

Phone No: 08326650008
Sold To/Issued To:
DEVASHRI NIRMAL LLP
For Show/ID Proof:
Pan-AABFD2012H



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For CITIZEN CREDITTM
CO-OP BANK LTD

Authorized Signatory



2021-BR2-3949
22/10/2021

DEED OF SALE





Phone No-08326650808
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DEVASHRI NIRMAL LLP
For Phon/ID Proof
Pan-AABFD2912N



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₹ 1226300/-

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Authorized Signatory



THIS DEED OF SALE is executed at Mapusa, within the Taluka and
Registration Sub-District of Bardez, District of North Goa on this Seventh
day of October of the year Two Thousand and Twenty one(07.10.2021).



BETWEEN

1. **MR. MAHADEV MOHAN SINAI BOBO CACULO** alias **MAHADEV MOHAN CACULO** also known as **MANOJ MOHAN CACULO**, son of late Mohan Sinai Bobo Caculo, aged 51 years, married, Businessman, having PAN [REDACTED], Aadhaar Card No. [REDACTED] and his wife;

2. **MRS. MEGHNA MAHADEV CACULO** alias **MEGHNA MANOJ CACULO**, daughter of Suhas Narcinva Pai Angle, aged 50 years, married, Housewife, having PAN [REDACTED] Aadhaar Card No. [REDACTED]

3. **MR. SURAJ MOHAN SINAI BOBO CACULO** alias **SURAJ MOHAN CACULO**, son of late Mohan Sinai Bobo Caculo, aged 47 years, married, Businessman, having PAN [REDACTED] Aadhaar Card No. [REDACTED] and his wife;

4. **MRS. SHEFALI SURAJ CACULO**, daughter of Anil Baba Naik, aged 40 years, married, Housewife, having PAN [REDACTED] Aadhaar Card No. [REDACTED]


All Indian National, residing at Caculo Villa, near Youth Hostel, Miramar, Panaji Goa.

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Hereinafter jointly referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, successors, executors, administrators, nominees and assigns) of the **FIRST PART**;



A N D



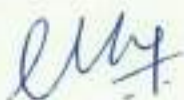
M/S DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP,
 having Permanent Account No.AABFD2012N with its Registered Office
 situated at 203, Tulsiani Chambers, Free Press Journal Marg, Nariman
 Point, Mumbai 400 021, Maharashtra and its Administrative Office
 situated at 710-712 Seventh floor, Dempo Towers, Patto Plaza, Panaji,
 Goa, represented in this act by its, **Deputy General Manager**
(Projects) namely, **MR. DATTAPRASAD PRABHAKAR PRIOLKAR**,
 son of Late Prabhakar Priolkar, aged 51 years, married, having PAN
 [REDACTED] Indian National, resident of B-301, CD Diva, Gogal,
 Margao, Goa in his capacity as the constituted Attorney of the said Firm
 by virtue of the Power of Attorney dated 06.10.2021 executed before
 Adv. Subhash Sawant, Notary Public, under Reg. No. 747/2021 on
 06.10.2021 by its Partners SHRI. SHRINIVAS V. DEMPO, SMT. NEELA V.
 DEMPO & SMT. PALLAVI S. DEMPO, hereinafter referred to as the
"PURCHASER" (which expression shall unless it be repugnant to the
 context or meaning thereof mean and include its Partner or Partners for





the time being, their respective heirs, successors, administrators, executors and assigns) of the **SECOND PART**;

WHEREAS the **VENDORS at Sr. No. 2, 3 and 4** are represented in this act by their Husband/Brother/Brother-in-law, **MR. MAHADEV MOHAN SINAI BOBO CACULO** alias **MAHADEV MOHAN CACULO** also known as **MANOJ MOHAN CACULO**, son of late Mohan Sinai Bobo Caculo, aged 50 years, married, Businessman, having PAN  Aadhaar Card No.  in his capacity as the constituted Attorney by virtue of the Power of Attorney dated 21.06.2021 executed before Notary Public, Adv. Subhash Sawant under Reg. No.464/2021 dated 21.06.2021.

AND WHEREAS the VENDORS are the lawful owners of properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez which are adjoining each other and form one property as a whole and being termed as "Marquis Wado". They are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 and surveyed under Survey Nos. 2/4 and 4/1 of Candolim Village, Bardez Taluka and admeasure 12025 and 8529 sq. mts. respectively which properties are hereinafter referred to as the "SAID PROPERTIES" and more particularly described in Schedule-I hereunder written.




AND WHEREAS the "SAID PROPERTIES" referred hereinabove belonged to late Mr. Madeva Sinai Bobo e Caculo. Later Mr. Madeva Sinai Bobo e Caculo assisted by his wife Parvatibai alias Parvotibai executed a Will dated 19.07.1951 appointing their nephew, Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo as his heir, since they had no issues and bequeathed the Said Properties to said Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo.



AND WHEREAS after the death of said Mr. Madeva Sinai bobo e Caculo, a Deed of Partition dated 01.11.1952 was executed by and between Smt. Parvatibai alias Parvotibai Caculo and Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo with his wife Shantabai alias Xantabai, and the aforesaid properties listed at item Nos. 37, 38, 56, 42, 41, 45, 44, and 43 in the said partition deed, were allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo. Simultaneously, a Deed of Declaration and Succession dated 01.11.1952 was executed wherein Smt. Parvatibai alias Parvotibai Caculo acknowledged Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo as her heir.

AND WHEREAS the Said Properties were inherited by Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo, the Said Properties bearing Description Nos. 5558 (except to the extent of 1/4th Share) 36729, 36730, 36731, 36732, and 36773 came to be inscribed in the name of Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo, in the Land

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Registrar Office under Inscription No. 37436 Book G-41/27 on 22.01.1953 with expresses mention of source of title i.e. Deed of Partition dated 01.11.1952. 1/4th Part of the property bearing description No. 5558 was also allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo vide Deed of Partition dated 01.11.1952.

AND WHEREAS a Deed of Partition dated 29.03.1971 was executed which is registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 435 at Pages 155 to 215 in Book No 1, Volume No. 66 dated 30.08.1972 wherein all the properties mentioned in the Deed of Partition dated 01.11.1952 are mentioned in the Deed of Partition dated 29-3-1971 however there is also a mention of the property "Possorbata" or "Rovolquem bearing Land Description No. 3482 wherein all the seven properties were allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo.

AND WHEREAS a Deed of Family Partition dated 02.11.2002 was executed after the death of Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo wherein the said properties are allotted to Mr. Mohan Shridhar Sinai Bobo Caculo, Mr. Mahadev Mohan Sinai Bobo Caculo alias Manoj Mohan Caculo and Mr. Suraj Mohan Sinai Bobo Caculo, which deed is registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 2609 at Pages 445 to 535 in Book No 1, Volume No. 1130 dated 08.11.2002.



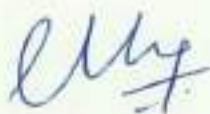

AND WHEREAS , pursuant to a registered Deed of Succession dated 19.02.2007 drawn in Book No. 692 at page 37V onwards dated 09.04.2007 Reg. No. 184 and Declaration of Heirship drawn on 20.08.2020 recorded at folio 16V to 19 of Deed Book No.745, executed after the death of Mohan Sinai Bobo e Caculo and his wife Surekha Mohan Sinai Bobo e Caculo respectively, the VENDORS herein were qualified as sole and universal legal heirs of the said Mohan Sinai Bobo e Caculo and his wife Surekha Mohan Sinai Bobo e Caculo and thus inherited the "SAID PROPERTIES".



AND WHEREAS by virtue of the aforesaid Deed of Succession dated 19.02.2007 and Declaration of Heirship dated 20.08.2020, the Vendors herein become the absolute owner and are in possession and otherwise well and sufficiently entitled to the "SAID PROPERTIES".

AND WHEREAS in the survey records the name of the Vendors No. 1 and 3 herein are reflected in the Occupant's Column of Form I & XIV with respect to Said Property surveyed under Survey No. 2/4 and 4/1 of Village Candolim of Bardez Taluka.

AND WHEREAS the PURCHASER herein have approached the VENDORS and have offered to purchase part of the Said Properties admeasuring an area of 3983 sq. mtr. identified as Plot P4, which part is more particularly described in the SCHEDULE-II hereunder written and hereinafter referred to as the "SAID PLOT" and marked in red colour boundary lines on the plan attached herewith.




The VENDORS do hereby confirm, warrant, declare and represent to the PURCHASER herein as under:-

(i) That the SAID PLOT has been entirely zoned in the Outline Development Plan as Settlement as per the final ODP 2025 of Calangute- Candolim notified vide Notification No. NGPDA/Calangute-Candolim ODP/Vol.II/2705 18 dated 28/11/2018.

ii) The VENDORS have been and are in exclusive uninterrupted, unencumbered and peaceful possession of the SAID PLOT and are exclusively entitled to own, hold, possess and /or deal with the same in any manner and transfer the same including by way of sale to any person without any hindrance whatsoever.

(iii) That the VENDORS title to the SAID PLOT is clean, clear legal, unencumbered, marketable and subsisting.

(iv) That the VENDORS have neither agreed to sell nor sold the SAID PLOT or any part thereof to any other person/s.

(v) That there is/are no litigation (on goings or otherwise) or any legal proceedings pending before any Court, Tribunal, Forum, Commission, Administrative Authority in respect of the SAID PLOT.

(vi) That the VENDORS have further declared that they have not encumbered the SAID PLOT in any manner whatsoever and there are no legal impediment pending to effect sale of the SAID PLOT.




(vii) That there is proper road access to the SAID PLOT described in **SCHEDULE II**.

(viii) That no notice(s) or of attachment from the Central or State Government or any other local body or Authority under any Municipal Corporation Act, or any other Acts or any Schemes of legislative enactment's, Government ordinances, orders or Notifications including Notice/Proceedings for acquisition / requisition or other recovery proceedings under the Income Tax Act, R.B.I. Public Demands Recovery Act or any DRT or any other Act, Statute law or regulations including securitization under SEBI Acts and other laws such as the Consumer Protection Act either before the District Forum or the State Commission or National has been received by or served upon the VENDORS herein in respect of the SAID PLOT or any part thereof.

(ix) The Provisions of Urban Land Ceiling and Regulation Act 1976 are not applicable in the State of Goa.

(x) The VENDORS will whenever called upon provide a Tax Clearance Certificate under the Income Tax Act, 1961, if needed, at the request of the PURCHASER for registration of any Deed or instrument, for transferring the SAID PLOT, in favour of the PURCHASER.

(xi) That there is no road or access through the SAID PLOT described in **SCHEDULE II** as an access to any other person, nor there is any easement right of way to any other person through the SAID PLOT.




(xii) The VENDORS have submitted certified copies of documents to the PURCHASER which relate to the title of the VENDORS. The PURCHASER have got the said copies of Title - Deeds examined and have found that the VENDORS above named are the lawful owners in possession of the SAID PLOT more particularly described in the SCHEDULE II.

AND WHEREAS The PURCHASER based on the aforesaid representations of the VENDORS and believing it to be true and correct disclosures and having primarily satisfied itself about the title of the VENDORS to and the marketability of the SAID PLOT and based on the copies of the documents made available for scrutiny and inspection has proposed and expressed a desire to purchase the SAID PLOT absolutely free from any encumbrances, Litigation, liens, charges etc of any nature, if any, if exists and created by the VENDORS for a total sum consideration of **Rs.7,16,94,000/- (Rupees Seven Crores Sixteen Lakhs Ninety four Thousand only)** being the fair market value of the same.

AND WHEREAS the VENDORS have obtained No Objection Certificate under Ref No. NGPDA/CAN/49(6)/169/746/ 2021 dated 26.08.2021 for registration of Sale Deed in respect of the SAID PLOT as required under section 49(6) of the Goa, Daman & Diu Town and Country Planning Act, 1974 from North Goa Planning and Development Authority.

AND WHEREAS the VENDORS have accepted the above proposal of the PURCHASER for purchase of the SAID PLOT and agree to sell and convey the same to the PURCHASER free from all encumbrances.



**NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS
UNDER:**

1. That in pursuance to the agreement above, and in consideration of total sum of **Rs.7,16,94,000/- (Rupees Seven Crores Sixteen Lakh Ninety four Thousand only)** paid by the PURCHASER to the VENDORS subject to deduction of TDS in the following manner:

- I. Sum of **Rs. 47,32,515/- (Rupees Forty Seven Lakhs Thirty Two Thousand Five Hundred Fifteen Only)** paid vide Cheque No. 004352 dated 05.10.2021 drawn on ICICI Bank, Patto Plaza, Panaji Branch in favour of Vendor No.1.
- II. Sum of **Rs. 47,32,515/- (Rupees Forty Seven Lakhs Thirty Two Thousand Five Hundred Fifteen Only)** paid vide Cheque No. 004353 dated 05.10.2021 drawn on ICICI Bank, Patto Plaza, Panaji Branch in favour of Vendor No.2.
- III. Sum of **Rs. 47,32,515/- (Rupees Forty Seven Lakhs Thirty Two Thousand Five Hundred Fifteen Only)** paid vide Cheque No. 004355 dated 05.10.2021 drawn on ICICI Bank, Patto Plaza, Panaji Branch in favour of Vendor No.3.
- IV. Sum of **Rs. 47,32,515/- (Rupees Forty Seven Lakhs Thirty Two Thousand Five Hundred Fifteen Only)** paid vide Cheque No. 004354 dated 05.10.2021 drawn on ICICI Bank, Patto Plaza, Panaji Branch in favour of Vendor No.4.




- V. Sum of **Rs. 5,20,47,000/- (Rupees Five Crores Twenty thousand Forty seven Thousand Only)** to be paid on or before 07.10.2022.
- VI. Sum of **Rs. 7,16,940/- (Rupees Seven Lakhs Sixteen Thousand Nine Hundred Forty Only)** is deducted towards applicable TDS at prescribed rate under Income Tax Act, 1961.

The receipt of which VENDORS do hereby admit and acknowledge, The VENDORS hereby grants, conveys, sell, transfer, assigns and assures UNTO AND TO THE USE OF PURCHASER forever the SAID PLOT admeasuring 3983 sq. mtr identified as Plot P-4 and forming part of the Said Properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez which are adjoining each other and form one property as a whole and being termed as "Marquis Wado". They are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 and surveyed under Survey Nos. 2/4 and 4/1 of Candolim Village, Bardez Taluka, together with all rights including right to all severs, trees, drains, ways, paths, passages, waters, watercourses, right to lights, liberties, privileges, easements advantages and appurtenance whatsoever available to the SAID PLOT or otherwise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, rights title, interest, property use, possession, claim and demand whatsoever of the VENDORS into and upon the SAID PLOT, and every part thereof hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever SUBJECT HOWEVER to payment of all taxes, rates assessments, dues and duties hereafter to become due and payable to the Government or any other



Public or Local body in respect thereof AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed or thing by the VENDORS or executed or knowingly suffered to the contrary they the VENDORS now have in themselves good right, full power and absolute authority to grant the SAID PLOT hereby granted and conveyed and expressed to be UNTO AND TO THE USE OF THE PURCHASER FOREVER in manner aforesaid AND THAT the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PLOT and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the VENDORS or any person lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made suffered by the VENDORS or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the SAID PLOT of land 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 do and execute and cause to be done and execute all such acts, deeds and things whatsoever for further and more particularly assuring the SAID PLOT of land UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. The VENDORS hereby covenants with the PURCHASER and assures and declares unto it as follows:-

(a) That the SAID PLOT hereby conveyed, transferred, sold and assured unto the PURCHASER has not been encumbered by the VENDORS and that the VENDORS whilst executing this Deed have lawful power and authority to effect this Sale, transfer, conveyance as the exclusive and absolute owners and have good, valid, clean, legal, exclusive and marketable title to the SAID PLOT including the

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right to alienate the same by way of sale as hereby done and that the VENDORS have not done anything to subject the SAID PLOT to any lease, mortgage, charge, or lien or attachment or encumber any other rights of whatsoever.

(b) That there is no litigation or legal proceeding pending before the Court/ Tribunal Forum, Commission or Quassi Judicial Authorities in respect of the SAID PLOT and that the SAID PLOT is not subject to any notice/s or Notifications of proceedings for acquisition / requisition under the Land Acquisition Act that is to say, the SAID PLOT is not affected by lis-pendens/ proceedings for land acquisition/requisition.

(c) THAT the VENDORS have not at any time hereto made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the SAID PLOT or in the manner hereby done or whereby or by reason or means whereby the same or any part thereof are, is, can, shall or may be charged encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

(d) That the land revenue payable in respect of the SAID PLOT and every part thereof has been paid regularly and that all rates, taxes, levies, duties and charges whatsoever if payable to the Government or other statutory or local bodies including land revenue upto the date of sale shall be paid by the VENDORS directly to the authorities concerned or reimbursed to the PURCHASER against receipts for payments of such dues, if any, effected by the PURCHASER.




(e) THAT should as a result of any defect, discovered hereinafter, in the title of the VENDORS to the SAID PLOT or any part thereof, the PURCHASER its successors, and/or assigns be divested of ownership or deprived of possession of the SAID PLOT or any part thereof in such event the VENDORS herein their successors and assigns shall jointly and severally be liable to the PURCHASER its successors and/or assigns or any of them in full in respect of any loss or and damages sustained by reason thereof limited however to the extent of corresponding price hereinunder received. The VENDORS does hereby, subject to aforesaid, keep indemnified the PURCHASER, its successors and assigns or any of them and save them or any of them harmless against all or any loss including the breaches of any of the covenants hereinabove on the part of the VENDORS damages, costs, charges and expenses if any suffered / incurred as a result thereof.

(f) That the VENDORS shall and will from time to time and at all times hereafter at the request of the PURCHASER sign such further deeds, documents or papers and/or do and execute or cause to be done and executed by other persons, if any found to be having or claiming any estate, rights, title or interest in to the SAID PLOT or any part thereof, all such further and other lawful acts, deeds, things matters conveyances and assurances in law whatsoever as the PURCHASER or its successors or assigns may from time to time require them to do for the purpose of having the transfer of ownership and possession of the SAID PLOT recorded in the name of the PURCHASER in all Government records including the Land Revenue office and or office of Records of right etc for carrying out mutation of the name of PURCHASER.

(g) Upon execution of Deed of Sale, the PURCHASER is entitled to get mutated their name in Survey No. 2/4 of Village Candolim ,

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and to record their names in the Government Offices and other bodies.

3. From today, the VENDORS cease to have any right title or interest of whatsoever nature in the SAID PLOT and the PURCHASER shall be acknowledged as the absolute owners and shall enjoy and possess the SAID PLOT without any interference from the VENDORS or any one claiming through them.

4. The VENDORS have simultaneously with execution of this Deed have put the PURCHASER in free, vacant and peaceful possession of the SAID PLOT.

5. The VENDORS and the PURCHASER hereby declare that the 'SAID PROPERTY' in transaction does not belong to Schedule Caste/ Schedule Tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21.08.1978.

6. The present market value of the SAID PLOT is **Rs.7,16,94,000/- (Rupees Seven Crores Sixteen Lakh Ninety four Thousand only)** and accordingly this deed is engrossed on stamp paper of value of **Rs. 32,26,300/- (Rupees Thirty two Lakh Twenty six Thousand Three Hundred Only).**

SCHEDULE I

DESCRIPTION OF THE SAID PROPERTIES

ALL That properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez which are adjoining each other and form one property as a whole and being termed as "Marquis



Wado". They are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 surveyed under Nos. 2/4 and 4/1 and admeasure 12025 and 8529 sq. mts. respectively and are bounded as under:-

To the East:- By Property of Guelhermina Amalia Getrudes Soares and others, Property of Fr. Francisco Xavier Antonio Da Costa, Property of Adelina de Lima and Property of Antonio Reginaldo Sebastiao J Francisco.

To the West:- Municipal Road and property of Antonio Jose Assuncao A Francisco.

To the North:- Property of Fr. Manuel Antonio de Menezes and Agostinho Militao Fernandes and others.

To the South:- Property of Maria C.L. Esperanca de Silva, Joao Filipe Ismael Fernandes and Edwin Francisco Paulo Faria and Others.

SCHEDULE- II

(DESCRIPTION OF THE SAID PLOT)

ALL THAT piece and parcel of land admeasuring 3983 sq. mtr. identified as plot P-4 forming part of the property surveyed under survey No. 2/4 of village Candolim described in schedule-I herein above mentioned, and bounded as under:

To the East:- By Survey No. 3/8, Survey No.4/1 and remaining part of Survey No. 2/4



To the West:- By survey No. 2/4-A and 2/7 and partly by public road.

To the North:- By Survey No. 2/6,2/3 and part of Survey No. 2/4.

To the South:- By Survey No. 3/1-A, Survey No.3/3 and 3/8 and partly by Survey No. 2/4.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first herein above written.



SIGNED SEALED AND DELIVERED

BY THE WITHINNAMED VENDOR

1. MR. MAHADEV MOHAN SINAI

BOBO CACULO alias **MAHADEV MOHAN**

CACULO also known as **MANOJ MOHAN CACULO**



For self and as Power of Attorney holder

for Vendors No. 2, 3 and 4

L.H.F.I.

R.H.F.I.



Signature



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED PURCHASERS
M/S DEVASHRI NIRMAN LIMITED
LIABILITY PARTNERSHIP

Represented herein by its Deputy General Manager
(Projects),

MR. DATTAPRASAD PRABHAKAR PRIOLKAR



Signature

L.H.F.I.



R.H.F.I.



In Presence of:

1. VIVEK L. DESAI

Signature

2. PRANJAL P. SHETGAONKAR

Signature

Signature





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

CBAR 121-1003



Plan Showing plots situated at
Village : CANDOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 3/
Survey No./Subdivision No. : 4/
Scale : 1:1000

* NO OBJECTION * FOR REGISTERING

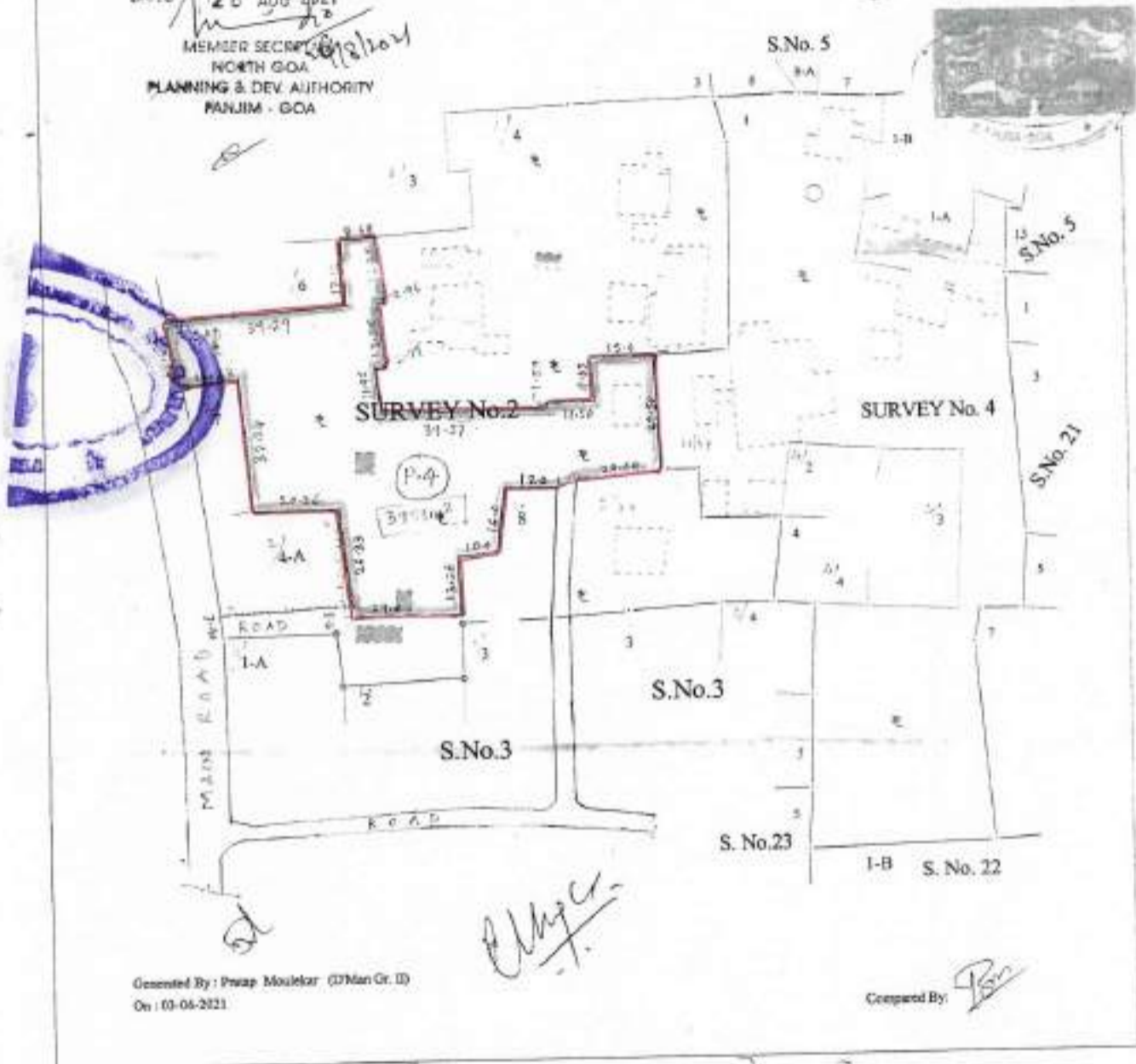
A DEED OF Sale

WIDE No. (RG POW) CAN/49(6)/163/TH6/2021

DATE 26 AUG 2021

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA

(Rajesh H. Pai Kachekar)
Inspector of Survey &
Land Records.



Generated By : Pwarp Moulakar (DMan Gr. II)
On : 03-06-2021

Checked By: [Signature]

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NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,

PANAJI-GOA

CALANGUTE - CANDOLIM PLANNING AREA

Ref. No. NGPDA/CAN/49 (6) /169/ 746 /2021

Date: 28 AUG 2021

NO OBJECTION CERTIFICATE

Under Section 49(6) of the Goa, Daman & Diu Town & Country Planning Act, 1974 North Goa Planning and Development Authority has no objection for the registration of Sale deed of property admeasuring 3983.00 / 12025.00 m2 of the property bearing Survey No.2 Sub-division No.4 (Plot P4) of Candolim village Taluka Bardez Goa

The details of the property is stated by the applicant are as follows:-

1. Area of the property: - 12025.00 m2
2. Property name of any: - MARQUIS WADO
3. Registration No.: - NIL
4. Matriz No.: - NIL
5. Boundary details :-
 - North By:- Survey No.2/6,2/3 and partly remaining part of Survey No.2/4
 - South By:- Survey No.3/1-A, Survey No.3/3 & 3/8 and partly remaining part of Survey No.2/4
 - East By:- Survey No.3/8, Survey No.4/1 and partly remaining part of Survey No.2/4
 - West By:- Survey No.2/4-A & 2/7 and partly by Public road

1. The property/plot falls in partly Settlement S-1 partly Settlement S-2 Zone of village Candolim as per final ODP 2025 of Calangute - Candolim notified vide Notification No. NGPDA/Calangute - Candolim ODP/Vol.II/2705/18 dt. 28/11/2018 published in the Official Gazette series III No.35 dt.29/11/2018 & affected by road widening of 15.00 mts. wide proposed ODP road & partly falls within 500 mts of HTL of Arabian Sea
2. This N.O.C. is issued at the request of the applicant and is subjected to verification of ownership documents by appropriated Authority.
3. This N.O.C. is to be read alongwith the plan enclosed.
4. It shall not be binding on this Authority to grant any development permission in the aforementioned property under Section 44 of the Town & Country Planning Act. 1974 based on this N.O.C.
5. This NOC is valid for THREE YEARS only.
6. This NOC shall not be construed to be the approval of the sub-division and also this NOC shall not guarantee the purchaser of the land, permission u/s 44 of TCP Act, if it is not within the planning regulations at the time applicant applies for the Development u/s.44. This NOC is issued as per the decision of the Authority in its 56th meeting held on 31/3/2015 and as per decision taken in 70th Authority meeting held on 11/5/2018
7. The required open space and roads should be kept as per relevant regulation at the time of secondary development.

To,
Manoj Mohan Caculo,
Caculo Villa, Near Youth Hostel,
Miramar Panaji Goa
a/c



(Signature)
(R.K.PANDITA) 26/8/2021
MEMBR SECRETARY





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

CBAR 121-



Plan Showing plots situated at
Village : CANDOLIM
Taluka : BARDEZ
Survey No./Subdivision No.: 3/ 4
Survey No./Subdivision No.: 4/ 1
Scale: 1:1000

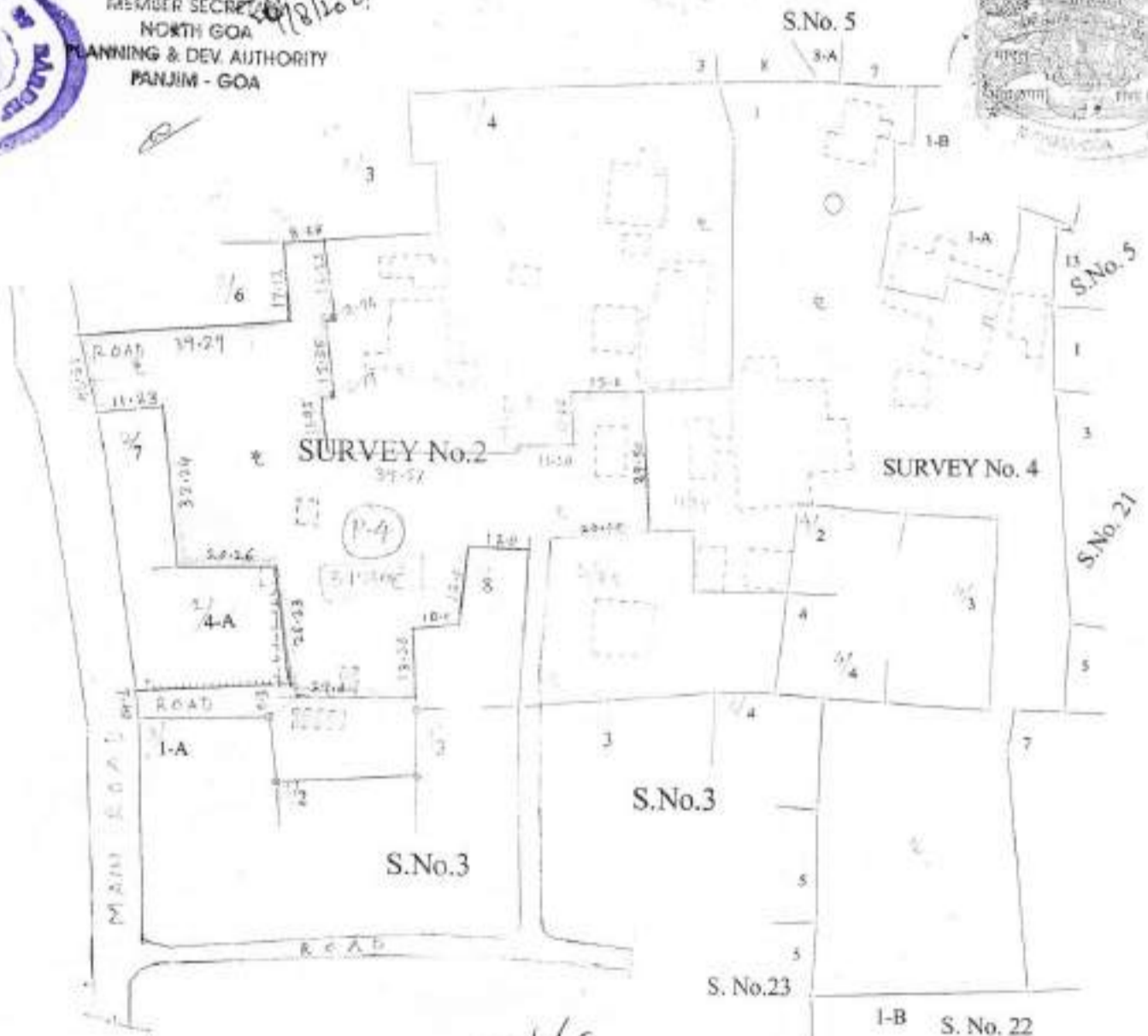
* NO OBJECTION * FOR REGISTERING
A DEED OF Sale

VIDE No. HQ PWA CAN/49(6)/163/TH6/2021

DATED 26 AUG 2021

MEMBER SECRETARY
NORTH GOA
PLANNING & DEV. AUTHORITY
PANJIM - GOA

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



Generated By : Prateep Moulekar (D/Map Gr. II)
On: 03-06-2021

[Handwritten signatures]





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 22-Oct-2021 01:10:10 pm

Document Serial Number :- 2021-BRZ-3949

Presented at 12:36:24 pm on 22-Oct-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3226300
2	Registration Fee	2150820
3	Mutation Fees	2500
4	Processing Fee	1840
Total		5381460

Stamp Duty Required : 3226300/-






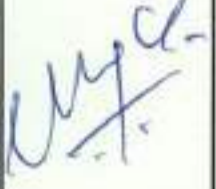






Stamp Duty Paid : 3226300/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dattaprasad Prabhakar Priolkar ,Father Name:Late Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, Address1 - B-301, CD Diva, Gogal, Margao, Goa., Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mahadev Mohan Sinai Bobo Caculo Alias Mahadev Mohan Caculo Alias Manoj Mohan Caculo , Father Name:Late Mohan Sinai Bobo Caculo. Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, Caculo Villa, near Youth Hostel, Miramar, Panaji, Goa., PAN No.:			
2	Dattaprasad Prabhakar Priolkar , Father Name:Late Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, B-301, CD Diva, Gogal, Margao, Goa., PAN No.: , as Power Of Attorney Holder for Pallavi Shrinivas Dempo Designated Partner Of Devashri Nirman Limited Liability Partnership			
3	Dattaprasad Prabhakar Priolkar , Father Name:Late Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, B-301, CD Diva, Gogal, Margao, Goa., PAN No.: , as Power Of Attorney Holder for Neela Vasudeva Dempo Designated Partner Of Devashri Nirman Limited Liability Partnership			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Dattaprasad Prabhakar Priolkar , Father Name:Late Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, B-301, CD Diva, Gogal, Margao, Goa., PAN No.: [REDACTED], as Power Of Attorney Holder for Shrinivas V Dempo Designated Partner Of Devashri Nirman Limited Liability Partnership			
5	Mahadev Mohan Sinai Bobo Caculo Alias Mahadev Mohan Caculo Alias Manoj Mohan Caculo , Father Name:Late Mohan Sinai Bobo Caculo, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Caculo Villa, near Youth Hostel, Miramar, Panaji, Goa., PAN No.: [REDACTED], as Power Of Attorney Holder for Shefali Suraj Caculo			
6	Mahadev Mohan Sinai Bobo Caculo Alias Mahadev Mohan Caculo Alias Manoj Mohan Caculo , Father Name:Late Mohan Sinai Bobo Caculo, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Caculo Villa, near Youth Hostel, Miramar, Panaji, Goa., PAN No.: [REDACTED], as Power Of Attorney Holder for Suraj Mohan Sinai Bobo Caculo Alias Suraj Mohan Caculo			
7	Mahadev Mohan Sinai Bobo Caculo Alias Mahadev Mohan Caculo Alias Manoj Mohan Caculo , Father Name:Late Mohan Sinai Bobo Caculo, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Caculo Villa, near Youth Hostel, Miramar, Panaji, Goa., PAN No.: [REDACTED], as Power Of Attorney Holder for Meghna Mahadev Caculo Alias Meghna Manoj Caculo			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vivek Desai, Age: 43, DOB: [REDACTED], Mobile: 9823979280, Email: [REDACTED], Occupation: Service, Marital status: Married, Address: 403507, Satt Adhar Arcade, Peddem, Mapusa, Bardez, North Goa, Goa			
2	Name: Pranjal Pramod Shetgaonkar, Age: 39, DOB: [REDACTED], Mobile: 9881533684, Email: [REDACTED], Occupation: Service, Marital status: Married, Address: 403507, Satt Adhar Arcade, Peddem, Mapusa, Bardez, North Goa, Goa			


Sub-Registrar
SUT-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-3949

Book :- 1 Document

Registration Number :- **BRZ-1-3824-2021**

Date : 22-Oct-2021



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

Palamkar
22/10/2021
SUB-REGISTRAR
BARDEZ

Phone No-08326650609
Sold To/Issued To:
DEVASHRI NIRMAL LLP
For eShen/ID Proof:
Pan-AA8FD2012N



OCT-06-2021 15:59:50

₹ 0338500/-

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381523718326650679171-00002040
3815237 28/02/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD


Authorized Signatory



2021-BR2-3948

22/10/2021

DEED OF SALE

THIS DEED OF SALE is executed at Mapusa, within the Taluka and Registration Sub-District of Bardez, District of North Goa on this Seventh day of October of the year Two Thousand and Twenty one(07.10.2021).





BETWEEN

1. **MR. MAHADEV MOHAN SINAI BOBO CACULO** alias **MAHADEV MOHAN CACULO** also known as **MANOJ MOHAN CACULO**, son of late Mohan Sinai Bobo Caculo, aged 51 years, married, Businessman, having PAN [REDACTED], Aadhaar Card No. [REDACTED] and his wife;

2. **MRS. MEGHNA MAHADEV CACULO** alias **MEGHNA MANOJ CACULO**, daughter of Suhas Narcinva Pai Angle, aged 50 years, married, Housewife, having PAN [REDACTED] Aadhaar Card No. [REDACTED]

3. **MR. SURAJ MOHAN SINAI BOBO CACULO** alias **SURAJ MOHAN CACULO**, son of late Mohan Sinai Bobo Caculo, aged 47 years, married, Businessman, having PAN [REDACTED] Aadhaar Card No. [REDACTED] and his wife;

4. **MRS. SHEFALI SURAJ CACULO**, daughter of Anil Baba Naik, aged 40 years, married, Housewife, having PAN [REDACTED] Aadhaar Card No. [REDACTED]

All Indian National, residing at Caculo Villa, near Youth Hostel, Miramar, Panaji Goa.

[Handwritten signature]



Hereinafter jointly referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, successors, executors, administrators, nominees and assigns) of the **FIRST PART**;

A N D

M/S DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP,

having Permanent Account No. [REDACTED] with its Registered Office situated at 203, Tulsiani Chambers, Free Press Journal Marg, Nariman Point, Mumbai 400 021, Maharashtra and its Administrative Office situated at 710-712 Seventh floor, Dempo Towers, Patto Plaza, Panaji, Goa, represented in this act by its, **Deputy General Manager(Projects)** namely, **MR. DATTAPRASAD PRABHAKAR PRIOLKAR**, son of Late Prabhakar Priolkar, aged 51 years, married, having PAN [REDACTED], Indian National, resident of B-301, CD Diva, Gogal, Margao, Goa in his capacity as the constituted Attorney of the said Firm by virtue of the Power of Attorney dated 06.10.2021 executed before Adv. Subhash Sawant, Notary Public, under Reg. No. 747/2021 on 06.10.2021 by its Partners SHRI. SHRINIVAS V. DEMPO, SMT. NEELA V. DEMPO and SMT. PALLAVI S. DEMPO, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its Partner or Partners for




the time being, their respective heirs, successors, administrators, executors and assigns) of the **SECOND PART**;


WHEREAS the **VENDORS** at **Sr. No. 2, 3 and 4** are represented in this act by their Husband/Brother/Brother-in-law, **MR. MAHADEV MOHAN SINAI BOBO CACULO** alias **MAHADEV MOHAN CACULO** also known as **MANOJ MOHAN CACULO**, son of late Mohan Sinai Bobo Caculo, aged 51 years, married, Businessman, having PAN [REDACTED] Aadhaar Card No. [REDACTED] in his capacity as the constituted Attorney by virtue of the Power of Attorney dated 21.06.2021 executed before Notary Public, Adv. Subhash Sawant under Reg. No.464/2021 dated 21/06/2021.

AND WHEREAS the **VENDORS** are the lawful owners of properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez, District North Goa, which are adjoining each other and form one property as a whole and being termed as "Marquis Wado". They are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 and surveyed under Survey Nos. 2/4 and 4/1 of Candolim Village, Bardez Taluka and admeasuring 12025 and 8529 sq. mts. respectively, which properties are hereinafter referred to as the "SAID PROPERTIES" and more particularly described in Schedule-I hereunder written.

[Handwritten Signature]



AND WHEREAS the "SAID PROPERTIES" referred hereinabove originally belonged to late Mr. Madeva Sinai Bobo e Caculo. Later Mr. Madeva Sinai Bobo e Caculo assisted by his wife Parvatibai alias Parvotibai executed a Will dated 19.07.1951 appointing their nephew, Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo as his heir, since they had no issues and bequeathed the Said Properties to said Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo.



AND WHEREAS after the death of said Mr. Madeva Sinai bobo e Caculo, a Deed of Partition dated 01.11.1952 was executed by and between Smt. Parvatibai alias Parvotibai Caculo and Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo with his wife Shantabai alias Xantabai, and the aforesaid properties listed at item Nos. 37, 38, 56, 42, 41, 45, 44, and 43 in the said partition deed, were allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo. Simultaneously, a Deed of Declaration and Succession dated 01.11.1952 was executed wherein Smt. Parvatibai alias Parvotibai Caculo acknowledged Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo as her heir.

AND WHEREAS the Said Properties were inherited by Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo, the Said Properties bearing Description Nos. 5558 (except to the extent of 1/4th Share) 36729, 36730, 36731, 36732, and 36773 came to be inscribed in the name of Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo, in the Land



Registrar Office under Inscription No. 37436 Book G-41/27 on 22.01.1953 with expresses mention of source of title i.e. Deed of Partition dated 01.11.1952. 1/4th Part of the property bearing description No. 5558 was also allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo vide Deed of Partition dated 01.11.1952.

AND WHEREAS a Deed of Partition dated 29.03.1971 was executed which is registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 435 at Pages 155 to 215 in Book No 1, Volume No. 66 dated 30.08.1972 wherein all the properties mentioned in the Deed of Partition dated 01.11.1952 are mentioned in the Deed of Partition dated 29-3-1971 however there is also a mention of the property "Possorbata" or "Rovolquem bearing Land Description No. 3482 wherein all the seven properties were allotted to Mr. Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo.

AND WHEREAS a Deed of Family Partition dated 02.11.2002 was executed after the death of Sridora alias Shridhar alias Sridhar Sinai Bobo e Caculo wherein the Said Properties are allotted to allotted to Mr. Mohan Shridhar Sinai Bobo Caculo, Mr. Mahadev Mohan Sinai Bobo Caculo alias Manoj Mohan Caculo and Mr. Suraj Mohan Sinai Bobo Caculo, which deed is registered in the Office of the Sub-Registrar of Ilhas at Panaji under No. 2609 at Pages 445 to 535 in Book No 1, Volume No. 1130 dated 08.11.2002.




AND WHEREAS , pursuant to a registered Deed of Succession dated 19.02.2007 drawn in Book No. 692 at page 37V onwards dated 09.04.2007 Reg. No. 184 and Declaration of Heirship drawn on 20.08.2020 recorded at folio 16V to 19 of Deed Book No.745, executed after the death of Mohan Sinai Bobo e Caculo and his wife Surekha Mohan Sinai Bobo e Caculo respectively, the VENDORS herein were qualified as sole and universal legal heirs of the said Mohan Sinai Bobo e Caculo and his wife Surekha Mohan Sinai Bobo e Caculo and thus inherited the "SAID PROPERTIES".

AND WHEREAS by virtue of the aforesaid Deed of Succession dated 19.02.2007 and Declaration of Heirship dated 20.08.2020, the Vendors herein become the absolute owner and are in possession and otherwise well and sufficiently entitled to the "SAID PROPERTIES".

AND WHEREAS in the survey records the name of the Vendors No. 1 and 3 herein are reflected in the Occupant's Column of Form I & XIV with respect to "SAID PROPERTIES" surveyed under Survey Nos. 2/4 and 4/1 of Village Candolim of Bardez Taluka.

AND WHEREAS the PURCHASER herein have approached the VENDORS and have offered to purchase part of the "SAID PROPERTIES" admeasuring an area of 470 sq. mtrs. identified as Plot P-5, which part is more particularly described in the SCHEDULE-II hereunder written

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and hereinafter referred to as the "SAID PLOT" and marked in red colour boundary lines on the plan attached herewith.

The VENDORS do hereby confirm, warrant, declare and represent to the PURCHASER herein as under:-

(i) That the SAID PLOT has been entirely zoned in the Outline Development Plan as Settlement as per the final ODP 2025 of Calangute- Candolim notified vide Notification No. NGPDA/Calangute-Candolim ODP/Vol.II/2705 18 dated 28/11/2018.

ii) The VENDORS have been and are in exclusive uninterrupted, unencumbered and peaceful possession of the SAID PLOT and are exclusively entitled to own, hold, possess and /or deal with the same in any manner and transfer the same including by way of sale to any person without any hindrance whatsoever.

(iii) That the VENDORS title to the SAID PLOT is clean, clear legal, unencumbered, marketable and subsisting.

(iv) That the VENDORS have neither agreed to sell nor sold the SAID PLOT or any part thereof to any other person/s.

(v) That there is/are no litigation (on goings or otherwise) or any legal proceedings pending before any Court, Tribunal, Forum, Commission, Administrative Authority in respect of the SAID PLOT.

(vi) That the VENDORS have further declared that they have not encumbered the SAID PLOT in any manner whatsoever and there are no legal impediment pending to effect sale of the SAID PLOT.



(vii) That there is proper road access to the SAID PLOT described in **SCHEDULE II.**

(viii) That no notice(s) or of attachment from the Central or State Government or any other local body or Authority under any Municipal Corporation Act, or any other Acts or any Schemes of legislative enactment's, Government ordinances, orders or Notifications including Notice/Proceedings for acquisition / requisition or other recovery proceedings under the Income Tax Act, R.B.I. Public Demands Recovery Act or any DRT or any other Act, Statute law or regulations including securitization under SEBI Acts and other laws such as the Consumer Protection Act either before the District Forum or the State Commission or National has been received by or served upon the VENDORS herein in respect of the SAID PLOT or any part thereof.

(ix) The Provisions of Urban Land Ceiling and Regulation Act 1976 are not applicable in the State of Goa.

(x) No part of the SAID PLOT is covered/ affected by any reservation, coastal regulation or any Government order adversely affecting the SAID PLOT.

(xi) The VENDORS will whenever called upon provide a Tax Clearance Certificate under the Income Tax Act, 1961, if needed, at the request of the PURCHASER for registration of any Deed or instrument, for transferring the SAID PLOT, in favour of the PURCHASER.

(xii) That there is no road or access through the SAID PLOT described in **SCHEDULE II** as an access to any other person, nor



there is any easement right of way to any other person through the SAID PLOT.

(xiii) The VENDORS have submitted certified copies of documents to the PURCHASER which relate to the title of the VENDORS. The PURCHASER have got the said copies of Title - Deeds examined and have found that the VENDORS above named are the lawful owners in possession of the SAID PLOT more particularly described in the SCHEDULE II.



AND WHEREAS The PURCHASER based on the aforesaid representations of the VENDORS and believing it to be true and correct disclosures and having primarily satisfied themselves about the title of the VENDORS to and the marketability of the SAID PLOT and based on the copies of the documents made available for scrutiny and inspection has proposed and expressed a desire to purchase the SAID PLOT absolutely free from any encumbrances, litigation, liens, charges etc of any nature for a total sum consideration of **Rs.84,60,000/- (Rupees Eighty four Lakhs Sixty Thousand only)** being the fair market value of the same.

AND WHEREAS the VENDORS have obtained No Objection Certificate under Ref No. NGPDA/CAN/49(6)/170/747/ 2021 dated 26.08.2021 for registration of Sale Deed in respect of the SAID PLOT as required under section 49(6) of the Goa, Daman & Diu Town and Country Planning Act, 1974 from North Goa Planning and Development Authority.

AND WHEREAS the VENDORS have accepted the above proposal of the PURCHASER for purchase of the SAID PLOT and agree to sell and convey the same to the PURCHASER free from all encumbrances.



NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS

UNDER:

1. That in pursuance to the agreement above, and in consideration of total sum of **Rs.84,60,000/- (Rupees Eighty four Lakhs Sixty Thousand only)** subject to deduction of TDS paid by the PURCHASER to the VENDORS in the following manner:

- I. Sum of **Rs. 10,36,350/- (Rupees Ten Lakhs Thirty Six Thousand Three Hundred Fifty Only)** paid vide Cheque No. 004356 dated 05.10.2021 drawn on ICICI Bank, Patto Plaza, Panaji Branch in favour of Vendor No.1.
- II. Sum of **Rs. 10,36,350/- (Rupees Ten Lakhs Thirty Six Thousand Three Hundred Fifty Only)** paid vide Cheque No. 004357 dated 05.10.2021 drawn on ICICI Bank, Patto Plaza, Panaji Branch in favour of Vendor No.2.
- III. Sum of **Rs. 10,36,350/- (Rupees Ten Lakhs Thirty Six Thousand Three Hundred Fifty Only)** paid vide Cheque No. 004359 dated 05.10.2021 drawn on ICICI Bank, Patto Plaza, Panaji Branch in favour of Vendor No.3.
- IV. Sum of **Rs. 10,36,350/- (Rupees Ten Lakhs Thirty Six Thousand Three Hundred Fifty Only)** paid vide Cheque No. 004358 dated 05.10.2021 drawn on ICICI Bank, Patto Plaza, Panaji Branch in favour of Vendor No.4.
- V. Sum of **Rs. 42,30,000/- (Rupees Forty Two Lakhs Thirty Thousand Only)** to be paid on or before 07.04.2022.



- VI. Sum of **Rs. 84,600/- (Rupees Eighty Four Thousand Six Hundred Only)** is deducted towards applicable TDS at prescribed rate under Income Tax Act, 1961.

The receipt of which VENDORS do hereby admit and acknowledge, The VENDORS hereby grants, conveys, sell, transfer, assigns and assures UNTO AND TO THE USE OF PURCHASER forever the SAID PLOT admeasuring an area of 470 sq. mtr., identified as Plot P-5 and forming part of the Said Properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez which are adjoining each other and form one property as a whole and being termed as "Marquis Wado". They are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 and surveyed under Survey Nos. 2/4 and 4/1 of Candolim Village, Bardez Taluka, together with all rights including right to all sever, trees, drains, ways, paths, passages, waters, watercourses, right to lights, liberties, privileges, easements advantages and appurtenance whatsoever available to the SAID PLOT or otherwise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, rights title, interest, property use, possession, claim and demand whatsoever of the VENDORS into and upon the SAID PLOT, and every part thereof hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER forever SUBJECT HOWEVER to payment of all taxes, rates




assessments, dues and duties hereafter to become due and payable to the Government or any other Public or Local body in respect thereof AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER that not withstanding any act, deed or thing by the VENDORS or executed or knowingly suffered to the contrary they the VENDORS now have in themselves good right, full power and absolute authority to grant the SAID PLOT hereby granted and conveyed and expressed to be UNTO AND TO THE USE OF THE PURCHASER FOREVER in manner aforesaid AND THAT the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PLOT and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the VENDORS or any person lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made suffered by the VENDORS or any person or persons lawfully or equitably claiming as aforesaid AND FURTHER THAT the VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the SAID PLOT of land 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 do and execute and cause to be done and execute all such acts, deeds and things whatsoever for further and more particularly assuring the SAID PLOT of land UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.




2. The VENDORS hereby covenants with the PURCHASER and assures and declares unto it as follows:-

(a) That the SAID PLOT hereby conveyed, transferred, sold and assured unto the PURCHASER has not been encumbered by the VENDORS and that the VENDORS whilst executing this Deed have lawful power and authority to effect this Sale, transfer, conveyance as the exclusive and absolute owners and have good, valid, clean, legal, exclusive and marketable title to the SAID PLOT including the right to alienate the same by way of sale as hereby done and that the VENDORS have not done anything to subject the SAID PLOT to any lease, mortgage, charge, or lien or attachment or encumber any other rights of whatsoever.

(b) That there is no litigation or legal proceeding pending before the Court/ Tribunal Forum, Commission or Quassi Judicial Authorities in respect of the SAID PLOT and that the SAID PLOT is not subject to any notice/s or Notifications of proceedings for acquisition / requisition under the Land Acquisition Act that is to say, the SAID PLOT is not affected by lis-pendens/ proceedings for land acquisition/requisition.

(c) THAT the VENDORS have not at any time hereto made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by



reason or means whereof they are prevented from conveying, transferring and assuring the SAID PLOT or in the manner hereby done or whereby or by reason or means whereby the same or any part thereof are, is, can, shall or may be charged encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.



(d) That the land revenue payable in respect of the SAID PLOT and every part thereof has been paid regularly and that all rates, taxes, levies, duties and charges whatsoever if payable to the Government or other statutory or local bodies including land revenue upto the date of sale shall be paid by the VENDORS directly to the authorities concerned or reimbursed to the PURCHASER against receipts for payments of such dues, if any, effected by the PURCHASER.

(e) THAT should as a result of any defect, discovered hereinafter, in the title of the VENDORS to the SAID PLOT or any part thereof, the PURCHASER its successors, and/or assigns be divested of ownership or deprived of possession of the SAID PLOT or any part thereof in such event the VENDORS herein their successors and assigns shall jointly and severally be liable to the PURCHASER its successors and/or assigns or any of them in full in respect of any loss or and damages sustained by reason thereof limited however to the extent of corresponding price hereinunder received. The VENDORS does

[Handwritten signature]



hereby, subject to aforesaid, keep indemnified the PURCHASER, its successors and assigns or any of them and save them or any of them harmless against all or any loss including the breaches of any of the covenants hereinabove on the part of the VENDORS damages, costs, charges and expenses if any suffered / incurred as a result thereof.

(f) That the VENDORS shall and will from time to time and at all times hereafter at the request of the PURCHASER sign such further deeds, documents or papers and/or do and execute or cause to be done and executed by other persons, if any found to be having or claiming any estate, rights , title or interest in to the SAID PLOT or any part thereof, all such further and other lawful acts, deeds, things matters conveyances and assurances in law whatsoever as the PURCHASER or its successors or assigns may from time to time require them to do for the purpose of having the transfer of ownership and possession of the SAID PLOT recorded in the name of the PURCHASER in all Government records including the Land Revenue office and or office of Records of right etc for carrying out mutation of the name of PURCHASER.

(g) Upon execution of Deed of Sale, the PURCHASER is entitled to get mutated their name in Survey No.4/1 of Village Candolim , and to record their names in the Government Offices and other bodies.




3. From today, the VENDORS cease to have any right title or interest of whatsoever nature in the SAID PLOT and the PURCHASER shall be acknowledged as the absolute owners and shall enjoy and possess the SAID PLOT without any interference from the VENDORS or any one claiming through them.

4. The VENDORS have simultaneously with execution of this Deed have put the PURCHASER in free, vacant and peaceful possession of the SAID PLOT.

5. The VENDORS and the PURCHASER hereby declare that the 'SAID PROPERTY' in transaction does not belong to Schedule Caste/ Schedule Tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21.08.1978.

6. The present market value of the SAID PLOT is **Rs.84,60,000/- (Rupees Eighty four Lakhs Sixty Thousand only)** and accordingly this deed is engrossed on stamp paper of value of **Rs. 3,38,500 (Rupees Three Lakhs Thirty eight Thousand Five Hundred Only).**




SCHEDULE I**DESCRIPTION OF THE SAID PROPERTIES**

ALL That properties situated at Candolim within the limits of Village Panchayat of Candolim in the Taluka of Bardez which are adjoining each other and form one property as a whole and being termed as "Marquis Wado". They are described in the Land Survey (Cadastral Predial) under Nos. 1266, 1295, 1300, 1301, 1303, 1305, 1306, 1313, 1314, 1315, 1316, 1317, 1318, 1319 and 1320 surveyed under Nos. 2/4 and 4/1 and admeasure 12025 and 8529 sq. mts. respectively and are bounded as under:-

- To the East:- By Property of Guelhermina Amalia Getrudes Soares and others, Property of Fr. Francisco Xavier Antonio Da Costa, Property of Adelina de Lima and Property of Antonio Reginaldo Sebastiao J Francisco.
- To the West:- Municipal Road and property of Antonio Jose Assuncao A Francisco.
- To the North:- Property of Fr. Manuel Antonio de Menezes and Agostinho Militao Fernandes and others.
- To the South:- Property of Maria C.L. Esperanca de Silva, Joao Filipe Ismael Fernandes and Edwin Francisco Paulo Faria and Others.

SCHEDULE- II**(DESCRIPTION OF THE SAID PLOT)**

ALL THAT piece and parcel of land admeasuring 470 sq. mtr. identified as plot P-5 forming part of the property surveyed under survey No. 4/1



of village Candolim described in schedule-I herein above mentioned,
and bounded as under:

- To the East:- By remaining part of Survey No. 2/4.
To the West:- By property bearing Survey No. 2/4.
To the North:- By part of property bearing Survey No. 2/4.
To the South:- By part of property bearing Survey No. 2/4 and partly by
remaining part of Survey No. 4/1.

IN WITNESS WHEREOF the parties hereto have set and subscribed their
hands on the day and year first herein above written.

[Handwritten signature]



SIGNED SEALED AND DELIVERED

BY THE WITHINNAMED VENDOR

1. MR. MAHADEV MOHAN SINAI

BOBO CACULO alias **MAHADEV MOHAN**

CACULO also known as **MANOJ MOHAN CACULO**

For self and as Power of Attorney holder

for Vendors No. 2, 3 and 4



L.H.F.I.

R.H.F.I.



Signature



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED PURCHASERS
M/S DEVASHRI NIRMAN LIMITED
LIABILITY PARTNERSHIP

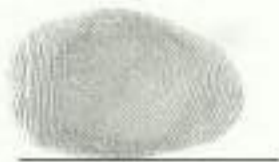
Represented herein by its Deputy General Manager
(Projects),

MR. DATTAPRASAD PRABHAKAR PRIOLKAR



Dy

L.H.F.I.



R.H.F.I.



In Presence of:

1. VIVEK L. DESAI

2. PRANTAL P. SHETGAONKAR

Prant





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

CRAR 121-13028



Plan Showing plots situated at
Village : CANDOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 2/ 4
Survey No./Subdivision No. : 4/ 1
Scale : 1:1000

* NO CERTAINLY FOR DEED STEERING
A DEED IN Safe
Village : CANDOLIM
Taluka : BARDEZ
Survey No. : 2/4
Subdivision No. : 170/TH/2021
DATED : 26 AUG 2021

PLANNING & DEV. AUTHORITY
PILKIM - GOA

(Rajesh K. Patil Kuchelkar)
Inspector of Survey &
Land Records



Generated By : Pratap Moulkar (D'Man Gr. II)
On : 03-06-2021

Compared By: [Signature]





NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Archdiocese Bldg., 1st floor, Mala Link Road,

PANAJI-GOA

CALANGUTE - CANDOLIM PLANNING AREA

Ref. No. NGPDA/CAN/49 (6) /170/ 747 /2021

Date: 26 AUG 2021

NO OBJECTION CERTIFICATE

Under Section 49(6) of the Goa, Daman & Diu Town & Country Planning Act, 1974 North Goa Planning and Development Authority has no objection for the registration of Sale deed of property admeasuring 470.00 / 8529.00 m² of the property bearing Survey No.4 Sub-division No.1 (Plot P-5) of Candolim village Taluka Bardez Goa. The details of the property is stated by the applicant are as follows:-

1. Area of the property: - 8529.00 m²
2. Property name of any: - MARQUIS WADO
3. Registration No.: - NIL
4. Matriz No.: - NIL

5. Boundary details :-

North By:- Partition of Survey No.2/4

South By:- Partly Survey No. 2/4 and partly by remaining part of Survey No.4/1

East By:- Remaining part of Survey No.4/1

West By:- Survey No.2/4

1. The property/plot falls in Settlement S-2 Zone as per final ODP 2025 of Calangute - Candolim notified vide Notification No. NGPDA/Calangute - Candolim ODP/VoLII/2705/18 dt. 28/11/2018 published in the Official Gazette series III No.35 dt.29/11/2018
2. This N.O.C. is issued at the request of the applicant and is subjected to verification of ownership documents by appropriated Authority.
3. This N.O.C. is to be read alongwith the plan enclosed.
4. It will not be binding on this Authority to grant any development permission in the aforementioned property under Section 44 of the Town & Country Planning Act, 1974 based on this N.O.C.
5. This NOC is valid for THREE YEARS only.
6. This NOC is not be construed to be the approval of the sub-division and also this NOC does not guarantee the purchaser of the land, permission u/s 44 of TCP Act, if it is not within the planning regulations at the time applicant applies for the Development u/s.44. This NOC is issued as per the decision of the Authority in its 56th meeting held on 31/3/2015 and as per decision taken in 70th Authority meeting held on 11/5/2018

To,
Manoj Mohan Caculo,
Caculo Villa,
Near Youth Hostel,
Miramar Panaji Goa

/ac



(Signature)
(R.K.PANDITA) 24/8/2021
MEMBR SECRETARY





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

CDAR 121-1

Plan Showing plots situated at

Village : CANDOLDM

Taluka : BARDEZ

Survey No./Subdivision No. : 2/ 4

Survey No./Subdivision No. : 4/ 1

Scale : 1:1000

* NO OBJECTION * FOR REG-STERING

A DEED OF *sale*

WIDE NO. ADTUA *CAN/49(6)/170/TH/2021*

DATE: *28 AUG 2021*

[Signature]
NORTH
PLANNING & DEV. AUTHORITY
MUM - GOA

[Signature]
(Rajesh K. D. Kuchelkar)
Inspector of Survey &
Land Records.



Generated By : Pratap Moulakar (D/Mao Gr. II)
On : 03-05-2021

[Signature]
[Signature]





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 22-Oct-2021 01:14:38 pm

Document Serial Number :- 2021-BRZ-3948

Presented at 12:33:25 pm on 22-Oct-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	338400
2	Registration Fee	253800
3	Mutation Fees	1000
4	Processing Fee	1840
Total		595040

Stamp Duty Required :338400/-













Stamp Duty Paid : 338500/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dattaprasad Prabhakar Priolkar ,Father Name:Late Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, Address1 - B-301, CD Diva, Gogal, Margao, Goa., Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mahadev Mohan Sinai Bobo Caculo Alias Mahadev Mohan Caculo Alias Manoj Mohan Caculo , Father Name:Late Mohan Sinai Bobo Caculo, Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, Caculo Villa, near Youth Hostel, Miramar, Panaji, Goa., PAN No.:			
2	Dattaprasad Prabhakar Priolkar , Father Name:Late Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, B-301, CD Diva, Gogal, Margao, Goa., PAN No.: , as Power Of Attorney Holder for Shrinivas Vasudeva Dempo Designated Partner Of Devashri Nirman Limited Liability Partnership			
3	Dattaprasad Prabhakar Priolkar , Father Name:Late Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, B-301, CD Diva, Gogal, Margao, Goa., PAN No.: , as Power Of Attorney Holder for Pallavi Shrinivas Dempo Designated Partner Of Devashri Nirman Limited Liability Partnership			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Dattaprasad Prabhakar Priolkar , Father Name:Late Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, B-301, CD Diva, Gogal, Margao, Goa., PAN No.: , as Power Of Attorney Holder for Neela Vasudeva Dempo Designated Partner Of Devashri Nirman Limited Liability Partnership			
5	Mahadev Mohan Sinai Bobo Caculo Alias Mahadev Mohan Caculo Alias Manoj Mohan Caculo , Father Name:Late Mohan Sinai Bobo Caculo, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Caculo Villa, near Youth Hostel, Miramar, Panaji, Goa., PAN No.: , as Power Of Attorney Holder for Shefali Suraj Caculo			
6	Mahadev Mohan Sinai Bobo Caculo Alias Mahadev Mohan Caculo Alias Manoj Mohan Caculo , Father Name:Late Mohan Sinai Bobo Caculo, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Caculo Villa, near Youth Hostel, Miramar, Panaji, Goa., PAN No.: , as Power Of Attorney Holder for Suraj Mohan Sinai Bobo Caculo Alias Suraj Mohan Caculo			
7	Mahadev Mohan Sinai Bobo Caculo Alias Mahadev Mohan Caculo Alias Manoj Mohan Caculo , Father Name:Late Mohan Sinai Bobo Caculo, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Caculo Villa, near Youth Hostel, Miramar, Panaji, Goa., PAN No.: , as Power Of Attorney Holder for Meghna Mahadev Caculo Alias Meghna Manoj Caculo			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vivek Desai, Age: 43, DOB: , Mobile: 7020277105 , Email: , Occupation: Service , Marital status : Married , Address: 403507, Satt Adhar Arcade, Peddem, Mapusa, Bardez, NorthGoa, Goa			
2	Name: Pranjal Pramod Shetgaonkar, Age: 39, DOB: , Mobile: 9881533684 , Email: , Occupation: Service , Marital status : Married , Address: 403507, Satt Adhar Arcade, Peddem, Mapusa, Bardez, NorthGoa, Goa			


Sub-Registrar
BARDEZ

Document Serial Number :- 2021-BRZ-3948

Book :- 1 Document

Registration Number :- **BRZ-1-3823-2021**

Date : 22-Oct-2021



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

SUB-REGISTRAR
BARDEZ



गोवा GOA

DATE 2/5/22 SR. No. 582 VALUE 1000/-
NAME OF PURCHASER Devashri Nirman LLP
RESIDENT OF Taraji PURPOSE
PLACE OF VENDOR, PANAJI
VENDOR SIGN. CHANDRAKANT PATIL
Lic. No. AC/STP/VEN/LIC/23/2004

665375

PURCHASER SIGN 10/5/22



DEED OF RECTIFICATION

This DEED OF RECTIFICATION is executed at Mapusa, Goa, on this 03rd day of May of the year Two Thousand Twenty Two (03.05.2022)

10/5/22

10/5/22

BETWEEN

1. **MR. MAHADEV MOHAN SINAI BOBO CACULO** alias **MAHADEV MOHAN CACULO** also known as **MANOJ MOHAN CACULO**, son of late Mohan Sinai Bobo Caculo, aged 51 years, married, Businessman, having PAN _____ Aadhaar Card No. _____ and his wife;
2. **MRS. MEGHNA MAHADEV CACULO** alias **MEGHNA MANOJ CACULO**, daughter of Suhas Narcinva Pai Angle, aged 50 years, married, Housewife, having PAN _____ Aadhaar Card No. _____
3. **MR. SURAJ MOHAN SINAI BOBO CACULO** alias **SURAJ MOHAN CACULO**, son of late Mohan Sinai Bobo Caculo, aged 47 years, married, Businessman, having PAN _____ Aadhaar Card No. _____ and his wife;
4. **MRS. SHEFALI SURAJ CACULO**, daughter of Anil Baba Naik, aged 40 years, married, Housewife, having PAN _____ Aadhaar Card No. _____

All Indian Nationals, residing at Caculo Villa, near Youth Hostel, Miramar, Panaji Goa, Hereinafter jointly referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, successors, executors, administrators, nominees and assigns) of the **FIRST PART**.

A N D

M/S DEVASHRI NIRMAN LIMITED LIABILITY PARTNERSHIP, having Permanent Account No. _____ with its Registered Office situated at 203, Tulsiani Chambers, Free Press Journal Marg, Nariman Point, Mumbai 400 021, Maharashtra and its Administrative Office situated at 710-712




Seventh floor, Dempo Towers, Patto Plaza, Panaji, Goa, represented in this act by its **Deputy General Manager (Projects)** namely, **MR. DATTAPRASAD PRABHAKAR PRIOLKAR**, son of Late Prabhakar Priolkar, aged 51 years, married, Indian National, resident of CD Diva, Gogal Margao Goa in his capacity as the constituted Attorney of the said Firm by virtue of the Power of Attorney dated 06.10.2021 executed before Adv. Subhash Sawant, Notary Public, under Reg. No. 747/2021 on 06.10.2021 by its Partners SHRI. SHRINIVAS V. DEMPO, SMT. NEELA V. DEMPO and SMT. PALLAVI S. DEMPO, hereinafter referred to as the "**PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its Partner or Partners for the time being, their respective heirs, successors, administrators, executors and assigns) of the **SECOND PART;**

WHEREAS the VENDORS at Sr. Nos. 2, 3 and 4 are represented in this act by their Husband/Brother/Brother-in-law, **MR. MAHADEV MOHAN SINAI BOBO CACULO** alias **MAHADEV MOHAN CACULO** also known as **MANOJ MOHAN CACULO**, son of late Mohan Sinai Bobo Caculo, aged 50 years, married, Businessman, having PAN [REDACTED] Aadhaar Card No. [REDACTED], in his capacity as the constituted Attorney by virtue of the Power of Attorney dated 21.06.2021 executed before Notary Public, Adv. Subhash Sawant under Reg. No. 464/2021 dated 21/06/2021.

AND WHEREAS the plot identified as Plot P-5, was sold by the VENDOR in favour of the PURCHASER herein, vide Deed of Sale dated 07.10.2021 duly registered in the Office of the Sub Registrar of Bardez Taluka at Mapusa, Goa, under Book 1 Document, Registration No. BRZ-1-3823-2021 dated 22.10.2021, hereinafter referred as the "**PRINCIPAL DEED**". The Said Plot is more fully described in the Schedule-II of the said PRINCIPAL DEED,

along with the Plan attached in **RED** boundary line and hereinafter referred to as the '**SAID PLOT**'.

AND WHEREAS in the PRINCIPAL DEED the area of the SAID PLOT was wrongly typed and identified on the Plan attached therewith, as 470 square meter instead of 442 square meter.

AND WHEREAS this typographical error in the PRINCIPAL DEED and the wrong identification of the SAID PLOT on the PLAN annexed thereto, has come to the knowledge of the PURCHASER and has requested the VENDORS to rectify the same.

AND WHEREAS in view of this inadvertent apparent error, which was noticed subsequently and rectified now to remove any misgivings in the transfer, it has now been decided at the request and the consent of the PURCHASER herein, to rectify and substitute the typographical error in the PRINCIPAL DEED and replace the plan annexed to the "**PRINCIPAL DEED DATED 7TH OCTOBER, 2021**", rightly identifying the SAID PLOT in the plan now annexed as **Plan 'A'** and identified in **BLUE** colour boundary lines wherein the SAID PLOT which was marked in **RED** colour boundary line shown to have been sold earlier is required to be substituted and amended.

NOW THEREFORE THIS DEED OF RECTIFICATION WITNESSETH AS UNDER:

1. The Principal Deed of Sale dated 7th October, 2021 shall stand rectified as under:-




2. In the Principal Deed of Sale dated 07.10.2021, duly registered in the Office of the Sub Registrar of Bardez Taluka, at Mapusa, Goa, under Book 1 Document, Registration No. BRZ-1-3823-2021 dated 22.10.2021, **on page 7 para 4 line 3 area 470 square meters** be replaced with **442 square meters**.

3. In the Principal Deed of Sale dated 07.10.2021, duly registered in the Office of the Sub Registrar of Bardez Taluka, at Mapusa, Goa, under Book 1 Document, Registration No. BRZ-1-3823-2021 dated 22.10.2021, **on page 12 line 7 area 470 square meters** be replaced with **442 square meters**.

4. In the Principal Deed of Sale dated 07.10.2021, duly registered in the Office of the Sub Registrar of Bardez Taluka, at Mapusa, Goa, under Book 1 Document, Registration No. BRZ-1-3823-2021 dated 22.10.2021, **on page 18, in the Schedule II, line 1 area of 470 square meters** be replaced with **442 square meters**.

5. In the Principal Deed of Sale dated 07.10.2021, duly registered in the Office of the Sub Registrar of Bardez Taluka, at Mapusa, Goa, under Book 1 Document, Registration No. BRZ-1-3823-2021 dated 22.10.2021, **on page 19, in the Schedule II, line 3** the survey number mentioned in the eastern boundary as **Survey No. 2/4** be replaced with **Survey No. 4/1**.

6. The SAID PLOT earlier sold to the PURCHASER herein as shown in the **Plan** annexed to the "**PRINCIPAL DEED DATED 7TH OCTOBER, 2021**", is now as shown in the plan annexed to these presents i.e **replaced and marked in BLUE colour boundary lines annexed to this Deed (as shown against the earlier plan annexed and therefore not the earlier one shown in RED colour)**.




7. As Amended in the manner hereinabove the Principal Deed of Sale dated 7th October, 2021, shall remain in full force and effect.

8. The parties hereto declare and confirm that for all legal purpose, the Principal Deed of Sale dated 7th October 2021 shall be read hereafter subject to the rectification incorporated herein and the present Deed of Rectification shall form an integral part of the said **PRINCIPAL DEED DATED 7TH OCTOBER, 2021** and shall always be annexed with the same for all purpose/s.

9. The Parties hereto declare and confirm that the remaining contents of the Principal Deed of Sale dated 7th October 2021, shall remain unaltered and unamended in any manner except for the aforesaid amendment.

10. That no consideration has been received by the VENDORS for the execution of this Rectification Deed.

SCHEDULE-II OF THE SAID PLOT

MENTIONED ON THE PRINCIPAL DOCUMENT

ALL THAT piece and parcel of land admeasuring 470 sq. mtr. identified as plot P-5 forming part of the property surveyed under survey No. 4/1 of village Candolim described in schedule-I herein above mentioned, and bounded as under:

To the East:-	By remaining part of Survey No. 2/4.
To the West:-	By property bearing Survey No. 2/4.
To the North:-	By part of property bearing Survey No. 2/4.
To the South:-	By part of property bearing Survey No. 2/4 and partly by remaining part of Survey No. 4/1.



SCHEDULE-II OF THE SAID PLOT**AS CORRECTED AND RECTIFIED**

ALL THAT piece and parcel of land admeasuring 442 sq. mtr. identified as plot P-5 forming part of the property surveyed under survey No. 4/1 of village Candolim described in schedule-I herein above mentioned, and bounded as under:

- | | |
|----------------|--------------------------------------------------------------------------------------------|
| To the East:- | By remaining part of Survey No. 4/1. |
| To the West:- | By property bearing Survey No. 2/4. |
| To the North:- | By part of property bearing Survey No. 2/4. |
| To the South:- | By part of property bearing Survey No. 2/4 and partly by remaining part of Survey No. 4/1. |

IN WITNESS WHEREOF the VENDORS and the PURCHASER who had executed the Principal Deed have signed this Deed of Rectification on the day and date as mentioned above.



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR

1. MR. MAHADEV MOHAN SINAI

BOBO CACULO alias **MAHADEV MOHAN**

CACULO also known as **MANOJ MOHAN CACULO**

For self and as Power of Attorney holder
for Vendors No. 2, 3 and 4



L.H.F.I.

R.H.F.I.



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[Handwritten signature]



SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED PURCHASERS
M/S DEVASHRI NIRMAN LIMITED
LIABILITY PARTNERSHIP

Represented herein by its Deputy General Manager
(Projects),

MR. DATTAPRASAD PRABHAKAR PRIOLKAR



L.H.F.I.











R.H.F.I.











In Presence of:

1. VIVEK L. DESAI

Desai

2. RAMESH V. GAWAS

Gawas

Day

Day

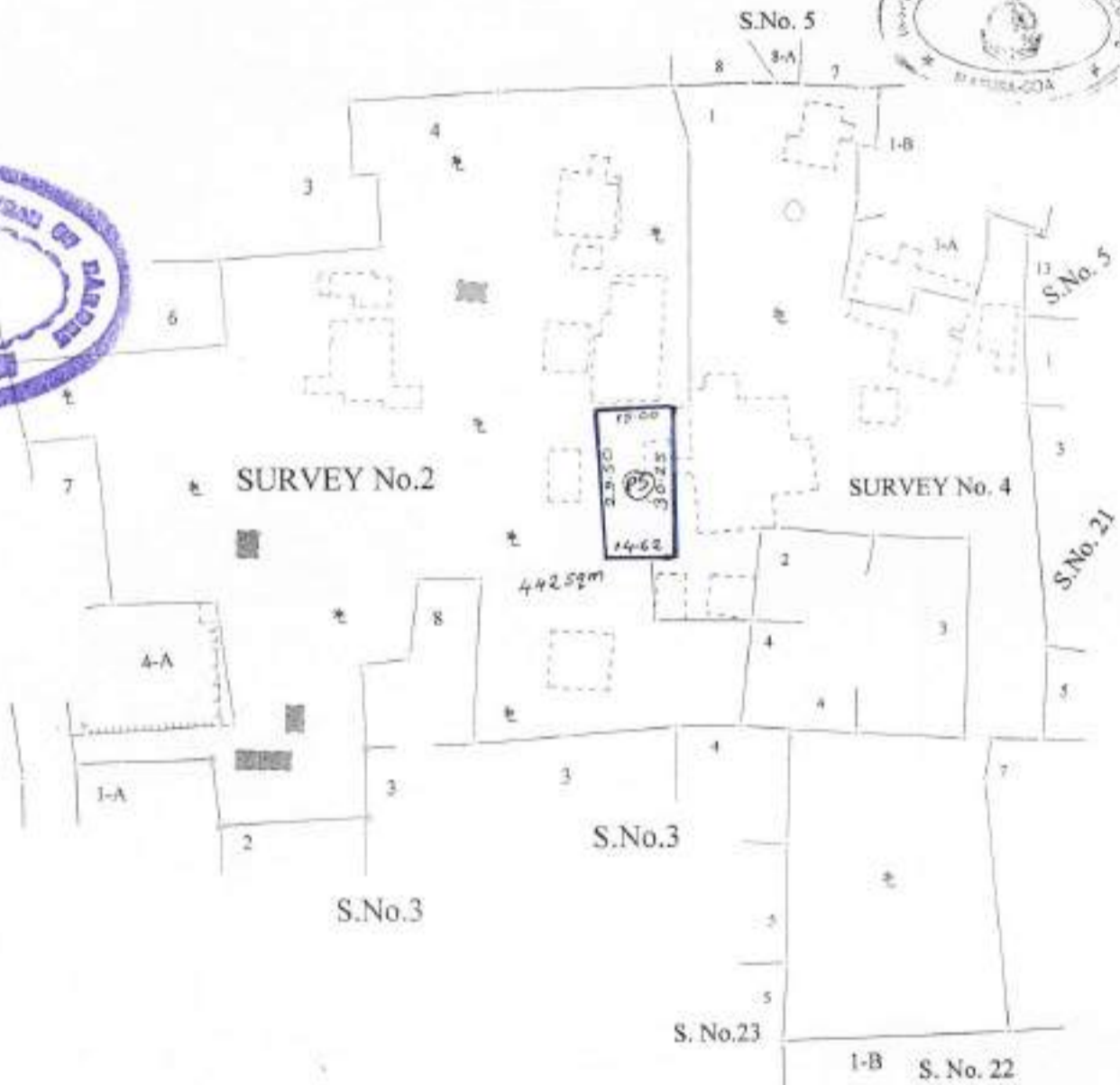


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

CHAR 121-34742



Plan Showing plots situated at
Village : CANDOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 2/ 4
Survey No./Subdivision No. : 4/ 1
Scale 1:1000



Mitali Nalk

Generated By : Mitali Nalk (D'Man Gr. II)
On : 28-12-2021

Compared By :

[Signature]

[Handwritten signature]

NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY
Archdiocese Bldg., 1st floor, Mala Link Road,
PANAJI-GOA
CALANGUTE - CANDOLIM PLANNING AREA

Ref. No. NGPDA/CAN/49 (6) /170/ 1943 /2022

Date: 23 MAR 2022

NO OBJECTION CERTIFICATE

Under Section 49(6) of the Goa, Daman & Diu Town & Country Planning Act, 1974 North Goa Planning and Development Authority has no objection for the registration of **Rectification deed of property admeasuring 442.00 / 8529.00 m2 of the property bearing Survey No.4 Sub-division No.1 (Plot P-5) of Candolim village Taluka Bardez Goa**

The details of the property is stated by the applicant are as follows:-

1. Area of the property: - 8529.00 m2
2. Property name of any: - MARQUIS WADO
3. Registration No.: - NIL
4. Matriz No. : - NIL
5. Boundary details :-
 - North By:- Part of the property bearing Survey No.2/4
 - South By:- Part of the property bearing Survey No.2/4 & partly by remaining part of Survey No.4/1
 - East By:- Remaining Part of the Survey No.4/1
 - West By:- Property bearing Survey No.2/4

1. The property/plot falls in Settlement S-2 Zone as per final ODP 2025 of Calangute - Candolim notified vide Notification No. NGPDA/Calangute - Candolim ODP/VoLII/2705/18 dt. 28/11/2018 published in the Official Gazette series III No.35 dt.29/11/2018
2. This N.O.C. is issued at the request of the applicant and is subjected to verification of ownership documents by appropriate Authority.
3. This N.O.C. is to be read alongwith the plan enclosed.
4. It shall not be binding on this Authority to grant any development permission in the aforementioned property under Section 44 of the Town & Country Planning Act, 1974 based on this N.O.C.
5. This NOC is valid for THREE YEARS only.
6. This NOC shall not be construed to be the approval of the sub-division and also this NOC shall not guarantee the purchaser of the land, permission u/s 44 of TCP Act, if it is not within the planning regulations at the time applicant applies for the Development u/s.44. This NOC is issued as per the decision of the Authority in its 56th meeting held on 31/3/2015 and as per decision taken in 70th Authority meeting held on 11/5/2018.

To,
Manoj Mohan Caculo,
Caculo Villa,
Near Youth Hostel,
Miramar Panaji Goa

/ac



(R.K.PANDITA) 11/3/22
MEMBR SECRETARY

[Handwritten signature]

[Handwritten signature]



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

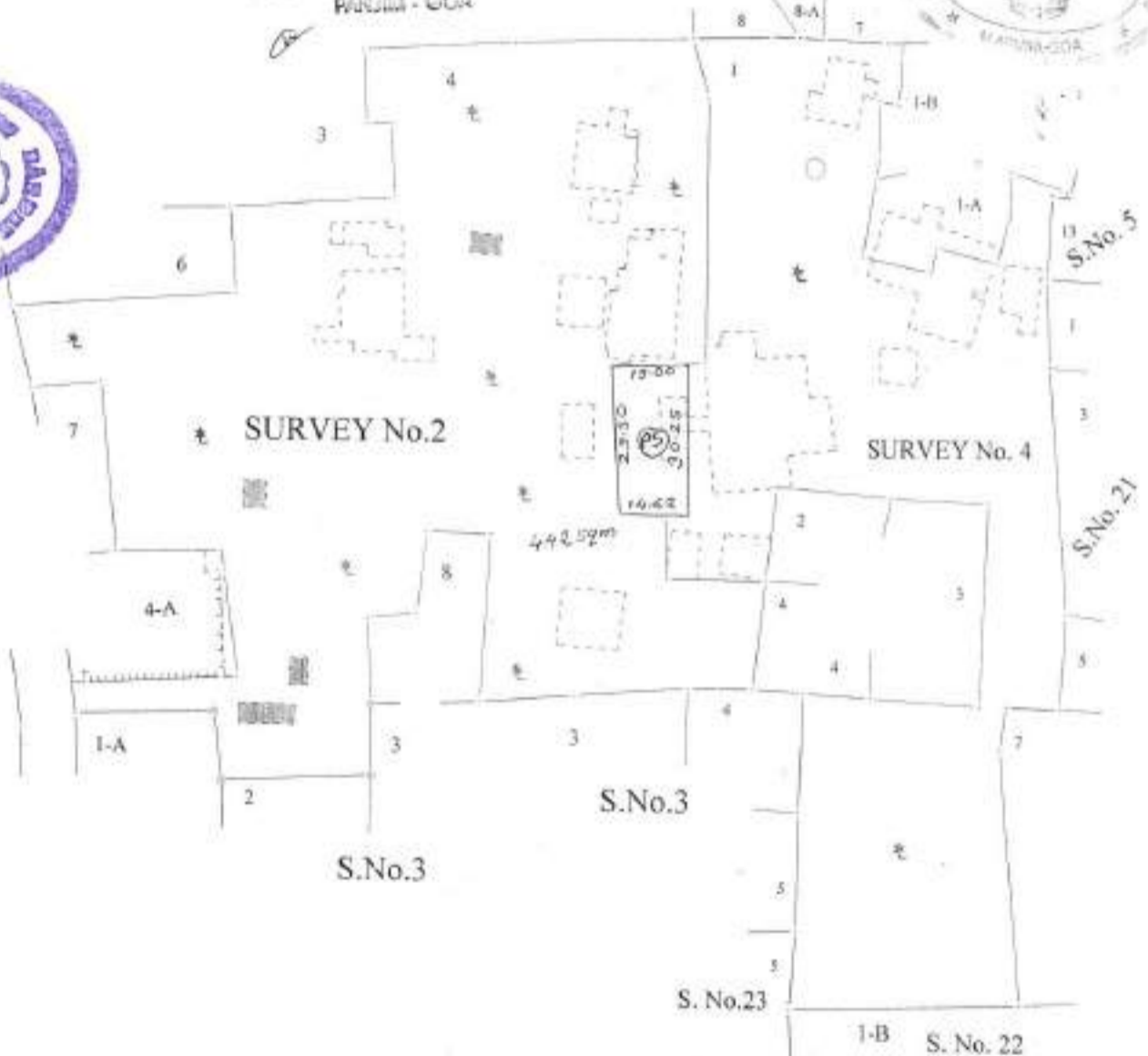
CBAR 121-3434



Plan Showing plots situated at
Village : CANDOLEM
Taluka : BARDEZ
Survey No./Subdivision No. : 2/ 4
Survey No./Subdivision No. : 4/ 1

Scale: 1:1000
Rectification
CAN/49(6)/170/1943/2022
11/2/2022

PLANNING & DEV. AUTHORITY
PANGLOSS - GOA



Wmady

Generated By : Mitali Nalk. (D/Man Gr. II)
On : 28-12-2021

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Compared By: *[Handwritten signature]*



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 10-May-2022 11:05:18 am

Document Serial Number :- 2022-BRZ-2167

Presented at 10:57:02 am on 10-May-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1000
2	Registration Fee	1000
3	Processing Fee	1740
Total		3740

Stamp Duty Required :1000/-
















Stamp Duty Paid : 1000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	DATTAPRASAD PRABHAKAR PRIOLKAR ,Father Name:Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, Address1 - B-301 CD Diva Gogol Margao Goa, Address2 - , PAN No.:			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAHADEV MOHAN SINAI BOBO CACULO Alias MAHADEV MOHAN CACULO Alias MANOJ MOHAN CACULO , Father Name:Mohan Sinai Bobo Caculo, Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, Caculo Villa, near Youth Hostel, Miramar Panaji Goa, PAN No.:			
2	MAHADEV MOHAN SINAI BOBO CACULO Alias MAHDEV MOHAN CACULO Alias MANOJ MOHAN CACULO , Father Name:Mohan Sinai Bobo Caculo, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Caculo Villa near Youth Hostel Miramar Panaji Goa, PAN No.: as Power Of Attorney Holder for SHEFALI SURAJ CACULO			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	MAHADEV MOHAN SINAI BOBO CACULO Alias MAHDEV MOHAN CACULO Alias MANOJ MOHAN CACULO , Father Name:Mohan Sinai Bobo Caculo, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Caculo Villa near Youth Hostel Miramar Panaji Goa, PAN No.: as Power Of Attorney Holder for SURAJ MOHAN SINAI BOBO CACULO Alias SURAJ MOHAN CACULO			
4	MAHADEV MOHAN SINAI BOBO CACULO Alias MAHDEV MOHAN CACULO Alias MANOJ MOHAN CACULO , Father Name:Mohan Sinai Bobo Caculo, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Caculo Villa near Youth Hostel Miramar Panaji Goa, PAN No.: as Power Of Attorney Holder for MEGHNA MAHADEV CACULO Alias MEGHNA MANOJ CACULO			
5	DATTAPRASAD PRABHAKAR PRIOLKAR , Father Name:Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, B-301 CD Diva Gogol Margao Goa, PAN No.: as Power Of Attorney Holder for NEELA VASUDEVA DEMPO Designated Partner Of Devashri Nirman Limited Liability Partnership			
6	DATTAPRASAD PRABHAKAR PRIOLKAR , Father Name:Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, B-301 CD Diva Gogol Margao Goa, PAN No.: , as Power Of Attorney Holder for PALLAVI SHRINIVAS DEMPO Designated Partner Of Devashri Nirman Limited Liability Partnership			
7	DATTAPRASAD PRABHAKAR PRIOLKAR , Father Name:Prabhakar Priolkar, Age: 51, Marital Status: ,Gender:Male,Occupation: Service, B-301 CD Diva Gogol Margao Goa, PAN No.: , as Power Of Attorney Holder for SHRINIVAS VASUDEVA DEMPO Designated Partner Of Devashri Nirman Limited Liability Partnership			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Vivek Desai, Age: 43, DOB: , Mobile: 7020277105 , Email: , Occupation: Service , Marital status : Married , Address: 403507, D-203, D-203, Satt Adhar Arcade, Peddem, Mapusa, Bardez, North Goa, Goa			
2	Name: Pranjal Pramod Shetgaonkar, Age: 40, DOB: , Mobile: 9881533684 , Email: , Occupation: Service , Marital status : Married , Address: 403507, Satt Adhar Arcade, Peddem, Mapusa, Bardez, North Goa, Goa			

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Date : 10-May-2022

Bardez
10/05/2022

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

SUB-REGISTRAR,
BARDEZ

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