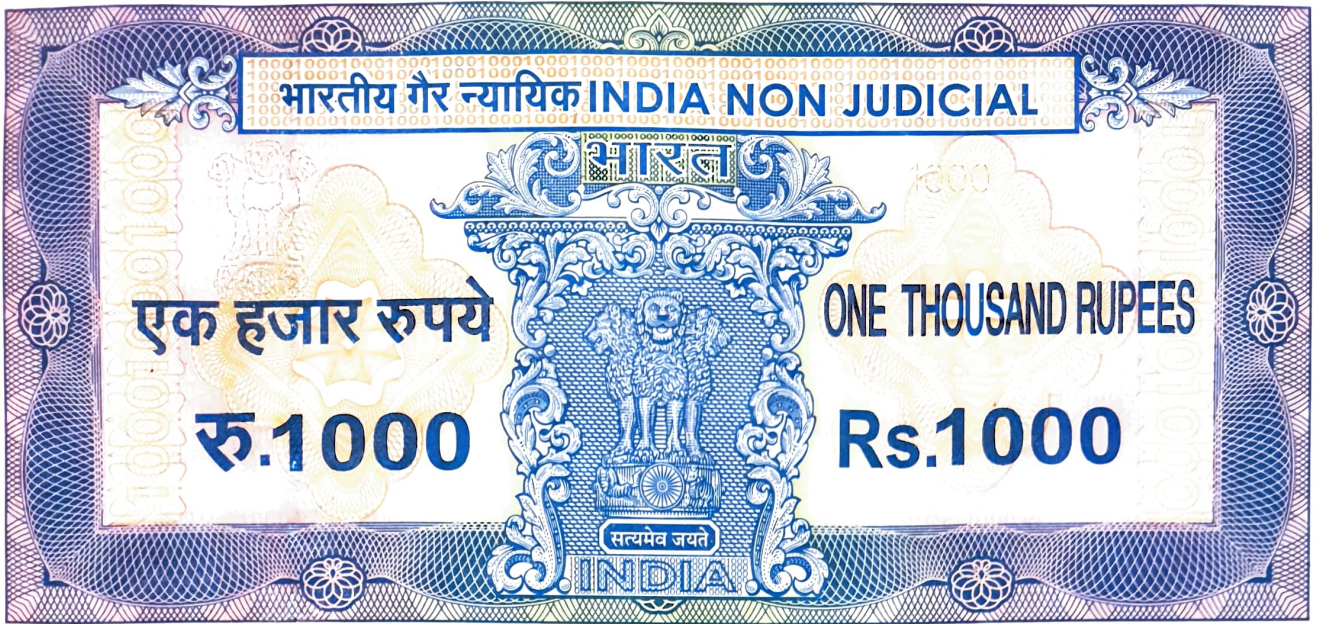




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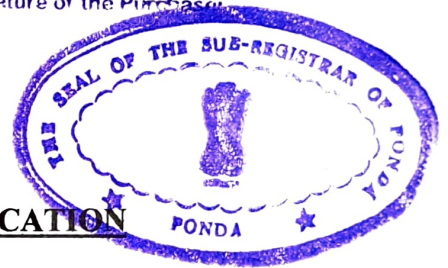
1293/2025

Sr. No. 8608 Place of Vend PONDA Date of issue 14/7/25
Value of Stamp Paper 1,000/-
Name of the Purchaser Metric Space Developers LCP
Residing at Ponda Son of Ponda
As there is no one stamp paper of the value of Rs. 1,000/-
Additional Stamp Paper for the completion of the value is attached along with

Signature of The Vendor

Doc. No. AC/STP/VEN/07/2015 DT. 11/12/2015

Signature of the Purchaser



DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made and entered into at Ponda, Goa, on this 14th day of July, 2025;

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BETWEEN

(1) MRS. LILA GURUDAS F. GAUNKAR @ SWATI BISSO SAUNTO @ SAWATI SAWANT @ SWATI BHISAJI SAWANT, wife of Bhisaji Sawant, daughter of Gurudas Mono Fadte Gaunkar, married, age about 55 years, house-wife, having PAN: DHXPS2265A, Aadhar No. 3155 6099 4150;

(2) MR. BISSO RAMCHANDRA SAUNTO @ BHISAJI RAMCHANDRA SAWANT, son of late Ramchandra Sawant, married, age about 71 years, business, having PAN: AVHPS9148K Aadhar No. 98689727 1411;

(3) MR. ADITYA BHISAJI SAWANT TALAULIKER, son of Bhisaji Sawant Talauliker, married age about 37 years, service, having PAN: FQUPS7391H, Aadhar No. 4748 9038 2717, and his wife;

(4) MRS. GANDHALI ADITYA SAWANT TALAULIKER @ GANDHALI MANGUESH DHUME, wife of Aditya Sawant Talauliker, daughter of Shri Manguesh S. Shenvi Dhume, married, age about 36 years, service, having PAN: BFPPD6774R, Aadhar No. 4304 8381 6462;

(5) MR. RAMCHANDRA BHISAJI SAWANT TALAULIKER, son of Bhisaji Sawant Talauliker, married, age about 34 years, service, having PAN: GWUPS8470N, Aadhar No. 4685 8866 7647 and his wife;



(6) MRS. SIDDHI RAMCHANDRA SAWANT TALAULIKER @ SIDHI ANAND GURAV, wife of Mr. Ramchandra Sawant Talauliker, daughter of Shri Anand Gurav, age about 32 years, married, service, having PAN: BLPPG8981H Aadhar No. 6119 2340 8038, all residing at H. No.516, Bhaktikunj, Dr. P.S. Ramani Road, Opp. Shri Bhagveshwar Temple, Talauli, Ponda, Goa, hereinafter referred to as "THE VENDORS" (which expression shall, unless repugnant to the context or meaning thereof, mean and include their heirs, executors, administrators, legal representatives, successors and assigns) of the FIRST PART;

AND

 **METRICSPACE DEVELOPERS LLP**, holding Identification No. ACA-2838 having registered office at House No. 702, Ward No. 01, Shirshirem, Bori, Ponda, Goa, having PAN: ABWFM6968L, TAN No. BLRM43382D, represented by its partner, (1) **MRS. MEGHANA GURUDAS LANJEKAR**, daughter of Shri Gurudas Lanjekar, wife of Mr. Mangesh Tilve, married, age about 47 years, business, having PAN: AFTPL4200K, Aadhar No. 683644319293, Mobile 9765727498, Indian National and residing at Flat No. UG-3, SM Silversky building, Jayceenagar Ponda, Goa and (2) **MRS. POORVI MITHUN PAI**, daughter of Shri Prakash Ramchandra Agni, wife of Mr. Mithun Pai, married, age about 35 years, business, having PAN: ATBPA0617M, Aadhar No.589517868545, Mobile No.8263933743, Indian National and residing at H. No. 702, Ward No.1, Aikya, Sawarbhata, Shirshire, Bori, Ponda, Goa,, hereinafter referred to as the PURCHASER, (which expression

shall, unless repugnant to the context or meaning thereof, mean and include its executors, administrators, legal representatives, successors and assigns) of the SECOND PART;

WHEREAS the Vendors No's. 1, 3 to 6 are hereby represented by their duly constituted Power of Attorney holder, their husband/father/father-in-law, MR. BISSO RAMCHANDRA SAUNTO @ BHISAJI RAMCHANDRA SAWANT, by virtue of General Power of Attorney date 25.04.2022 executed before Notary, Sarvesh Shivram Naik, under Reg. No.1473/2022 dated 25.04.2022.



AND WHEREAS by means of Deed of Sale dated 26th day of April 2024 duly registered in the Office of the Sub-Registrar, Ponda, under Register No. PON-1-823-2024 of Book 1 Document, dated 24.05.2024, the Vendors have sold the Purchaser, all that property described in the Schedule I of the said Deed of Sale. The said Deed of Sale dated 26th day of April 2024 is hereby referred to as "THE PRINCIPAL DEED OF SALE".

AND WHEREAS in the said Deed of Sale dated 26th day of April 2024 by inadvertence, the name of the purchaser is wrongly mentioned as "METRICSPACE LLP", at some places, instead of "METRICSPACE DEVELOPERS LLP".

AND WHEREAS the seal used by the said Partnership Firm in the Principal Deed of Sale is also of METRICSPACE DEVELOPERS LLP.

AND WHEREAS there is a need to rectify the said Deed of Sale dated 26th day of April 2024 in order to avoid any future complications and accordingly the same is hereby agreed to rectify.

NOW THEREFORE THIS DEED OF RECTIFICATION

WITNESSES AS UNDER:

1. That in the said PRINCIPAL DEED OF SALE dated 26th day of April 2024 under Registration No. PON-1-823-2024 of Book 1 Document, dated 24.05.2024, on page No. 03, line no. 14 from the top of the page the name "METRICSPACE LLP" shall be deleted and replaced by "METRICSPACE DEVELOPERS LLP".
2. That in the said PRINCIPAL DEED OF SALE dated 26th day of April 2024 under Registration No. PON-1-823-2024 of Book 1 Document, dated 24.05.2024, on page No. 21, line No.2 from the top of the page the name "METRICSPACE LLP" shall be deleted and replaced by "METRICSPACE DEVELOPERS LLP".
3. That in the said PRINCIPAL DEED OF SALE dated 26th day of April 2024 under Registration No. PON-1-823-2024 of Book 1 Document, dated 24.05.2024, on page No. 22, line No.2 from the top of the page the name "METRICSPACE LLP" shall be deleted and replaced by "METRICSPACE DEVELOPERS LLP".



4. That the above rectification henceforth shall form part and parcel of the Deed of Sale dated 26th day of April 2024 duly registered in the Office of the Sub-Registrar, Ponda, under No. PON-1-823-2024 of Book 1 Document, dated 24.05.2024.

SCHEDULE-I

ALL THAT plot of land admeasuring an area of 966 sq. mtrs. or thereabouts along with the house bearing No. 37 standing therein and admeasuring 100 sq. mtrs., forming part of the property known as "SHABI BHAT", situated at Kapileshwari, within the jurisdiction of Village Panchayat of Queula, registration sub-district and Taluka of Ponda District of South Goa, State of Goa, not described in the Land Registration Office, however enrolled in the Taluka Revenue Office at Ponda under Matriz No.510, the said plot is surveyed under Survey No.101/1-F of Village Queula, along with all the licenses, permissions, sanads etc. and which plot of land is bounded as under:

EAST : By 6 mtrs. wide road;
WEST : By 6 mtrs. wide road;
NORTH : By the remaining part of the land
under Survey No.101/1 of Village
Queula; and
SOUTH : By property under Survey
No.101/8 of Village Queula.

SCHEDULE II

(New premises to be constructed and allotted to the Vendors)

a) Two (2) in numbers 2 BHK Flat premises approximately having 65.12 sq. mtrs. of carpet area bearing Flat No. UG-05 situated on Upper Ground Floor and Flat No. FF-05 situated on First Floor;

b) One (1) in number 1 BHK Flat premises approximately having 42.91 sq. mtrs. carpet area bearing Flat No. SF-04 situated on Second Floor;

c) Three (3) in numbers parking space bearing Nos. P-14, P-15, P-16.

SCHEDULE III

SPECIFICATIONS:-

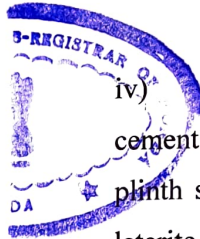
i) EXCAVATION IN FOUNDATION & PLINTH etc. as per proper analysis of soil testing and width and depth of foundation trenches will be done as per the design engineer and R.C.C. consultants plans.

ii) R.C.C machine batched concrete (BMC), machine mixed and machine vibrated design mix cement concrete of specified grade for reinforced cement concrete work including pumping of concrete to the site of laying admixtures in recommended proportions as per IS 9103 to accelerate, retard setting of



concrete, improve workability without impairing the strength and durability as per the direction of the Engineer-in-charge. M30 grade of reinforced cement concrete by using 420 kg of cement per cu.m. of concrete 1:1.5:3 for all reinforced concrete works or as per the design.

iii) Steel: TMT steel reinforcement bars will be used of make SAIL, TATA, JSW, JINDAL, AMBA-SHAKTI, VIZAG made only (Confirming to IS 1786 of 1986) for RCC work (conforming to I.S. 1786 of 1986) including. As per design recommended by RCC Consultant.



iv) Masonary: 23 cms thick Laterite Stone masonry of in cement mortar 1:5 (1 cement : 5 coarse sand) in foundation and plinth size of blocks (30 x 23 x 15) cm thick external walls of laterite stones. Partition walls shall be of Khanapur bricks or local fly ash based bricks of 10 cm thick with reinforced patli wherever required. Laterite Stone masonry in cement mortar 1:4 (1 cement : 4 coarse sand) in super structure of specified size.

v) Flooring:

Living/Dining/Bedrooms-Vitrified tiles. vitrified matt finished of Johnson, Somany, Kajaria (600x600) and 10mm thick tiles in floor, treads of steps, landing on 25mm thick bed of cement mortar 1:3 and jointed with cement slurry complete.

Balconies/Bathrooms will be provided and laid antiskid floor tiles 12 x 12 up to 16 x 16 in of Johnson, Somany, Kajaria (thickness to be specified by the manufacturer) of 1st quality conforming to

IS:15622 of approved make in shades as specified laid on 20 mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand) including pointing the joints with white cement & matching pigment etc., complete (a-Dark Shades)

vi) Wall finish:

Internal walls will be Cement Plaster of 12mm thick internal cement plaster 1:4 (1 cement: 4 fine sand)

External Cement Plaster of 18mm thick external cement plaster finished in two coats under layer 12mm thick cement plaster 1:5 (1 cement: 5 coarse sand) and top layer 6mm thick with cement plaster 1: 4 (1 cement: 4 coarse sand) finished with sponge.

vii) Internal walls: putty finishing Providing and applying Cement Based putty of JK or Birla or approved equivalent of 2 mm thickness over plastered surface,

Wall painting (two or more coats) with plastic emulsion paint of approved brand and manufacture such as Asian Paints, Dulux, Nerolec etc. on new work to give an even shade emulsion paint

viii) External walls: Painting three or more coats with acrylic exterior paint of approved brand and manufacture (such as weather shield, APEX) including applying one coat of cement primer and one coat of surface treatment etc. complete Weather Coat with apex paint Exterior walls:



ix) Kitchen Platform:

Granite Counter with Stainless Steel Sink

Dado-Ceramic Tiles 600 mm above counter: Providing and fixing 1st quality ceramic glazed wall tiles (Jhonson, Kajaria)conforming to IS:15622 (thickness to be specified by the manufacture of approved make in all colours, shades except burgundy, bottle green, black of any size as approved by Engineer - in - charge in dados over 12 mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and jointing with grey cement slurry @3.3kg per sq.m including pointing in white cement mixed with pigment of matching shade complete.

Aqua guard point.

Toilets Bathroom

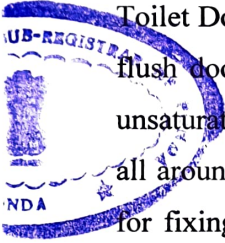
Dado-Ceramic Tiles Providing and fixing 1st quality ceramic glazed wall tiles (Jhonson, Kajaria)conforming to IS:15622 (thickness to be specified by the manufacture of approved make in all colours, shades except burgundy, bottle green, black of any size as approved by Engineer-in-charge in skirting, dados over 12 mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and jointing with grey cement slurry @3.3kg per sq. mtrs. including pointing in white cement mixed with pigment of matching shade complete up to 7 feet height.

x) Bathroom and Toilet Fittings: All Quality branded fittings such as brand of Jaquar make, Benelave, Cera, wall mounted W.C. extractor fan point.



xi) Doors/ Windows:

Entrance- Providing woodwork in frames of doors, windows, clerestory windows trusses & other frames wrought framed and fixed in position. (First class Indian teak wood) Solid wood main door Bedrooms/Kitchen doors-Flush doors Providing & fixing flush door shutters decoration type core of block board construction with frame of first class hard wood and well matched first class Indian teak ply veneering with vertical grains and cross bands and face veneers on both faces of shutters. (35mm thick including SS butt hinges, Tower Bolts, Handles, Latch, with necessary screws),



Toilet Doors: 30 mm thick Fiberglass Reinforced Plastic. (F.R.P.) flush door shutter in different plain and wood finish made with unsaturated polyester resin, molded to 3 mm thick FRP laminate all around, with suitable wooden blocks inside at required places for fixing of fittings and polyurethane foam (PUF)/ Polystyrene foam to be used as filler material throughout the hollow panel, casted monolithically with testing parameters of F.R.P. laminate conforming to table - 3 of IS:14856, complete as per direction of Engineer-in-charge.

Windows-Providing and fixing anodized aluminum shutters in accordance with the specification annexed with Goa schedule of Rates (2004) Vol & II including all taxes, transportation, scaffolding and handling etc. complete as per direction of the Engineer-in-charge: windows with two sliding shutters using 18 mm series shutters section with powder coating with pure polyester powder of shade of required colour on the aluminum section Plain Glass windows with mosquito nets.



xii) Electrical:

3-phase wiring finolex cables

AC point to all Bedroom areas, inverter, washing machine point, Satellite TV Provision, Internet cable Provision, of make such as Legrand, Anchor Roma Modular Switches or equivalent.

Amenities:

Power back-up for lift and for common area.

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

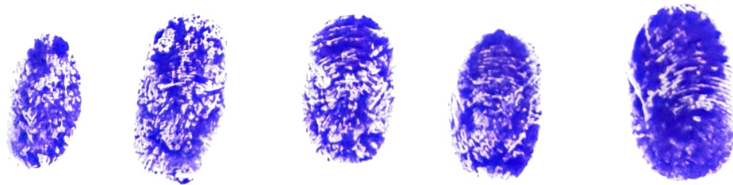




SIGNED AND DELIVERED by the within-named **MR. BISSO RAMCHANDRA SAUNTO @ BHISAJI RAMCHANDRA SAWANT**, for self and as duly constituted Power of Attorney holder of, the Vendor No.1, **MRS.LILA GURUDAS F. GAUNKAR @ SWATI BISSO SAUNTO @ SWATI SAWANT @ SWATI BHISAJI SAWANT**, the Vendor No. 3, **MR. ADITYA BHISAJI SAWANT TALAULIKER**, the Vendor No.4, **MRS. GANDHALI ADITYA SAWANT TALAULIKER @ GANDHALI MANGUESH DHUME**, the Vendor No.5, **MR. RAMCHANDRA BHISAJI SAWANT TALAULIKER**, the Vendor No.6, **MRS. SIDDHI RAMCHANDRA SAWANT TALAULIKER @ SIDHI ANAND GURAV**, the Vendor No.2:



Right hand thumb impressions of Mr. Bisso Ramchandra Saunto @ Bhisaji Ramchandra Sawant:



Left hand thumb impressions of Mr. Bisso Ramchandra Saunto @ Bhisaji Ramchandra Sawant:



SIGNED AND DELIVERED by the within-named
METRICSPACE DEVELOPERS LLP, a Partnership Firm
represented by its Partner, **MRS. MEGHANA GURUDAS**
LANJEKAR, the Purchaser:



Right hand thumb impressions of Mrs. Meghana Gurudas
Lanjekar:



Left hand thumb impressions of Mrs. Meghana Gurudas
Lanjekar:



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SIGNED AND DELIVERED by the within-named
METRICSPACE DEVELOPERS LLP, a Partnership Firm
represented by its Partner, **MRS. POORVI MITHUN PAI**, the
Purchaser:



Right hand thumb impressions of Mrs. Poorvi Mithun Pai:



Left hand thumb impressions of Mrs. Poorvi Mithun Pai:

In the presence of witnesses:

1. Adv. Dinya Digambar Kohralkar *[Signature]*
2. Brijam Purshottam Naik. *[Signature]*

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 08-Aug-2025 03:04:17 pm

Document Serial Number :- 2025-PON-1293

Presented at 01:04:21 pm on 08-Aug-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1000
2	Registration Fee	1000
3	Processing Fee	2940
Total		4940

Stamp Duty Required :1000/-

Stamp Duty Paid : 1000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	METRICSPACE DEVELOPERS LLP Through Its Partner Mrs. Meghana Gurudas Lanjekar , Organization Name: Metricspace Developers LLP, Age: , Marital Status: , Gender: , Occupation: , Address1 - H.No.702, ward No.1, Shirshirem Borim Ponda Goa, Address2 - , PAN No.: ABWFM6968L			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Bisso Ramchandra Saunto @ Bhisaji Ramchandra Sawant , Father Name: Late Ramchandra Sawant, Age: 71, Marital Status: Married , Gender: Male, Occupation: Business, H.No.516 Bhaktikunj, Dr P.S. Ramani road, Opp shri Bhagveshwar temple Talauli Ponda Goa, PAN No.: AVHPS9148K			
2	METRICSPACE DEVELOPERS LLP Through Its Partner Mrs. Meghana Gurudas Lanjekar , , Age: , Marital Status: , Gender: , Occupation: , H.No.702, ward No.1, Shirshirem Borim Ponda Goa, PAN No.: ABWFM6968L			
3	METRICSPACE DEVELOPERS LLP Through Its Partner Mrs. Poorvi Mithun Pai , , Age: , Marital Status: , Gender: , Occupation: , H.No.702, ward No.01, Shirshirem, Bori, Ponda Goa, PAN No.: ABWFM6968L			
4	Bisso Ramchandra Saunto Alias Bhisaji Ramchandra Sawant , Father Name: Late Ramchandra Sawant, Age: 71, Marital Status: , Gender: Male, Occupation: Business, H.No.516, Bhaktikunj, Dr. P.S. Ramani road, Opp shri. Bhagveshwar temple, Talauli Ponda Goa, PAN No.: AVHPS9148K , as Power Of Attorney Holder for Siddhi Ramchandra Sawant Talauliker @ Sidhi Anand Gurav			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	Bisso Ramchandra Saunto Alias Bhisaji Ramchandra Sawant Father Name: Late Ramchandra Sawant, Age: 71, Marital Status: , Gender: Male, Occupation: Business, H.No.516, Bhaktikunj, Dr. P.S. Ramani road, Opp shri. Bhagveshwar temple, Talauli Ponda Goa, PAN No.: AVHPS9148K , as Power Of Attorney Holder for Ramchandra Bhisaji Sawant Talauliker			
6	Bisso Ramchandra Saunto Alias Bhisaji Ramchandra Sawant Father Name: Late Ramchandra Sawant, Age: 71, Marital Status: , Gender: Male, Occupation: Business, H.No.516, Bhaktikunj, Dr. P.S. Ramani road, Opp shri. Bhagveshwar temple, Talauli Ponda Goa, PAN No.: AVHPS9148K , as Power Of Attorney Holder for Gandhali Aditya Sawant Talauliker @ Ghandhali Manguesh Dhume			
7	Bisso Ramchandra Saunto Alias Bhisaji Ramchandra Sawant Father Name: Late Ramchandra Sawant, Age: 71, Marital Status: , Gender: Male, Occupation: Business, H.No.516, Bhaktikunj, Dr. P.S. Ramani road, Opp shri. Bhagveshwar temple, Talauli Ponda Goa, PAN No.: AVHPS9148K , as Power Of Attorney Holder for Aditya Bhisaji Sawant Talauliker			
8	Bisso Ramchandra Saunto Alias Bhisaji Ramchandra Sawant Father Name: Late Ramchandra Sawant, Age: 71, Marital Status: , Gender: Male, Occupation: Business, H.No.516, Bhaktikunj, Dr. P.S. Ramani road, Opp shri. Bhagveshwar temple, Talauli Ponda Goa, PAN No.: AVHPS9148K , as Power Of Attorney Holder for Lila Gurudas F. Gaunkar @ Swati Bisso Saunto @ Sawati Sawant @ Swati Bhisaji Sawant			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Divya Rohan Tari Volvoikar, Age: 32, DOB: , Mobile: 8007665753, Email: , Occupation: Advocate , Marital status : Married , Address: 403401, H.No.429/2 Amrai Savoi Verem Ponda Goa, H.No.429/2 Amrai Savoi Verem Ponda Goa, Savoi-verem, Ponda, SouthGoa, Goa			
2	Name: Pritam Purshottam Naik, Age: 37, DOB: , Mobile: 9765727498, Email: , Occupation: Advocate , Marital status : Married , Address: 403401, H.No.111/1 Khajorda Borim Ponda Goa, H.No.111/1 Khajorda Borim Ponda Goa, Borim, Ponda, SouthGoa, Goa			

Sub Registrar

DR - REGISTRAR
PONDA

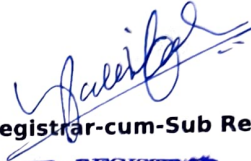
Document Serial Number :- 2025-PON-1293

Document Serial No:-2025-PON-1293

Book :- 1 Document

Registration Number :- **PON-1-1254-2025**

Date : 08-Aug-2025



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

08 - REGISTRAR
PONDA

