

Phone No: 7774047755
Sold To/Issued To:
RAJESH TARKAR
For Khom/ID Proof:
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For CITIZEN'S CREDIT™
CO-OP BANK LTD


Authorised Signatory



Sl. No: - 2021-BR2-3525

30/09/2021

DEED OF SALE







This DEED OF SALE is made and executed at Mapusa Bardez Goa on this 30th day of the month of September, of the year Two Thousand and Twenty-One i.e. (30/09/2021).

BETWEEN

1. MRS. MARTHA A FERRAO, wife of Mr. Agostinho Ferrao, 50 years of age, married, housewife, Holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] and her husband;

2. MR. AGOSTINHO FERRAO, son of Diago Antonio Ferrao, 64 years of age, married, Retired, Holder of Pan Card [REDACTED] Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] both Indian Nationals and resident of H.No.490, Assonora, Guancar Vaddo, Bardez North Goa, Goa 403503, hereinafter referred to as the **OWNERS/VENDORS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) of the **FIRST PART**.

AND

RAJDEEP BUILDERS, a registered Proprietorship Firm having its office at 708, 709 and 710, 7th Floor, Gera Imperium Star, Near Central Library, Patto, Panaji-Goa-403001, represented by its sole proprietor **Mr. Rajesh Tarkar**, 47 years of age, son of Shri. Ulo Tarkar, business, Indian National, holder of Pan Card bearing no. [REDACTED] Aadhar Card No. [REDACTED], resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula-Goa-403002, Mobile No. [REDACTED] Hereinafter referred to as the **"PURCHASER/BUILDER"** (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its heirs, successors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS there exists a property known as **CAZREACHE XIR or CAZREACHI PATI**, which earlier consisted of two sections with second section also known as **PONSACHEM BATULEM**, totally admeasuring **3125** sq. mtrs. situated at Survey No. 87, Sub Division No.6 of Village Assonora Goa, described in the Land Registration office under No. 15542 of B-40/56 overleaf and not enrolled in the Land Revenue office. The Said Property is found inscribed under no. No.6759 and 6760 of 56V/F-9/104 in favour of Joao Lourenco De Mendonca commonly known as Caridade and his wife Maria Florinda Fonseca, who had reserved for themselves usufruct rights and vide Deed of Gift dated 29.04.1937 drawn by the Notary Public of Judicial Division of Bardez, Dores Lobo at Folio 18 overleaf of Book No. 355, gifted the Said Property to their children Mr. Matias Francisco Cosme Mendonca and Julia Arcangela Regina Antonia Mendonca. The

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Ferrao
[Signature]

Said Property is found Inscribed at No.11673 of 55V/G-16/90 in favour of Matias Francisco Cosme Mendonca and Julia Arcangela Regina Antonia Mendonca, which property is more particularly described in **SCHEDULE-I** mentioned herein below and marked in red in the plan annexed herewith and hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS vide Deed of Sale dated 20.02.1967 said Mr. Matias Francisco Cosmo Mendonca along with his wife Smt. Teresa Ana Maria Castelino and Mrs. Julia Arcanjela Antonio Regina Mendonca (since deceased) represented by her husband George Francis D'Costa and Mr. Joao Lourenco de Mendonca, sold, transferred, alienated the Said Property to Maria Claudina De Souza and Lucinda Florinda Carneiro e de Souza.

AND WHEREAS Lucinda Florinda Carneiro e de Souza married to Domnick de Souza who together became owners of half of the Said Property and Maria Claudina De Souza became owner of the other half of the Said Property and all together became the co-owners of the Said Property. Maria Claudina De Souza was the sister of Domnick de Souza.

AND WHEREAS Domnick de Souza expired on 03.11.1995 and Lucinda Florinda Carneiro e de Souza expired on 21.08.1996 and upon their death a Deed of Succession dated 08.12.1999 was drawn before the Notary Ex- Officio, Bardez Taluka at Mapusa whereby Mr. Augustin Magnus Da Souza their only son was declared as their sole and universal legal heir.

AND WHEREAS by virtue of the said Deed of Succession dated 08.12.1999, Mr. Augustin Magnus Da Souza became owner of the half of the Said Property having inherited from his late parents Domnick de Souza and Lucinda Florinda Carneiro e de Souza.

AND WHEREAS vide Deed of Sale dated 04.03.1997 duly registered before the Sub Registrar Bicholim Taluka, bearing Registration No.245 of Book I, dated 03.04.1997, said Mr. Augustin Magnus Da Souza sold his half share with an area of 1562.50 sq. mts. in the Said Property to the present Vendor No.1 Mrs. Martha Ferrao.

AND WHEREAS Maria Claudina De Souza expired on 05.03.1997 in a capacity as spinster and upon her death Mr. Augustin Magnus Da Souza became the owner of the other half of the Said Property.

Martha Ferrao

Ferrao

Augustin Magnus Da Souza

AND WHEREAS vide Deed of Sale dated 11.03.1997 duly registered before the Sub Registrar of Bicholim Taluka bearing registration No.253 of Book No.I, dated 04.04.1997, said Mr. Augustin Magnus Da Souza sold another half share with an area of 1562.50 sq. mts. in the Said Property to the present Vendor No.1 Mrs. Martha Ferrao.

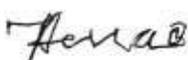
AND WHEREAS Mrs. Martha Ferrao thus became absolute owner of the Said Property with total area of **3125** sq. mtrs.

AND WHEREAS Mr. Augustin Ferrao alias Augustin Magnos Ferrao married to Mrs. Martha Ferrao acquired right in the Said Property under Communion of Assets and thus became co-owner of the Said Property.

AND WHEREAS on purchase of the Said Property, Mr. Augustin Ferrao alias Augustin Magnos Ferrao and Mrs. Martha Ferrao found that one Mr. Santana Ubaldo Fernandes alias Santan Ubaldo Fernandes was residing in a house situated on the Said Property and thus initiated a civil suit No. 49/1997/C before Civil Judge Junior Division at Bicholim against him for declaring his as owner, however, the said Civil Suit was dismissed by Decree dated 20.04.2003.

AND WHEREAS Mr. Augustin Ferrao alias Augustin Magnos Ferrao and Mrs. Martha Ferrao filed a Regular Civil Appeal No.81/2003 against the said decree dated 20.04.2003. However, vide Judgement and Order dated 05.02.2004 passed by the Hon'ble IInd Additional District Judge, Panaji in Regular Civil Appeal No.81/2003, the same was dismissed based on a Will dated 19.09.1996 that was executed before the office of the Civil Registrar cum Sub Registrar and Notary Ex Officio Bicholim Goa drawn at page 81 overleaf onwards of Book No.19 of Wills, by Maria Claudina De Souza in favour of Santana Ubaldo Fernandes alias Santan Ubaldo Fernandes whereby she had bequeathed her half share in the Said Property in favour of said Santana Ubaldo Fernandes alias Santan Ubaldo Fernandes.

AND WHEREAS thereafter Mr. Augustin Ferrao alias Augustin Magnos Ferrao and Mrs. Martha Ferrao and Santana Ubaldo Fernandes alias Santan Ubaldo Fernandes arrived at an amicable settlement and said Santana Ubaldo Fernandes alias Santan Ubaldo Fernandes agreed to sell his half share in the Said Property in favour of Mrs. Martha Ferrao and accordingly executed a Sale Deed dated 09.06.2010, duly registered before the Sub Registrar of Bardez at Mapusa Goa at Book-1, Document bearing Registration No.BRZ-BK1-02922-



2011 at CD No.BRZD187 dated 14.06.2011 with respect to an area of 1562.50 sq. mts.

AND WHEREAS thus Mrs. Martha Ferrao and Mr. Agustin Ferrao alias Augustin Magnos Ferrao, became the absolute owners in possession of the Said Property vide Deed of Sale dated 04.03.1997 duly registered before the Sub Registrar Bicholim Taluka, bearing Registration No.245 of Book I, dated 03.04.1997, whereby said Mr. Augustin Magnus Da Souza sold his half share with an area of 1562.50 sq. mts. in the Said Property to the present Vendor No.1 Mrs. Martha Ferrao and vide Sale Deed dated 09.06.2010, duly registered before the Sub Registrar of Bardez at Mapusa Goa at Book-1, Document bearing Registration No.BRZ-BK1-02922-2011 at CD No.BRZD187 dated 14.06.2011 whereby Santana Ubaldo Fernandes alias Santan Ubaldo Fernandes sold his half share with an area of 1562.50 sq. mts. in the Said Property to the present Vendor No.1 Mrs. Martha Ferrao.

AND WHEREAS the PURCHASER/BUILDER approached the OWNERS/VENDORS herein and expressed its desire to purchase the Said Property from the OWNERS/VENDORS and in consideration of the Said Property, offered to allot on ownership basis, constructed saleable built up area in the Said Property comprising of Flats along with proportionate undivided right, share and interest in the Said Property, together with the part consideration amount of Rs.10,00,000/- (Rupees Ten Lakhs Only) to be paid to the OWNERS/VENDORS at the time of execution of the present Deed of Sale.

AND WHEREAS the OWNERS/VENDORS agreed with the offer of the PURCHASER/BUILDER and accordingly agreed to sell the Said Property to the PURCHASER/BUILDER.

AND WHEREAS, the OWNERS/VENDORS has represented and covenanted unto the PURCHASER/BUILDER as follows, viz.

- a) That the OWNERS/VENDORS are in exclusive and peaceful possession of the Said Property.
- b) That no person(s) other than the OWNERS/VENDORS have any right, title and/or interest in the Said Property.
- c) That the OWNERS/VENDORS have an absolute right to dispose and/or sell or enter into Development Agreement in respect of the Said Property, and/or deal with it in any manner whatsoever.
- d) That the OWNERS/VENDORS have a clear and marketable title to the Said Property.

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e) That there are no *Mundcars* and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any other right whatsoever in, to and/or over the Said Property, and/or any part thereof.

f) That there is no legal bar or impediment to enter into Sale Deed/ Development Agreement in respect of the Said Property, and that the Said Property, is free from encumbrances, liens and/or charges.

g) That no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the Said Property, nor any part thereof.

h) That neither the Said Property nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

i) That neither the Said Property nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.

j) That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the Said Property or any part thereof.

k) That the OWNERS/VENDORS have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with any other party in respect of the Said Property and/or any part thereof.

l) That there is a proper access/road required as per law for carrying out development on the Said Property.

AND WHEREAS, the PURCHASER/BUILDER relying on the representations and covenants hereinabove stated and pursuant to negotiations and discussions by and between the parties hereto, has agreed to purchase the Said Property and agreed to obtain all the necessary approvals and licences required for carrying out construction on the Said Property.

AND WHEREAS the PURCHASER/BUILDER accordingly got the Technical Clearance Order dated 25.06.2021 at Ref. No.TPB/6723/ASSN/TCP-21/2490, from Office of the Senior Town Planner, Town and Country Planning Department, North Goa District Office, Mapusa Goa.

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AND WHEREAS the PURCHASER/BUILDER further got the NOC from Directorate of Health Services, Primary Health Centre, Colvale, Bardez Goa on 20.07.2021 at No.PHC Colvale/NOC/2021-22/460.

AND WHEREAS the PURCHASER/BUILDER got the Sanad issued by Office of the Additional Collector-III, North Goa District, Mapusa Goa on 30.07.2021 at No.4/44/CNV/AC-III/2021/945.

AND WHEREAS the PURCHASER/BUILDER got the Construction License dated 02.09.2021, bearing Ref. No.VP/ASNR/Const. of Residential Buil.I/2021 /F.2/597 from Village Panchayat of Assonora, Bardez Goa.

AND WHEREAS the PURCHASER/BUILDER has after satisfying itself as regards the title of the Said Property and all documents relating to the Said Property and based on the permissions and licences obtained by it, agreed to purchase the Said Property from the OWNERS/VENDORS and the OWNERS/VENDORS have agreed to sell the Said Property to the PURCHASER /BUILDER and as part consideration thereof the PURCHASER/BUILDER has agreed to pay Rs.10,00,000/- (Rupees Ten Lakhs Only) to the OWNERS

VENDORS at the time of execution of the present Sale Deed and has further agreed to allot and handover to the OWNERS/VENDORS on ownership basis, saleable built up area, admeasuring 748 sq.mts, as mentioned below, which allotment is accepted by the OWNERS/VENDORS:

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- a. A Semi Furnished 1BHK **Flat No.202-A, Block A**, Second Floor, admeasuring **67 sq. mts** saleable built up area and carpet area of 37.70sq.mts. with balcony area of 11.77sq. mts. The flat shall be excluding modern kitchen.
 - b. A Fully Furnished 2BHK **Flat No.301-A, Block A**, Third Floor, admeasuring **129 sq. mts** saleable built up area and carpet area of 65.13 sq.mts. with balcony area of 33.80sq. mts. with exclusive open terrace of 74.27 sq.mt.
 - c. A Semi Furnished 1BHK **Flat No.303-A, Block A**, Third Floor, admeasuring **67 sq. mts** saleable built up area and carpet area of 37.70sq.mts. with balcony area of 11.77sq. mts. The flat shall be excluding modern kitchen.
 - d. A Semi Furnished 2BHK **Flat No.101-C, Block C**, First Floor, admeasuring **98.50 sq. mts** saleable built up area and carpet area of 59.16sq.mts. with balcony area of 17.26sq. mts. The flat shall be excluding modern kitchen.

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- e. A Semi Furnished 1BHK **Flat No.102-C, Block C**, First Floor, admeasuring **64 sq. mts** saleable built up area and carpet area of 37.70sq.mts. with balcony area of 11.67sq. mts. The flat shall be excluding modern kitchen.
- f. A Semi Furnished 1BHK **Flat No.302-C, Block C**, Third Floor, admeasuring **64 sq. mts** saleable built up area and carpet area of 37.70sq.mts. with balcony area of 11.65sq. mts. The flat shall be excluding modern kitchen.
- g. A Fully Furnished 2BHK **Flat No.401-C, Block C**, Fourth Floor, admeasuring **108.10 sq. mts** saleable built up area and carpet area of 62.37sq.mts. with balcony area of 22.80sq. mts., together with exclusive open terrace area of 25.80 sq.mts.
- h. A Fully Furnished 2BHK **Flat No.402-C, Block C**, Fourth Floor, admeasuring **100.40 sq. mts** saleable built up area and carpet area of 63.14sq.mts. with balcony area of 16.06sq. mts.

AND WHEREAS the above FLATS shall be handed over on ownership basis along with proportionate undivided right, share and interest in the Said Property on completion of the construction of the Project on the Said Property and along with allotted free covered car parking, as per the approved Plan approved by the Senior Town Planner, Town and Country Planning Department, North Goa District Office, Mapusa Goa and as per Construction License issued by the Village Panchayat of Assonora. Moreover, OWNERS/VENDORS have requested the PURCHASER/BUILDER, in case if they wish, to join the Flat No.401-C, Block C and Flat No.402-C, Block C for them at their request, as one. The above FLATS agreed to be handed over unto the OWNERS/VENDORS shall herein after be referred to as the **SAID FLATS** and are marked in red colour on the plan annexed herewith.

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

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in pursuant to negotiations and discussions by and between the parties hereto PURCHASER/BUILDER has agreed to purchase the Said Property and the OWNERS/VENDORS have decided to sell the Said Property to the PURCHASER/BUILDER and as part consideration thereof the

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PURCHASER/BUILDER has agreed and decided to hand over to the OWNERS/VENDORS, the SAID FLATS with total saleable built up area of 748square as mentioned hereinabove along with proportionate undivided right, share and interest in the SAID PROPERTY together with allotted free covered car parkings as mentioned above, to be handed over to the OWNERS/VENDORS on completion of construction of the Project on the SAID PROPERTY on receipt of Occupancy Certificate from Village Panchayat of Assonora and as another part consideration, an amount of Rs.10,00,000/-(Rupees Ten Lakhs Only) is paid vide various transactions as mentioned below, as full and final settlement in cash and kind of the entire consideration amount towards purchase of the SAID PROPERTY admeasuring 3125sq. mts.

2. That the amount of Rs.10,00,000/-(Rupees Ten Lakhs Only) has been paid by the PURCHASER/BUILDER in favour of the OWNERS/VENDORS vide various transactions as mentioned below:

a. Rs.1,00,000/-(Rupees One Lakh Only) is paid vide Cheque No.390083, dated 21.12.2020, drawn on State Bank of India, Panaji Goa, in favour of Owner/Vendor No.1;

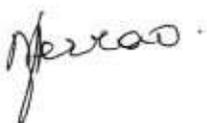
b. Rs.2,00,000/-(Rupees Two Lakhs Only) is paid vide Cheque No.613438, dated 12.07.2021, drawn on State Bank of India, Panaji Goa, in favour of Owner/Vendor No.1;

c. Rs.5,00,000/-(Rupees Five Lakhs Only) is paid vide Cheque No.688438 dated 15.10.2021, drawn on State Bank of India, Panaji Goa, in favour of Owner /Vendor No.2, subject to cheque realisation;

d. Rs.2,00,000/-(Rupees Two Lakhs Only) is paid vide Cheque No.688441 dated 15.10.2021, drawn on State Bank of India, Panaji Goa, in favour of Owner/Vendor No.1, subject to cheque realisation.

3. That is agreed by and between the parties that on completion of construction of project on the Said Property, the PURCHASER/BUILDER shall hand over the saleable built up area of 748sq.mts in favour of OWNERS /VENDORS along with respective Possession Letters.

4. That if OWNERS /VENDORS wish to hold an independent title by allotting the Said Flats within themselves, in such case the required stamp duty and registration fee, processing fee, GST and other taxes that may be levied by the Government and other incidental costs and expenses required for execution of the respective Agreement for Sale, Deed of Sale, Deed of Rectification, Deed of Cancellation, Gift Deed, Transfer Deed or any other Deed/s shall be borne by the OWNERS/VENDORS without making PURCHASER/BUILDER responsible to pay the same. In case of execution of such documents/Deeds, PURCHASER /BUILDER shall sign in a capacity as Builder/Confirming Party.



5. The PURCHASER/BUILDER shall hand over possession of the SAID FLATS to the OWNERS/VENDORS, to be constructed on the SAID PROPERTY, on or before a particular date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be normally calculated as 48 months with 8 months grace period from the date of execution of these presents.

6. Any delay in granting water connection/electricity connection, issuance of Occupancy Certificate by the Concerned Authorities or if the delay has been occasioned by any Act of God, Force Majeure, any natural and unnatural calamities, pandemic such as present COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, defect in property title, non-availability of raw material due to government restraints and or due to Government Order; or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the control of the PURCHASER/BUILDER, shall not be attributable to the PURCHASER/BUILDER and delay caused due to the above reasons shall be excluded from the stipulated time mentioned above for completion of the construction of the project and period of stoppage of work due to aforesaid reasons shall be excluded from the time period stipulated above for handing over possession of the SAID FLATS to the OWNERS/VENDORS.

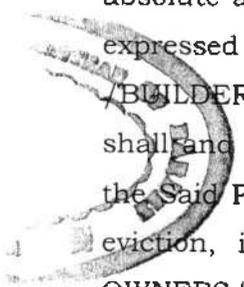
7. That in case PURCHASER/BUILDER fails to complete the proposed project on the SAID PROPERTY on or before a particular date of completion as will be mentioned in the Goa Rera Registration Certificate which period will be normally calculated as 48 months with 8 months grace period from the date of execution of these presents and fails to hand over possession of the SAID FLATS allotted to the OWNERS/VENDORS within the stipulated time, the PURCHASER /BUILDER shall be liable to pay compensation of Rs.5000/- (Rupees Five Thousand Only) per month per flat for the delay in so completing the said flats till the handover of possession of the said flats unto the OWNERS/VENDORS. No compensation shall be paid by the PURCHASER/BUILDER due to delay or during the period of stoppage of work due to reasons as mentioned above. Moreover, no compensation shall be paid by the PURCHASER /BUILDER, if the flat is ready for possession, but OWNERS/VENDORS fails to take possession of the Said Flats on being intimated by PURCHASER/BUILDER.

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8. The OWNERS/VENDORS as absolute owners do hereby grant, transfer, assign, assure and convey the SAID PROPERTY more particularly described in the **SCHEDULE I** herein below, UNTO the said PURCHASER/BUILDER TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the Said Property usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the OWNERS/VENDORS into and upon the Said Property and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER/BUILDER forever, as distinct and dis-annexed property from the OWNERS/VENDORS; SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER /BUILDER that notwithstanding any act, deed or things done or executed by the OWNERS/VENDORS or knowingly suffered to the contrary, the OWNERS/VENDORS now have in themselves good right, full power and absolute authority to grant the Said Property hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER /BUILDER in the manner aforesaid AND THAT the PURCHASER/BUILDER shall and may at all times hereafter quietly and peacefully possess and enjoy the Said Property and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming from any estate or interest in the Said Property or any part thereof or part of the same, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the Said Property or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER/BUILDER do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Property UNTO AND TO THE USE OF THE PURCHASER/ BUILDER in the manner aforesaid and will from time to time and at all times hereafter at the request and cost of the PURCHASER/BUILDER does and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Property unto and to the use of the PURCHASER /BUILDER in a manner as aforesaid as shall or may be reasonably required.



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

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

11. That the OWNERS/VENDORS covenants with the PURCHASER /BUILDER that the OWNERS/VENDORS have a marketable title to the Said Property and the OWNERS/VENDORS assures the PURCHASER /BUILDER that they have not in any way encumbered, alienated and/or mortgaged the Said Property nor there are any charges, lien, attachments, claims, demands with respect to the Said Property and OWNERS/VENDORS are conveying the absolute and exclusive right, title, interest, ownership and possession of the Said Property, unto the PURCHASER/BUILDER, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.

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

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

14. That the OWNERS/VENDORS shall at all time do all that is required to better assure the title of the Said Property in favour of the PURCHASER /BUILDER as per the request and at the costs of the PURCHASER/BUILDER and agree to sign, verify and execute all such other documents, instruments

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

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

16. The project name finalized by both the parties is **"RAJDEEP LEVILENZ RESIDENCY"**.

17. That in case if PURCHASER/BUILDER abandons the project for a continuous period of 12 months(one year) from the date of signing of the present Sale Deed, due to which is unable to hand over the saleable built up area as promised to the OWNERS/VENDORS, in such case OWNERS /VENDORS shall have the remedy to approach court of law and get the Sale Deed declared null and void and Rajdeep Builders shall cooperate in such case.

18. All expenses concerning the preparation, execution and registration of this Deed of Sale shall be borne by the PURCHASER/BUILDER.

19. That the Said Property admeasures 3125sq. mts and for the purpose of payment of stamp duty and registration fee by the PURCHASER/BUILDER on the present Deed of Sale, market value of the Said Property is calculated as **Rs.75,00,000/-(Rupees Seventy Five Lakhs Only)** and under construction value of the saleable built up area of 748 sq. mts, to be handed over to the OWNERS/VENDORS by the PURCHASER/BUILDER, is calculated as **Rs.1,64,56,000/-(Rupees One Crore Sixty Four Lakhs Fifty Six Thousand Only)**. Thus the combined value of the **market value of the Said Property and saleable built up area** amounts to **Rs.2,39,56,000/-(Rupees Two Crores Thirty Nine Lakhs Fifty Six Thousand Only)**.

20. Accordingly, an amount of **Rs.10,78,100/-(Rupees Ten Lakhs Seventy Eight Thousand One Hundred Only)** is paid as **4.5% Stamp Duty** and an amount of **Rs.7,18,680/-(Rupees Seven Lakhs Eighteen Thousand Six Hundred and Eighty Only)** is paid as **3% Registration Fee** on the value of **Rs.2,39,56,000/-(Rupees Two Crores Thirty Nine Lakhs Fifty Six Thousand Only)** and is borne by the PURCHASER/BUILDER.

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21. That the parties to this deed hereby declare that the Said Property in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to Notification No: RD/LND/LRC/318/77 dated 21.08.1978.

SCHEDULE - I
(DESCRIPTION OF THE SAID PROPERTY)

ALL THAT property known as **CAZREACHE XIR or CAZREACHI PATI**, which earlier consisted of two sections with second section also known as **PONSACHEM BATULEM**, totally admeasuring **3125** sq. mtrs. situated at Survey No. 87, Sub Division No.6 of Village Assonora, Bardez, North Goa, Goa, described in the Land Registration office under No. 15542 of B-40/56 overleaf and not enrolled in the Land Revenue office. The Said Property is found inscribed under no. No.6759 and 6760 of 56V/F-9/104 in favour of Joao Lourenco De Mendonca commonly known as Caridade and his wife Maria Florinda Fonseca, who had reserved for themselves usufruct rights and vide Deed of Gift dated 29.04.1937 drawn by the Notary Public of Judicial Division of Bardez, Dores Lobo at Folio 18 overleaf of Book No. 355, gifted the Said Property to their children Mr. Matias Francisco Cosme Mendonca and Julia Arcangela Regina Antonia Mendonca. The Said Property is found Inscribed at No.11673 of 55V/C-16/90 in favour of Matias Francisco Cosme Mendonca and Julia Arcangela Regina Antonia Mendonca. The Said Property is bounded in totality as under:

East: By property bearing survey No. 88/1 and by property bearing survey no. 87/14 of Village Assonora

West: By property bearing survey No. 87/5 of Village Assonora

North: By property bearing survey No. 88/1 of Village Assonora

South: By Public

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.

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SIGNED, SEALED AND DELIVERED

by the within named **Vendor No. 1**

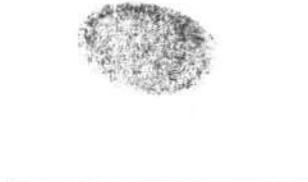
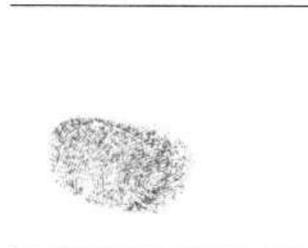
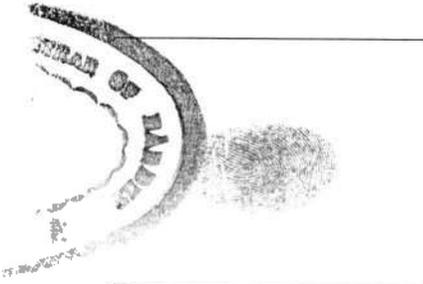


Ferrao

MRS. MARTHA A FERRAO

L. H. T. I.

R. H. T. I.



Ferrao *Ferrao*

SIGNED, SEALED AND DELIVERED

by the within named **Vendor No. 2**

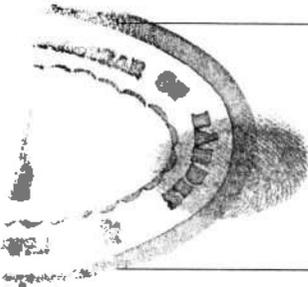


Ferrao

MR. AGOSTINHO FERRAO

L. H. T. I.

R. H. T. I.



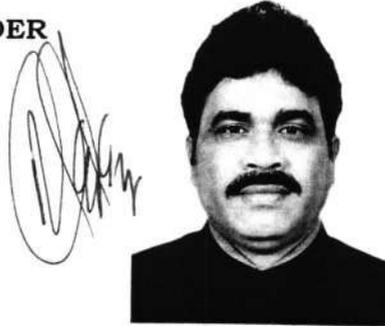
Ferrao.

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SIGNED, SEALED AND DELIVERED

by the within named PURCHASER/BUILDER



RAJDEEP BUILDERS
Through its sole Proprietor
MR. RAJESH TARKAR

L. H. T. I.

R. H. T. I.



Rajesh

Tarkar



WITNESSES:

1. NAME :- **Mr. Chandan Chandrakant Parab**
FATHER'S NAME :- Mr. Chandrakant Parab
AGE :- 26 years
MARITAL STATUS :- Unmarried
OCCUPATION :- Service
ADDRESS :- H.No.143/1, Madhalawada Sal,
Bicholim Assonora North Goa-Goa
403503

SIGNATURE :-



2. NAME :- **Mr. Ajay Salgaonkar**
FATHER'S NAME :- Mr. Babli Salgaonkar
AGE :- 43 years
MARITAL STATUS :- Married
OCCUPATION :- Service
ADDRESS :- H.No.S/74, Yashodi Niwas, Verem
Reis Magos Goa.

SIGNATURE











FORM I & XIV

Date : 15/09/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka	BARDEZ	Survey No.	87
तालुका		सर्वे नंबर	
Village	Assonora	Sub Div. No.	6
गांव		हिस्सा नंबर	
Name of the Field	Awchit Wado	Tenure	
शेताचे नांव		सत्ता प्रकार	

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.31.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.31.25

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब			Remarks	शेरा
Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण	
0000.00.00	0000.00.00	0000.00.00	0000.31.25	

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Martha Ferrao		18868	

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

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

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season सौमम	Name of Crop पिकाचे नांव	Irrigated वागायत	Unirrigated जिरायत	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रावि	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
	Nil									

End of Report

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



Ferrao

Ferrao



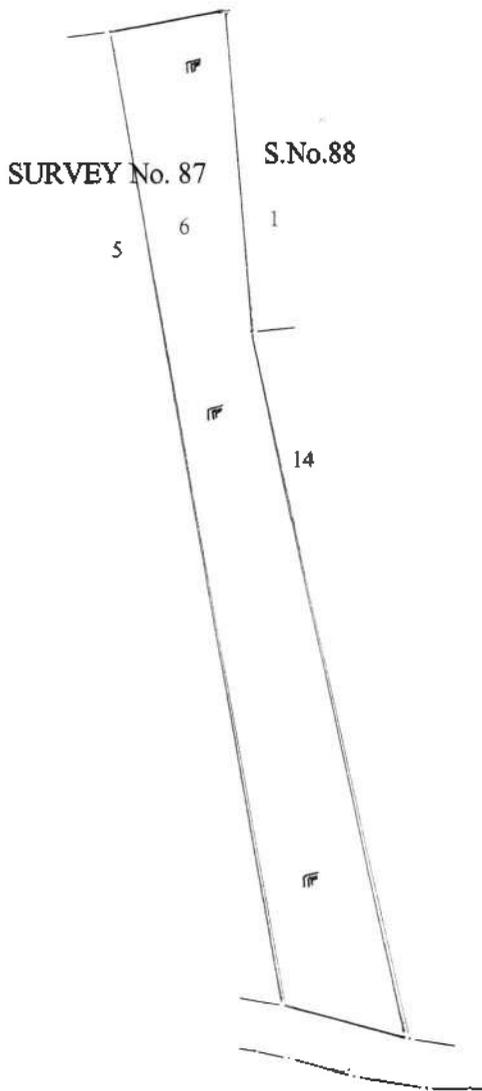
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No:9276



Plan Showing plots situated at
Village : ASSONORA
Taluka : BARDEZ
Survey No./Subdivision No. : 87/ 6
Scale :1:1000

Rajesh R. Pai Kuchelkar
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



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On : 21-09-2018

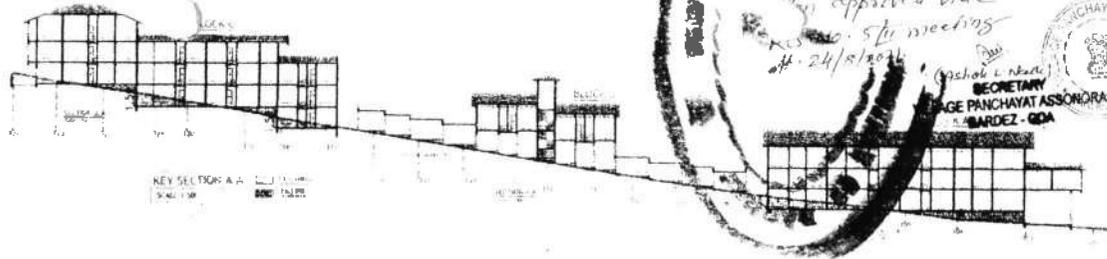
Compared By:

Vrushali
Arolkar
Arolkar
Arolkar

Ferrao

Ferrao

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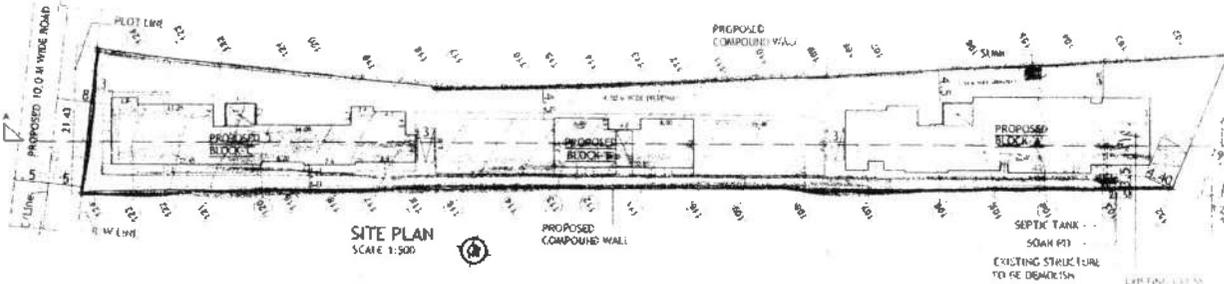


KEY SECTION A-A
SCALE 1:50

*As approved vide
P.O. No. 571/2014
dt. 24/11/2014*

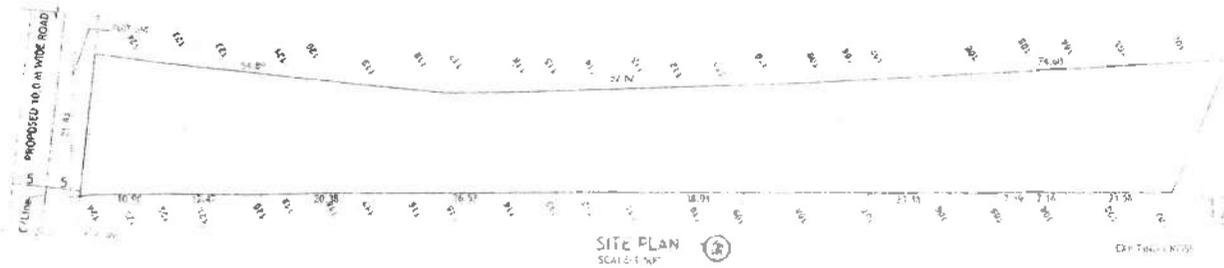


Approved with condition vide
L. No. TB/C23/ASSN/TLP/21/2014
By Town Planner
Town & Country Planning Dept.
Govt of Goa, Mapusa



SITE PLAN
SCALE 1:500

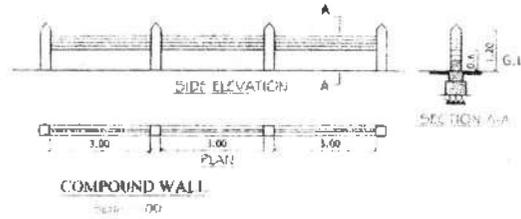
*Approved with Condition
No. PCC/23/2014 dt. 26/11/2014
Official Officer
Primary Health Centre
Colvale*



SITE PLAN
SCALE 1:500

TOTAL AREA STATEMENT			
BLOCK	COVERAGE	F.A.R.	B.U.F.
(BLOCK A) COMMERCIAL	78.06 M2	298.35 M2	346.39 M2
(BLOCK A) RESIDENTIAL	354.36 M2	529.60 M2	997.61 M2
(BLOCK B)	404.00 M2	424.80 M2	559.56 M2
(BLOCK C)	106.45 M2	870.99 M2	1335.44 M2
TOTAL AREA	942.87 M2	1823.74 M2	3239.00 M2

AREA STATEMENT	
a. TOTAL PLOT AREA	3125.00 m2
b. AREA UNDER ROAD WIDENING	275.00 m2
c. NET PLOT AREA (a-b)	2850.00 m2
d. PERMISSIBLE COVERED AREA (40%)	1140.00 m2
e. PERMISSIBLE F.A.R. (1A x 0.60%)	1875.00 m2
f. PROPOSED COVERED AREA (BLOCK A + BLOCK B + BLOCK C)	942.87 m2
g. PROPOSED COVERAGE	33.08 %
h. PROPOSED F.A.R. (BLOCK A + B + C)	1823.74 m2
i. F.A.R. CONSUMED (h/e)	58.35%



COMPOUND WALL
SCALE 1:50

PARKING STATEMENT	
BLOCK A = 10/1000s	= 6 - 16 CARS
BLOCK B = 2 CARS	
BLOCK C = 15 CARS	
PARKING REQUIRED	= 33 PARKING
PARKING PROVIDED	= 33 PARKING

PROJECT
PROPOSED CONSTRUCTION THROUGH PLOT BEARING
55 NORTH 53 WEST 0776.00 VILLAGE
ASSONORA, BARDEZ, TALUKA GOA

OWNER - MR. RAJESH TARKAK
P/A HOLDER FOR
MARTHA FERRAO

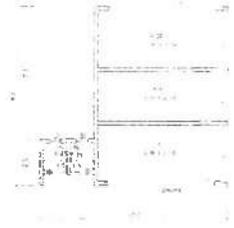
OWN BY: 1:G CHRG BY: B.S
JOB NO: 710/21 DWG:
DATED: 09.01.21 SCALE: 1:100 1:500
ARCHITECT'S SIGNATURE: [Signature] SECRETARY'S SIGNATURE: [Signature]

Bryan J. Soares
Reg No. 0289/12085
AR/001/2010

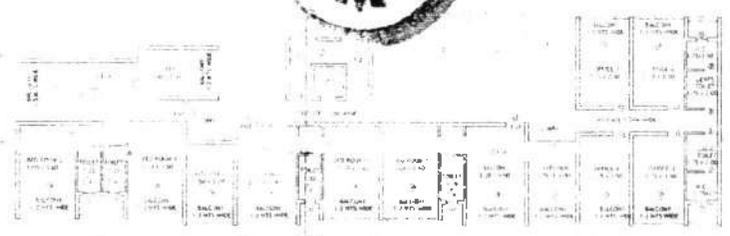
ARCHITECTS
SOARES & ASSOCIATES
111, BR. ANSARI BUILDING,
1ST FLOOR, 22/23
PANDRA ROAD,
PANAJI, GOA - 405 004
PH: 020 2333 3333
E-MAIL: bsoares@soaresandassociates.com



SHEET - 2/4



GROUND FLOOR PLAN
SCALE = 1:100

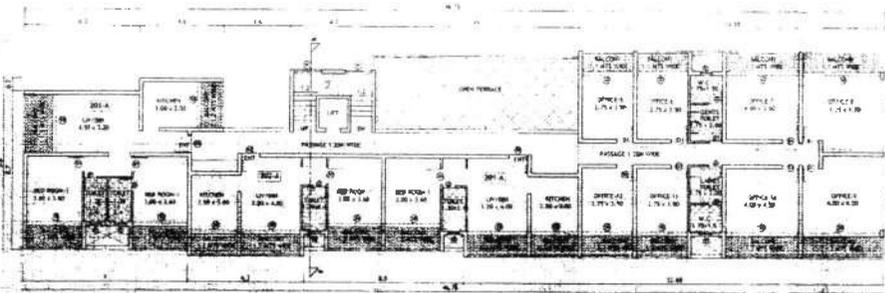


LEVEL 1 FLOOR PLAN
SCALE = 1:100

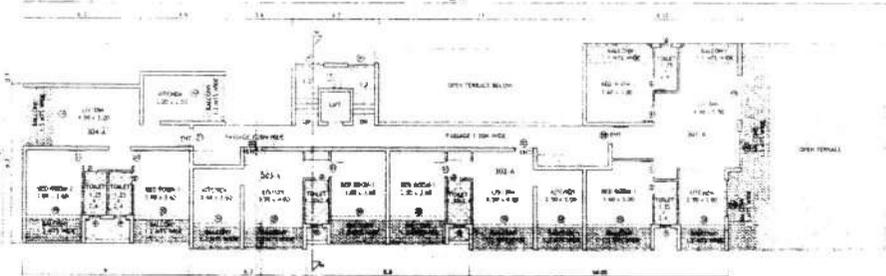


SECTION B-B
SCALE 1:100

Approved with conditions...
TOWNE ADMINISTRATION
TOWN & COUNTRY PLANNING DEPT.
GOVT. OF GOA



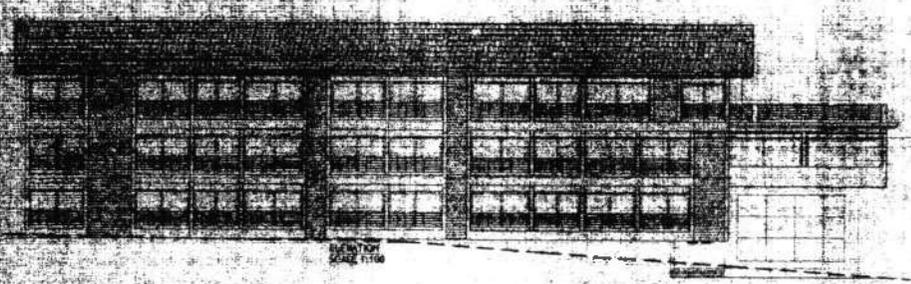
LEVEL 2 FLOOR PLAN
SCALE 1:100



LEVEL 3 FLOOR PLAN
SCALE 1:100

SCHEDULE OF OPENINGS

TYPE	CLEAR DIMENSIONS LENGTH (IN METERS)	HEIGHT (IN METERS)
D	0.75	2.15
D1	0.90	2.15
D2	1.00	2.15
SD	3.00	2.15
W	1.50	1.10
W1	3.00	1.25
V	0.80	0.90



ELEVATION
SCALE 1:100

AREA STATEMENT :- BLOCK 'A'

FLOOR	TOTAL B.U.A (sq.m.)	AREA FREE OFF F.A.R.					GROSS F.A.R. (sq.mts)	LEASE ADDITIONAL F.A.R. % (sq.mts)	NET F.A.R (sq.mts)
		STAIRS/LIFT (sq.m.)	BALCONY (sq.m.)	Passage (sq.m.)	TERRACE/PARKING (sq.m.)	OPEN (sq.m.)			
GROUND FLOOR	78.06	0.00	0.00	0.00	0.00	78.06	0.00	78.06	
LEVEL 1	371.00	21.62	55.17	14.12	0.00	48.91	11.08	222.93	
LEVEL 2	468.40	21.62	75.82	14.12	0.00	110.49	11.00	299.48	
LEVEL 3	426.54	21.62	75.00	14.12	0.00	281.53	14.08	227.45	
TOTAL	1344.00	64.86	205.95	42.34	120.63	664.00	36.08	827.95	

B.U.A = 1344.00 SQ.MTS
F.A.R = 827.95 SQ.MTS
COVERED AREA = 432.42 SQ.MTS

BLOCK 'A'

PROJECT :
PROPOSED CONSTRUCTION ON PLOT BEARING
SY. NO/SUB-DIV NO : 87/6, OF VILLAGE
ASSOMORA, BARDEZ- TALUBA GOA.

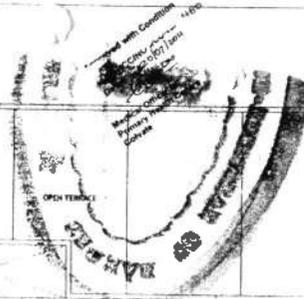
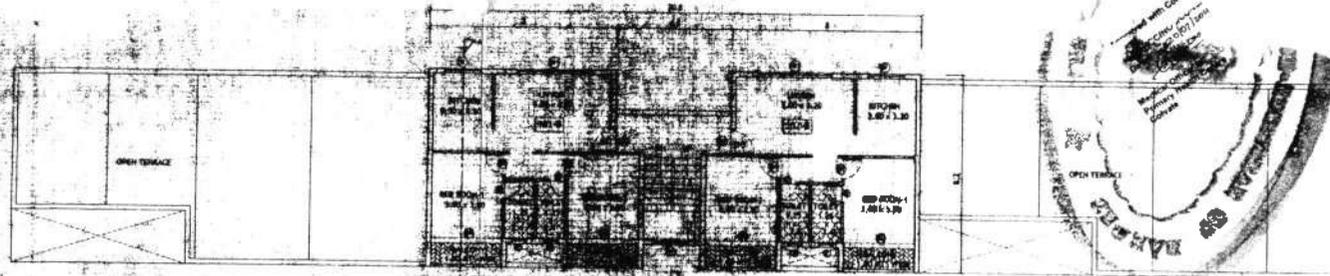
OWNER : MR. RAJESH TAMBAR
P/A HOLDER FOR
MARTHA FERRO

DRN BY: S.G. CHND BY: B.S.
JOB NO: 710/21 DNGS:
DATED: 08.01.21 SCALE: 1:100

ARCHITECT'S SIGNATURE : CLIENT'S SIGNATURE

ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD
PANJIM, GOA
PH. FAX: 2128040 2430010
e-mail: soaresd8@gmail.com

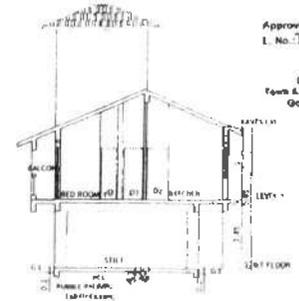
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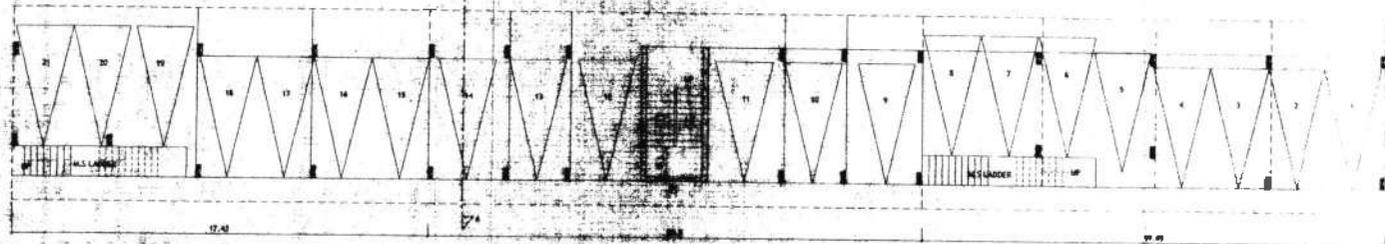
Plan approved with
Rit. no. 15/18 meeting
dt 24/07/2011



Approved with condition vide
L. No. 1783/2011/AVP/18/21/3490
By Town Planner dt 25/6/2011
Town & Country Planning Dept
Govt. of Goa, Margao

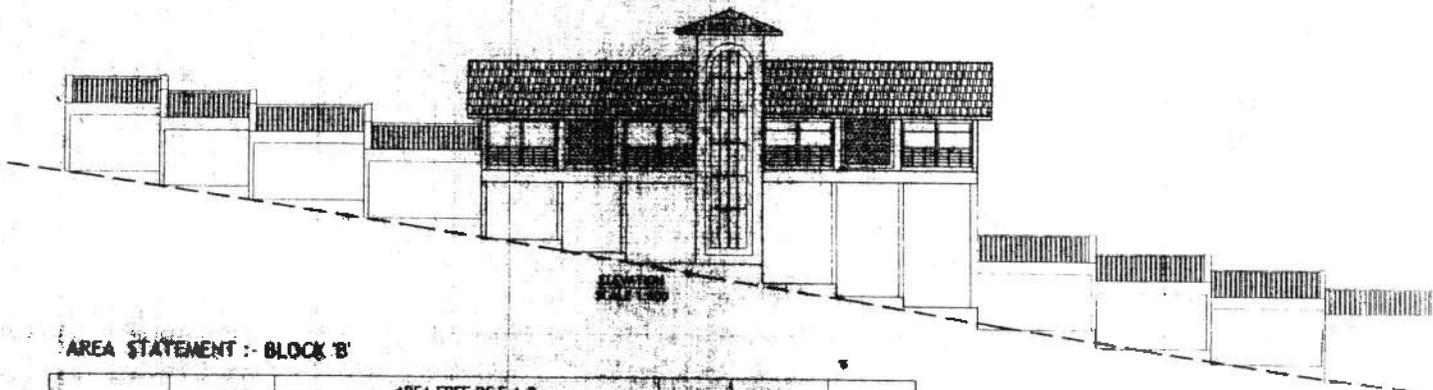


SECTION A-A
SCALE 1:100



SCHEDULE OF OPENINGS

TYPE	CROSS OVERLAP	LENGTH	HEIGHT	PLATE
D	0.75	2.15		
D1	0.40	2.15		
D2	1.00	2.15		
SD	3.00	2.15		
W	1.50	1.10		
W1	3.00	1.25		
V	0.80	0.90		



AREA STATEMENT :- BLOCK 'B'

FLOORS	TOTAL B.U.A (sq.m.)	AREA FREE OF F.A.R.					OTHER F.A.R. (sq.m.)	LESS ADDITIONAL F.A.R 7.5%	NET F.A.R (sq.m.)
		STAIRS/LIFT (sq.m.)	BALCONY (sq.m.)	Passage (sq.m.)	TERRACE (sq.m.)	PARKING (sq.m.)			
STILT FLOOR	404.80	12.90	0.00	0.00	0.80	391.10	0.00	0.00	
LEVEL 1	498.56	17.16	13.60	0.00	0.00	0.00	0.00	124.80	
TOTAL	559.56	30.00	13.60	0.00	0.80	391.10	0.00	124.80	

B.U.A = 559.56 SQ.MTS
F.A.R = 124.80 SQ.MTS
COVERED AREA = 404.00 SQ.MTS

BLOCK 'B'

PROJECT :
PROPOSED CONSTRUCTION ON PLOT BEARING
SY.NO/SUB-DIV NO :87/6, OF VILLAGE
ASSONORA, BARDEZ- TALUKA GOA.

OWNER : MR. RAJESH TARKAR
P/A HOLDER FOR
MARTHA FERRAO

DRN BY: S.G CHKD BY: B.S
JOB NO : 710/21 DRGS :-

DATED: 08.01.21 SCALE : 1:100

ARCHITECT'S SIGNATURE : CLIENT'S SIGNATURE :

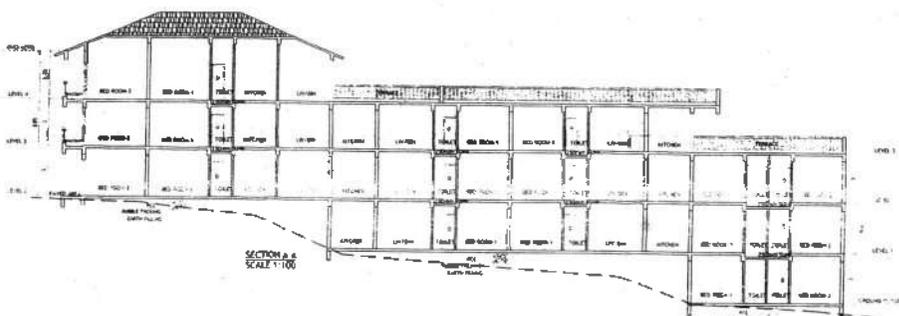
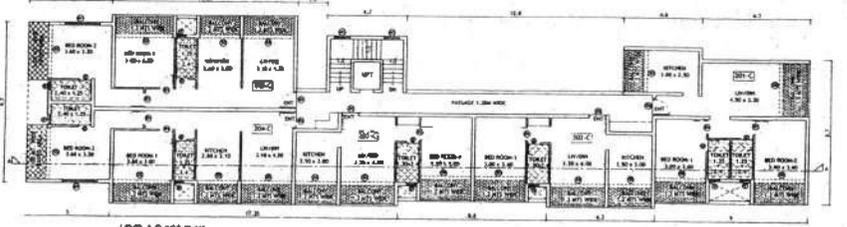
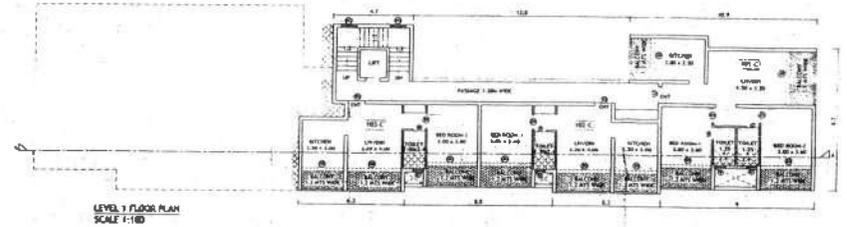
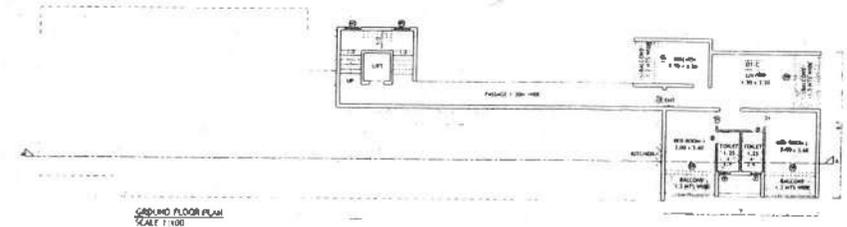
[Signature]
Bryan J. Soares
Reg No CA/89/2005
AV/0031/2010

[Signature]
ROJAS

ARCHITECTS:
SOARES & ASSOCIATES
G-1, VIKAS BUILDING,
18TH JUNE ROAD,
PANJIM, GOA
PH/FAX: 2228040, 2438010
e-mail: soares88@gmail.com

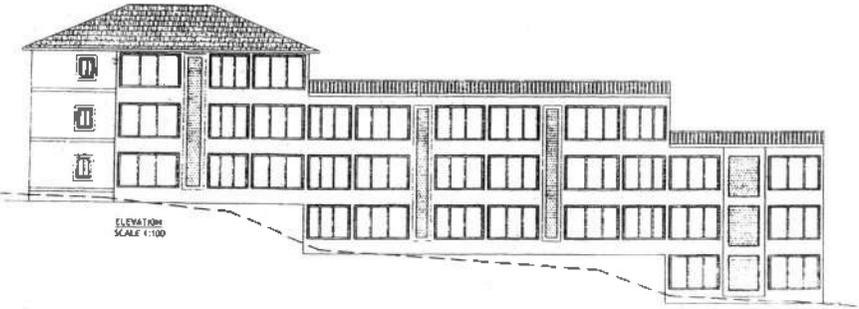
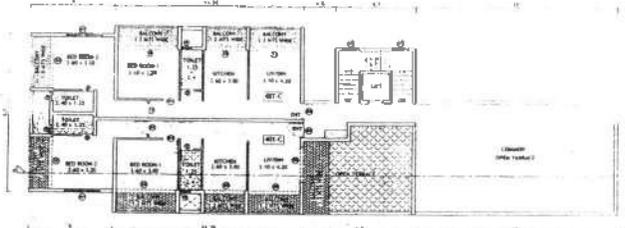
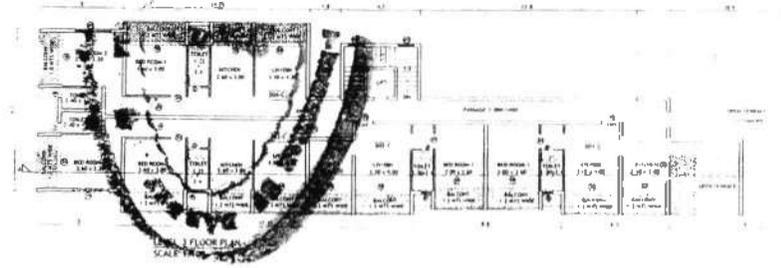
M. Ferrao - Ferrao

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SCHEDULE OF OPENINGS

TYPE	CLEAR DIMENSIONS LENGTH HEIGHT IN METRS IN METRS
D	0.75 2.15
D1	0.90 2.15
D2	1.00 2.15
SD	3.00 2.15
W	1.50 1.10
W1	3.00 1.25
	0.80 0.90



AREA STATEMENT : BLOCK 'C'

FLOORS	TOTAL B.O.A (SQ.M.)	STAIRS/LIFT (SQ.M.)	AREA FREE OF F.A.R.				GROSS F.A.R. (SQ.M.)	LESS ADDITIONAL F.A.R. 7.5%	NET F.A.R. (SQ.M.)
			BALCONY (SQ.M.)	PASSAGE (SQ.M.)	TERRACE (SQ.M.)	PARKING (SQ.M.)			
GROUND FLOOR	106.45	22.55	17.75	0.00	0.00	0.00	66.15	0.00	66.15
LEVEL 1	237.05	21.75	41.05	16.80	0.00	0.00	157.45	5.65	151.80
LEVEL 2	411.55	21.60	73.05	16.80	0.00	0.00	300.10	10.70	289.40
LEVEL 3	349.34	21.60	55.55	16.80	20.00	0.00	235.39	10.70	224.69
LEVEL 4	231.05	22.55	38.85	0.00	25.80	9.00	143.85	4.90	138.95
TOTAL	1335.44	110.05	226.25	50.40	45.80	0.00	902.94	31.95	870.99

B.O.A = 1335.44 SQ.MTS
F.A.R = 870.99 SQ.MTS
COVERED AREA = 136.45 SQ.MTS

Approved with conditions by
M. S. ...
VILLAGE PANCHAYAT OFFICE
MIRAJ - 400015

BLOCK 'C'

PROJECT
PROPOSED CONSTRUCTION ON PLOT BEARING
S71 NO/SUB-DIV MD 87/6, OF VILLAGE
ASSONDORA, BARDEZ TALUKA GOA

OWNER : MR. RAJESH TARKAR
P/A HOLDER FOR
MARTHA FERRO

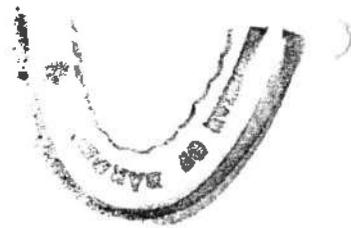
DRN BY S.G. CHKD BY B.S.
JOB NO 710/21 DRGS
DATED 08.01.21 SCALE 1:100

ARCHITECT'S SIGNATURE CLIENT'S SIGNATURE

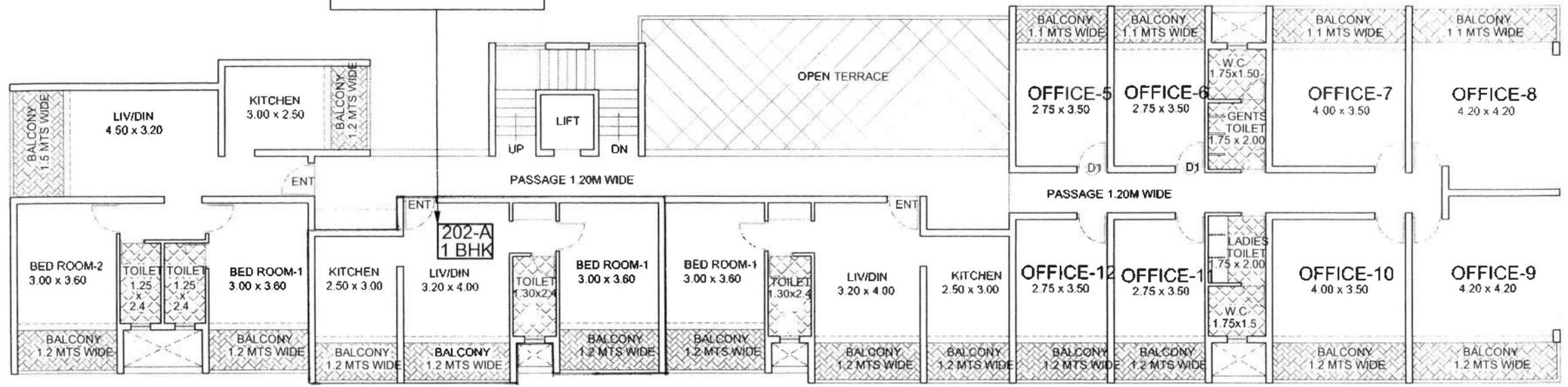
ARCHITECTS
SOARES & ASSOCIATES
CENTRAL BUILDING
HEHE ROAD
PUNE 411 004

Miraj

[Handwritten Signature]



Miss. Martha A. Ferrao
Mr. Agostinho Ferrao



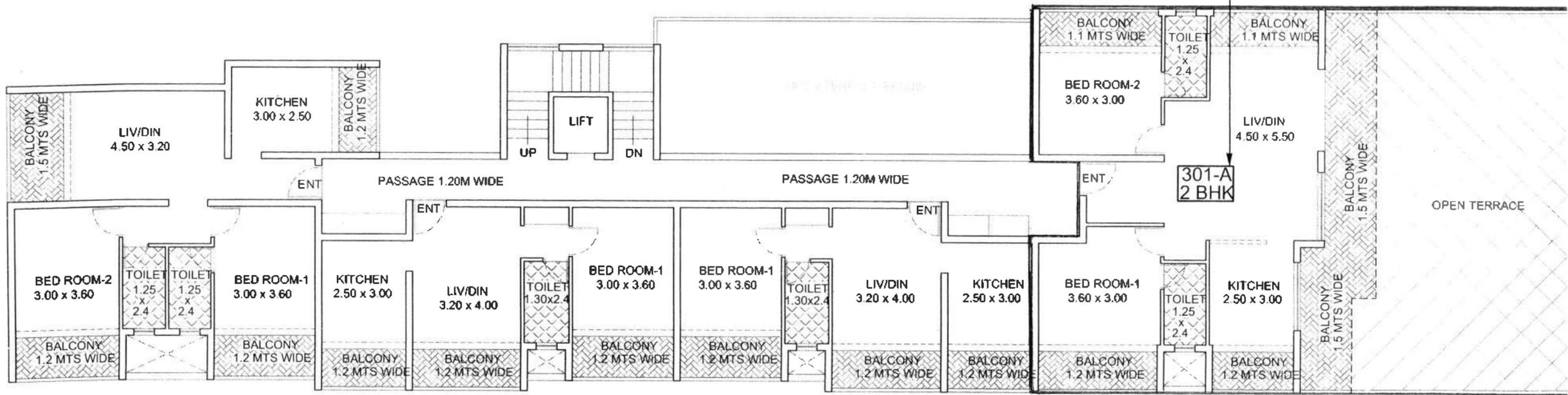
BLOCK-A LEVEL 2 FLOOR PLAN

Ferrao

Ferrao



Miss. Martha A. Ferrao
Mr. Agostinho Ferrao



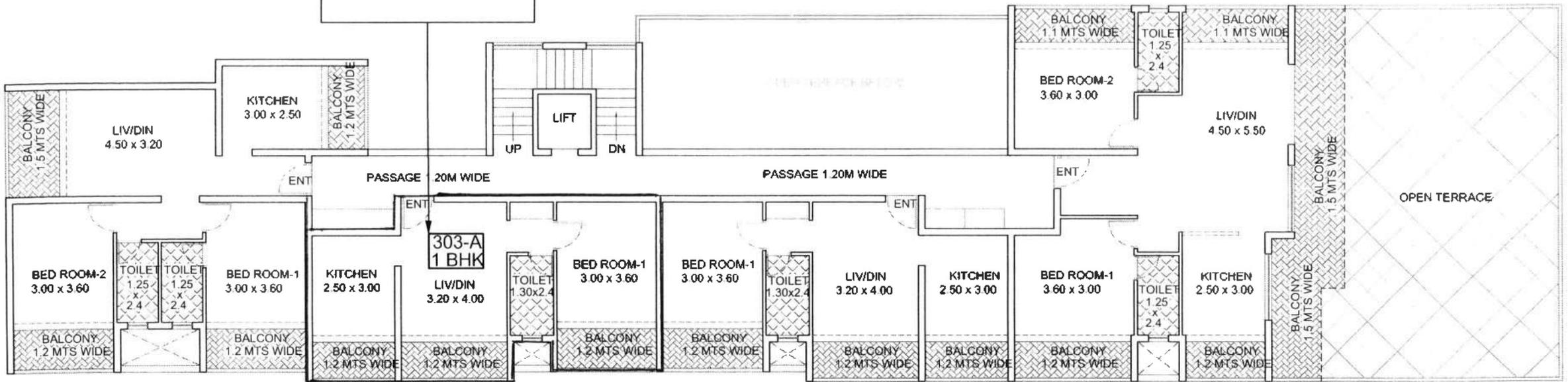
BLOCK-A LEVEL 3 FLOOR PLAN

Ferrao

Ferrao



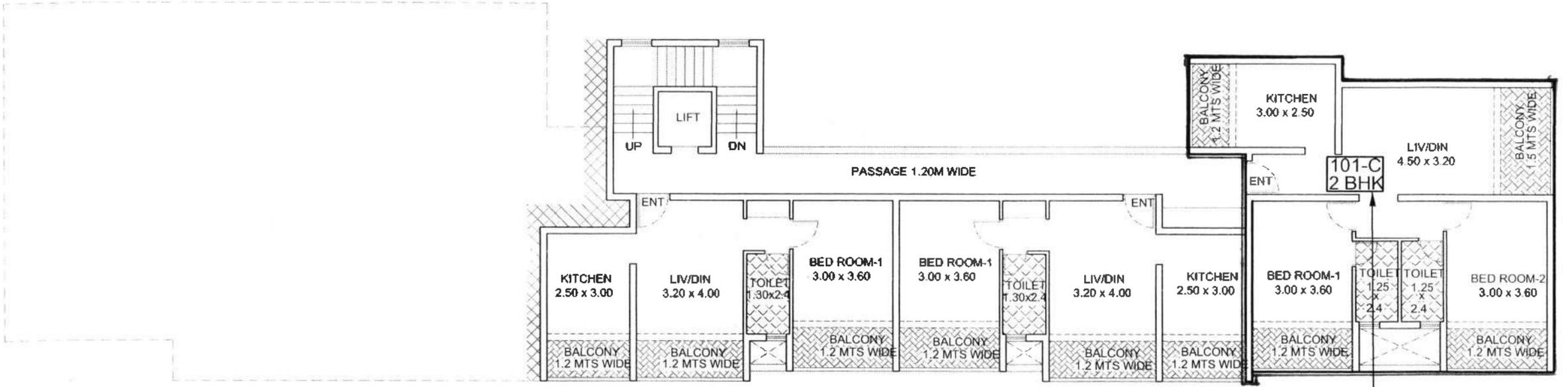
Miss. Martha A. Ferrao
Mr. Agostinho Ferrao



BLOCK-A LEVEL 3 FLOOR PLAN

Ferrao

Ferrao



BLOCK-C LEVEL 1 FLOOR PLAN

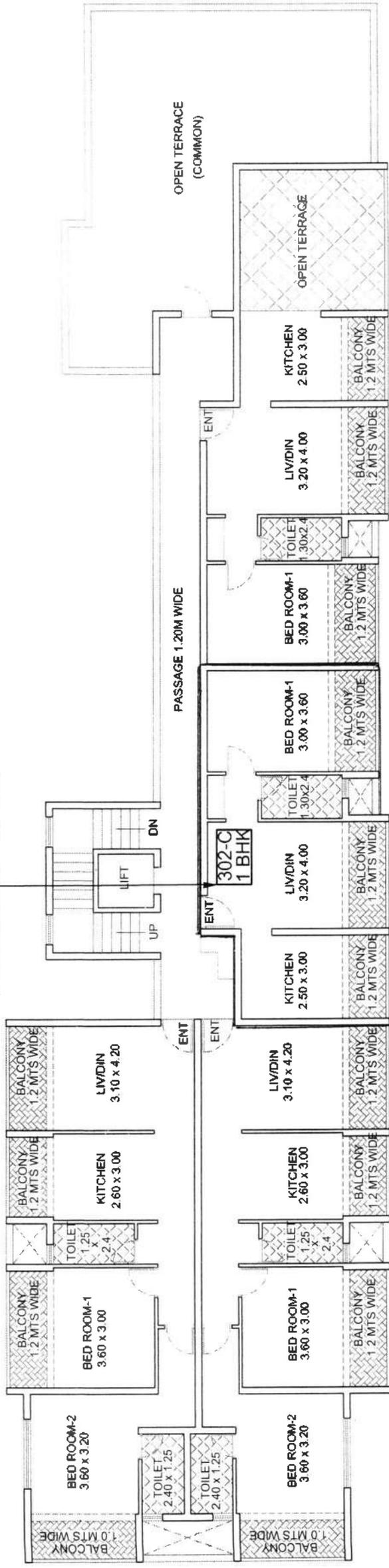
Miss. Martha A. Ferrao
Mr. Agostinho Ferrao

Ferrao.

Ferrao

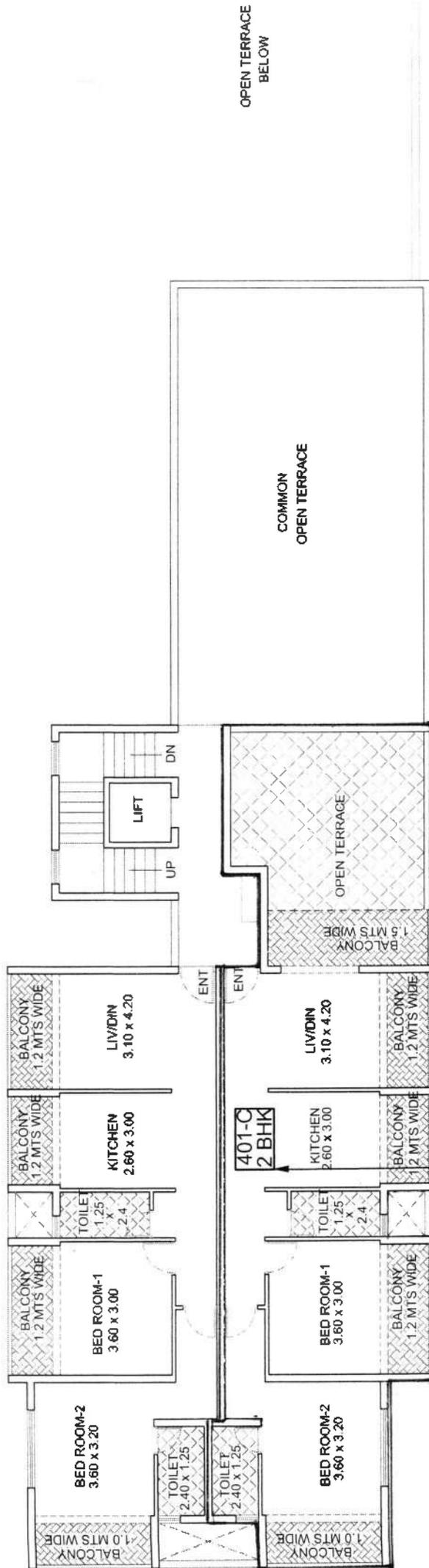


Miss. Martha A. Ferrao
Mr. Agostinho Ferrao



BLOCK-C LEVEL 3 FLOOR PLAN

Ferrao. Ferrao



BLOCK-C LEVEL 4 FLOOR PLAN

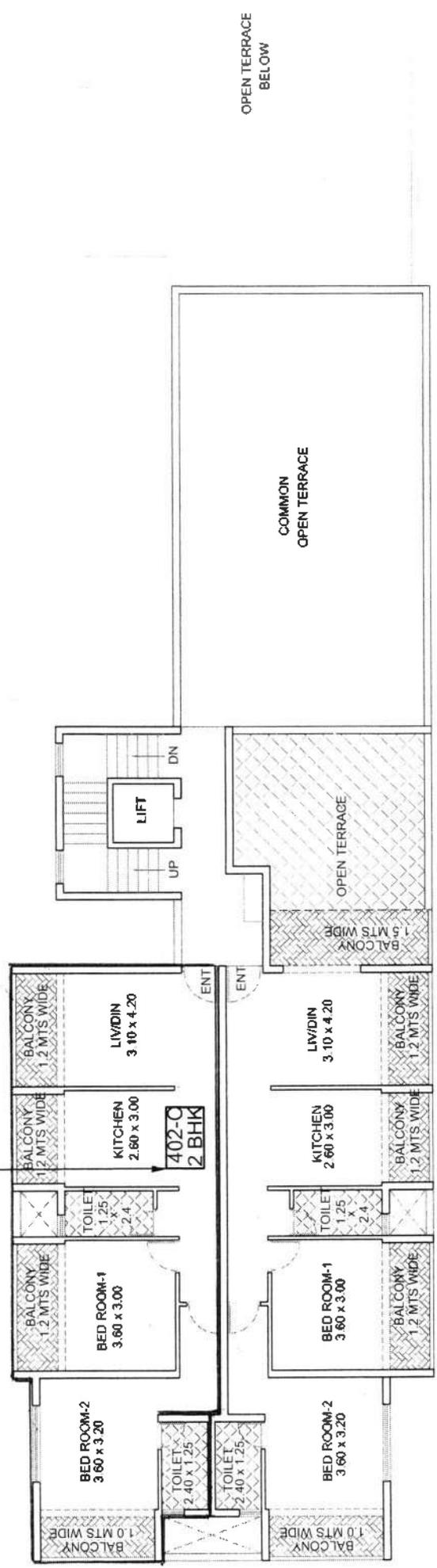
Miss. Martha A. Ferrao
Mr. Agostinho Ferrao



Martha A. Ferrao



Miss. Martha A. Ferrao
Mr. Agosinho Ferrao

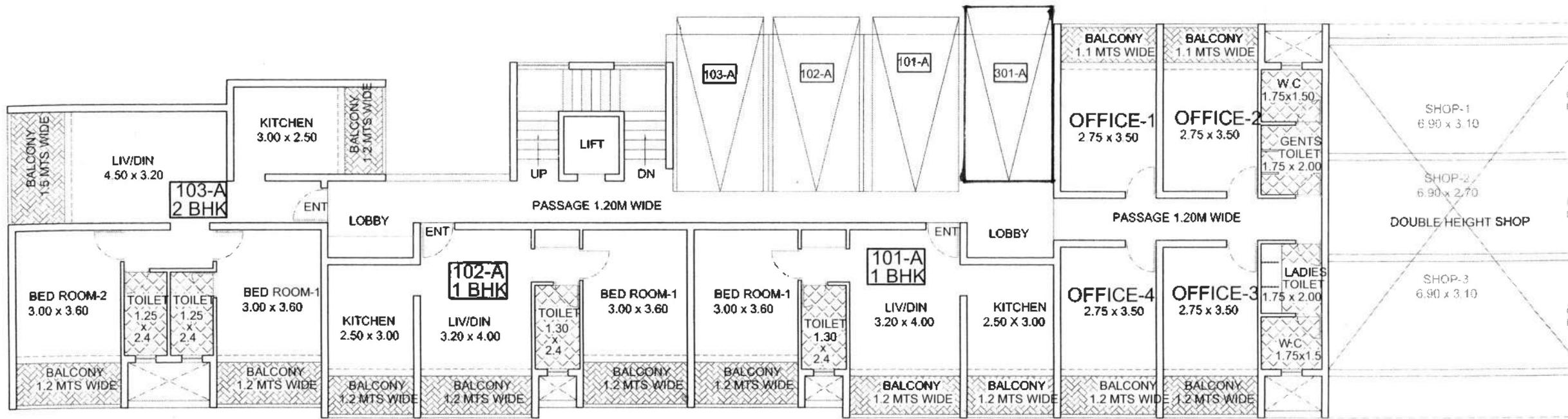


BLOCK-C LEVEL 4 FLOOR PLAN

Martha Ferrao



Alloted parking for
Miss. Martha A. Ferrao
Mr. Agostinho Ferrao

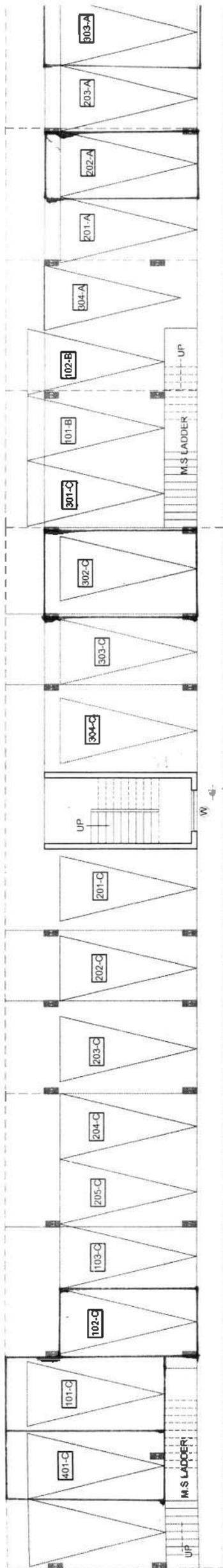


LEVEL 1 FLOOR PLAN

Ferrao *Ferrao* *[Signature]*



Allocated parking for
Miss. Martha A. Ferrao
Mr. Agostinho Ferrao



STILT FLOOR PLAN

Ferrao
Agostinho



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 30-Sep-2021 11:50:25 am

Document Serial Number :- 2021-BRZ-3525

Presented at 11:44:28 am on 30-Sep-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1078100
2	Registration Fee	718680
3	Mutation Fees	2500
4	Processing Fee	1320
Total		1800600

Stamp Duty Required :1078100/-

Stamp Duty Paid : 1078100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARTHA A FERRAO ,Father Name:ALEX CARIDADE PONTES, Age: 50, Marital Status: Married , Gender: Female, Occupation: Housewife, Address1 - H.No. 490 Assonora Guancar Vaddo Bardez North Goa, Address2 - , PAN No.: [REDACTED]			

Recorder

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MARTHA A FERRAO , Father Name:ALEX CARIDADE PONTES, Age: 50, Marital Status: Married , Gender: Female, Occupation: Housewife, H.No. 490 Assonora Guancar Vaddo Bardez North Goa, PAN No.: [REDACTED]			
2	AGOSTINHO FERRAO , Father Name:DIAGO ANTONIO FERRAO, Age: 64, Marital Status: Married , Gender: Male, Occupation: Other, H.No. 490 Assonora Guancar Vaddo Bardez North Goa, PAN No.: [REDACTED]			
3	Sailee Shallesh Thanekar , Father Name:Late Bhargavram Naik, Age: 42, Marital Status: , Gender: Female, Occupation: Service, H.No.604A, Om Sai, Tikhazan Mayem Bicholim Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for RAJDEEP BUILDERS PROPRIETOR RAJESH TARKAR			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
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Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Chandan Chandrakant Parab, Age: 26, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Unmarried , Address: 403503, Salem, Bicholim, NorthGoa, Goa			
2	Name: AJAY BABLI SALGAONKAR, Age: 43, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403114, H.No. S/74 Sonar Bhat Near Hanuman Temple Reis Magos Bardez Goa, H.No. S/74 Sonar Bhat Near Hanuman Temple Reis Magos Bardez Goa, Reis-magos, Bardez, NorthGoa, Goa			

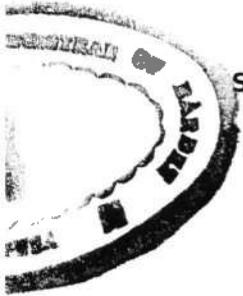

30/09/2021
Sub Registrar

BARDEZ

Document Serial Number :- 2021-BRZ-3525

Document Serial No:-2021-BRZ-3525

Book :- 1 Document
Registration Number :- **BRZ-1-3427-2021**
Date : 30-Sep-2021



Halankar
30/09/2021

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

1/20