



GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
OFFICE OF THE CIVIL REGISTRAR CUM SUB REGISTRAR, BARDEZ
MAPUSA - GOA



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3 (3) Of the Goa Payment of Duty by e-challan Payment Facility Rules

STAMP DUTY OF ₹ 628000/-
(RUPEES SIX LAKH TWENTY EIGHT THOUSAND ONLY)
PAID VIDE E-RECEIPT NO 202200722672

DATED: 13-09-2022,
IN THE GOVERNMENT TREASURY.

UNDER SERIAL NO. 2022-BRZ-4548
DATED: 10-10-2022

SHRI. MAHESH R. PRABHU PARIKAR
JT. CIVIL REGISTRAR CUM SUB REGISTRAR I BARDEZ,
MAPUSA-GOA



SUB-REGISTRAR
BARDEZ



**Government of Goa
Directorate of Accounts**

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

1

202200722672

Echallan No. 202200722672

e-Receipt

Department: 10 - NOTARY SERVICES Echallan Date: 9/12/2022 5:32:09 PM

Name and Address of Party: karan | 9764003933
pilerne

Service: Stamp Duty

	Amount
Stamp Duty	₹ 628000.00

Total Amount: ₹ 628,000.00

(Rs. Six Lakh Twenty Eight Thousand Only)

Department Data: 20220000027912 NOTAR|20220000027912 NOTARY

Bank ref No:
Status: Success
Payment Date: 9/13/2022 4:57:50 PM

Reprint Date: 13/09/2022 17:16:13

2022-BRZ-4548

10/10/2022



DEED OF SALE

THIS DEED OF SALE is made and executed at Mapusa, Bardez-Goa, on this 14th day of the month of September of the year Two Thousand and Twenty Two (14/09/2022) by and

V. M. Chiro



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BETWEEN

(1) **MR. DILIP ARLINDO DO CARMO RODRIGUES CHICO**, son of Mr. Hugo Joaquim do Carmo Rodrigues Chico, 57 years of age, Service, married, New Zealand National of Indian origin holding OCI Card bearing No. A 313608 issued by the High Commission of India in Melbourne on 26/09/2008, holder of New Zealand Passport bearing No. LN761172, holding PAN Card bearing No. _____, having contact No. _____, and his wife

(2) **MRS. ANAPAUFA FATIMA DA COSTA GOMES CHICO**, daughter of late Mr. Agapito Francisco Gomes and wife of Mr. Dilip Arlindo Do Carmo Rodrigues Chico, 52 years of age, Service, married, New Zealand National of Indian origin holding OCI Card bearing No. A 313609 issued by the High Commission of India in Melbourne on 26/09/2008, holder of New Zealand Passport bearing No. LH028443, holding PAN Card bearing No. _____, having contact No. 91-_____, both residents of House No. 278, Luis Menezes Road, Panaji - Goa, 403 001 and presently residing at 11, BARWON Court, Clayton Sth., VIC3169, Australia and hereinafter referred to as the "**OWNERS/VENDORS**" (which expression shall unless repugnant to the context and meaning shall mean and include their heirs, successors, legal representatives, administrators and assigns) of the **ONE PART**;

*The Owners/Vendors at Serial No. 1 **MR. DILIP ARLINDO DO CARMO RODRIGUES CHICO** and the Owners/Vendors at Serial No. 2 **MRS. ANAPAUFA FATIMA DA COSTA GOMES CHICO**, are represented in this act by their Power of Attorney holder their*

V. M. Chici



mother/moth-in-law **MRS. MARIA ASSUNCAO ALELUIA LEONOR VILMA MONTEIRO CHICO** alias **VILMA MONTEIRO CHICO**, wife of Mr. Hugo Joaquim do Carmo Rodrigues Chico, 84 years of age, married, retired Teacher, Indian National, having PAN Card No. [REDACTED], holder of Aadhaar Card No. [REDACTED], having contact No. [REDACTED], resident of House No. 278, Luis Menezes Road, Panaji - Goa, 403 001, duly appointed vide Power of Attorney dated 25/07/2017 duly executed before the Notary Public Advocate Mr. Somnath B. Karpe at Panaji - Goa and registered under No. 4898/17 on 25/07/2017.

The said Power of Attorney dated 25/07/2017 is valid and subsisting.

AND

1. **"GOVENKAR BROTHERS LLP"** (PAN no. **AAAYFG3674J**) a limited liability partnership duly incorporated with the registrar of companies under LLP Identification Number: **ABB-6207** having its registered place of business at 409/8(1-P), Vijay Laxmi Apartments, Alto Povorim, Bardez, Goa represented by its partner **Mr. KARAN KAMLAKANT GOVENKAR**, s/o Late Mr. Kamlakant Atmaram Govenkar, 32 years, Indian National, unmarried, Business, holder of Pan card no. [REDACTED] and Aadhar card no. [REDACTED] residing at H.no. 407/2, Chamunda, Govenkar Nagar, Next to Vijay Apartments, Alto Pilerne, Bardez, Goa Goa, vide Board Resolution dated 13/07/2022 hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning shall be deemed to include his heirs, executors, administrators and assigns) of the **OTHER PART**.

V.M. Chico

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WHEREAS there exists a property known as "**SANVOLEM**" also known as "**SAUNLEM**" also known as "**VONDO SODO**", situated at Pilerne, within the limits of the Village Panchayat of Pilerne, Taluka Bardez, District North Goa, State of Goa, described in the Land Registration office under No.3713 at folio 444 of Book B-1 old and described in the Taluka Revenue Register (Matriz Predial) as a whole under Nos. 1104, 1106, 1109 and 1111. This demarcated portion of land admeasuring 51655.68 square meters is comprised in the property surveyed under Survey No. 36/1 more particularly described in Schedule I hereunder and hereinafter referred to as "**THE LARGER PROPERTY**".

And Whereas the Survey No.36/1 among other survey numbers comprises of 5/6th part of the original larger property "**SANVOLEM**" also known as "**SAUNLEM**" also known as "**VONDO SODO**", situated at Pilerne which was purchased in the Court auction held in the Court of the Civil Judge at Panaji on 18/07/1955 in file No.737 of 1952, by Shri Bogovonta Shabuli Sinai Bobo in the suit filed by him against Shri Rama Sinai Teli and others. The same came to be confirmed from the Title Certificate issued by the Court of the Civil Judge Senior Division at Bardez (Comarca of Bardez) dated 25/03/1960.

And Whereas vide Deed of Sale dated 31/12/1965, registered before the Sub-Registrar of Ilhas under No. 47 at pages 98 to

V. M. Chico



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101 of Book No. I, Volume No. 2, on 07/04/1966, the said Shri Bogvonta Xabuli Sinai Bobo also known as Bhagwant Shabuli Bhobe and his wife Smt Manicbai sold 1/3rd share in the aforesaid property to his brother Shri Roghuvir Xabuli Sinai Bobo and his wife Hirabai.

And Whereas vide another Deed of Sale dated 31/12/1965, registered before the Sub-Registrar of Ilhas under No. 48 at pages 126 to 128 of Book No. I, Volume No. 3, on 07/04/1966, the said Shri Bogvonta Xabuli Sinai Bobo and his wife Smt Manikbai sold 1/3rd share in the aforesaid property to his brother Shri Voicunta Xabuli Bobo and his wife Neerabai.

And Whereas on account of the said two Deeds dated 31/12/1965 respectively, Shri Bogwant Xabuli Sinai Bobo and his wife Smt. Manikbai, Shri Roghuvir Xabuli Sinai Bobo and his wife Smt Hirabai and Shri Voicunta Xabuli Sinai Bobo and his wife Smt. Neerabai became the absolute owners in the said property in equal shares.

And Whereas vide Agreement dated 19/02/1991 said Shri Bogvonta Xabuli Sinai Bobo and his wife Smt Manikbai, Shri Voicunta Xabuli Bobo and his wife Neerabai and Mrs. Hirabai Roghuvir Bobo widow of late Mr. Shri Roghuvir Xabuli Sinai Bobo and their only son Mr. Uday Raghuvir Bhobe and his wife

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Mrs. Suman Uday Bhobe with M/s Kamat Constructions Pvt Ltd agreed to sell for certain consideration the Developed plots in the said property to M/s Kamat Constructions Pvt Ltd or its nominees.

And Whereas upon death of said Shri Roghuvir Xabuli Sinai Bobo alias Roghuvir Xabuli Sinai Bhobe on 04/08/1985, a Deed of Succession dated 13/11/1997 at Notary book No. 660 at page 85v to 87 v, came to be drawn before the Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio of Judicial Division of Ilhas at Panaji, Goa, whereby it was declared that his wife Smt. Hirabai Bhobe and their only son Shri Uday Raghuvir Bhobe had succeeded to the properties left behind by said Roghuvir.

And Whereas vide separate Agreements dated 13/04/1993 entered individually between the said Shri Bogwant Xabuli Sinai Bobo and his wife Smt. Manikbai, Smt. Hirabai Roghuvir Sinai Bobo, Shri Voicunta Xabuli Sinai Bobo and his wife Smt. Neerabai, Mrs. Suman Uday Bhobe with M/s. Kamat Constructions Pvt Ltd, the said M/s. Kamat Constructions Pvt Ltd agreed to develop a portion admeasuring 57062 square meters of the said property into plots and in consideration thereof said Shri Bogwant Xabuli Sinai Bhobe and his wife Smt. Manikbai, Smt Hirabai Roghuvir Bobo, Mrs. Suman Uday Bhobe and Shri Voicunta Xabuli Sinai Bobo and his wife Smt. Neerabai agreed to sell the plots so developed to the said M/s. Kamat Constructions Pvt Ltd or its nominees.

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And Whereas said Uday Roghuvir Bhobe was married to Smt Suman Uday Bhobe under the law of Communion of Assets as applicable to the State of Goa, expired on 25/08/1992 and upon his death Inventory Proceedings bearing No. 60/1995/A was filed by his widow Smt. Suman Uday Bhobe for the apportionment and partition of his assets and in the said inventory proceedings a Civil Miscellaneous application bearing No. 56/1997/A came to be filed to ratify the Agreements entered into by Smt Suman Uday Bhobe for self and on behalf of her two surviving minor children namely Ms. Cynthia Uday Bhobe and Master Sanket Uday Bhobe and vide Order dated 03/09/1997, the Civil Judge Senior Division at Panaji, Goa authorized and empowered Smt. Suman Uday Bhobe to ratify and/or to enter into the Agreement with M/s. Kamat Constructions Pvt Ltd as also to execute the Sale Deeds in respect of the plots of the said property.

And whereas vide Agreements all dated 13/04/1993 and Addendum to the Agreement all dated 06/02/1997, entered into by Shri Vociunta Xabuli Bobo and his wife Smt. Neerabai, Smt Suman Uday Bhobe for self and on behalf of her two minor children namely Ms. Synthia Uday Bhobe and Master Sanket Uday Bhobe, Smt Hirabai Roghuvir Bobo and Shri Bogwant Xabuli Sinai Bobo and his wife Smt. Manikbai with M/s. Kamat Constructions Private Limited, the aforesaid owners of the larger property authorized and empowered to sub-divide and develop the said property into plots and enter into sale

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transactions with third parties for the consideration in the form of built up areas in the plots allotted to them and constructed by the said M/s. Kamat Constructions Private Limited.

And Whereas M/s. Kamat Constructions Private Limited had accordingly obtained the following permissions/approvals from the various departments, namely:

1. Conversion Sanad bearing No.CNV/BAR/76/91 dated 16/11/1993;
2. Final N.O.C. bearing No. DB/9744/942/95 dated 28/04/1995 issued by the Office of the Associate Town Planner, Bardez, Goa, for sub-division of property bearing survey No.36/1 of Village Pilerne-Marra, Bardez, Goa.
3. Final N.O.C bearing No. VP/PM/F.49/95-96/637 dated 13/09/1995 issued by the Office of the Village Panchayat of Pilerne-Marra for sub-divided plots at survey No.36/1 of Village Pilerne - Marra, Bardez, Goa.

And Whereas M/s. Kamat Construction Pvt. Ltd., has thereupon completed the development work as prescribed by the concerned authorities and in terms of the Agreements dated 13/04/1993 and 06/02/1997, M/s. Kamat Construction Pvt. Ltd., was entitled to obtain the conveyance of the plots developed in the said property either in its name or in the name/s or their nominee/s.

And Whereas said M/s Kamat Constructions Pvt Ltd had entered into an agreement for sale dated 24/05/1995 with Mr.

V.M. Chico



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Dilip Arlindo Do Carmo Rodrigues Chico and his wife Mrs. Ana Paula Gomes Chico for sale of a property situated at candolim bearing survey no. 223/7 and towards sale consideration it was agreed to allot and convey developed plots bearing nos. 42 to 46,48,66 and 67 which plots fall in survey nos. 34/1, 35/1, 36/1, 36/4, 206/1, 206/2, 206/3, 206/5, 207/3 and 208/1 of village Pilerne.

That as per the above agreement said M/s Kamat Constructions Pvt Ltd as Confirming party and Shri Bogvonta Xabuli Bobo and his wife Smt. Manicbai, Shri Voicunta Xabuli Bobo and his wife Smt. Neerabai, Mrs. Suman Udhay Bhobe for self and as guardian for Miss. Synthia Uday Bhobe and Mast Sanket Uday Bhobe, and Mrs.Hirabai Roghuvir Bobo, and Shri Vaikunth Shabuli Bhobe and his wife Smt. Neerabai vide Deed of Sale dated 12/09/2005 registered before the Sub-Registrar of Bardez at Mapusa, Goa under No. 4727 at pages 60 to 75 of Book No. I, Volume No. 1446 dated 15/11/2005, sold the said plot bearing No. 42 admeasuring 664.50 square meters and surveyed under survey No.36/1 to Mr. Dilip Arlindo Do Carmo Rodrigues Chico and his wife Mrs. Ana Paula Gomes Chico , which plot is more particularly described in Schedule II hereunder and hereinafter referred to as " THE SAID PLOT"

And Whereas by virtue of the said Sale deed said Mr. Dilip Arlindo Do Carmo Rodrigues Chico and his wife Mrs. Ana Paula Gomes Chico herein became the absolute Owners in possession of all the said plot no. 42.

V.M Chico



Signature

And Whereas the OWNERS/VENDORS herein being desirous of selling the said Plot bearing No.42 better described in Schedule - II hereto and the PURCHASER having approached the OWNERS/VENDORS with a proposal to purchase from the OWNERS/VENDORS the said Plot bearing No.42 as described in the Schedule - II hereto for a total consideration of ₹ **1,39,54,500/- (Rupees One Crore Thirty Nine Lakhs Fifty Four Thousand Five Hundred Only).**

And Whereas the OWNERS/VENDORS now convey / assign /transfer under this Deed of Sale and convey all their right, title, interest and share in the said Plot No.42 of the Survey No. 36/1, falling within the limits of the Village Panchayat of Pilerne, Bardez, Goa, in favour of the PURCHASER on such terms and conditions described herein under.

NOW, THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER:

1. IN PURSUANCE of the aforesaid agreement and in receipt of the total consideration of ₹ **1,39,54,500/- (Rupees One Crore Thirty Nine Lakhs Fifty Four Thousand Five Hundred Only)** (less 23.92 % TDS under sect 195 of Income Tax Act, 1961 which is **Rs.33,37916/- (Rupees Thirty Three Lakhs Thirty Seven Thousand Nine Hundred Sixteen Only)** as such the amount payable shall be **Rs.1,06,16,584/- (Rupees One Crore Six Lakhs Sixteen Hundred Five Hundred Eighty Four Only)** .The Purchaser towards the above mentioned consideration has made the following payments:-

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(i) **Rs.20,00000/- (Rupees Twenty Lakhs Only)** vide cheque bearing no. 492946 drawn on Canara Bank, Porvorim branch dated 06/06/2022 in favour of seller no. 1

(ii) **Rs. 60,00000/- (Rupees Sixty Lakhs Only)** vide cheque bearing no. 538527 drawn on Punjab National Bank, Panaji branch dated 01/08/2022 in favour of seller no. 1

(iii) **Rs. 26,16,584/- (Rupees Twenty Six Lakhs Sixteen Thousand Five Hundred Eighty Four Only)** vide cheque bearing no. ⁵³⁸⁵²⁹~~538528~~ drawn on Punjab National Bank, Panaji branch dated 14/09/2022 in favour of seller no. 1

The payment schedule is better described in SCHEDULE - III hereto, the OWNERS/VENDORS do hereby admit and acknowledge having received the said amounts and of and from the same and every part thereof do hereby forever acquit, release and discharge the PURCHASER, the OWNERS/VENDORS as the absolute and exclusive Owners of the SAID PLOT admeasuring **664.50** square meters, more particularly described under Schedule - II hereto, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PLOT delineated in red in the plan annexed hereto duly signed by the parties, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages and appurtenances

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whatsoever to the SAID PLOT or any part thereof belonging or in any way, appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PLOT or any part thereof AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of or upon the SAID PLOT or any part thereon free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD the SAID PLOT and rights thereto in the SAID PLOT hereby granted, conveyed and assured or expressed so to be with all their rights and appurtenances UNTO and TO the use and benefit of the PURCHASER forever.

2. The OWNERS/VENDORS covenant with the PURCHASER as under:

- (a) That the OWNERS/VENDORS have in themselves absolute authority, right, title and power to transfer and convey all their right, title and interest in the SAID PLOT hereby conveyed and undertake to indemnify the PURCHASER against any person/s, entity etc., who may legally prove a better title.
- (b) That the OWNERS/VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID

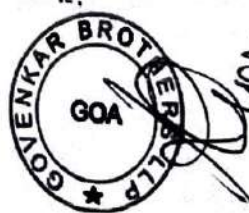
V.M. Chica



PLOT and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PLOT.

- (c) That the SAID PLOT is not the subject matter of any land acquisition, dispute or any litigation, Injunction order or encroachment and is absolutely free from encumbrances.
3. The OWNERS/VENDORS have delivered unto the PURCHASER the exclusive and vacant possession of the SAID PLOT and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PLOT hereby conveyed with its appurtenances and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the OWNERS/VENDORS or their, successors, assignors, legal representatives or any of them or by any person/s claiming to or from, under or in trust for them.
4. The OWNERS/VENDORS also assure the PURCHASER that there are no mortgage, encumbrances, charges, liens or any other liability of whatsoever nature on the SAID PLOT conveyed by these presents and that there has been no prior agreement oral or written with any third party in respect thereto.

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5. The PURCHASER shall hold the SAID PLOT free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the OWNERS/VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The OWNERS/VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the OWNERS/VENDORS shall keep the PURCHASER and his heirs, successors, assigns, nominee/s, including any person/s claiming through or under the PURCHASER harmless against all suits, proceedings, costs, charges, claims or demands and the OWNERS/VENDORS shall keep the PURCHASERS indemnified against any and all such contingencies or loss.

6. The OWNERS/VENDORS and their successors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT or any part hereby conveyed by, from, under or in trust for the OWNERS/VENDORS or their successors and all persons, assigns, executors or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PLOT and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as shall be reasonably required by the PURCHASER, its executors, successors, nominees or assigns.

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7. The OWNERS/VENDORS shall on execution of these presents handover to the PURCHASER the original documents and evidence of title, in their possession, pertaining to the SAID PLOT.
8. The OWNERS/VENDORS on execution of this Deed has handed over the physical possession of the SAID PLOT to the PURCHASER.
9. The PURCHASER shall be entitled on execution of these presents to carry out mutation of the SAID PLOT in the corresponding Form I & XIV/survey plan and the VENDORS undertakes to sign all such form, affidavits etc. wherever required for effectively transfer the name of the PURCHASER and as such give their express no objection to enter name of the purchaser in the land revenue records.
10. The OWNERS/VENDORS and the PURCHASER do hereby declare that the SAID PLOT does not belong to Scheduled Castes and Scheduled Tribes pursuant to the notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
11. It is hereby declared that the subject matter of the SAID PLOT is non - agricultural and that the document and transaction is in compliance with the Foreign Exchange Management Act 1999 and as per the Reserve Bank of India guidelines. The Office of the Civil Registrar cum Sub-Registrar of Bardez shall not be responsible if the parties violate FEMA and RBI guidelines.

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12. The PURCHASER covenants with the OWNERS/VENDORS that the documents of the SAID PLOT were submitted to the PURCHASER for verification and upon verification of the same, the PURCHASER has found the title of the SAID PLOT to be clear and marketable and that the PURCHASER is satisfied with the OWNERS/VENDORS marketability of the SAID PLOT.

13. For the purpose of stamp duty the said Plot is valued at ₹ 1,39,54,500/- (Rupees One Crore Thirty Nine Lakhs Fifty Four Thousand Five Hundred Only) and accordingly stamp duty calculated @ 4.5% amounts to ₹ 628000/- (Rupees Six Lakhs Twenty Eight Thousand Only) and the stamp duty hereby paid is ₹ 628000/- (Rupees Six Lakhs Twenty Eight Thousand Only) along with the registration fee calculated @ 3%.



V.M Chico

SCHEDULE - I
(THE SAID LARGER PROPERTY)

All that demarcated portion of land admeasuring 51655.68 square meters comprised in the property surveyed under No.36 (Sub-division 1) which forms part of the bigger property viz. 5/6th portion of the property known as "SANVOLEM" or "SAUNLEM" also known as "VONDO SODO", situated at Pilerne, within the limits of Gram Panchayat of Pilerne, Taluka Bardez, Registration Sub-District of Ilhas, North Goa District, State of Goa, registered in Matriz Predial at Revenue Office under Nos. 1104, 1106, 1109 and 1111 and described in the Office of the Land Registration (Conservatoria do Registo Predial) of Ilhas under No.3713 at Folio 444 of Book B-1 old of Bardez. The said portion admeasuring 51655.68 square meters comprised in the survey No.36/1 is bounded as under:

On the East: by property bearing Survey No. 36/2, partly by Survey No.206/1 and partly by Survey No.206/2 of Village Pilerne;

On the West: by property bearing Survey No.52 of Village Pilerne, Bardez, Goa;

On the North: by property bearing Survey No.52 and Survey No.53 of Village Pilerne; and

On the South: by property bearing Survey No.37, Survey No.206/1 and partly by Survey No.206/5 of Village Pilerne.

V.H. Chini



SCHEDULE - II**(Description of the said Plot)**

Plot no. 42

All that Plot bearing No. 42 admeasuring 664.50 square meters forming a part of the larger property more particularly described in Schedule I hereinabove and surveyed under survey No.36/1 which plot is bounded as under:

- On the East: Partly by remaining portion of property bearing survey no. 36/1 and partly by property bearing survey no. 36/2
- On the West: partly by 10 mtrs wide road and Partly By Plot no. 41
- On the North: Partly by remaining portion of property bearing survey no. 36/1 and partly by plot no. 41
- On the South: By Plot no. 43 and partly by property bearing survey no. 36/2

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SCHEDULE - III
(PAYMENT DETAILS)

SR. NOS.	DETAILS	AMOUNT
1.	Vide cheque bearing no. 492946 drawn on Canara Bank, Porvorim branch dated 06/06/2022 in favour of seller no. 1	₹ 20,00000/- (Rupees Twenty Lakhs Only)
2.	Vide cheque bearing no. 538527 drawn on Punjab National Bank, Panaji branch dated 01/08/2022 in favour of seller no. 1	₹ Rs. 60,00000/- (Rupees Sixty Lakhs Only)
3.	Vide bearing no. ⁵³⁸⁵²⁹ 538528 drawn on Punjab National Bank, Panaji branch dated 14/09/2022 in favour of seller no. 1	₹ Rs. 26,16,584/- (Rupees Twenty Six Lakhs Sixteen Thousand Five Hundred Eighty Four Only -
	TOTAL	₹ 1,06,16584/-

IN WITNESS WHEREOF the parties aforementioned have executed this deed on the day, month and year first hereinabove written.

V.H. Chico



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SIGNED, EXECUTED AND DELIVERED
for and on behalf of the within named
Party of the **ONE PART "OWNERS/VENDORS"**
MRS. MARIA ASSUNCAO ALELUIA LEONOR VILMA
MONTEIRO CHICO alias **VILMA MONTEIRO CHICO**
Power Of Attorney holder of
MR. DILIP ARLINDO DO CARMO RODRIGUES CHICO; and
MRS. ANAPAUFA FATIMA DA COSTA GOMES CHICO

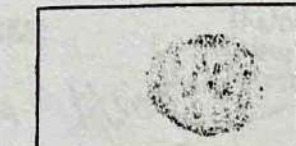
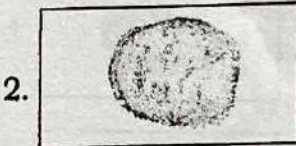
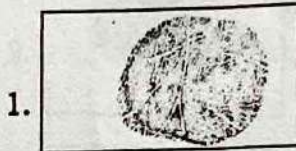
V.M. Chico

MRS. MARIA ASSUNCAO ALELUIA LEONOR
VILMA MONTEIRO CHICO alias
VILMA MONTEIRO CHICO



V.M. Chico

LEFT HAND FINGER PRINTS **RIGHT HAND FINGER PRINTS**



V.M. Chico



Monika

SIGNED, EXECUTED AND DELIVERED
for and on behalf of within named
Party of the **OTHER PART**
The "PURCHASER"

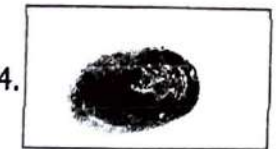
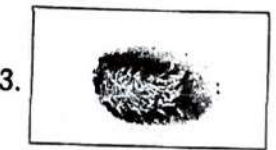
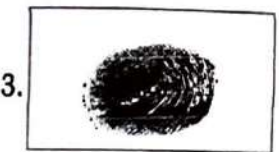
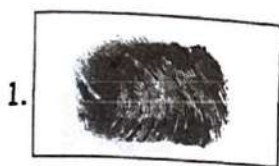
[Handwritten signature]



GOVENKAR BROTHERS LLP
Represented by its authorized signatory
MR. KARAN KAMLAKANT GOVENKAR

LEFT HAND FINGER PRINTS

RIGHT HAND FINGER PRINTS



IN THE PRESENCE OF WITNESSES:

1. Ritesh Kumar Mishra

2. Manio Magalhaes

W.M. Chico

[Signature]
H.No.711-16-2 Green Hill
Colony Near Dr. Prabhu Hospital
Socorro Bardez-Goa

[Signature]
923-104 20 Point Programme
Near Socorro Panchayat, Socorro
Bardez, North Goa.





Government of Goa

Document Registration Summary 2

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

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Sr.No	Description	Rs.Ps
1	Stamp Duty	628000
2	Registration Fee	418640
3	Processing Fee	1520
Total		1048160

Stamp Duty Required :628000/-

Stamp Duty Paid : 628000/-

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Sl.No	Party Name and Address	Photo	Thumb	Signature
1	KARAN KAMLAKANT GOVENKAR PARTNER ,Father Name:LATE KAMLAKANT ATMARAM GOVENKAR, Age: 32, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H.NO. 407-2, CHAMUNDA , GOVENKAR NAGAR, NEXT TO VIJAY APARTMENTS, ALTO PILERNE, BARDEZ, GOA, Address2 - , PAN No.:			

Recorder

Sl.No	Party Name and Address	Photo	Thumb	Signature
1	KARAN KAMLAKANT GOVENKAR PARTNER OF GOVENKAR BROTHERS LLP , , Age: , Marital Status: ,Gender:,Occupation: , 409-8-1-P , VIJAY LAXMI APARTMENTS, ALTO PORVORIM, BARDEZ, GOA, PAN No.:			
2	KARAN KAMLAKANT GOVENKAR PARTNER , Father Name:LATE KAMLAKANT ATMARAM GOVENKAR, Age: 32, Marital Status: ,Gender:Male,Occupation: Business, H.NO. 407-2, CHAMUNDA , GOVENKAR NAGAR, NEXT TO VIJAY APARTMENTS, ALTO PILERNE, BARDEZ, GOA, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	MARIA ASSUNCAO ALELUIA LEONOR VILMA MONTEIRO CHICO ALIAS VILMA MONTERO CHICO , Father Name:INACIO MONTEIRO, Age: 88, Marital Status: ,Gender:Female,Occupation: Other, HNO 278, LUIS MENEZES ROAD PANAJI GOA, PAN No.: , as Power Of Attorney Holder for DILIP ARLINDO DO CARMO RODRIGUES CHICO			

Witness:
We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: RITESH KUMAR MISHRA, Age: 39, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Married , Address: 403501, H.NO. 711-16-2 GREEN HILL COLONY NEAR DR PRABHU HOSPITAL SOCORRO BARDEZ GOA, H.NO. 711-16-2 GREEN HILL COLONY NEAR DR PRABHU HOSPITAL SOCORRO BARDEZ GOA, Socorro, Bardez, NorthGoa, Goa			
2	Name: MARIO MAGALHAS, Age: 49, DOB: 1973-07-06 , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403501, 923-104 20 POINT PROGRAMME NEAR SOCORRO PANCHAYAT, 923-104 20 POINT PROGRAMME NEAR SOCORRO PANCHAYAT, Socorro, Bardez, NorthGoa, Goa			

Sub Registrar

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Book :- 1 Document

Registration Number :- BRZ-1-4558-2022

Date : 20-Oct-2022

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

SUB-REGISTRAR
BARDEZ

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