TRUE COPY

(Rupees Two Lakhs Fifty Six Thousand Only)

FOR CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD.
SHRADHA SERVICE CO-OP. HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 601

D-S/STR(V)/C.R./35/3/2011-RD

SERIAL NO. 28077
121427

NON JUDICIAL
AUG 31 2019
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R.0256000/- PB7223

INDIA STAMP DUTY GOA

TRUE COPY

Name of Purchaser JAMMIE J. M. DIAS

LEGAL ADHESIVE

Jammie Jose Maria Adolfo Dias

DEED OF SALE

NOTARY
Rajendra G Raut Dessai
JUDICIAL DIVN OF SALCETE
Reg. No 166
Exp. Dt: 20-05-2024
GOVT. OF GOA (INDIA)

NOTARY
Rajendra G Raut Dessai
JUDICIAL DIVN OF SALCETE
Reg. No 166
Exp. Dt: 20-05-2024
GOVT. OF GOA (INDIA)

This Deed of Sale is made and executed at Margao, *Salcete, Goa, on this* __ th *day of the month of* September of the year Two Thousand and Nineteen (0_/09/2019);

BETWEEN

1. **MR. MINGUEL PINTO**, aged about 80 years, son of late Mr. Filipe Pinto alias Philip Pinto, retired, holder of Income Tax Pan Card No. [redacted] and Aadhar Card No. [redacted], married, and his wife

2. **MRS. JOANA MINGUEL PINTO**, aged about 75 years, wife of Mr. Minguel Pinto, housewife, holder of Income Tax Pan Card No. [redacted] and Aadhar Card No. [redacted]

Both residents of House No. 597, Agalli, Fatorda, Salcete, Goa, Pincode: 403602; hereinafter collectively referred to as **"The VENDORS"** (which expression shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE FIRST PART;

AND

MR. JAMMIE JOSE MARIA ADOLFO DIAS, son of Mr. Francisco Xavier Adolfo Agnelo Dias and husband of Mrs. Lusitina Vencesla Dias, aged about 48 years, businessman holder of Income Tax Pan Card No. [redacted] and Aadhar Card No. [redacted] Mobile Number: 9890451734, resident of H.No. 234-K, Karle Riverville, Benaulim, Salcete Goa, hereinafter referred to as **"PURCHASER"** (which expression, unless repugnant to the context or meaning thereof, shall mean and include him, his heirs, representatives, administrators, executors and assigns) of the SECOND PART;

AND WHEREAS the VENDORS have jointly and severally represented to the PURCHASER as under:-

1. There exists a landed property named **'Cupangale'** or **'Cupangali'**, situated at ward Agalli, City of Margao, earlier as a whole surveyed under Chalta No.8 of P.T.S No. 80, Margao City Survey and at present surveyed under Chalta No. 94 and 95 of P.T.S No. 80, originally admeasuring 1174 sq.mtrs, upon which there exists a residential house bearing House No. 597, which property is described in the Land Registration Records of Salcete at pages 117 reverse of Book B Number 118 new series under Number 45461 and enrolled in the

Matriz records under Rustic Number: 1031 and Urban No. 116, This property is more fully described in **SCHEDULE-I** of this Sale Deed and is hereinafter referred to as the **'SAID PROPERTY'**.

2. The 'SAID PROPERTY' was purchased by Filipe Pinto from its erstwhile landowners Mr. Nicolau Barbosa and his wife Mrs. Rosalina Gonsalves by Deed of Sale dated 11.05.1965 recorded at pages 57 onwards of Book of Deeds Number 1233.

3. After the execution of the above mentioned Deed of Sale, the 'SAID PROPERTY' was registered in the Land Registration Records of Salcete Taluka under Description No. 45461 at pages 117 reverse of Book B Number 118 new series. Under Inscription No. 49838, the 'SAID PROPERTY' is found inscribed in the name of the said Filipe Pinto married to Conceicao Dias.

4. The said Filipe Pinto expired on 15/06/1988 and his wife Conceicao Dias expired on 14/04/1994 leaving behind their below mentioned children and their respective spouses as their sole and universal heirs:-

   i. Mr. Minguel Pinto married to Mrs. Joana Pinto i.e the Vendors herein;

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ii. Mr. Pedro Pinto married to Mrs. Cecilia Fernandes alias Mrs. Cecilia Pinto.

5. During his lifetime, the said Filipe Pinto and his wife Conceicao Dias have executed in favour of the Vendors the Deed of Assignment dated 08.04.1988, duly registered under No. 238 at page 321 to 325 dated 10.02.1989. Smt Conceicao Dias also executed Public Will dated 07.01.1992.

6. Upon the death of Mr. Felipe Pinto alias Philip Pinto and his wife Mrs. Conceicao Pinto, Inventory Proceedings No. 118/92/III were filed in the Court of the III Addl Civil Judge Senior Division, at Margao.

7. Taking into consideration the above mentioned Deed of Assignment dated 08.04.1988, by Judgement and Decree dated 25.08.2008 passed in the said Inventory Proceeding No. 118/1992/III, the VENDORS were allotted 3/4th share in the SAID PROPERTY and Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto were allotted 1/4th share in the SAID PROPERTY.

8. The VENDORS filed Regular Civil Suit No. 654/2010/A (new) in the Court of the Civil Judge Senior Division at Margao. The said civil suit was filed against Mr. Pedro Pinto and his

wife Mrs. Cecilia Pinto so that the VENDORS 3/4th share in the SAID PROPERTY could be partitioned from the SAID PROPERTY.

9. By Final Decree dated 25.05.2015 passed by the Civil Judge, Senior Division, Margao, in Regular Civil Suit No. 654/2010/A, the SUIT PROPERTY is ordered to be partitioned by metes and bounds so that ¾ share in the SAID PROPERTY is allotted to the VENDORS and 1/4th share in the SAID PROPERTY is allotted to the said Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto.

10. The portion of the SAID PROPERTY, which has been allotted to the VENDORS is admeasuring 665 sq.mtrs and it is surveyed in the City Survey Records of Margao City under Chalta No. 95 of P.T.S No. 80. (This plot is more fully described in SCHEDULE-II herein under appearing and is hereinafter referred to as the **'SAID PLOT'**)

11. The remaining portion of the SAID PROPERTY admeasuring 222 sq.mtrs is allotted to Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto and it is separately surveyed under Chalta No. 94 of P.T.S No. 80 in the City Survey Records of Margao City

12. The VENDORS and also the said Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto have agreed to sell the 'SAID PROPERTY' to the PURCHASER along with the structure situated in the 'SAID PROPERTY' by agreement dated 7th July 2019.

13. The VENDORS have a clean, clear and marketable title to the 'SAID PLOT', which title is free from all disputes and/or defects and/or third party claims.

AND WHEREAS the PURCHASER has agreed to purchase the Said Property by execution of two separate Deeds. The subject matter of the present Sale Deed is a portion of the Said Property, which has been allotted to the Vendors. By a separate Sale Deed, the Purchaser has agreed to purchase the portion of the Said Property which has been allotted to the said Mr. Pedro Pinto and his wife Mrs. Cecilia Pinto.

AND WHEREAS the PURCHASER proposed to purchase the SAID PROPERTY so that the SAID PROPERTY can be jointly developed.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASER and the PURCHASER has agreed to

purchase from the VENDORS, the 'SAID PLOT' as described in the SCHEDULE-II hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. For a total price consideration of **Rs. 73,15,000/-(Rupees Seventy three lakhs fifteen thousand only)**, to be paid by **the PURCHASER** to **the VENDORS** in the manner stated hereinafter, **the VENDORS** do hereby CONVEY, TRANSFER and CONFIRM by way of absolute sale UNTO and in favour of **the PURCHASER** all that 'SAID PLOT' more fully described in the **SCHEDULE-II** hereafter written, along with the house structure, all the compounds, fences, structures, trees, etc., whatsoever, situated therein, free from all encumbrances, obligations, claims, demands, whatsoever, so that **the PURCHASER**, for all times hereinafter, shall HOLD, HAVE POSSESS and ENJOY the SAID PLOT hereby sold, as the absolute owner thereof and with all the rights, interests, privileges, advantages, easements, benefits, whatsoever, available to the SAID PLOT or the holder thereof, free of any claim, obstruction, impediment, objections from whomsoever, including any party claiming through, under or on

behalf of **the VENDORS** or their predecessors in title.

2. The entitlement of members of the VENDORS (Which expression shall mean and included all the heirs) in the above said total price consideration is as under:-

Name of the VENDOR/s	Share	Share in the Price Consideration	Tax Deducted At Source	Net Payable
MR. MINGUEL PINTO	½ share	Rs. 36,57,500/- (Rupees Thirty Six Lakhs Fifty Seven Thousand Five hundred only)	Rs. 36,575/- (Rupees Thirty Six Thousand Five Hundred Seventy Five only)	Rs.36,20,925/- (Rupees Thirty Six Lakhs Twenty Thousand Nine Hundred Twenty Five only)
MRS. JOANA	½ s	Rs. 36,57,500/-	Rs. 36,575/- (Rupees	Rs.36,20,925/-

PINTO	h a r e	(Rupees Thirty Six *Lakhs Fifty* Seven Thousand Five hund red only)	Thirty Six Thousand *Five* Hund red Seventy *Five* only)	(Rupees Thirty Six *Lakhs* Twen ty Thousand Nine Hund red Twen ty Five only)
Total:-		**Rs. 73,15,000/- (Rupees Seventy Three Lak hs Fifteen *Thousand* Only),**	**Rs. 73,150/- (Rupees Seventy Three Thou sand One Hun dred and Fifty only),**	**Rs. 72,41 ,850/- (Rupees Seventy Two Lakhs Forty One Thousand Eight Hun dred and Fifty only),**

3. The PURCHASER has remitted the TDS amount as stated hereinabove to the Income Tax Department vide Challan No. 11122 & 11125 dated 19/8/2019 and shall issue Certificate of Tax Deducted At Source to the VENDORS, as and when the same is generated.

4. The Purchaser has paid today to the Vendors a sum of Rs. 50,000/- (Rupees fifty thousand only) by Cheque No. 049109 dated 04/09/2019 drawn on Bank of India. In addition to a proposed built up is to be given to the Vendors as stipulated in clause (5) hereinbelow.

5. In lieu of making payment of the balance price consideration of **Rs. 72,65,000/-** (Rupees Seventy Two Lakhs Sixty Five Thousand Only), the VENDORS requested the PURCHASER to construct and allot to the VENDORS below listed premises, hereinafter referred to as "the owners' premises" for the sake of brevity and convenience, to be transferred to the VENDORS (which expression, unless repugnant to the context or meaning thereof, shall mean and include him, his heirs, representatives, administrators, executors and assigns) on ownership basis, upon its completion. The owners premises shall be preferably completed

within two years from the date of obtaining all statutory approvals. The above balance consideration is equivalent to the construction cost of the owners' premises.

a) Flat No. B-101 admeasuring 115.75 square meters of super built-up area (equivalent to Carpet Area of 87.08 square meters) on the First floor of the building under the project name which shall be as decided by the Purchaser, being constructed in the 'Said Property' and/or portion of the 'Said Property, owned by the PURCHASER.

b) Flat No. A-101 admeasuring 136.18 square meters of super built-up area (equivalent to Carpet Area of 84.75 square meters) on the First floor of the building under the project name which shall be as decided by the Purchaser, being constructed in the 'Said Property' and/or portion of the 'Said Property, owned by the PURCHASER.

c) Shop No. 009 admeasuring 14.11 square meters of super built-up area (equivalent to Carpet Area of 11.51 square meters) on the Ground floor of the building under the project name which shall be as decided by the

Purchaser, being constructed in the 'Said Property' and/or portion of the 'Said Property, owned by the PURCHASER.

d) Room/Garage/Godown No.005 admeasuring 15.56 square meters of super built-up area (equivalent to Carpet Area of 12.14 square meters) on the Ground floor of the building under the project name which shall be as decided by the Purchaser, being constructed in the 'Said Property' and/or portion of the 'Said Property, owned by the PURCHASER. This Room/Godown 005 shall be exactly behind the Shop No.009.

e) Shop No. 001 admeasuring 26.25 square meters of super built-up area (equivalent to Carpet Area of 20.65 square meters) on the Ground floor of the building under the project name which shall be as decided by the Purchaser, being constructed in the 'Said Property' and/or portion of the 'Said Property, owned by the PURCHASER.

f) In addition to the above described owners premises, the Purchaser shall also allot to the Vendors two four wheeler parking slots and two parking slots for two wheeler vehicle. The four wheeler parking slots shall be located in

front of Shop No. 009 & Shop No. 001 and the two wheeler parking slots shall be located behind Garage No. 005.

The above mentioned premises shall be constructed and allotted to the VENDORS within a period of 30 (thirty) months from the date of obtaining the construction license of proposed buildings in the said property and said building and said premises shall be constructed as per PLANS and SPECIFICATIONS annexed hereto.

6. The PURCHASER proposes to develop the SAID PROPERTY by construction of Ground Floor plus three floor structure. The Northern portion of this structure along with open land admeasuring 282 sq.mtrs shall be retained for the exclusive use of the PURCHASER. However, this Northern Portion shall be part of the Maintenance Society and the Developer shall contribute towards all proportionate maintenance dues as decided and as stipulated by the society. However, the restricted use to open land is reserved to the VENDORS in case of access.

7. The Purchaser may if so required, at the request and at the cost of the PURCHASER, execute in favour of the VENDOR the Deed of Sale in respect of each

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of the VENDORS premises along with the Proportionate undivided share in the said property.

8. The PURCHASER shall not allot and deliver the possession of the other premises in said building complex to his customers on respective floors unless the premises to be allotted and constructed for the VENDORS are first offered and delivered to them on respective floors.

9. The VENDORS and PURCHASER shall cooperate with each other in complying with all the statutory enactments regulating land Development and Building Construction including the Real Estate (Regulation and Development) Act, 2016 and the rules and Regulations formed there under by the Government of Goa.

10. The Vendors and Purchasers shall cooperate with each other to form a Maintenance Society or any Legal entity as prescribed by the law in force in order to protect preserve and maintain the building complex. The Vendors and Purchaser hereby undertake to maintain the building and pay all their monthly contributions to the society or legal entity with utmost diligence and duty and without any delay.

11. The VENDORS do hereby declare having delivered to the PURCHASER, the possession of the SAID

PLOT described in SCHEDULE-II hereto, and the PURCHASER acknowledges to have received such possession from the VENDORS.

12. It is clearly understood that the PURCHASER will have an absolute right to develop the land and construct various premises with an intention to sell these premises to third parties of his choice. The PURCHASER may at any time hereafter, enter into agreement with parties of his choice for sale of these premises/apartments to be constructed in the said plot and/or the said property except the owners premises. The PURCHASER shall have an absolute right to enter into any third party commitments in respect of all the remaining premises constructed in the 'Said Plot' and/or the 'Said Property' except the owners premises. The PURCHASER shall be entitled to raise finance from any financial institution/s for the purposes of developing the said plot and/or the said property. The third parties who enter into agreements with the PURCHASER in pursuance of this Deed shall also be entitled to raise finance from any financial institution/s for the purpose of purchasing the premises, which are proposed to be constructed in the said plot and/or in the said property, without any reference to the VENDORS.

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13. If at any time the floor area ratio applicable to the said plot, is increased, during the present life span of the building, then the Purchaser and Vendors shall be exclusively entitled to take the benefit of such increase. The Purchaser and the Vendors shall be entitled to change the entire or part of plinth or their premises into commercial premises and take the sole benefit of such increase. However in the future, if the building proposed to be constructed by the Purchaser in the Said Property is demolished and the said property goes for re-development and is replaced by a new structure, then the VENDORS shall be entitled to enjoy the benefit of the change of zone to the extent of only their undivided share of land of only their premises which they may own at that particular time at which time such re-development takes place. If at that particular time the premise is sold then the benefit shall go to the new occupant to whom it is sold. In the event that the zone of the property is changed to Commercial Zone, then the PURCHASER shall have No Objection in the VENDOR changing the Room/Godown/Garage to a shop.

14. The VENDORS covenants with the PURCHASER as under: -

(a) That the VENDORS are the exclusive owners in possession of the SAID PLOT

hereby sold and every part thereof, and that the VENDORS have clear, unencumbered and valid title to the same and every part thereof;

(b) That neither the SAID PLOT hereby sold nor any part thereof is the subject matter of any agreement of sale or other transaction with any other person or party, whatsoever;

(c) That neither the SAID PLOT hereby sold nor any part thereof is matter of any notification under The Land Acquisition Act, 1894, or other law of compulsory acquisition of land;

(d) That neither the SAID PLOT hereby sold nor any part thereof is subject matter of any seizure, attachment, proclamation of sale under any law in force;

(e) That the SAID PLOT hereby sold and every part thereof is free from all encumbrances, whatsoever;

(f) That the SAID PLOT hereby sold and every part thereof, is not subject matter of any litigation, seizure, attachment or order restraining transaction or transfer or

restrictive order of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;

(g) That the title of the VENDORS to the SAID PLOT hereby sold and to every part thereof is free, clear and marketable;

(h) That the VENDORS shall indemnify the PURCHASER against all and whatever claims, if raised by any person/s or party claiming any right, title, share and interest in the SAID PLOT hereby sold;

(i) That the VENDORS shall execute all further documents which may be found necessary by the PURCHASER to be executed for conferring or confirming proper and better title of the SAID PLOT hereby sold and every part thereof in favour of the PURCHASER, or for transferring all or whatever records in respect of the SAID PLOT hereby sold, exclusively in the name of the PURCHASER.

15. The VENDORS do hereby expressly states that they have not made any mis-representation of facts with regard to their free, clear and marketable title to

the SAID PLOT hereby sold; and in the event of any claim by person or predecessor in title, the VENDORS shall suitably compensate the PURCHASER for the loss caused to them on account of such claim.

16. **The VENDORS** do hereby declare that the SAID PLOT hereby sold and every part thereof, is not subject matter of any rights of Scheduled Castes or Scheduled Tribes, as contemplated in the Notification No. RD/LAND/LRC/318/99 dated 21-08-1977 of the Government of Goa.

17. The PURCHASER shall be entitled to revise the said building plans provided that the area of the respective premises as allotted to the VENDORS remains the same and there is no change in the area. The PURCHASER shall also maintain the same floor levels as mentioned in Clause 5 hereinabove.

18. The VENDORS shall give a clear and undisputed boundary at Loco so that a compound wall along with a gate as shown in the plan is to be constructed by the PURCHASER.

19. The 'SAID PLOT' admeasures 665 sq.mtrs and inside the SAID PLOT there is an old dilapidated structure admeasuring approximately about 92 sq.mtrs. The land is valued at Rs. 65,00,000/- (Rupees Sixty Five Lakhs) and the old structure is

valued at Rs. 8,15,000/-. (Rupees Eight Lakhs Fifteen Thousand only). The market value of the property hereby sold is Rs. 73,15,000/-(Rupees Seventy three Lakhs fifteen thousand only.)

SCHEDULE-I

(Description of the Said Property)

All that property named **'Cupangale'** or **'Cupangali'**, situated at ward Agalli, City of Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, earlier as a whole surveyed under Chalta No.8 of P.T.S No. 80, Margao City Survey and at present surveyed under Chalta No. 94 and 95 of P.T.S No. 80, originally admeasuring 1174 sq.mtrs, upon which there exists a residential house bearing House No. 597, which property is described in the Land Registration Records of Salcete at pages 117 reverse of Book B Number 118 new series under Number 45461 and enrolled in the Matriz records under Rustic Number: 1031 and Urban No. 116 and bounded as under:

EAST:-	By the eastern Bypass Road and by the property bearing S. No. Pt Sheet No. 80 of Chalta No. 94 of Margao city.
WEST:-	By the property bearing Chalta No. 3.

NORTH:-	by the property bearing Chalta No. 66 of Margao city
SOUTH:-	By a Public Road

SCHEDULE-II

(Description of the SAID PLOT, hereby sold)

All that portion of land. admeasuring 665 sq.mtrs and it is surveyed in the City Survey Records of Margao City under Chalta No. 95 of P.T.S No. 80, forming part of the said property described in the SCHEDULE I above.

The SAID PLOT is bounded as under:-

EAST:-	By the eastern Bypass Road and by the property bearing S. No. Pt Sheet No. 80 of Chalta No. 94 of Margao city.
WEST:-	By the property bearing Chalta No. 3.
NORTH:-	by the property bearing Chalta No. 66 of Margao city
SOUTH:-	By a Public Road

The SAID PLOT hereby sold is shown marked in red colour boundary lines in the **PLAN** annexed to and forming part of this Deed.

SPECIFICATIONS

STRUCTURE:

Reinforced cement concrete structure as per approved design of competent authority. External wall of 200/230mm thick laterite, stone/concrete & partition walls of kurchi masonry.

FLOOR AND WALL TILING:

Entire flooring will be of Vitrified Tiles or equivalent.

Ceramic tiles will be provided at the following locations:

a) On Toilet walls up to ceiling.

b) Above the kitchen counter up to the ceiling.

c) Toilet flooring (non skid type)

WALL FINISH:

Gypsum Plaster with Acrylic emulsion paint for internal walls and external walls shall be painted with Acrylic paint. The colour shall be as per Architect's recommendation.

A direct pipeline to the kitchen shall be taken from the Government water supply line by the Purchaser. The meter shall be taken by the Vendor.

DOOR & WINDOWS:

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All door frames shall be of RCC or Wood or granite. Main door of teak wood. All Other doors of Fibre Reinforced Plastic door (FRP) or Flush doors with both sides teak pressed. All French windows shall be of Aluminum Powder coated Channels or UPVC Channels.

KITCHEN COUNTER & SINK:

Kitchen counter with granite top and stainless steel sink (Provision for hot water at the sink will be provided. Water heater not included).

PLUMBING & SANITARY INSTALLATIONS:

Concealed internal plumbing of U-PVC pipes/ C-PVC.

Water closet & wash basin will be provided as follows:

a. Wash basin with cold water - size 22"x16",

b. Water closet in toilet – European style, tiles of matching colour, Chromium plated fittings of standard premium make –Jaguar / Grohe.

Provision for Geyser in bathroom. (Geyser shall be purchased by Client)

Provision for water purifier above kitchen platform (Water purifier not included) Washing machine inlet & outlet provision at location as per the architect's recommendation.

SOIL AND WASTE WATER LINES:

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The soil and waste water lines (exposed and concealed) will be of U-PVC. These sewerage effluents will be connected to the septic tank.

ELECTRIC SUPPLY & WIRING:

Three phase concealed high quality FRLS wiring with premium modular switches. Electrical Circuit for inverter back-up power.

Miniature circuit breakers and ELCB for safety from overload and short circuit.

Cable TV connection and telephone point in each unit.

The distribution of points is as follows:

Living / Dining:

1.	Light Points	2 nos
2.	Fan Points	2 nos
3.	5A plug points	4 nos
4.	T.V cable input Point	1 no
5.	Telephone Point	1 no
6.	AC power plug point	1 no

Kitchen:

1.	Light Point	1 no
2.	5A Plug point	1 no
3.	15A plug point	4 nos

Each Bathroom:

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1.	Light points	2 nos
2.	15A plug	1 no
3.	5A plug point	2 nos (1 for exhaust)

Each Bedroom:

1.	Light points	2 nos
2.	5A plug point	4 nos
3.	Fan Point	1 no
4.	AC power plug point	1 no
5.	T.V cable input Point	1 no

Each Balcony:

1.	Light point	1 no

Provision shall be made for inverter as a backup system for Electricity failure.

WATER SUPPLY:

The water shall be stored in a large underground storage water sump, which shall be pumped to an overhead tank by a Pump.

OUTSIDE AREAS

All Outside areas shall be tarred/ paved/landscaped, So as to beautify the Complex.

SHOPS:

The Shops/Garage/Room/Godown shall have any Stone tile or Vitrified tiles and M.S Rolling Shutters. There shall be direct line from the main water supply line to the toilet in the garage. The meter for the water supply shall be taken by the Vendor.

GRILLS

G.I. Grills with 12mm thickness shall be provided for the Windows.

IN WITNESS WHEREOF the parties hereto have signed this Deed, on the day, month and the year first hereinabove written.

VENDORS:

MR. MINGUEL PINTO

Right Hand Finger Print

Left Hand Finger Prints

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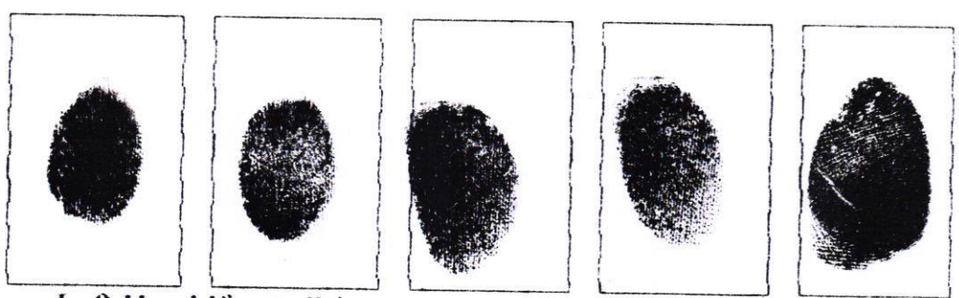
MRS. JOANA PINTO

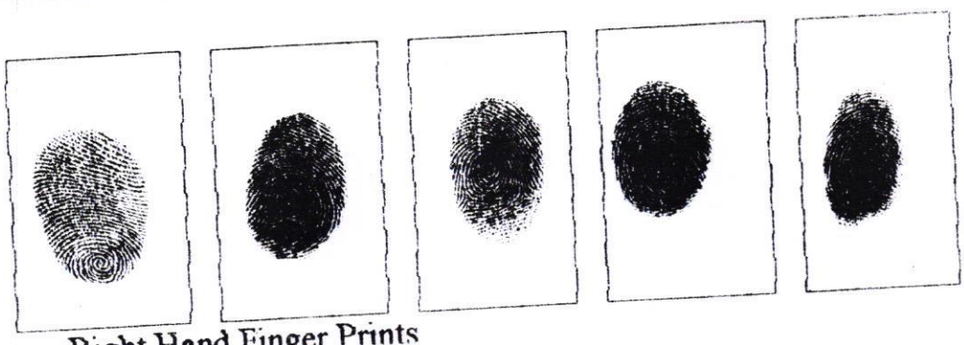
Right Hand Finger Print



Left Hand Finger Prints

PURCHASER:

MR. JAMMIE JOSE MARIA ADOLFO DIAS



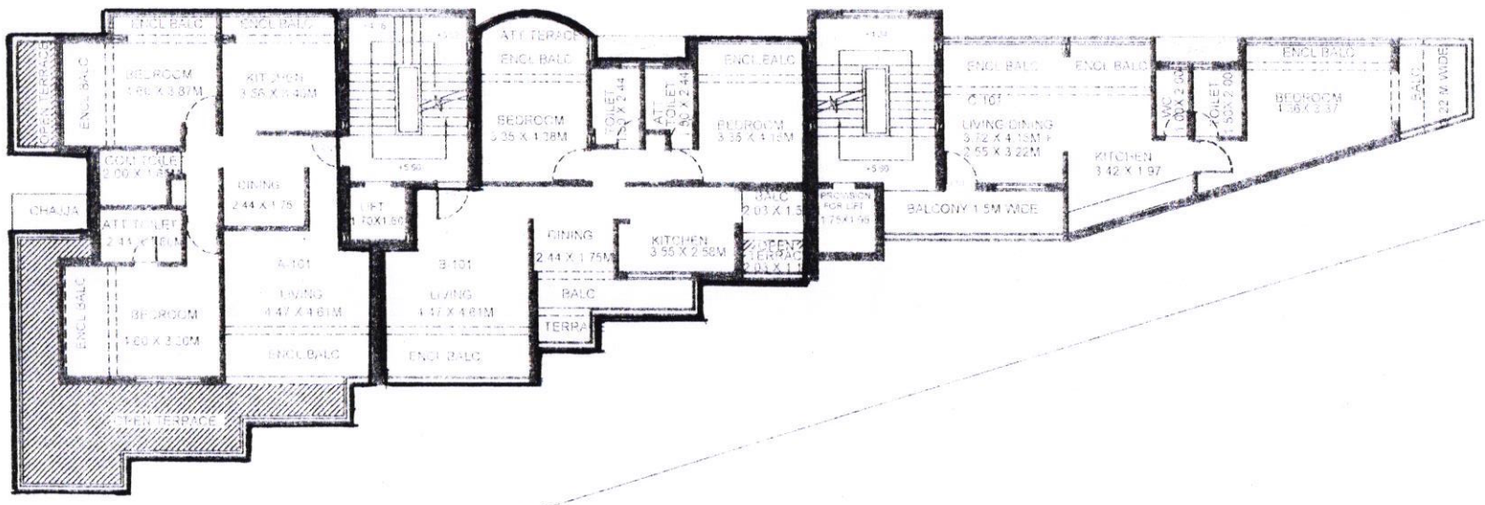
Right Hand Finger Prints

Left Hand Finger Prints

WITNESSES:

1. Dias
Sheryl Rosalina Judy Dias
R/o. H No. 717/B, Ganapoga
Raia Salcete Goa.

2. Pinto
Fencia Pinto
R/o.1164/1, Baradi Velim
Salcete Goa



FIRST FLOOR PLAN

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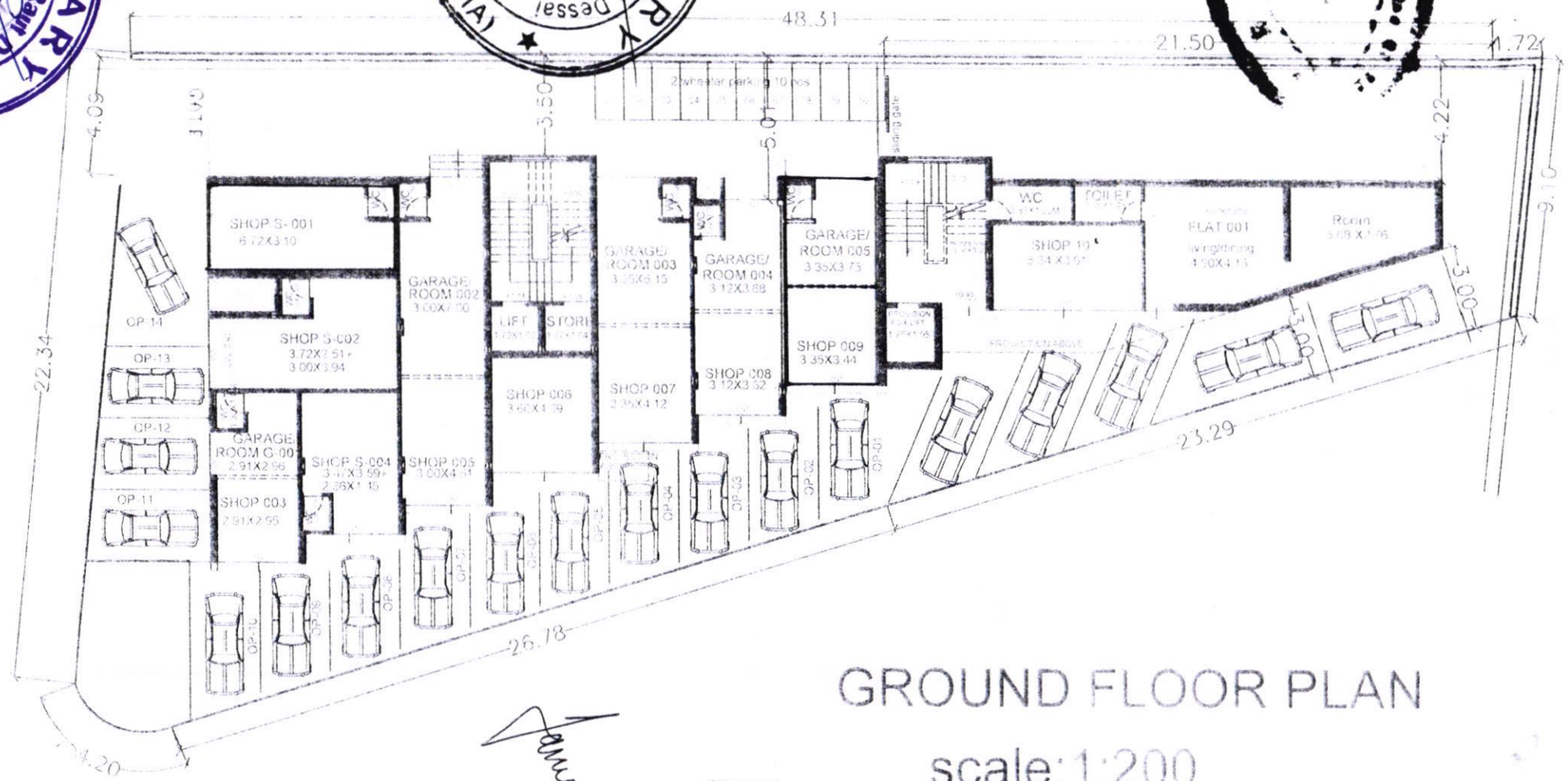

GROUND FLOOR PLAN

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NO. 169
20-05-2024
GOA (INDIA)

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

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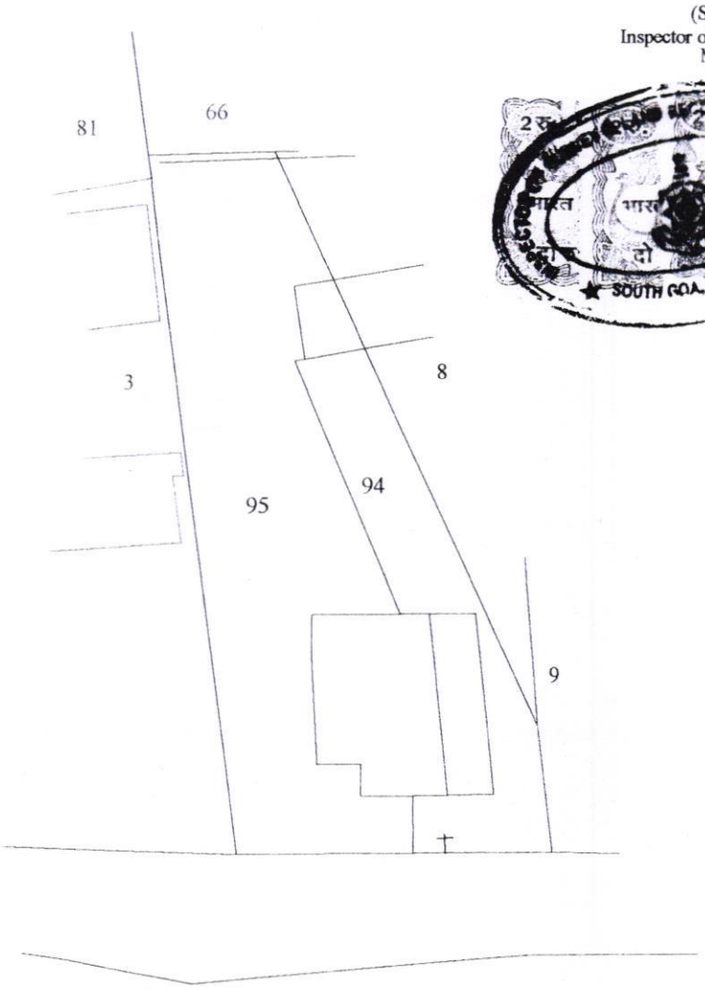
Inward No:CMAR19/3 512

Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.SHEET No.80 /CHALTA No. 94 & 95
Scale :1:500

(Sudesh K.N.Bhaireli)
Inspector of Survey & Land Records
Margao-Goa



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Government of Goa

Document Registration Summary 2

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

Print Date & Time :- **10-Sep-2019 11:09:38 am**

Document Serial Number :- **2019-MGO-2581**

Presented at **11:09:44 am** on **10-Sep-2019** 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
1	Stamp Duty	256100
2	Registration Fee	182880
3	Mutation Fees	1000
4	Processing Fee	490
	Total	**440470**

Stamp Duty Required : **256100** Stamp Duty Paid : **256100**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**JAMMIE JOSE MARIA ADOLFO DIAS** ,S/o - D/o **Francisco Xavier Adolfo Agnelo Dias** **Age**: 48, **Marital Status**: Married ,**Gender**:Male,**Occupation**: Business, **Address1 -** H.No. 234-K, Karle Riverville, Benaulim, Salcete Goa, **Address2 -** [redacted] **PAN No.**: [redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**MINGUEL PINTO** ,S/o - D/o **Late Filipe Pinto Alias Philip Pinto** **Age**: 80, **Marital Status**: Married ,**Gender**:Male,**Occupation**: Business, **Address1 -** H.No. 597 Agalli [redacted] Goa, **Address2 -** , **PAN No.**: [redacted]			
2	**JOANA MINGUEL PINTO** ,S/o - D/o **Lourenco Colaco** **Age**: 75, **Marital Status**: Married ,**Gender**:Female,**Occupation**: Housewife, **Address1 -** H.No. 597 Agalli, [redacted] Goa, **Address2 -** , **PAN No.**: [redacted]			

NOTARY G Raut Dessai OFFICIAL DIVN SALCETE Reg. No 166 20-05-2024 GOA (INDIA)

NOTARY G Raut Dessai OFFICIAL DIVN SALCETE Reg. No 166 20-05-2024 GOA (INDIA)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	**JAMMIE JOSE MARIA ADOLFO DIAS** ,S/o - D/o **Francisco Xavier Adolfo Agnelo Dias** **Age:** 48, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** H.No. 234-K, Karle Riverville, Benaulim, Salcete Goa, **Address2 -** **PAN No.:** [redacted]			

Witn
I/We [redacted]ly/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Sherly Rosalina Judy Dias, 29 ,1990-03-21 ,8380895393 , ,Service , Marital status : Married** 403720, H.No. 717/B Ganapoga Raia, H.No. 717/B Ganapoga Raia Raia, Salcete, SouthGoa, Goa			
2	**Fencia Pinto, 28 ,1991-04-08 ,9881723292 , ,Service , Marital status : Married** 403723, H.No. 1164/1 Baradi Velim, H.No. 1164/1 Baradi Velim Velim, Salcete, SouthGoa, Goa			

Sub Registrar

NOTARY
G Raut Dessai
05-2024
GOA (INDIA)

NOTARY
G Raut Dessai
CIAL DIVN
SALCETE
No 166
20-05-2024
GOA (INDIA)

Document Serial No:-2019-MGO-2581

Book :- 1 Document
Registration Number :- **MGO-1-2497-2019**
Date : 10-Sep-2019

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

CERTIFIED TO BE TRUE
XEROX COPY OF THE ORIGINAL

Rajendra G. Raut Dessai
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)

PLACE: MARGAO
Reg. No: 39405/2019
Date: 14-09-2019

CERTIFIED TO BE TRUE
XEROX COPY OF THE ORIGINAL

Rajendra G. Raut Dessai
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)

PLACE: MARGAO
Reg. No: 41258/2020
Date: 25-02-2020

(Rupees One lakh twenty thousand only)

CREDIT CO-OP. BANK LTD.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA BEHIND CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 601

D-5(STP(V)/C.B./25/3/2011-30)

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Rs.0120000/- PB7223
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TRUE COPY

Name of Purchaser JAMMIE J M DIAS.

Jammie Jose Maria Adolfo Dias
Jammie Dias

DEED OF SALE

NOTARY
Rajendra G Raut Dessai
JUDICIAL DIVN
OF SALCETE
Reg. No 166
Exp. Dt: 20-05-2024
GOVT. OF GOA (INDIA)

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This Deed of Sale is made and executed at Margao, Salcete, Goa, *on this* 5th *day of the month of September* of the year 2019 (05/09/2019);

-BETWEEN-

1. **MR. PEDRO PINTO** aged about 72 years, son of late Mr. Filipe Pinto alias Philip Pinto, retired, holder of Income Tax Pan Card No. [redacted] and Aadhar Card No. [redacted] Mobile Number: 9637907330, married, and his wife

2. **MRS. CECILIA FERNANDES alias CECILIA PINTO**, aged about 65 years, daughter of late Mr. Domingo Fernandes, housewife, holder of Income Tax Pan Card No. [redacted] and Aadhar Card No. [redacted] Mobile Number: 9637907330-,

Both residents of House No. 597, Agalli, Fatorda, Salcete, Goa, Pincode: 403602, hereinafter collectively referred to as "the VENDORS" (which expression shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE FIRST PART;

AND

MR. JAMMIE JOSE MARIA ADOLFO DIAS, son of Mr. Francisco Xavier Adolfo Agnelo Dias and husband of Mrs. Lusitina Vencesla Dias, aged

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about 48 years, businessman, and holder of Income Tax Pan Card No. [redacted] and Aadhar Card No. [redacted], Mobile Number: 9890451734, resident of 234-K, Karle Riverville, Benaulim, Salcete Goa, hereinafter referred to as "PURCHASER" (which expression, unless repugnant to the context or meaning thereof, shall mean and include him, his heirs, representatives, administrators, executors and assigns) of the SECOND PART;

AND WHEREAS the VENDORS have jointly and severally represented to the PURCHASER as under:-

1) There exists a landed property named 'Cupangale' or 'Cupangali', situated at ward Agalli, City of Margao, earlier as a whole surveyed under Chalta No.8 of P.T.S No. 80, Margao City Survey and at present surveyed under Chalta No. 94 and 95 of P.T.S No. 80, originally admeasuring 1174 sq.mtrs, upon which there exists a residential house bearing House No. 597, which property is described in the Land Registration Records of Salcete at pages 117 reverse of Book B Number 118 new series under Number 45461 and enrolled in the Matriz records under Rustic Number: 1031 and Urban No. 116. This property is more fully described in SCHEDULE-I of this Sale Deed and

is hereinafter referred to as the 'SAID PROPERTY'.

2) The 'SAID PROPERTY' was purchased by Filipe Pinto from its erstwhile landowners Mr. Nicolau Barbosa and his wife Mrs. Rosalina Gonsalves by Deed of Sale dated 11.05.1965 recorded at pages 57 onwards of Book of Deeds Number 1233.

3) After the execution of the above mentioned Deed of Sale, the 'SAID PROPERTY' was registered in the Land Registration Records of Salcete Taluka under Description No. 45461 at pages 117 reverse of Book B Number 118 new series. Under Inscription No. 49838, the 'SAID PROPERTY' is found inscribed in the name of the said Filipe Pinto married to Conceicao Dias.

4) The said Mr. Filipe Pinto expired on 15/06/1988 and his wife Mrs. Conceicao Dias expired on 14/04/1994 leaving behind their below mentioned children and their respective spouses as their sole and universal heirs:-

(i) Mr. Pedro Pinto married to Mrs. Cecilia Fernandes alias Cecilia Pinto i.e the Vendors herein

(ii) Mr. Minguel Pinto married to Mrs. Joana Pinto.

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5) During his lifetime, the said Mr. Filipe Pinto and his wife Mrs. Conceicao Dias have executed in favour of Mr. Minguel Pinto and his wife Mrs. Joana Pinto the Deed of Assignment dated 08.04.1988, duly registered under No. 238 at page 321 to 325 dated 10.02.1989. Mrs. Conceicao Dias also executed Public Will dated 07.01.1992.

6) Upon the death of Mr. Filipe Pinto alias Philip Pinto and his wife Mrs. Conceicao Pinto, Inventory Proceedings No. 118/92/III were filed in the Court of the III Addl Civil Judge Senior Division, at Margao.

7) Taking into consideration the above mentioned Deed of Assignment dated 08.04.1988, by Judgement and Decree dated 25.08.2008 passed in the said Inventory Proceeding No. 118/1992/III, *the VENDORS were allotted 1/4th share in the* SAID PROPERTY and Mr. Minguel Pinto and his *wife Mrs. Joana Pinto were allotted 3/4th share in* the SAID PROPERTY.

8) Mr. Minguel Pinto and his wife Mrs. Joana Pinto filed Regular Civil Suit No. 654/2010/A (new) in the Court of the Civil Judge Senior Division at Margao. The said civil suit was filed against the *VENDORS so that the 3/4th share belonging to Mr.* Minguel Pinto and his wife Mrs. Joana Pinto in the

SAID PROPERTY could be partitioned from the SAID PROPERTY.

9) By Final Decree dated 25.05.2015 passed by the Civil Judge, Senior Division, Margao, in Regular Civil Suit No. 654/2010/A, the SUIT PROPERTY is ordered to be partitioned by metes and bounds so that 1/4th share in the SAID PROPERTY is allotted to the VENDORS and 3/4th share in the SAID PROPERTY is allotted to the said Mr. Minguel Pinto and his wife Mrs. Joana Pinto.

10) The portion of the SAID PROPERTY, which has been allotted to the VENDORS is admeasuring 222 sq.mtrs and it is surveyed in the City Survey Records of Margao City under Chalta No. 94 of P.T.S No. 80. (This plot is more fully described in SCHEDULE-II herein under appearing and is hereinafter referred to as the SAID PLOT)

11) The remaining portion of the SAID PROPERTY admeasuring 665 sq.mtrs is allotted to Mr. Minguel Pinto and his wife Mrs. Joana Pinto and it is separately surveyed under Chalta No. 95of P.T.S No. 80 in the City Survey Records of Margao City.

12) The VENDORS, Mr. Pedro Pinto and his wife Mrs. Cecilia Fernandes alias Cecilia Pinto and also the said Mr. Minguel Pinto and his wife Mrs. Joana Pinto have agreed to sell the 'SAID

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PROPERTY' to the PURCHASER along with the structure situated in the 'SAID PROPERTY' by *Agreement of Sale executed at Margao on 7th July* 2019 and Notarized in the presence of Notary Rajendra G. Raut Dessai at Margao under Registration No. 38529-30/2019 on the same day.

13) The VENDORS have a clean, clear and marketable title to the 'SAID PLOT', which title is free from all disputes and/or defects and/or third party claims.

AND WHEREAS the PURCHASER has agreed to purchase the Said Property by execution of two separate Deeds. The subject matter of the present Sale Deed is a portion of the Said Property, which has been allotted to the Vendors. By a separate Sale Deed, the Purchaser has agreed to purchase the portion of the Said Property which has been allotted to the said Mr. Minguel Pinto and his wife Mrs. Joana Pinto.

AND WHEREAS the PURCHASER proposed to purchase the SAID PROPERTY so that the SAID PROPERTY can be jointly developed.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase from the VENDORS, the 'SAID PLOT' as described in the SCHEDULE-II hereinafter appearing.

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NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. For a total price consideration of Rs. 40,00,000/- (Rupees Forty Lakhs only), to be paid by the PURCHASER to the VENDORS in the manner stated hereinafter, the VENDORS do hereby CONVEY, TRANSFER and CONFIRM by way of absolute sale UNTO and in favour of the PURCHASER all that 'SAID PLOT' more fully described in the SCHEDULE-II hereafter written, along with the house structure, all the compounds, fences, structures, trees, etc., whatsoever, situated therein, free from all encumbrances, obligations, claims, demands, whatsoever, so that the PURCHASER, for all times hereinafter, shall HOLD, HAVE POSSESS and ENJOY the SAID PLOT hereby sold, as the absolute owner thereof and with all the rights, interests, privileges, advantages, easements, benefits, whatsoever, available to the SAID PLOT or the holder thereof, free of any claim, obstruction, impediment, objections from whomsoever, including any party claiming through, under or on behalf of the VENDORS or their predecessors in title.

2. The entitlement of members of the VENDORS in the above said total price consideration is as under:-

Name of the VENDOR/s	Share	Share in the Consideration	Price
Mr. PEDRO PINTO	½ share	Rs.20,00,000/- (Rupees Twenty Lakhs only)	
Mrs. CECILIA FERNANDES ALIAS CECILIA PINTO	½ share	Rs.20,00,000/- (Rupees Twenty Lakhs only)	
Total:-		Rs.40,00,000/- (Rupees Forty Lakhs only)	

3. The Purchaser has paid today to the Vendors a sum of Rs. 50,000/- (Rupees fifty thousand only) by Cheque No. 049108 dated 04/09/2019 drawn on Bank of India. In addition to a proposed built up is to be given to the Vendors as stipulated in clause (4) herein below.

4. In lieu of making payment of the balance price consideration of Rs. 39,50,00,000/- (Rupees thirty nine lakhs fifty thousand Only), the PURCHASER shall construct and allot to the

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VENDORS to utilize the same for construction of the below listed premises and which represents cost of construction of such premises, hereinafter referred to as "the owners' premises" for the sake of brevity and convenience, to be transferred to the VENDORS on ownership basis, upon its completion:-

a) Flat No. A-201, admeasuring 107.68 square meters of super built-up area (equivalent to Carpet Area of 84.75 square meters) on the Second floor of the building under the project name which shall be decided by the Purchaser, to be constructed in the 'Said Property' and/or portion of the 'Said Property, owned by the PURCHASER.

b) Flat No. B-201, admeasuring 109.28 square meters of super built-up area (equivalent to Carpet Area of 85.12 square meters) on the Second floor of the building under the project name which shall be decided by the Purchaser, to be constructed in the 'Said Property' and/or portion of the 'Said Property, owned by the PURCHASER.

c) Shop No. 008, admeasuring 13.29 square meters of super built-up area (equivalent to Carpet Area of 10.88 square meters) on the

Ground floor of the building under the project name which shall be decided by the Purchaser, to be constructed in the 'Said Property' and/or portion of the 'Said Property, owned by the PURCHASER.

d) Garage No. 004, admeasuring 14.20 square meters of super built-up area (equivalent to Carpet Area of 11.55 square meters) on the Ground floor of the building under the project name which shall be decided by the Purchaser, to be constructed in the 'Said Property' and/or portion of the 'Said Property, owned by the PURCHASER.

e) In addition to the above described owners premises, the Purchaser shall also allot to the Vendors two four wheeler parking slots and Three parking slots for two wheeler vehicle. The four wheeler parking slots shall be located in front of Shop No. 008 & at the side of Shop No. 003 and the two wheeler parking slots shall be located behind Garage No. 004.

The above mentioned premises shall be constructed and allotted to the VENDORS within a period of 30(thirty) months from the date of obtaining the construction

license of proposed buildings in the said property and said building and said premises shall be constructed as per PLANS and SPECIFICATIONS annexed hereto.

5. The PURCHASER proposes to develop the SAID PROPERTY by construction of Ground Floor plus Three Floor Structure. The Northern portion of this structure admeasuring 282 sq.mtrs shall be retained for the exclusive use of the PURCHASER. However, this Northern Portion shall be part of the society and the Developer shall contribute towards all proportionate maintenance dues as decided and as stipulated by the society.

6. The PURCHASER shall at the request and at the cost of the VENDORS execute in favour of the VENDORS the Agreement for Sale and subsequently the Deed of Sale in respect of the 'owners premises' along with proportionate undivided share in the Said Property.

7. The PURCHASER shall not allot and deliver the possession of the other premises in said building complex to his customers on respective floors unless the premises to be allotted and constructed for the VENDORS are first offered and delivered to them on respective floors.

8. That in case any increase or decrease in the area of the premises to be constructed and allotted to the

VENDORS, the PURCHASER shall be entitled for value of such increased area from the VENDORS or liable to pay to the VENDORS for value of the decreased area, which amount shall be paid at the time of delivery of possession of such premises and value shall be based on market price prevailing at the time of such delivery.

9. The Vendors shall bear the cost of the necessary stamp duty and registration Charges for all their premises. All the taxes as applicable including GST shall be borne by the Vendor for all premises. The Vendors and Purchaser shall co-operate with each other in complying with all the statutory enactments regulating Land Development and Building Construction including the Real Estate (Regulation and Development) Act, 2016 and the rules and regulations formed there under by the Government of Goa.

10. The VENDORS and PURCHASER shall cooperate with each other in complying with all the statutory enactments regulating land Development and Building Construction including the Real Estate (Regulation and Development) Act, 2016 and the rules and Regulations formed there under by the Government of Goa.

11. The VENDORS and PURCHASERS shall co-operate with each other to form a Co-operative Housing Society or any legal entity as prescribed by the law in force in order to protect and preserve and maintain the building complex. The Vendors and Purchasers hereby undertake to maintain the building and pay all their contributions to the Society/ Legal entity with utmost diligence and duty and without any delay.

12. The VENDORS do hereby declare having delivered to the PURCHASER, the possession of the SAID PLOT described in SCHEDULE-II hereto, and the PURCHASER acknowledges to have received such possession from the VENDORS.

13. It is clearly understood that the PURCHASER will have an absolute right to develop the land and construct various premises with an intention to sale these premises to third parties of his choice. The PURCHASER may, at any time hereafter, enter into agreement with parties of his choice for sale of these premises/apartments to be constructed in the said plot and/or the said property except the owners premises. The PURCHASER shall have an absolute right to enter into any third party commitments in respect of all the remaining premises constructed in the 'Said Plot' and/or the

'Said Property' except the owners' premises. The PURCHASER shall be entitled to raise finance from any financial institution/s for the purposes of developing the said plot and/or the said property. The third parties who enter into agreements with the PURCHASER in pursuance of this Deed shall also be entitled to raise finance from any financial institution/s for the purpose of purchasing the premises, which are proposed to be constructed in the said plot and/or in the said property, without any reference to the VENDORS.

14. If at any time the floor area ratio applicable to the said plot is increased, during the life span of the building then the VENDORS shall be exclusively entitled to take the benefit of such increase the purchaser shall be entitled to change the entire plinth or part of the plinth into commercial premises. However in the future, the entire present structure goes for re-development and is replaced by a new structure, then the VENDOR shall be entitled to enjoy the benefit of the change of zone to the extent of only their undivided share of land of only their premise which they may own at that particular time at which the structure may be given for re-development. If at that particular time the premise is sold then the benefit shall go to the New VENDOR to whom it is sold.

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15. The VENDORS covenants with the PURCHASER as under:

(a) That the VENDORS are the exclusive owners in possession of the SAID PLOT hereby sold and every part thereof, and that the VENDORS have clear, unencumbered and valid title to the same and every part thereof; The VENDORS covenants with the PURCHASER as under:

(b) That neither the SAID PLOT hereby sold nor any part thereof is the subject matter of any agreement of sale or other transaction with any other person or party, whatsoever;

(c) That neither the SAID PLOT hereby sold nor any part thereof is matter of any notification under The Land Acquisition Act, 1894, or other law of compulsory acquisition of land;

(d) That neither the SAID PLOT hereby sold nor any part thereof is subject matter of any seizure, attachment, proclamation of sale under any law in force;

(e) That the SAID PLOT hereby sold and every part thereof is free from all encumbrances, whatsoever;

(f) That the SAID PLOT hereby sold and every part thereof, is not subject matter of any litigation, seizure, attachment or order restraining transaction or transfer or restrictive order of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;

(g) That the title of the VENDORS to the SAID PLOT hereby sold and to every part thereof is free, clear and marketable;

(h) That the VENDORS shall indemnify the PURCHASER against all and whatever claims, if raised by any person/s or party claiming any right, title, share and interest in the SAID PLOT hereby sold;

(i) That the VENDORS shall execute all further documents which may be found necessary by the PURCHASER to be executed for conferring or confirming proper and better title of the SAID PLOT hereby sold and every part thereof in favour of the PURCHASER, or for

transferring all or whatever records in respect of the SAID PLOT hereby sold, exclusively in the name of the PURCHASER.

16. The VENDORS do hereby expressly states that they have not made any mis-representation of facts with regard to their free, clear and marketable title to the SAID PLOT hereby sold; and in the event of any claim by person or predecessor in title, the VENDORS shall suitably compensate the PURCHASER for the loss caused to them on account of such claim.

17. The VENDORS do hereby declare that the SAID PLOT hereby sold and every part thereof, is not subject matter of any rights of Scheduled Castes or Scheduled Tribes, as contemplated in the Notification No. RD/LAND/LRC/318/99 dated 21-08-1977 of the Government of Goa.

18. The 'SAID PLOT' admeasures 222 sq.mtrs and inside the SAID PLOT there is an old dilapidated structure admeasuring about 39 sq.mtrs. The land is valued at Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) and the old structure is valued at Rs. 5,00,000/- (Rupees Five Lakhs Only) . The market value of the property hereby sold is Rs. 40,00,000/- (Rupees Forty lakhs only)

19. The PURCHASER shall be entitled to revise the said building plans provided that the area of the respective premises as allotted to the VENDORS remains the same and there is no change in the area. The PURCHASER shall also maintain the same floor levels as mentioned in Clause 4 hereinabove.

SCHEDULE-I

(Description of the Said Property)

All that landed property named 'Cupangale' or 'Cupangali', situated at ward Agalli, City of Margao, within the area of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa. earlier as a whole surveyed under Chalta No.8 of P.T.S No. 80, Margao City Survey and at present surveyed under Chalta No. 94 and 95 of P.T.S No. 80, originally admeasuring 1174 sq.mtrs, upon which there exists a residential house bearing House No. 597, which property is described in the Land Registration Records of Salcete at pages 117 reverse of Book B Number 118 new series under Number 45461 and enrolled in the Matriz records under Rustic Number: 1031 and Urban No. 116 and bounded as under:

EAST:-	By the eastern Bypass road
WEST:-	By property bearing Chalta No.3

NORTH:-	By property bearing Chalta No. 66
SOUTH:-	By a Public Road

SCHEDULE-II

(Description of the SAID PLOT hereby sold)

All that plot of land, admeasuring 222 sq.mtrs and it is surveyed in the City Survey Records of Margao City under Chalta No. 94 of P.T.S No. 80, forming part of the said property described in the SCHEDULE I above.

The SAID PLOT is bounded as under:-

EAST:-	By the eastern Bypass road
WEST:-	By Property bearing Chalta No. 95 of PT Sheet No.80
NORTH:-	By Property bearing Chalta No. 95 of PT Sheet No.80
SOUTH:-	By a Public Road

The SAID PLOT hereby sold is shown marked in red colour boundary lines in the PLAN annexed to and forming part of this Deed.

SPECIFICATIONS

STRUCTURE:

Reinforced cement concrete structure as per approved design of competent authority. External wall of 200/230mm thick brick/laterite, stone/concrete or Flyash

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Bricks & partition walls of 115mm thick brick masonry / kurchi masonry.

FLOOR AND WALL TILING:

Entire flooring will be of Vitrified Tiles or equivalent.

Ceramic tiles will be provided at the following locations:

a) On Toilet walls up to ceiling.

b) Above the kitchen counter up to the ceiling.

c) Toilet flooring (non skid type)

WALL FINISH:

Gypsum Plaster with Acrylic emulsion paint for internal walls and external walls shall be painted with Acrylic paint. The colour shall be as per Architect's recommendation.

DOOR & WINDOWS:

All door frames shall be of RCC or Wood or granite. Main door of teak wood. All Other doors of Fibre Reinforced Plastic door (FRP) or Flush doors with both sides teak pressed. All French windows shall be of Aluminum Powder coated Channels or UPVC Channels.

KITCHEN COUNTER & SINK:

Kitchen counter with granite top and stainless steel sink (Provision for hot water at the sink will be provided. Water heater not included).

PLUMBING & SANITARY INSTALLATIONS:

Concealed internal plumbing of U-PVC pipes/ C-PVC.

Water closet & wash basin will be provided as follows:

a. Wash basin with cold water - size 22"x16",

b. Water closet in toilet – European style, tiles of matching colour, Chromium plated fittings of standard premium make –Jaguar / Grohe.

Provision for Geyser in bathroom. (Geyser shall be purchased by Client)

Provision for water purifier above kitchen platform (Water purifier not included) Washing machine inlet & outlet provision at location as per the architect's recommendation.

SOIL AND WASTE WATER LINES:

The soil and waste water lines (exposed and concealed) will be of U-PVC. These sewerage effluents will be connected to the septic tank.

ELECTRIC SUPPLY & WIRING:

Three phase concealed high quality FRLS wiring with premium modular switches. Electrical Circuit for inverter back-up power.

Miniature circuit breakers and ELCB for safety from overload and short circuit.

Cable TV connection and telephone point in each unit.

The distribution of points is as follows:

Living / Dining:

1. Light Points 2 nos

Point 2 CFL 2

2.	Fan Points	2 nos
3.	5A plug points	4 nos
4.	T.V cable input Point	1 no
5.	Telephone Point	1 no
6.	AC power plug point	1 no

Kitchen:

1.	Light Point	1 no
2.	5A Plug point	1 no
3.	15A plug point	4 nos

Each Bathroom:

1.	Light points	2 nos
2.	15A plug	1 no
3.	5A plug point	1 no

Each Bedroom:

1.	Light points	2 nos
2.	5A plug point	4 nos
3.	Fan Point	1 no
4.	AC power plug point	1 no
5.	T.V cable input Point	1 no

Each Balcony:

1.	Light point	1 no

Provision shall be made for invertor as a backup system for Electricity failure.

WATER SUPPLY:

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The water shall be stored in a large underground storage water sump, which shall be pumped to an overhead tank by a Pump. The overhead tank shall distribute the water to the flats. There shall be a common meter for this water coming from the overhead tank and this water bill shall be paid collectively by all members.

Besides this and at the special request of the VENDORS, the Purchaser shall also provide a pipeline from the main waterline to a loft tank in the premises of the VENDORS. The water connection along with the meter shall be applied and obtained by the VENDORS.

The VENDORS shall cooperate with the Cooperative Housing Society or maintenance Society or any other legal entity which shall be formed.

OUTSIDE AREAS

All Outside areas shall be tarred/ paved/landscaped, So as to beautify the Complex.

SHOPS:

The Shops/Garage/room shall have any Stone tile or Vitrified tiles.

The Toilets shall have non-skid Ceramic tiles for floor and Ceramic Dado tiles. The shutters shall be of MS Rolling Shutters.

There shall be 5A plug points- 4 nos, Fan Point- 2 nos, Light Points- 2 nos, 15A Plug Point- 2 nos and AC power plug point- 1 no.

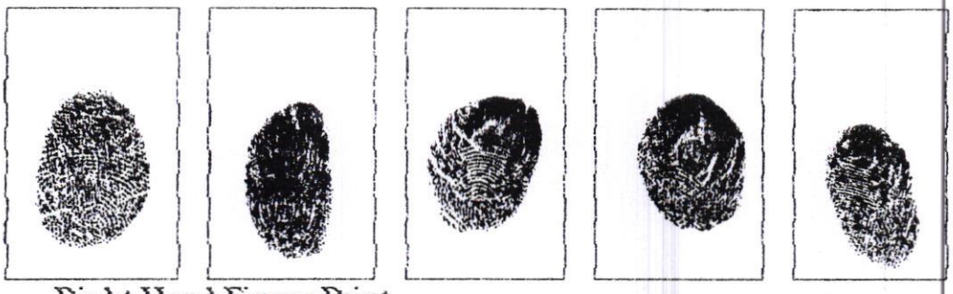
IN WITNESS WHEREOF the parties hereto have signed this Deed, on the day, month and the year first hereinabove written.

VENDORS:

Pinto

Pinto

MR. PEDRO PINTO

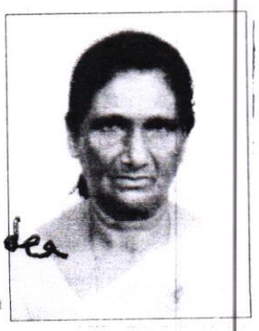


Right Hand Finger Print

Left Hand Finger Prints

NOTARY
G Raut Dessai
DIVN
CETE
166
05-2024
GOA (INDIA)

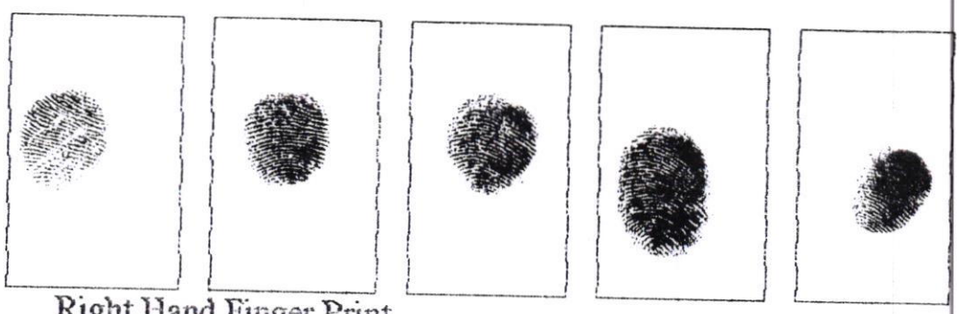
Pinto CF deb



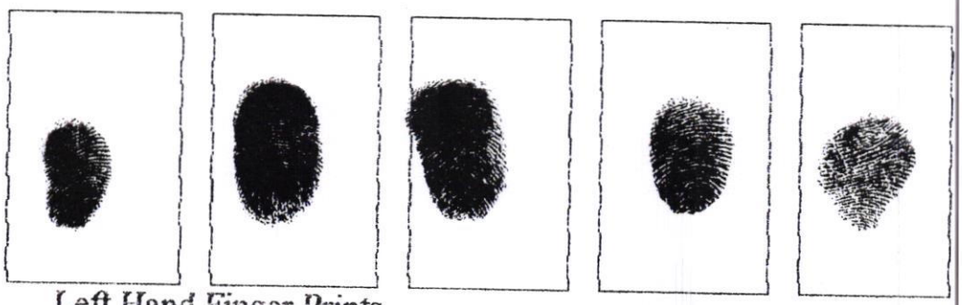
C F dea

C F dea

MRS. CECILIA FERNANDES alias CECILIA PINTO



Right Hand Finger Print



Left Hand Finger Prints

Pinto C F dea

PURCHASER:

MR. JAMMIE JOSE MARIA ADOLFO DIAS

Right Hand Finger Prints

Left Hand Finger Prints

WITNESSES:

1. Sheryl Rosalina Judy Dias

R/o. 717/B, Ganapoga, Raui,
Salcete Goa

2. Pinto
Fencia Pinto
R/o 1164/1, Baradi, Velim
Salcete Goa

Pinto CFdes

OTARY
Raul Dessai
AL DIVN
CETE
166
20 05-2024
GOA (INDIA)

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

N

Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.80/ Chalta No. 94 & 95
Scale : 1:500

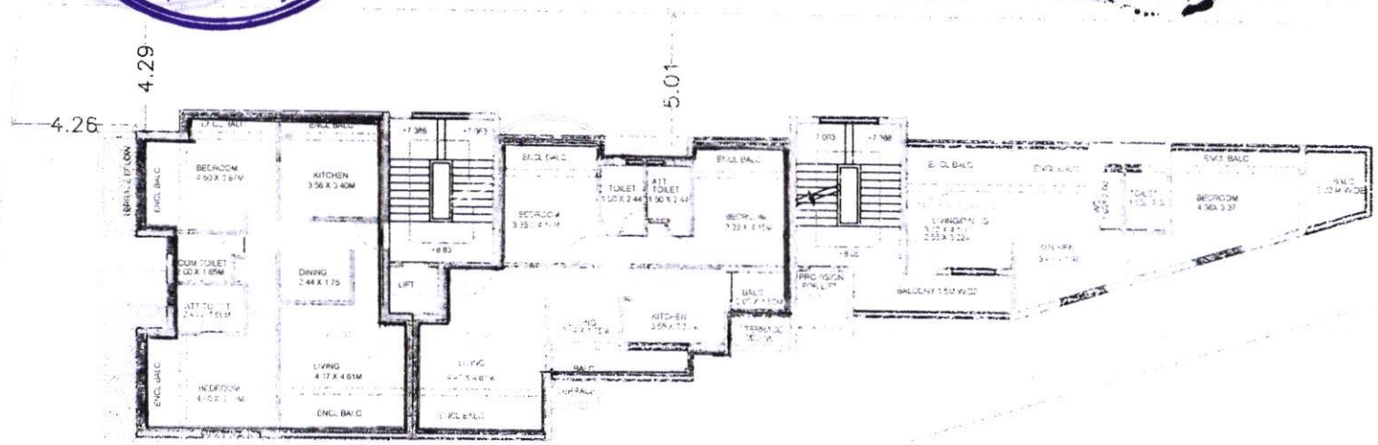
Inward No: CMAR19-24569

(Sudesh K.N Bhaireli)
Inspector Of Survey & Land Records
Margao-Goa

P int's
CF Lee

Generated By : DILIP NAIK
On : 10-04-2019

Compared By : K.B Gaude



SECOND FLOOR PLAN

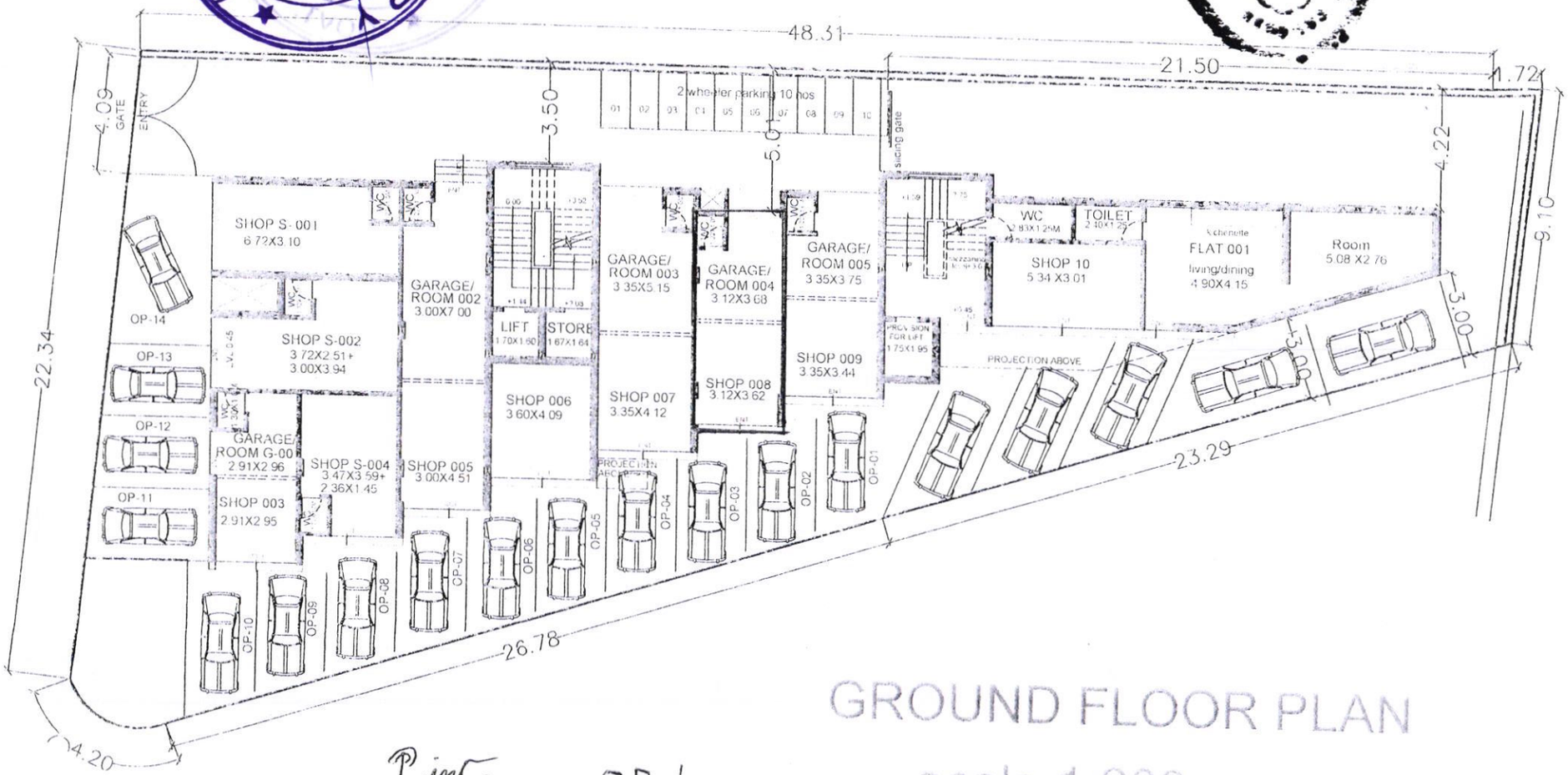
BALCONY PROJECTION TO FIRST FLOOR FLAT ON REAR
ENTRY TO FLOOR FROM SECONDARY ROAD

PROJECT: PROJECT DEVELOPED CONCEPTUAL DRAWING OF RESIDENTIAL CUM COMMERCIAL BUILDING AT T.NO.67/2&3,TA, NO.94,95, FATORDA-MARGAO,GOA

TITLE: CONCEPTUAL DRAWINGS

DRAGANAY DESAI AND ASSOCIATES.
ARCHITECTS AND VALUERS

NO
Rajendra G
JUDICIAL
OF SALC
Reg. No
Exp. Dt: 20-05
GOVT. OF GOA



GROUND FLOOR PLAN

scale:1:200

Pinto

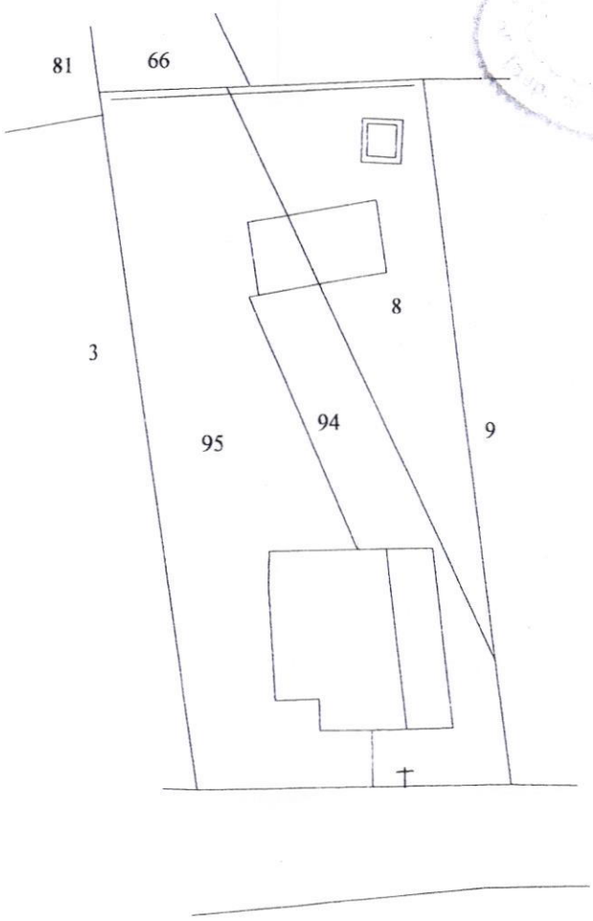
C F Lee

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

N

Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.80/ Chalta No.8,94 & 95
Scale :1:500

21/10/13
I.S & L.R



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On : 18-10-2013

Compared By:

Government of Goa

Document Registration Summary 2

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

Print Date & Time : **10-Sep-2019 12:09:21 pm**

Document Serial Number :- **2019-MGO-2588**

Presented at **12:09:58 pm** on **10-Sep-2019** 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
1	Stamp Duty	120000
2	Registration Fee	80000
3	Mutation Fees	1000
4	Processing Fee	490
	Total	**201490**

Stamp Duty Required :**120000** Stamp Duty Paid : **120000**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**JAMMIE JOSE MARIA ADOLFO DIAS** ,S/o - D/o **Francisco Xavier Adolfo Agnelo Dias** **Age:** 48, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** H.No. 234-K, Karle Riverville, Benaulim, Salcete Goa, **Add** [redacted] **PAN No.:** [redacted]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**PEDRO PINTO** ,S/o - D/o **Late Filipe Pinto** **Age:** 72, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Other, **Address1 -** H.No. 597 , Agalli, [redacted] Gao, **Address2 -** , **PAN No.:** [redacted]			
2	**CECILIA FERNANDES Alias CECILIA PINTO** ,S/o - D/o **Domingo Fernandes** **Age:** 65, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, **Address1 -** H.No. 597, Agalli, [redacted] Goa, **Address2 -** , **PAN No.:** [redacted]			

NOTARY Sra G Ray Dessai JUDICIAL DIVN OF SALCETE Reg. No 166 Dt: 20-05-2024 OF GOA (INDIA)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	**JAMMIE JOSE MARIA ADOLFO DIAS** ,S/o - D/o **Francisco Xavier Adolfo Agnelo Dias** **Age:** 48, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** H.No. 234-K, Karle Riverville, Benaulim, Salcete Goa, **Address2 -** **PAN No.:** [redacted]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Sheryl Rosalina Judy Dias, 29 ,1990-03-21 ,8380895393 , ,Service , Marital status : Married** 403720, H.No. 717/B Ganapoga Raia, H.No. 717/B Ganapoga Raia Raia, Salcete, SouthGoa, Goa			
2	**Fencia Pinto, 28 ,1991-04-08 ,9881723292 , ,Service , Marital status : Unmarried** 403723, H.No. 1164/1 Baradi Velim, H.No. 1164/1 Baradi Velim Velim, Salcete, SouthGoa, Goa			

Sub Registrar

NOTARY
G Raul Dessai
AL DIVN
SALCETE
NO 166
10-05-2024
GOA (INDIA)

Document Serial No:-2019-MGO-2588

Book :- 1 Document
Registration Number :- **MGO-1-2505-2019**
Date : 10-Sep-2019

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

CERTIFIED TO BE TRUE
XEROX COPY OF THE ORIGINAL

Rajendra G. Raut Dessai
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)

PLACE: MARGAO
Reg. No: 41260/2020
Date: 25-02-2020