

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 09-Jun-2023 10:43:42

Date of Receipt: 09-Jun-2023

Receipt No : 2023-24/4/959

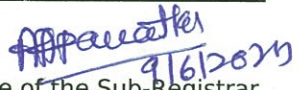
Serial No. of the Document : 2023-PNJ-1711

Nature of, Document : **Conveyance - 22**

Received the following amounts from **SAMMIT MADHAV WAGLE -Partner At M/S Wagles** for Registration of above Document in Book-1 for the year 2023

Registration Fee	921690	E-Challan(Online fee)	• Challan Number : 202300440980 • CIN Number : CKX1229331	921690
Processing Fee	1940	E-Challan(Online fee)	• Challan Number : 202300440980 • CIN Number : CKX1229331	2110
Total Paid	923800 (Rupees Nine Lakh Twenty Three Thousands Eight Hundred only)			

Probable date of issue of Registered Document: / /


Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :


SHUBHAM KARKVINKOP

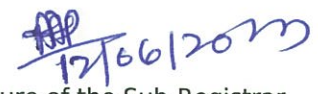
Specimen Signature of the Person Authorized


Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **09-Jun-2023**

Signature of the person receiving the Document


Signature of the Sub-Registrar



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



Sn no. 1711
Reg No. 1613
36866

STAMP DUTY CERTIFICATE

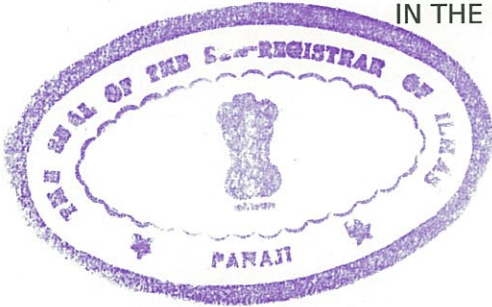
ENDORSEMENT

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

Stamp Duty Of : ₹ 1536200/-

(Rupees Fifteen Lakhs Thirty Six Thousands Two Hundred only)

**PAID VIDE E-RECEIPT NO 202300441005 DATED :07-Jun-2023,
IN THE GOVERNMENT TREASURY.**



Appanater
9/6/2023

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300036866
DOCUMENT SERIAL NUMBER	:	2023-PNJ-1711
DATE OF PRESENTATION	:	09-Jun-2023
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-1613-2023
DATE OF REGISTRATION	:	09-Jun-2023
NAME OF PRESENTER	:	SAMMIT MADHAV WAGLE -Partner At M/S Wagles
REGISTRATION FEES PAID	:	₹921690/-
PROCESSING FEES PAID	:	₹2110/-
MUTATION FEES PAID	:	₹2000/-





Government of Goa
Directorate of Accounts

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



Echallan No. 202300441005

e-Receipt

Department : 10 - NOTARY SERVICES

Echallan Date : 07/06/2023 11:02:40

Name and Address of Party : SAMMIT | 8888407474
PANJIM

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 1536200.00

Total Amount: ₹ 1,536,200.00

(Rs. Fifteen Lakh Thirty Six Thousand Two Hundred Only)

Department Data:

202300036866 NOTARY|202300036866 NOTARY

Bank ref No:

CKX1227169

Status:

Success

Payment Date:

07/06/2023 17:07:03

Payment Gateway:

SBI_MOPS

Print Date: 07/06/2023 17:07:10



DEED OF SALE



Travis Mahesh

THIS DEED OF SALE is made at Panaji, Goa on
this 2nd day of June, 2023

BETWEEN

- (1) **Mrs. ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO**, wife of late Dioguinho Machado alias Francisquinho Diogo Machado, 62 years of age, holding PAN Card No. [REDACTED], Aadhar Card No. [REDACTED] Indian National, residing at H. NO. 545, Odlem Bhat, near Bank of India, Taleigao, Tiswadi, Goa
- (2) **Miss VERONICA DEBORAH MACHADO alias VERONICA LILIAN DEBORAH GAYLE MACHADO**, daughter of late Dioguinho Machado alias Francisquinho Diogo Machado, 39 years of age, unmarried, Portuguese National, holding Portuguese Passport No. [REDACTED], residing at 29 Lawn Gardens, Hanwell, London W7 3JN,
- (3) **Mr. FRAZIER ANTONIO CANUTE MACHADO alias FRAZIER MACHADO**, son of late Dioguinho Machado alias Francisquinho Diogo Machado, 28 years of age, unmarried, Portuguese National, holding Passport No. [REDACTED] Aadhar Card No. [REDACTED], residing at 79 Beresford Road, Southall, Middlesex UB1 1NL, (4) **Mrs. DEIDREE ANNE MACHADO**, daughter of late Dioguinho Machado alias Francisquinho Diogo Machado, 37 years of age, married, Portuguese National, holding Portuguese Passport No. [REDACTED] OCI No. [REDACTED] married and her husband (5) **Mr. BAPTIST JOHN D CUNHA**, son of Jose D Cunha, Passport No. [REDACTED] Indian National, both residing at 79 Beresford Road, Southall, Middlesex UB1 1NL (6) **Mrs. DESIREE VALERIE MACHADO**, daughter of late Dioguinho

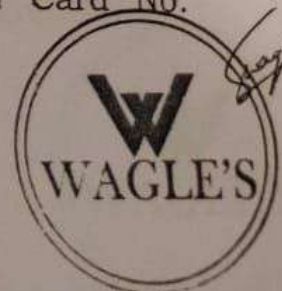


Machado alias Francisquinho Diogo Machado, 31 years of age, married, Portuguese National, holding Portuguese Passport No. [REDACTED], OCI NO. [REDACTED] and her husband (7) **Mr. ASHLEY LUIS FERNANDES**, son of Assis Fernandes, Portuguese National, holding Portuguese Passport No. [REDACTED], OCI NO. [REDACTED] both residing at 5 Scotts Close, Staines, Middlesex TW19 7RY, all at sr. No. 2 to 7 above are represented herein by their duly constituted attorney, their mother/mother-in-law **Mrs. ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO**, wife of late Dioguinho Machado alias Francisquinho Diogo Machado, 62 years of age, holding PAN Card No. [REDACTED] Aadhar Card No. [REDACTED], Indian National, residing at H. NO. 545, Odlem Bhat, near Bank of India, Taleigao, Tiswadi, Goa vide Power of Attorney dated 30th November, 2022 duly executed before Viney Jung, Notary R, 41 North Road, Southall, Middlesex UB1 2JL, and adjudicated before the Additional Collector-I, North Goa District, Panaji, Goa dated 09/12/2022, hereinafter called as the **"OWNERS/VENDORS"** (which expression shall mean and include their heirs, executors, administrators and assigns) of the **ONE PART**

AND

M/S. WAGLE'S, a partnership firm, registered under Indian Partnership Act, 1932 before the Registrar of Firms, Ilhas Panaji, Goa under No. 134/15, having its principal place of business at Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa (PAN Card No.

[Handwritten signature]



[REDACTED], represented herein by its Managing Partner, (1) **MR. SAMMIT MADHAV WAGLE**, son of Dr. Madhav Vithal Wagle, aged 32 years, in business, having PAN No. [REDACTED] and Aadhar Card No. [REDACTED] Mob. No. 8888407474, Indian National, residing at Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa, and (2) **Mrs. POOJA MADHAV WAGLE**, wife of Dr. Madhav Wagle, married, aged 60 years, business, Indian National, holding PAN Card No. [REDACTED] Aadhar Card No. [REDACTED], represented herein by her duly constituted attorney **Mr. SAMMIT MADHAV WAGLE**, vide Power of Attorney dated 20.09.2021 duly registered before Adv. Upendra Timble, under Reg. No. 1507 dated 20.09.2021, hereinafter referred to as **"BUILDER/PURCHASER"** (which expression shall mean and include its partners for time being and from time to time and their heirs, executors, administrators and assigns) **OF THE OTHER PART.**

WHEREAS, There exists a larger property known as "BRAGANCALEM MOROD" surveyed under Survey No..71/16 of Village Taleigao, within the limits of Village Panchayat of Taleigao, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is described in the Conservatoria of Ilhas under No. 2855 of pages 58 of Book B 8 (new), Matriz No. 865. And the Plot of land carved out of the said bigger property is more particularly described in Schedule I hereunder written;

AND WHEREAS, vide Deed dated 02/03/1895 executed at Book No. 92 before Notary Joao Paulo Teles,

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the said property along with other properties was purchased by Shri Eugenio Joao Machado alias Higino Joao Machado.

AND WHEREAS, Shri Eugenio Joao Machado alias Higino Joao Machado and his wife Smt. Ana Paulina Velho, both expired on 15/12/1930 and on 12/1/1929 respectively leaving behind them their only son Shri Diogo Machado as sole and universal heir.

AND WHEREAS, the said Shri Diogo Machado married to Candida Machado and both expired leaving behind three children namely (I) Joao Sebastiao Machado married to Jasmelina Araujo e Machado, the later expired on 6/7/1993 leaving behind her husband and only son Mr. Thadeus Machado married to Valencia Machado (II) Antonio Camilo Machado married to Leucadia Camilo Machado, the former expired on 20/10/1984 leaving behind his widow and two children namely (i) Francisquinho Diogo Machado married to Francisca Machado alias Ermina Martha Antonetta Francisca Robert Machado (ii) Filomena Machado e Paes married to Jose Piedade Paes, the later expired leaving behind three children namely (a) Savio Mariano Francisco Paes (b) Standford Blaise Paes (c) Selvin Paes (III) Francisquinho Dionizio Machado married to Maria Francisca Machado, the former expired on 26/2/1980 leaving behind his widow Maria Machado and five children namely (a) Eugenio Domnic Machado married to Milagrina Machado (b) Agnelo Machado married to Pelegrina Machado (c) Cesar Machado, unmarried (d) Teresa Machado e Afonso married to Manuel Filipe Afonso (e) Bernadette Machado e Cabral married to

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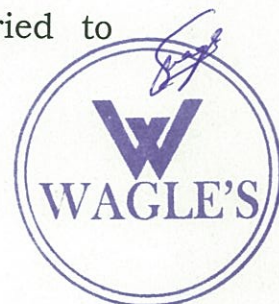


Augusto Jose Cabral; Upon the death of Shri Eugenio Joao Machado and his wife Smt. Ana Paulina Velho, Inventory Proceedings came to be instituted in the Court of the Civil Judge, Senior Division at Panaji, being Inventory Proceedings No. 64/95 bringing all the aforesaid heirs and the properties left by the deceased persons on record;

AND WHEREAS, in the said inventory proceedings, plot denominated as Plot 'A' admeasuring 1053 sq. mts. of the said property "Bragancalem Morod" surveyed under survey No. 71/16 and listed at Item No. 1 came to be allotted to Leucadia Camilo e Machado and her children, Francisquinho Diogo Machado his wife Francisca Machado alias Ermina Martha Antonetta Francisca Robert Machado, Filomena Machado e Paes and her three minor children, Savio Paes, Standford Blasie Paes, and Selwyn/Selvin Paes and Plot 'B' admeasuring 2105.46 sq. mts. of the said property "Bragancalem Morod" surveyed under survey No. 71/16 listed at Item No. 2 came to be allotted to Joao Sebastiao Machado, Thadeu Machado, Maria Francisca Machado, Eugenio Domnic Machado, Agnelo Machado, Cezar Machado, Teresa Machado e Afonso and Bernadette Machado e Cabral;

AND WHEREAS, subsequently another inventory proceedings came to be instituted bearing Inventory Proceedings No. 50/97/A in the Court of Civil Judge, Senior Division at Panaji, upon the death of Antonio Camilo Machado wherein the legal heirs namely his widow Mrs. Leocadia Luciana Machado and two children namely (i) Francisquinho Diogo Machado married to





Francisca Machado alias Ermina Martha Antonetta Francisca Robert Machado (ii) Filomena Machado e Paes married to Jose Piedade Paes, the later expired leaving behind three children namely (a) Savio Mariano Francisco Paes (b) Standford Blaise Paes (c) Selvin Paes alongwith the properties left behind by said Antonio Camilo Machado were brought on record;

AND WHEREAS, in the auction conducted in the inventory proceedings, the properties listed at Item NO. I, II and III in the said inventory proceedings came to be allotted to Mr. Francisquinho Diogo Machado;

AND WHEREAS, the property being Plot 'A' admeasuring 1053 sq. mts. forming part of the property known as 'Bragancalem Morod' surveyed under No..71/16 of Village Taleigao, was listed as Item No. I in the said inventory proceedings;

AND WHEREAS, Smt. Leocadia Luciana Machado has relinquished her rights in the said properties in favour of co-heirs as specifically recorded in the said chart of allotment prepared in the said inventory proceedings;

AND WHEREAS, by virtue of the said inventory proceedings No. 50/97/A, Mr. Francisquinho Diogo Machado inter-alia became the exclusive and absolute owner of the said property admeasuring 1053 sq. mts. surveyed under No. 71/16 of Village Taleigao, Tiswadi, Goa;

AND WHEREAS, Mr. Francisquinho Diogo Machado expired leaving behind his widow Mrs. Ermina Martha Antonetta Francisca Robert Machado alias Francisca Machado and children namely (1) Miss Veronica Deborah

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Machado alias Veronica Lilian Deborah Gayle Machado, unmarried (2) Mr. Frazier Antonio Canute Machado alias Frazier Machado, unmarried (3) Mrs. Deidree Anne Machado married to Mr. Baptist John D Cunha (4) Mrs. Desiree Valerie Machado married to Mr. Ashley Luis Fernandes as the sole and universal heirs to the estate left behind by him;

AND WHEREAS, vide Deed of Succession dated 21/02/2023 recorded at Folio 112 to 116 Book No.758 the Vendors herein were brought on record as the sole and universal heirs to the estate left behind by late Francisquinho Diago Machado;

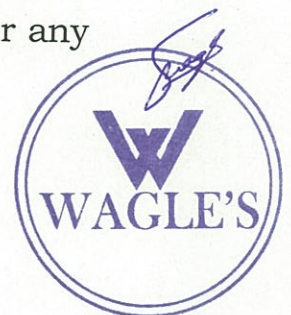
AND WHEREAS, the Vendors herein, became the exclusive and absolute owners of the property admeasuring 1053 sq. mts. surveyed under Survey NO. 71/16 of Village Taleigao, Tiswadi, Goa;

AND WHEREAS, the Developers are in the business of development and construction of the buildings/projects in the State of Goa and the Developers have approached the Vendors and expressed its desire to purchase the said property in consideration of the super built-up areas and the Vendors have agreed to the said offer;

AND WHEREAS, the OWNERS/VENDORS have represented and declared to the PURCHASER/BUILDER that:

(i) That the SAID PROPERTY is not a subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act nor there is any Lis-Pendent or any Judicial or Quasi-Judicial or Statutory Restrain against the Conveyance of the SAID PLOT or any litigation or any





proceedings pending before any Court, Tribunal, Forum, Arbitrator, Revenue Authorities, Quasi-Judicial Authorities or any other Authorities under the law in force and the title of the OWNERS/VENDORS, is subsisting, clear, free and marketable.

(ii) That there are no tenants and/or mundkars having any rights or claims over the SAID PROPERTY.

(iii) That there are no encumbrances of whatsoever nature over the SAID PROPERTY by way of mortgage, charges, and/or liens in the name of the Predecessor-in-title of the OWNERS /VENDORS.

(iv) There is no Notification issued under any Ordinance Act, Statute/Rules or Regulations affecting the SAID PROPERTY or acquiring the SAID PROPERTY, whereby the OWNERS/VENDORS are prevented from selling the SAID PROPERTY.

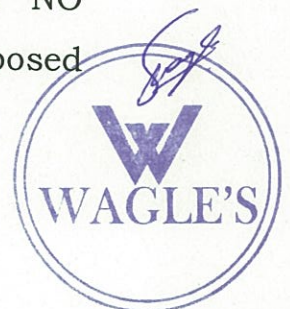
(v) That there is a clear and uninterrupted access available to and from the SAID PROPERTY.

AND WHEREAS, PURCHASER/BUILDER accordingly applied for all the required licences and permissions for carrying out the Construction of RESIDENTIAL BUILDING on the SAID PROPERTY on behalf of the OWNERS/VENDORS;

AND WHEREAS, North Goa Planning and Development Authority order dated 28/03/2023 vide Ref. No. NGPDA/78/TLG/3695/2023 for the proposed Construction of Residential Building on the SAID PROPERTY;

AND WHEREAS, the Directorate of Health Services, PHC Chimbhel Health Centre, Goa, issued "NO OBJECTION CERTIFICATE" for the Proposed





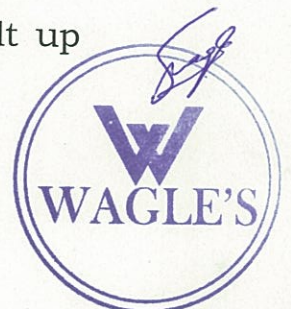
Construction of Residential building and Compound wall on the SAID PROPERTY vide No. DHS/2023/DHS0901/0033/495 dated 04/04/2023;

AND WHEREAS, the Village Panchayat of Taleigao, Tiswadi Goa, issued CONSTRUCTION LICENSE dated 04/05/2023 vide Ref. No. VP/TLG/CONST.LIC./4/2023-2024/272 for the Proposed construction of Residential Building and Compound Wall on the SAID PROPERTY.

AND WHEREAS the PURCHASER/BUILDER has after satisfying itself as regards the title of the SAID PROPERTY and all documents relating to the SAID PROPERTY and based on the permissions and licenses issued in respect of the SAID PROPERTY, agreed to purchase the SAID PROPERTY from the OWNERS/VENDORS and the OWNERS/VENDORS have agreed to sell the SAID PROPERTY to the PURCHASER/BUILDER and as consideration thereof the PURCHASER/BUILDER has agreed to allot and hand over to the OWNERS/VENDORS on OWNERSHIP basis, saleable built-up area, admeasuring 813.29 sq. mts, as mentioned below, which allotment is accepted by the OWNERS/VENDORS as follows:

- a. Premises named Flat No. 401 on the fourth floor of an area of 175.40 sq. mts super built up area comprising of 92.22 sq. mts as carpet area, 36.38 sq. mts of Exclusive Balcony Area and One Covered Parking Slot No.10
- b. Premises named Flat No. 402 on the fourth floor of an area of 102.22 sq. mts super built up



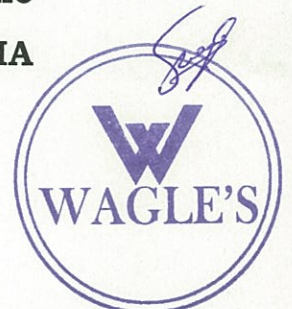


area comprising of 55.44 sq. mts as carpet area, 18.34 sq. mts of Exclusive Balcony Area and One Covered Parking Slot No.11

- c. Premises named Flat No. 403 on the fourth floor of an area of 155.83 sq. mts super built up area comprising of 83.72 sq. mts as carpet area, 29.50 sq. mts of Exclusive Balcony Area and One Covered Parking Slot No.12.
- d. Premises named Flat No. 501 on the fifth floor of an area of 175.40 sq. mts super built up area comprising of 92.22 sq. mts as carpet area, 36.38 sq. mts of Exclusive Balcony Area, 12.30 sq.mts as terrace area and One Covered Parking Slot No.1
- e. Premises named Flat No. 502 on the fifth floor of an area of 102.22 sq. mts super built up area comprising of 55.44 sq. mts as carpet area, 18.34 sq. mts of Exclusive Balcony Area and One Covered Parking Slot No.2
- f. Premises named Flat No. 602 on the sixth floor of an area of 102.22 sq. mts super built up area comprising of 55.44 sq. mts as carpet area, 18.34 sq. mts of Exclusive Balcony Area and One Covered Parking Slot No.3

AND WHEREAS, the Vendors No. 2 to 7 above have agreed and consented that all the above said premises agreed to be allotted by the Purchaser/Builder shall be allotted exclusively in the name of Vendor No. 1 Mrs. Mrs. ERMINA MARTHA

[Handwritten signature]



ANTONETTA FRANCISCA ROBERT MACHADO and the Vendor No. 2 to 7 have no objection of whatsoever nature for the same;

AND WHEREAS, the above FLATS/BUILT UP AREA shall be handed over on ownership basis along with proportionate undivided right, share and interest in the SAID PROPERTY in favour of the OWNERS/VENDORS, by executing before the concerned Sub Registrar, a Registered Conveyance Deed/Deed of Transfer with respect to each FLATS/BUILT UP AREA allotted to the OWNERS/VENDORS, at the cost of the PURCHASER/BUILDER, on receipt of Occupancy Certificate for the Project to be constructed on the SAID PROPERTY, as per the specifications mentioned in Schedule IV and along with allotted free Covered Car Parking for each unit as per the Approved Plan approved by the Greater Panaji Planning and Development Authority, Panaji, Goa, and as per the Construction License issued by the Village Panchayat of Taleigao, Tiswadi Goa. The above FLATS agreed to be handed over unto the OWNERS/VENDORS shall hereinafter be referred to as the "SAID FLATS" and are more particularly described in Schedule II annexed herewith;

AND WHEREAS, the parties have now decided to execute the DEED OF SALE with respect to the SAID PROPERTY so as to completely transfer the SAID PROPERTY in favour of the PURCHASER/BUILDER.



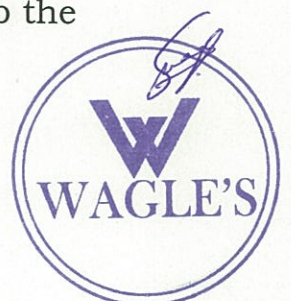


**NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER:**

1. That in pursuant to the negotiations and discussions by and between the parties hereto the PURCHASER/BUILDER has agreed to purchase the SAID PROPERTY and the OWNERS/VENDORS have decided to sell the SAID PROPERTY to the PURCHASER/BUILDER and as consideration thereof, the PURCHASER/BUILDER has agreed and decided to hand over to the OWNERS/VENDORS, the SAID FLATS with a total saleable built up area of 813.29 sq. mts, as mentioned hereinabove along with proportionate undivided right, share and interest in the SAID PROPERTY together with the allotted free Covered Car Parking for each allotted FLAT as mentioned hereinabove, to be handed over to the OWNERS/VENDORS on completion of Construction of the project on the SAID PROPERTY on receipt of the 'OCCUPANCY CERTIFICATE" from the Village Panchayat of Taleigao Goa, as full and final settlement in kind of the entire consideration amount towards the purchase of the SAID PROPERTY admeasuring 1053 Sq, mts.

2. That is agreed by and between the parties that on completion of Construction of the Project on the SAID PROEPRTY, the PURCHASER/BUILDER shall hand over the super built-up area of 813.29 sq.mts in favour of the OWNERS/VENDORS along with the respective Possession Letters and shall execute before the concerned Sub Registrar, a Registered Conveyance Deed/ Deed of Transfer with respect to each FLAT allotted to the





OWNERS/VENDORS as mentioned herein below in Schedule II at the cost of the PURCHASER/BUILDER.

3. That the balance FLATS constructed in the said project shall be retained by the PURCHASER/BUILDER for sale to the Prospective Purchasers and the OWNERS/VENDORS have no objection nor shall have any claim on the remaining flats/built up areas in the said project.

4. The PURCHASER/BUILDER and the OWNERS/VENDORS have entered into Agreement dated 21/12/2022 with respect to the construction and allotment of the 6 FLATS and the car parking areas being the consideration of this DEED OF SALE. The PURCHASER/BUILDER and the OWNERS/VENDORS shall be bound by the terms and conditions of the said MOU and the said terms and conditions shall be deemed to form an integral part of this DEED for the purpose of determining the right and obligations of each of the parties.

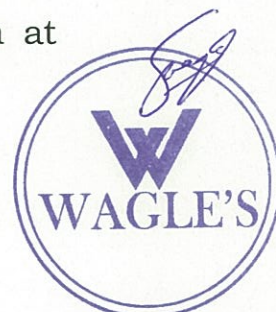
5. The PURCHASER/BUILDER shall complete construction of the SAID BUILDING in all respects and hand over vacant and peaceful possession of the 6 FLATS and the 6 Car Parking Areas to the OWNERS/VENDORS herein within a period of 36 (Thirty Six) months from the date of the execution of the present DEED OF SALE. The PURCHASER/BUILDER shall be however entitled to a further extension of (06) six months in the event the construction of the SAID FLATS and the Car parking Areas cannot be completed on account of reasons beyond the control of the PURCHASER/BUILDER.





6. Any delay in granting the water connection/electricity connection, issuance of OCCUPANCY CERTIFICATE by the concerned Authorities for reasons not attributable to PURCHASER/BUILDER or if the delay has been occasioned by any Act of God, Force Majeure, any natural calamities, pandemic such as present COVID pandemic, Restrained Order from any Appropriate Authority or Judicial Body, defect in title, non availability of raw material due to Government Restraints and or due to Government Order, delay caused due to delay on the part of the OWNERS/VENDORS in finalizing interior works/changes of the FLATS allotted to the OWNERS/VENDORS; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the PURCHASER/ BUILDER, shall not be attributable to the PURCHASER/BUILDER and delay caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of the Construction of the Project. It is however expressly agreed between the parties that the causes mentioned in this clause shall not be treated to indefinitely delay the completion of the construction of the 6 FLATS and the 6 Car Parking Areas allotted to the OWNERS/VENDORS.

7. That in case the PURCHASER/BUILDER fails to complete the Proposed PROJECT on the SAID PROPERTY within a period of 36 (Thirty-Six) months from the date of execution of the present DEED OF SALE or within the extended period of 6 (six) months as stated hereinabove, the PURCHASER/BUILDER shall be liable to pay to the OWNERS/VENDORS, the consolidated compensation at



the rate of Rs.10000/- per month for each flat for each month's delay caused in handing over the said possession and said delay continues for more than 6 (six) months beyond the extended period, the OWNERS/VENDORS may at their option will be entitled to invoke the provisions of Estate (Regulation and Development) Act, (RERA) 2016 and seek necessary relief against the PURCHASER/BUILDER. It is however agreed that no compensation be paid by the PURCHASER/BUILDER, if the FLATS are ready for possession but the OWNERS/VENDORS fail to take possession of the SAID FLATS on being intimated by the PURCHASER/BUILDER and as provided for, in the Agreement dated 21/12/2022.

8. The OWNERS/VENDORS as absolute owners, do hereby grant, transfer, assign, assure and convey the SAID PROPERTY more particularly described in SCHEDULE I herein below, UNTO the said PURCHASER/BUILDER TOGETHER WITH all the trees, drains, ways, paths, passages, common gullies, water, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PROPERTY usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the OWNERS/VENDORS into and upon the SAID PROPERTY and every part thereof hereby granted and conveyed and expressed so to be UNTO AND To THE USE OF THE SAID PURCHASER/BUILDER forever, as distinct and dis-annexed property from the OWNERS/VENDORS, SUBJECT HOWEVER to payment

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of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other local or Public Body in respect thereof AND THE OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER/BUILDER that notwithstanding any act, deed or things done or executed by the OWNERS/VENDORS or knowingly suffered to the contrary, the OWNERS/VENDORS now have in themselves good right, full power and absolute authority to grant the SAID PROPERTY hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER/BUILDER in a manner aforesaid AND THAT the PURCHASER/BUILDER 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 OWNERS/VENDORS or any person or persons lawfully or equitably claiming from any estate or interest in the SAID PROPERTY or any part thereof or part of the same, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the SAID PROPERTY or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER/BUILDER do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the SAID PROPERTY UNTO AND TO THE USE OF THE

C7.

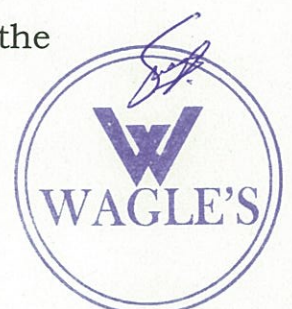


PURCHASER/BUILDER in a manner aforesaid and will from time to time and at all times hereafter at the request and cost of the PURCHASER /BUILDER does and execute and cause to be done and executed all such acts, things whatsoever for further and more perfectly assuring the SAID PROPERTY unto use of the PURCHASER/BUILDER in a manner as aforesaid shall or may be reasonably required.

9. That upon execution of these presents, the PURCHASER/BUILDER is put in possession of the SAID PROPERTY as exclusive owner of the SAID PROPERTY to be held, owned and possessed by the PURCHASER/BUILDER forever and uninterruptedly as its absolute OWNERS in possession, without any harm and hindrance from the OWNERS/VENDORS and/or any person on their behalf and the OWNERS/VENDORS do hereby jointly and severally indemnify the PURCHASER/BUILDER against all/any THIRD PARTY claims if made to the SAID PROPERTY which claim if any, shall be settled by the OWNERS/VENDORS at their own cost without in any way disturbing the title and possession of the SAID PURCHASER/BUILDER.

10. That the OWNERS/VENDORS have assured and confirmed to the PURCHASER/BUILDER that they have not sold the SAID PROPERTY to any third person/persons or firm or company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.

11. That the OWNERS/VENDORS covenant with the PURCHASER/BUILDER that the OWNERS/VENDORS have a marketable title to the SAID PROPERTY and the

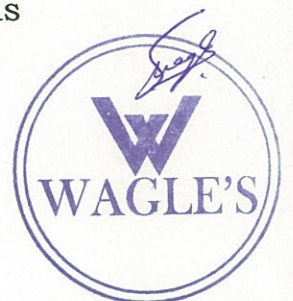


OWNERS/VENDORS assure the PURCHASER/BUILDER that they have not in any way encumbered, alienated and/or mortgaged the SAID PROPERTY nor there are any charges, liens, attachments, claims, demands with respect to the SAID PROPERTY and the OWNERS/VENDORS are conveying the absolute and exclusive right, title, interest, OWNERSHIP and POSSESSION of the SAID PROPERTY, unto the PURCHASER/BUILDER, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.

12. The OWNERS/VENDORS covenant with the PURCHASER/BUILDER that the OWNERS/VENDORS have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the OWNERS/VENDORS are prevented from conveying the SAID PROPERTY in the manner aforesaid.

13. That the OWNERS/VENDORS shall at all times, indemnify and keep the PURCHASER/BUILDER indemnified for defects and claims if any, in the title of the SAID PROPERTY and do all that is required, at the cost of the OWNERS/VENDORS to rectify the said defects, if any, without causing harm to the title and possession of the PURCHASER/BUILDER.

14. That the OWNERS/VENDORS shall at all times do all that is required to better assure the title of the SAID PROPERTY in favour of the PURCHASER/BUILDER as per the request and at the cost of the PURCHASER/BUILDER and agree to sign, verify and execute documents, instruments and applications as



may be required to be signed, and executed in furtherance of the objects of these presents.

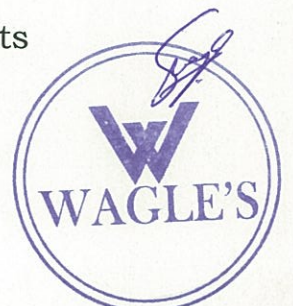
15. The OWNERS/VENDORS hereby covenant that the OWENRS/VENDORS have paid all taxes, cess, charges to the concerned authorities relating to the said PROPERTY payable as on the date of this Deed of Sale. If any claims is made which pertains to prior to the execution of these presents, by any Department/Authorities, it shall be the responsibility of the OWNERS/VENDORS to clear the same.

16. The project name has been finalized by both the parties and the project shall be named as "URBAN ELITE BY WAGLE'S".

17. That in case the PURCHASER/BUILDER abandons the project for a continuous period of 12 months (one year) from the date of signing of the present DEED OF SALE, due to which is unable to hand over the saleable built-up area as promised to the OWNERS/VENDORS, in such case the OWNERS/VENDORS shall have the remedy to approach the Court of Law and get the SALE DEED declared "NULL AND VOID" and PURCHASER/BUILDER shall cooperate in such case.

18. All expenses concerning the Preparation, Execution and Registration of this DEED OF SALE shall be borne by the PURCHASER/BUILDER.

19. For the purpose of computation of Stamp Duty and Registration Fee on this DEED OF SALE, the SAID PROPERTY at Schedule I, admeasuring 1053 sq. mts is valued at a market value of Rs. 52,70,000/ -(Rupees Fifty Two Lakhs Seventy Two Thousand Only) and 6 FLATS jointly with total super built-up area of 813.29 sq. mts



allotted to the OWNERS/VENDORS as per Schedule II is valued at Rs. 2,43,98,700/- (Rupees Two Crore Forty three Lakhs Ninety Eight Thousand Seven Hundred only. Thus, the combined value of the market value of the SAID PROPERTY and super built-up area of the 6 FLATS allotted to the OWNERS/VENDORS amounts to Rs 2,96,68,700/- (Rupees Two Crore Ninety Six Lakhs Sixty Eight Thousand Seven Hundred Only).

20. For Purpose of Valuation the said property along with super built-up area is valued at **Rs. 3,07,22,700/- (Rupees Three Crore Seven Lakhs Twenty Two Thousand Seven Hundred Only)** Accordingly, the Stamp Duty has been embossed on this DEED OF SALE on the combined value of the market value of the SAID PROPERTY and the super built-up area of the 6 FLATS allotted to the OWNERS/VENDORS at the rate of 5% amounting to Rs. 15,36,200/- (Rupees Fifteen Lakhs Thirty Six Thousand Two hundred Only).

21. Similarly, Registration Fee at the rate of 3% amounting to Rs. 9,23,800, -(Rupees Nine Lakhs Twenty Three Thousand Eight Hundred Only) has been paid on the market value of the SAID PROPERTY and super built-up area of the 6 flats allotted to the OWNERS/VENDORS and is borne by the PURCHASER/BUILDER.,

22. That the said property hereby sold is valued at Rs.52,70,000/- (Rupees fifty two lakhs seventy thousand only).

23. That there is no violation of FEMA rules and regulation and the Sub Registrar of Tiswadi shall not be liable for the same.



24. However Vendor No. 1 being the owner of half share in the said property and therefore is entitled to a share of Rs 26,35,000/- and The Vendors nos. 2 to 7 being foreign nationals and holding undivided half right in the said land amounting to Rs 26,35,000/- Accordingly, necessary 20.8% TDS @ 5,48,080/- on valuation of their half share of land is paid herewith. TDS of 1% is being paid on amount of Rs. 2,80,87,700/- on the consideration of half undivided right in the said property along with Super Built up area of the 6 Flats being paid / allotted to Vendor No.1 @ Rs.2,80,877/-.

25. That the parties to this DEED OF SALE hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC/318/77 dated 21.08.1978.



SCHEDULE I

ALL that property admeasuring 1053 sq. mts. forming part of the property known as "BRAGANCALEM MOROD" surveyed under Survey No..71/16 of Village Taleigao, within the limits of Village Panchayat of Taleigao, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is described in the Conservatoria of Ilhas under No. 2855 of pages 58 of Book B 8 (new) Matriz No. 865 and is bounded as under:

On the North	:	By property bearing Survey No.71/16A
On the East	:	By property bearing Survey No. 71/18;
On the South	:	By property baring Survey No.69/1;
On the West	:	By property bearing survey no. 70/7 and Public Road.



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SCHEDULE II

**Description of 813.29 m2 Super Built up area to be
constructed for the Owners/Vendors and Allotted in
the name of the Vendor No. 1**

- a. Premises named Flat No. 401 on the fourth floor of an area of 175.40 sq. mts super built up area comprising of 92.22 sq. mts as carpet area, 36.38 sq. mts of Exclusive Balcony Area and One Covered Parking Slot No.10 on Basement Floor.
- b. Premises named Flat No. 402 on the fourth floor of an area of 102.22 sq. mts super built up area comprising of 55.44 sq. mts as carpet area, 18.34 sq. mts of Exclusive Balcony Area and One Covered Parking Slot No.11 on Basement Floor.
- c. Premises named Flat No. 403 on the fourth floor of an area of 155.83 sq. mts super built up area comprising of 83.72 sq. mts as carpet area, 29.50 sq. mts of Exclusive Balcony Area and One Covered Parking Slot No.12 on Basement Floor.
- d. Premises named Flat No. 501 on the fifth floor of an area of 175.40 sq. mts super built up area comprising of 92.22 sq. mts as carpet area, 36.38 sq. mts of Exclusive Balcony Area, 12.30 sq.mts as terrace area and One Covered Parking Slot No.1 on Stilt Floor.

7.



- e. Premises named Flat No. 502 on the fifth floor of an area of 102.22 sq. mts super built up area comprising of 55.44 sq. mts as carpet area, 18.34 sq. mts of Exclusive Balcony Area and One Covered Parking Slot No.2 on Stilt Floor.
- f. Premises named Flat No. 602 on the sixth floor of an area of 102.22 sq. mts super built up area comprising of 55.44 sq. mts as carpet area, 18.34 sq. mts of Exclusive Balcony Area and One Covered Parking Slot No.3 on Stilt Floor.

The said Flats are allotted along with proportionate undivided right, share & interest in the SAID PLOT together with allotted Covered Car parking for each i.e Flat Nos. 401, 402, 403, 501, 502, 602, as per the approved plan and marked in red in the Plan Annexed herewith.



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SCHEDULE NO. III

1. STRUCTURE:

- a. The Building/Buildings shall be R.C.C. framed structure of columns, beams and slabs.
- b. External wall shall be 9" thick brick / laterite / AAC Block masonry and internal walls shall be of 4" thick brick / AAC Block masonry.
- c. Exterior of the buildings shall have double coat sand faced plaster finishing in general.
- d. Internal plaster shall be single coat with second coat of neeru finish. Living / dining area shall have gypsum plaster finish with POP moulding on ceiling edges.
- e. All steel bars will be of Tata/JSW make (Neo Bars)
- f. Cement used will be of Ultra Tech/ACC
- g. Flexibility to change the internal layout will be provided without changing the structural layout

2. DOOR / WINDOWS:

- a. The entrance door shall be of teakwood with melamine polish from outside and inside.
- b. Door frames shall be of size 5" x 2 ½" of wood.
- c. Teakwood cover moulding of 1 ½" x ½" shall be provided for the door frames.
- d. Window frames and shutters shall be of UPVC / Aluminium.
- e. The doors shall have brass hinges and powder coated fittings.

C7..



- f. The doors shall have a night latch and aldrop from outside and flat latch from inside.
- g. Main door shall be provided with decorative brass handle or equivalent.
- h. Main door shall be provided with Godrej / Europa locks or equivalent.
- i. All Bedroom Doors will have Godrej / Europa Cylinder locks or equivalent.

3. KITCHEN:

- a. The kitchen shall have a cooking platform with good quality black granite top with stainless steel sink
- b. Ceramic tiles or equivalent tiling above the kitchen platform shall be provided upto 4ft. height.
- c. All Plumbing fittings shall be of Jaguar or equivalent
- d. All tiles shall be of Cera/ Somany/ Johnson/ Nitco (Designer Series)

4. FLOORING:

- a. The flooring of the Apartment shall be of marbonite tiles or Double Charge vitrified or equivalent tiles.
- b. Bathroom wall shall be provided with full ceramic tiles (Designer series) lining upto the level of ceiling.
- c. All tiles shall be of Cera/ Somany/ Johnson/ Nitco equivalent.

27.



5. PLUMBING & SANITARY:

Soil, waste and water pipes shall be partially concealed. White glazed European W.C. units shall be provided with flushing system. The sanitary installations shall be in accordance with Panchayat specification. Internal plumbing shall be of CPVC pipes. One shower, one wash basin and one small exhaust fan provision shall be provided in each toilet. Plumbing for hot and cold water supply to shower shall be provided. The kitchen verandah shall be provided with one water tap with drainage outlet. All plumbing fittings shall be of Jaguar make or equivalent.

6. ELECTRICAL INSTALLATIONS:

The electrical installation shall be of 3 phase. The electrical wiring shall be concealed. In the living area of living rooms two light points, one fan point, one 15 amps power point and three plug points shall be provided. In the dining area of the living room, two light points, one fan point, one 15 amps power point and one plug point shall be provided. The bedroom shall have two light points, one bed lamp light point, one 15 amps power point, one fan point, one plug point, two bedside plug points and one 15 amps point near window for air conditioner. Kitchen shall have two light points, three 5 amps point and one 15 amps point. Each bathroom shall have two light points, one 15 amps point and one 5 amps point. There shall be one 15 amps power point for washing machine outside / inside of one

J.



of the toilets. One bell point shall be provided. Provision shall be made for cabling for installation of inverter to take up the load of (i) 4 light points (ii) 4 fan points, and (iii) 1 point in the kitchen mixer/grinder. All electrical wiring shall be of Finolex/ Havells/ Polycab/ Legrand make and electrical panels of CPL make or equivalent. One USB socket will be provided in each room

7. TELEPHONE - CABLE T.V.:

Concealed wiring for telephone and cable T.V. shall be provided in one of the bedroom and living room.

8. INTERNAL DÉCOR:

The walls shall be painted with oil bound distemper and ceiling with white Paint. External walls/ surface shall be painted with Weather-Proof paint. Toilet doors shall be painted from inside and melamine polished from outside,

All paints will be of Asian/Dulux. Basic false ceiling with spotlights will be provided for the Living Room.



OTHER COMMON AMMENITIES FOR THE BUILDING
PROJECT

1. WATER TANKS:

A common underground RCC sump and overhead tank shall be provided along with two water pumps.

2. COMPOUND WALL:

The existing compound wall shall be adequately raised as permitted by the Village Panchayat of Taleigao and fitted with gate/gates, with appropriate light points.

3. LIFTS:

For each staircases, one passenger fully automatic lift of OTIS/ SCHINDLER with 5-8 persons capacity shall be provided.

4. STAIRCASE:

Staircase shall be paved with Tandoor stone. Railing for staircases shall be of Stainless Steel or mild steel. Provision for two way light points shall be made.

5. APPROACH ROADS:

All approach roads shall be asphalted and pathways finished with concrete. Interlocking blocks checkered tile tops with proper slopes shall be laid wherever required.





6. STANDBY GENERATOR

Standby Generator of KIRLOSKAR/ASHOK LEYLAND/PAI KANE make shall be provided for common area.

7. OFFICE CUM HALL

An office cum hall shall be provided in the building complex with the provision for small office room, bathroom, urinals, etc.

8. SECURITY:

Arrangement for 24 hours Security, Intercom linking with security and CCTV Surveillance.

9. FIRE FIGHTING SYSTEMS:

Fire fighting systems will be installed as per norms.

10. SWIMMING POOL & GYMNASIUM



IN WITNESS WHEREOF the parties hereto have set their hands on the day and Year first herein above mentioned.

SIGNED AND DELIVERED BY

THE WITHINNAMED OWNERS/VENDORS

1. Mrs. ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO
2. Miss VERONICA DEBORAH MACHADO alias VERONICA LILIAN DEBORAH GAYLE MACHADO
3. Mr. FRAZIER ANTONIO CANUTE MACHADO alias FRAZIER MACHADO
4. Mrs. DEIDREE ANNE MACHADO
5. Mr. BAPTIST JOHN D CUNHA
6. Mrs. DESIREE VALERIE MACHADO
7. Mr. ASHLEY LUIS FERNANDES

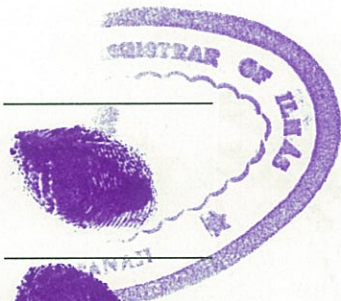
Mrs. ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO FOR SELF AND POA HODLER FOR VENDOR NO. 2 TO 7.



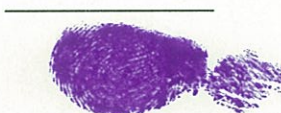
Franisa Machado

L.H.F.P.

R.H.F.P.



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SIGNED, SEALED AND DELIVERED

By the within named "THE PURCHASER/BUILDER"

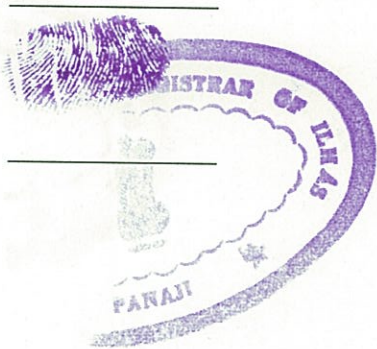
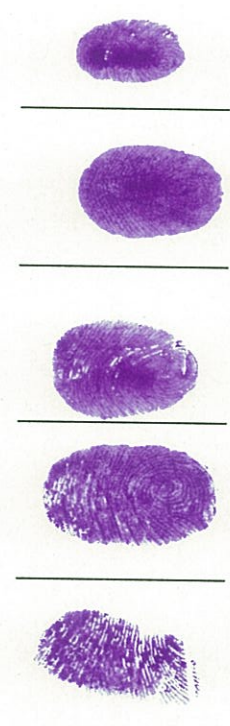
M/S. WAGLE'S, a Partnership Firm
represented herein by its Partner **MR.**
SAMMIT MADHAV WAGLE, for self and as
Attorney of **MRS. POOJA MADHAV**
WAGLE.



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L.H.F.P.

R.H.F.P.



Handwritten mark in purple ink.



IN THE PRESENCE OF:

1. Name : Mr. Pavan Uday Shetye.

Aadhaar Card No. : 3547 5924 7728.

Mobile No. : 9049385551.

Signature :



Address :

Chimbel, Goa.

2. Name : Mr. Shubham Mahantesh Karvinkop.

Aadhaar Card No. : 5539 7994 5699.

Mobile No. : 7020942502.

Signature :



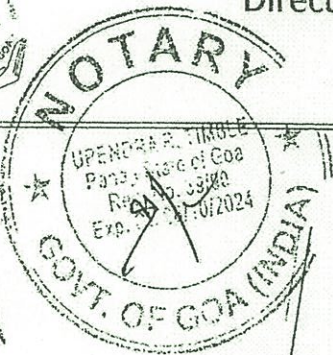
Address :

Caranzalem,
Panaji, Goa.



Government Of Goa

Directorate of Settlement and Land records Plan



Appin date: 20/12/2022

Ref. No. :7942



Scale 1:500



Owner Name : TISWADI
Village Name : Taleigao
Survey No. : 71
Subdiv No : 16



Report Generated By: AJAY

Print Size : A4

This record is computer generated on 20/12/2022 11:17:06 as per Online Ref No.7942. This record is valid without any signature as per Govt of Goa notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website [tps://egov.goa.nic.in/dslr](https://egov.goa.nic.in/dslr).





FORM I & XIV

100017116147

Date : 26/05/2023

नमूना नं १ व १४

Taluka TISWADI
तालुका
Village Taleigao
गांव
Name of the Field
शेताचे नांव

Page 1 of 2

Survey No. 71
सर्वे नंबर
Sub Div. No. 16
हिस्सा नंबर
Tenure
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
0000.10.49	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.10.49

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
0000.00.00	0000.00.04	0000.00.04

Grand Total एकूण
0000.10.53

Remarks शेरा

Assessment : Rs. 0.00

आकार

Foro Rs. 0.00

फोर

Predial Rs. 0.00

प्रेदियाल

Rent Rs. 0.00

रेंट

S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	3) Francisca Machado		567	
2	Veronica Machado		39023	
3	Deidree Machado		39023	
4	John Baptis Cunha		39023	
5	Ashley Fernandes		39023	
6	Desiree Machado		39023	
7	Frazier Machado		39023	

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

Other Rights इतर हक्क

Name of Person holding rights and nature of rights:

इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Mutation No.

फेरफार नं

Remarks

शेरा

C.





FORM I & XIV

100017116147

Date : 26/05/2023

नमुना नं १ व १४

Page 2 of 2

Taluka TISWADI
तालुका
Village Taleigao
गांव
Name of the Field
शेताचें नांव

Survey No. 71
सर्वे नंबर
Sub Div. No. 16
हिस्सा नंबर
Tenure
सत्ता प्रकार

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 बागायत Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Land not Available for cultivation नासिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्राप्ति	Remarks शेरा
	Nil									

End of Report

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



The record is computer generated on 26/05/2023 at 10:02:18 as per Online Reference Number - 100017116147. 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>



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By receipt No. 25/



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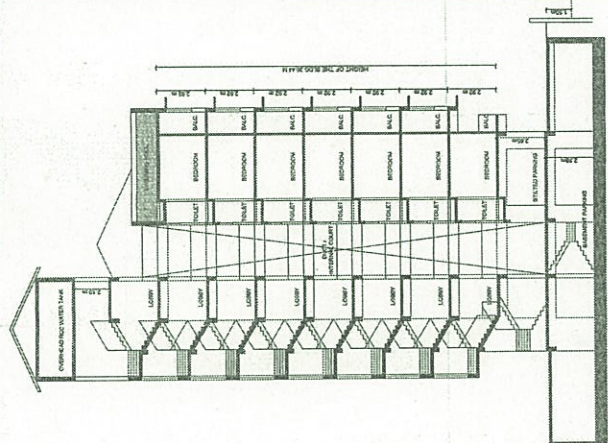


THIS DRAWING AND THE DESIGN ON WHICH IT IS BASED ARE SOLE PROPERTY OF BATTAPRABAD BHASKAR WAGLE AND THEIR USE IS CONDITIONED UPON THE USER'S AGREEMENT NOT TO REPRODUCE OR TO USE FOR ANY OTHER PURPOSE WHOLLY OR IN PART ANY DETAIL THEREIN WITHOUT THE SPECIFIC WRITTEN PERMISSION OF BATTAPRABAD WAGLE.

AREA STATEMENT	
AREA OF PLOT	133.35 SQ. M.
AREA LEFT FOR ROAD VIGNETTE	10.50 SQ. M.
AREA OF PLOT	122.85 SQ. M.
COVERED AREA	270.18 SQ. M.
COVERED AREA	23.10 %
IMPERMEABLE P.A.R.	150%
IMPERMEABLE P.A.R. AREA IN SQ. M.	1971.50 SQ. M.
IMPERMEABLE P.A.R. AREA IN SQ. M.	1525.50 SQ. M.
TOTAL PROPOSED P.A.R.	140.87 %
TOTAL PROPOSED P.A.R.	144.85 x 102
	103

[illegible]

AREA FOR COMPUTING INFRASTRUCTURE TAX = 2635.53 m² + 13.53 m² (Ramp area) + 19.05 m² (open to sky Swimming Pool area)



SECTION AT A A scale 1:100

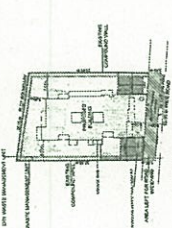


R. DATTAPRASAD BHASAR WAGLE
ARCHITECTS & DESIGNERS

OFFICE: 103 FLOOR, SANGHVI CHAMBERS, 9 Pk. Rd.,
CHANDRAPUR, PUNE - 411 004. Ph: 020-2533404

CONSTRUCTION OF RESIDENTIAL BUILDING
(URBAN ELITE - A PROJECT BY WAGLE'S)
OF "LARG HEARNS" GLO
SURVEY NO 71 / 16, SITUATED
@ TALEHCAD, YISWAGI - TALUKA - GOA.

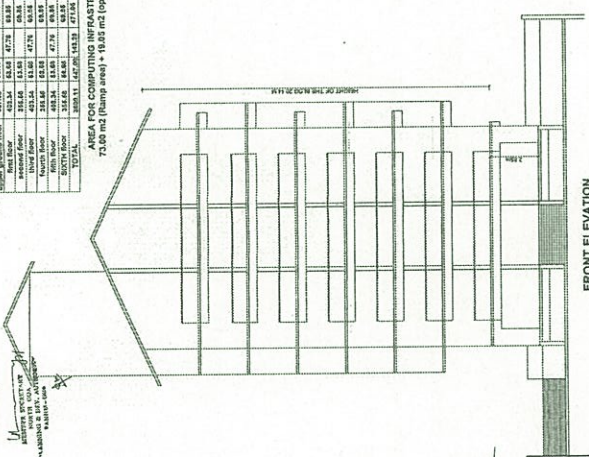
TITLE: APPROVAL DRAWING		SCALE: 1:100
DATE: 20/03/2023	DRAWN BY: Z.L.D.W.	CHK: D.W.
		DRG NO: A-01



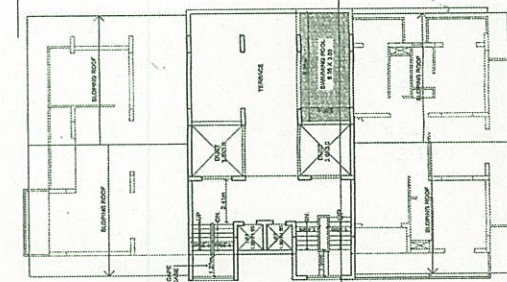
SITE PLAN scale 1:500
PLOT OF LAND BEARING SURVEY NO 71/16 SITUATED
SITUATED @ TALHIGAO VILLAGE, TISWADI - TALUKA - GOA.

Please send response to the
 address held as 25372033
 under resolution No. 244 dated 9
 conditions to you personally.
 Mr. Vijay Kumar 23-04/2012
 On 25372033

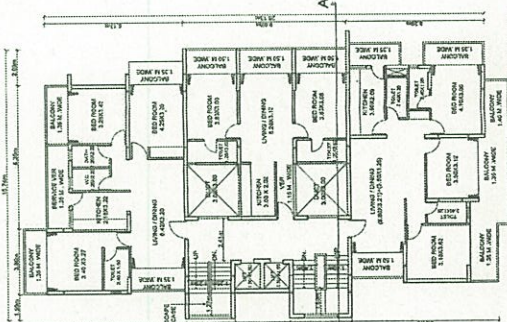
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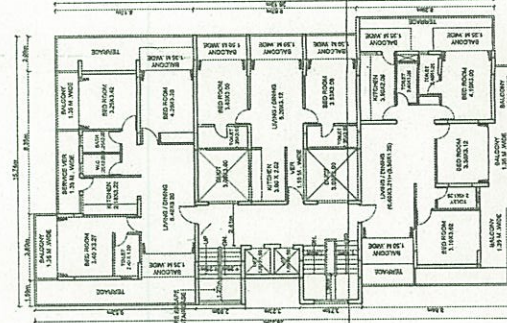
EVALUATION



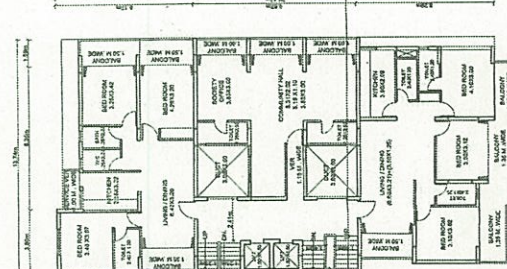
ROOF PLAN



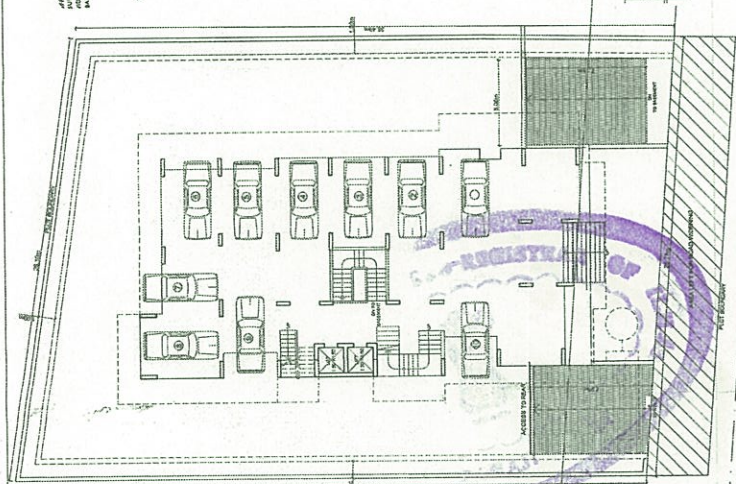
TYPICAL SECOND / FOURTH & SIXTH FLOOR PLAN



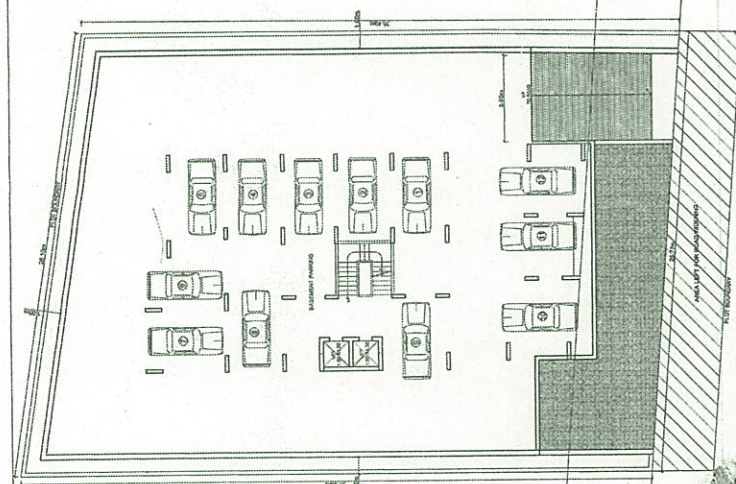
TYPICAL FIRST / THIRD & FIFTH FLOOR PLAN



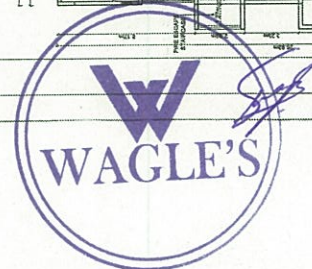
UPPER GROUND FLOOR PLAN

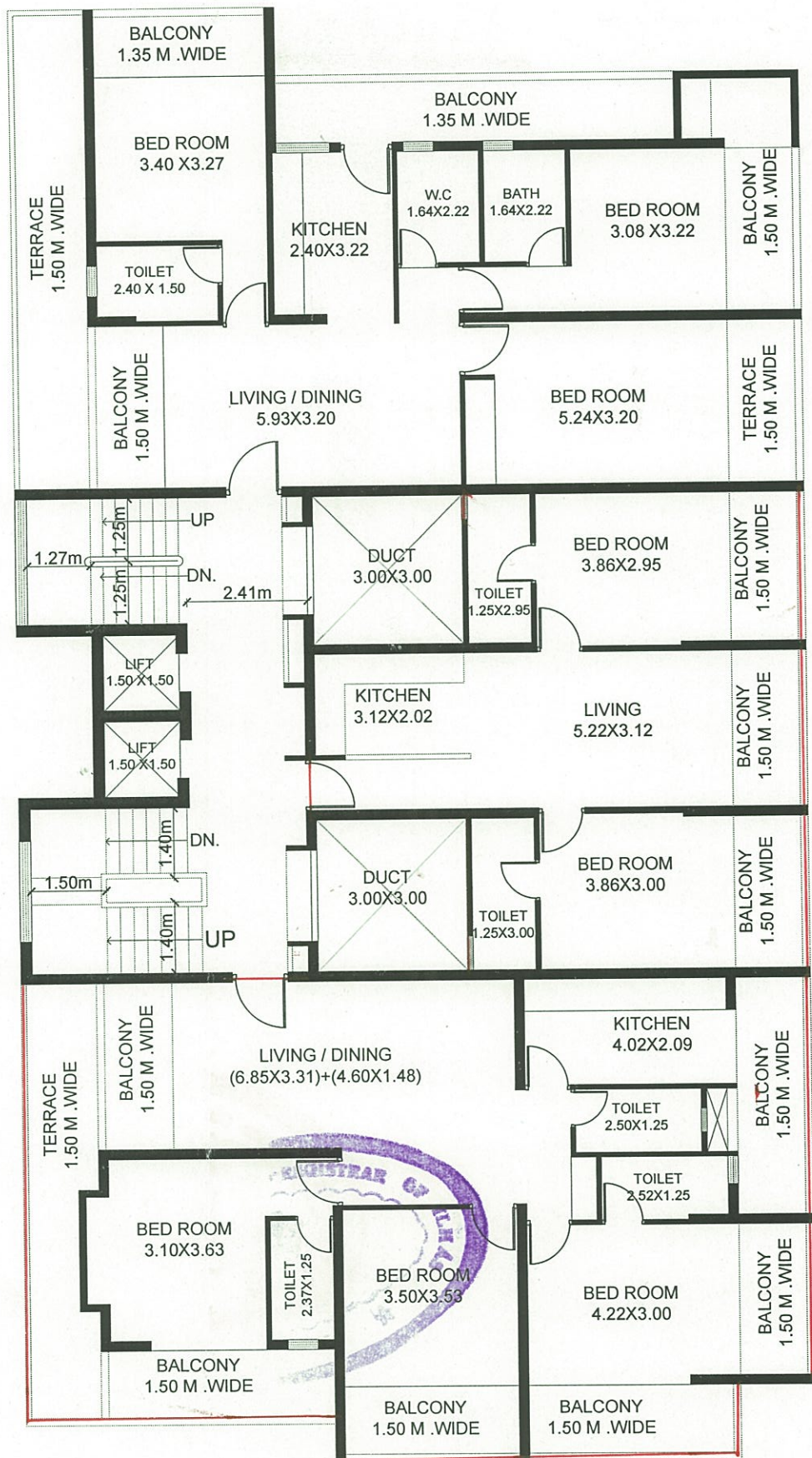


100-443886-1



1. What is the purpose of the study?





103
303
503

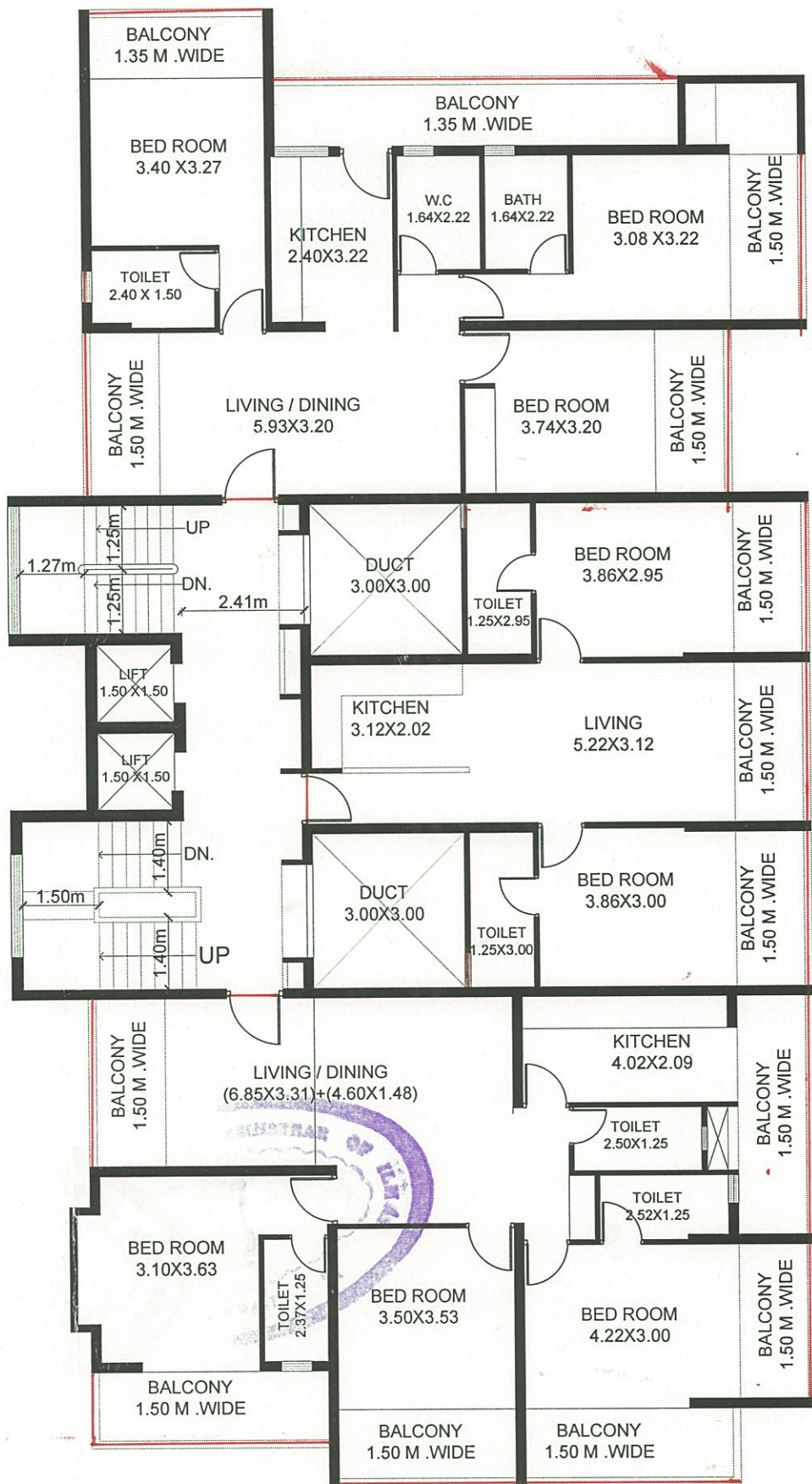
102
302
502 ✓

101
301
501 ✓

TYPICAL FIRST / THIRD & FIFTH FLOOR PLAN

✓





203

403

202

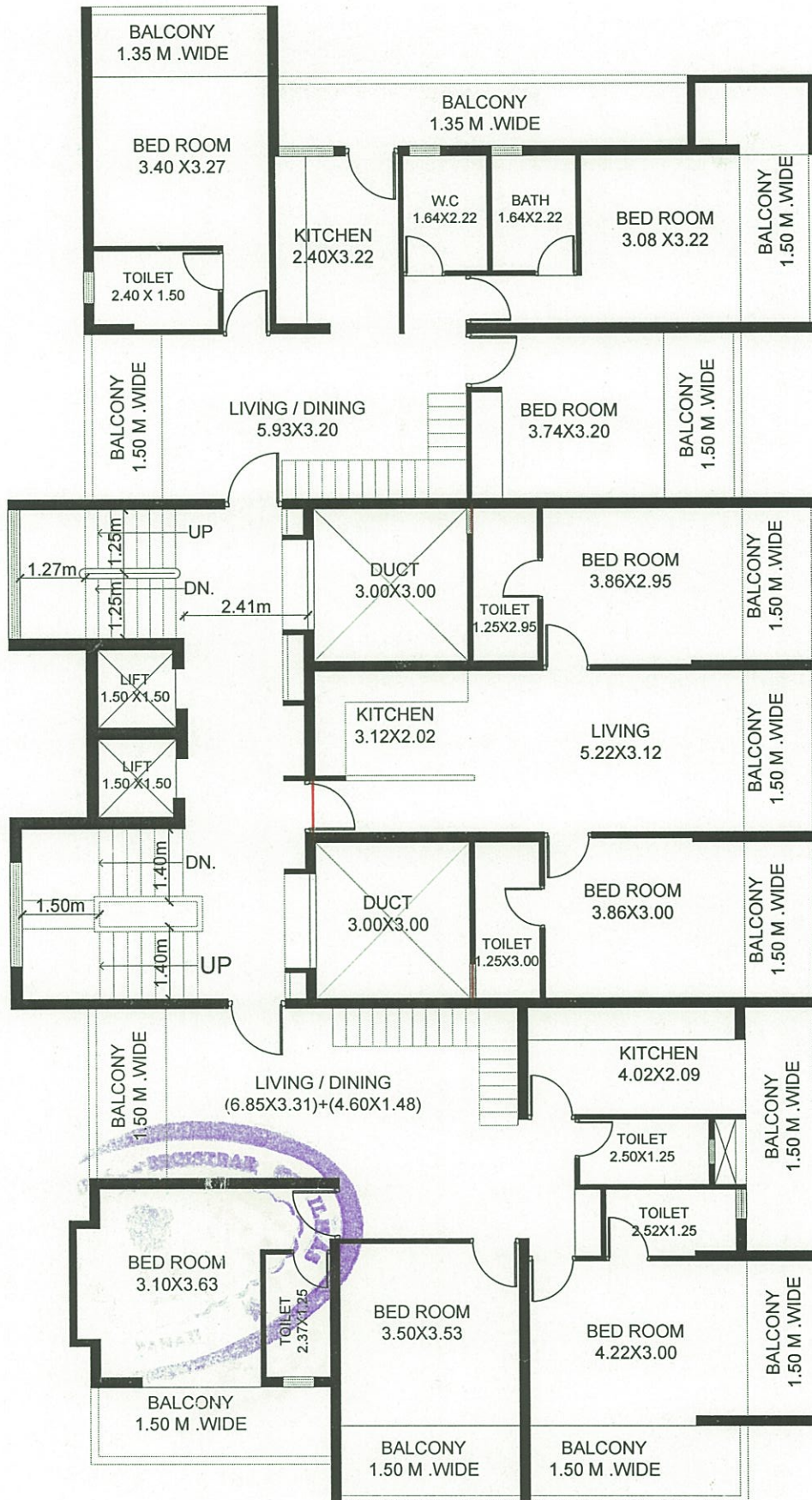
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401

TYPICAL SECOND / FOURTH FLOOR PLAN





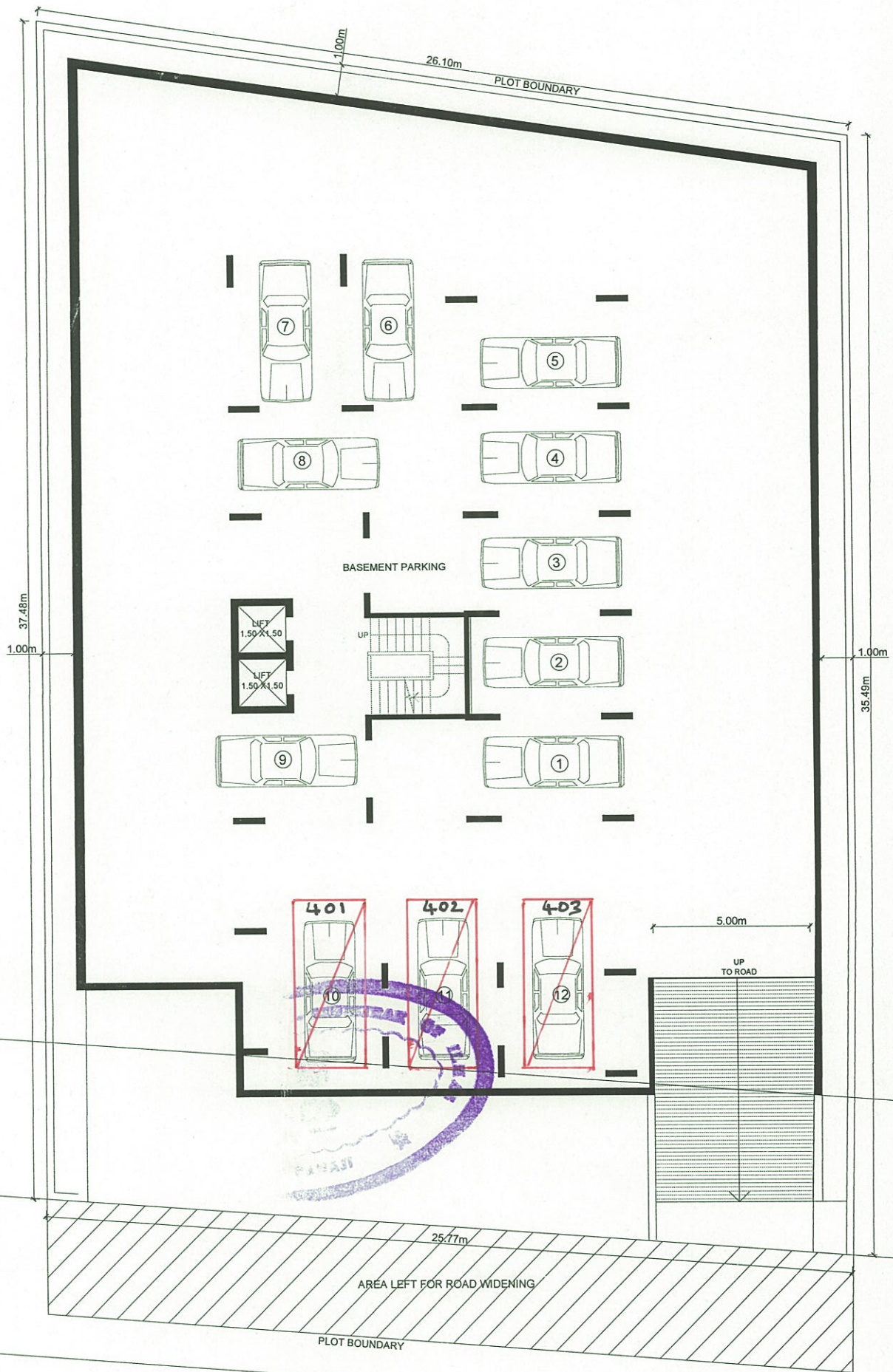
603
PENT HOUSE

602

601
PENT HOUSE

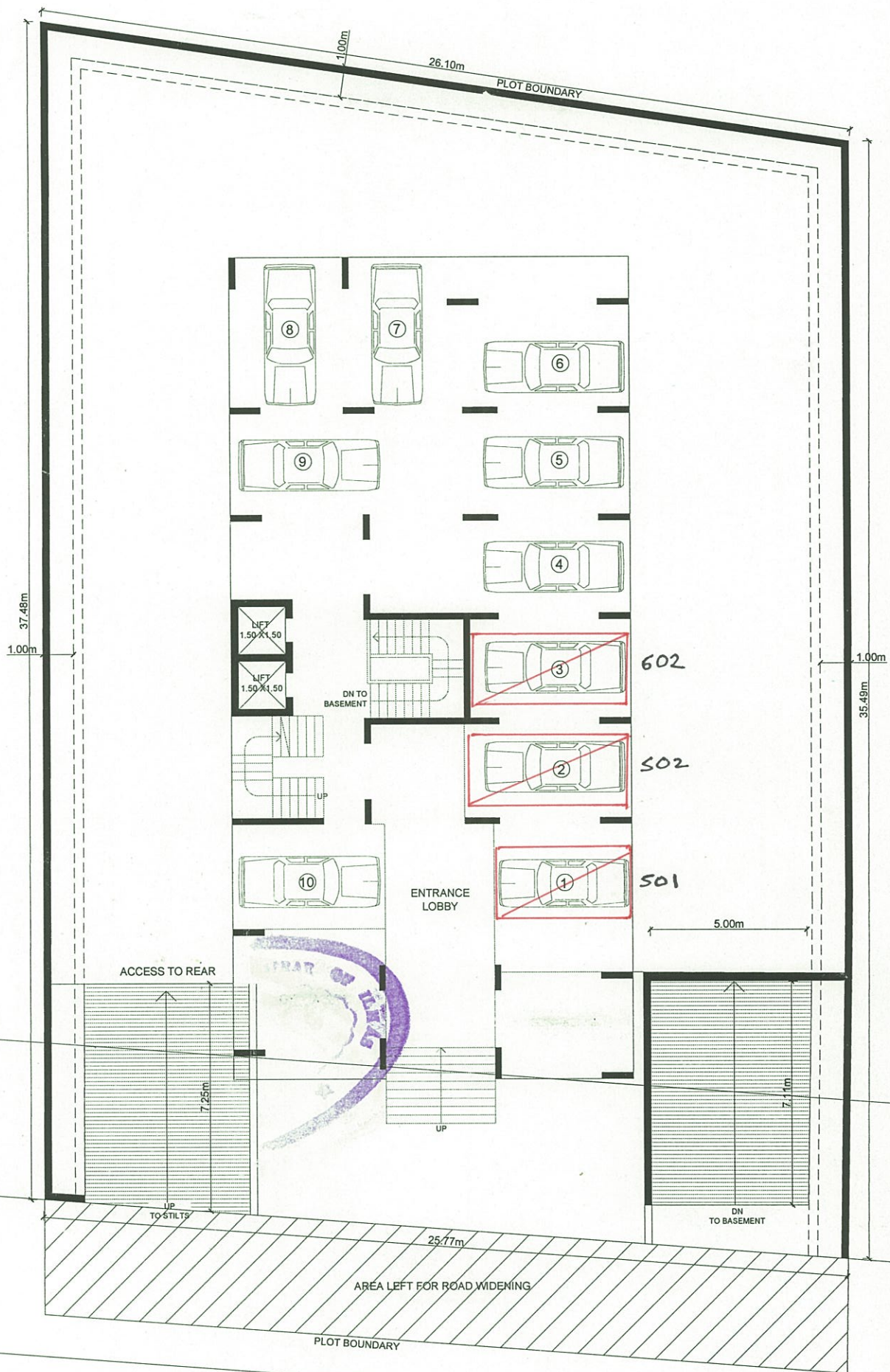
SIXTH FLOOR PLAN





BASEMENT PLAN scale 1:100





STILT FLOOR PLAN scale 1:100





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 09-Jun-2023 10:40:54 am

Document Serial Number :- 2023-PNJ-1711

Presented at 10:18:08 am on 09-Jun-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1536200
2	Registration Fee	921690
3	Mutation Fees	2000
4	Processing Fee	1940
Total		2461830

Stamp Duty Required :1536200/-



















Stamp Duty Paid : 1536200/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAMMIT MADHAV WAGLE -Partner At M/S Wagles ,Father Name:Dr. Madhav Vithal Wagle, Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO , Father Name:Silvester Roberts, Age: 62, Marital Status: Widow ,Gender:Female,Occupation: Other, H. NO. 545, Odlem Bhat, near Bank of India, Taleigao, Tiswadi, Goa, PAN No.:			
2	ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO , Father Name:Silvester Roberts, Age: 62, Marital Status: ,Gender:Female,Occupation: Other, H. NO. 545, Odlem Bhat, near Bank of India, Taleigao, Tiswadi, Goa, PAN No.: , as Power Of Attorney Holder for ASHLEY LUIS FERNANDES			
3	ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO , Father Name:Silvester Roberts, Age: 62, Marital Status: ,Gender:Female,Occupation: Other, H. NO. 545, Odlem Bhat, near Bank of India, Taleigao, Tiswadi, Goa, PAN No.: , as Power Of Attorney Holder for DESIREE VALERIE MACHADO			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO , Father Name:Silvester Roberts, Age: 62, Marital Status: ,Gender:Female,Occupation: Other, H. NO. 545, Odlem Bhat, near Bank of India, Taleigao, Tiswadi, Goa, PAN No.: , as Power Of Attorney Holder for BAPTIST JOHN D CUNHA			
5	ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO , Father Name:Silvester Roberts, Age: 62, Marital Status: ,Gender:Female,Occupation: Other, H. NO. 545, Odlem Bhat, near Bank of India, Taleigao, Tiswadi, Goa, PAN No.: , as Power Of Attorney Holder for DEIDREE ANNE MACHADO			
6	ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO , Father Name:Silvester Roberts, Age: 62, Marital Status: ,Gender:Female,Occupation: Other, H. NO. 545, Odlem Bhat, near Bank of India, Taleigao, Tiswadi, Goa, PAN No.: , as Power Of Attorney Holder for FRAZIER ANTONIO CANUTE MACHADO Alias FRAZIER MACHADO			
7	ERMINA MARTHA ANTONETTA FRANCISCA ROBERT MACHADO , Father Name:Silvester Roberts, Age: 62, Marital Status: ,Gender:Female,Occupation: Other, H. NO. 545, Odlem Bhat, near Bank of India, Taleigao, Tiswadi, Goa, PAN No.: , as Power Of Attorney Holder for VERONICA DEBORAH MACHADO Alias VERONICA LILIAN DEBORAH GAYLE MACHADO			
8	SAMMIT MADHAV WAGLE -Partner At M/S Wagles , Father Name:Dr. Madhav Vithal Wagle, Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa, PAN No.:			
9	SAMMIT MADHAV WAGLE , Father Name:Dr. Madhav Vithal Wagle, Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa, PAN No.: , as Power Of Attorney Holder for POOJA MADHAV WAGLE-Partner At M/S Wagles			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SHUBHAM M KARVINKOP, Age: 23, DOB: 1999-09-13 , Mobile: 7020942502 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403001, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: Pavan Shetye, Age: 29, DOB: 1993-07-11 , Mobile: 9049385551 , Email: , Occupation: Advocate , Marital status : Married , Address: 403006, Chimbél, Tiswadi, NorthGoa, Goa			

Apparatus
9/6/2023
Sub Registrar

Sub-Registrar
THA

Document Serial No:-2023-PNJ-1711

Book :- 1 Document

Registration Number :- **PNJ-1-1613-2023**

Date : 09-Jun-2023

Approved
9/6/2023
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

REGISTRAR
TISWADI

