property was allotted to the vendor no 1 and Smt. Kunda Datanand Naik .

AND WHEREAS Mrs. Manali Dilip Chhatre alias Kshama Dattanand Naik and her husband Mr. Dilip alias Deelip Chhatre Vided Deed of Relinquishment Deed sated 24/04/2017 executed before the court of the Civil Judge Junior Division at Bicholim in inventory proceeding bearing no 171/2016 relinquished their rights in favour of the remaining legal heirs.

AND WEREAS thereafter the Vendor no 1 herein above vide Civil Suit filed before the civil Judge Junior division at Bicholim bearing Case No 17/2023/B applied for the declaration of the names of SMT. SHANTABAI alias LAXIMIBAI RAGHOBA alias RAGHUNATH KHEDEKAR alias KHANDEKAR, SMT. KRISHNABAI MADHAV KHEDEKAR, SMT DWARKABAI alias ARUNA VISNU SADALGEKAR, SMT. KALINDI ANANT KHEDEKAR and name of SMT. JANQUIBAI GOPAL BOTO NAIQUE Alias JANAKIBAI GOPAL NAIK in occupants column of survey No. 4/7 and 4/14 of Village Cassabe-de-Sanquelim Bicholim Taluka as erroneous which suit came to be settled by filing consent terms and vided judgment Decree and order dated 29/3/2023 the names of were declared as erroneous and was order to be delegated .

for
Chhatre

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Naik

AND WHEREAS there after the Vendors applied for the the Amalgamation of the Survey Numbers bearing Survey No 4/1-A, 4/5, 4/7, 4/14 Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) which was granted and the separate as 4/1-A admeasuring an area of 676.00 Sq. Mtrs vides it order bearing n 9/ISLR/BICH/AML/01/2024.

AND WHEREAS thus the Vendors herein Above became the absolute owner in Possession and enjoyment of the property by name by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim admeasuring an area of 676.00 Sq. Mtrs.

AND WHEREAS the Purchaser approach to the vendors for the request for the purchase of property by name by name "MOTOAGAR" also known as "MATHA AGAR" alias

*for
Chapman*

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"GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim admeasuring an area of 676.00 Sq Mtrs. for the total consideration of 60,00,000/- (Rupees Sixty Eight Lakh only).

AND WHEREAS the Vendors herein above has accepted the request of the purchaser for the sale of property by "name by name" "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim admeasuring an area of 676.00 Sq. Mtrs. for the total consideration of 60,00,000/- (Rupees Sixty Lakh only).

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AND WHEREAS, said total consideration amount of 60,00,000/- (Rupees Sixty Lakh only) being the present market value and said consideration amount being comprising of the total consideration in kind by way of the constructed premises proposed to be allotted herein for the vendors named herein as mentioned hereunder in SCHEDULE to the tune of 60,00,000/- (Rupees Sixty Lakh only) in kind consideration .

AND WHEREAS, the PURCHASER has requested the VENDOR/SELLER, and to execute Deed of sale in respect of the SAID property, for which they have agreed and as such the parties hereto having agreed on the covenants of this Deed of sale, reduce the same in writing as under.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. In pursuance of agreement above and for total consideration of Rs. 60,00,000/- (Rupees Sixty Lakh only) to be paid in kind by way of constructed premises as mentioned hereunder, the VENDOR/SELLER does hereby TRANSFER, CONVEY and SELL to the PURCHASER, SAID property by name by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim,

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Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim admeasuring an area of 676.00 Sq Mtrs and more particularly described in SCHEDULE 1 hereunder written, all denoted property by name by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim admeasuring an area of 676.00 Sq. Mtrs described herein above, together with all liberties, privileges, easements, profits, advantages, rights whatsoever attached thereto, SAID property being more particularly described with

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its boundaries in SCHEDULE II hereunder written and shown in red lines on PLAN annexed hereto.

2. Being towards total consideration in kind agreed herein, the PURCHASER hereby agree to handover possession of the constructed premises being Three 2 BHK RESIDENTIAL FLATS, having an area 90.00 sq. Mtrs (each) and One Flat, admeasuring an area of 72.00 Sq mtrs on the Third Floor (all built up area including all common areas) each to be located on the **first floor, second floor and third floor**, as indicated in red lines on PLAN hereto annexed, to be constructed in the building project in SAID PROPERTY to be allotted to the Vendor/Seller, with specifications as mentioned hereunder in SCHEDULE IV hereunder written along with four stilt parking areas, all alongwith Occupancy Certificate within 36 months after obtaining final approvals for the proposed building project and registration of the project with Goa RERA Authority and the same final approvals.
3. The Parties hereto covenant that the Purchaser shall be entitled to constructed premises as described herein below with specifications in SCHEDULE IV hereunder written and shown in red lines on PLANS annexed hereto, in the building project

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to be undertaken by the PURCHASER in the SAID PROPERTY for exclusive benefit of the Vendor/Seller, all as total consideration in kind in respect of sale of SAID property under present Deed of Conveyance as agreed upon.

4. The PURCHASER hereby covenant to handover possession of the constructed premises as described herein below in SCHEDULE III hereunder written to the VENDOR/SELLER, along with Occupancy Certificate within 36 months after obtaining all approvals for the construction project intended and proposed to be undertaken by the PURCHASER in the SAID PROEPRTY and also directly execute a separate Deed of Sale in favor of VENDOR/SELLER.
5. The PURCHASER hereby covenant that the cost towards stamp duty, registration fees, legal fees, TDS, or any other fees incurred towards the transfer of said residential flats to be constructed in the said Property, in the name of VENDOR/SELLER shall be borne by the present Purchaser.
6. The PURCHASER agree to handover possession of the constructed premises as agreed herein as total consideration in kind to the confirming party within 36 months as mentioned hereinabove, subject to availability of cement, steel, water or

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any other construction material and or subject to any natural calamity or any other circumstance beyond the control of the PURCHASER including any delay in obtaining the Occupancy Certificate from the Village Panchayat or any other permission that may be required from any other Competent Authority for reasons beyond the control of the PURCHASER and in such event, the PURCHASER shall be entitled to get such reasonable extension of time as may be mutually agreed upon but the same should not be go beyond six months from the date of completion of above said 36 months.

7. The VENDOR/SELLER hereby declare and ensure that the SAID PROPERTY is free from any claim or encumbrance of whatsoever nature including lease, mortgage, lien, easement, Mundcarial or tenancy claim etc. and the original title documents in respect of the SAID PROPERTY is in custody of the VENDOR/SELLER.

8. That the Purchaser shall pay an amount of Rs. 25,000/- Per Month from obtaining the permission From the Town and Country Planning Department Bicholim Goa for the construction of the project /Building till the handing over the

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possession of the flats described in the schedule IV here under

Written to the Vendor/Seller

9 The VENDOR/SELLER hereby assure the PURCHASER that the title to the SAID PROPERTY subsists in favour of the VENDOR/SELLER and he has power, authority, right, title and possession in respect of the same to convey and transfer the same to the PURCHASER as done in terms of present Deed of sale.

10. The VENDOR/SELLER does hereby covenant with the PURCHASER that ownership and possessory right to the SAID PROPERTY subsists with the VENDOR/SELLER exclusively as on this day and hereby convey no objection for mutating & partition of SAID PROPERTY in the name of the PURCHASER in the Survey Records of the Revenue Village of Sanquelim of Taluka Bicholim in Survey No. 4/1-A of Village Sanquelim.

11. The VENDOR/SELLER hereby deliver vacant and peaceful possession of the SAID PROPERTY to the PURCHASER assuring enjoyment and possession of SAID PROEPTY as owner thereof without any interference from the VENDOR/SELLER or any other person lawfully claiming

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under the VENDOR/SELLER or any third person for all times hereafter.

12. The VENDOR/SELLER hereby undertake that he shall from time to time and at all times hereafter, at the request and sole expense of the PURCHASER, do and execute all such further acts and things, for giving full effect to the present Deed of Sale.

13. The VENDOR/SELLER hereby undertake that he shall and will from time to time and at all times hereafter, either personally or through his duly constituted Attorney or any other person duly authorized by him as the case may be, at the request and the cost of the PURCHASER, do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the SAID PROPERTY hereby sold to the PURCHASER.

14. The VENDOR/SELLER does hereby covenant and declare that he shall stand for the PURCHASER and shall unconditionally indemnify the PURCHASER in the event of any lawful claim or objection in respect of the SAID PROPERTY is raised by any third party or anyone claiming under the

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VENDOR/SELLER at all times hereafter after the payment of total consideration.

15. The VENDOR/SELLER hereby covenant that subject to total consideration agreed herein payable to the VENDOR/SELLER in terms of constructed premises as described herein below in SCHEDULE IV hereunder written, upon execution of the present Deed of Sale, the PURCHASER shall be at liberty to sell, assign, transfer or otherwise deal with or dispose off its rights, title and interests in the proposed building project or the premises to be constructed therein corresponding to the proportionate share of land in respect of the constructed premises, to any prospective buyer on the terms and conditions as may be deemed fit and proper by the PURCHASER excluding the premises reserved for the VENDOR/SELLER.

16. The VENDOR/SELLER, PURCHASER, does hereby identify the SAID PROPERTY as the same as the one described in Schedule II hereunder written and delineated in red lines in the plan annexed hereto.

17. The VENDOR/SELLER accord their consent to the present Deed of Sale and hereby undertake to the VENDOR/SELLER and the PURCHASER to extend their co-operation throughout

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the process of development of SAID PROPERTY to give effect to the intent of the VENDOR/SELLER and the PURCHASER with respect to the SAID PROEPRTY as expressed in the present Deed of Sale.

18. That the property by name by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim admeasuring an area of 676.00 Sq. Mtrs is Vallued at Rs 60,00,000/- (Rupees Sixty Lakhs Only) and the stamp duty of Rs 2,40,000/- is paid here

SCHEDULE-I

(Description of Property)

All THAT property by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village

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Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 and bears New survey number 4/1, 4/5, 4/7 and 4/14 of village Sanquelim, and the said entire property is bounded as under:

East: By Pea of the Hill or flowing water

West: By the old road

North: By the property of Zaiba Ranes

South: by fencing near the road.

SCHEDULE-II

(Description of Plot/Property Thereby sold)

ALL THAT property by name by name "MOTOAGAR" also known as "MATHA AGAR" alias "GHARBHAT" situated at Village Cassabe-de-Sanquelim, Taluka Bicholim within the limits of Village Panchayat Sanquelim (Now in the Sanquelim Municipal council) registration sub district of Bicholim, District of North Goa State of

*for
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Goa and entirely registered in the land registration office under no. 3036 of Book B 8 new and entirely registered in the Land registration Office under Matriz no 186 bearing survey No 4/1-A Village Cassabe-de-Sanquelim, Taluka Bicholim admeasuring an area of 676.00 Sq. Mtrs .bounded as under:

On the East: By Part of the Same Property

On the West: By 15.00 Mtrs existing Road

North: By Agarshala

On the South: By property of Saderker

SCHEDULE-III

(Description and specifications, as applicable, of proposed constructed premises to be allotted to VENDOR/SELLER as indicated in PLANS respectively annexed hereto)

Nature of Premises	Identification of premises	Floor	Approximate Area (Built up area including all	Beneficiary
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			common areas)	
FLATS				
2 BHK	101	First Floor	90.00 sq. Mtrs	VENDRE/SELLER
2BHK	201	Second Floor	90.00 sq. Mtrs.	VENDRE/SELLER
2 BHK	301	Third floor	90.00 sq. Mtrs.	VENDRE/SELLER
Stuido Flat	302	Third floor	72.00 Sq Mtrs	VENDRE/SELLER

SCHEDULE- IV

1. **Structure:**

R.C.C. frame structure with laterite/AAC Blocks
external walls and concrete/ internal walls

1. **Flooring:**

for
chpauel

for
Senait

60 x 60cms.Vitrified tile Flooring. Anti-skid tiles for toilet floor. Glazed tiles for wall up to door height. Granite kitchen platform with S.S. Sink

2. Sanitary ware:

Upvc plumbing with Branded fittings

3. Doors & Windows:

Main door Teak Wood, flush door/wpc doors for bedroom and toilet. UPVC/Aluminum sliding windows

4. Paints:

Branded acrylic emulsion paint to the interior and cement paint to the exterior walls

5. Electrical Installations:

Three phase wiring and necessary points for A.C. phone, Tv. etc.

IN WITNESS WHEREOF, the parties hereto have executed and signed this DEED OF SALE on the day, year and place mentioned first hereinabove.

[Signature]
Chandrasekhar

[Signature]
Shankar

SIGNED, SEALED & DELIVERED

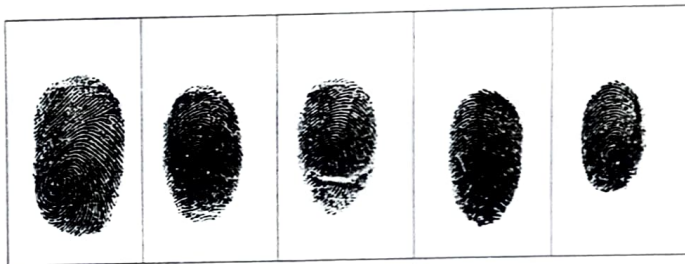
by the within named VENDOR/SELLER No. 1

MR. SAGAR DATTANAND NAIK

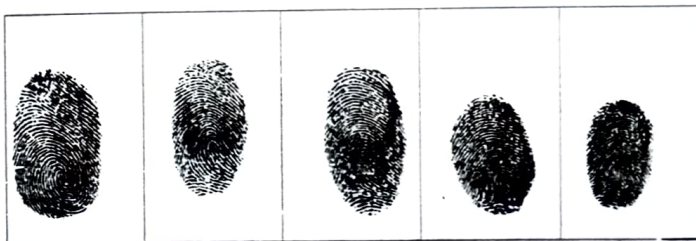


Sagar

Sagar



L.H.T.I. of MR. SAGAR DATTANAND NAIK



R.H.T.I. of MR. SAGAR DATTANAND NAIK

Sagar
Dattanand

Sagar
Naik

SIGNED, SEALED & DELIVERED

by the within named VENDOR/SELLER No. 2

MRS. SWATI SAGAR NAIK



Swatik



L.H.T.I. of MRS. SWATI SAGAR NAIK



R.H.T.I. of MRS. SWATI SAGAR NAIK

for
Chipmunk

Naik
Swatik

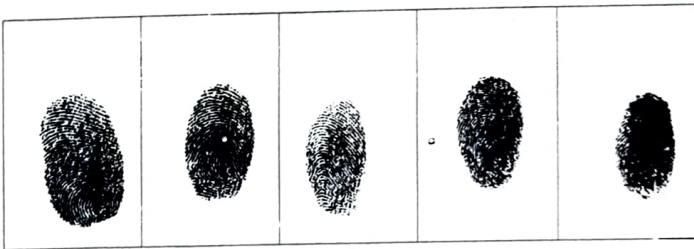
SIGNED, SEALED & DELIVERED

by the within named PURCHASER No.1

MR. PRASHANT GOVIND RANE



L.H.T.I. of MR. PRASHANT GOVIND RANE



R.H.T.I. of MR. PRASHANT GOVIND RANE

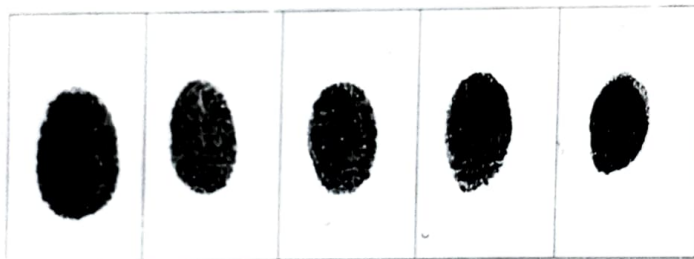
27
SIGNED, SEALED & DELIVERED

by the within named PURCHASER No 2

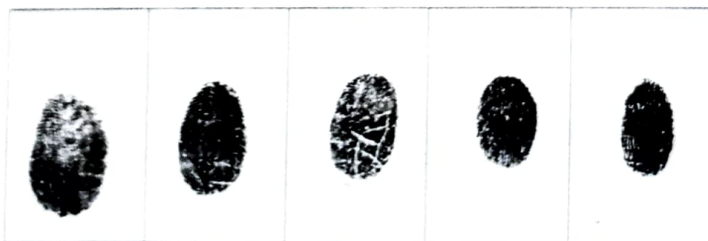
MRS. CHETNA PRASHANT RANE.



Chetna Rane



L.H.T.I. of MRS. CHETNA PRASHANT RANE



R.H.T.I. of MRS. CHETNA PRASHANT RANE

Chetna Rane

Chetna Rane

Chetna Rane

Chetna Rane

IN PRESENCE OF WITNESS OF: -

Sr. No.	Name and Address	Sign
1.	Mrs. Sharvari Mayuresh Khedekar R/o. House No 1189, Honso Wada, Madkai, Ponda Goa	<u>SM Khedekar</u>
2.	Mr. Vishwanath Purushottam Naik. R/o House No 319, Sanquelim Goa	<u>V-P Naik</u>

Chandrasekhar

Naik
Naik

G2C



OFFICE OF DEPUTY TOWN PLANNER

TALUKA OFFICE BICHOLIM - SATTARI
TOWN AND COUNTRY PLANNING DEPARTMENT
GOVERNMENT OF GOA

2nd Floor, Town Center, Municipal Building, Bicholim 403 504 GOA

Ref No 7UP/2024/1607/Sanquelim/BICA/24/1798

Date 24/07/2024

ZONING INFORMATION

Ref Inward no 1797

Dated: 04/07/2024

The land use/Zoning of the property bearing Survey No 4/1-A of Cassabe-de-Sanquelim Village Bicholim Taluka admeasuring total 676.00m² as follows

As per the **Regional Plan for Goa 2021** the plot under reference falls in "Partly Settlement Zone, partly Commercial (M-2 with 100 F.A.R) and abutting to State Highway (30m) on Western side".

This information is issued based on the application received from Shri. Sagar D.

This information is valid only for **three years** from the date of issue of this letter or revision of the respective plan, whichever is earlier

Processing fees of Rs.1000/- paid vide Challan No 273 dtd 04/07/2024.

(Arun Shet)
D'man, Gr. I

(Yugandaraj V Redkar)
Dy. Town Planner

To,
Shri. Sagar D. Naik
H No 319 Muzawarwada,
Sankhali-Goa

Note: The land use /zone information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as N.O.C. or any form for undertaking any development including construction, Sub-Division, etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archaeological Sites and Remains Act, (State and Central) EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act

This zoning information is issued in compliance to the order issued by Secretary (TCP)/ HOD, vide no 29/8/TCP/2018(Pt. file)/1672 dated 13/8/2018 pertaining to guideline for processing various application and Circular issued vide no 29/8/TCP/Pt. File/2020/1284 dtd. 11/8/2020

P.T.O.



Government of Goa
Directorate of Settlement and Land records

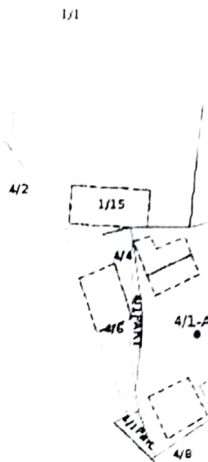
Survey Plan

Bicholim Taluka, Sanquelim Village

Survey No.: 4, Subdivision No.: 1-A

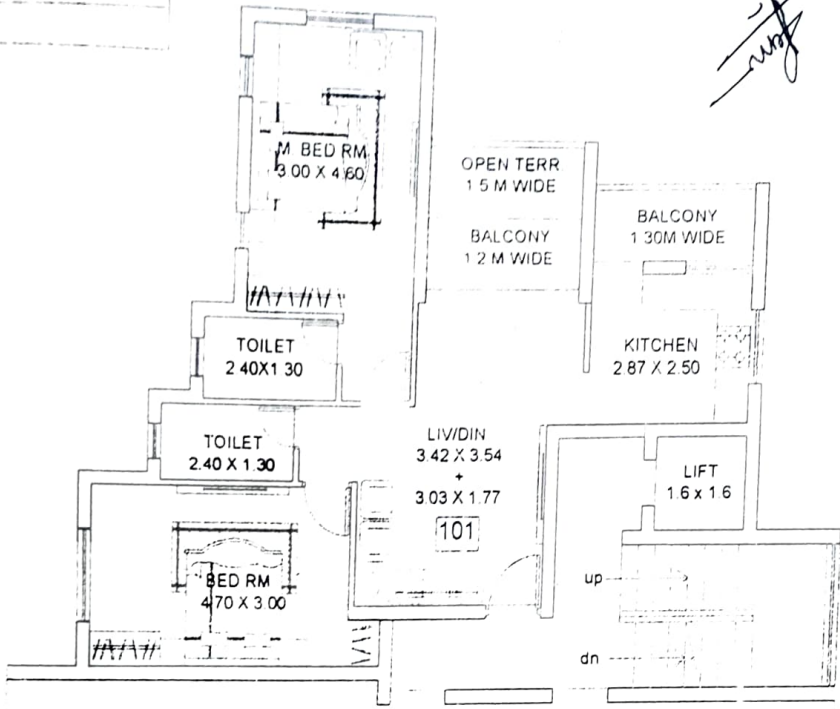
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Reference No.: REV192468213



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NOTE: PLAN TO BE PRINTED ON A4 SIZE



*for
Approval*

1ST FLOOR PLAN
SCALE-1:100

*Final
Naik*

PROPOSED COMMERCIAL CUM RESIDENTIAL BLDG FOR
MR. PRASHANT RANE IN PLOT BEARING SY.NO.4/1-A OF
CASSABE DE SANQUELIM VILLAGE OF BICHOLIM TALUKA

Title	Dwg No. : 02
	Scale :- Not to scale
	Date :- 12-07-2024
1st FLOOR PLAN	



Jayesh Phadte
ARCHITECT & INTERIOR DESIGNER

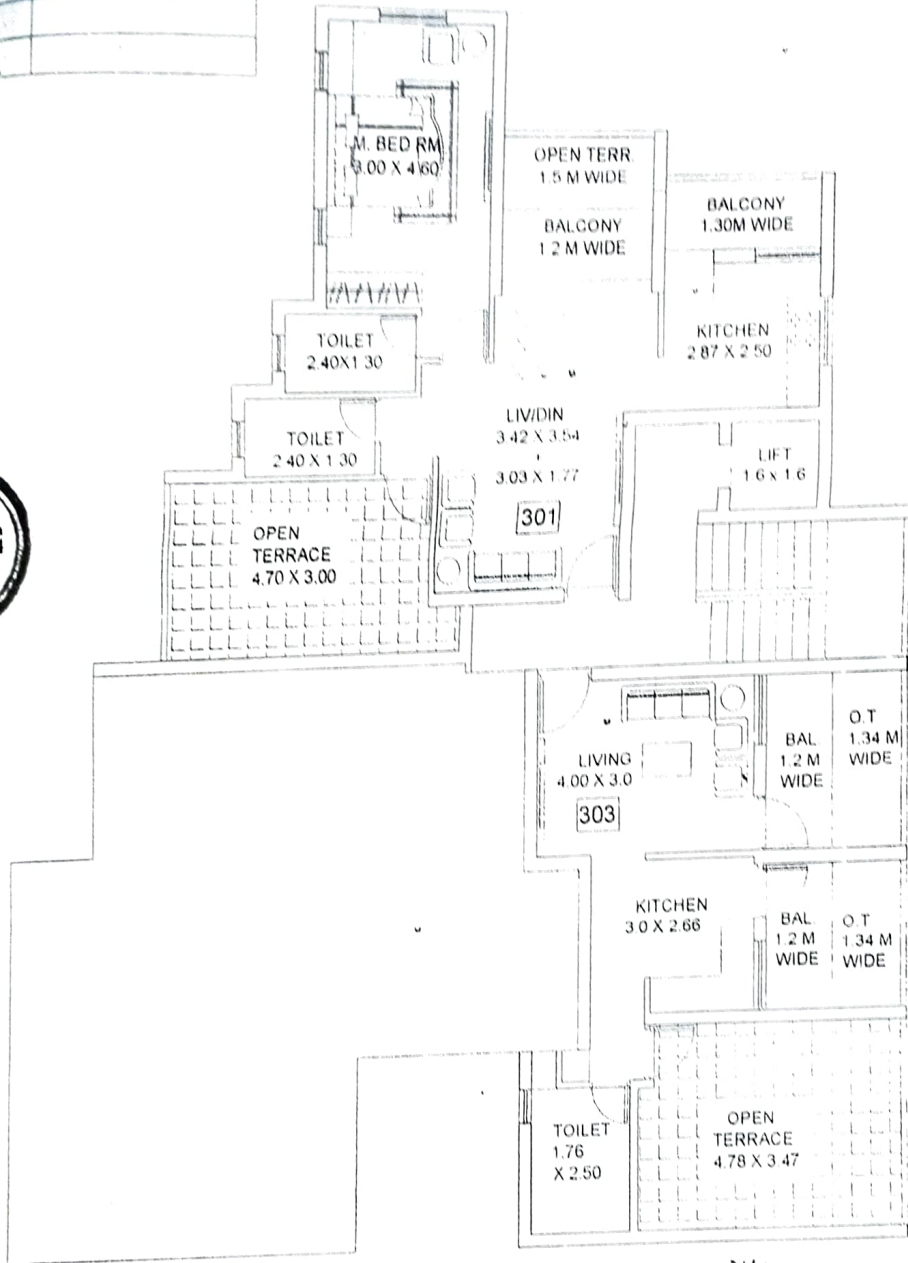


April 2
2016

	Dwg No. - 01
	Scale - Not to scale
2ND FLOOR PLAN	Date - 12-07-2020

Page: 1247-2424

ADMINISTRATIVE INFORMATION



PROPOSED COMMERCIAL CUM RESIDENTIAL BLDG FOR
MR. PRASHANT RANE IN PLOT BEARING SY.NO.4/1-A OF
CASSABE DE SANQUELIM VILLAGE OF BICHOLIM TALUKA

3RD FLOOR PLAN

Dwg No. : 01

Scale :- Not to scale

Date :- 12-07-2024



Jayesh Phadte

ARCHITECT & INTERIOR DESIGNER

**FORM I & XIV**

100019321088

Date : 18/07/2024

नमुना नं १ व १४

Page 1 of 2

Taluka BICHOLIM
 तालुका
 Village Cassabe-de-Sanquelim
 गांव
 Name of the Field Matha Agar
 शेताचें नांव

Survey No. 4
 सर्वे नंबर
 Sub Div. No. 1-A
 हिस्सा नंबर
 Tenure 0
 सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.05.26	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.05.26

Un-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
	0000.01.50	0000.00.00	0000.01.50

Grand Total एकूण
0000.06.76

Remarks शेरा

As per the order in case
 No.9//SLR/PART/BICH/507/22/228, dated
 03/03/2023

Assessment आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार न	Remarks शेरा
1	Swati Sagar Naik	.	40523	
2	Sagar Dattanand Naik		40523	

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

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

**FORM I & XIV**

100019321088

18/07/2024

नमूना नं १ व १४

Page 2 of 2

Taluka

BICHOLIM

Village

Cassabe-de-Sanquelim

गांव

Name of the Field Matha Agar

शेताचें नांव

Survey No. 4

सर्वे नंबर

Sub Div. No. 1-A

हिस्सा नंबर

Tenure 0

मत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील										
Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha. Ars. Sq. Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha. Ars. Sq. Mts हे. आर. चौ. मी.	Land not Available for cultivation नासिक यमीत		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
					Nature प्रकार	Area क्षेत्र Ha. Ars. Sq. Mts हे. आर. चौ. मी.				
		Nil								
End of Report										

End of Report

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



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 Record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021.
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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 14-Aug-2024 11:51:37 am

Document Serial Number :- 2024-BCH-1123

Presented at 11:43:53 am on 14-Aug-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	240000
2	Registration Fee	180000
3	Mutation Fees	1500
4	Processing Fee	1580
Total		423080

Stamp Duty Required : 240000/-

Stamp Duty Paid : 240000/-

Prashant

	Party Name and Address	Photo	Thumb	Signature
1	Prashant Govind Rane , Father Name: Govind Rane, Age: 52, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Dhawali Ponda Goa, Address2 - , PAN No.:			

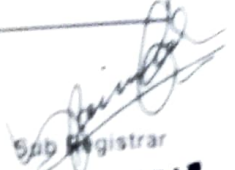
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sagar Dattanand Naik , Father Name: Dattanand Naik, Age: 50, Marital Status: Married , Gender: Male, Occupation: Business, Casabe-de-Sanquelim, PAN No.:			
2	Swati Sagar Naik , Father Name: Vaman Diwakar Bakre, Age: 41, Marital Status: Married , Gender: Female, Occupation: Housewife, Cassabe-de-Sanquelim, PAN No.:			
3	Prashant Govind Rane , Father Name: Govind Rane, Age: 52, Marital Status: Married , Gender: Male, Occupation: Business, Dhawali Ponda Goa, PAN No.:			
4	Chetna Prashant Rane , Father Name: Maruti Pandurang Dessai, Age: 45, Marital Status: Married , Gender: Female, Occupation: Business, Dhawali Ponda Goa, PAN No.:			

Witness:

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

Party Name and Address		Photo	Thumb	Signature
1	Name: Sharvari Mayuresh Khedekar , Age: 41, DOB: 1983-07-19 Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address 403401, Madkal Ponda Goa Madkal Ponda Goa, Marcain, Ponda, SouthGoa, Goa			
2	Name: Vishwanath Purushottam Naik , Age: 71, DOB: 1953-07- 31 , Mobile: , Email: , Occupation: Business , Marital status : Married , Address 403505, Sanquelim, Cassabe-de- sanquelim, Bicholim, NorthGoa, Goa			



Sub Registrar

GOA - REGISTRATION
BICHOLIM

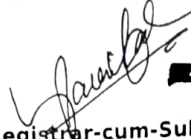
Document Serial Number 2024-BCH-1123

Document Serial No:-2024-BCH-1123

Book :- 1 Document

Registration Number :- **BCH-1-1112-2024**

Date : 14-Aug-2024



Sub-REGISTRAR
BICHOLIM

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

