

Phone No:
Sold To/Issued To:
Bipin Chandelkar
For Whom/ID Proof:
Pan card



OCT-31-2023 15:51:40

₹ 0427500/-
ZERO FOUR TWO SEVEN FIVE ZERO ZERO

Other
38153451698767500136-00007195
3815345 35/02/05/2021-RDI

For CITIZENCREDIT
CO-OP BANK LTD.
MAPUSA BRANCH

[Signature]

Manager / Authorised Signatory



Dr. No. 2023-BR2-6169
01/12/2023

DEED OF SALE

Maggie Martin

Martin
2023

S. Martin

[Signature]

[Signature]

This **DEED OF SALE** is executed at Mapusa,
Bardez - Goa, on this 2nd day of November 2023;

BETWEEN

1) **MRS. MAGGIE ANTHONY MARTIN** alias
MARIA INEZ DE PIDADE REBELO alias **MAGGIE**
MASCARENHAS, widow, daughter of late Anthony
Mascarenhas and widow of Anthony Victor Martin,
aged 67 years, housewife, having Pan Card
No. [REDACTED] Aadhar Card No. [REDACTED]

[REDACTED] Mobile No. [REDACTED] and her son
2) **MR. AURELIUS ANTHONY MARTIN**, son of
late Anthony Victor Martin, aged 31 years,
business, bachelor, having Pan Card
No. [REDACTED] 27

[REDACTED] Mobile No. [REDACTED] both Indian
Nationals and residing at Kurla Nursing Home,
198, Panchi Niwas, 1st Floor, Dr. Ambedkar Road,
Kurla West, Mumbai Maharashtra-400070

3) **MRS. SABATINI ANTHONY MARTIN** alias
SABATINI JEREMY ALMEIDA, daughter of late
Anthony Victor Martin and wife of Mr. Jeremy B
Almeida, aged 34 years, housewife, having Pan
Card No. [REDACTED] Aadhar Card No. [REDACTED]

[REDACTED] Mobile No. [REDACTED] and her
husband 4) **MR. JEREMY B ALMEIDA** son of
Mr. Bruno Bernard Almeida, aged 34 years,
married, service, Pan Card No. [REDACTED]

Maggie Martin Martin
A.M.

S. Martin

[Signature]

[Signature]



Aadahr Card No. [REDACTED], Mobile No. [REDACTED] both Indian Nationals and resident of Room No.4 1st Floor, Velankani Villa, Malad West, Mumbai, Maharashtra-400095, hereinafter referred to as the **"VENDORS"** (which expression unless repugnant to the context or meaning thereof shall mean and include all their heirs, successors, executors, administrators and assigns) of the **FIRST PART.**

AND

MR.BIPIN CHANDELKAR, son of Late Yeshwant S. Chandelkar, aged 46 years, married, business, Indian National, having Pan Card No. [REDACTED] Aadhar Card No. [REDACTED] Mobile No. [REDACTED] and resident of H.No.54/11, Khorlim, Mapusa, Bardez, Goa-403507, hereinafter referred to as the **"PURCHASER"** (which expression unless repugnant to the context or meaning there of shall mean and include all his heirs, successors, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS there exists a property known as "ERMITICHO WADDO" also known as URBANO" admeasuring 950 sq. mts., situated at Madel, Village Tivim Bardez, Goa, within the limits of Village Panchayat of Tivim, Taluka and Sub Registration of Sub District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office of Bicholim under description No.15793 of Book B 40 New and

Maggie Martin

Martin
AAM

S. Martin

[Signature]

[Signature]

enrolled in the Land Revenue under No.1229 of third circumstances of Tivim and Surveyed under Survey No.540/2 of Tivim Village, more particularly described in Schedule hereunder written and hereinafter referred to as the **"THE SAID PROPERTY"**.

AND WHEREAS the said property originally belonged to Caetaninho Martins, who purchased the same vide Deed of Sale and Acquaintance dated 26.04.1951 duly executed before the Guilherme Diago Jose Conceicao das Dares Lobo Licentiate in law Notary at City of Mapusa Bardez-Goa from Jao Damasceno Fondecia alias Joaquim Damasceno Fonaseca and his wife Anjelica Ezlida Engracia de Souza.

AND WHEREAS the said property duly inscribed in the name of said Caetaninho Martins under inscription No.13763.

AND WHEREAS the said Caetaninho Victor Martins who expired on 06.02.1976 and survived by his widow and moiety holder Maria Victor Martins and his universal heir his son Anthony Victor Martins who jointly inherited said property/estate of late Caetaninho Victor Martins

AND WHEREAS thereafter said Maria Victor Martins and her son Anthony Victor Martins in the first week of February 1988 came to know that one Mrs.Isabel D'Souza's name was wrongly recorded in the survey records in Survey No.540/2 of Tivim Village.



Haggie Martin

A. AM

S. Martins

Q. Martins

Isabel D'Souza

Thereafter said Maria Victor Martins and his son Anthony Victor Martins has instituted a Special Civil Suit bearing No. 49/1990 in Court of Civil Judge Senior Division at Bicholim, Goa and vide Order dated 25.07.1997 the Hon'ble Court declared that said Maria Victor Martins and her son Anthony Victor Martins are the exclusive owners in possession of the said property.

AND WHEREAS thereafter the name of said Mrs. Isabel D'Souza was deleted from the occupant column of Survey No. 540/2 of Tivim Village and names of said Maria Victor Martins and her son Anthony Victor Martins are recorded in the occupant column of Survey No. 540/2 of Tivim Village.



AND WHEREAS the said Mr. Anthony Victor Martin, alias Antoninho Francisco Martins alias Antonio Philip Marti alias Antonio Victor Martins alias Athony Francis Martin alias Anthony Martin who expired on 11.10.2010 leaving behind his mother Maria Victor Martins alias Maria Inez Da Piedade Rebelo alias Maria Ignes Da Piedade Rebelo alias Maria Martin alias Maria Martinha De Lima alias Mary Martin and his widow Mrs. Maggie Anthony Martin and his two children one daughter i) Mrs. Sabatini Anthony Martin married to Mr. Jeremy Almeida and son ii) Mr. Aurelius Anthony Martin.

AND WHEREAS thereafter the said Maria Victor Martins alias Maria Inez Da Piedade Rebelo alias Maria Ignes Da Piedade Rebelo alias Maria Martin alias Maria Martinha De Lima alias Mary Martin

Maggie Martin

Anthony
AAM

De Almeida

Anthony

expired on 28.07.2013 leaving behind her legal heirs i.e (daughter-in-law) Mrs. Maggie Anthony Martin and her grandchildren i.e one granddaughter Mrs. Sabatini Anthony Martin married to Mr. Jeremy Almeida and grand-son ii) Mr. Aurelius Anthony Martin who is bachelor.

AND WHEREAS there after Mr. Aurelius Anthony Martin upon demise of his grandmother said Maria Victor Martins alias Maria Inez Da Piedade Rebelo alias Maria Ignes Da Piedade Rebelo alias Maria Martin alias Maria Martinha De Lima alias Mary Martin and his father Mr. Anthony Victor Martin, alias Antoninho Francisco Martins alias Antonio Philip Marti alias Antonio Victor Martins alias Athony Francis Martin alias Anthony Martin initiated Inventory Proceedings bearing No.70/2021/C in the Court of Civil Judge Junior Division at Bicholim for partition and allotment of estate left by the said deceased amongst their legal heirs and legal representatives.

AND WHEREAS thereafter the Hon'ble Court vide Judgment and Order dated 14.11.2022 confirmed the final Chart of Allotment and allotted portioned of the said property to the amongst their legal heirs and legal representatives as under:-

- a) $\frac{1}{2}$ share/right in the said property to Mrs. Maggie Anthony Martin alias Maggie Mascarenhas (Vendor No.1).
- b) $\frac{1}{4}$ share/right in the said property to Mrs. Sabatini Anthony Martin married to Mr. Jeremy Almeida (Vendor Nos. 3 and 4)

Maggie Martin

Martin
APM

S. Martin

Jeremy

Almeida

- c) $\frac{1}{4}$ share/right in the said property to Mr. Aurelius Anthony Martin(Vendor No.2).

AND WHEREAS the said Vendors got their names muted in the survey records of Form I & XIV of Survey No.540/2 of Village Tivim.

AND WHEREAS by virtue of above portioned and allotment of the said property the Vendors herein above are the exclusive owners in possession of the Said Property described in Schedule hereunder written.

AND WHEREAS the Vendors with the help of the purchaser and monies spent have obtained the following permissions/ Licenses and Approvals from the concerned Authorities for construction of Residential Building in Survey No.540/2 of the Village Tivim, Bardez-Goa as under:

- a. Zoning Certificate dated 31.07.2023 ref. No.TPBZ/ZON/12792/TIV/TCP-2023/6348 issued by the office of the Senior Town Planer Town and Country Planning Dept. Mapusa, Bardez-Goa.
- b. Technical Clearance Order dated 05.07.2023 ref. No.TPB/8317/TIV/TCP-2023/5596 issued by the office of the Senior Town Planer Town and Country Planning Dept. Mapusa, Bardez-Goa.



Maggie Martin *A. A. Martin* *S. Martin* *B. Martin* *R. Martin*

c. Provisional NOC for proposed Construction of Residential Building and Compound wall dated 12.07.2023 ref. No.PWD/SDII/PHE-N/F.10/270/2023-24 issued by the Asst. Engineer PWD Mapusa Goa.

d. NOC for proposed Construction of Residential Building and Compound wall dated 14.07.2023 ref. No. AE-II/XVII/O&M/2324/Tech-5/769 issued by the Asst. Engineer Electricity Dept. Mapusa Goa.

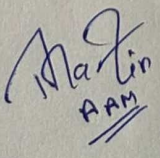
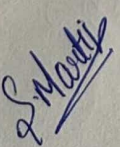
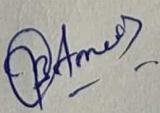
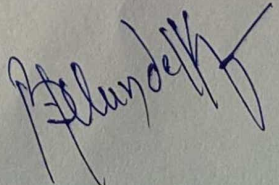
e. NOC dated 21.07.2023 ref. No.DHS/2023/DHS0901/O0026/1126 from sanitary point of view issued by the Primary Health Centre Colvale Goa.

f. Construction Licence ref. No.VP/TIV/BAR/F.25/2023-24/1109 dated 22.08.2023 issued by Village Panchayat of Tivim Bardez - Goa for construction Residential Building and Compound wall.



AND WHEREAS the VENDORS, the absolute owners in possession of the Said Property and are otherwise well and sufficiently entitled to the Said Property and that besides them, no other person(s) has/have any right, title, interest or claim in or over the Said Property.

AND WHEREAS the VENDORS are desirous of selling the Said Property along with all the approved permissions as mentioned herein above

Maggie Martin    

from a to f, and based on the aforesaid representations and covenants contained hereunder the PURCHASER has agreed to purchase the Said Property from the VENDORS and the VENDORS have agreed to sell the Said Property to the PURCHASER for a total consideration of [REDACTED] Only).

NOW THEREFORE THIS DEED OF SALE IS WITNESSETH UNDER:

1. That in pursuance of the above Deed of Sale and in total consideration of Rs. [REDACTED] - (Rupees [REDACTED] ly), paid by the purchaser to the vendors do hereby admit and acknowledge. they the vendors do hereby convey, transfer, and sell unto the purchaser the said independent property admeasuring 950 square metres, situated at Madel, Village Tivim, Bardez, Goa, within the limits of Village Panchayat of Tivim, Taluka and Sub Registration of Sub District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office of Bicholim under description No.15793 of Book B 40 New and enrolled in the Land Revenue under No.1229 of third circumstances of Tivim and Surveyed under Survey No.540/2 of Tivim Village.

2. AND THAT the VENDORS do hereby covenant with the PURCHASER that:



Maggie Martin

Martin

Martin

[Signature]

[Signature]

a. Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS have at all material times here to fore and now have a marketable title, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the Said Property unto and to the use of the PURCHASER.

b. The VENDORS have absolute power and authority to sell the Said Property in the manner aforesaid and the PURCHASER may hereafter on the execution of this Deed peacefully and quietly possess and enjoy the same in any manner without any claims or demands whatsoever from the VENDORS or persons claiming through or under their or on their behalf or their predecessors in title.

c. The VENDORS do hereby undertake that they shall at all times hereafter do, perform, execute or cause to be done, performed and executed all such acts, deeds and things whatsoever which may be necessary for further, better and more perfectly assuring the Said Property and



Maggie Martin

Martin
A.M.

S. Martin

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every part thereof unto and to the use of the PURCHASER according to the true intent and meaning of this Deed or as reasonably required, without demanding any further monetary consideration for the same.

- d. That in case any defect is found in the title of the Vendors in the said property hereby sold and / or in the present conveyance then the Vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the Purchaser for more perfectly conveying the said property sold unto the Purchaser.
- e. The VENDORS shall, at all times, indemnify and keep indemnified the PURCHASER herein and his transferee against loss, damage, cost, charges, expenses, if any, suffered by reason of fault of the VENDORS or due to any breach of the covenants.
- f. That the Vendors does hereby assure the Purchaser that the said property hereby sold is free from any encumbrances whatsoever and the Vendors have absolute title and exclusive right to convey the said property by way of sale.



Maggie Martin

Martin
AAM

S. Martin

P. Martin

P. Martin

g. That the Vendors do hereby admit and acknowledge that the entire consideration towards the said property has been paid by the purchaser to the vendors.

h. That the Purchaser shall be entitled to use the said licenses, permissions, NOC's or get the same transferred in his own name as deemed fit and proper by him.

i. That the price paid by the purchaser Rs. [REDACTED] Only) corresponds to the present market value and accordingly the stamp duty of Rs. [REDACTED] [REDACTED] d only) is been paid herewith.

j. That an amount of Rs. [REDACTED] (Rupees [REDACTED] ly) has been deducted by the PURCHASER as TDS and surcharge @ [REDACTED] % on the total sale consideration of Rs. [REDACTED] /-(Rupees [REDACTED] y) received by the VENDORS under section 194-1A of the Income tax Act.

k. That the Purchaser shall and may at all times hereinafter peacefully and quietly enter unto, and possess the said property hereby sold without any hindrance, claim, interruption or demand Whatsoever from the Vendors or from any person claiming through or under them.



Maggie Martin

Martin
DAM

S. Martin

P. [REDACTED]

P. [REDACTED]

3. AND THAT the VENDORS hereby further covenant to co-operate and to execute all the necessary papers and do everything for mutation in the Record of rights to include the name of the PURCHASER as an Occupant as well as for the transfer of all the permissions and consents issued by the concerned authorities for the development of the Said Property in favour of the PURCHASER. This Deed shall be construed as a NO OBJECTION of the VENDORS for the mutation of name of the PURCHASER in the survey records and also for the purpose of the transfer of the permissions/construction licence etc. in respect of the Said Property in favour of the PURCHASER without any further reference or consent from them.



4. AND THAT the VENDORS hereby further covenant and declare that:

- a) The VENDORS have not entered into any agreement, arrangement, understanding, document, instrument, concerning the Said Property or have agreed to sell or otherwise transfer their rights, share or interest in the Said Property in any manner whatsoever, to any person other than the PURCHASER.

Maggie Martin *Martin* *A.M.* *S. Martin* *Q. Martin* *P. Campbell*

- b) The Said Property or any part thereof is not a subject matter of acquisition or requisition under the Land Acquisition Act 1984 or any other law in force.
- c) There are no mortgages, charges, and liens in respect of the Said Plot.
- d) No easements or right of way run through or over the Said Plot.
- e) No order or direction of any Court, Tribunal or Authority prohibits or impedes the beneficent use of the Said Plot.
- f) that the Said property is neither a government assigned land nor a Comunidade land nor an encroached land nor a leasehold land.



5. AND THAT the VENDORS have today put the PURCHASER into the physical possession of the Said Plot.

6. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No. RD/LND/LRC/318/77 dated 21.08.1978 published in official Gazette series II No: 21 dated 24.08.1978.

Maggie Martin *Martin*
AAM

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SCHEDULE
(DESCRIPTION OF THE SAID PROPERTY)

All that property known as "ERMITICHO WADDO" also known as URBANO" admeasuring 950 sq. mts., situated at Madel, Village Tivim Bardez, Goa, within the limits of Village Panchayat of Tivim, Taluka and Sub Registration of Sub District of Bardez, District of North Goa, in the State of Goa, described in the Land Registration Office of Bicholim under description No.15793 of Book B 40 New and enrolled in the Land Revenue under No.1229 of third circumstances of Tivim and Surveyed under Survey No.540/2 of Tivim Village and bounded as under:-

ON THE EAST: By Survey No.540/3 and 540/4

ON THE WEST: By Survey No.540/1

ON THE NORTH: By Road and

ON THE SOUTH :By Road

and the said property is marked in red colour in the annexed plan hereto



Maggi Martin *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]* *[Signature]*

IN WITNESS WHEREOF the parties hereto have signed this Deed on the day, month and year first herein above mentioned.

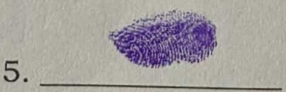
SIGNED and DELIVERED by the)
 Within named VENDORN^o.1)
MRS. MAGGIE ANTHONY MARTIN)
 alias **MARIA INEZ DE PIDADE REBELO**)
 alias **MAGGIE MASCARENHAS**)



Maggie Martin

L.H.F.I.

R.H.F.I.



Maggie Martin *Martin A.M.*

S. Martin

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R. Martin

SIGNED and DELIVERED by the)
 Within named VENDORN^o.2)
MR. AURELIUS ANTHONY MARTIN)

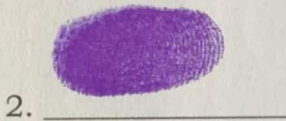
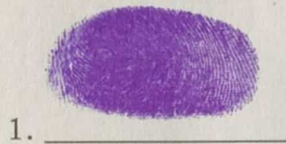


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Maggi Martin

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SIGNED and DELIVERED by the)

Within named VENDORNº.3)

MRS. SABATINI ANTHONY MARTIN)

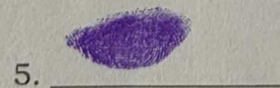
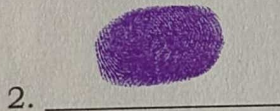
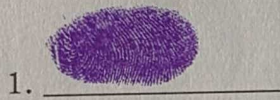
alias **SABATINI JEREMY ALMEIDA**)



S. Martins

L.H.F.I.

R.H.F.I.



Maggie Martin *Martin* *S. Martins*
ADM

James *James*

SIGNED and DELIVERED by the
 Within named VENDOR NO.4
MR. JEREMY B ALMEIDA



Jeremy B Almeida

L.H.F.I.

R.H.F.I.

1. _____

2. _____

3. _____

4. _____

5. _____



Maggie Martin *Martin*
RAM

S. Martin

Jeremy

Jeremy B Almeida

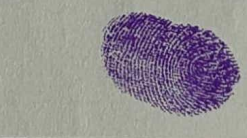
SIGNED and DELIVERED by the)
 Within named PURCHASER)
MR. BIPIN Y. CHANDELKAR)



B. Chandelkar

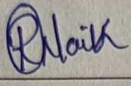
L.H.F.I.

R.H.F.I.

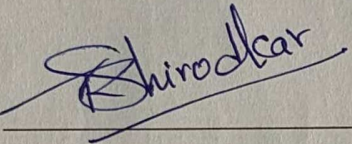


Maggie Martin *Martin* *S. Nandib* *Patel* *B. Chandelkar*

IN THE PRESENCE OF WITNESSES:

1. 

Rajen P. Nair
 H.No. 82/2 Pistawada
 Narada Latambarcem
 Bicholim - Goa.

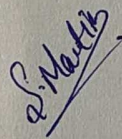
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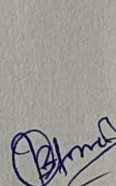
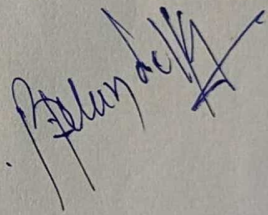
Ramchandra Arjun Shirodkar
 H.No. 6/13 Khobra Waddo
 Calangute Bardez - Goa.



Haggie

Martin Martin
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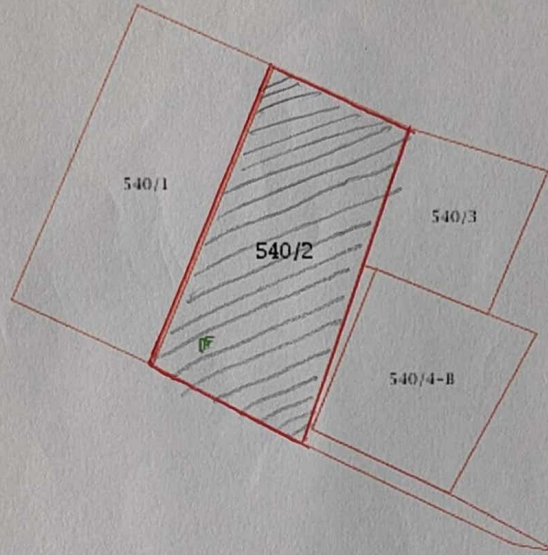
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Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Bardez Taluka, Tivim Village
Survey No.: 540 , Subdivision No.: 2

Scale 1:1000

Reference No.: CBAR123-26757-1274678



Maggie Martin

Martin
AAW

S. Martin

Phoney

Phoney

This record is computer generated on 20-11-2023 02:39:35. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



FORM I & XIV

100018189394

Date : 20/11/2023

नमुना नं १ व १४

Page 1 of 2

Tajuka BARDEZ
तालुका
Village Tivim
गांव
Name of the Field Ermiticho-waddo
शेताचें नांव

Survey No. 540
सर्वे नंबर
Sub Div. No. 2
हिस्सा नंबर
Tenure
सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.09.50	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.50

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.09.50

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Aurelius Anthony Martin		87037	
2	Maggie Anthony Martin alias Maria Inez de Pidade Rebelo		87037	
3	Jeremy Almeida		87037	
4	Sabatini Anthony Martin		87037	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार		
Nil		

**FORM I & XIV**

100018189394

Date : 20/11/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Tivim
गांव
Name of the Field Ermiticho-waddo
शेताचें नांव

Survey No. 540
सर्वे नंबर
Sub Div. No. 2
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil						Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



The record is computer generated on 20/11/2023 at 11:04:16AM as per Online Reference Number - 100018189394. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



OFFICE OF THE SENIOR TOWN PLANNER
Town & Country Planning Dept., North Goa District Office,
302, Govt. Building Complex, Mapusa, Bardez - Goa.

Ref No : TPBZ/ZON/12792/TIV/TCP-2023/ **6348**

Dated: **31/7/2023**

ZONING INFORMATION

Inward no.6195

Dated: 11.07.2023

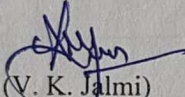
The Zoning of the property bearing **Survey No.540 Sub division no.2** of **Tivim Village** Bardez Taluka total admeasuring **950.00 m2** is as follows.

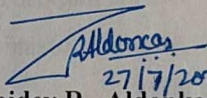
As per **Regional Plan for Goa 2021** the plot under reference falls in "**Settlement zone**" (VP-1) having permissible FAR of 80.

This information is issued based on the application received from **Aurelius Anthony Martin** 07/07/2023 to be read with note given below:

This information is valid only for **three years or till the Regional Plan for Goa 2021** is in force, whichever is earlier from the date of issue of this letter.

Processing fees of **Rs. 1000/-** paid vide Challan No.1356 dated 10/07/2023.


(V. K. Jalmi)
Pl. D'man, Gr.II


27/7/2023
(Zaidev R. Aldonkar)
Dy. Town Planner

To,
Aurelius Anthony Martin,
Tivim, Bardez-Goa.

NOTE:-

The Zoning information provided is as per Regional Plan 2021 in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction and sub-Division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highways Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17- A of the TCP Act.

This Certificate is issued based on the order issued vide no.29/8/TCP/2018 (Pt. file)/1672 dtd. 13/08/2018 pertaining to guide line for processing various application and Circular issued vide no. 29/8/TCP/Pt.File/2020/239 dated 31/07/2020 and Ref. no.29/8/TCP/Pt.File/2020/1284 dated 11/8/2020.

P.T.O.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Dec-2023 11:08:21 am

Document Serial Number :- 2023-BRZ-6169

Presented at 11:01:41 am on 01-Dec-2023 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	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required

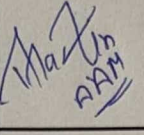
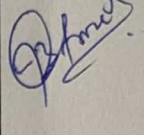
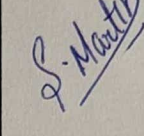
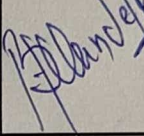
Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BIPIN CHANDELKAR ,Father Name:Yeshwant Chandelkar, Age: 40, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H. No.54/11, Khorlim, Mapusa, Bardez, Goa- 403507, Address2 - , PAN No.:			

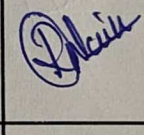
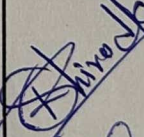
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAGGIE ANTHONY MARTIN Alias MARIA INEZ DE PIDADE REBELO Alias MAGGIE MASCARENHAS , Father Name:Anthony Mascarenhas, Age: 67, Marital Status: Widow , Gender: Female, Occupation: Housewife, Kurla Nursing Home, 198, Panchi Niwas, 1st Floor, Dr. Ambedkar Road, Kurla West, Mumbai Maharashtra-400070, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	AURELIUS ANTHONY MARTIN , Father Name:Anthony Victor Martin, Age: 31, Marital Status: Bachelor , Gender: Male, Occupation: Business, Kurla Nursing Home, 198, Panchi Niwas, 1st Floor, Dr. Ambedkar Road, Kurla West, Mumbai Maharashtra-400070, PAN No.: [REDACTED]			
3	JEREMY B ALMEIDA , Father Name: Bruno Bernard Almeida, Age: 34, Marital Status: Married , Gender: Male, Occupation: Service, Room No.4 1st Floor, Velankani Villa, Malad West, Mumbai, Maharashtra-400095, PAN No.: [REDACTED]			
4	SABATINI ANTHONY MARTIN Alias SABATINI JEREMY ALMEIDA , Father Name:Anthony Victor Martin, Age: 34, Marital Status: Married , Gender: Female, Occupation: Housewife, Room No.4 1st Floor, Velankani Villa, Malad West, Mumbai, Maharashtra-400095, PAN No.: [REDACTED]			
5	BIPIN CHANDELKAR , Father Name:Yeshwant Chandelkar, Age: 40, Marital Status: Married , Gender: Male, Occupation: Business, H. No.54/11, Khorlim, Mapusa, Bardez, Goa-403507, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rajesh Prabhakar Naik ,Age: 30,DOB: ,Mobile: [REDACTED] 5,Email: ,Occupation:Service , Marital status : Unmarried , Address:403503, H. No.82/2 Pistawada Nanoda Latambarcem Assonora, H. No.82/2 Pistawada Nanoda Latambarcem Assonora, Assonora, Bardez, NorthGoa, Goa			
2	Name: Ramchandra Arjun Shirodkar ,Age: 43,DOB: ,Mobile: [REDACTED] ,Email: ,Occupation:Service , Marital status : Married , Address:403516, H. No.6/13 Khobra Waddo Near Aldiea Bell Hotel Calangute Bardez-Goa , H. No.6/13 Khobra Waddo Near Aldiea Bell Hotel Calangute Bardez-Goa , Calangute, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-6169

Document Serial No:-2023-BRZ-6169

Book :- 1 Document

Registration Number :- **BRZ-1-5893-2023**

Date : 01-Dec-2023



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

SUB-REGISTRAR
BARDEZ