



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

STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 700000/-
(Rupees Seven Lakh only)

PAID VIDE E-RECEIPT NO 202500183082 DATED : 12-Mar-2025,
IN THE GOVERNMENT TREASURY.



Sub Reg/Strat
Bardez

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

SUB-REGISTRAR
BARDEZ

CERTIFIED TRUE COPY

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400073496
DOCUMENT SERIAL NUMBER	:	2025 177
DATE OF PRESENTATION	:	21 Mar 2025
DOCUMENT REGISTRATION NUMBER	:	BRZ 1-1767-2025
DATE OF REGISTRATION	:	28-Mar-2025
NAME OF PRESENTER	:	SANTOSH MADHUKAR GAJINKAR Partner Of M/S G & D REALTORS
REGISTRATION FEES PAID	:	₹420000/-
PROCESSING FEES PAID	:	₹1700/-
MUTATION FEES PAID	:	₹1500/-





**Government of Goa
Directorate of Accounts**

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



Echallan No. 202500183082

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 12/03/2025 17:57:55

Name and Address of Party: GD | 9422440015
Pilerne

Service: Stamp Duty

Stamp Duty

Amount

₹ 700000.00

Total Amount: ₹ 700,000.00

(Rs. Seven Lakh Only)

Department Data: 202400073496 NOTARY|202400073496 NOTARY

Bank ref No: CPAEXJNSH2

Status: Success

Payment Date: 12/03/2025 18:08:46

Payment Gateway: SBI_MOPS



Print Date: 12/03/2025 18:08:55

S. No. 2025-15820-17-11
21/03/2025

DEED OF SALE

This DEED OF SALE is made at Mapusa, Taluka Bardez
and Registration Sub-District of Bardez, State of Goa, on
this 12th day of March, 2025.



BETWEEN

Chaverraine Ann Borges

A. I. Gomes

[Signature]
[Signature]

1. **MRS. CHARMAINE ANN BORGES**, daughter of late Mr. Leslie Duncan Biden, aged about 64 years, married, retired, holding Permanent Account No. , New Zealand National, holding OCI No. , Passport No. , and her husband,

2. **MR. JOSEPH DESMOND ALLAN BORGES ALIAS JOSEPH DESMOND ALLEN BORGES**, son of late Mr. Curlino Borges, aged about 71 years, married, retired, holding Permanent Account No. , New Zealand National, holding OCI No. , Passport No. ,

email address

desmond.charmaineborges@gmail.com, both resident of 218A Te Atatu Road, Te Atatu South, Auckland 0610, New Zealand, hereinafter referred to as the "**VENDORS**" (which expression shall, where ever the context requires unless repugnant to the meaning thereof, be deemed to mean and include their legal representatives, executors, administrators, transferees, successors and assigns) of the **FIRST PART.**

AND

Charmaine Ann Borges


[Signature]



M/S G & D REALTORS, a registered partnership firm,
 having Registrar No. _____, Permanent Account
 No. _____, email _____ address
 gajdekrealtor@gmail.com, and its registered office at H
 No. B/460/TF-1, Bridge View Apartment, near Ashok
 Baleza Complex, Alto Betim, Reis Magos, Bardez, Goa,
 403101, duly represented by its partners;

(1) **MR. SANTOSH MADHUKAR GAJINKAR**, son of Mr.
 Madhukar Gajinkar, aged about 50 years, married,
 businessman, holding permanent account number
 _____, Aadhaar No. _____, email address
 sami9sai6@gmail.com, mobile no. _____, Indian
 National, residing at flat no. B/460/TF-2, Bridge View
 Apartment, near Tata Paradise, Patel Estate, Alto Betim,
 Reis-Magos, Bardez, Goa, 403101,

(2) **MR. SANTOSH SHANKAR DHEKANE**, son of Mr. Shankar
 Datatray Dhekane, aged about 52 years, married,
 business, holding permanent account number _____,
 Aadhar No _____, mobile No. _____, email
 address shubhseafood@gmail.com Indian National, resident
 of Khushi, Jain Derasar Chowk, near Shantinath Apartment,
 Jalaram Talkies area, Veraval, Gir Somnath, Gujarat-262266,
 hereinafter referred to as the "**PURCHASER**" (which
 expression shall wherever the context requires unless

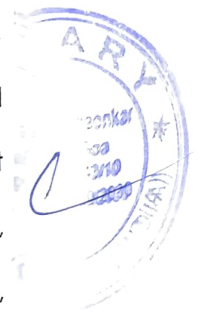
Charmaine Ann Borges

[Handwritten signature]

G & D REALTORS

G & D REALTORS

[Handwritten signature]



repugnant to the meaning thereof, be deemed to mean and include its successors – in – title and assigns) of the

SECOND PART.

WHEREAS;

- 1) There exist a 5/6th portion of the all that property known as "SAUNLEM" or "SODO" or "SAULEM" or "SANVOLEM" as a distinct property situated at Pilerne, within the limits and jurisdiction of Village Panchayat of Pilerne, Taluka Bardez, District North Goa, State of Goa and described in the Office of Land Registration (Conservatoria Registral) Ilhas under No. 3713 at folios 444 of Book 1 old and enrolled in Taluka Revenue Office under No. 1104, 1106, 1109 and 1111. It is surveyed as a whole under Survey No. 34 Sub-Division 1, Survey No. 35 Sub Division 1, Survey No. 36 Sub Div No. 1, Survey No. 36 Sub-division 4, Survey No. 206 Sub-division 2, Survey No. 206 Sub-division No. 3, Survey No. 206 Sub-division 5, Survey No. 207 Sub Division No. 3 and Survey No. 208 Sub-division No. 1 all of village Pilerne, Bardez, North Goa, Goa. Hereinafter after jointly known as SAID LARGER PROPERTY.

Charmaine Ann Borges

[Signature]

[Signature]

[Signature]



2) The SAID LARGER PROPERTY was purchased by Mr. Bogvonta Xabuli Sinai Bobo in Public Auction held in the Panaji Court of Civil Judge on 18th August, 1955 (File No. 757 of 1952) in the execution decree instituted against Mr. Rama Pundolica Sinai Telanga alias Rama Sinai Telinga and his wife Ushabai and Mrs. Gopicabai Sadanand Sinai Sirvoicar alias Vassanti and her husband Mr. Sadanand Sinai Sirvoicar alias Sadanand Ganesh Sinai Sirvoicar and accordingly name of Mr. Bogvonta Xabuli Sinai Bobo was inscribed under No. 24402 at folio 26v of Book G-38.



3) Vide Deed of Sale dated 31/12/1965, registered before Sub-Registrar of Ilhas on 07/04/1966 under No. 47 of pages 98 to 101 of Book No. 1, Vol 2, Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo sold 1/3rd portion of the SAID LARGER PROPERTY to his brother Mr. Roguvira Xabuli Sinai Bhobe.



4) Vide Deed of Sale dated 31/12/1965, registered before Sub-Registrar of Ilhas on 07/04/1966 under No. 48 of pages 126 to 128 of Book No. 1, Vol 3, Mr.

Charmaine Ann Borges

[Handwritten signature]

Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo sold 1/3rd portion of the SAID LARGER PROPERTY to his brother Mr. Voicunta Xabuli Sinai Bhobe.

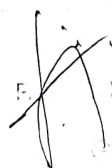
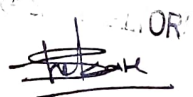
5) Said Mr. Roguvira Xabuli Sinai Bhobe alias Roguvir Xabuli Bobo expired on 4th August 1985, leaving behind his widow and moiety sharer Mrs. Hirabai Roghuvir Bobo and his only heir Mr. Uday Roguvir Bhobe married to Mrs. Suman Uday Bhobe and same was confirmed vide Deed of Succession dated 13/11/1997, drawn in the Notary Public Ex-Officio, Ilhas, Goa, in Book No. 660 of Deeds at pages 85v to 87v.

6) Said Mr. Uday Roguvir Bhobe and his wife Mrs. Suman Uday Bhobe had 3 children's Viz

- a. Miss Sonia Uday Bhobe.
- b. Miss Synthia Uday Bhobe.
- c. Master Sanket Uday Bhobe.

7) Said Mr. Uday Roguvir Bhobe and Miss Sonia Uday Bhobe expired on 25/08/1992.

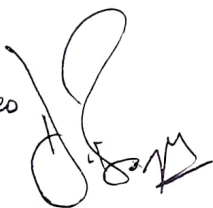
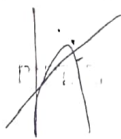
Charmaine Ann Berge

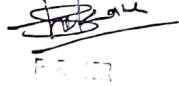
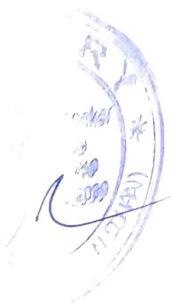

8) Vide order dated 3/09/1997 passed by Chief Judicial Magistrate of Civil Judge Senior Division at Panaji, in Civil Misc. Application No. 56/97/A in Inventory Proceeding No. 60/95/A, said Mrs. Suman Uday Bhobe Court had granted permission to sell her and his minor children's share in the SAID LARGER PROPERTY.

9) Vide Agreements dated 6/02/1997 read with the Agreement dated 13/04/1993, said Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo, Mrs. Hirabai Roguvir Bobo and Mrs. Suman Uday Bhobe for self and as mother and natural guardian of Miss Synthia Uday Bhobe and Master Sanket Uday Bhobe, and Mr. Voicunta Xabuli Sinai Bhobe alias Voicunta Xabuli Bobo and his wife Mrs. Neerabai Voicunta Bobo, owners of the SAID LAREGR PROPERTY entered into three separate Agreement with M/s Kamat Construction Pvt. Ltd. through its Director Mr. Uday Anant Kamat to sell 51655.68 a separated area of the SAID LARGER PROPERTY, hereinafter known as SAID PROPERTY and more particularly described in SCHEDULE I.

Charmaine Ann Borges



GO2 HMC


F 112

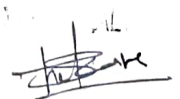
10) The SAID PROPERTY more particularly described in SCHEDULE I was sub-divided into plots and was accorded/granted the following permissions/approvals;

- i. Conversion Sanad under Section 32 of the Land revenue Code, vide No. CNV/BAR/76/91 dated 16/11/1993, issued by Deputy Collector and Sub-Divisional Officer, Mapusa, Goa.
- ii. NOC from Town and Country Planning Department, Mapusa-Goa, vide order No. DB/9744/942/1995 dated 28/04/1995.
- iii. Final NOC for Sub-division by Village Panchayat Pilerne-Marra under No. VP/PM/F.49/95-96/637, dated 13/09/1995.

11) Vide Deed of Sale dated 14/07/2006, duly registered before Sub Registrar of Ilhas, under registered No. 3973, Book No.1, Volume No. 1750 dated 14/08/2006, said Mr. Bogvonta Xabuli Sinai Bobo and his wife Mrs. Manicbai Bagvonta Bobo, Mr. Voicunta Xabuli Sinai Bobo and his wife Mrs. Neerabai Voicunta Bobo, Mrs. Hirabai Roguvir Bobo, Mrs. Suman Uday Bhobe for self and as

Charmaine Ann Borges






mother and natural guardian of Miss Synthia Uday Bhobe and Master Sanket Uday Bhobe, as VENDORS, all represented by their Constituted Attorney Mr. Sanjiv U. Kamat and M/s Kamat Construction Pvt. Ltd. through its Director Mr. Dattaprasad A. Kamat as CONFIRMING PARTY sold a plot identified as Plot No. 29 admeasuring 570 Sq.mts. a sub-divided plot of the SAID PROPERTY (hereinafter known as SAID PLOT and more particularly described in SCHEDULE II) to Mrs. Charmaine Ann Borges and Joseph Desmond Allan Borges, VENDORS herein.



- 12) PURCHASER has approached the VENDORS, with a proposal to purchase the SAID PLOT for a total sale consideration amount of Rs. 140,00,000/- (Rupees One Crore and Forty Lakhs Only), and VENDORS have accepted the said proposal/offer of the PURCHASER and has agreed to sell the SAID PLOT free from all encumbrances, for a total sale consideration price of Rs. 140,00,000/- (Rupees One Crore and Forty Lakhs Only).

Charmaine Ann Borges

A. S. Kamat

[Signature]
PARTNER

[Signature]
P. M. S. A.



NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. That in pursuance of the said Deed of Sale and the sale total consideration price of Rs. 140,00,000/- (Rupees One Crore and Forty Lakhs Only), has been paid by PURCHASER to the VENDORS as under;

- (a) By Demand Draft, bearing No. 152011, dated 26/03/2025, drawn on Karnataka Bank, Betim Branch, Goa, for amount of Rs. 59,53,500/- (Rupees Fifty Nine Lakhs Fifty Three Thousand and Five Hundred Only) in favour of VENDOR No. 1,
- (b) By Demand Draft, bearing No. 152010, dated 26/03/2025, drawn on Karnataka Bank, Betim Branch, Goa, for amount of Rs. 59,53,500/- (Rupees Fifty Nine Lakhs Fifty Three Thousand and Five Hundred Only) in favour of VENDOR No. 2,
- (c) An amount of Rs. 20,93,000/- (Rupees Twenty Lakhs and Ninety Three Thousand Only) is paid/deducted as TDS by the PURCHASER on the sale consideration vide TDS Certificate dated 26/03/2025.

Charmaine Ann Borges

A. Sanyal

[Signature] VENDOR

[Signature]



2. That the VENDORS hereby forever acquit, release and discharge the PURCHASER and that the VENDORS do hereby sell, assign, release, convey, discharge and assure unto the said PURCHASER, forever the SAID PLOT fully described in the Schedule II hereto and together with all the liberties, privileges, easements, rights appurtenant thereto and whatsoever standing in the SAID PLOT or any part thereof belonging or pertaining to or with the same or any part thereof now or at any time hereto for usually held, used and enjoyed therewith together with all the deeds, documents, writings, and other evidence of title relating to the SAID PLOT.



3. The VENDORS do hereby covenant with the PURCHASER, its successors – in – title and assigns that the VENDORS are now lawfully seized and possessed of the SAID PLOT hereby granted and transferred in favor of the PURCHASER and the VENDORS have full and absolute authority to sell the SAID PLOT unto the PURCHASER.



Charmaine Ann Borges

A. Sanyal

[Signature]

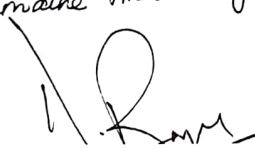
[Signature]

4. The PURCHASER shall hereafter peacefully and quietly possess and enjoy the SAID PLOT without any claims, demands, whatsoever from the VENDORS or any person claiming through or under them.

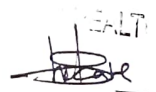
5. The VENDORS do hereby indemnify and shall keep indemnified the PURCHASER against all the claims, demands, dues, outgoings, charges and liens over the SAID PLOT hereby sold.

6. The VENDORS do hereby authorize and give their no objection to the PURCHASER to enter their name in form 1 & XIV and/or survey record on execution of this Deed with respect to the above SAID PLOT.

7. The VENDORS do hereby covenant and declare that the SAID PLOT hereby transferred is free from encumbrances, charges, equities, claims or demands whatsoever and that the VENDORS have not done anything whereby the SAID PLOT or any part thereof may be a subject to attachment or lien of any court or person whatsoever and that

Charmaine Ann Borges








the VENDORS assures to have harmless and keep indemnified the PURCHASER from or against all encumbrances, charges, liens, equities, claims or demands whatsoever any time in the future.

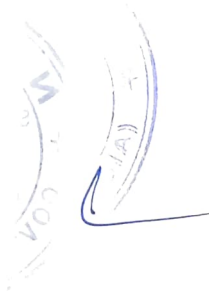
8. The VENDORS and all persons claiming under the VENDORS further covenant that the VENDOR shall and will from time to time, upon the request of the PURCHASER do or execute all such acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof unto the PURCHASER according to the true intent and meaning of this deed as shall or may be reasonably and lawfully required.

9. The VENDORS do hereby declare that they have not done or omitted or knowingly and willingly suffered and been a party to any act, deed or thing whereby the VENDORS are prevented from selling the SAID PLOT in the manner aforesaid.

10. The VENDORS and the PURCHASER hereby declare that the property in transaction does not

Charmaine Ann Borges

[Signature]
[Signature]
 REALTOR
Future



belong to or pertain to occupancies of persons belonging to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

11. The VENDORS and the PURCHASER hereby declare that the SAID PLOT is Non-Agricultural. This document and transaction is complying with Foreign Exchange and Management Act 1999 and Reserved Bank of Indian guidelines. The office of Civil Registrar-cum-Sub Registrar-Bardez shall be not responsible if the parties violate FEMA and RBI guidelines.

12. That the VENDORS and the PURCHASER do hereby covenant with each other as under:

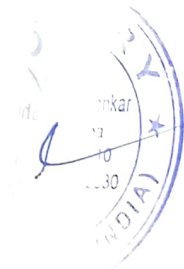
a. That the PURCHASER may at any time hereafter quietly and peaceably enter upon, possess and enjoy the SAID PLOT for its use and benefit without any claim, demand and interruption or disturbance of any kind whatsoever by the VENDORS or any persons claiming under them. It is admitted that the possession of the SAID PLOT

Charmaine Ann Borges





ER



is handed over to the PURCHASER by the VENDORS at the time of execution of this deed.

b. That the VENDORS shall at all-time hereafter at the request and cost of the PURCHASER do, execute or act all things, deeds or acts that may be necessary for the better and more effectively assuring the SAID PLOT or any part thereof to the PURCHASER as the PURCHASER from the time to time may reasonably require.

c. That the VENDORS shall execute and handover to the PURCHASER the necessary application forms, declarations, writings to enable the PURCHASER to get the SAID PLOT transferred in its name in the relevant Panchayat records, Survey records, Electricity Departments record, Public Works Department Records and other records maintained by any other government and statutory bodies. This deed will be considered as an express no objection from the VENDORS to include the name of the PURCHASER in the aforesaid records pertaining to the SAID PLOT without further notice to the VENDORS.

Charmaine Ann Borges

A. Sam

68/1/2010

[Signature]

[Signature]



13. All taxes, cess, charges, expenses and any such other outgoings in respect of the SAID PLOT payable till the date of this deed shall be borne and paid by the VENDORS alone and VENDORS shall indemnify and keep indemnified the PURCHASER at all times in respect thereof.

14. AND THAT the amount of Rs. 140,00,000/- (Rupees One Crore and Forty Lakhs Only), being the consideration of sale for which appropriate stamp duty of Rs. 700,000/- (Rupees Seven Lakhs Only) @ 3% is paid herewith along with registration fees.



SCHEDULE-I

(DESCRIPTION OF THE DEVELOPED AREA OF THE SAID PROPERTY)

All that area admeasuring about 51655.68 Sq.mts. in Survey No. 36/1 of Village Pilerne being part of the LARGER PROPERTY viz. 5/6th portion of the property known as "SAUNLEM" or "SODO" or "SAULEM" or "SANVOLEM" as a distinct property situated at Pilerne, within the limits and jurisdiction of Village Panchayat of

Charmaine Ann Borges



Pilerne, Taluka Bardez, District North Goa, State of Goa and described in the Office of Land Registration (Conservatoria Registo Predial) Ilhas under No. 3713 at folios 444 of Book 1 old and enrolled in Taluka Revenue Office under No. 1104, 1106, 1109 and 1111, surveyed under Survey No. 34 Sub-Division 1, Survey No. 35 Sub-Division 1, Survey No. 36 Sub Div No. 1, Survey No. 36 Sub-division 4, Survey No. 206 Sub-division 2, Survey No. 206 Sub-division No. 3, Survey No. 206 Sub-division 5, Survey No. 207 Sub Division No. 3 and Survey No. 208 Sub-division No. 1 all of village Pilerne, Bardez, Goa and the SAID PROPERTY is bounded as under;

TOWARDS THE EAST: - By Property bearing Survey No. 36/2 & partly by Survey No. 206/1 and Survey No. 206/2 of Village Pilerne,

TOWARDS THE WEST: - By Property bearing Survey No. 52 of Village Pilerne,

TOWARDS THE NORTH: - By Property bearing Survey No. 52 and Survey No. 53 of Village Pilerne, and

TOWARDS THE SOUTH: - By Property bearing Survey No. 37, Survey No. 206/1 and partly by Survey No. 206/5 of Village Pilerne.

Charmaine Ann Borges




REAL
[Signature]



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

ALL THAT Plot of Land known as "Plot no. 29",
admeasuring an area 570 Sq.mts., forming part Survey
No. 36/1 of Village Pilerne of the developed area of the
SAID PROPERTY described in schedule I, and is bounded
as under:-

TOWARDS THE EAST: - By 10.00 mts. road,

TOWARDS THE WEST: - By remaining portion of the
property bearing Survey No. 36/1,

TOWARDS THE NORTH: - By remaining portion of the
property bearing Survey No. 36/1, and

TOWARDS THE SOUTH: - By Plot No. 28.

THE SAID PLOT hereby sold is shown in red colour on the
plan annexed to this Deed of Sale, which plan shall form
the part and parcel of the present Deed of Sale.

IN WITNESS WHEREOF all the parties herein have made
and signed this Deed of Sale on the date, day and year
hereinabove mentioned out of their own free will and
after fully understanding the contents thereof and in the
presence of two attesting witnesses who have signed
herein below.

Charmaine Ann Borges

[Signature]

[Signature]

[Signature]
PART



SIGNED AND DELIVERED by the

Within named VENDOR No. 1



Charmaine Ann Borges

Charmaine Ann Borges

MRS. CHARMAINE ANN BORGES

LEFT HAND FINGER PRINTS

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

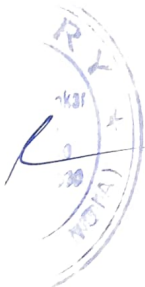
				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Charmaine Ann Borges

A. S. mm

[Signature]

[Signature]



SIGNED AND DELIVERED by the
Within named VENDOR No. 2



DM

[Signature]

MR. JOSEPH DESMOND ALLAN BORGES ALIAS

JOSEPH DESMOND ALLEN BORGES

LEFT HAND FINGER PRINTS

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

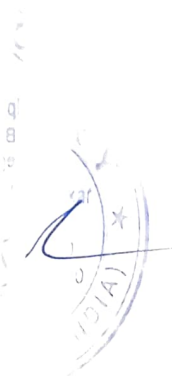
Charmaine Ann Borges

[Signature]

[Signature]

REALTOR

[Signature]



SIGNED AND DELIVERED by the

Within named PURCHASER No.1



[Handwritten signature]

MR. SANTOSH MADHUKAR GAJINKAR

For M/S G & D REALTORS

LEFT HAND FINGER PRINTS

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

[Circular stamp with text: SANTOSH MADHUKAR GAJINKAR, 10/10/20, NOIDA]

Chairman Ann Borges

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

SIGNED AND DELIVERED by the
Within named PURCHASER No. 2



[Handwritten signature]
PURCHASER

MR. SANTOSH SHANKAR DHEKANE

For M/S G & D REALTORS

LEFT HAND FINGER PRINTS

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

Charmaine Ann Borges

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



IN THE PRESENCE OF THE WITNESSES:

1. Adv. Sunil Subhash Shetye,

H No. 691/58, Shivprasad,

B.B. Borkar Road, Alto Porvorim,

Bardez, Goa, 403521,

Aadhaar No. .



2. Mr. Tabarakulla S. Mulla

C/o Sania T Mulla, LSG-242,

Housing Board Colony, Nr. Bank of Maharashtra,

Alto Porvorim, Bardez, Goa, 403521.

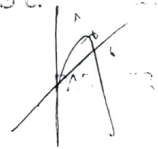
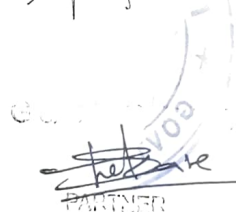
Aadhaar No. .



Charmaine Ann Borges



GOVERNMENT OF GOA


PARTNER

CERTIFIED TRUE COPY



The Pilerne Taluka Panchayat
Pilerne Taluka, P.W.D., Goa.

DB 9744 1942/85
Associate Town Planner
Taluka
Town and Country Planning Department
Mapusa-Goa.

28/4/95

Subj: Final R.O.C. for sub-division of property bearing
sy.no. 36/1 of village Pilerne taluka Pilerne by
Shri Bhogvonta X. Bhole & Others.

Ref: No. VP/TM/F.69/94-95/852 dated 20.3.95.

Sir,

With reference to the above, this is to inform you that there
is no objection from the planning point of view to issue final
R.O.C. for the plot no. 1 to 80 except plot no. 22 to 25 and 55
to 60 and school plot adjoining plot no. 22 as per the plans
hereby annexed with the following conditions:

1. The approval is valid for the period of three years unless
it is renewed.

2. Ownership documents may be checked at your end.

3. All open space shall be shared and provided to the public.
4. All open space shall be provided to the public.

5. The approval is issued in concurrence with the Chief Town
Planner.

6. The approval is returned herewith retaining a copy of drawings for
this office records.

Yours faithfully,

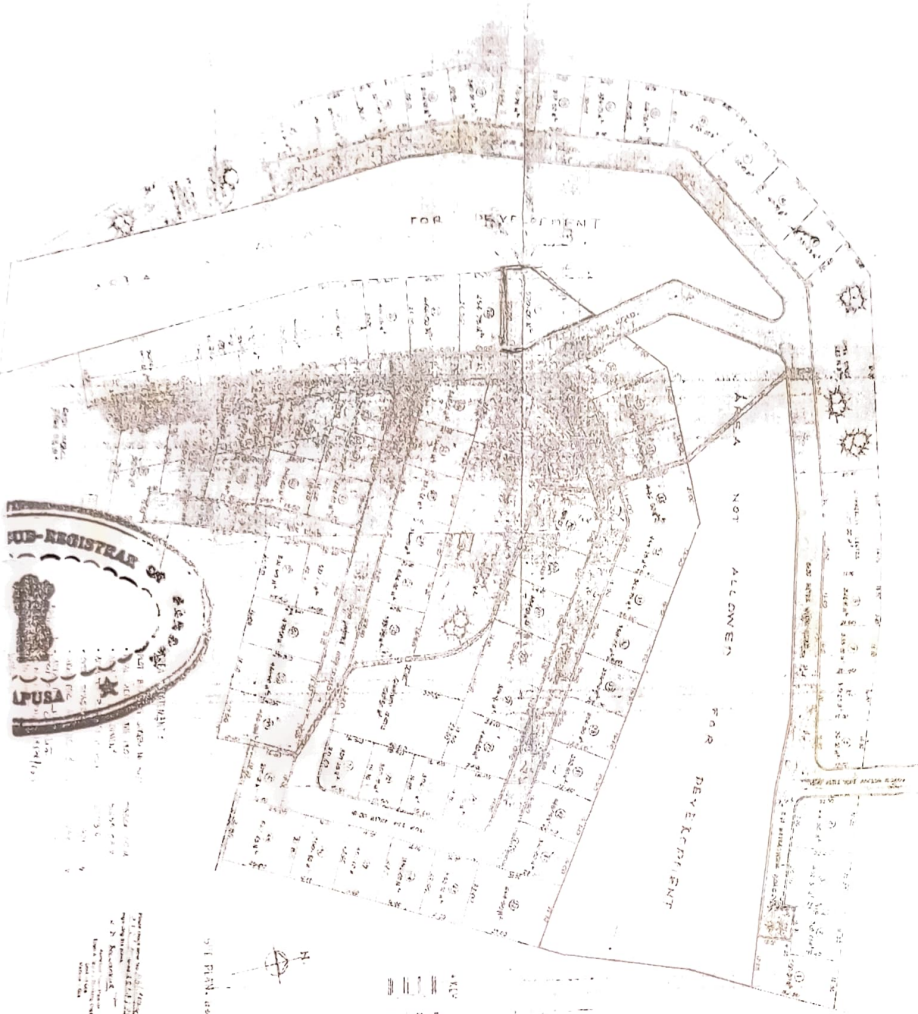
K. D. Borwankar
(K.D. Borwankar)
Associate Town Planner

Encl: as above.

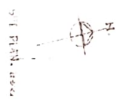
Copy to:-
The Technical Officer/A.E.,
S.D.III, K.D.V, P.W.D.,
Mapusa, Goa.

ms/19.4.95.





पुसा उपखण्ड, जिला बलिया, प्रखण्ड बलिया
सब-रजिस्ट्रार, पुसा
दिनांक १५/०५/२०१५
पुसा उपखण्ड, जिला बलिया, प्रखण्ड बलिया
सब-रजिस्ट्रार, पुसा

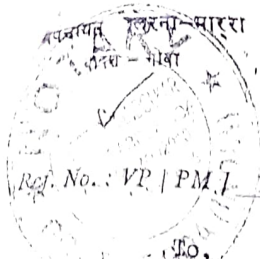


सब-रजिस्ट्रार, पुसा
दिनांक १५/०५/२०१५
पुसा उपखण्ड, जिला बलिया, प्रखण्ड बलिया
सब-रजिस्ट्रार, पुसा



Handwritten signature and initials.

CERTIFIED TRUE COPY



Village Panchayat
PILERNE MARRA
P. O. RHIS - MAGOS
BARDEZ - Goa.

Ref. No.: VP/PM/F.49/95-96/637

Date 13/09/95

To,
Mr. Bhogvanta X. Bhobe & Others,
F/1, Indira Apartments,
Caetano Albuquerque Road.,
Panaji-Goa.

Sub:- Issue of Final N.O.C. for Sub-Divided
plots at survey No.36/1, Pilerne.

Sir,

With reference to your application dated 1st Feb.95,
asking the Final N.O.C. for sub-divided plots in survey
No.36/1 at Pilerne, Bardez-Goa.

In this connection you are hereby inform that the
Final N.O.C. has been accorded for plot No.1 to 80 except
plot No. 22 to 25 and 55 to 60 and School plot adjacent
plot No.22.

This approval has been issued with reference to the
letter No: DB/9744/942/95 dated: 28-1-1995, received from
the Associate Town Planner, Bardez Taluka and valid for a
period of 3 (Three) years from the date of issue.
The Final N.O.C. issued will be liable to be revoked
if the conditions stated in the above letter are
not complied.



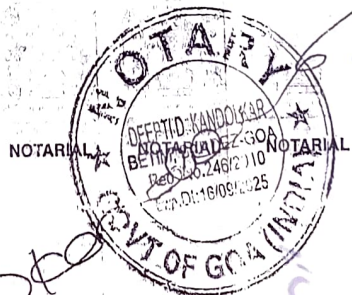
Yours faithfully,

DOUGLAS A. C. D. SOUKA
SARPANCH
V.P. PILERNE - MARRA.

Encl:-

True copy of letter No:DB/9744/942/95 dt:28-1-95.

Sl. / Reg. No. 207/2025
Dated: 26/13/2025



DEEPTI D. KANDOLKAR
NOTARY AT BETIM, BARDEZ
STATE OF GOA, INDIA
Reg. No 246/10

NOTARIAL NOTARIAL NOTARIAL



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Mar-2025 12:52:14 pm

Document Serial Number :- 2025-BRZ-1771

Presented at 12:47:28 pm on 27-Mar-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

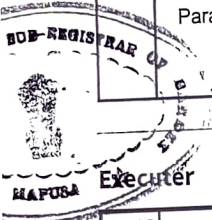
Sr.No	Description	Rs.Ps
1	Stamp Duty	700000
2	Registration Fee	420000
3	Mutation Fees	1500
4	Processing Fee	1700
Total		1123200

Stamp Duty Required : 700000/-

Stamp Duty Paid : 700000/-

Presenter

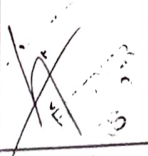
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANTOSH MADHUKAR GAJINKAR Partner Of M/S G & D REALTORS ,Father Name:Mr. Madhukar Gajinkar,,Age: 50, Marital Status: , Gender:Male,Occupation: Business, Address1 - at flat no. B/460/TF-2, Bridge View Apartment, near Tata Paradise, Patel Estate, Alto Betim, Reis-Magos, Bardez, Goa, 403101, Address2 - , PAN No.:			



Execluter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHARMAINE ANN BORGES , Father Name:Late Mr. Leslie Duncan Biden, Age: 64, Marital Status: Married , Gender:Female,Occupation: Other, 218A Te Atatu Road, Te Atatu South, Auckland 0610, New Zealand, PAN No.:			
2	JOSEPH DESMOND ALLAN BORGES ALIAS JOSEPH DESMOND ALLEN BORGES , Father Name:Late Mr. Curlino Borges, Age: 71, Marital Status: Married , Gender:Male,Occupation: Other, 218A Te Atatu Road, Te Atatu South, Auckland 0610, New Zealand, PAN No.:			

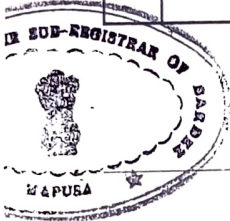


Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	SANTOSH MADHUKAR GAJINKAR Partner Of M/S G & D REALTORS , Father Name:Mr. Madhukar Gajinkar, Age: 50, Marital Status: ,Gender:Male,Occupation: Business, at flat no. B/460/TF-2, Bridge View Apartment, near Tata Paradise, Patel Estate, Alto Betim, Reis-Magos, Bardez, Goa, 403101, PAN No.:			
4	SANTOSH SHANKAR DHEKANE Partner Of M/S G & D REALTORS , Father Name:Mr. Shankar Datatray Dhekane, Age: 52, Marital Status: ,Gender:Male,Occupation: Business, Khushi, Jain Derasar Chowk, near Shantinath Apartment, Jalaram Talkies area, Veraval, Gir Somnath, Gujarat-262266, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Tabarakulla S Mulla, Age: 43, DOB: , Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403521, LSG-242 Housing Board Colony Nr. Bank of Maharashtra Alto Porvorim North Goa, LSG-242 Housing Board Colony Nr. Bank of Maharashtra Alto Porvorim North Goa, Penha-de-franca, Bardez, North Goa, Goa			
2	Name: Sunil Subhash Shetye, Age: 39, DOB: 1985-09-01 , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403521, H No. 691/58 Shivprasad B B Borkar Road Alto Porvorim Bardez Goa, H No. 691/58 Shivprasad B B Borkar Road Alto Porvorim Bardez Goa, Salvador-do-mundo, Bardez, North Goa, Goa			




Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2025-BRZ-1771



Document Serial No:-2025-BRZ-1771

Book :- 1 Document

Registration Number: **BRZ-1-1767-2025**

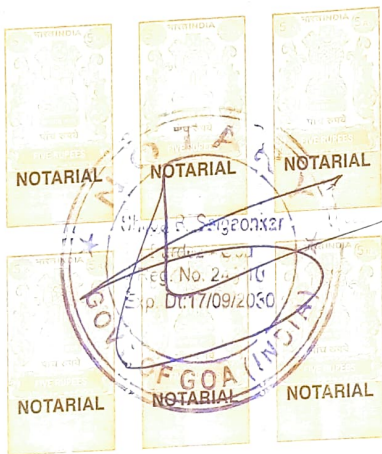
Date 28-Mar-2025



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

SUB-REGISTRAR

BARDEZ



CERTIFIED TRUE COPY


SHILPA B. SALGAONKAR
NOTARY AT BARDEZ - GOA
STATE OF GOA-INDIA
REG. NO. 243/18

4456/2025
15/10/25

