



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of :₹ 387900/-
(Rupees Three Lakh Eighty Seven Thousands Nine Hundred only)
PAID VIDE E-RECEIPT NO 202400496197 DATED :02-Jul-2024,
IN THE GOVERNMENT TREASURY.



[Signature]

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

MR - REGISTRAR
MORMUGAO

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400041656
DOCUMENT SERIAL NUMBER	:	2024-MOR-1417
DATE OF PRESENTATION	:	03-Jul-2024
DOCUMENT REGISTRATION NUMBER	:	MOR-1-1334-2024
DATE OF REGISTRATION	:	03-Jul-2024
NAME OF PRESENTER	:	Eknath Shankar Dhuri
REGISTRATION FEES PAID	:	₹258580/-
PROCESSING FEES PAID	:	₹980/-
MUTATION FEES PAID	:	₹2000/-





**Government of Goa
Directorate of Accounts**

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



Echallan No: 202400496197

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 02/07/2024 16:54:38

Name and Address of Party: Estilo | 9823260020
Pedem Mapusa Goa

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 387900.00

Total Amount: ₹ 387,900.00

(Rs. Three Lakh Eighty Seven Thousand Nine Hundred Only)

Department Data:

202400041656 NOTARY|202400041656 NOTARY

Bank ref No:

CK00CBUSG1

Status:

Success

Payment Date:

02/07/2024 17:12:32

Payment Gateway:

SBI_MOPS

Print Date: 02/07/2024 17:21:49

2024-MOR-1417
03/07/2024

DEED OF SALE

THIS DEED OF SALE is made on this 02nd day of the Month of July
in the year 2024 at Vasco-da-Gama.

BETWEEN

[1] (a) SHRI DILIP RAMCRISNA SALGAOCAR son of Late
Ramcrishna Mahadev Salgaocar, aged 76 years, businessman

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holding PAN Card No , . and Aadhaar card no.

, having registered Mobile no. . AND his wife

[b] DR. SMT. PRAMOD DILIP SALGAOCAR daughter of Shri Prabhakar Mahatme, aged 73 years, business, holding PAN Card No and Aadhaar card no. ; having

registered Mobile no. both resident of 196/E/4, Sharvani, Near Government Sports Complex, Pedem, Mapusa, Bardez, Goa, hereinafter referred to as the "LAND OWNERS/

VENDORS" (which expression unless repugnant to the context will mean and include their respective legal heirs, executors, administrators, successors and assigns) of the FIRST PART

AND

[2] M/s ESTILO MODERNO REALTY PRIVATE LIMITED, a company incorporated under the Indian Companies Act 1956, holding PAN card No. , having its registered office at Karaswada

Industrial Estate, Mapusa, Bardez Goa, having CIN No. U70101GA4012PTC007054 and represented in this Deed by its duly authorized Director, MRS. PALLAVI SAGAR SALGAOCAR, daughter of Shri. Umesh Narayan Prabhu Zantye, aged 47 years, business women, holding PAN card No. and Aadhaar Card No.

, having registered Mobile no. , E-mail: pallavisalgaocar@gmail.com, Indian National, residing at 196/E/4, Sharvani, Near Government Sports Complex, Pedem, Mapusa, Bardez, Goa, duly authorized by Board Resolution passed at the meeting of Board of Directors held on 07/02/2020, hereinafter referred to as the "PURCHASER" (which expression unless repugnant to the context will mean and include its administrators, successors and assigns) of the OTHER PART

WHEREAS the parties to this Deed are Indian Nationals.

WHEREAS the Land owners are represented herein by their son Dr. SAGAR DILIP SALGAOCAR, aged 48 years, business, holding PAN



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Card No. _____ and Aadhaar card no. _____
 having registered mobile no. _____, residing at 196/E/4,
 Sharvani, Near Government Sports Complex, Pedem, Mapusa,
 Bardez, Goa, as duly constituted Attorney by virtue of Special
 Power of Attorney dated 04/04/2022, bearing registration no.
 4859/2022, duly executed and registered before the Public Notary
 Shri S.J. Sardesai having office at Mapusa, Goa, having registration
 no. 10/78.



WHEREAS by virtue of Special Power of Attorney dated
 04/04/2022, the said attorney DR. SAGAR DILIP SALGAOCAR has
 signed the present Deed on behalf of the Landowners, and he has
 been represented in the office of the Sub-Registrar of Mormugao
 by its authorized representative MR. AKASH SANDEEP ACHARI, son
 of Shri. Sandeep Achari, aged 34 years, service, married, holding
 Aadhar card no. _____ and PAN Card No. _____,
 resident of C/O: Yeshwant R. Polgi, H. No. 102, Near Laxmi Garage,
 Zuarinagar, Mormugao, South-Goa, 403726, vide the Special
 Power of Attorney dated 17/08/2023 duly registered before the Sub
 Registrar of Mormugao in the Book: POA Register Document
 bearing Registration No. MOR-POA Register- 37-2023, Document
 Serial No: 2023-MOR-1551, to present this Deed for Sale for
 registration and to complete all necessary formalities connected
 therewith on his behalf.

WHEREAS the Purchaser herein has signed/executed the present
 Deed of Sale through its Director and is represented in the Office
 of the Sub-Registrar of Mormugao by its authorized representative
 Shri Eknath S. Dhuri, S/o Shri Shankar Dhuri, aged 51 years,
 married, having Aadhar Card bearing No. _____, PAN
 Card bearing No. _____, Registered Mobile No. _____,
 E-mail: eknathdhuri@estilomoderno.in, resident of
 The Colonia, H. No. 135 - A/1 (RV-2), Zoriwada, Davorlim, Salcete,
 South Goa, 403707, vide the Special Power of Attorney dated
 17.08.2023 duly registered before the Sub Registrar of Mormugao

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in the Book: POA Register Document bearing Registration No. MOR-POA Register- 36-2023, Document Serial No: 2023-MOR-1552, to present this Deed for Sale for registration and to complete all necessary formalities connected therewith on behalf of the Purchaser.



AND WHEREAS in the Village of Sancoale, Taluka Mormugao, within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, exists a property known as "PAMPACHEM PAMPAULEM", admeasuring an area of 19,950 square meters, surveyed under survey Nos. 260/9 and 259/8, of Village Sancoale. This property is hereinafter referred to as the said "Entire Property" and is more particularly described in Schedule I written here under.

The portion of the said entire property surveyed under No.259/8 of village Sancoale is hereinafter referred to as the "Said Property" and the same is more particularly described in Schedule II written here under.

AND WHEREAS the said entire property was purchased vide a Deed of Purchase and Sale with Discharge by Ramacrisna Madeva Salgaoncar in the capacity of Head of the Family/Karta (Maioral da suasociedade familiar tacita) from Jose Reginaldo Ralino de Souza and his wife D. Annie a Porta de Souza, Assumpcao Baltazar Oscar de Souza and his wife D. Lene de Souza, and Erlico Tiburcio de Santa Filomena de Souza, bachelor, all residents of London and represented in the Deed by their Attorney Jose Rosario Damaciano de Souza alias Jose Damascino Rosario de Souza. The said Deed was executed on 13th January 1965 in the notarial office of Special Municipal Court of Mormugao before interim escrivao notary Solicitor Babacier de Menezes and registered in the Book of Deeds at No.144 at folio 34 to 37 overleaf.

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AND WHEREAS by virtue of a Deed dated 27.03.1967, executed by Ms. Sunil Ramcrisna Salgaocar, daughter of Ramcrisna Madeva Salgaocar, she relinquished and surrendered all her rights, interests, title, claim in the properties of the Hindu Undivided Family, including the said entire property in favour of Ramcrisna Madeva Salgaocar, Prakash Ramcrisna Salgaocar, Dilip Ramcrisna Salgaocar and Anand Ramcrisna Salgaocar, all coparceners of Hindu Undivided Family. The said Deed was duly registered under No. 666 at pages 187 to 206 of Book I, Volume 27, before the Sub-Registrar of Mormugao.

AND WHEREAS by virtue of the said Deed a trust name SUNIL TRUST was formed and the members of the Hindu Undivided Family handed over to the trust the Trust Fund.

AND WHEREAS by virtue of a Deed dated 15.3.1974, executed by Ms. Surekha Ramcrisna Salgaocar, daughter of Ramcrisna Madeva Salgaocar, she relinquished and surrendered all her rights, interests, title, claim, including the said entire property in the properties of the Hindu Undivided Family in favour of Ramcrisna Madeva Salgaocar, Prakash Ramcrisna Salgaocar, Dilip Ramcrisna Salgaocar and Anand Ramcrisna Salgaocar, all coparceners of Hindu Undivided Family. The said Deed was duly registered under No.122 at pages 372 to 390 of Book I, Volume 19, before the Sub-Registrar of Mormugao.

AND WHEREAS by virtue of the said Deed a trust name SUREKHA TRUST was formed and the members of the Hindu Undivided Family handed over to the trust the Trust Fund.

AND WHEREAS by virtue of a Deed dated 29.03.1976, executed by Ms. Sushama Ramcrisna Salgaocar, daughter of Ramcrisna Madeva Salgaocar, she relinquished and surrendered all her rights, interests, title, claim in the properties of the Hindu Undivided Family, including the said entire property in favour of Ramcrisna

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Madeva Salgaocar, Prakash Ramcrisna Salgaocar, Dilip Ramcrisna Salgaocar and Anand Ramcrisna Salgaocar, all coparceners of Hindu Undivided Family. The said Deed was duly registered under No. 666 at pages 187 to 206 of Book I, Volume 27, before the Sub-Registrar of Mormugao.



AND WHEREAS by virtue of the said Deed a trust named SUSHAMA TRUST was formed and the members of the Hindu Undivided Family handed over to the trust the Trust Fund.

AND WHEREAS on 4.4.2000 a Memorandum of Understanding of Family Settlement (MOU) was executed between Ramcrisna Madeva Salgaocar as the First Party and Prakash Ramcrisna Salgaocar, Dilip Ramcrisna Salgaocar, Anand Ramcrisna Salgaocar, Mrs. Sunil Somnath Prabhu Dessai, Mrs. Surekha Gautam Herekar and Mrs. Sushama Prakash Kuncolienkar as the Second Parties. By the said MOU of Family Settlement the assets of Ramcrisna Madeva Salgaocar HUF (I), Ramcrisna Madeva Salgaocar HUF (II) and Ramcrisna Madeva Salgaocar HUF (III) were divided upon the death of Mrs. Radhabai Ramcrisna Salgaocar who was the member of the said three HUF's.

AND WHEREAS by the said Memorandum of Understanding of Family Settlement dated 4.4.2000 the said entire property along with some other properties came to be allotted to Dilip Ramkrishna Salgaocar the VENDOR No 1 hereinabove.

AND WHEREAS the Vendor number 2 upon her marriage with the Vendor no. 1 has acquired half share/title in all the properties of the Vendor no. 1, including the said entire property.

AND WHEREAS vide a Deed of Sale dated 13th November 2015, registered in the Office of the Sub-Registrar of Mormugao at Vasco da Gama under Registration Number MOR-BKI-01641-2015 CD Number MORD11 on 13-11-2015 the VENDORS carved a plot

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denominated as PLOT A admeasuring 3024 sq. mtr out of the said entire property more particularly out of Survey No 259/8 of Village Sancoale and sold the same to the PURCHASER herein.



AND WHEREAS vide a agreement for sale dated 2nd July 2019, registered in the Office of the Sub-Registrar of Mormugao at Vasco da Gama under Registration Number MOR-1-1347-2019 document serial Number 2019 MOR 1377 on 4th July 2019 the VENDORS carved a plot denominated as PLOT B admeasuring 1815 sq. mtr out of the said entire property more particularly out of Survey No 259/8 of Village Sancoale and sold the same to the PURCHASER herein.

AND WHEREAS the conversion Sanad in respect to said Plot C has already been obtained from the office of The Deputy Collector Mormugao bearing no. AC-II/MOR/SG/CONV/87/2021/8504 dated 27.06.2022.

AND WHEREAS the Purchaser has approached the Vendor to sell said Plot C, admeasuring an area of 1915.34 Sq. Mtrs. which shall hereinafter be referred to as said 'PLOT C' and which is more particularly described in Schedule III written hereunder written and better shown delineated in red colour boundary line in the plan annexed hereto (hereinafter referred to as the said 'PLOT C').

AND WHEREAS the Vendors have agreed to sell said PLOT C to the Purchaser for the total consideration of Rs. 86,19,030/- (Rupees Eighty Six Lacs Nineteen thousand thirty only) which is its present market value on the following terms and conditions.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. The VENDORS have agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase from the VENDORS the said PLOT C admeasuring an area of 1915.34 Sq. mtrs. which is more

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particularly described in III written hereunder written and better shown delineated in red colour boundary line in the plan annexed hereto.



2. That the total consideration Rs. 86,19,030/- (Rupees Eighty Six Lacs Nineteen thousand thirty only) is being set off against handing over of two apartments to be constructed in the said PLOT C situated on the First floor having an area of 103.00 square meters each along with full rights to all common amenities like the swimming pool, club house and all other recreational facilities to be provided to apartment other purchasers in the building to be constructed in the said Plot C.
3. The Parties further agree that TDS @ 1% under Section 1941A of Income Tax Act shall be deducted on the total consideration amount.
4. The PURCHASER intends to undertake development works in the said PLOT C and for this purpose will be preparing plans, getting permissions and approvals. The VENDORS hereby agree to execute an irrevocable power of attorney in favour of the PURCHASER or its nominee in order to apply for all Licenses and permissions for the development of the said PLOT C.
5. The VENDORS specifically declare that :
 - (a) They have not entered into any other agreement/Deed in respect to the said PLOT C with any third person(s).
 - (b) The said PLOT C is free from all encumbrances, liens, mortgage, attachment or charge of any nature whatsoever and that there is no Decree of any Court or Tribunal in respect of the SAID PLOT C.
 - (c) That there are no legal impediments or any other obstructions that may deter or may affect the right of the PURCHASER in purchasing the said PLOT C.

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6. At the time of this Deed of Sale the Possession of the said PLOT C has been handed over to the PURCHASER.

7. All amounts towards stamp duty and registration fee shall be paid by the PURCHASER.

8. The VENDORS have executed this Deed out of their own free will and consent and without any coercion, force or undue pressure.

9. In pursuance to the Notification No. RD/LND/LRC/318/77 dated 21/08/1978 by Secretary (Revenue) Government of Goa, the VENDORS declares that the said PLOT C does not belong to Schedule Caste or Schedule Tribe and as such previous sanction of Collector of South Goa is not required for transfer of said PLOT C in favour of the PURCHASER.

10. The aforesaid consideration of Rs. 86,19,030/- (Rupees Eighty Six Lacs Nineteen thousand thirty only) is the fair market value of the said PLOT C which is settlement zone as S-1 situated at Sancoale.

SCHEDULE I
(DESCRIPTION OF ENTIRE PROPERTY)

ALL THAT property known as "PAMPACHEM PAMPAULEM" admeasuring about 19,950.00 Sq. meters surveyed under Survey No. 260/9 and Survey No. 259/8 of village Sancoale, Sub-District of Registration of Mormugao Taluka, District of South Goa, State of Goa, registered in the Land Registration No. 7145 and the Land Revenue No. 495 and 505 which is bounded as under:

The portion of the said entire property surveyed under No. 260/9 is bounded as follows:

On the East : By survey No.261/1 of Village Sancoale;
On the West : By survey No.260/8 of Village Sancoale;
On the North: By survey No.260/2 of Village Sancoale; and

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On the South: By road and

The portion of the property surveyed under No. 259/8 is bounded as follows:

On the East : By survey No.259/9 of Village Sancoale;
On the West : By survey no.259/7 of Village Sancoale;
On the North: By road; and
On the South: By survey No.250/11 of Village Sancoale.



SCHEDULE II
(DESCRIPTION OF BALANCE PROPERTY)

ALL THAT part of the property known as 'PAMPACHEM PAMPAULEM', admeasuring about 14200 square meters surveyed under Survey No. 259/8 of Village Sancoale, Sub-District of registration of Mormugao Taluka, District of South Goa, State of Goa, registered in the Land Registration no. 7145 and the Land Revenue nos. 495 and 505 being part and parcel of the larger property described in Schedule I herein above and the same is bounded as under:

On the East : By Survey No. 259/9 of Village Sancoale.
On the West : By Survey No. 259/7 of Village Sancoale.
On the North : By Road, and
On the South : By survey No. 250/11 of Village Sancoale.

SCHEDULE III
(DESCRIPTION OF SAID PLOT C)

ALL THAT PLOT C admeasuring an area of 1915.34 Sq. Meters of the property bearing survey no. 259/8 of village Sancoale, Sub-District of registration of Mormugao Taluka, District of South Goa, State of Goa, being part of the larger property described in Schedule I and II herein above and better shown delineated in red colour boundary line in the plan annexed to this Deed and the same is bounded as under:

On the East : By Survey No. 259/9 of Village Sancoale.
On the West : By Survey No. 259/7 of Village Sancoale.
On the North : By the property belonging to purchaser herein.
On the South : By balance property of survey No. 259/8 of Village Sancoale.

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IN WITNESS WHEREOF THIS DEED OF SALE IS SIGNED BY THE
PARTIES HERETO ON THE DATE HEREINABOVE MENTIONED

SIGNED AND DELIVERED BY
THE WITHIN NAMED
LANDOWNERS REPRESENTED
BY THEIR POA HOLDER
Dr. SAGAR D. SALGAOCAR

Salgaocar

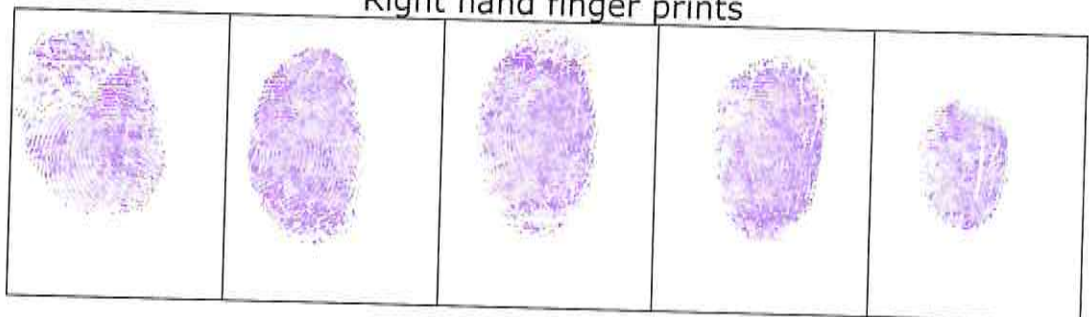


LHTI

Left hand finger prints



Right hand finger prints



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SIGNED AND DELIVERED BY
THE WITHIN NAMED PURCHASER
M/s ESTILO MODERNO REALTY PVT.
LIMITED REPRESENTED BY IT'S DULY
AUTHORIZED DIRECTOR
MRS. PALLAVI SALGAOCAR

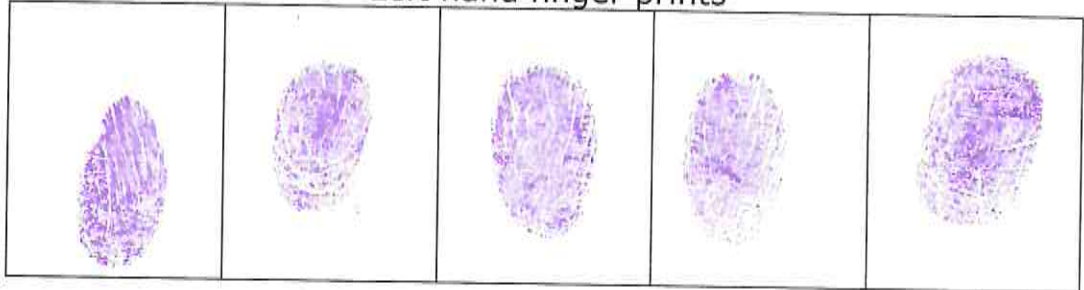
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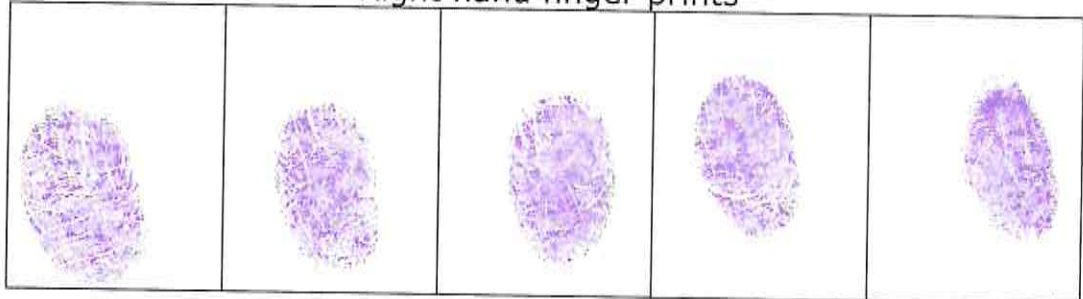
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Left hand finger prints



Right hand finger prints



In Presence of:

1. Mahadev Ramakant Shetkar

Address: 54 B, Gulduve, Sawantwadi Road,
Nr. Sateri Temple, Gulduve, Shetkarwadi,
Talavane, Sindhudurg, Maharashtra- 416 513.

Shetkar

2. Prathamesh S. Parastekar

Address:- 1376/1, BSF-49, Block-B
Commercial and Residential Complex Goa.
Near Kavlekar Super Market, Alto-Porvorim,
S.O, North Goa, 403521.

Parastekar

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SCALE = 1:1000



PROJECT DEVELOPED WITH
DEVELOPMENT PERMISSION
REF NO. MPDA/7-S-232/2017-18/1407
DATED 23/03/2018. RENEWAL OF
DEVELOPMENT REF. NO.
MPDA/7-S-232/2019-20/865.
COMPLETION CERTIFICATE REF NO
MPDA/7-S-232/2023-24/219 DATED
25/05/2023

PROJECT DEVELOPMENT PERMISSION
REF No. MPDA/7-S-232/2016-17/85
DATED 25/04/2016. COMPLETION
CERTIFICATE REF. NO.
MPDA/7-S-232/2019-20/1490



Ar. Rajani Shet
AR/0006/2022
CA/2007/40599

TO CORTALIM PROPOSED 30M WIDE ACCESS ROAD TO VASCO

SITE PLAN

POA Holder
(ERNATH DHUR)





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Jul-2024 12:00:11 pm

Document Serial Number :- 2024-MOR-1417

Presented at 11:57:23 am on 03-Jul-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	387900
2	Registration Fee	258580
3	Mutation Fees	2000
	Processing Fee	920
Total		649400



Stamp Duty Required :387900/-

Stamp Duty Paid : 387900/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Eknath Shankar Dhuri ,Father Name:Shankar Dhuri, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Davorlim Salcete Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Akash Sandeep Achari , Father Name:Sandeep Achari, Age: 34, Marital Status: ,Gender:Male,Occupation: Service, House No 102 Laxmi Garage Zuarinagar Sancoale Goa, PAN No.: , as Power Of Attorney Holder for Sagar Dilip Salgaocar			
2	Eknath Shankar Dhuri , Father Name:Shankar Dhuri, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, Davorlim Salcete Goa, PAN No.: , as Power Of Attorney Holder for Pallavi Sagar Salgaocar			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Prathamesh Suryakant Parastekar, Age: 30, DOB: 1994-05-07, Mobile: 7875232958, Email: , Occupation: Advocate, Marital status : Unmarried, Address: 403521, Alto Porvorim Goa, Alto Porvorim Goa, Penha-de-franca, Bardez, North Goa, Goa			
2	Name: Mahadev Ramakant Shetkar, Age: 27, DOB: 1996-07-17, Mobile: 7261980820, Email: , Occupation: Service, Marital status : Unmarried, Address: 403726, Sancoale Goa, Sancoale Goa, Sancoale, Mormugao, South Goa, Goa			



Sub Registrar

SUB-REGISTRAR
MORMUGAO



Document Serial Number :- 2024-MOR-1417

Book :- 1 Document
Registration Number :- MOR-1-1334-2024
Date : 03-Jul-2024

[Handwritten Signature]

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

Sub-Registrar
MORMUGAO

