



**Government of Goa  
Directorate of Accounts**

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



Echallan No. 202400691291

**e-Receipt**

Department: 10 - NOTARY SERVICES

Echallan Date: 23-09-2024 11:28:19

Name and Address of Party: Summit | 8888407474

Taleigao

Service:

Stamp Duty

Amount:

Stamp Duty

₹ 1100.00

Total Amount: ₹ 1,100.00

(Rs. One Thousand One Hundred Only)

Department Code:

202400056626 NOTARY|202400056626 NOTARY

Bank ref No:

Status:

Success

Payment Date:

23-09-2024 11:30:12

Reprint Date: 23/09/2024 11:30:36

**DEED OF RECTIFICATION**

*Carmen Pereira*

*Rodrigues*

*AKK*

*Post*

*Wagle's*



THIS DEED OF RECTIFICATION OF MISTAKE is  
made at Panaji, Goa on this 23<sup>rd</sup> day of September, 2024

**BETWEEN**

(1) **Mr. CUPERTINO BAYLON CALDEIRA alias BAYLON CALDEIRA alias CUPERTINO CALDEIRA**, son of late Caetano Antonio Francisco Das Mercês Caldeira alias Caetano Antonio Francisco Caldeira alias Antonio Caetano Francisco das Mercês Caldeira, 74 years of age, married, holding PAN Card No. [REDACTED] Aadhar Card NO. [REDACTED] Indian National, and his wife (2) **Mrs. ALICE REBELO SILVEIRA CALDEIRA alias ALICE CALDEIRA**, 70 years of age, holding PAN Card No. [REDACTED] Aadhar Card NO. [REDACTED] Indian National, both residing at H.No. 404, EnioPimenta Road, Suclem, Curtorim, South Goa 403709, Mobile NO. 9158456942, both represented by their Attorney **Mrs. CARMEN BARBARA PIMENTA alias CARMEN PIMENTA**, 68 years of age, holding PAN Card NO. [REDACTED] Aadhar Card No. [REDACTED] POA dated 18-02-2019 Sr. No. 15052 by Adv. Geeta P Kantak, hereinafter jointly referred to as the "**FIRST VENDORS**" (which expression shall unless it be repugnant to the context or

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meaning thereof shall be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the **FIRST PART**

**AND**

**(1) Mrs. ANTONIA MARIA CHRISTALINA GOMES CALDEIRA**, wife of late Cletus Caldeira, 68 years of age, holding PAN Card No [REDACTED] Aadhar Card No [REDACTED]

[REDACTED] Indian National, represented by Attorney her son, Mr. Cleon Caldeira, 36 years of age, Power of Attorney dated 17<sup>th</sup> August 2023 registered under Sr. No. 1162/2023, before Advocate and Notary Paulo F Rodrigues

**(2) Mr. CLEON CALDEIRA**, son of late Cletus Caldeira, 36 years of age, bachelor, holding PAN Card NO.

[REDACTED], Aadhar Card No [REDACTED] Indian National **(3) Mr. CASEY CALDEIRA**, son of late Cletus

Caldeira, 31 years of age, bachelor, holding PAN Card NO.

[REDACTED] Aadhar Card No [REDACTED] Indian

National, Represented by Attorney his brother, Mr. Cleon Caldeira, 36 years of age, vide Power of Attorney dated 9<sup>th</sup> November 2018 registered under Sr. No. 3518/2018, before Advocate and Notary Paulo F Rodrigues, all residing

at H.NO.229/1, Merces, Panaji - Goa 403005, hereinafter

jointly referred to as the "**SECOND VENDORS**" (which

expression shall unless it be repugnant to the context or

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*[Signature]*

*[Signature]*



meaning thereof shall be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the **SECOND PART**

**AND**

(1) **Ms. MARIA BARBARA CALDEIRA** alias **MARY CALDEIRA**, daughter of late Messias Jose Higino da Imaculada Conceicao Caldeira, 70 years of age, spinster, holding PAN Card No. [REDACTED] Aadhar Card No. [REDACTED], Indian National, residing at H.NO. 804/5-3, Flat NO. CA-3/3, Sapana Gardens, Chogam Road, Alto-Porvorim, Goa, 403521, hereinafter referred to as the "**THIRD VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her respective heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the **THIRD PART**

**AND**

(1) **Ms. MARIA ESPECIOSA CALDEIRA PINTO**, daughter of late Messias Jose Higino da Imaculada Conceicao Caldeira, 83 years of age, widow, housewife, holding PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] Indian National, Represented by Attorney her son, **Mr. NEVILLE JUVENAL PINTO**, 48 years of age, residing at H. No. E2/12, Opp. Santa Anna Holiday Home, NaikaVaddo,

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Calangute, 403516 vide Power of Attorney dated 30/01/2024 duly executed before Adv. A.K. Phadte, Notary, Panaji, registered under Sr. No. 708/2024 dated 30/01/2024 (2) **Mr. NEVILLE JUVENAL PINTO**, son of Luis Joao Pinto, 48 years of age, holder of PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] and his wife (3) **Mrs. FREEDA D'COSTA PINTO**, alias **FREEDA CLENCY D'COSTA**, daughter of Mr. AmalbindD'Costa, 45 years of age, holder of PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] both Indian Nationals and residing at E2/12, Naica Vaddo, Calangute, Bardez, Goa hereinafter jointly referred to as the **FOURTH VENDORS** (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the **FOURTH PART**

**AND**

(1) **Mr. MANUEL CALDEIRA** alias **MANOEL CALDEIRA** alias **CALDEIRA MANOEL** son of late Messias Jose Higino da Imaculada Conceicao Caldeira alias Messias Jose Caldeira , 84 years of age, holding PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] Indian National, residing at H.No. 44, Novo Portugal, Moira, North Goa 403507 hereinafter referred to as the **"FIFTH**

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*Ademio*  
*ALL* *Paul*

*Messias*



**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his respective heirs, legal representatives, executors, administrators, successors in title, nominees and assigns) of the **FIFTH PART**

**AND**

**M/S. WAGLE'S**, a partnership firm, registered under Indian Partnership Act, 1932 before the Registrar of Firms, Ilhas Panaji, Goa under No. 134/15, having its principal place of business at Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa (PAN Card No. [REDACTED]), represented herein by its authorized Managing Partner, **MR. SAMMIT MADHAV WAGLE**, son of Dr. Madhav Vithal Wagle, aged 32 years, in business, having PAN No. [REDACTED] and Aadhar Card No. [REDACTED] Mob. No. [REDACTED] Indian National, residing at Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa, and (2) **Mrs. POOJA MADHAV WAGLE**, wife of Dr. Madhav Wagle, married, aged 60 years, business, Indian National, having PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] [REDACTED] represented herein by her duly constituted attorney Mr. SAMMIT MADHAV WAGLE, vide Power of Attorney dated 20.09.2021 duly registered before Adv. UpendraTimble, under Reg. No.1507 dated 20/09/2021, hereinafter referred to as "**PURCHASER/ DEVELOPER/**

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Roldema

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M. Saldar



**BUILDER”** (which expression shall mean and include its partners for time being and from time to time and their heirs, executors, administrators and assigns) **OF THE SIXTH PART.**

WHEREAS, vide Deed of Sale dated 16<sup>th</sup> February, 2024 executed between the parties hereto duly registered in the office of the Sub Registrar, Ilhas at Panaji, under Registration No. PNJ-2-548-2024 dated 19<sup>th</sup> February, 2024 (hereinafter referred to as the 'Principal Deed'), the Vendors herein have sold the property 'Gavant' also known as 'Kirla' or 'Morad' admeasuring an area of 2383 sq. mts. situated at Village Morambi-O-Grande, within the limits of Village Panchayat of Merces, Sub District of Ilhas, North Goa District, State of Goa, to the Purchaser herein for the consideration stipulated therein;

AND WHEREAS, certain mistakes occurred in the Principal Deed due to inadvertence;

AND WHEREAS, at page 12 of the Principal Deed, line no. 7 thereof, the words "described in Schedule I hereunder written" be deleted;

AND WHEREAS, at page 12 of the Principal Deed, para three thereof be substituted and read as under:

"AND WHEREAS, the Developers are in the business of development and construction of the buildings/projects in the State of Goa and the Developers have approached the

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Vendors/Owners and expressed its desire to purchase an area of 2333 square metres of the said property described in Schedule I hereunder written (hereinafter referred to as the "SAID PROPERTY") in consideration of the super built up areas and the vendors have agreed to the said offer;"

AND WHEREAS, at page 28 of the Principal Deed, the Schedule I shall be substituted by the following Schedule I.

"ALL that property 'Gavant' also known as 'Kirla' or 'Morad' admeasuring an area of 2333 sq. mtrs. Situated at Village Morambi-O-Grande, within the limits of Village Panchayat of Morambi-O-Grande, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is not registered in the Land Registration Office of Ilhasbut enrolled in the Taluka Revenue Office under Matriz No. 69, surveyed under Survey No. 196/4 of Village Morambi-O-Grande, and is bounded as under:-

On the North : By Sy. No. 196/1, 196/2(P).  
196/3(P);  
On the South : By Public Road;  
On the East : By Sy. No. 196/3(P), 197 & 198/1;  
On the West : By 196/4(P)

AND WHEREAS, at page 29 of the Principal Deed, Schedule II shall be substituted by following Schedule II.

*Carmen Pimentas*

*Roldene*

*WV*

*Paul*

*Arado*



\*DESCRIPTION OF TOTAL SBUA OF [REDACTED] M2  
FLATS/PREMISES ALLOTTED TO OWNERS/VENDORS)

(a) [REDACTED] admeasuring [REDACTED] sq. mts. SBUA  
alongwith [REDACTED] 2BHK flat Nos. [REDACTED] in Building  
[REDACTED] admeasuring [REDACTED] sq. mts. SBUA each with [REDACTED] stilt  
parking slots to Mr. Cupertino Baylon Caldeira and Mrs.  
Alice Caldeira, the First Vendors herein.

(b) [REDACTED] admeasuring [REDACTED] sq. mts. SBUA  
alongwith [REDACTED] 2 BHK Flat NO. [REDACTED] in Building [REDACTED]  
admeasuring [REDACTED] sq. mts. SBUA, alongwith [REDACTED] stilt car  
parking slot to Maria Especiosa Caldeira Pinto, here son  
Neville Juvenal Pinto and his wife Freeda D'Costa Pinto, the  
Fourth Vendors herein jointly.

(c) [REDACTED] 2BHK flat No [REDACTED] in Building [REDACTED] admeasuring  
[REDACTED] sq. mts. SBUA alongwith [REDACTED] stilt car parking slot to  
Maria Barbara Caldeira the Third Vendor herein.

(d) [REDACTED] admeasuring [REDACTED] sq. mts. SBUA jointly  
allotted to, Maria Barbara Caldeira the Third Vendors and,  
Maria Especiosa Caldeira Pinto, her son Neville Juvenal  
Pinto and his wife Freeda D'Costa Pinto the Fourth Vendors  
herein respectively.

(e) [REDACTED] in Building [REDACTED] admeasuring [REDACTED]  
sq/mts. SBUA with [REDACTED] stilt parking slot jointly to Mr.  
Cupertino Baylon Caldeira and Mrs. Alice Caldeira, the  
First Vendors and Maria Barbara Caldeira the Third

Carmen Pimenta

[REDACTED]

[REDACTED]

[REDACTED]



Vendors, Maria Especiosa Caldeira Pinto, her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto the Fourth Vendors herein respectively.

(f) Consideration of [REDACTED] only) to Manoel Caldeira, Fifth Vendor herein”.

AND WHEREAS, Town & Country Planning Department, Tiswadi Taluka Office, Panaji, has issued No Objection Certificate giving its no objection for registration of Rectification to Sale Deed vide its communication No. [REDACTED] dated 13/09/2024 in respect of property bearing Survey No. 196/4 of Village Morambi-O-Grande, Tiswadi Taluka;

AND WHEREAS, the parties hereto have agreed to rectify the said mistake by executing the present Deed of Rectification of Mistake.

**NOW THIS DEED OF RECTIFICATION OF MISTAKE WITNESSES AS FOLLOWS**

1. At page 12 of the Principal Deed, line no. 7 thereof, the words **“described in Schedule I hereunder written”** shall stand deleted and read accordingly.
2. At page 12 of the Principal Deed, para three thereof shall be substituted and read as under:

**“AND WHEREAS, the Developers are in the business of development and construction of the buildings/projects in the State of Goa and the**

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of Roldano

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**Developers have approached the Vendors/Owners and expressed its desire to purchase an area of 2333 square meters of the said property described in Schedule I hereunder written (hereinafter referred to as the "SAID PROPERTY") in consideration of the super built up areas and the vendors have agreed to the said offer;"**

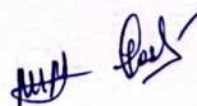
3. At page 28 of the Principal Deed, the Schedule I shall be substituted by the following Schedule I and read accordingly.

**"ALL that property 'Gavant' also known as 'Kirla' or 'Morad' admeasuring an area of 2333 sq. mtrs. Situated at Village Morambi-O-Grande, within the limits of Village Panchayat of Morambi-O-Grande, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is not registered in the Land Registration Office of Ilhas but enrolled in the Taluka Revenue Office under Matriz No. 69, surveyed under Survey No. 196/4 of Village Morambi-O-Grande, shown in the plan hereto annexed marked in red colour boundary lines and is bounded as under:-**

**On the North : By Sy. No. 196/1, 196/2(P).  
196/3(P);  
On the South : By Public Road;  
On the East : By Sy. No. 196/3(P), 197 & 198/1;  
On the West : By 196/4(P)**

Carmen Pimenta,









4. At page 29 of the Principal Deed, the Schedule II shall be substituted by the following Schedule II and read accordingly.

**"(DESCRIPTION OF TOTAL SBUA OF [REDACTED] M2  
FLATS/PREMISES ALLOTTED TO OWNERS/VENDORS)**

(a) [REDACTED] admeasuring [REDACTED] sq. mts. SBUA alongwith Three 2BHK flat Nos [REDACTED] in Building [REDACTED] admeasuring [REDACTED] sq. mts. SBUA each with 3 stilt parking slots to Mr. Cupertino Baylon Caldeira and Mrs. Alice Caldeira, the First Vendors herein.

(b) [REDACTED] admeasuring [REDACTED] sq. mts. SBUA alongwith [REDACTED] 2 BHK Flat NO. [REDACTED] in Building [REDACTED] admeasuring [REDACTED] sq. mts. SBYUA, alongwith [REDACTED] stilt car parking slot to Maria Especiosa Caldeira Pinto, her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto, the Fourth Vendors herein jointly.

(c) [REDACTED] 2BHK flat No. [REDACTED] in Building [REDACTED] admeasuring [REDACTED] sq. mts. SBUA alongwith [REDACTED] stilt car parking slot to Maria Barbara Caldeira the Third Vendor herein.

(d) [REDACTED] admeasuring [REDACTED] sq. mts. SBUA jointly allotted to, Maria Barbara Caldeira the Third

Carmen Pereira

[REDACTED]

[REDACTED]

[REDACTED]



**Vendors and, Maria Especiosa Caldeira Pinto, her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto the Fourth Vendors herein respectively.**

**(e) [REDACTED] in Building 'C' admeasuring [REDACTED] sq/mts. SBUA with ① stilt parking slot jointly to Mr. Cupertino Baylon Caldeira and Mrs. Alice Caldeira, the First Vendors and Maria Barbara Caldeira the Third Vendors, Maria Especiosa Caldeira Pinto, her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto the Fourth Vendors herein respectively.**

**(f) Consideration of [REDACTED] [REDACTED] to Manoel Caldeira, Fifth Vendor herein”.**

5. The Town & Country Planning Department, TiswadiTaluka Office, Panaji, has issued No Objection Certificate giving its no objection for registration of Rectification to Sale Deed vide its communication No. TIS/1690/49(6)/MOG/ TCP/2024/1339 dated 13/09/2024 in respect of property bearing Survey No. 196/4 of Village Morambi-O-Grande, TiswadiTaluka;

6. Except the above said changes, the Principal Deed shall remain in full force and effect.

Carner Pereira

&

Caldeira

[Signature]

[Signature]



**SCHEDULE I**

"ALL that property 'Gavant' also known as 'Kirla' or 'Morad' admeasuring an area of 2333 sq. mtrs. Situated at Village Morambi-O-Grande, within the limits of Village Panchayat of Morambi-O-Grande, Sub District of Ilhas, North Goa District, State of Goa, which property as a whole is not registered in the Land Registration Office of Ilhas but enrolled in the Taluka Revenue Office under Matríz No. 69, surveyed under Survey No. 196/4 of Village Morambi-O-Grande, shown in the plan hereto annexed marked in red colour boundary lines and is bounded as under:-

- On the North : By Sy. No. 196/1, 196/2(P).  
196/3(P);
- On the South : By Public Road;
- On the East : By Sy. No. 196/3(P), 197 & 198/1;
- On the West : By 196/4(P)

*Carmen Pimenta & Roldano*

*[Signature]*

*[Signature]*



**SCHEDULE II**

**"(DESCRIPTION OF TOTAL SBUA OF [REDACTED] M2 FLATS/PREMISES ALLOTTED TO OWNERS/VENDORS)**

(a) [REDACTED] admeasuring [REDACTED] sq. mts. SBUA alongwith [REDACTED] 2BHK flat Nos [REDACTED] in Building [REDACTED] admeasuring [REDACTED] sq. mts. SBUA each with 3 stilt parking slots to Mr. Cupertino Baylon Caldeira and Mrs. Alice Caldeira, the First Vendors herein.

(b) [REDACTED] admeasuring [REDACTED] sq. mts. SBUA alongwith [REDACTED] BHK Flat NO. [REDACTED] in Building [REDACTED] admeasuring [REDACTED] sq. mts. SBYUA, alongwith [REDACTED] stilt car parking slot to Maria Especiosa Caldeira Pinto, here son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto, the Fourth Vendors herein jointly.

(c) [REDACTED] 2BHK flat No [REDACTED] in Building [REDACTED] admeasuring [REDACTED] sq. mts. SBUA alongwith [REDACTED] stilt car parking slot to Maria Barbara Caldeira the Third Vendor herein.

(d) [REDACTED] admeasuring [REDACTED] sq. mts. SBUA jointly allotted to, Maria Barbara Caldeira the Third Vendors and, Maria Especiosa Caldeira Pinto, her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto the Fourth Vendors herein respectively.

(e) [REDACTED] in Building [REDACTED] admeasuring [REDACTED] sq/mts. SBUA with [REDACTED] stilt parking slot jointly to Mr. Cupertino Baylon Caldeira and Mrs. Alice Caldeira, the

*Carner Pinto* *f* *Raldeva* *WAGLE'S* *WAGLE'S*



First Vendors and Maria Barbara Caldeira the Third Vendors, Maria Especiosa Caldeira Pinto, her son Neville Juvenal Pinto and his wife Freeda D'Costa Pinto the Fourth Vendors herein respectively.

(f) Consideration of [REDACTED] only to Manoel Caldeira, Fifth Vendor herein.



Carner Pimenta *[Signature]* Caldeira *[Signature]* *[Signature]*  
Manoel Caldeira

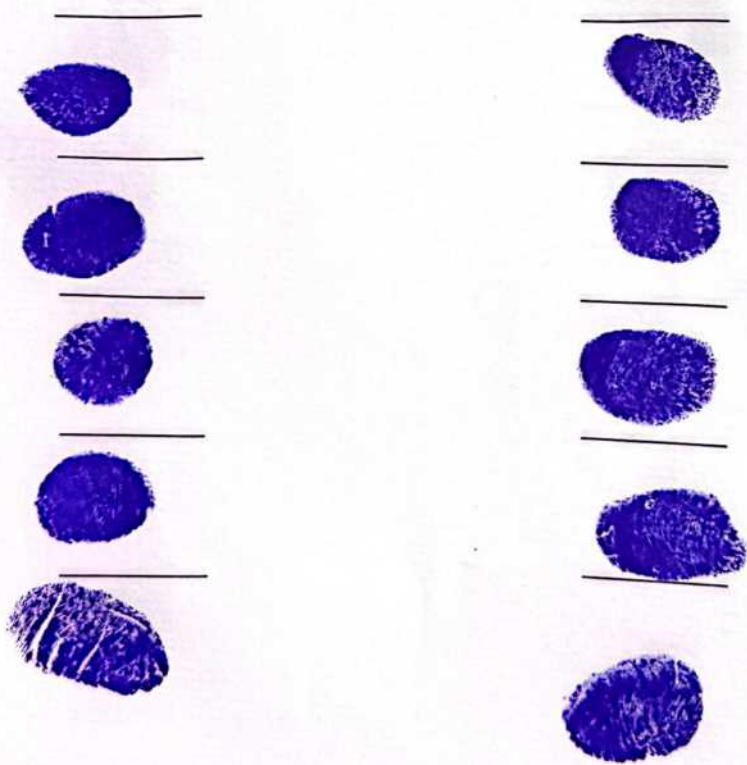
IN WITNESS WHEREOF, the parties hereto have signed this Deed of Rectification of Mistake on the day, month and the year first above mentioned.

SIGNED AND DELIVERED BY  
THE WITHIN NAMED FIRST VENDORS  
1) Mr. CUPERTINO BAYLON CALDEIRA  
Alias BAYLON CALDEIRA alias CUPERTINO CALDEIRA  
2) Mrs. ALICE REBELO SILVEIRA  
CALDEIRA alias ALICE CALDEIRA



Represented by Attorney  
Mrs. CARMEN BARBARA PIMENTA  
alias CARMEN PIMENTA  
Attorney of Sr.No. 1 & 2

*Carmen Pimenta*

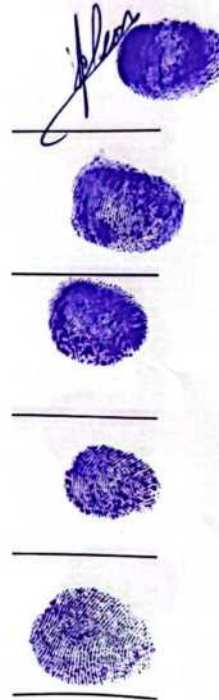
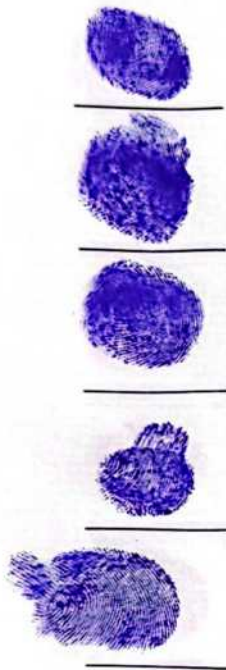


*Carmen Pimenta & Redeira*

*W. Pimenta*  
*W. Pimenta*



SIGNED AND DELIVERED BY THE  
WITHIN NAMED SECOND VENDORS  
(1) Mrs. ANTONIA MARIA CHRISTALINA  
GOMES CALDEIRA  
(2) Mr. CLEON CALDIERA  
(3) Mr. CASEY CALDEIRA  
REPRESENTED BY MR CLEON CALDEIRA  
For self and Attorney of Sr No. 1 & 3



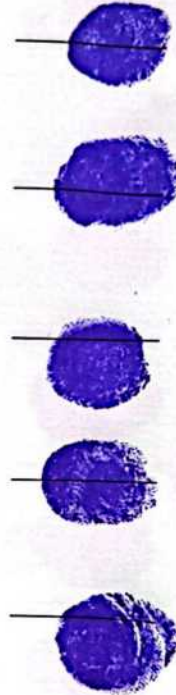
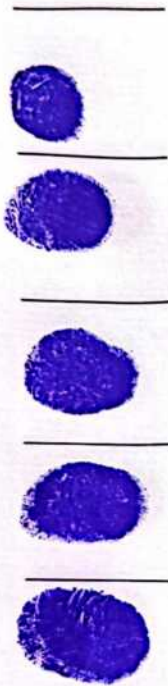
Carner Perinto & Caldeira  
M. Caldeira  
WAGLE'S  
WAGLE'S



SIGNED AND DELIVERED BY  
THE WITHINNAMED THIRD VENDOR  
Ms. MARIA BARBARA CALDEIRA  
Alias Ms. MARY CALDEIRA



*Caldeira*



Carren Piments *[Signature]* Caldeira

*[Signature]*  
*[Signature]*



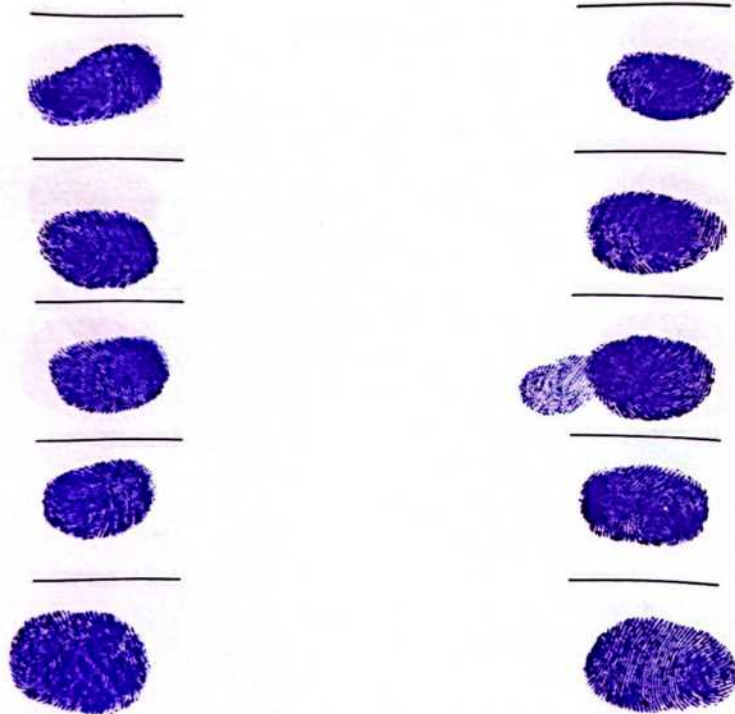
*[Signature]*

SIGNED AND DELIVERED BY THE  
WITHIN NAMED FOURTH VENDORS

- (1) Ms. MARIA ESPECIOSA CALDEIRA PINTO
- (2) Mr. NEVILLE JUVENAL PINTO REPRESENTED BY MR. NEVILLE JUVENAL PINTO FOR SELF & ATTORNEY OF SR. NO.1



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*Handwritten signature*



*Carmen Almeida* & *Aldeano*



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*Handwritten signature*  
*Handwritten signature*

(3) MRS. FREEDA D'COSTA PINTO



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*Carmer Pimenta of Redeemer*

*Handwritten initials*

*Handwritten initials/signature*

*Handwritten signature*

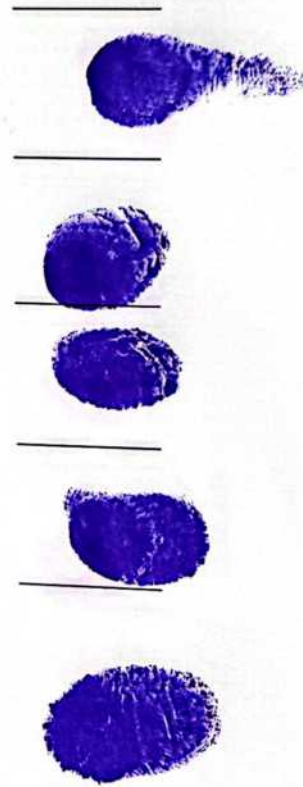


SIGNED AND DELIVERED BY THE  
WITHIN NAMED FIFTH VENDOR

(1) Mr. MANUEL CALDEIRA alias  
MANOEL CALDIERA alias  
CALDEIRA MANUEL



*Manuel*



*Carner Piments & Hildeman*

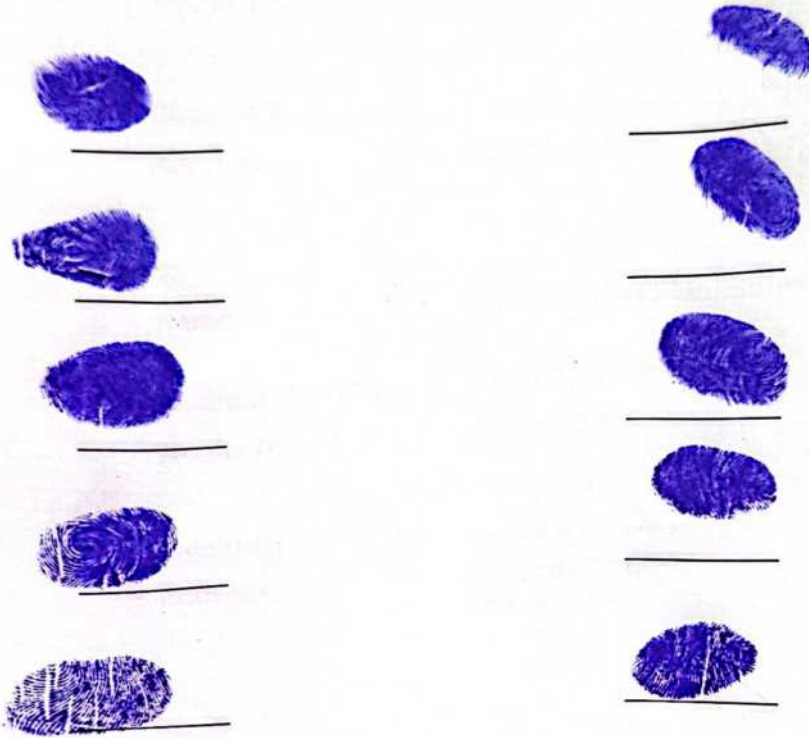
*MM*

*Joel*

*Manuel*



SIGNED AND DELIVERED BY  
THE WITHINNAMED PURCHASER/  
DEVELOPER/ BUILDER  
WAGLE'S, through its Managing Partner  
**MR. SAMMIT MADHAV WAGLE,**  
for self and as Attorney of  
**MRS. POOJA MADHAV WAGLE.**



Corner Prints *[Signature]* *[Signature]*



*[Signature]*  
*[Signature]*  
*[Signature]*

**IN THE PRESENCE OF:**

1. Name : Mr. Pavan Uday Shetye.

Aadhaar Card No.: [REDACTED]

Mobile No. : [REDACTED]

Signature : \_\_\_\_\_

Address : Chimbel, Goa.

2. Name : Mr. Shubham Mahantesh Karvinkop.

Aadhaar Card No.: [REDACTED]

Mobile No. : [REDACTED]

Signature : \_\_\_\_\_

Address : Caranzalem,  
Panaji, Goa.

Carner Parents of Riddha

MP

Post

Unaltd





OFFICE OF THE TOWN PLANNER  
TOWN & COUNTRY PLANNING DEPARTMENT  
TISWADI TALUKA OFFICE, 5th FLOOR, KAMAT TOWER  
PATTO- PANAJI-GOIA.

Ref No.: TIS/49(6)/MOG/TCP/2024/339

Dated: 13/09/2024

Inward No: 2440

Date: 10/09/2024

**NO OBJECTION CERTIFICATE**

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of **Sale Deed (Rectification)** in respect of property bearing Sy. No. 196/4, of village Morambi-O-Grande Taluka Tiswadi.

The said plot/property falls in "Settlement Zone V.P.I with 80 F.A.R." as per Regional Plan for Goa 2021 admeasuring an area 2333.00m<sup>2</sup>.

The property/plot falls within 500 mts. From High Tide Line: No.

**BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:**

**NORTH:** By Sy.No. 196/1, 196/2 (P), 196/3(P).

**SOUTH:** By Public Road.

**EAST:** By Sy. no. 196/3 (P), 197 & 198/1.

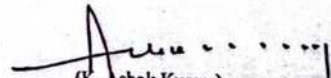

**WEST:** By 196/4 (P).


1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
3. Traditional access and natural water drain if any passing through the property shall be maintained.
4. This NOC is issued based on the Affidavit cum Declaration dated 29/04/2024 from the co-Owners (Declarants) giving their consent to apply for the NOC under reference.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.
6. This N.O.C is issued based on the order dtd. 11.08.2009 in Judgement of the joint Mamlatdar-III of Tiswadi Taluka, Panaji in case bearing No. MND/DECL/Chi/17/02/JM-III.

**NOTE:** Applicant has paid processing fees of Rs. 2000/- (Rupees Two Thousand only) vide challan no. 300 dtd 10/09/2024.

To,  
M/s. Wagle's,  
Mr. Sammit Madhav Wagle and another (Managing Partner),  
Om Datta Sadan, 1<sup>st</sup> Floor,  
Panaji-Goa 403001.

vk

  
(K. Ashok Kumar)  
Dy. Town Planner 13/9/24  


Carner Piments  Helder




**SITE PLAN scale 1:500**

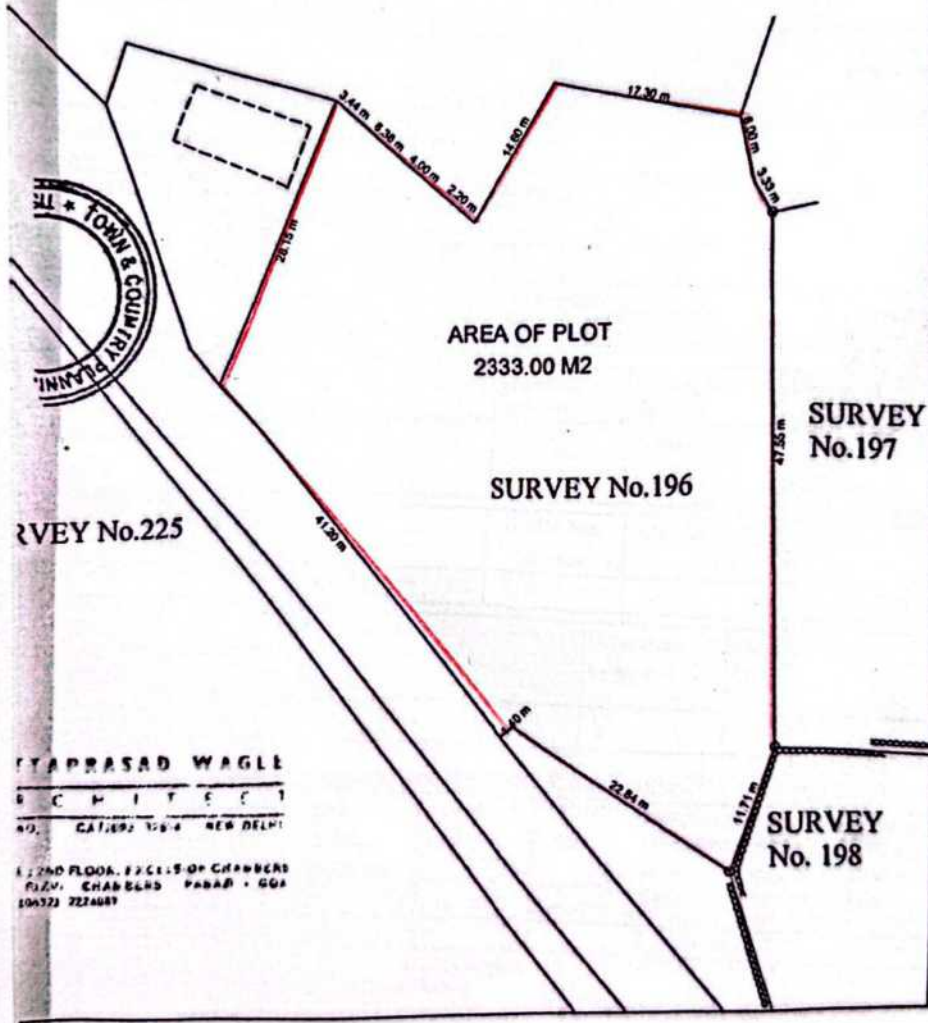
**PLOT OF LAND BEARING**

**SURVEY NO 196/4, SITUATED**

**@ MORAMBI-O-GRANDE, TISWADI - TALUKA - GOA.**



TOTAL AREA OF PLOT	-----	2638.00 m <sup>2</sup>
AREA APPLIED FOR TCP NOC	-----	2333.00 M <sup>2</sup>



**ATAPRASAD WAGLE**  
**ARCHITECT**  
NO. 1, GATE NO. 1/5/4 NEW DELHI  
1, 2ND FLOOR, FACILITY OF CHAMBERS  
PLOT, CHAMBERS PARADISE GOA  
104322 227487

*Corner Payments of Hildaem*

*Handwritten initials/signature*



*Handwritten signature*

**FORM I & XIV**

100018684002

Date: 28/02/2024

नमुना नं १ व १४

Page 1 of 2

Taluka TISWADI  
 तालुका  
 Village Morambi-O-Grande  
 गांव  
 Name of the Field Morad  
 शेताचें नांव

Survey No. 196  
 सर्वे नंबर  
 Sub Div. No. 4  
 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
0000.25.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.25.75

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

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक ज़ामीन	Grand Total एकूण
0000.00.63	0000.00.00	0000.00.63	0000.26.38

Remarks शेरा

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	Yeshwant R. Kunkolkar		10014	
2	M/s WAGLE'S		41378	2383.00 sq. mtrs.

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		

## Details of Cropped Area पिकाबांलील क्षेत्राचा तापशील

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

End of Report

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

Carmen Pimentis &amp; Haldens

WAGLE'S  
 WAGLE'S  
 WAGLE'S



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 24-Sep-2024 11:34:09 am

Document Serial Number : [REDACTED]

Presented at 11:15:50 am on 24-Sep-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1000
2	Registration Fee	1000
3	Processing Fee	1540
<b>Total</b>		<b>3540</b>

Stamp Duty Required :1000/-









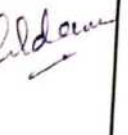


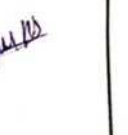


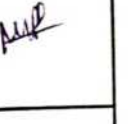


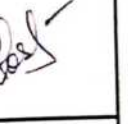


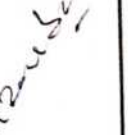





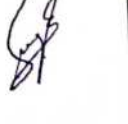
Stamp Duty Paid : 1100/-

## Presenter




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sammit Madhav Wagle Partner Of Wagles ,Father Name:Madhav Wagle, Age: 32, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi Goa, Address2 - , PAN No [REDACTED]			




## Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CARMEN BARBARA PIMENTA Alias CARMEN PIMENTA , Fa'her Name:Caetano Antonio Francisco Das Mercas Caldeira, Age: 68, Marital Status: ,Gender:Female,Occupation: Other, H.NO. 404 Suclem Curtorim, Salcete South Goa, Goa 403709, PAN No [REDACTED] s Power Of Attorney Holder for ALICE REBELO SILVEIRA CALDEIRA Alias ALICE CALDEIRA			
2	CARMEN BARBARA PIMENTA Alias CARMEN PIMENTA , Father Name:Caetano Antonio Francisco Das Mercas Caldeira, Age: 68, Marital Status: ,Gender:Female,Occupation: Other, H.NO. 404 Suclem Curtorim, Salcete South Goa, Goa 403709, PAN No [REDACTED] as Power Of Attorney Holder for CUPERTINO BAYLON CALDEIRA Alias BAYLON CALDEIRA Alias CUPERTINO CALDEIRA			
3	Cleon Caldeira , Father Name:Late Cletus Caldeira, Age: 36, Marital Status: ,Gender:Male,Occupation: Other, H.no. 229/1, Bernard Carneiro vaddo, Mercas vaddy, VTC Santa cruz Tiswadi Goa 403005, PAN No [REDACTED] as Power Of Attorney Holder for ANTONIA MARIA CHRISTALINA GOMES CALDEIRA			

NO	Party Name and Address	Photo	Thumb	Signature
4	<p><b>CLEON CALDEIRA, , Father Name:Late Cletus Caldeira, Age: 36,</b>  <b>Marital Status: Bachelor ,Gender:Male,Occupation: Other, H.no. 229/1, Bernard Carneiro Vaddo Mercedes Vaddy Santa Cruz Tiswadi Goa 403005,</b>  <b>PAN No [REDACTED]</b></p>			
5	<p><b>Cleon Caldeira , Father Name:Late Cletus Caldeira, Age: 36,</b>  <b>Marital Status: ,Gender:Male,Occupation: Other, H.NO.229/1, Mercedes, Panaji – Goa 403005,</b>  <b>PAN No [REDACTED] as Power Of Attorney Holder for CASEY CALDEIRA</b></p>			
6	<p><b>MARIA BARBARA CALDEIRA , Father Name:Late Messias Caldeira, Age: 70,</b>  <b>Marital Status: Spinster ,Gender:Female,Occupation: Other, H.NO. 804/5 3, Flat NO. CA-3/3, Sapana Gardens, Chogam Road, Alto Porvorim, Goa, 403521,</b>  <b>PAN No [REDACTED]</b></p>			
7	<p><b>NEVILLE JUVENAL PINTO , Father Name:Luis Joao Pinto, Age: 48,</b>  <b>Marital Status: ,Gender:Male,Occupation: Other, H. No. E2/12, Opp. Santa Anna Holiday Home, NaikaVaddo, Calangute, 403516,</b>  <b>PAN No [REDACTED] as Power Of Attorney Holder for MARIA ESPECIOSA CALDEIRA PINTO</b></p>			
8	<p><b>NEVILLE JUVENAL PINTO , , Age: 48,</b>  <b>Marital Status: Married ,Gender:Male,Occupation: Other, E2/12, Naica Vaddo, Calangute, Bardez, Goa,</b>  <b>PAN No [REDACTED]</b></p>			
9	<p><b>FREEDA D'COSTA PINTO, Alias FREEDA CLENCY D'COSTA ,</b>  <b>Father Name:Amalbind D'Costa, Age: 45,</b>  <b>Marital Status: Married ,Gender:Female,Occupation: Other, E2/12, Naica Vaddo, Calangute, Bardez, Goa,</b>  <b>PAN No [REDACTED]</b></p>			
10	<p><b>MANUEL CALDEIRA Alias MANOEL CALDEIRA Alias CALDEIRA MANOEL , Father Name:Late Messias Jose Higinio Da Imaculada Conceicao Caldeira Alias Messias Jose Caldeira, Age: 84,</b>  <b>Marital Status: Married ,Gender:Male,Occupation: Advocate, H.No. 44, Novo Portugal, Moira, North Goa 403507,</b>  <b>PAN No [REDACTED]</b></p>			
11	<p><b>Sammit Madhav Wagle Partner Of Wagles , Father Name:Madhav Wagle, Age: 32,</b>  <b>Marital Status: Married ,Gender:Male,Occupation: Business, Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi Goa,</b>  <b>PAN No [REDACTED]</b></p>			
12	<p><b>SAMMIT MADHAV WAGLE , Father Name: Madhav Vithal Wagle, Age: 32,</b>  <b>Marital Status: ,Gender:Male,Occupation: Business, Soukhya, Plot No. 6, Vodlem Bhat, Taleigao, Tiswadi, Goa,</b>  <b>PAN No [REDACTED] as Power Of Attorney Holder for Pooja Madhav Wagle Partner Of Wagle's</b></p>			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>Name: Shubham Karvinkop, Age: 24, DOB: , Mobile [REDACTED]</b>  <b>, Email: , Occupation: Service , Marital status : Married ,</b>  <b>Address: 403002, Panaji, Tiswadi, NorthGoa, Goa</b></p>			

NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Pavan Uday Shetye, Age: 31, DOB: 1993-07-11, Mobile: [REDACTED] Email: [REDACTED], Occupation: Advocate, Marital status: Married, Address: 403006, Chimbhel, Tiswadi, North Goa, Goa			

*Aparna*  
24/9/2024  
Sub Registrar

SUB - REGISTRAR  
ILHAS

Document Serial Number :- 2024-PNJ-2975



Document Serial No: [REDACTED]

Book :- 1 Document  
Registration Number : [REDACTED]  
Date : 25-Sep-2024

*Apparatus*  
*25/9/2024*

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

SUB-REGISTRAR  
ILHAS

