

**TRUE COPY**

(Rupees Three lakhs Thirty Two Thousand only)

For CITIZEN CREDIT CO-OP. BANK LTD.



*Delha*  
Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SAPNA BARRIER CO-OP. HSG SOCIETY LTD  
ST. JOQUIM ROAD, BORDA,  
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD



INDIA

NON JUDICIAL **गुजरात**  
FEB 12 2021

171428  
11:22

Rs. 0332000/- PB7223

STAMP DUTY

GOA

Name of Purchaser... TWINKLE STAR DEVELOPERS



*Terence Rodriguez*

**DEED OF SALE**

This Deed of Sale is made at Margao, Goa on this 18<sup>th</sup> day of the month of February, year 2021 -

-BETWEEN-

M/S RELIANCE BUILDERS, a partnership firm duly registered under the Indian Partnership Act, 1932 registered with the Registrar of Firms at Margao under registration No. 112 dated 1<sup>st</sup> April 1984 having its office at Reliance House, Isidorio Baptista road, Margao, Salcete, Goa, holding PAN card bearing No. ██████████, duly represented in this deed by its partners,

a) MR. INESIO ALMEIDA COUTINHO alias MR. INEZ ALMEIDA COUTINHO alias MR. ANUNCIACAO INESIO ALMEIDA COUTINHO, son of late Jose Pedro Longuinho Almeida Coutinho, aged about 71 years, married, businessman, holding PAN card bearing No. ██████████ Aadhaar card bearing No. ██████████ cell No. 9822100817, resident of 7, Donum Dei, behind Hotel Colva Plaza, Per Seraulim, Salcete, Goa,

b) MRS. YVETTE ALMEIDA COUTINHO alias MRS. YVETTE CECILIA ALMEIDA COUTINHO, wife of Mr. Inesio Almeida Coutinho, daughter of Mr. Francis Coutinho, aged about 65 years, married, engaged in business, holding PAN card bearing No. ██████████ Aadhaar card bearing No. ██████████ cell No. 9822100817, resident of 7, Donum Dei, behind Hotel Colva Plaza, Per Seraulim, Salcete, Goa,

c) MISS AVRIL ALMEIDA COUTINHO, daughter of Mr. Inesio Almeida Coutinho, aged about 37 years, married, engaged in business, holding PAN card bearing No. ██████████ Aadhaar card bearing No. ██████████ cell No. 9822100817, resident of 7, Donum Dei, behind Hotel Colva Plaza, Per Seraulim, Salcete, Goa,

d) MISS ANDREA ALMEIDA COUTINHO, daughter of Mr. Inesio Almeida Coutinho, aged about 36 years, married, engaged in business, holding PAN card bearing No. ██████████ Aadhaar card bearing No. ██████████ cell No. 9822100817, resident of 7, Donum Dei, behind Hotel Colva Plaza, Per Seraulim, Salcete, Goa,



e) MISS ASTRID ALMEIDA COUTINHO, daughter of Mr. Inesio Almeida Coutinho, aged about 33 years, married, engaged in business, holding PAN card bearing No. [REDACTED] Aadhaar card bearing No. [REDACTED], cell No. 9822100817, resident of 7, Donum Dei, behind Hotel Colva Plaza, Per Seraulim, Salcete, Goa, and shall herein after be referred to as the "VENDORS" ( which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include all the partners of the firm for the time being in force and such other persons who may enter the partnership in future, their heirs, successors, legal representatives, administrators, executors and assigns) of the FIRST PART -

AND

2. TWINKLE STAR DEVELOPERS, a partnership firm duly registered under the Indian Partnership Act, 1932 registered with the Registrar of Firms at Margao under registration No. MGO-F-117-2020 dated 19<sup>th</sup> November 2020 having its registered office at 207/1, near Colva Police Station, Madel, Colva, Salcete, Goa, 403708, holding PAN card bearing No. [REDACTED] duly represented in this deed by its partners,

a) MR. TERENCE RODRIGUES, son of Mr. Patrick Rodrigues, aged about 43 years, married, businessman, holding PAN card bearing No. [REDACTED], Aadhar card bearing No. [REDACTED] cell No. 9604199129, and

b) MR. PETER ANTHONY GOMES, son of Mr. Cassiano Gomes, aged about 43 years, bachelor, engaged in service, holding PAN card bearing No. [REDACTED] Aadhar card bearing No. [REDACTED] cell No. 9049609461, resident of house No.483, Orel, Assolna, Salcete, Goa, and shall herein after be referred to as the "PURCHASERS" ( which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include all the partners of the firm for the time being in force and such other persons who may enter the partnership in future, their heirs, successors, legal representatives, administrators, executors and assigns) of the OTHER PART -

All the parties to this deed are Indian Nationals.



The partners of the Vendors at serial No.1b,d and e are duly represented in this deed by the partner of the Vendor at serial No.1a by virtue of Power of Attorney dated 21<sup>st</sup> November 2006 duly executed before the Notary K.S.Angle of Margao under registration No. 15441.

The partner of the Vendors at serial No.1c is duly represented in this deed by the partner of the Vendor at serial No.1a by virtue of Power of Attorney dated 24<sup>th</sup> July 2004 duly executed before the Notary K.S.Angle of Margao under registration No.8854.

The partner of the Vendors at serial No.1a is duly represented in this deed to appear before the Sub-Registrar of Salcete at Margao by Mr. Govind Tirodkar, son of Mr. Rajaram Tirodkar, aged about 44 years, married, in service, holding PAN card bearing No. ~~XXXXXXXXXX~~ Aadhaar card bearing No. ~~XXXXXXXXXX~~ cell No. 9923497822, resident of Pajifond, Margao, Salcete, Goa, by virtue of Special Power of Attorney dated 9<sup>th</sup> January 2002 duly executed before the office of the Sub-Registrar of Salcete at Margao under No.3 / 2002

WHEREAS there exists a larger property denominated as VARCAMVIXY alias ARVANVIXY alias VARCAMCHEVIXI ( as per survey records SANVOR CONDO) situated at Benaulim, within the limits of Village panchayat of Benaulim, Taluka and Sub District of Salcete, District South Goa, State of Goa, described in Land Registration office of Salcete under No. 29842 at page 187 overleaf of book B No.76 and surveyed under No. 43/2 of Benaulim village admeasuring 9550 Sq.Mtrs., and also surveyed under No. 28/0 admeasuring 6325 Sq.Mtrs., and the same shall herein after be referred to as the SAID ENTIRE PROPERTY for the sake of brevity.

WHEREAS the said entire property originally belonged to late Antonio Manuel Rodrigues and the same stands inscribed in his name in the Land Registration records inscribed under No. 20426 dated 31<sup>st</sup> August 1925.

WHEREAS the said Antonio Manuel Rodrigues had three children namely, a)Smt.Lourencinha Cruz Ana Rodrigues, b) Smt. Mariquinha Natividade Rodrigues and c) Mr. Antonio Rosario Rodrigues.



WHEREAS at the time of marriage of his daughter Smt. Lourencia Cruz Ana Rodrigues married to Agostinho Fernandes she was given dowry for an amount of Rs. 6,000/- ( Rupees Six Thousand only) ( Thirty Six Contos) besides gold ornaments which is found recorded in a pre nuptial contract ( Escritura) dated 12th April 1941.

WHEREAS at the time of marriage of his daughter Smt. Mariquinha Natividade Rodrigues married to James Maria Pinheiro she was given dowry for an amount of Rs. 6,000/- ( Rupees Six Thousand only) ( Thirty Six Contos) besides gold ornaments which is found recorded in a pre nuptial contract ( Escritura) dated 20th October 1945.

WHEREAS the said Antonio Manuel Rodrigues and his wife Esperanca Candida Da Costa E Rodrigues executed a Deed of Gift dated 11th June 1959 whereby they bequeathed the said entire property to their son, Mr. Antonio Rosario Rodrigues and accordingly the said property stands inscribed in his name under inscription No. 48284 dated 19th November 1962.

WHEREAS the said Mr. Antonio Rosario Rodrigues was married to Mrs. Sheila Rodrigues under the regime of the Communion of Assets and he died without any issues, however before his death on 10th July 1986 he had executed a Will dated 18th July 1986 whereby he had bequeathed all his assets to his wife, Smt. Sheila Rodrigues.

WHEREAS Smt. Lourencia Cruz Ana Rodrigues E Fernandes initiated Inventory Proceedings bearing No. 15/1993 to partition the assets left behind by her parents said late Antonio Manuel Rodrigues and his wife late Esperanca Candida D'Costa including the said property described in SCHEDULE I herein below.

Upon the death of Lourencia and Marequinha, their legal heirs were brought on record in the said Inventory proceedings and they were duly compensated towards their share in terms of payment of owelty money in the said Inventory proceedings and as a result of which Smt. Sheila Rodrigues along with her husband married to her in second nuptials, Mr. Isidore Barreto became the sole and

Exclusive owners of the said property in terms of final chart of partition and Judgement drawn on 30<sup>th</sup> November 2009.

WHEREAS a portion of land admeasuring 715 Sq.Mtrs., from the property surveyed under No. 43/2 stands acquired by the PWD by virtue of award passed in case No.10/496/2003/LAO/PWD dated 29<sup>th</sup> September 2006 and the entire compensation amount pertaining to the same is paid to Mrs. Sheila Rodrigues.

WHEREAS by executing Deed of Sale dated 8<sup>th</sup> June 2011 duly registered in the office of the Sub-Registrar of Salcete at Margao under No.MGO-BKI-03271-2011, CD No.MGOD52 dated 9<sup>th</sup> June 2011, the said Smt.Sheila Rodrigues along with her husband, Mr. Isidore Barreto sold altogether four properties surveyed under No.8/0, 22/5,28/0 and 43/2 to the Vendors with the exclusion of the road widening area and the said property surveyed under survey No.43/2 of Benaulim village stands more particularly described in SCHEDULE I herein below and shall herein after be referred to as the SAID PROPERTY.

WHEREAS there after the Vendors have sub divided the said property surveyed under No.43/2 of Benaulim village into plots by obtaining the following permissions and licences namely:

- a) Conversion Sanad from the office of the Additional Collector, South Goa District, Margao bearing No. AC-II / SAL/SG/CONV/10/2020/9542 dated 11<sup>th</sup> August 2020 for an area of land admeasuring 7790 Sq.Mtrs.,
- b) Order issued by the Senior Town Planner, Margao bearing No.TPM/31874/BEN/43/2/2020/346 dated 22<sup>nd</sup> January 2020.
- c) Provisional NOC from the Village Panchayat of Cana Benaulim bearing No.VPCB/67/2019-2020 dated 28<sup>th</sup> February 2020.
- d) Technical clearance from the Town and Country Planning Department, Margao bearing No. TPM / 31874 / BEN/43/2/2020/5200 dated 24<sup>th</sup> November 2020 and
- e) Final NOC issued by the Village Panchayat of Cana Benaulim bearing No. VPCB/32/2020/21 dated 15<sup>th</sup> January 2021.




WHEREAS by virtue of the afore said deeds and events the VENDORS have assured the PURCHASERS that they have become the legal owners and possessors of the said sub divided scheme of plots in the property surveyed under No.43/2 of Beaulim Village with exclusive liberty to deal with the title of the same with any person of their choice.

WHEREAS believing the above said representations to be true, the PURCHASERS have proposed to purchase and the Vendors have agreed to sell a sub divided plot of land to them bearing No. 9 totally admeasuring 944 Sq.Mtrs., more particularly described in detail in SCHEDULE II mentioned herein below for a total consideration amount of Rs.83,00,000/- ( Rupees Eighty Three Lakhs only) which is its fair market value and the same shall herein after be referred to as the SAID PLOT.

WHEREAS pursuant to the said agreement, the PURCHASERS have already paid the said total consideration amount of Rs.83,00,000/- ( Rupees Eighty Three Lakhs only) to the VENDORS, the receipt of the entire amount whereof is hereby admitted and acknowledged of having received by the Vendors, and the PURCHASERS having paid the entire consideration amount with respect to the said plot have requested the VENDORS to convey and sell the same to them and the VENDORS having received the entire consideration amount of Rs.83,00,000/- ( Rupees Eighty Three Lakhs only) from the PURCHASERS hereby convey and sell the same to the Purchasers.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and for the total consideration amount of Rs.83,00,000/- ( Rupees Eighty Three Lakhs only) which sum has been already paid by the PURCHASERS to the VENDORS in the following manner:
  - a) A sum of Rs.62,250/- ( Rupees Sixty Two Thousand Two Hundred Fifty only) has been deducted as TDS and paid online substantiated with the challan copy and form 26 QB and the Purchasers shall provide the necessary TDS certificate to the Vendors at the earliest.

a) A sum of Rs.12,50,000/- ( Rupees Twelve Lakhs Fifty Thousand only) has been paid by cheque bearing No. 148131 dated 30<sup>th</sup> October 2020 drawn on Corporation Bank, Margao branch,

b) A sum of Rs.12,50,000/- ( Rupees Twelve Lakhs Fifty Thousand only) has been paid by cheque bearing No. 855681 dated 30<sup>th</sup> October 2020 drawn on State Bank of India, Colva branch, and

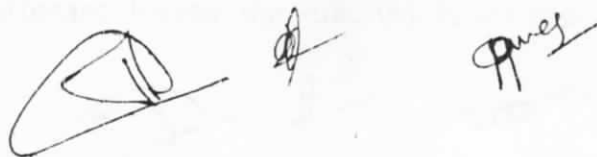
c) A sum of Rs. 57,37,750/- ( Rupees Fifty Seven Lakhs Thirty Seven Thousand Seven Hundred Fifty only) has been paid by electronic transfer on 15<sup>th</sup> February 2021 from State Bank of India, Colva branch into the account of the Vendors with Kotak Mahindra Bank, Margao branch bearing UTR No. SBINR52021021511172160, the receipt of the entire payment whereof, the VENDORS hereby admit and acknowledge of having received and thus the VENDORS as the lawful owners and possessors of the said plot of land described in SCHEDULE III herein below having received the entire consideration amount in respect of the same from the PURCHASERS do hereby sell, convey, and transfer by way of sale to the PURCHASERS all that said plot more particularly described in SCHEDULE III mentioned herein below together with all their rights, title, interests, privileges, easements, paths, passages, access and appurtenances of whatsoever nature to the said plot and everything standing thereon TO HAVE AND TO HOLD the same to the "PURCHASERS" as the absolute owners thereof free from charges or encumbrances.

2. The VENDORS do hereby covenant with the PURCHASERS as follows:

a) That they have good right, full power and absolute authority to sell the said plot to the PURCHASERS.

b) That they have got a clear and marketable title over the said plot hereby sold and the same is free from all sorts of encumbrances / charges / mortgages.

c) That they have not agreed to sell nor have sold the said plot or any part or portion thereof to any other person / entity.





d) That there are no litigations pending in any court of law regarding the said

e) No person is claiming any right in the said plot under the Agricultural Tenancy Act, Mundkar act or any other legislation in force in the State of Goa and the sole Mundkar who was existing in the said property namely Mrs. Maria Salvacao Santana Elizabeth Ferrao E Barreto has been already settled with the passing of Judgement in case No. JM-1/MUND/BEN/865/78 dated 2<sup>nd</sup> July 1987 by declaring herself to be a Mundkar for a portion of land admeasuring 300 Sq.Mtrs.

f) That they have not received any notice or notification neither it is within their knowledge of any notification published for the purpose of acquiring the said plot or any part or portion thereof or the road appurtenant thereto.

g) That the / hereby sell, convey, transfer and assign all their rights, title, interest in the said plot unto the PURCHASERS absolutely and forever and hereby covenant with the PURCHASERS that they shall hence forth have absolutely no claim of whatsoever nature over the said plot.

h) The Vendors also covenant with the Purchasers that the said plot is clearly accessible from the main road with a 6.00 Mtrs. Wide tar road and the same is not disputed.

i) That the said plot forms part of the approved sub division and therefore the NOC from the Town and Country Planning is not required for the purpose of registering the sale deed with respect to the said plot in favour of the PURCHASERS.

3. The PURCHASERS may hereafter peacefully and quietly possess, hold, use and enjoy the said plot as their own property by either retaining or disposing off the same to any person of their choice without any interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person/s claiming through or under them.

4. That in case due to any defects in the title of the Vendors to the said plot or the road appurtenant thereto, the PURCHASERS are deprived of the same or any

part thereof, then the VENDORS undertake to fully indemnify and compensate the PURCHASERS with interest.

5. The Vendors hereby allow the PURCHASERS to carry out necessary mutation in survey records in order to incorporate the names of the PURCHASERS in the occupants column of the property surveyed under No.43/2 of Benaulim Village and for that matter waive all the rights of serving them with any notices for the purpose of carrying out the proposed mutation in the names of the PURCHASERS in the occupants column of the said survey holding.

6. The Vendors hereby declare that they do not belong to the scheduled caste or schedule tribe community and therefore they are competent to execute the present sale deed and convey and transfer the title of the said plot in favour of the Purchasers.

7. The VENDORS finally covenant with the PURCHASERS that they shall do or execute or cause to be done all such lawful acts, deeds, things, matters for further and more perfectly conveying and assuring the said plot hereby conveyed and every part thereof unto the PURCHASERS including execution of any Deed of Declaration, Ratification or Rectification deed for the afore said purpose, so also placing the PURCHASERS in possession of the same according to the true intent and meaning of this deed as shall or may be reasonably required.

8. Vacant, legal and Peaceful possession of the said plot has been delivered by the VENDORS to the PURCHASERS along with the signing, execution and registration of the present deed.

9. The said sub divided plot of land bearing No.9 admeasuring 944 Sq.Mts., conveyed by virtue of this deed is sold for a total consideration amount of Rs.83,00,000/- ( Rupees Eighty Three Lakhs only) and the same is its fair market value and accordingly stamp duty calculated at the rate of 4% on the said sum amounting to Rs.3,32,000/- ( Rupees Three Lakhs Thirty Two Thousand only) and registration fees calculated at the rate of 3% amounting to a sum of Rs.2,49,000/- ( Rupees Two Lakhs Forty Nine Thousand only) along with the applicable processing fees has been paid here with.





## SCHEDULE I

Property denominated as VARCAMVIXY alias ARVANVIXY alias VARCAMCHEVIXI ( as per survey records SANVOR CONDO) situated at Benaulim, within the limits of Village Panchayat of Benaulim , Taluka and Sub District of Salcete, District of South Goa, State of Goa, described in Land Registration office of Salcete under No. 29842 at page 187 overleaf of book B No.76 and surveyed under No. 43/2 of Benaulim village totally admeasuring 9550 Sq.Mtrs., and is bounded on the East by the property surveyed under No.44/1 and 44/1-B, on the West by the property surveyed under No. 43/2-A, on the North by the property surveyed under No.43/2-AM and 42/1 and on the South by the property surveyed under No. 43/2, 43/3, 43/3-A and 44/2.

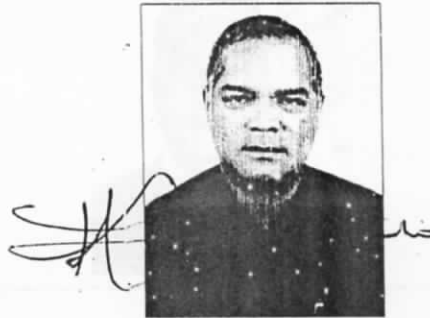
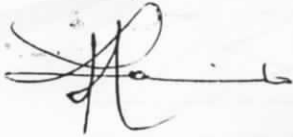
## SCHEDULE II

All that sub divided plot of land bearing No.9 admeasuring 944 Sq.Mtrs., forming part of the property described in SCHEDULE I herein above surveyed under No.43/2 of Benaulim Villlage, situated within the limits of Village Panchayat of Benaulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, and the said sub divided plot of land is bounded on the East by the property surveyed under 42/1 of Benaulim Village, on the West partly by 6.00 Mtrs.wide road and partly by plot No.8, on the North by plot No.7 and on the South partly by 6.00 Mtrs.wide road and partly by plot No.13.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures to this deed on the day, date, month, year and place first mentioned herein above.



The ENDORS:



M/S RELIANCE BUILDERS, duly represented in this deed by its partners, MR. INESIO ALMEIDA COUTINHO alias MR. INEZ ALMEIDA COUTINHO alias MR. ANUNCIACAO INESIO ALMEIDA COUTINHO, for self and as Power of Attorney holder for other partners namely, MRS. YVETTE ALMEIDA COUTINHO alias MRS. YVETTE CECILIA ALMEIDA COUTINHO, MISS AVRIL ALMEIDA COUTINHO, MISS ANDREA ALMEIDA COUTINHO, and MISS ASTRID ALMEIDA COUTINHO



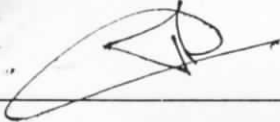
His right hand finger prints



His left hand finger prints



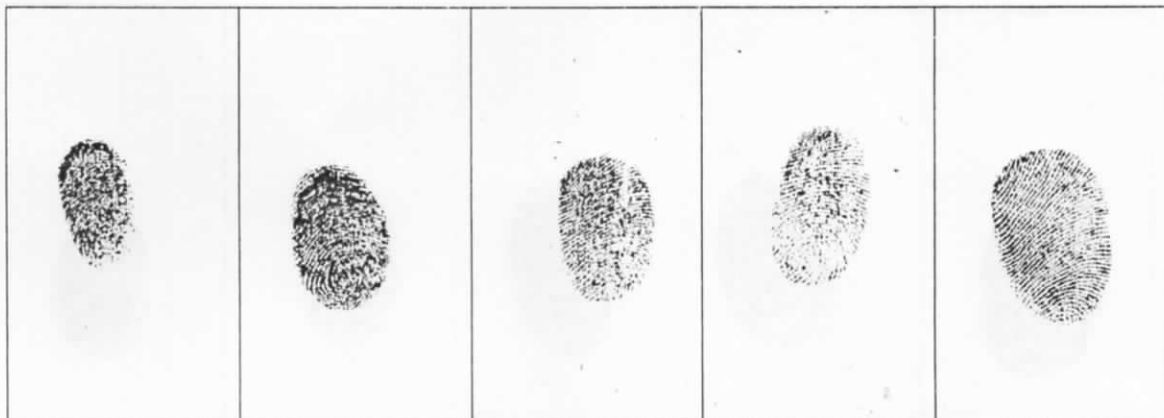
The PURCHASERS:



TWINKLE STAR DEVELOPERS, duly represented in this deed by its partner,  
MR. TERENCE RODRIGUES



His right hand finger prints



His left hand finger prints



The PURCHASERS:

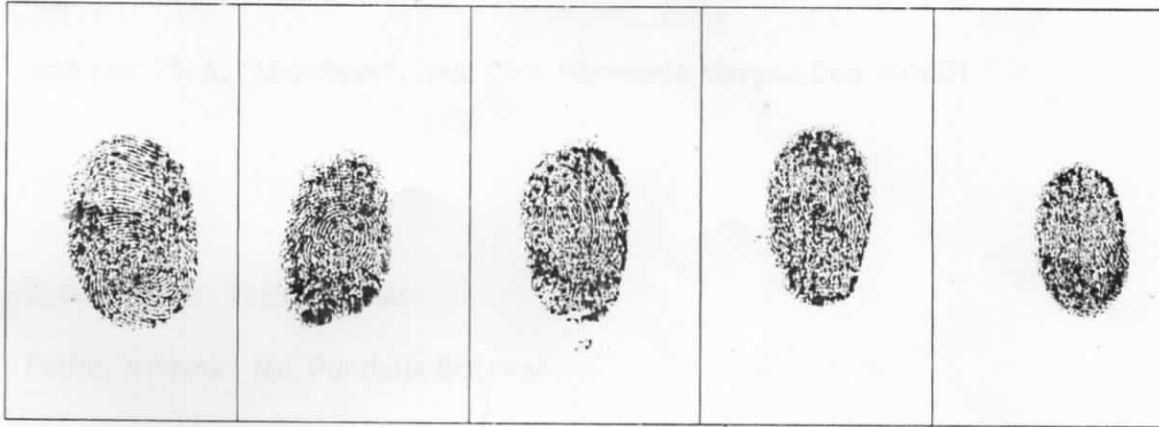


*Pines*

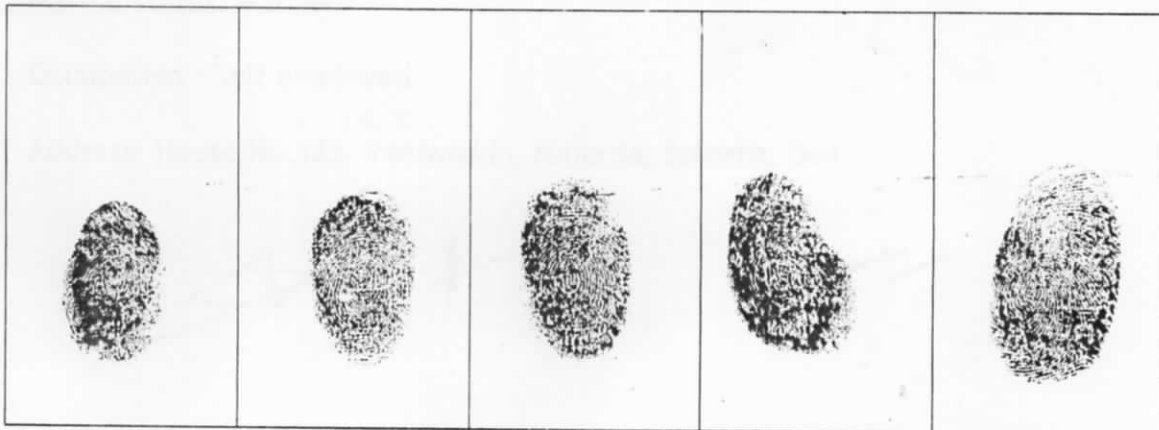


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TWINKLE STAR DEVELOPERS, duly represented in this deed by its partner,  
MR. PETER ANTHONY GOMES



His right hand finger prints



His left hand finger prints

*[Signature]*

*[Signature]*


*Pines*



In the presence of witnesses:

1. Name: Mr. Santosh D. Karwarker

Father's name: Mr. Dayanand V. Karwarker

Signature: 

Cell No. 9226592969

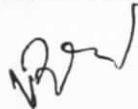
Marital status: Married

Occupation : Advocate

Address: 75/A, "Shubham", near Club Harmonia, Margao, Goa, 403601

2. Name: Mr. Vasu Bistekar

Father's name: Mr. Pundalik Bistekar

Signature: 

Cell No: 9422640418

Marital status: Married

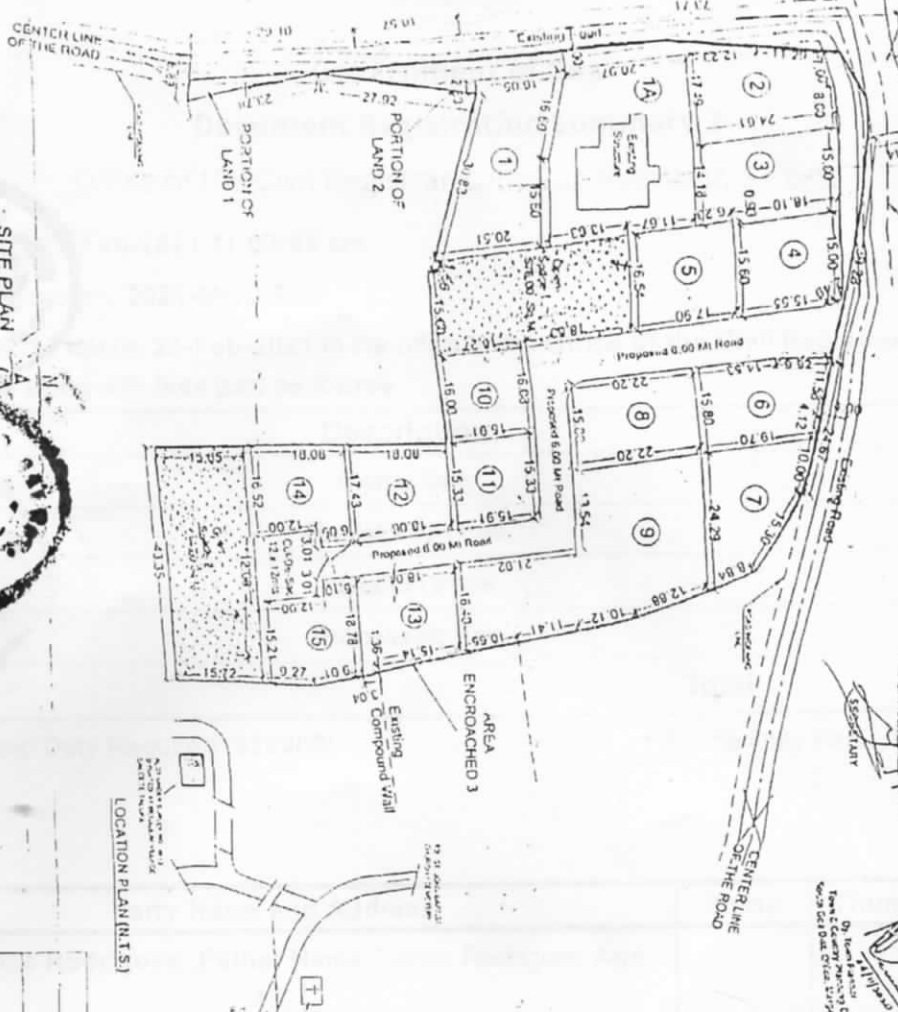
Occupation : Self employed

Address: House No.123, Motiwaddo, Majorda, Salcete, Goa



LAND ACQUIRED  
AREA = 715.00 SQ MT



CONTRACT NO. 21/23/10/10001/23/00  
 DATE: 12/11/2020  
 SCALE: 1:500

PROVISIONAL N.O.C. (Sub-Division Approval)  
 LICENCE NO. VP/CPB/67/1/2019-2020 DC 28/2/2020

LOCATION PLAN (I.T.S.)

REVISED PLANS

PROVISIONAL N.O.C. (Sub-Division Approval)  
 Licence No. VP/CPB/67/1/2019-2020 DC 28/2/2020

SITE PLAN  
 (Scale: 1:500)

OWNER: **SHRI. S. S. B. B. B.**  
 CONSULTANTS: **MARGAO**  
**PAINDRACACODDAR**  
 PLAN SHOWING PROPOSED SUB-DIVISION OF LAND  
 OF PROPERTY BEARING SURVEY NO. 431/2  
 SITUATED AT BENVADIUM VILLAGE, SAKCETE  
 TALUKA  
 FOR: **RELANCE BUILDERS**  
 DATE: 12/11/2020  
 SCALE: 1:500  
 C/D BY: **[Signature]**

Sl. No.	Description	Area (Sq. Mts)	Area (Sq. Ft)
1)	AREA OF PLOT (SURVEY NO. 431/2 OF BENVADIUM VILLAGE 1950 SQ MT - 715.00 Sq. Ft. (LAND ACQUIRED))	715.00	2315.00
2)	ENCROACHMENTS		
a)	AREA WITHIN ROAD	430.00	1400.00
b)	AREA UNDEVELOPABLE DUE TO ROAD PORTION OF LAND 1	21.00	70.00
c)	PORTION OF LAND 2	13.00	43.00
d)	AREA ENCLOSED 3	611.00	2070.00
3)	EFFECTIVE AREA OF PLOT	1225.10	4125.00
4)	OPEN SPACE REQUIRED TO BE PROVIDED	516.00	1710.00
5)	OPEN SPACE PROVIDED	681.00	2270.00
6)	OPEN SPACE 1	1377.00	4530.00
7)	OPEN SPACE 2		
8)	PLOT DETAILS		
a)	PLOT NO. 1	535.00	1825.00
b)	PLOT NO. 1A	751.00	2525.00
c)	PLOT NO. 2	407.00	1385.00
d)	PLOT NO. 3	3592.00	12280.00
e)	PLOT NO. 4	2800.00	9300.00
f)	PLOT NO. 5	384.00	1270.00
g)	PLOT NO. 6	115.00	380.00
h)	PLOT NO. 7	333.00	1100.00
i)	PLOT NO. 8	249.00	825.00
j)	PLOT NO. 9	944.00	3190.00
k)	PLOT NO. 10	288.00	950.00
l)	PLOT NO. 11	446.00	1480.00
m)	PLOT NO. 12	339.00	1125.00
n)	PLOT NO. 13	297.00	985.00
o)	PLOT NO. 14	309.00	1025.00
p)	PLOT NO. 15	309.00	1025.00
	TOTAL	753.00	2490.00
9)	8x6 SUB-DIVISION BENEATH ROAD AREA		
a)	RESERVATION OF THE PLOTS USED IN THE SUB-DIVISION		
b)	ROAD PROVISIONAL AREA	54.00	177.00
c)	PROPOSED 8x12 MTS ROAD	8.00	26.00
d)	PROPOSED 6x12 MTS ROAD	6.00	19.00
	TOTAL	68.00	222.00





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Feb-2021 11:02:55 am

Document Serial Number :- 2021-MGO-813

Presented at 11:02:33 am on 25-Feb-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr No	Description	Rs.Ps
	Stamp Duty	332000
2	Registration Fee	249000
3	Mutation Fees	1000
	Processing Fee	670
<b>Total</b>		<b>582670</b>

Stamp Duty Required :332000/-

Stamp Duty Paid : 332000/-









Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr Terence Rodrigues , Father Name:Patrick Rodrigues, Age: 43, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - 207-1, near Colva Police station, Madel, Colva, Salcete, Goa, Address2 - Margao Salcete Goa, PAN No.: <del>XXXXXXXXXX</del>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr Terence Rodrigues , Father Name:Patrick Rodrigues, Age: 43, Marital Status: Married , Gender:Male, Occupation: Business, 207-1, near Colva Police station, Madel, Colva, Salcete, Goa, Margao Salcete Goa, PAN No.: <del>XXXXXXXXXX</del>			
2	Mr Peter Anthony Gomes , Father Name:Cassiano Gomes, Age: 43, Marital Status: Bachelor , Gender:Male, Occupation: Business, 207-1, near Colva Police Station Madel Colva Salcete Goa, Margao Salcete Goa, PAN No.: <del>XXXXXXXXXX</del>			
3	Govind Tirodkar , Father Name:Rajaram Tirodkar, Age: 44, Marital Status: , Gender:Male, Occupation: Service, Pajifond, Margao, Salcete, Goa, PAN No.: <del>XXXXXXXXXX</del> P, as Power Of Attorney Holder for Inesio Almeida Coutinho Alias Inez Almeida Coutinho Alias Anunciacao Inesio Almeida Coutinho			

NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vasu Bistekar, Age: 41, DOB: , Mobile: 9422640418 , Email: , Occupation: Self Employed , Marital status : Married , Address: 403713, House No. 123 Motiwaddo Majorda Salcete Goa, House No. 123 Motiwaddo Majorda Salcete Goa, Majorda, Salcete, SouthGoa, Goa			
2	Name: Santosh D Karwarker, Age: 40, DOB: , Mobile: 9226592969 , Email: , Occupation: Advocate , Marital status : Married , Address: 403601, 75/A, 75/A, Shubham near Club Harmonia Margao Goa , Margao, Salcete, SouthGoa, Goa			

*Santosh*

Sub Registrar  
Civil Registrar  
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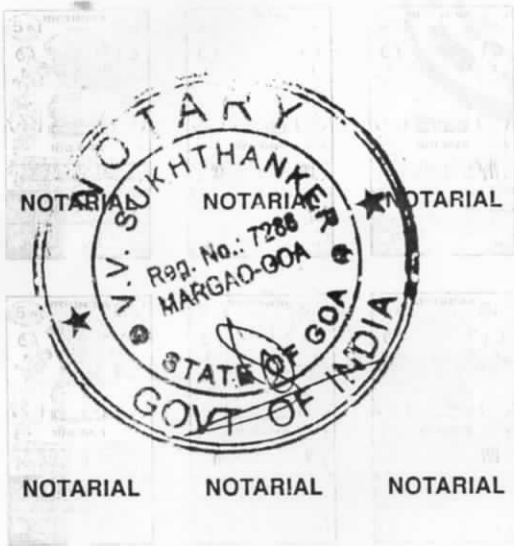
Registration Number :- MGO-1-785-2021

Date : 25-Feb-2021

*Sukhthanker*

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)  
Civil Registrar  
-Cum-  
Sub Registrar  
Salcete

GOA  
INDIA



CERTIFIED TO BE TRUE COPY  
OF THE ORIGINAL

*V.V. Sukhthanker*  
V.V. SUKHTHANKER  
NOTARY  
MARGAO-GOIA  
State of Goa (India)  
Reg. No. 1963/21  
Date 12/04/2021

DEED OF SALE