



गोवा GOA

Sl. No. 779
Place of Vend. D.T.O. Margao
Value of Stamp Paper Rs. Twenty Five Thousand
Name of the Purchaser Anil A. Bandedkar
Residing at Calcutta
As there is no one single stamp paper for the complete value of Rs. 25000, the balance value of Rs. 25000 is attached along with the stamp paper for the complete value of Rs. 25000.
Signature of the Ex-officio Vendor Signature of Purchaser

Serial No. 977/2008

Presented at the Office of the

Sub-Registrar of Calcutta

on the hours of 9.30 am

on 12.45 on 19/2/2008

noon

Anil A. Bandedkar

Signature of Anil A. Bandedkar

SUB-REGISTRAR

SALCETE

received fees for Rs. 100800.00

Registration 60

Copying (Follow) 90.00

Copying Endorsements 10.00

Postage

Total Rs. 100900.00

DEED OF SALE

SUB-REGISTRAR
SALCETE

THIS DEED OF SALE is made at Margao, Goa, on
this 18th day of February, 2008 - B E T W E E N

AB

Tunika Varie



गोवा GOA

SI No. 749 Place of Vendor (G.O.) Margao Date of issue 15 Feb 2008 96
 Value of Stamp Paper Rs. Twenty five Thousand
 Name of the Purchaser. Donl Amoltras Bandodkar
 Residing at Colva
 As there is no one single stamp paper of Rs. 10,000/-
 Additional stamp paper for the value mentioned along with
 Signature of the Ex-officio Vendor
 Signature of Purchaser



- 2 -

(1) MS. TIHILA ANNIKKI AARNIO, daughter of Taivo Aarnio, aged 57 years, unmarried, businesswoman, Swedish National, from Finland at present residing at Cavelossim, Salcete, Goa, hereinafter referred to as the "VENDOR" of the ONE PART - A N D -

(2) MR. ANIL AMRUTRAO BANDODKAR, son of Mr. Amrutrao N. Bandodkar, aged 38 years, married, businessman, resident of Colva, Salcete, Goa, hereinafter referred to as the "PURCHASER" of the OTHER PART

[Signature]

Tihila Aarnio



गोवा GOA

Sl. No. 749
 Value of Stamp Paper Rs. Twenty five thousand
 Name of the Party Amil Amoutao Bando
 Residing at Caline
 Amount of one single
 Additional stamp paper for

15 FEB 2008 895

1.01000

Signature of Purchaser

(Signature)

Signature of Purchaser

Signature of the Ex-offi



- 3 -

Each of the expressions "THE VENDOR" and "THE PURCHASER" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

WHEREAS -

a) There exists a property, comprising of two properties, both adjoining one another, namely (a) property known as "GUDECHEM MANDA or RAICHEM

(Signature)

Tulla Chavie



गोवा GOA

15 FEB 2008 017894

Sl. No. 749 Place of Vend. R

Value of Stamp Paper. Rs

Name of the Purchaser. Anil Amathkar

Residing at. Calve

As there is no one single Additional stamp paper for L

10,000/-

paid along with

Signature of the Ex-officio Vendor

Signature of Purchaser



MANDA", situated at village Cavelossim, within the area of Village Panchayat of Cavelossim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, registered in the Land Registration Office of Salcete under No.1352 at folios 38 overleaf of Book B 3 of Old Series and 1769 at folios 90 of Book B No.5 of New Series, enrolled in the Land Revenue Office of Salcete under Matrix No.230 and surveyed under No.118/32 of Cavelossim village, having an area of 1325 sq.

R

Tulsi Haria



गोवा GOA

15 FEB 2008

Sl. No. 749
 Value of Stamp Rs. One Thousand
 Name of the Purchaser Dr. Pril Noronha Bandekar
 Residing at Calicut
 As there is no stamp duty
 Additional stamp duty 1.01000
 Signature of Purchaser

mts, wherein there exists a house and (b) half of property "MANDA" or "GUDECHEM MANDA", enrolled in the Land Revenue Office of Salcete under Matriz No.831 and surveyed under No.118/38, admeasuring 37 sq. mts, both adjoining one another and together forms one single property, hereinafter referred to as the "said property" and more particularly described in the SCHEDULE hereunder;

Dr

Tunda Noronha

b) The said property initially belonged to Mr. Cosme Francisco Caldeira and his wife and on whose death and that of death Batista Longuinhos Sebastiao Caldeira their heirs by Deeds of Partition dt. 26.4.1995 and 13th December 1995 both registered in the office of the Sub-Registrar of Salcete, Margao partitioned various properties left by said deceased including the said property, whereby the said property among other properties were allotted to Mr. Hermogenes Francisco Nino Caldeira and his wife;

c) By Deed of Sale dt. 30th July 2003 registered in the office of the Sub-Registrar of Salcete, Margao under No.2594 at pages 263 to 279 of Book No.I Vol.1515 dt. 8.8.2003 said Hermogenes Francisco Caldeira and his wife sold and conveyed the said property jointly to Mr. Gilchrist Pereira and Vendor, Smt. Tuula Anniki Aarnio;

d) By Deed of Gift dt. 28th April 2005 registered in the office of the Sub-Registrar of Sal-




Tuula Anniki Aarnio

cete, Margao under No.2035 at pages 1 to 17 of Book No.I Vol.1812 dt. 18.5.2005 said Mr. Gilchrist Pereira gifted and conveyed his rights in the said property to the Vendor, Smt. Toulia Anniki Aarnio;

AND WHEREAS the VENDOR is now sole owner and possessor of the said property alongwith the house existing therein;

AND WHEREAS the VENDOR has represented to the PURCHASER that -

i) the said property is free from all encumbrances, charges, liens, attachments etc;

ii) she is sole owner and possessor of the said property and have absolute authority and power to deal with the same in any manner as she like;

iii) the said property is not subject to any agricultural tenancy rights or any other rights

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Toulia Aarnio

from any other person/s;

iv) the VENDOR has clear and marketable title to the said property.

AND WHEREAS believing the said representations as true, the PURCHASER has agreed to purchase the said property;

AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the said property for total consideration of Rs.50,39,400/- (Rupees fifty lakhs thirtynine thousand four hundred only) which is its fair market value;

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuant to the said agreement and in consideration of the sum of Rs.50,39,400/- (Rupees fifty lakhs thirtynine thousand four hundred only) which has been paid today by the PURCHASER to the VENDOR at the time of execution

RB

Tunela Harvie

of these presents by Cheque No.150051 drawn on ING Vysya Bank Ltd, Margao dt. 18.2.2008, the receipt whereof the VENDOR hereby admits and acknowledges and discharge the PURCHASER absolutely and forever. SHE the VENDOR as owner and possessor hereby convey, sell, transfer, assign and assure by way of sale UNTO the PURCHASER ALL THAT the said property, described in the SCHEDULE hereunder and shown in the plan annexed hereto, TOGETHER WITH all the things permanently attached thereto or standing thereon and all the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appertaining thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDOR to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

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Tunika Vamini

2. The VENDOR hereby covenants with the PURCHASER that -

a) the VENDOR now have in herself good right and full power to convey and transfer by way of sale the said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;

b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by her, the VENDOR or by any person/s claiming or to claim, from, under or in trust for her or any of them;

c) the VENDOR and all persons having or claiming any estate, right, title or interest in the said property hereby conveyed or any part thereof by,

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Teresa Garcia



from, under or in trust for the VENDOR or her heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and costs 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 property and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, his executors, or administrators and assigns shall be reasonably required.

d) the PURCHASER shall hold the said property free and clear and freely and clearly and absolutely exonerated and forever released and discharged or otherwise by the VENDOR and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, charges, encumbrances whatsoever made, occasioned or suffered by the VENDOR or by any person/s claiming or to claim

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by, from, under or in trust for her.

SCHEDULE

(Description of the said property)

All that portion of land comprising of two properties, namely (a) property known as "GUIDECHEM MANDA or BATCHEM MANDA", situated at village Cavelossim, within the area of Village Panchayat of Cavelossim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, registered in the Land Registration Office of Salcete under No.1352 at folios 38 overleaf of Book B 3 of Old Series and 1769 at folios 90 of Book B No.3 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.830 and surveyed under No.118/32 of Cavelossim village, having an area of 1325 sq. mts, wherein there exists a house bearing House No.157 and (b) half of property "MANDA" or "GUIDECHEM MANDA", enrolled in the Land Revenue Office of Salcete under Matriz No.831 and surveyed under No.118/38 (part), ad-measuring 37 sq. mts and together forms one single

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Tunika Vaneer

property and bounded on the east by property Gudechem Manda of Prudenciano Rodrigues and Domingos Bernardo Rodrigues, on the west by property of Luis Manuel Rodrigues, on the north by property of Jose Francisco da Costa and others and on the south by water drain.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

SIGNED AND DELIVERED
BY THE WITHINNAMED
VENDOR:

RB

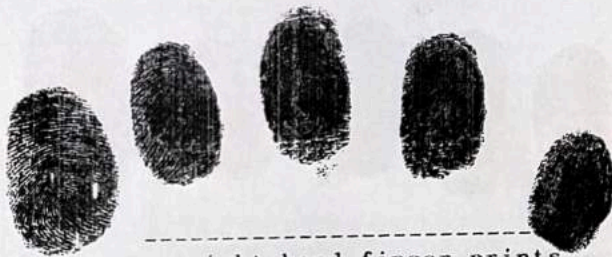
Turda Vence

Tuula Aarnio

Tuula Aarnio



MS. TUHILA ANNIKKI AARNIO



right hand finger prints



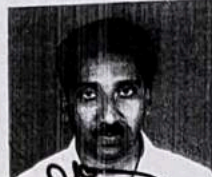
left hand finger prints

TB

Tuula Aarnio

SIGNED AND DELIVERED
BY THE WITHINNAMED
PURCHASER

Amrit Rao Bandodkar



Amrit Rao Bandodkar

ANTI. AMRITRAO BANDODKAR



right hand finger prints



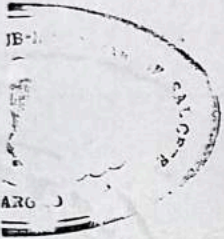
left hand finger prints

TB

Tunika Kumar

WITNESSES:

1. Menino Fernandes *[Signature]*
2. Rosario Rodriguez *[Signature]*



[Signature]

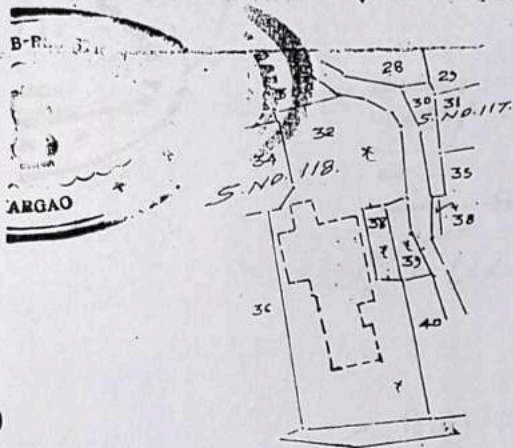
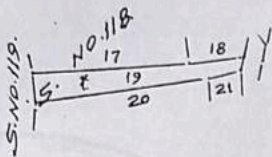
Tuula Vainio

CAVELOSSIM

SALCETE

117/30, 48 & 118/19, 32, 38 & 39

Scale 1:1000



Bando de

Tudo Vence

1977
haus
3:28

141-
2138/512184
10/2/88

GHAT BOOK

S. CAVELOSSIM 1.3.1988

S.P. Sawant

Executing factors.

1- Ms Tuula Annikki Hannio, d/o Jarmo
Hannio, aged 57 years, Unmarried, business-
woman, Swedish, dist. from Finland.
at present residing at Carlsberg, deli-
cate. Gps.

2- Mr. Anil Anant Rao Bandedkar,
d/o Mr. Anant Rao. of Bandedkar,
aged 38 years, married, business,
residing at Colm, Salcete Gps.

B-1 DISTRICT
ARGAO

Executing party.....
d/o Land.....
admission..... called.....
date..... day.....

✓ Tuula Annikki TH

✓ Anil A. Bandedkar Bandedkar
Shri Kamal Kant Naresinh Rai,
Advocate, major age, married,
Indian National, residing
at Mavegao

and known to the Sub-Registrar
states that he personally knows
the above and identifying

✓ Was

Mavegao dated 19/2/2008.

SUB-REGISTRAR
SALCETE

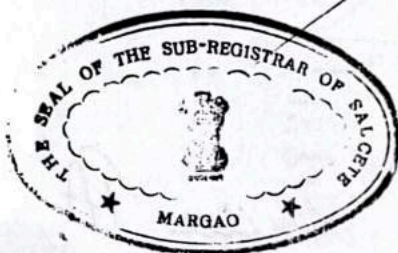
Passport copy has been
Submitted today

Margao dated 18/3/2008

SUB-REGISTRAR
SALCETE

Registered No. 1715
Pages 108 to 127
No. II Volume No. 2898
Date 27/3/08

Sub-Registrar





**OFFICE OF THE SENIOR TOWN PLANNER,
TOWN & COUNTRY PLANNING DEPARTMENT, SOUTH GOA DISTRICT
OFFICE, OSIA COMMERCIAL ARCADE, 4TH FLOOR 'B' WING, MARGAO-
GOA.**

REF: TPM/33144/Cavel/118/32838/2021 | 2290

DATE: 18/5/24

TECHNICAL CLEARANCE ORDER

Technical Clearance is hereby granted for carrying out the work of **construction of Residential cum commercial building and amalgamation of plots** as per the enclosed approved plans in the property zoned as **Settlement** in **Regional Plan for Goa 2021** and situated in survey no. **118/32 & 38**, Sub-division - of **Cavelossim Village of Salcete Taluka** with the following conditions:-

1. Construction shall be strictly as per the approved plans. No changes shall be effected in the approved plans/approved built spaces without the prior permission of this Authority.
2. The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the grant of the permission and the applicant will not be entitled for any compensation.
3. The development permission will not entitle the applicant for making/laying any claim on water and any other connection from the Government of Goa.
4. The Developer/applicant should display a sign board of minimum size 1.00mts. x 0.50mts. with writing in black colour on a white background at the site, as required under the Regulations.
5. The applicant shall obtain conversion sanad under the Goa Land Revenue Code, 1968, before the commencement of any development/construction as per the permission granted by this order.
6. The soak pit should not be located within a distance of 15.00meters from any existing well in the surrounding area.
7. The commencement and the completion of the work shall be notified to the authority in writing in appropriate forms.
8. Completion Certificate has to be obtained from this Authority before applying for Occupancy Certificate from the licensing authority.
9. Storm water drain should be constructed along the boundary of the effected plot abutting to the road.
10. Adequate Utility space for the dustbin, transformer etc. should be reserved within the plot area.
11. In case of any cutting of sloppy land or filling of low lying land, are involved, prior permission of the Chief Town Planner shall be obtained before the commencement of the works per the provisions of Section 17(A) of the Goa Town and Country Planning Act, 1974.
12. In case of compound walls, the gates shall open inwards only and traditional access, if any passing through the property shall not be blocked.
13. Maximum height of a compound wall along the boundary other than that abutting on a street shall be 1.80mts, and along the boundary abutting on a street upto a height of 1.50mts only and which shall be of closed type up to a height of 90cm. only and open type above that height.