

Phone No: 7774047755
Sold To/Issued To:
Raideep Builders
For Whom/ID Proof:
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For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorised Signatory

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DEED OF SALE

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This DEED OF SALE is made and executed at Margao, Salcete Goa on this 15th day of the month of July of the year Two Thousand and Twenty-Two i.e. (15/07/2022).

BETWEEN

1. MRS. MAHANANDA PRAMOD NARVEKAR alias MANANDA CRISNA NAIQUE, daughter of Krishna Ladco Naik, wife of late Pramod S. Narvekar, 62 years of age, Widow, Housewife, holder of PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], resident of Flat No.E-179, Near Rly Overbridge, Sirvodem, Navelim, Margao South Goa, Goa 403601 and her children namely;

1(a). MRS. PREETI PRAVIN NAIK alias PRACHALA PRAMOD NARVEKAR, wife of Mr. Pravin Naik, daughter of late Pramod S. Narvekar, 40 years of age, Married, Housewife, holder of PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], and her husband;

1(b). MR. PRAVIN PANDURANG NAIK alias MR. CHUDU PANDURANG NAIK, son of Mr. Pandurang Naik, 46 years of age, Married, Service, holder of PAN Card No. [REDACTED] Aadhar Card No. [REDACTED], both Indian Nationals and residents of Flat No.AS-8, Sirvodem Residency, Navelim, Margao South Goa Goa 403601;

1(c). MRS. ANTARA NAIK alias MRS. POONAM PRAMOD NARVEKAR, wife of Mr. Atul Dilip Naik, daughter of late Pramod S. Narvekar, 35 years of age, Married, Housewife, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] and her husband;

1 (d). MR. ATUL DILIP NAIK, son of Mr. Dilip Devendra Naik, 43 years of age, married, service, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], both Indian Nationals and resident of H.No.29/H, Pedda Grande, Ward No.1, Behind St. Paul Chapel, Benaullim South Goa, Goa 403716.

1(e). MR. PRAVEEN P NARVEKAR, son of late Pramod S. Narvekar, 38 years of age, Married, Service, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], and his wife;

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1(f). **MRS. DIYA PRAVEEN NARVEKAR** alias **MRS. MANALI** alias **SIDHY PURSHOTTAM NAIK GURAO**, wife of Mr. Praveen P Narvekar, daughter of Mr. Purushottam Satchitanand Naik Gurav, 38 years of age, Married, Service, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] both Indian Nationals and resident of Sapana City, Flat No.8, Block 4, Level 3, Near Costa Factory, Aquem, South Goa Goa 403601.

2. **MRS. PRIYA PUNDALIK NAIK** alias **MRS.GOCUL CRISNA NAIQUE**, wife of Mr. Pundalik Naik, daughter of late Krishna Ladko Naik, 61 years of age, married, Retired, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] and her husband;

2(a). **MR. PUNDALIK NAIK** alias **PUNDALICA SURIA NAIQUE**, son of Mr.Surya Naik, 67 years of age, married, Retired, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], both Indian Nationals and residents of House No.167, Kurpas, Bandora, North Goa Goa 403401.

3.**MRS. MAYA DINA NAIK** alias **MRS.MAYA CRISNA NAIK**, wife of Mr. Dina Govind Naik, daughter of late Crishna Naik, 52 years of age, Married, Service, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] and her husband;

3(a)**MR. DINA GOVIND NAIK** alias **DEENA GOVINDA NAIK**, son of Mr. Govind Yeshwant Naik, 60 years of age, Married, Retired, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] both Indian Nationals and residents of Row.1, Adi Maya, Anusaya Apartments, Borda, Opp. to Multipurpose School, Margao South Goa Goa 403601;

4.**MR. NAIK KRISHNA UMESH** alias **MR. UMESH CRISNA NAIQUE**, son of Krishna Ladco Naik, 65 years of age, married, Retired, Holder of PAN Card No. [REDACTED] and Aadhar Card [REDACTED], and his wife;

4.(a) **MRS. SUDHA UMESH NAIK** alias **NAIQUE**, wife of Mr. Umesh Naik, 65 years of age, Married, Housewife, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] both Indian Nationals and residents of H.No.491, near PWD, Fatorda Margao South Goa Goa 403602;

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5. MRS. ROSHANI RAMESH DHURI alias MRS. VASSANTI CRISNA NAIQUE, wife of Mr. Ramesh Keshav Dhuri, daughter of Krishna Ladco Naik, 64 years of age, Married, Housewife, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] and her husband;

5(a). MR. RAMESH KESHAV DHURI alias RAMEXA QUEXOVA DURI, son of Mr. Keshav Dhuri, 71 years of age, married, Retired, Holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], both Indian Nationals and residents of Flat No.179-I-A6, Pallavi Apartments, Shankarwadi, Taleigao, North Goa Goa 403001; 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 & 710, 7th floor, "Gera Imperium Star", Near Central Library, Patto, Panaji-Goa, 403001, represented by its sole proprietor **Mr. Rajesh Tarkar**, age 48 years of age, son of Shri. Ulo Tarkar, business, Indian National, holder of Pan Card No. [REDACTED] Aadhar Card No. [REDACTED] resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula-Goa; Hereinafter referred to as the **"PURCHASER/BUILDER"** (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its legal heirs, successors, legal representatives and assigns) **OF THE SECOND PART.**

WHEREAS there exists a property surveyed under P.T. Sheet No.61 of Chalta No.6,7,8,9,32, admeasuring 370 sq.mts, 17 sq.mts, 13sq.mts, 11sq.mts, 3 sq.mts, respectively of city surveyed under Margao Goa, totally admeasuring 414 sq. mts.; 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 the Said Property originally belonged to Luizinha Borges, widow of Joasinho Santana Teofilo Da Silva.

AND WHEREAS vide Deed of Sale dated 18.11.1964, said Luizinha Borges, sold the Said Property to Shri. Crisna Ladco Naique. The said deed is registered before Dinanata Sinai Narcornim, assistant of Interim Notary of Salcet Taluka.

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AND WHEREAS Shri Crisna Ladco Naique married to Mrs. Ratnabai Crisna Naique and under the regime of Communion of Assets acquired valid and marketable title to the Said Property.

AND WHEREAS on the death of Shri Crisna Ladco Naique married to Mrs. Ratnabai Crisna Naique their daughter Mananda Crisna Naique alias Mrs. Mahananda Pramod Narvekar filed a Special Inventory Proceedings No.29/2017/II before the II Additional Senior Division Judge at Margao Goa wherein Mananda Crisna Naique alias Mrs. Mahananda Pramod Narvekar was appointed as a Head of Family. Subsequently by Order dated 14.03.2018, Mr. Umesh Crisna Naique was appointed as the Head of the Family.

AND WHEREAS vide Judgement and Order dated 26.06.2019 the II Additional Senior Division Judge at Margao allowed the Special Inventory Proceedings bearing No.29/2017/II and in the said Inventory **1. MRS. MAHANANDA PRAMOD NARVEKAR** alias **MANANDA CRISNA NAIQUE**, widow of late Pramod S. Narvekar; and her daughter **1(a). MRS. PREETI PRAVIN NAIK** alias **PRACHALA PRAMOD NARVEKAR** married to **1(b). MR. PRAVIN PANDURANG NAIK** alias **MR. CHUDU PANDURANG NAIK**, daughter **1(c). MRS. ANTARA NAIK** alias **MRS. POONAM PRAMOD NARVEKAR**, married to **1(d). MR. ATUL DILIP NAIK**; son **1(e). MR. PRAVEEN P NARVEKAR** married to **1(f). MRS. DIYA PRAVEEN NARVEKAR** alias **MRS. MANALI** alias **SIDHY PURSHOTTAM NAIK GURAO**; **2. MRS. PRIYA PUNDALIK NAIK** alias **MRS. GOCUL CRISNA NAIQUE**, married to **2(a) MR. PUNDALIK NAIK** alias **PUNDALICA SURIA NAIQUE**, **3. MRS. MAYA DINA NAIK** alias **MRS. MAYA CRISNA NAIK**, married to **3 (a) MR. DINA GOVIND NAIK** alias **DEENA GOVINDA NAIK**, **4. MR. NAIK KRISHNA UMESH** alias **MR. UMESH CRISNA NAIQUE** married to **4(a). MRS. SUDHA UMESH NAIK** alias **NAIQUE**; **5. MRS. ROSHANI RAMESH DHURI** alias **MRS. VASSANTI CRISNA NAIQUE**, married to **5(a). MR. RAMESH KESHAV DHURI** alias **RAMEXA QUEXOVA DURI**; were declared as the legal heirs of late Shri Crisna Ladco Naique and late Ratnabai Crisna Naique, who became the co-owners of the Said Property.

AND WHEREAS the PURCHASER/BUILDER after satisfying themselves as regards title of the SAID PROPERTY and all documents relating to the SAID PROPERTY, has approached the OWNERS/VENDORS with a request to purchase the SAID PROPERTY from the OWNERS/VENDORS and in consideration thereof has agreed to allot five (5) semi furnished Flats and one (1) unfurnished SHOP along with the proportionate undivided right, share and interest in the land corresponding to the

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Said Flats/Shop, with one free allotted covered car parking for each Flat/Shop, on the completion of the construction of the residential cum commercial Project on the SAID PROPERTY, as per the approved Plan to be approved by South Goa Planning and Development Authority, Margao Goa and the Construction License issued by Margao Municipal Council.

AND WHEREAS the total area of the flats agreed to be allotted to the OWNERS/VENDORS is 472.46 sq. mts of super built up area and total area of the shop agreed to be allotted to the OWNERS/VENDORS is 20.30sq. mts super built up area, thus total constructed area agreed to be allotted to OWNERS/VENDORS is approximately 492.76sq. mts of super built up area. The 05 Flats and 01 Shop agreed to be allotted unto the OWNERS/VENDORS shall herein after be referred to as the **SAID FLATS/SHOP** and are marked in red colour on the plan annexed herewith.

AND WHEREAS the OWNERS/VENDORS have accepted the offer of the PURCHASER/BUILDER and have agreed to sell the SAID PROPERTY in consideration of the agreed allotment of 05 Flats and 01 Shop as above with proportionate undivided share in the SAID PROPERTY on completion of the construction of the residential cum commercial Project on the SAID PROPERTY.

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

(i) That the Said Property is not a subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act nor there is any lis-pendent or any judicial or quasi-judicial or statutory restrain against the conveyance of the Said Property or any litigation or any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force and the title of the Owners/Vendors, is subsisting, clear, free and marketable;

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

(iii) That there are no encumbrances of whatsoever nature over the Said Property by way of mortgage, charges, and/or liens in the name of the predecessor-in-title of the Owners/Vendors.

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(ix) There is no Notification issued under any Ordinance Act, Statute/Rules or Regulations affecting the Said Property or acquiring the Said Property No whereby Owners/Vendors are prevented from selling the Said Property.

(v) That there is clear and uninterrupted access available to and from the Said Property.

AND WHEREAS based on the representations of the OWNERS/VENDORS, PURCHASER/BUILDER has agreed to purchase the Said Property.

AND WHEREAS PURCHASER/BUILDER has accordingly obtained Development Permission from South Goa Planning and Development Authority, Margao Goa dated 08.04.2021 bearing No.SGPDA/P/6328/28/20-21.

AND WHEREAS PURCHASER/BUILDER has accordingly obtained Health NOC from Urban Health Centre, Margao Goa dated 01.07.2021 bearing No.UHCM/NOC/2021-2022/2185.

AND WHEREAS PURCHASER/BUILDER has accordingly obtained Construction Licence from Margao Municipal Council, Margao Goa dated 12.07.2021, bearing No.A/24/2021-2022.

AND WHEREAS the OWNERS/VENDORS 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 furtherance to the terms agreed as above, OWNERS/VENDORS do hereby sell the Said Property to the PURCHASER/BUILDER in consideration of (5) Five Semi Furnished Flats and (1) One Unfurnished Shop along with the proportionate undivided right, share and interest in the land corresponding to the Said Flats/Shop, with one free allotted covered car parking for each Flat/Shop, on the completion of the construction of the residential cum commercial Project on the SAID PROPERTY, as per the approved Plans to be approved by South Goa Planning and Development Authority, Margao Goa and the Construction License issued by Margao Municipal Council.

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No.402, admeasuring 92.28 sq. mts super built up area, situated on the Fourth Floor, along with the proportionate undivided right, share and interest in the in the Said Property, marked in red in the plan annexed herewith with one allotted free covered car parking and all the other co-owners confirms to the same.

7. That the OWNERS/VENDORS 5. namely, MRS.ROSHANI RAMESH DHURI alias MRS. VASSANTI CRISNA NAIQUE, and 5(a). MR. RAMESH KESHAV DHURI alias RAMEXA QUEXOVA DURU are allotted a 1.5bhk semi furnished flat (Rear Side), bearing No.502, admeasuring 92.28 sq. mts super built up area, situated on the Fifth Floor, along with the proportionate undivided right, share and interest in the in the Said Property, marked in red in the plan annexed herewith with one allotted free covered car parking and all the other co-owners confirms to the same.

8. That as there was a residential house of the OWNERS/VENDORS on the Said Property and the same will be demolished with the consent of the OWNERS/VENDORS for development purpose for undertaking project on the Said Property, to provide cost towards alternate accommodation to the OWNERS/VENDORS, the PURCHASER /BUILDER, with the consent of all the OWNERS/VENDORS, have agreed to provide rent at a fixed rate of Rs.10,000/-per month in favour of OWNER/VENDOR No.4 MR. NAIK KRISHNA UMESH alias MR. UMESH CRISNA NAIQUE till the handover of possession of the allotted 2bhk semi furnished flat bearing No.F/01, on the First Floor (Road Facing), admeasuring 103.34sq. mts super built up in favour of the Said OWNER/VENDOR and all other OWNERS/VENDORS do hereby confirm and agree to the same.

9. That the PURCHASER/BUILDER shall construct and deliver unto the OWNERS/VENDORS, free of any payment whatsoever by the OWNERS/VENDORS SAID FLATS/SHOP to be constructed as per the Plan to be approved by South Goa Planning and Development Authority, Margao Goa and the Construction License issued by Margao Municipal Council, within 36 months with 8 (Eight) months grace period from the date of execution of the present the Sale Deed. However, delay caused due to Act of God, Force Majeure Causes, any natural calamities, pandemic such as present COVID-19 pandemic, defect in title of the OWNERS/VENDORS, restrained order from any Appropriate Authority or Judicial Body, non-availability of raw material due to government restraints and or due 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

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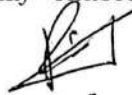
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reasons shall be excluded from the stipulated time for completion of the construction of the project and period of stoppage of work due to aforesaid reasons shall be excluded from the time period stipulated above for handing over possession of the said FLATS/SHOP to the OWNERS/VENDORS.

10. That in case PURCHASER/BUILDER fails to complete the proposed project on the SAID PROPERTY within 36 months with 8 (Eight) months grace period from the date of execution of the present Sale Deed and hand over possession of the promised Flats/Shop to OWNERS/VENDORS within the stipulated time, the PURCHASER /BUILDER shall be liable to pay to the OWNERS/VENDORS, rent per month per flat, per shop for the delay in so completing the said Flats/shop till the handover of the said proposed flats/Shop to the OWNERS/VENDORS. Rent shall be decided as per market rate which shall be finalized on verification of any 2(two) rent agreements executed before the notary within the vicinity. No rent shall be paid by the PURCHASER/BUILDER, if the flats/shop are/is ready for possession, but OWNERS/VENDORS fails to take possession of the said proposed flats/shop on being intimated in writing by the PURCHASER/BUILDER. However, the OWNERS/VENDORS NO.4 and 4 (a) shall continue to get the rent as per clause No.8 mentioned herein above.

11. That it is also clearly agreed and understood that the OWNERS/VENDORS are not required to pay or contribute any amount whatsoever for getting allotted and delivered the possession of the FLATS/SHOP as aforementioned.

12. The OWNERS/VENDORS do hereby release and discharge the Said Property in favour of the PURCHASER/BUILDER and they the OWNERS/VENDORS as absolute owners do hereby grant, transfer, assign, assure and convey the SAID PROPERTY more particularly described in the SCHEDULE-I hereunder written 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,

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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 and 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 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 as shall or may be reasonably required, subject to the actual realization of the consideration in kind i.e in the form of five (5) semi furnished Flats and one (1) unfurnished SHOP, unto the OWNERS/VENDORS as stipulated herein above.

13. The PURCHASER/BUILDER is put in possession of the Said Property on execution of these presents as exclusive owner of the Said Property to be held, owned and possessed by the PURCHASER/BUILDER forever and uninterruptedly by the PURCHASER/BUILDER 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

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own cost without in any way disturbing the title and possession of the Said PURCHASER/BUILDER, subject to the actual realization of the consideration in kind i.e in the form of five (5) semi furnished Flats and one (1) unfurnished SHOP, unto the OWNERS/VENDORS as stipulated herein above.

14. 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.

15. 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.

16. 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.

17. 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.

18. 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 and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents and in this pursuit, the OWNERS/VENDORS hereby accord their express no objection and/or consent to secure by way of mutation, the deletion of the name

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of the OWNERS/VENDORS, from the Occupants column in the Record of Rights, of the Said Property maintained under the Land Revenue Code and insertion of the name of the PURCHASER/BUILDER as occupant thereof and the OWNERS/VENDORS also do hereby give their explicit consent and no objection to the PURCHASER/BUILDER to get Partition proceedings conducted with respect to the Said Property.

19. 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.

20. The project name finalized by the PURCHASER/BUILDER and the OWNERS/VENDORS is "RAJDEEP RADHA KRISHNA".

21. That OWNERS/VENDORS agrees to abide by the following terms and conditions of the PURCHASER/BUILDER during construction of said residential cum commercial Project to be constructed on the Said Property.

A. MAINTENANCE:

The PURCHASER/BUILDER shall maintain said project for the consecutive period of 5 years from the date of issue of Occupancy Certificate by Margao Municipal Council subject to below mentioned terms and conditions: -

(a) The OWNERS/VENDORS shall be bound to deposit with the PURCHASER/BUILDER sum of Rs.5,00,000/- (Rupees Five Lakhs Only) for each flat allotted to OWNERS/VENDORS, on issue of Occupancy Certificate by Margao Municipal Council which can be directly paid by the OWNERS/VENDORS if they retain their respective flat for themselves or can be taken by them from their Prospective Purchasers, in case, if they sell their respective flats to third party/Prospective Purchasers or monthly(floating) maintenance deposit shall be paid by the Lessee of the OWNERS/VENDORS in case if the flats allotted to OWNERS/VENDORS are given on rent. The OWNERS/VENDORS shall also have the option to pay the maintenance deposit on monthly basis whereby floating rate, starting from Rs.3,000/-p.m., will be applicable to the OWNERS/VENDORS.

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i. That with respect to the proposed Shop allotted to the OWNERS/VENDORS No. 4 and 4(a), the OWNERS/VENDORS No. 4 and 4(a) are exempted from payment of Maintenance Deposit. However, in case if the said proposed shop is rented out by OWNERS/VENDORS No. 4 and 4(a), then Monthly(floating) Maintenance deposit amount shall be collected by OWNERS/VENDORS No. 4 and 4(a) from Lessee and handed over to PURCHASER/BUILDER.

ii. In case if the Said proposed Shop is sold to third party, in such case the third Party/Purchaser shall pay the Maintenance Deposit of Rs.5,00,000/- (Rupees Five Lakhs Only) to PURCHASER/BUILDER on receipt of Occupancy Certificate before execution of Sale Deed with respect to the said proposed shop.

(b) The aforesaid amount of Rs.5,00,000/- (Rupees Five Lakhs Only) shall be towards maintenance of the common areas of the building namely, Staircase, Lobby, Lifts, Service Areas, Stilt Parkings, Water Tanks, Water pumps, Garden, External Paintings, external washing, providing of security service, cleanliness of common areas, etc. for the said project. That payment of Maintenance deposit shall be applicable to OWNERS/VENDORS and all the Flats Owners of the residential building whether the Flats belongs to OWNERS/VENDORS or PURCHASER/BUILDER and shall be paid to the PURCHASER/BUILDER before taking possession of the said flats. Moreover, if at the time of handing over possession, there is increase or decrease in the cost of maintenance, the maintenance amount may vary accordingly and the prospective purchasers of PURCHASER/BUILDER and of the OWNERS/VENDORS shall abide by the same. The OWNERS/VENDORS undertakes and binds to provide full co-operation to the PURCHASER/BUILDER while undertaking maintenance of the common areas so much so that the OWNERS/VENDORS and all the FLAT OWNERS OF THE PROJECT shall allow the PURCHASER/BUILDER and or its agents, servants, managers etc., to enter their respective Flats/shop for sole purpose of undertaking above referred maintenance services with prior written intimation for such purpose by the PURCHASER/BUILDER.

(c) Upon completion of term of five years as stipulated above respective FLAT OWNERS OF THE PROJECT shall be able to exercise two options: First whether to continue with the maintenance services as provided by the PURCHASER/BUILDER for further period of five years and Second whether to take over further maintenance services of the PURCHASER/BUILDER. If the FLAT OWNERS OF THE PROJECT choose to exercise First option of continuing with maintenance services then all the

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(i) Payment of aforesaid maintenance deposit of Rs.5,00,000/- (Rupees Five Lakhs Only) to be payable to PURCHASER/BUILDER shall also be applicable to the flats whether retained by OWNERS/VENDORS for their personal use or whether given on rent and shall also be applicable for the Prospective Purchasers of the flats allotted to PURCHASER/BUILDER.

(j) If the PURCHASER/BUILDER does not receive the maintenance amount with respect to a particular flat/shop on issue of Occupancy Certificate by Margao Municipal Council, from the OWNERS/VENDORS, and its prospective purchasers and from the prospective purchasers of PURCHASER/BUILDER, the PURCHASER/BUILDER reserves the right to withhold the release of water connection to that particular flat, until the payment of maintenance deposit.

(k) During the period of Life time maintenance being carried out by PURCHASER/BUILDER, if the OWNERS/VENDORS, and its prospective purchasers and the prospective purchasers of PURCHASER/BUILDER, having any maintenance related issues/suggestions, then the same shall be taken into consideration only if the same is in writing and signed and presented for deciding by majority of the flat owners to PURCHASER/BUILDER. Any issue/suggestion presented by individual flat/shop owner without majority of the flat/shop owners approving it in writing, shall not be considered as issue/suggestion of general interest or concern.

(l) That all the FLAT OWNERS of the project undertakes to coordinate with PURCHASER/BUILDER and with their neighboring flat owners while the PURCHASER/BUILDER undertakes to carry out repair work with respect to a particular flat or with respect to the neighbors' flat wherein there is connectivity in the two flats. e.g in case of any leakage in the toilet below a particular flat, which leakage is generated from the flat above it, the Flat Owner shall allow the Maintenance team of PURCHASER/BUILDER to enter the Said Flat, on being intimated to him in writing, in advance, so as to expeditiously repair the said leakage.

B. FORMATION OF ENTITY

(a) That all the FLAT/SHOP OWNERS or the person to whom the FLATS/SHOP are sold, let, sub-let, transferred, assigned or given possession of shall be governed, observed and shall comply with all bye laws, rules and regulations that may be laid

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down by the ENTITY from time to time and shall also be governed by the laws which may be applicable to the ENTITY.

(b) That all the FLAT/SHOP OWNERS hereby agrees and undertakes to be a member of ENTITY to be formed in the manner herein appearing and also from time to time to sign and execute all application for registration and for membership and other papers and documents necessary for the formation and the registration of the ENTITY/Maintenance Society in the Project name and shall hand over to the PURCHASER/BUILDER the same within 10(ten) days of the same being intimated by the PURCHASER/BUILDER to the FLAT/SHOP OWNERS.

(c) No objection shall be taken from the FLAT/SHOP OWNERS if any changes or modifications are made in the byelaws or rules and regulations framed by the entity as may be required by any competent authority.

C. WARRANTY (APPLICABLE ON FULLY FURNISHED FLATS)

The PURCHASER/BUILDER provides Five Years Warranty for Fully Furnished Flats on equipments provided for the FLATS, from the date of issue of Occupancy Certificate, which is described more fully in separate Warranty Card, provided to the Flat Owners at the time of handing over of possession of FLATS of the building on obtaining Occupancy Certificate. Said Warranty Card shall be non-transferable to third party; however, any third party may approach the PURCHASER/BUILDER for availing such Warranty on such terms and conditions as will be set out by the PURCHASER /BUILDER. Moreover, if the Flat Owners decides to rent his/her Flat to Third Party, in such case, Flat Owners shall give prior written intimation of the same to the PURCHASER/BUILDER so as to protect their flat WARRANTY and to enable PURCHASER/BUILDER to explain the Warranty and Maintenance process to his/her Lessee which shall be explained by the Warranty Department of PURCHASER /BUILDER. In case if Flat Owners fails to intimate the PURCHASER /BUILDER of the same, in that case the Flat Warranty of the Flat Owners shall stand automatically cancelled and PURCHASER/BUILDER shall not be responsible to adhere to Warranty calls and complaints received from the said Lessee or Flat Owners. The total Warranty period provided by the PURCHASER/BUILDER shall not extend beyond the five years from the date of issuance of Occupancy Certificate from the Margao Municipal Council.

Semi Furnished flats shall be eligible for 5 years warranty on structural defects, if any, as per Real Estate (Regulation and Development) Act, 2016 ("RERA") from the date of Occupancy Certificate by Margao Municipal Council.

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D. CHANGES:

a. The OWNERS/VENDORS and FLAT OWNERS of the said proposed residential cum commercial project shall not, under any circumstances, change the outer look of the building which shall have uniformity as per approved plan and scheme to be provided by the PURCHASER/BUILDER. The OWNERS/VENDORS and FLAT OWNERS of the project shall also not be entitled to make any external changes to the flat purchased, that will affect the uniformities of the building with respect to its look, colour, grills etc. If the OWNERS/VENDORS and FLAT OWNERS of the project violates this provision then the cost of restoration shall be paid by the OWNERS/VENDORS and the FLAT OWNERS of the project to the PURCHASER/BUILDER.

b. The OWNERS/VENDORS and the FLAT OWNERS of the project shall be allowed to make internal changes to the flat purchased or allotted subject to approvals available in law at the time of construction and however, if permitted by the PURCHASER/BUILDER, subjects to costs to be paid in advance.

E. POSSESSION:

Once the flats/Shop allotted to VENDORS/OWNERS are ready for Delivery of Possession, the PURCHASER/BUILDER shall inform to the OWNERS/VENDORS in writing calling upon the OWNERS/VENDORS to take possession of their allotted flats/shop and to complete all formalities in respect thereof within 30 days from the date of receipt of the said letter and shall handover the said flats/shop to OWNERS/VENDORS. On delivery of possession of the flats/shop allotted to OWNERS/VENDORS, OWNERS/VENDORS shall be liable to pay electricity charges and house tax charges with respect to the flats/shop allotted to OWNERS/VENDORS, whether such flats/shop are retained by OWNERS/VENDORS for themselves or whether they have reserved the said flats/shop to be sold to prospective purchasers or whether such flats/shop are rented by them. Any Transfer fee, charges or fees levied by the Government for transfer of electricity or House Tax shall be borne by the respective Flat/Shop Owners.

22. The specifications and description of semi furnished flats in the matter of the construction of the Project has been set out more particularly in **SCHEDULE II** set out herein under.

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23. That as per the above terms, PURCHASER/BUILDER has agreed to allot 05(five) Flats and 01(One) Shop to the OWNERS/VENDORS more particularly mentioned herein above on completion of construction of residential cum commercial project of the Said Property. That the OWNERS/VENDORS have agreed to share the said Flats/Shop between themselves as per allotment chart as mentioned in **SCHEDULE III**.

24. That remaining flats in the said project as mentioned in **Schedule IV** are allotted to PURCHASER/BUILDER for sale to prospective purchasers and stamp duty and registration fee with respect to the same shall be paid by the prospective purchasers at the time of execution of respective Agreement for Sale/Sale Deed.

25. That in case of any dispute arising out of the breach of terms of the above agreement by the PURCHASER/BUILDER, whereby the PURCHASER/BUILDER abandons the project for a continuous period of one year, in such case, parties shall be free to approach for remedy before the appropriate court of law for declaring the Sale Deed as null and void and PURCHASER/BUILDER confirms to cooperate with the Owner for cancelling of the Sale Deed.

26. In the event if the total consideration in kind as contemplated in this Deed of Sale is not fully realized by the OWNERS/VENDORS on account of the default on the part of the PURCHASER/BUILDER, then the title rights to the Said Property shall revert to the OWNERS/VENDORS and this Deed of Sale shall stand null and void. And the OWNERS/VENDORS shall be at their full liberty to take recourse to appropriate legal remedies before the competent courts of law.

27. All expenses concerning the preparation, execution and registration of this Deed shall be borne by the PURCHASER/BUILDER without any reference to OWNERS/VENDORS.

28. That the Said Property admeasures 414sq. 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.45,54,000/-(Rupees Forty Five Lakhs Fifty Four Thousand Only) and under construction value of the built up area admeasuring 382.33sq. mts, to be handed over to the OWNERS/VENDORS by the PURCHASER/BUILDER, is calculated as Rs.76,46,600/-(Rupees Seventy Six Lakhs Forty Six Thousand Six Hundred Only). Thus the combined value of the market value of the Said Property and built up area

P. Ramesh R. Kulkarni B. S. A. Nair
gpr D. H. D. B. Kulkarni P. R. Nair
D. Nair W. K. P. R. Nair P. R. Nair
S. Nair R. D. Nair S. Nair P. R. Nair

amounts to Rs.1,22,00,600/- (Rupees One Crore Twenty Two Lakhs Six Hundred Only).

29. Accordingly, an amount of Rs.5,49,100/- (Rupees Five Lakhs Forty Nine Thousand and One Hundred Only) as 4.5% Stamp Duty and an amount of Rs.3,66,020/- (Rupees Three Lakhs Sixty Six Thousand and Twenty Only) is paid as 3% Registration Fee on the value of Rs.1,22,00,600/- (Rupees One Crore Twenty Two Lakhs Six Hundred Only) and is borne by the PURCHASER/BUILDER.

30. That 1% TDS is paid on the total combined value of Rs.1,22,00,600/- (Rupees One Crore Twenty Two Lakhs Six Hundred Only) amounting to Rs.1,22,006/- (Rupees One Lakh Twenty Two Thousand and Six Only) is paid herewith.

31. 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 surveyed under P.T. Sheet No.61 of Chalta No.6,7,8,9,32, admeasuring 370 sq.mts, 17 sq.mts, 13sq.mts, 11sq.mts, 3 sq.mts, respectively of city surveyed under Margao Salcete Goa, totally admeasuring 414 sq. mts and bounded as under:

To the East: By low lying fields of the Village.

To the West: By P.T.Sheet No. 61, Chalta No.10 and National Highway-66.

To the North: By P.T.Sheet No. 61, Chalta No.11.

To the South: By P.T.Sheet No. 61, Chalta No.1,2,3,4,5 & 33.

SCHEDULE II

(SPECIFICATIONS AND DESCRIPTION OF SEMI FURNISHED FLATS)

SPECIFICATIONS:

1. THE STRUCTURE:

It is an RCC structure with external walls up to the plinth in cement blocks masonry and the external walls in the super structure shall be of 20 cm thick cement blocks masonry. The external plaster will be double coat with sand finished

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and Internal plaster to be finished with punning along with primer and 3 coats of good quality paint. The internal walls shall be of 10cm light weight blocks.

2. DOORS AND WINDOWS:

Stainless steel safety Gate for main door. The main door shall be of teakwood frame with teak wood paneled finished with polish. All the remaining doors shall be marine ply, factory processed panel. All windows will be of aluminum frames with rolling shutters of glass.

3. Safety Fabrication Grills will be provided uniformly to all flats. Metal steel grills (MS) fixed to all flat windows for safety purpose which also maintain uniformity of the building.

4. CEILING:

POP Ceiling with LED Lights will be provided in all rooms.

5. FLOORING:

Living Room, Kitchen and Bed Rooms will be provided with good quality vitrified tiles. Bath Room flooring shall be anti-skid tiles of good quality and wall tiles fitting shall be upto full height.

6. SANITARY AND TOILET FITTINGS:

All bathroom fittings and sanitary fittings shall be of premium class quality such as Cera or equivalent.

7. ELECTRICAL INSTALLATION:

All rooms of the flat will be provided with LED Lights, Fans and bathroom with Exhaust Fans.

DESCRIPTION OF SEMI FURNISHED FLATS:

1. Granite sit-out is provided in all bedrooms. 316 Marine Graded Stainless-Steel Safety Gate for main door of each flat for safety purpose.
2. P.O.P. with LED lights which reduces electricity consumption by min 50%.
3. Havells Brand ceiling fans in all rooms. (Brand subject to availability).
4. Installation of Tata sky connection to all flats (Package & other services to be subscribed & paid by the client locally).

DR. Ramesh

Rahul

Raj

Anish

gpa

DR

Dharmaraj

Pranav

DR. Ramesh

DR. Ramesh

Raj

DR. Ramesh

DR. Ramesh

DR. Ramesh

DR. Ramesh

DR. Ramesh



5. Modern kitchen with cabinets manufactured by **Rajdeep Interior Firm** along with 2 exhaust fans.
6. Granite sit-out with bottom storage cabinet in all Bedrooms.
7. Exhaust fans in all bathrooms.

SCHEDULE III
(FLATS/SHOP ALLOTTED TO OWNERS/VENDORS)

SR. NO.	FLAT/SHOP NO.	TYPE OF FLAT	FLOOR	SUPER BUILT UP AREA (SQ.MT)	BUILT UP AREA (SQ.MTS)	CARPET AREA (SQ.MTS)	BALCONY AREA (SQ.MTS)	ALLOTTED TO OWNERS/VENDORS
1	SHOP NO.S/01	SHOP	GROUND FLOOR	20.30	15.75	12.53	-	Mr. Naik Krishna Umesh Alias Mr. Umesh Crisna Naique & his wife Mrs. Sudha Umesh Naik Alias Naique
2	FLAT NO.101	2BHK	FIRST FLOOR	103.34	80.18	57.51	15.89	Mr. Naik Krishna Umesh Alias Mr. Umesh Crisna Naique & his wife Mrs. Sudha Umesh Naik Alias Naique
3	FLAT NO.202	1.5BHK	SECOND FLOOR	92.28	71.60	49.30	15.79	Mrs. Mahananda Pramod Narvekar alias Mananda Crisna Naique and Owners/Vendors No. 1(a to f)
4	FLAT NO.302	1.5BHK	THIRD FLOOR	92.28	71.60	49.30	15.79	Mrs. Priya Pundalik Naik alias Mrs.Gocul Crisna Naique & her Husband Mr. Pundalik Naik alias Pundalica Suria Naique

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5	FLAT NO.402	1.5BHK	FOURTH FLOOR	92.28	71.60	49.30	15.79	Mrs. Maya Dina Naik alias Mrs.Maya Crisna Naik and her Husband Mr. Dina Govind Naik alias Deena Govinda Naik
6	FLAT NO.502	1.5BHK	FIFTH FLOOR	92.28	71.60	49.30	15.79	Mrs.Roshani Ramesh Dhuri alias Mrs. Vassanti Crisna Naique & Her Husband Mr. Ramesh Keshav Dhuri alias Ramexa Quexova Duri
				492.76	382.33			

SCHEDULE IV
(FLATS/SHOPS ALLOTTED TO PURCHASER/BUILDER)

SR. NO.	FLAT/ SHOP NO.	TYPE OF FLAT	FLOOR	SUPER BUILT UP AREA (SQ.MTS)	BUILT UP AREA (SQ.MTS)	CARPET AREA (SQ.MTS)	BALCONY AREA (SQ.MTS)
1	FLAT NO.102	1.5BHK	FIRST FLOOR	92.28	71.60	49.30	15.79
2	FLAT NO.201	2BHK	SECOND FLOOR	103.34	80.18	57.51	15.89
3	FLAT NO.301	2BHK	THIRD FLOOR	103.34	80.18	57.51	15.89
4	FLAT NO.401	2BHK	FOURTH FLOOR	103.34	80.18	57.51	15.89
5	FLAT NO.501	2BHK	FIFTH FLOOR	103.34	80.18	57.51	15.89
				505.64	392.32		

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 OWNERS/VENDORS



P. Narvekar

MRS. MAHANANDA PRAMOD NARVEKAR alias
MANANDA CRISNA NAIQUE

L. H. T. I.

R. H. T. I.



P. Narvekar

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SIGNED, SEALED AND DELIVERED

by the within named OWNERS/VENDORS



P. Naik

MRS. PREETI PRAVIN NAIK alias
PRACHALA PRAMOD NARVEKAR

L. H. T. I.

R. H. T. I.



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SIGNED, SEALED AND DELIVERED

by the within named **OWNERS/VENDORS**



MR. PRAVIN PANDURANG NAIK alias

MR. CHUDU PANDURANG NAIK

L. H. T. I.

R. H. T. I.



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by the within named OWNERS/VENDORS

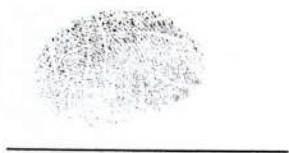


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MRS. ANTARA NAIK alias
MRS. POONAM PRAMOD NARVEKAR

L. H. T. I.

R. H. T. I.



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SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



MR. ATUL DILIP NAIK

L. H. T. I.

R. H. T. I.



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Naik

Naik



SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



MR. PRAVEEN P NARVEKAR
L. H. T. I.

R. H. T. I.



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by the within named OWNERS/VENDORS

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MRS. DIYA PRAVEEN NARVEKAR alias

MRS. MANALI alias SIDHY PURSHOTTAM NAIK GURAO

L. H. T. I.

R. H. T. I.



M. Narvekar

R. Naik

B.

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SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



P. Nani

MRS. PRIYA PUNDALIK NAIK alias
MRS. GOCUL CRISNA NAIQUE

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P. H. T. I.



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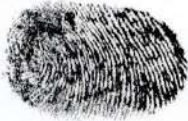
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MR. PUNDALIK NAIK alias PUNDALICA SURIA NAIQUE

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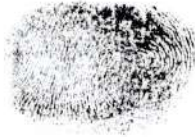
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by the within named OWNERS/VENDORS




MRS. MAYA DINA NAIK alias MRS.MAYA CRISNA NAIK

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R. H. T. I.



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Ribul

Ri.

Anais



Rah.

Pranekar.

Prani

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by the within named OWNERS/VENTORS



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MR. DINA GOVIND NAIK alias DEENA GOVINDA NAIK

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P. H. T. I.



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by the within named OWNERS/VENDORS

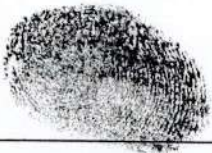
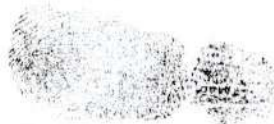
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MR. NAIK KRISHNA UMESH alias MR. UMESH CRISNA NAIQUE

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R. H. T. I.



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SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



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Sudha

MRS. SUDHA UMESH NAIK alias NAIQUE

L. H. T. I.

R. H. T. I.



Praveen

Rail

K.

Anas

gk

Plab.

Dhruv

Praveen

Naife

Naife

Praveen

Sudha

RDhurei

Sudha

Praveen



SIGNED, SEALED AND DELIVERED
by the within named OWNERS/VENDORS



RDhuri

MRS.ROSHANI RAMESH DHURI alias
MRS. VASSANTI CRISNA NAIQUE

L. H. T. I.

R. H. T. I.



DRuckee

Rhail

RZ.

gfm

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Dharkar.

Amh

Rnani

Dairp

Dairp

Dairp *C. C. C.*

Carrak

RDhuri

RDhuri

RDhuri



SIGNED, SEALED AND DELIVERED

by the within named OWNERS/VENDORS



[Handwritten signature]

MR. RAMESH KESHAV DHURI alias RAMEXA QUEXOVA DURI

L. H. T. I.

R. H. T. I.



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

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SIGNED, SEALED AND DELIVERED
by the within named PURCHASER

RAJDEEP BUILDERS
Through its sole Proprietor
MR. RAJESH TARKAR



L. H. T. I.

R. H. T. I.



Rajdeep

Dark

Gurav

Rahul

Dab.

Dark

RDhuri

R.V.

Dhankar.

Dark

Santhia

Anon

Prav

Dark

Dark



WITNESSES:-

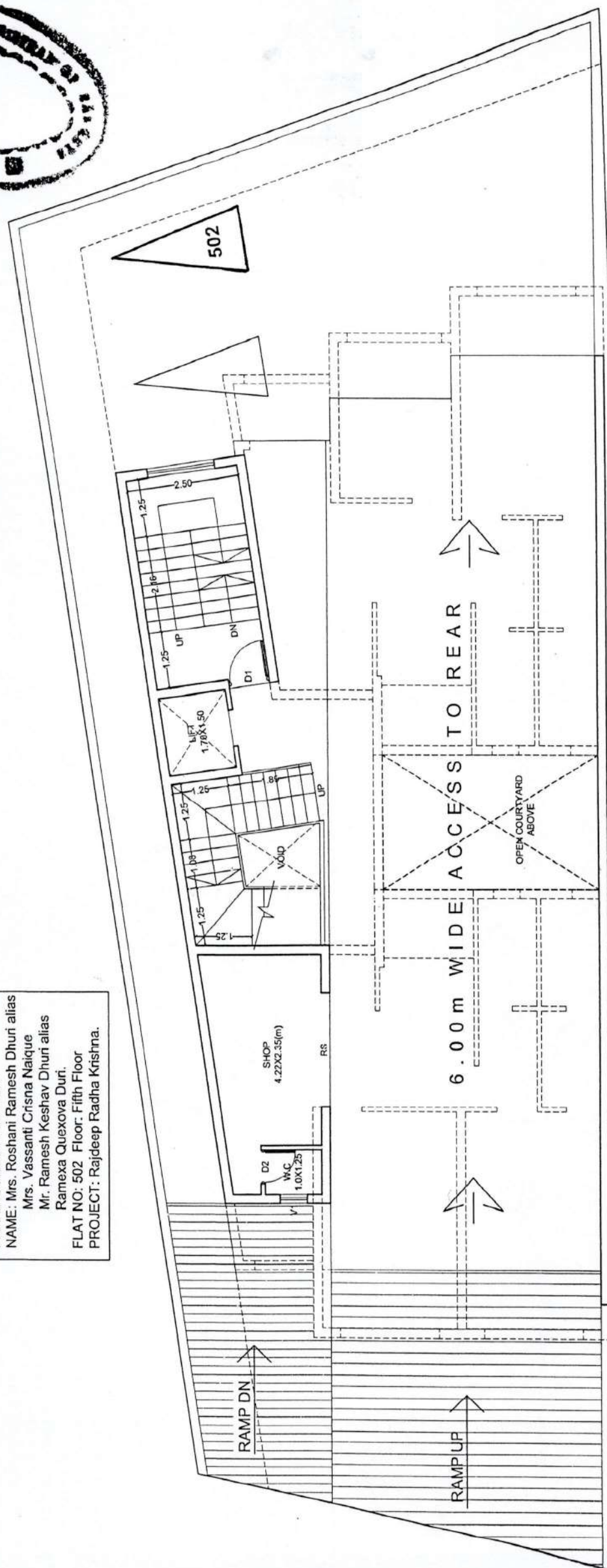
1. NAME	:- Mr. Ajay Salgaonkar
FATHER'S NAME	:- Mr. Babli Salgaonkar
AGE	:- 43 years
MARITAL STATUS	:- Married
OCCUPATION	:- Service
ADDRESS	:- H.No.S/74, Yashodi Niwas, Verem Reis Magos Goa.

SIGNATURE

2. NAME	:- Ms. Santoshi Sawant
FATHER'S NAME	:- Mr. Achutanand Sawant
AGE	:- 26 years
MARITAL STATUS	:- Unmarried
OCCUPATION	:- Service
ADDRESS	:- H.No.1049. Sai Swami Niwas, Alto Torda, Near SBI Bank, Badem Branch Porvorim Goa

SIGNATURE

:-



10/11/14

Ruekas Daive



Phurru

Puckers

Barak
12/11/11

Drive

PARKING ALLOTTED FOR
NAME: Mrs. Maya Dina Naik alias
Mrs. Maya Crisna Naik
Mr. Dina Govind Naik alias
Deena Govinda Naik
FLAT NO: 402 Floor: Fourth Floor
PROJECT: Rajdeep Radha Krishna.

INTERNAL DRIVE WAY

RAMP DN 1:6

LIFT 1.78X1.50

UP D1

M.H.

M.H.

402

[illegible]

PROJECT: Rajdeep Radha Krishna.




 Frank B. Rowland
 President

Drive

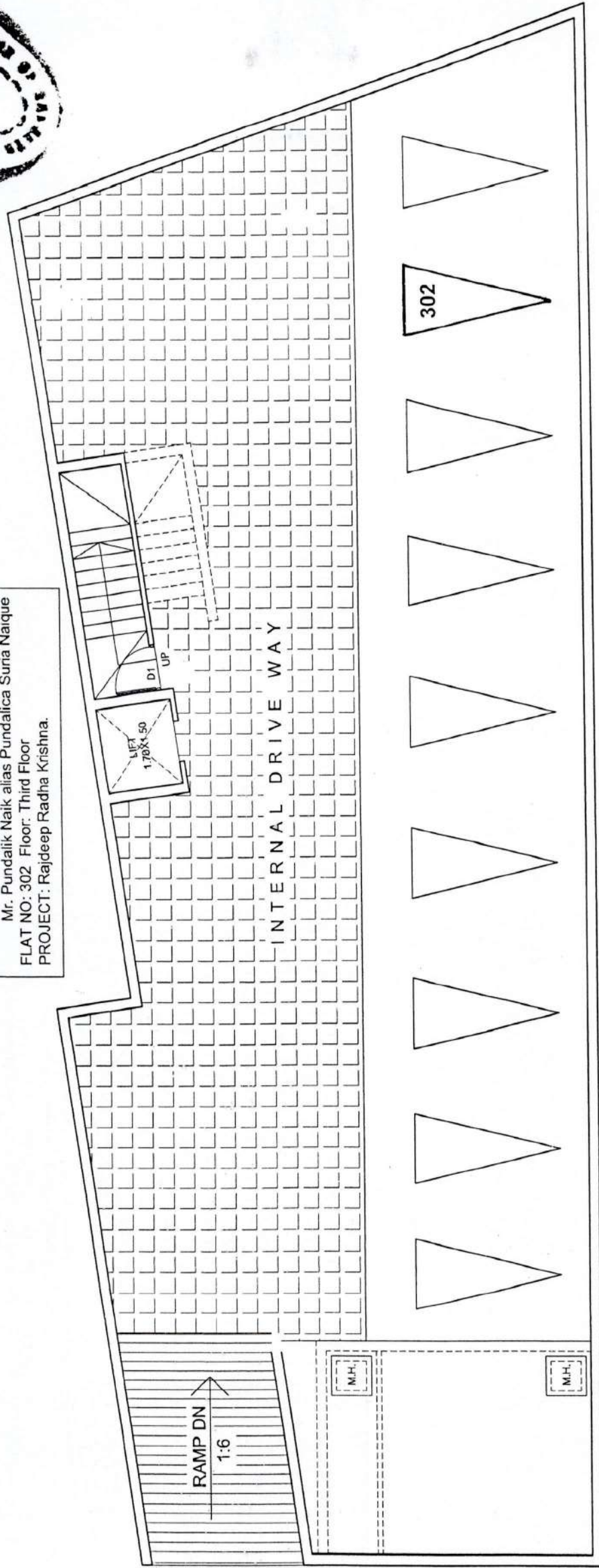
NAME: Mrs. Priya Pundalik Naik alias

Mrs. Gocul Crisna Naique.

Mr. Pundalik Naik alias Pundalica Suria Naique

FLAT NO: 302 Floor: Third Floor

PROJECT: Rajdeep Radha Krishna.



BASEMENT PARKING

Paul

P. Buckner

Handwritten signature: *Handwritten signature*

Concord

RDHURU

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Phonetic

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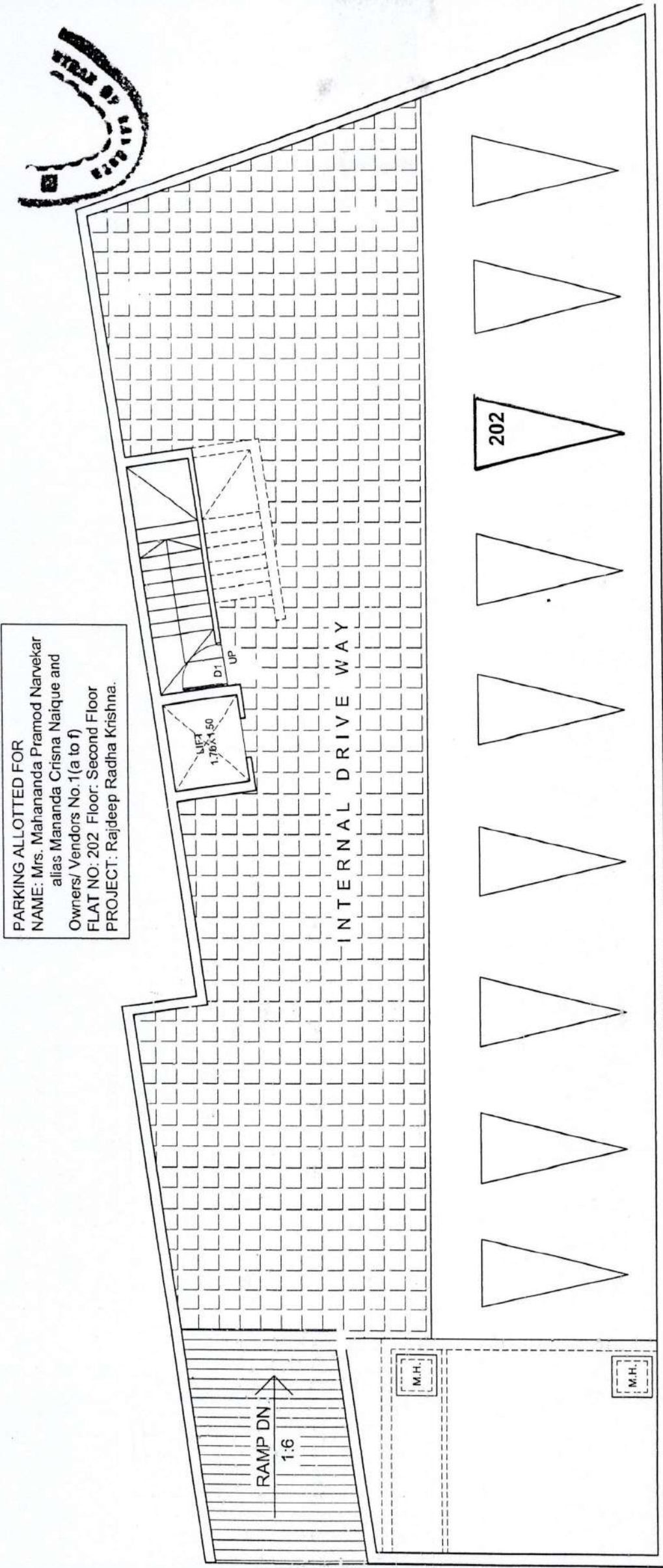
[Signature]



3

David

PARKING ALLOTTED FOR
NAME: Mrs. Mahananda Pramod Narvekar
alias Mananda Crisna Naique and
Owners/ Vendors No.1(a to f)
FLAT NO: 202 Floor: Second Floor
PROJECT: Rajdeep Radha Krishna.



BASEMENT PARKING

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Completed

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RD Kumar

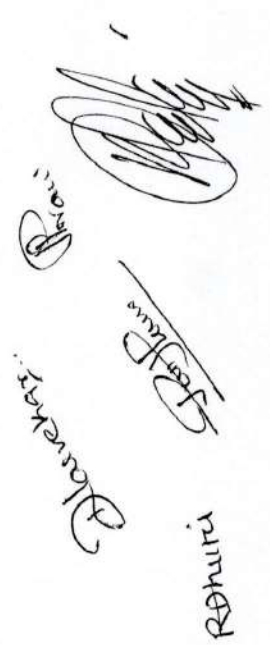
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33



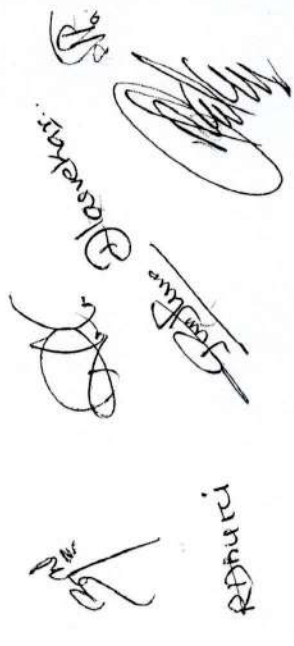
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202



SECOND FLOOR PLAN

SECOND FLOOR PLAN



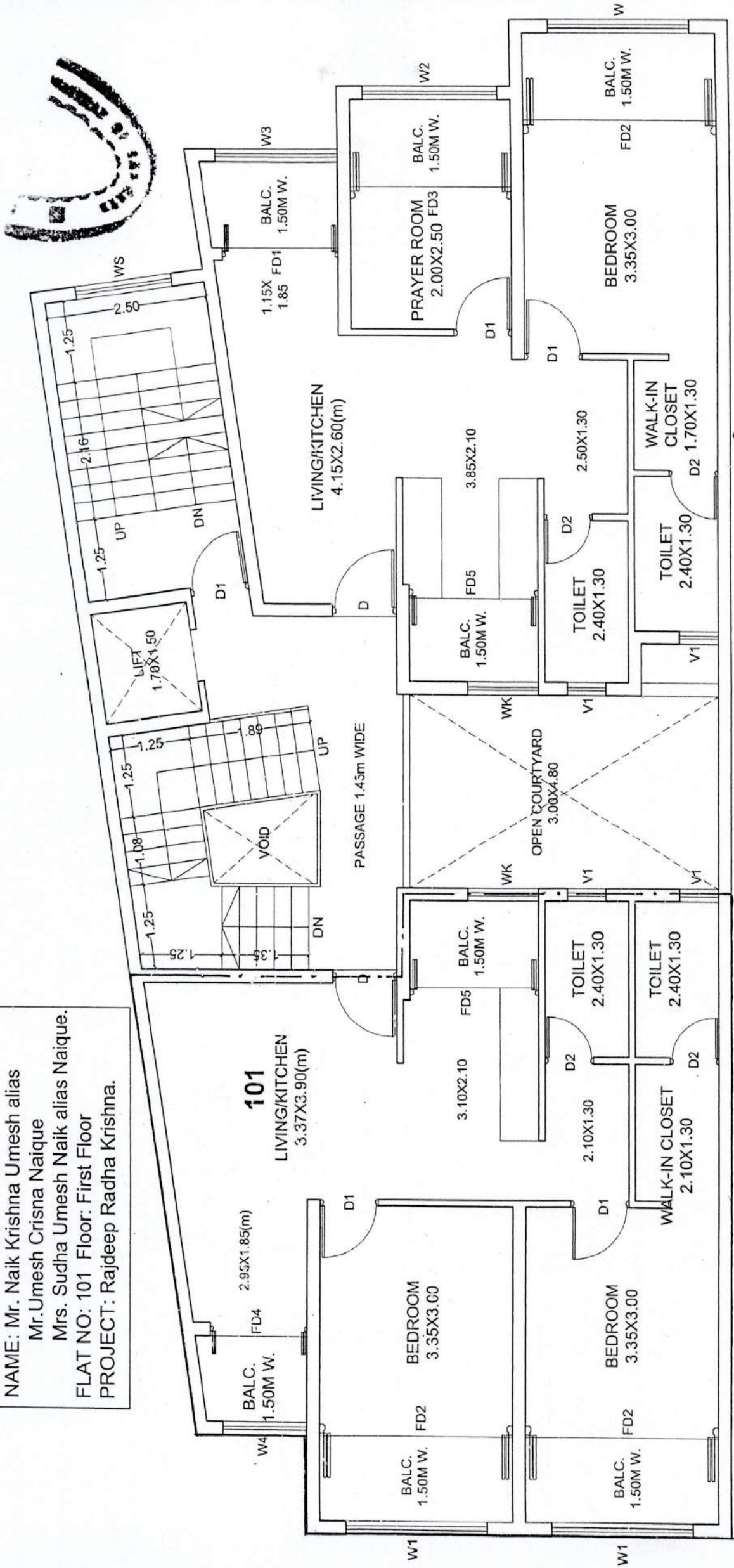
7/15/15



Phila
Pitt

Mr. Ruckes ~~scrip~~

NAME: Mr. Naik Krishna Umesh alias
 Mr. Umesh Crisna Naikue
 Mrs. Sudha Umesh Naik alias Naique.
 FLAT NO: 101 Floor: First Floor
 PROJECT: Rajdeep Radha Krishna.



FIRST FLOOR PLAN

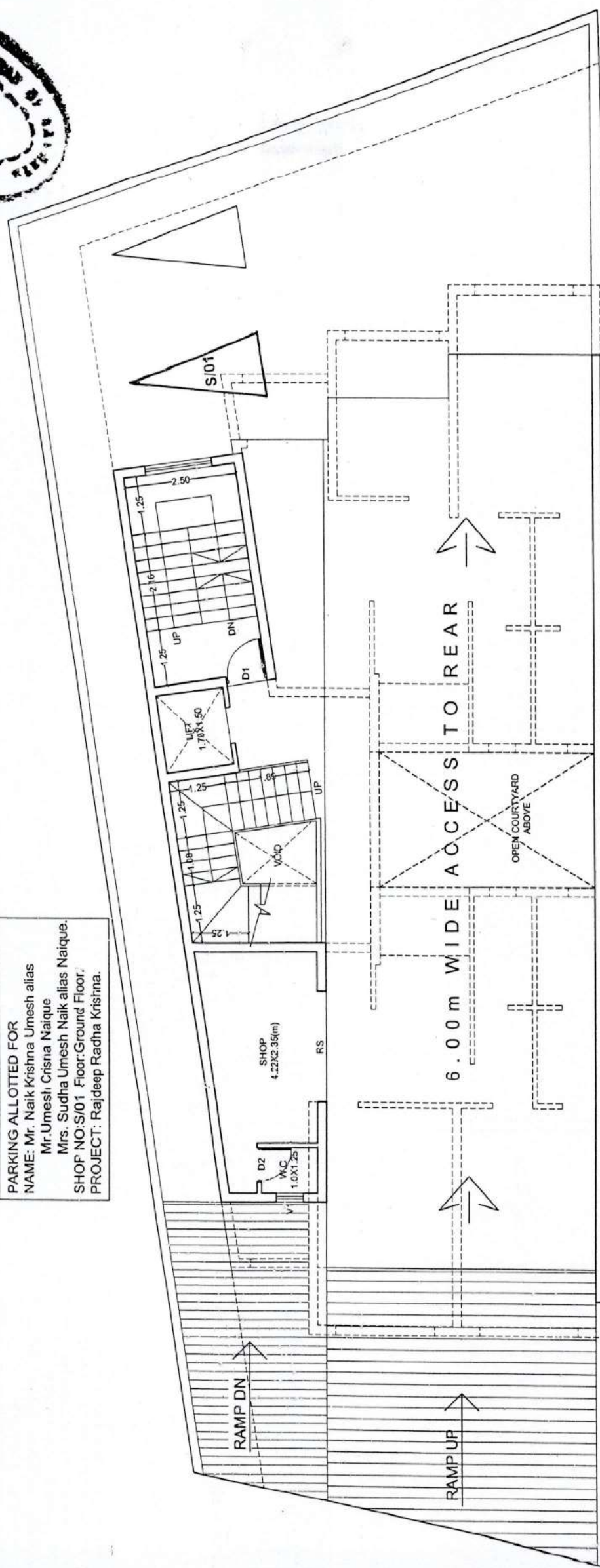
Signature: Rajdeep Krishna

Signature: Sudha Naik

Signature: Krishna

Signature: Naik

Signature: Umesh



GROUND FLOOR PLAN

[illegible]

NAME: Mr. Naik Krishna Umesh alias
Mr. Umesh Crisna Naikue
Mrs. Sudha Umesh Naik alias Naikue.
SHOP NO: S/01 Floor: Ground Floor.
PROJECT: Rajdeep Radha Krishna.

SCALE 1:100

GROUND FLOOR PLAN
SCALE 1:100



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

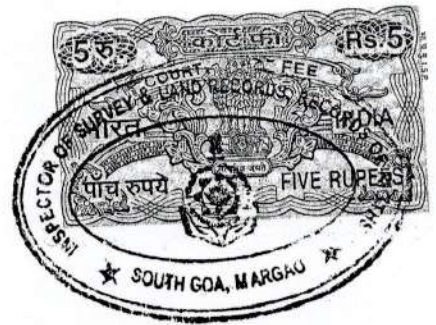
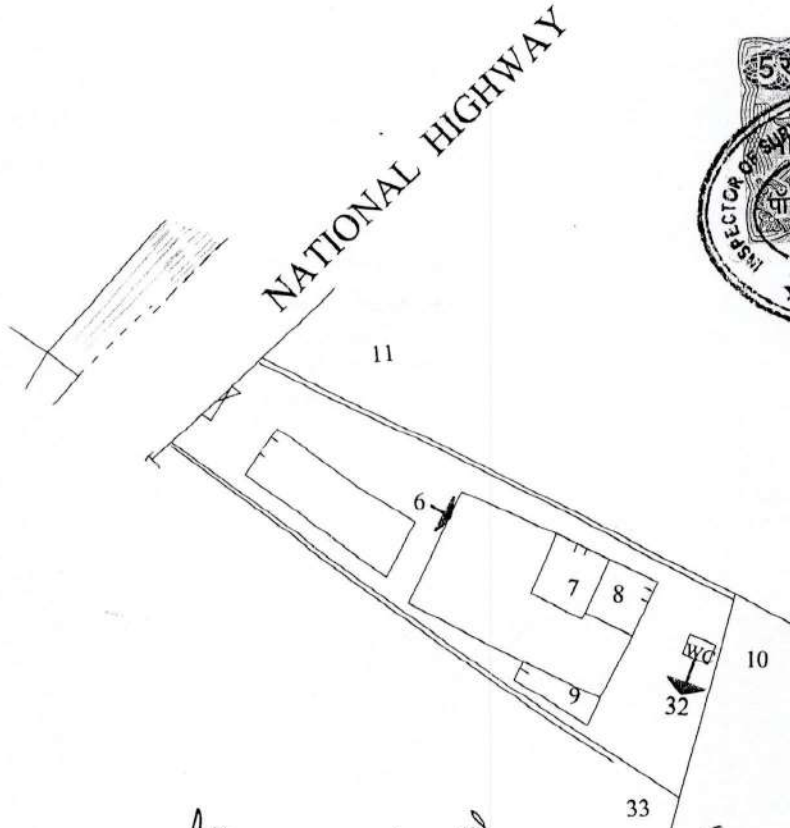


Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.61/ Chalta No.6
Scale : 1:500

10/03-10: CMAR19/69364

Sudesh K. N. Bhairali

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



Ramesh *Rail* *K. Aron* *gnd* *RDhuri* *Dharvekar* *Rai*
Devi *Shah* *nik* *Shankar*
Generated By: *Shah*
On : 09-10-2019
Compared By: *K. B. GAUDE*



200000612605

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Page No. 2

Date 10/05/2021

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
61	6	370.00			Private

[] Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Handwritten notes and signatures:
Rucker, Raul, R. Anais, 3rd, Dhuri, Dharvhar, Parau, Deite, Rik, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.





Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Page No. 1

Date 10/05/2021

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
61	7	17.00			Private

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

ANAND KRISHNA NAIK	1/10
[RATNABAI NAIK]	1/2
KRISHNA GHATKO NAIK	
GOKULA KRISHNA NAIK	1/10
UMESH KRISHNA NAIK	1/10
VASSANT KRISHNA NAIK ALIAS VASSANT RAMESH DURI AND RAMESH KESHAV DURI	1/10
MAYA KRISHNA NAIK	1/10

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	Now Holder (H), Lessee (L), Encumbrance(E)	Area (Sq.Mts)
26/03/2021	312511	Deed of Inventory Proceedings (Partition)	1. RAMEXA QUEXOVA DURI 2. MRS VASSANTI CRISNA NAIQUE ALIAS MRS. ROSHANI RAMEXA DURI 3. MANANDA CRISNA NAIQUE 4. PRACHALA PRAMOD NARVEKAR ALIAS PREETI CHUDU NAIK 5. CHUDU PANDURANG NAIK 6. POONAM PRAMOD NARVEKAR ALIAS ANTARA ATUL NAIK 7. ATUL DILIP NAIK 8. PRAVEEN PRAMOD NARVENKAR 9. MANALI ALIAS SIDHY PURSHOTTAM NAIK GURAO LAXMI DEVI 10. PRAVEEN NARVENKAR 11. DEENA GOVINDA NAIK 12. SUDHA UMESH NAIK	H	



Continued in Page 2



200000612607

Government of Goa
Form 'D'
See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Page No. 2
Date 10/05/2021

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
61	7	17.00			Private
By Virtue of I. Deed of Special Inventory Proceeding No. 29/2017/II in the Court of the Senior Civil Judge at Margao					

[] Bracketed entries indicate Deletion
For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Prunkee *Piall* *Pil* *ANail* *3rd* *DL* *Dhakekar..*
Pawan *Dante* *mit* *Danc* *RDhuri* *Panhu*
Chang *Savul* *[Signature]*





200000612609

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Page No. 2

Date 10/05/2021

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
61	8	13.00			Private

By Virtue of 1. Deed of Special Inventory Proceeding No. 29/2017/II in the Court of the Senior Civil Judge at Margao

[] Bracketed entries indicate Deletion

For any further inquiries, please contact the JSLR of the concerned city.

*** END OF REPORT ***

Praveen *Pisil* *Ab. Anand* *3rd* *Sh. Dhanekar*
P. Sani *Donip* *Chik* *Chik* *RDhuri* *Sh. Sani*





Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Page No. 1

Date 10/05/2021

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
61	9	11.00			Private

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

UMESH KRISHNA NAIK	1/10
ANAND KRISHNA NAIK	1/10
MAYA KRISHNA NAIK	1/10
[RATNABAI NAIK]	1/2
KRISHNA GHATKO NAIK	
GOKULA KRISHNA NAIK	1/10
VASSANT KRISHNA NAIK ALIAS VASSANT RAMESH DURI AND RAMESH KESHAV DURI	1/10

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	Now Holder (H), Lessee (L), Encumbrance(E)	Area (Sq.Mts)
26/03/2021	312511	Deed of Inventory Proceedings (Partition)	1. RAMEXA QUEXOVA DURI 2. MRS VASSANTI CRISNA NAIQUE ALIAS MRS. ROSHANI RAMEXA DURI 3. MANANDA CRISNA NAIQUE 4. PRACHALA PRAMOD NARVEKAR ALIAS I REETI CHUDU NAIK 5. CHUDU PANDURANG NAIK 6. POONAM PRAMOD NARVEKAR ALIAS ANTARA ATUL NAIK 7. ATUL DILIP NAIK 8. PRAVEEN PRAMOD NARVENKAR 9. MANALI ALIAS SIDHY PURSHOTAM NAIK GURAO LIAS DIYA PRAVEEN NARVENKAR 10. PUNDALICA SURIA NAIK 11. DEENA GOVINDA NAIK 12. SUDHA UMESH NAIK	H	



Continued in Page 2



200000612612

Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Page No. 2

Date 10/05/2021

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
61	9	11.00			Private
By Virtue of 1 Deed of Special Inventory Proceeding No. 29/2017/II in the Court of the Senior Civil Judge at Margao					

[] Bracketed entries indicate Deletion

For any further inquiries, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Phule *Rails* *RD. Antals* *29/11*
Phule *Devi* *RD. Antals*
RD. Antals *RD. Antals*

RD. Antals



Page No. 1

Date 10/05/2021

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
61	32	3.00			Private

Easements

Nil

Holders in the origin of the title
(So far as traced) -

GOKULA KRISHNA NAIK	1/10
[RATNABAI NAIK]	1/2
VASSANT KRISHNA NAIK ALIAS VASSANT RAMESH NAIK AND RAMESH KESHAV NAIK	1/10
UMESH KRISHNA NAIK	1/10
MAYA KRISHNA NAIK	1/10
ANAND KRISHNA NAIK	1/10

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

----- Nil -----

Details -

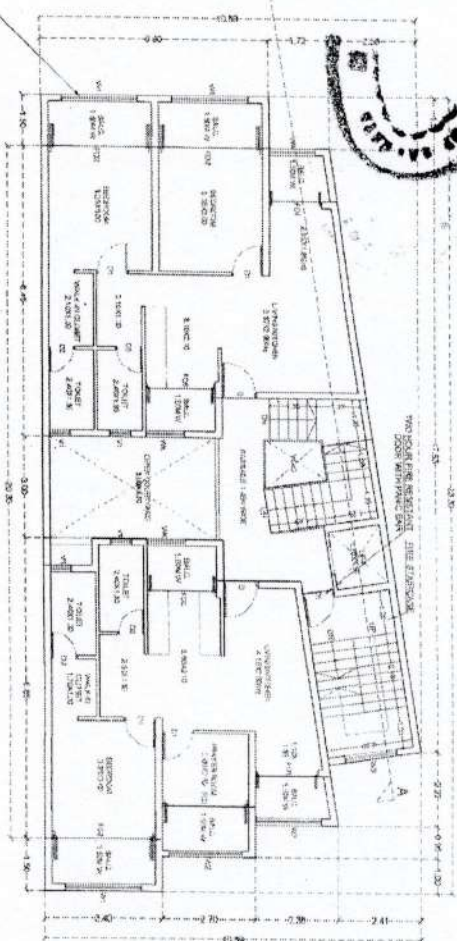
Mutation Date	Mutation Number	Mutation Type	Name Remarks	Now Holder (H), Lessee (L), Encumbrance(E)	Area (Sq.Mts)
26/03/2021	312511	Deed of Inventory Proceedings (Partition)	1. RAMEXA QUEXOVA DURI 2. MRS VASSANTI CRISNA NAIQUE ALIAS MRS. KOSHANI RAMEXA DURI 3. MANANDA CRISNA NAIQUE 4. PRACHALA PRAMOD NARVEKAR ALIAS PREE TI CHUDU NAIK 5. CHUDU PANDURANG NAIK 6. POONAM PRAMOD NARVEKAR ALIAS ANTARA ATUL NAIK 7. ATUL DILIP NAIK 8. PRAVEEN PRAMOD NARVENKAR 9. MANALI ALIAS SIDHY PURSHOTTAM NAIK GURAO LIAS DIYA PRAVEEN NARVENKAR 10. PUNDALICA SURIA NAIQUE 11. DEENA GOVINDA NAIK 12. SUDHA UMESH NAIQUE By Virtue of 1. Deed of Special Inventory Proceeding No. 29/2017/1 in the Court of the Senior Civil Judge at Margao	II	



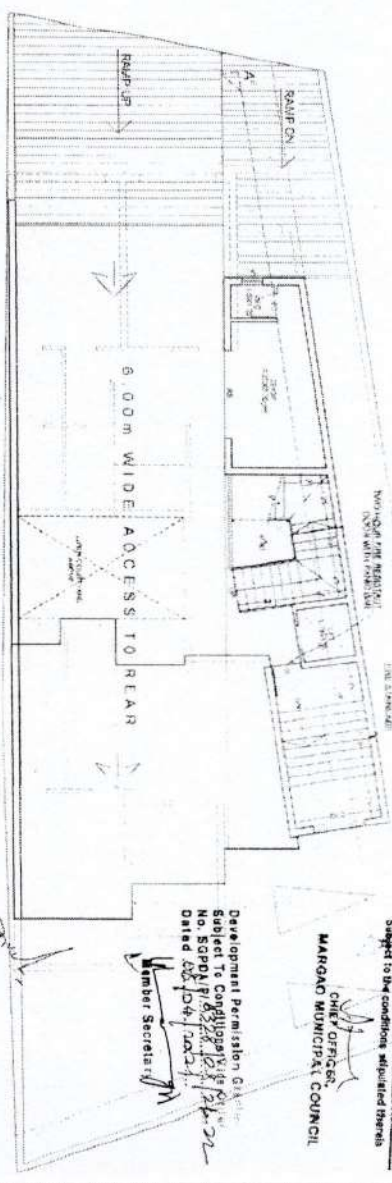
Continued in Page 2

ALL WINDOWS TO BE PROTECTED WITH REINFORCED GLASS

TYPICAL 1st TO 5th FLOOR PLAN
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100



License issued under Act 1241, 2011
Subject to the conditions stipulated therein

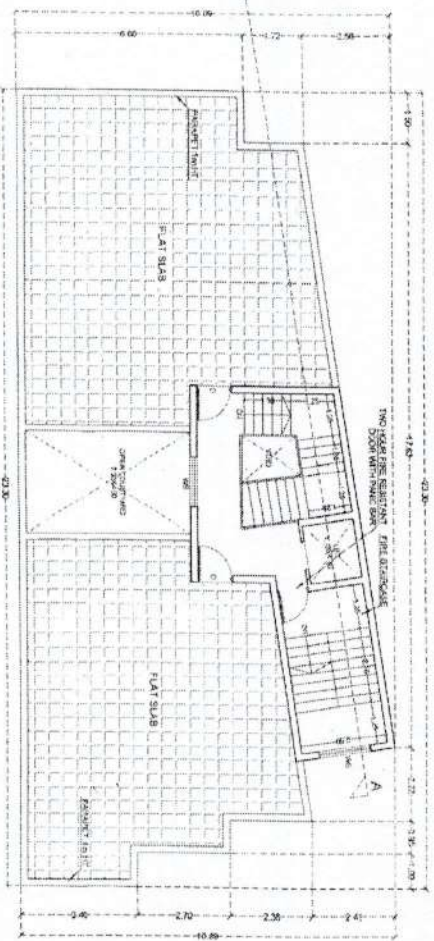
MARGAO MUNICIPAL COUNCIL
CHIEF OFFICER

Development Permission G.A. No. 538/P/2011/18-22
Dated 22/04/2011

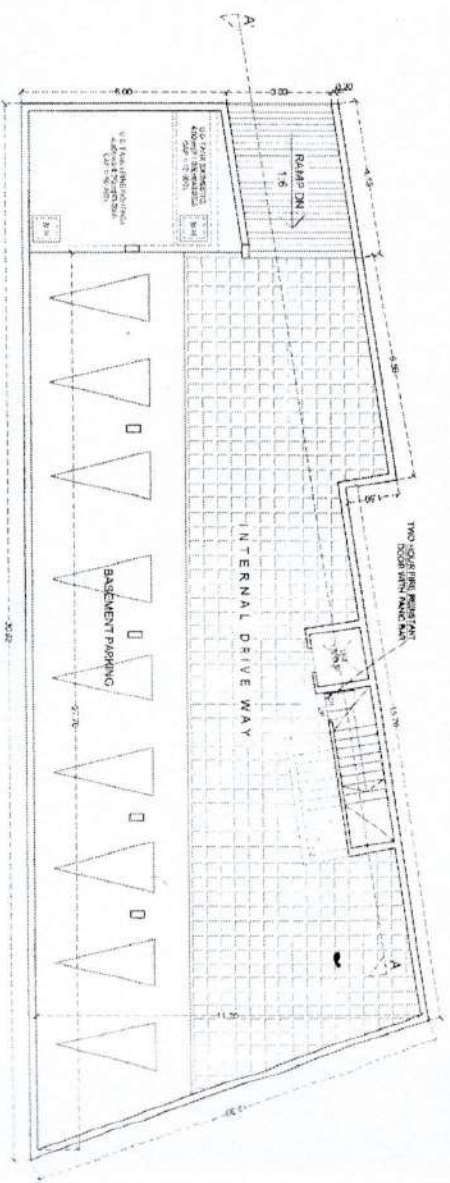
Municipal Engineer
Margar Municipal Council

HEALTH OFFICER
UPDRN WARD

ROOF PLAN
SCALE 1:100



BASEMENT PLAN
SCALE 1:100



'PROPOSED COMM./RES. BUILDING'

OWNER'S SIGNATURE:

ARCHITECT'S SIGNATURE

Vishwesh V. Vernekar
Architect
Reg No. - AR0382013

Signature of Owner

PROJECT: PROPOSED COMMERCIAL/RESIDENTIAL BUILDING & COMMERCIAL UNIT AT TATODA WARD
JOB NO. 01A
DATE: 20/05/2011
SCALE: 1:100

VISHWESH VERNEKAR
Architect
Reg No. - AR0382013

Margao Road
Plot No. 18
1st floor
of
2 floors
Ramp
6.00m wide
Access to rear
Ramp
6.00m wide
Access to rear
Ramp
6.00m wide
Access to rear

AREA CALCULATION BUILDING

12/01/2021

Subject to the conditions stipulated therein

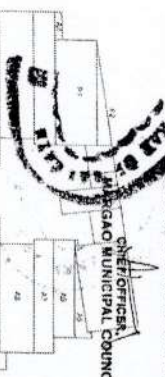


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Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 25-Jul-2022 11:36:24 am

Document Serial Number :- 2022-MGO-2869

Presented at 11:31:47 am on 25-Jul-2022 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	549100
2	Registration Fee	366020
3	Mutation Fees	1000
4	Processing Fee	2680
Total		918800

Stamp Duty Required :549100/-

Stamp Duty Paid : 549100/-

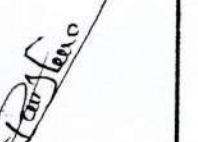
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sailee Shailesh Thanekar ,Father Name:Bhargavram Naik, Age: 43, Marital Status: ,Gender:Female,Occupation: Service, Address1 - Resident of House No 604A Tikhazan Mayem Bicholim Goa 403504, Address2 - PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAHANANDA PRAMOD NARVEKAR Alias MANANDA CRISNA NAIQUE , Father Name:Krishna Ladco Naik, Age: 62, Marital Status: Widow ,Gender:Female,Occupation: Housewife, Resident of Flat No.E-179, Near Rly overbridge, Sirvodem, Navelim, Margao South Goa Goa 403601, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	PREETI PRAVEEN NAIK Alias PRACHALA PRAMOD NARVEKAR , Father Name:Pramod S Narvekar, Age: 40, Marital Status: Married ,Gender:Female,Occupation: Housewife, Residents of Flat No.AS-8, Sirvodem Residency, Navelim, Margao South Goa Goa 403601, PAN No.: [REDACTED]			
3	PRAVIN PANDURANG NAIK Alias MR CHUDU PANDURANG NAIK , Father Name:Pandurang Naik, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Service, Residents of Flat No.AS-8, Sirvodem Residency, Navelim, Margao South Goa Goa 403601, PAN No.: [REDACTED]			
4	ANTARA NAIK Alias MRS POONAM PRAMOD NARVEKAR , Father Name:Pramod S Narvekar, Age: 35, Marital Status: Married ,Gender:Female,Occupation: Housewife, Resident of H.No.29 H, Pedda Grande, Ward No.1 Behind St. Paul Chapel Benaulim South Goa, Goa 403716, PAN No.: [REDACTED]			
5	ATUL DILIP NAIK , Father Name:Dilip Devendra Naik, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Service, Resident of H.No.29 H, Pedda Grande, Ward No.1, Behind St. Paul Chapel, Benaulim South Goa Goa 403716, PAN No.: [REDACTED]			
6	PRAVEEN P NARVEKAR , Father Name:Pramod S Narvekar, Age: 38, Marital Status: Married ,Gender:Male,Occupation: Service, Resident of Flat No.8, Block 4, Level 3, Near Costa Factory, Aquem, South Goa Goa 403601, PAN No.: [REDACTED]			
7	DIYA PRAVEEN NARVEKAR Alias MRS MANALI Alias SIDHY PURSHOTTAM NAIK GURAO , Father Name:PURUSHOTTAM NAIK GURAO, Age: 38, Marital Status: Married ,Gender:Female,Occupation: Service, Resident of Flat No.8, Block 4, Level 3, Near Costa Factory, Aquem, South Goa Goa 403601, PAN No.: [REDACTED]			
8	PRIYA PUNDALIK NAIK Alias MRS GOCUL CRISNA NAIQUE , Father Name:Krishna Ladko Naik, Age: 61, Marital Status: Married ,Gender:Female,Occupation: Service, Residents of House No.167, Kurpas, Bandora North Goa Goa 403401, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	PUNDALIK NAIK Alias PUNDALICA SURIA NAIQUE , Father Name:Surya Naik, Age: 67, Marital Status: Married ,Gender:Male,Occupation: Other, Residents of House No.167, Kurpas, Bandora, North Goa Goa 403401, PAN No.: [REDACTED]			
10	MAYA DINA NAIK Alias MRS MAYA CRISNA NAIK , Father Name:Crishna Naik, Age: 52, Marital Status: Married ,Gender:Female,Occupation: Service, Residents of Row.1, Adi Maya, Anusaya Apartments, Borda, Opp. to Multipurpose School, Margao South Goa Goa 403601, PAN No.: [REDACTED]			
11	DINA GOVIND NAIK Alias DEENA GOVINDA NAIK , Father Name:Govind Yeshwant Naik, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Service, Residents of Row.1, Adi Maya, Anusaya Apartments, Borda, Opp. to Multipurpose School, Margao South Goa Goa 403601, PAN No.: [REDACTED]			
12	NAIK KRISHNA UMESH Alias MR UMESH CRISNA NAIQUE , Father Name:Krishna Ladco Naik, Age: 65, Marital Status: Married ,Gender:Male,Occupation: Other, Residents of H.No.491, near PWD, Fatorda Margao South Goa Goa 403602, PAN No.: [REDACTED]			
13	SUDHA UMESH NAIK Alias NAIQUE , Father Name:Bhanudasa Dharma Naik, Age: 65, Marital Status: Married ,Gender:Female,Occupation: Housewife, Residents of H.No.491, near PWD, Fatorda Margao South Goa Goa 403602, PAN No.: [REDACTED]			
14	ROSHANI RAMESH DHURI Alias MRS VASSANTI CRISNA NAIQUE , Father Name:Krishna Ladco Naik, Age: 64, Marital Status: Married ,Gender:Female,Occupation: Housewife, Residents of Flat No.179-I-A6, Pallavi Apartments, Shankarwadi, Taleigao, North Goa Goa 403001, PAN No.: [REDACTED]			
15	RAMESH KESHAV DHURI Alias RAMEXA QUEXOVA DURI , Father Name:Keshav Dhuri, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Other, Residents of Flat No.179-I-A6, Pallavi Apartments, Shankarwadi, Taleigao, North Goa Goa 403001, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
16	Sailee Shailesh Thanekar , Father Name: Bhargavram Naik, Age: 43, Marital Status: , Gender: Female, Occupation: Service, Resident of House No 604A Tikhazan Mayem Bicholim Goa 403504, PAN No: [REDACTED] , as Power Of Attorney Holder for RANDEEP BUILDERS Proprietor Rajesh Tarkar			

Witness:

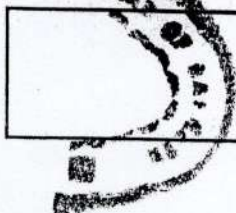
I/We individually/Collectively recognize the Builder, POA Holder, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: AJAY BABLI SALGAONKAR, Age: 43, DOB: , Mobile: 9112284468 , Email: , Occupation: Service , Marital status : Married , Address: 403114, House No. S/74 yashodi Niwas Verem Reis Magos Bardez Goa, House No. S/74 yashodi Niwas Verem Reis Magos Bardez Goa, Reis-magos, Bardez, North Goa, Goa			
2	Name: Santoshi Achutanand Sawant, Age: 26, DOB: , Mobile: 9850675737 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403521, H. No 1049 Sai Swami Niwas Alto Torda Next To Finolex Godown Salvador Do Mundo Alto Porvorim Goa, H. No 1049 Sai Swami Niwas Alto Torda Next To Finolex Godown Salvador Do Mundo Alto Porvorim Goa, Salvador-do-mundo, Bardez, North Goa, Goa			


 Sub Registrar
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 Sub Registrar
 Salcete

Document Serial Number :- 2022-MGO-2869

Document Serial No:-2022-MGO-2869



Book :- 1 Document

Registration Number :- **MGO-1-2794-2022**

Date : 25-Jul-2022

Genefer

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 25-Jul-2022 11:38:54

Date of Receipt: 25-Jul-2022

Receipt No : 2022-23/2/1674

Serial No. of the Document : 2022-MGO-2869

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

Received the following amounts from **Sailee Shailesh Thanekar** for Registration of above Document in Book-1 for the year 2022

Registration Fee	366020	E-Challan	• Challan Number : 202200603509 • CIN Number : CKU2468919	366020
Processing Fee	2680	E-Challan	• Challan Number : 202200603509 • CIN Number : CKU2468919	2680
Total Paid	368700 (Rupees Three Lakh Sixty Eight Thousands Seven Hundred only)			

Probable date of issue of Registered Document: / /



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

Please handover the Registered Document to the person named below

Name of the Person Authorized : Ajay Balgaonkar

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **25-Jul-2022**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar