



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 298000/-
(Rupees Two Lakh Ninety Eight Thousands only)
PAID VIDE E-RECEIPT NO 202400211570 DATED :16-Mar-2024,
IN THE GOVERNMENT TREASURY.



[Signature]
28/03/2024
Sub Registrar
(Office of the Civil Registrar-cum-Sub Registrar, Tiswadi)

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400012601
DOCUMENT SERIAL NUMBER	:	2024-PNJ-1066
DATE OF PRESENTATION	:	28-Mar-2024
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-1034-2024
DATE OF REGISTRATION	:	28-Mar-2024
NAME OF PRESENTER	:	RAJENDRA BAUKHANA KEDAR POA Holder And Admit Execution For SUNIL GAJANAN MORAJKAR Partner Of VAASTU ESTATE DEVELOPERS
REGISTRATION FEES PAID	:	₹223500/-
PROCESSING FEES PAID	:	₹1800/-
MUTATION FEES PAID	:	₹1500/-





Government of Goa
Directorate of Accounts

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



Echallan No. 202400211570

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 15-03-2024 19:11:32

Name and Address of Party:

Sunil | 9822127899

A10 La Campala Colony Miramar Panaji Goa

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 298000.00

Total Amount: ₹ 298,000.00

(Rs. Two Lakh Ninety Eight Thousand Only)

Department Data:

202400012601 NOTARY|202400012601 NOTARY

Bank ref No:

Status:

Success

Payment Date:

16-03-2024 10:14:09

Reprint Date: 21/03/2024 17:53:12



2024-PNJ-1066
28/03/2024

DEED OF SALE AND CONVEYANCE

This Deed of Sale and Conveyance is executed on
this 21st day of March, 2024 at Panaji, Tiswadi-Goa,

[Signature]

[Signature]

BETWEEN

MR. PRABHAV N. P. MHAMBREY, son of late Shri. Narayan Anant Prabhu Mhambre /Mambrey alias Mr. Narayan Anant Mahambre, Service, 32 years of age, bachelor, Indian national, Resident of H.No.178, Fondvem, Ribander, Goa, holder of PAN Card No. [REDACTED] AADHAR Card No. [REDACTED], Mobile no:8390632778 hereinafter referred to as "**VENDOR**" (which expression unless repugnant to the context means and includes his respective heirs, successors, legal representatives, administrators, executors and assigns) of the **FIRST PART**;



AND

VAASTU ESTATE DEVELOPERS, a Partnership Firm constituted under the Indian Partnership Act, 1932 and registered under no.39/91 before the Sub-Registrar of Panaji, PAN Card no. [REDACTED] having their registered office at Off. Road 11, Near EL Paso Hotel, La Campala Colony, Miramar-Goa, 403001, herein represented by its Partner:

[Handwritten signature] *[Handwritten signature]*

(a) **SHRI. SUNIL GAJANAN MORAJKAR**, son of late Gajanan Morajkar, aged 60 years, married, Indian national, in business, holding PAN Card No. [REDACTED] AADHAAR Card No. [REDACTED], Email ID: contact@vaastugoa.com, Contact no.9822127899, and his wife,

(b) **SMT. MARIA DE LOURDES A D P DE NORONHA E MORAJKAR**, d/o. Emanuel Noronha, aged 58 years, Businesswoman, holding PAN Card no. [REDACTED], AADHAAR Card no. [REDACTED], Email ID: conatct@vaastugoa.com, Contact no.9422415327, both residing at A-10, La Campala Colony, Miramar Panaji Goa, represented herein by Shri. Sunil Morajkar, aged 60 years, through Power of Attorney dated 26-04-2014, registration no.42858, executed before the Notary Shridhar Tamba, at Panaji Goa herein after called the "**PURCHASER/DEVELOPER**" (which expression unless repugnant to the context means and includes their respective successors, legal representatives, administrators, executors and assigns) of the **SECOND PART**.

WHEREAS there exists an immovable property identified as Plot no. 7 of "SMILES HOUSING COLONY" forming part of a larger property known as 'DOM-FRANCISCO' situated at Fondvem, Ribander within the limits of the Corporation of City of Panaji, Sub District of Ilhas, North Goa District,

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[Signature]

State of Goa, surveyed under Chalta No. 173 of P.T. Sheet No. 15 of City Survey Panaji and the Plot No.7 hereinafter referred to as the "**said plot**" and is more particularly described in **SCHEDULE V** contained hereinafter.

AND WHEREAS, originally there existed a property known as 'DOM FRANCISCO' registered in the Land Registration office under No. 638 at Fls.482 of Book B-8 (Old) situated at Ribandar, the western half of which forms a separate and distinct property registered in Land Registration office under No. 18778 at Fls. 24v of Book B-50(New) and enrolled in Taluka Revenue Office under Matriz No. 13 and 14 which belonged to Inacio Pio Jesus De Sa and his wife Maria do Carmo Rita Succorro Ferreira Rangele De Sa and is described more particularly in **SCHEDULE I** hereinafter.

AND WHEREAS, the other eastern half with exclusion of property registered under No. 17725 at Fls. 34 of Book B-47(New) of western half of the property DOM FRANCISCO situated at Ribandar which forms a separate and distinct property, is registered under No. 17725 at Fls. 33v of Book B-47 (New) and enrolled in Taluka Revenue Office under No. 13 and 14 belonging to Filomeno Francisco Jose De Sa and is more particularly described in **SCHEDULE II**.

AND WHEREAS, the property described in SCHEDULE II was bequeathed to Lucio Maria Denillo Filomeno De Sa and Savio Ligorio Franklyn Francisco Filomeno De Sa by the said Filomeno Francisco Jose De Sa by virtue of a Will dated 12/01/1973.

AND WHEREAS, upon the death of Filomeno Francisco de Sa on 9/03/1973, the said to Lucio Maria Denillo Filomeno De Sa and Savio Ligorio Franklyn Francisco Filomeno De Sa became the absolute owners in possession of the said property described in SCHEDULE II hereinafter.

AND WHEREAS, the said western half of the property described in SCHEDULE I AND SCHEDULE II is better described as a whole in SCHEDULE III hereinafter.

AND WHEREAS, the owners of the said property described in SCHEDULE III Inacio Pio Jesus De Sa and his wife Maria do Carmo Rita Succorro Ferreira Rangele De Sa, Lucio Maria Denillo Filomeno De Sa, Savio Ligorio Franklyn Francisco Filomeno De Sa developed the said property described in Schedule III hereinafter into a housing Colony named 'SMILES HOUSING COLONY'.

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[Signature]

AND WHEREAS, the said housing colony comprises of 16070 sq.mts. and is situated to the right-hand side of the Public road as one goes from Panaji to Old Goa.

AND WHEREAS, the said colony comprises of 21 plots with open spaces and internal road and is fully described in SCHEDULE IV hereinafter.

AND WHEREAS, a Conversion Sanad was granted by the Collector North Goa by letter No.RB/CNV/109/79/3076 dated 09/08/1979.

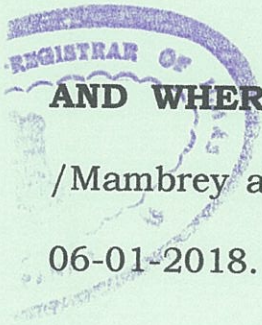
AND WHEREAS, vide Deed of Sale dated 12/10/1980 registered in the office of Sub Registrar Ilhas under No. 828 at Pages 247 to 257 Of Book B-1 volume 186 dated 13/10/1983, the said owners sold Plot No. 7 admeasuring 596 sq. mts. of the said Smiles Housing Colony which was subsequently revised to 606 sq. mts. by an Order of Inquiry Officer dated 13/07/1993 and was given new Chalta No. 173 of P.T. Sheet No. 15 of Panaji to late Shri. Narayan Anant Prabhu Mhambre /Mambrey alias Mr. Narayan Anant Mahambre.

Anant Mahambre

[Signature]

AND WHEREAS, late Shri. Narayan Anant Prabhu Mhambre/Mambrey alias Mr. Narayan Anant Mahambre therefore became exclusive owner in possession of plot No. 7 bearing Chalta No. 173 of P.T. Sheet No. 15 of Panaji City admeasuring 606 sq.mts. more particularly described in SCHEDULE V hereinafter.

AND WHEREAS Late Shri. Narayan Anant Prabhu Mhambre /Mambrey alias Mr. Narayan Anant Mahambre was married to Smt. Suhasini Narayan Prabhu Mhambrey and from the said marriage had only one child his son i.e. **Mr. Prabhav N P Mhambrey** i.e., the VENDOR herein. Said Smt. Suhasini Narayan Prabhu Mhambrey expired on 09/03/2007.



AND WHEREAS, Shri. Narayan Anant Prabhu Mhambre /Mambrey alias Mr. Narayan Anant Mahambre expired on 06-01-2018.

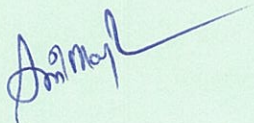
AND WHEREAS, late Shri. Narayan Anant Prabhu Mhambre /Mambrey alias Mr. Narayan Anant Mahambre was subsequently married to Mrs. Lata Sazba Kamat alias Lata Naraina Prabhu Mambro alias Lata Narayan Mhambrey and the couple did not have any children from

the said marriage and the said Mrs. Lata Sazba Kamat alias Lata Naraina Prabhu Mambro expired on 18/08/2021.

AND WHEREAS, by succession Deed registered in the office of the Sub - Registrar of Ilhas, under no. 735 dated 11/04/2018 at Folio 10 to 11v, the VENDOR and Mrs. Lata Sazba Kamat alias Lata Naraina Prabhu Mambro alias Lata Narayan Mhambrey were declared to be the sole and universal legal heir of late Shri. Narayan Anant Prabhu Mhambre/Mambrey alias Mr. Narayan Anant Mahambre.

AND WHEREAS, by Succession Deed registered in the office of the Sub - Registrar of Ilhas, under no.176 dated 1509/2023 (15/03/2023) Folio 176 to 180 Book no.758 the VENDOR herein has been declared to be the sole and universal legal heir of Smt. Suhasini Narayan Prabhu Mhambrey, late Shri. Narayan Anant Prabhu Mhambre /Mambrey alias Mr. Narayan Anant Mahambre and Mrs. Lata Sazba Kamat alias Lata Naraina Prabhu Mambro alias Lata Narayan Mhambrey.

AND WHEREAS, the VENDOR has represented to the PURCHASER that the VENDOR is now the exclusive owner



in possession of the said Plot No.7 described in SCHEDULE V with clear and marketable title.

AND WHEREAS, Shri. Narayan Anant Prabhu Mhambre /Mambrey alias Mr. Narayan Anant Mahambre along with Mrs. Lata Sazba Kamat alias Lata Naraina Prabhu Mambro alias Lata Narayan Mhambrey executed a memorandum of understanding on 28/03/2016 with respect to the said plot, wherein it was agreed that the said plot will be sold to the PURCHASER and the PURCHASER has already made part payment of Rs.20,00,000/-(Rupees Twenty Lakhs only) under the said Memorandum of Understanding.

AND WHEREAS, the PURCHASER entered into fresh negotiation with the VENDOR after the death of Shri. Narayan Anant Prabhu Mhambre /Mambrey alias Mr. Narayan Anant Mahambre and Mrs. Lata Sazba Kamat alias Lata Naraina Prabhu Mambro alias Lata Narayan Mhambrey and the consideration amount is now fixed Rs. 74,50,000/-(Rupees Seventy Four Lakhs Fifty Thousand Only).

AND WHEREAS, the VENDOR herein who is exclusive owner and in possession of the said plot have decided to

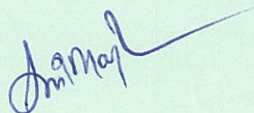


enter into the present Deed of Sale with the PURCHASER in order to conclude the previous understanding.

AND WHEREAS, the VENDOR has represented to the PURCHASER that he is exclusive owner in possession of the said plot and that he has clear and marketable title to the same.

**NOW THIS DEED OF SALE AND CONVEYANCE
WITNESSTH AS UNDER:**

1. The VENDOR hereby sells, transfers and conveys on to the PURCHASER 726.34 sq. mtrs. saleable built up area upon 838.52 sq. mts. along with the proportionate undivided right, title and interest in the SAID PLOT identified as Plot No. 7 admeasuring 606 sq. mts. along with the bungalow existing therein situated in 'SMILES HOUSING COLONY' better described in **SCHEDULE V** herein below and surveyed under Chalta No. 173 of P.T. Sheet No. 15 of City Survey of Panaji better described in **SCHEDULE IV** for a total consideration valued at Rs 74,50,000/- (Rupees Seventy four lakhs fifty thousand only) which is being paid by the PURCHASER to the VENDOR in the manner described in clause 2 hereinafter. The entire



consideration under this Deed is paid to the VENDOR. Hence the VENDOR hereby retains for himself an undivided share of 111.18 sq. mtrs. saleable built up area upon 838.52 sq. mtrs. (fraction of undivided share).

2. Out of the total consideration of Rs.74,50,000/- (Rupees Seventy Four lakhs fifty thousand), the PURCHASER has already paid a consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs only) under the Memorandum of Understanding dated 28/03/2016 which the Vendor hereby acknowledges. The Balance Consideration which is valued at Rs. 54,50,000/- (Rupees Fifty Four Lakhs Fifty Thousand) will be paid by the PURCHASERS by constructing of two single bedroom apartments having super built up area of 57.26 sq.mts each and more particularly described in SCHEDULE VI, in the proposed building to be constructed in the said plot and the cost of construction of the said proposed two flats is equal to Rs.54,50,000/- (Rupees Fifty Four Lakhs Fifty Thousand). On execution of the present Sale Deed, the PURCHASER has acquired undivided ownership right to 726.34 sq.mtrs saleable built up area upon 838.52 sq. mtrs. of the said plot which the PURCHASER shall be entitled to own, possess and transfer without any obstruction from the Vendor and or any person claiming through him. The PURCHASER has also deducted

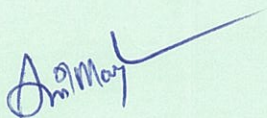


TDS at the rate of 1% and the same has been paid to the income tax department.

2. The undivided share of 112.18 sq.mtrs saleable built up area upon 838.52 sq.mtrs. which has been retained by the VENDOR is corresponding and proportionate to the built up area of the 2 single bedroom apartments. There shall therefore be no need to transfer undivided ownership in land corresponding to the said 2 apartments to the VENDOR as the proportionate corresponding undivided share is already retained by the said VENDOR and not transferred by the present Deed.

3. By the present deed, the PURCHASER has acquired exclusive ownership rights to the undivided share in the SAID PLOT purchased hereby and the PURCHASER has been put in exclusive, vacant and peaceful possession of the SAID PLOT in order to enable the PURCHASER to carry out construction without any interference from the VENDOR or any other persons claiming under them.

4. The VENDOR has obtained construction licence, approval of plans, development permission and to demolish existing structures, and construct a building in accordance with such licence and approvals. The VENDOR shall cooperate



with the PURCHASER by signing all necessary documents, forms, affidavits etc., promptly, as and when called upon by the PURCHASER so that the PURCHASER can obtain Occupancy certificate upon completion of the building.

5. The VENDOR hereby gives his consent to any deviations, variations in the proposed building at any point of time after obtaining construction licence and before obtaining Occupancy Certificate and the VENDOR shall not have any objection if the area of the flat allotted to the VENDOR provided that such variation shall be within 10% of the original areas.

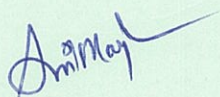
6. The VENDOR and all persons claiming and demanding under him shall from time to time upon the request and at the cost of the PURCHASER do and execute or cause to be done or executed all such lawful, things and deeds for further and more perfectly conveying and assuring the SAID PLOT or any part thereof unto the PURCHASER and placing it in the possession of the PURCHASER according to the true intent and meaning of this Deed or as may be reasonably required.



7. The PURCHASER shall be entitled to obtain all necessary permissions, approvals, licenses, NOC's etc. from various authorities as may be necessary to complete construction of the building.

8. The PURCHASER shall deliver possession of the said two single bedroom apartments which form a part of the consideration within a period of 48 months from the date of execution of this Deed obtaining construction license along with electricity, water connection and all other amenities after obtaining the necessary Occupancy Certificate. The delivery of possession of the said two single bedroom apartments shall be by execution of letter of possession before a notary as no registration would be necessary as undivided right corresponding to the said apartments has been already retained by the VENDOR.

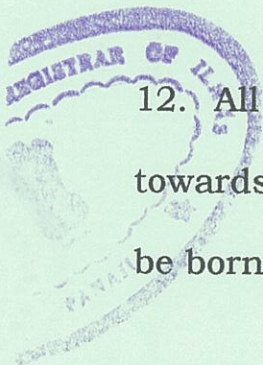
9. The PURCHASER shall not be responsible for any delay in construction on account of time taken by authorities in processing approvals, permissions, licenses, revision, extension and the like or due to unavailability of construction material or due to act of Goa/Force Majeure such as fire, explosion, earthquake, flood, war, riots,



pandemic or epidemic as such factors are beyond the control of the PURCHASER.

10. The PURCHASER shall have absolute right to dispose of by sale, agreement of Sale, Gift, Mortgage any unit which may be an apartment, office or shop to any third party of the PURCHASER'S choice, at such consideration as may be fixed by the PURCHASER along with the proportionate undivided share in the SAID PLOT corresponding to such unit.

11. The PURCHASER shall be solely entitled to receive any consideration from the sale of any of the units along with proportionate undivided share in the SAID PLOT.



12. All expenses such as registration, stamp duty etc. towards transfer of such apartments to the VENDOR shall be borne exclusively by the PURCHASER.

13. The PURCHASER shall be entitled to carry out mutation in the survey records of the property Chalta No. 173 of P.T. Sheet No. 15 of City Survey of Panaji corresponding to the SAID PLOT and as such the VENDOR do hereby accord his No Objection the Purchaser for the same.

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14. The VENDOR shall promptly sign any letter, document, or NOC which may be necessary to obtain any approval, permission etc. so as to avoid any delay.

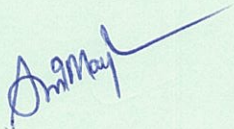
15. The VENDOR state that the SAID PLOT is free from encumbrances and there is no mortgage or lien created on the same.

16. The VENDOR shall keep the PURCHASER indemnified for any loss, expense, loss of profit, on account of any claim or defect in title of the VENDOR.

17. The exclusive possession of the SAID PLOT is hereby handed over to the PURCHASER to enable the PURCHASER to complete construction in accordance with this Deed.


18. The terms of the present Deed of Conveyance and Sale shall override and supersede any clauses in the Memorandum of Understanding dated 28/03/2016 which may be contrary to the terms of this deed.

19. The VENDOR states that the SAID PLOT is not subject matter of any litigation and the VENDOR is exclusive owner in possession of the SAID PLOT.

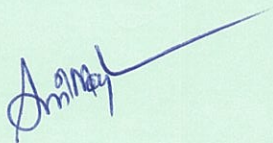


20. The SAID PLOT is not subject matter of any proceedings for land acquisition or land requisition.

21. The VENDOR have retained right to proportionate undivided share in the "SAID PLOT" corresponding to the units/apartments allotted to the VENDOR as a part of the consideration, and therefore, no separate conveyance with respect to the said proportionate undivided share in the SAID PLOT corresponding to the units allotted to the VENDOR shall be necessary. The PURCHASER shall however, execute a letter of possession and/ or Declaration before a Notary to record the fact that pursuant to this Deed of Sale the units have been delivered in accordance with the allotment made in terms of these presents upon which the ownership of the respective units/apartments shall stand transferred upon the VENDOR.



22. The parties hereby covenant that the VENDOR shall not enter into Agreement for Sale, assign his rights or transfer the units/apartments allotted by the PURCHASER to the VENDOR as a part of the consideration until the said units/apartments are handed over to the VENDOR after obtaining the Occupancy Certificate for the said proposed building in the SAID PLOT.



The VENDOR undertakes that he shall not ask for partition or sell or assign the right of undivided share he is retaining in the land till the units/apartments allotted to him are handed over to him after completion and obtaining the Occupancy Certificate for the said proposed building.

23. The PURCHASER shall form a maintenance society/ cooperative society / any other entity with respect to all units in the said proposed commercial building. The VENDOR herein who has been allotted respective units/apartments in the said building, towards their share in the consideration, shall also become members of the maintenance society/Association entity, and shall contribute towards the sinking fund/annual maintenance and shall be bound by the rules/bye laws made by the society.

24. The VENDOR hereby expressly waives his right of pre-emption and his right to partition with respect to their undivided share in the SAID PLOT.

25. This Deed of Conveyance and Sale is valued at Rs. 74,50,000/- (Rupees Seventy Four Lakh Fifty Thousand only) which is the market value is accordingly written on

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stamp paper of Rs.2,98,000/- (Rupees Two Lakhs Ninety Eight Thousand only).

SCHEDULE I

All that western half of the Western half of the property 'DOM FRANCISCO' situated at Fondvem, Ribandar within the limits of the Corporation of the City of Panaji, Sub District of Ilhas North Goa District, State of Goa registered in the Land Registration Office under no.638 at folios 482 of Book B-8 (old) and is bounded as under:

ON THE EAST: By Property bearing no. 17724 at Folios 33v of Book B-47(new)

ON THE WEST: By the property 'JAMABO'

ON THE NORTH: By River Mandovi

ON THE SOUTH: By the course of running waters of the hill of Comunidade of Chimbel

The said western half which forms a separate and distinct property is registered in the Land Registration Office under no.18778 at folios 24v of Book B-50 (new) and is registered as a whole in the Taluka Revenue Office under nos.13 and 14 and represents one fourth(1/4th) of the entire property



registered in the Land Registration Office under no.638 at folios 482 of Book B-8(old).

SCHEDULE-II

All that eastern half with the exclusion of property registered in the Land Registration Office under no. 17725 at folios 34 of Book B-47(new) of western half of the property 'DOM FRANCISCO' situated at Fondvem, Ribandar within the limits of the Corporation City of Panaji, Sub District of Ilhas registered in the Land Registration Office under no.638 at folios 482 of Book B-8 (old) and is bounded as under:

ON THE EAST: By eastern half of property 'DOM FRANCISCO'

ON THE WEST: By Western half of western of property 'DOM FRANCISCO'

ON THE NORTH: By River Mandovi

ON THE SOUTH: By the course of running waters of the Hill of Comunidade of Chimbel



The said eastern half with the exclusion of property registered in the Land Registration Office under no.17725 at folios 34 of Book B-47 (new) which forms a separate and

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distinct property is registered in the Land Registration Office under no.17724 at folios 33v of Book B-47 (new) and registered in the Taluka Revenue Office as a whole under nos. 13 and 14 and represents one fourth(1/4th) of the entire property registered in the Land Registration Office under no.638 at folios 482 of Book B-8(old).

SCHEDULE III

All that western half of property known as 'DOM FRANCISCO' situated at Fondvem, Ribandar within the limits of the Corporation of the City of Panaji, Sub District of Ilhas, North Goa District, State of Goa registered earlier in the Land Registration Office under no. 638 at folios 482 of Book B-8(old) with the exclusion of part of the said property admeasuring 524 sq.mts. and 28 decimeters which forms a separate and distinct property and is registered in the Land Registration Office under no. 17725 at folios 34 of Book B-47 (new) and bounded as under:

ON THE EAST: By the Eastern half of property 'DOM FRANCISCO' belonging to Aires Franklin Bras Honorio De Sa

ON THE WEST: By the property 'JAMBO' belonging to Kenkres

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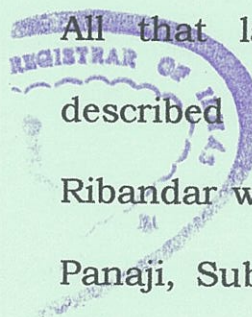
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ON THE NORTH: By river Mandovi

ON THE SOUTH: By the course of running waters of the hill of Comunidade of Chimbel.

The said western half is described in the Land Registration Office as under Western half of western half under no.18778 at folios 24v of Book B-50(new) and eastern half with the exclusion of property registered in the Land Registration Office under no.17725 at folios 34 of Book B-47(new) of western half under no.17724 at folios 33v of Book B-47(new).The property 'DOM FRANCISCO' is registered as a whole in the Taluka Revenue Office under nos.13 and 14 and is crossed by a public road which leads from Panaji to Old Goa.

SCHEDULE IV

 All that land admeasuring 16070 sq.mts of property described in Schedule III hereto situated at Fondvem, Ribandar within the limits of the Corporation of the City of Panaji, Sub District of Ilhas, North Goa District, State of Goa and known as SMILES HOUSING COLONY and is bounded as under:

ON THE EAST: By the remaining part of the property described in Schedule III and eastern half of the property 'DOM FRANCISCO'



ON THE WEST: By the property 'JAMBO'

ON THE NORTH: By Public road which goes from Panaji to Old Goa and part of the property described in Schedule III

ON THE SOUTH: By the remaining part of the property 'DOM FRANCISCO' described in Schedule III.

SCHEDULE V

All that piece of land known as Plot no.7 admeasuring 606 square metres as per Form D along with Bungalow existing therein as shown in the green boundary line in the plan annexed hereto situated in 'SMILES HOUSING COLONY' of the property described in Schedule IV hereinabove situated at Fondvem, Ribandar within the limits of the Corporation of the city of Panaji, Sub District of Ilhas, North Goa District, State of Goa and is bounded as under:

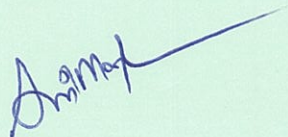
ON THE NORTH: By Plot no.5

ON THE SOUTH: By Plot no.18

ON THE EAST: By internal road

ON THE WEST: By property JAMBO belonging to Kenkres.

The said Plot no.7 represents 596/16070sq.mts. as per sale deed dated 12th October 1980 and 606/16.070 sq.mts. as



per Form 'D' of the property described in Schedule IV hereinabove, surveyed under Chalta No. 173 of P.T. Sheet No. 15 of City Survey Panaji and forms a separate and distinct property.

SCHEDULE VI

(Description of both flats)

Two single bedroom flats located on the Ground Floor of the proposed building identified as G1 and G2 each having one living room, bedroom kitchen and toilet each having carpet area of 44.49 sq.mts. and super built up area of 57.26 sq.mts.

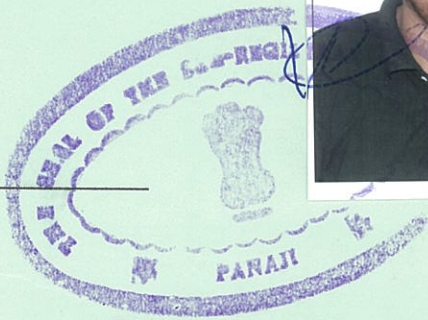
IN WITNESS WHEREOF the parties hereto have signed and executed this Deed of Sale on the day, month and the year herein above mentioned in the simultaneous presence of witnesses.



Amal

(Signature)

SIGNED AND DELIVERED
By the within named VENDOR:
MR. PRABHAV N P MHAMBREY



Left hand finger prints

Right hand finger prints



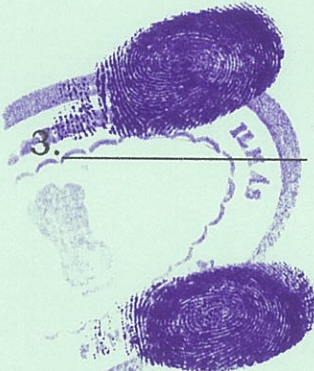
1. _____





2. _____



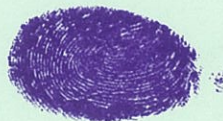


3. _____



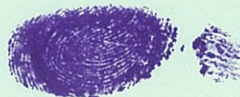


4. _____





5. _____



SIGNED AND DELIVERED

By the within named PURCHASER/ DEVELOPER:

VAASTU ESTATE DEVELOPERS

represented by its Partner

SHRI. SUNIL GAJANAN MORAJKAR

For self and attorney for

Smt. Maria de Lourdes A. D. P.

De Noronha e Morajkar



Left hand finger prints

Right hand finger prints



1. _____





2. _____



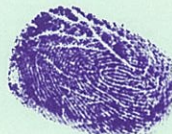


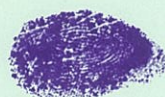
3. _____



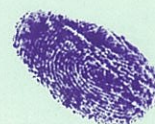


4. _____





5. _____



IN THE PRESENCE OF WITNESSES:

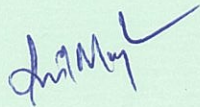
- 1. Name:** Mr. Joyal D Souza, age 42 years, son of Domingo D Souza, Married, Service, resident of H. No.128, Bernard Camerio Vaddy Mercas, St. Cruz, North Goa, Goa 403005.

Signature 

- 2. Name:** Mr. Sunil Surya Khandolkar, age 45 years, son of Late Surya Khandolkar, Married, Service, resident of H.no.88, Tamsuli, Betki, VTC: Khandola, P.O Marcela, District, North Goa, Goa 403107

Signature 







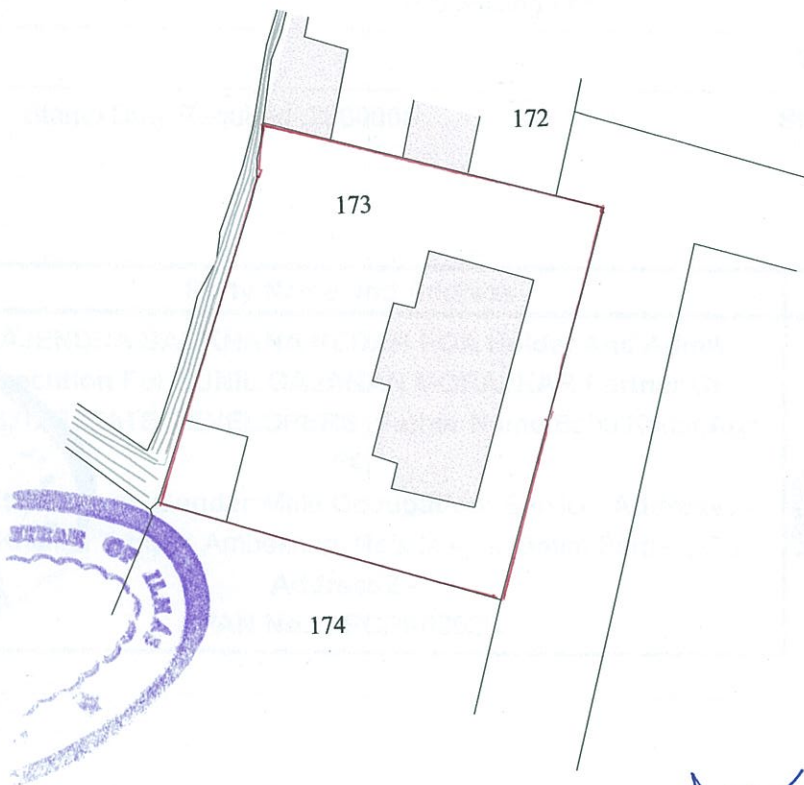


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA






Plan Showing plots situated at
Village : PANAJI
Taluka : TISWADI
P.T.Sheet No./Chalta No. : 15/173
Scale :1:500

Mangesh K. Kholkar
26/10/22
MANGESH K. KHOLKAR
Inspector of Survey & Land Records
City Survey, Panaji.









Paresh P. Vengurlekar
Generated By : Paresh P. Vengurlekar (F.S)
On : 26-10-2022


Yogesh B. Mashelkar
Compared By: Yogesh B. Mashelkar (H.S)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	RAJENDRA BAUKHANA KEDAR POA Holder And Admit Execution For SUNIL GAJANAN MORAJKAR Partner Of VAASTU ESTATE DEVELOPERS , Father Name:Babu Kedar, Age: 54, Marital Status: ,Gender:Male,Occupation: Service, Shri Krishna Temple, Ambekhan, Reis Magos, Betim Bardez, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for SUNIL GAJANAN MORAJKAR As POA Holder For MARIA DE LOURDES A D P DE NORONHA E MORAJKAR			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Joyal D Souza, Age: 42, DOB: 1981-04-19 , Mobile: 9823661764 , Email: , Occupation: Service , Marital status : Married , Address: 403005, H. No. 128 Bernard Carneiro Vaddy Mercedes North Goa, H. No. 128 Bernard Carneiro Vaddy Mercedes North Goa, Calapor, Tiswadi, NorthGoa, Goa			
2	Name: Sunil Surya Khandolkar, Age: 44, DOB: 1979-04-19 , Mobile: 9049936151 , Email: , Occupation: Service , Marital status : Married , Address: 403107, H. No. 88 Tamsuli Betki Khandola Marcela North Goa, H. No. 88 Tamsuli Betki Khandola Marcela North Goa, Betqui, Ponda, SouthGoa, Goa			


28/3/2024
Sub Regist.
UB - REGISTRAR
LEAS

Document Serial Number :- 2024-PNJ-10



Document Serial No:-2024-PNJ-1066

Book :- 1 Document
Registration Number :- PNJ-1-1034-2024
Date : 28-Mar-2024

P. Shashank
28/03/2024

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

UP - REGISTRAR
KAHAR

