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Authorized Signatory



Sr. No. 2023-13R2-5704

13/11/2023

DEED OF SALE

This Deed Of Sale is made at Mapusa Bardez, Goa on this 06th day of October of the year Two Thousand and Twenty-Three (06.10.2023).

BETWEEN

1. MR. FRANCIS VIEGAS, son of Mr. Francis Xavier Viegas, aged 58 years, Married, Business, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Indian National and his wife;

2. MRS. KALE E VIEGAS DEEPA alias DEEPA KALE E VIEGAS, wife of Mr. Francis Viegas, daughter of Pradip Hiraji Kale, aged 51 years, Married, Business, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Indian National, both residing at House No.293/A, Sonar Vaddo, Verla, Parra, Bardez, Goa 403510;

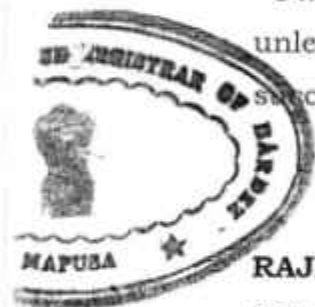
3. MRS. NARGITA DSOUZA alias NARGITA BAVTIS D'SOUZA, wife of late Romeo Castro, Daughter of Bavits John Dsouza, aged 34 years, Married, Widow, Service, holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], Indian National, both residing at House No.649/2, Near Mr. Farmer's Nursery, St. Anthony' Waddo, Guirim, Bardez, Goa-403507, hereinafter referred to as the **"OWNERS/VENDORS"** (which expression shall, wherever the context requires unless repugnant to the meaning thereof, be deemed to mean and include their successors and assigns) **OF THE FIRST PART.**

AND

RAJDEEP BUILDERS, a registered Proprietorship Firm, having its office at 708, 709 & 710, 7th Floor, "Gera Imperium Star", Near Central Library, Patto, Panaji-Goa, 403001, represented through its sole proprietor **RAJESH TARKAR**, aged 49 years, son of Shri. Ulo Tarkar, Business, Indian National, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula-Goa 403004, hereinafter referred to as the **"PURCHASER/DEVELOPER"** (which expression shall unless it be repugnant to the context or meaning thereof includes all its successors, transferees and legal assigns) **OF THE SECOND PART.**

AND

MRS. DEEPA RAJESH TARKAR, daughter of late Vishnu Tanaji Shetkar, wife of Rajesh Tarkar, aged 47 years, Married, Housewife, Indian National, holder of PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED] residing at



Signatures of the parties involved in the deed.

Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Goa 403004, hereinafter referred to as the **"CONFIRMING PARTY"**, (which expression shall unless it be repugnant to the context or meaning thereof include all her successors, transferees and legal assigns) **OF THE THIRD PART.**

WHEREAS, there exists a property coconut palm grove known as **"FIRGUEM BHAT"** also known as **"MODDA CULAGOR"** also known as **"MADA CULAGOR"** also known as **"FIRGUENCHEM BATA"**, previously admeasuring an area of 4,100 sq. mts., surveyed under Survey No. 86/3 which admeasured 4,000 sq. mts. and Survey No. 86/14 which admeasured an area of 100 sq. mts. and later admeasured an area of 3642 sq. mts. surveyed under survey No. 86/3. This property is described in the Land Registration Office of Bardez, under Description No. 30036 at Folio 82V of B-77, falls within the limits of Village Panchayat of Guirim, Bardez, Goa. This property is hereinafter referred to as the **"SAID PROPERTY"**, more particularly as entire property in **SCHEDULE I** hereunder.

AND WHEREAS the Said Property was purchased by Maria Adelina Castro vide Deed of purchase and Sale dated 28/01/1930 from Mr. Napoleao Januario Duarte and his wife Mrs. Fremiota Felecidade Brito e Duarte and accordingly the said property is inscribed at Inscription No. 23035 at folios 147 of Book G-29 of the inscriptions of transfer in favour of the said Maria Adelina Castro and described under Description No.30036 at Folio 82V of B-77 in the Land Registration Office of the Judicial Division of Bardez.

AND WHEREAS the said Maria Adelina Castro was married to Lourenco Miguel Rodrigues.

AND WHEREAS Lourenco Minguel Rodrigues and Maria Adelina Castro e Rodrigues expired on 15/03/1947 and 15/09/1963 respectively, leaving behind them their only son Mr. Mathew Rodrigues also known as Matheo Rodrigues also known as Mateus Rodrigues as their sole heir.

AND WHEREAS vide Deed of Qualification of Heirs dated 28/11/1967 duly executed before the Notarial Office of Judicial Division of Bardez and Registered at folios 29(V) onwards of Book No. 690, Mr. Mathew Rodrigues also known as Matheo Rodrigues also known as Mateus Rodrigues was affirmed as the sole and universal heir of the said Maria Adelina de Castro e Rodrigues and her husband Mr. Lourenco Minguel Rodrigues.



AND WHEREAS, Mr. Mathew Rodrigues was married to Mrs. Gracy Rodrigues alias Felecia Garacia Idalina Fernandes e Rodrigues, who were their universal heirs and as such inherited the Said Property.

AND WHEREAS, Mr. Mathew Rodrigues and his wife Mrs. Gracy Rodrigues alias Felecia Garacia Idalina Fernandes e Rodrigues out of their marriage had three (3) children viz:

(1) Eldest daughter, Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas, married to Mr. Valentino Sylvester Vaz alias Valentino Agostinho Manuel Silverio alias Valentino Manuel Silveiro Vas alias Velentino Vaz alias Valantino Vaz, (2) Second son Mr. Michael Agnelo Guilherme Rodrigues, married to Mrs. Connie Rodrigues and; (3) Third daughter Mrs. Merline Rodrigues e Mascarenhas married to Mr. Joseph Ferdinand Mascarenhas; as their heirs.

AND WHEREAS the said Mathew Rodrigues expired on 22.02.2004, without any testamentary disposition, however, the said Mrs. Gracy Rodrigues alias Felecia Garacia Idalina Fernandes e Rodrigue expired on 29.01.2011 executing a 'Will' dated 13.01.2011, bequeathing her share of her disposal quota to her three (3) grandchildren viz: (1) Miss Mischelle Rodrigues, (2) Miss Melana Rodrigues and (3) Master Melroy Rodrigues.

AND WHEREAS the above said Miss Mischelle Rodrigues expired on 27.10.2014 and as such her share devolved on to her parents Mr. Michael Agnelo Guilherme Rodrigues and Mrs. Connie Rodrigues.

AND WHEREAS as such the entitlement to the Said Property is as follows:

1) Mrs. Margaret Adline - $1/8^{\text{th}}$ Share i.e. 455.25 sq. mts.

Angela Vaz alias Margaret

Adline Angela Vas

alias Margaret Adline A. Vas,

married to Mr. Valentino - $1/8^{\text{th}}$ Share i.e. 455.25 sq. mts.

Sylvester Vaz alias Valentino

Agostinho Manuel Silverio alias

Valentino Manuel Silveiro Vas alias

Velentino Vaz alias Valantino Vaz,

2) Mr. Michael Agnelo

- $1/6^{\text{th}} + 1/6^{\text{th}} + 1/6^{\text{th}} = 1/3^{\text{rd}}$

Guilherme Rodrigues married

to Mrs. Connie Rodrigues,

3) Mrs. Merline Rodrigues - 1/4th Share
e Mascarenhas married
to Mr. Joseph Ferdinand Mascarenhas

4) (a) Miss Melana Rodrigues and - 1/12th Share
(c) Master Melroy Rodrigues. - 1/12th Share

Note: The shares at Point 2, 3 and 4 works out to 3/4th share of the said property.

AND WHEREAS Michael Agnelo Guilherme Rodrigues and Mrs. Connie Rodrigues were in unhindered possession and holding the Said Property as their own without any interference from whomsoever in whatsoever manner.

AND WHEREAS Mr. Michael Agnelo Guilherme Rodrigues and Mrs. Connie Rodrigues took care and looked after the said Mathew and Gracy Rodrigues till their death and stayed together with them in their house bearing House No. 419, Firguem Bhat of Village Panchayat Guirim standing in the Said Property thus exclusively holding and enjoying the Said Property.

AND WHEREAS a part of the Said Property bearing Survey No. 86/14, admeasuring 100 sq. mts., was a mundkarial house of one late Gajanan Sawant who was succeeded by his wife Smt. Bandini Sawant and her son Jitendra Gajanan Sawant and Rajashree Jitendra Sawant.

AND WHEREAS vide Deed of Sale dated 20.03.2014 duly registered before the Sub Registrar of Bardez, under Book-1 Document, Registration No. BRZ-BK1-01340-2014, CD. No. BRZD654 on 01/04/2014 said Mundkars, namely, Smt. Bandini Sawant Jitendra Sawant and her son Jeetendra Gajanan Sawant and Rajashree Jitendra Sawant purchased the Said Property bearing Survey No. 86/14, admeasuring 100 sq. mts. and an additional area admeasuring 358 sq. mts. of property bearing survey No. 86 of sub division No. 3, thus totalling to 458 sq. mts. from Mr. Michael Agnelo Guilherme Rodrigues from Mrs. Connie Rodrigues.

AND WHEREAS as said above Said Property totally admeasured 4100 sq. mts., subtracting the above mundkarial plot area of 458 sq. mts. sold to the above said Mundkar there remained the effective balance area of 3642 sq. mts. of the Said Property and is now holding a separate and independent survey No. 86 of Sub Division No.3 of Village Guirim Bardez Goa.



AND WHEREAS the names of Mr. Michael Agnelo Guilherme Rodrigues and Mrs. Connie Rodrigues reflected in the occupant's column of Form I & XIV of Survey No. 86 of Sub Division No.3 of Village Guirim, Bardez Goa.

AND WHEREAS vide Agreement for Sale and Development dated 27.05.2013 duly registered before the Notary Adv. D. S. Petkar and registered under Serial No. 13610/2013, Merlin Rodrigues e Mascarenhas and her husband Mr. Joseph Ferdinand Mascarenhas, agreed to sell their share in the Said Property to Mr. Romeo Castro.

AND WHEREAS vide Deed of Sale dated 06.03.2014 duly registered under Registration No. BRZ-BK1-01089-2014, CD Number BRZD644 dated 20.03.2014 OWNER/VENDOR NO.1 and Mr. Romeo Castro purchased from Mr. Valentino Sylvester Vaz alias Valentino Agostinho Manuel Silverio alias Valentino Manuel Silveiro Vas alias Velentino Vaz alias Valantino Vaz his undivided 1/8th share/right in the Said Property, approximately admeasuring 455.25 sq. mts.

Valentino to Romeo

AND WHEREAS subsequently Mr. Micheal Agnelo Guilherme Rodrigues and Mrs. Connie Rodrigues put Mr. Francis Viegas and Mr. Romeo Castro, in possession of the Said Property on 29.04.2014 vide Agreement for Sale and Development dated 29.04.2014 duly registered before the Notary Adv. D. S. Petkar, registered under Serial No.10561/2014.

AND WHEREAS vide application dated 26.12.2014 elder daughter of the said deceased Mathew Rodrigues, the said Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas filed Inventory Proceeding No. 1 of 2015 before the Civil Judge Senior Division "A" Court Mapusa on the death of the above said Mr. Mathew Rodrigues and Mrs. Gracy Rodrigues as regards their estate left behind by them for devolving the same as per the prevailing laws of succession in Goa.

AND WHEREAS during the pendency of inventory proceedings, vide Deed of Sale dated 29.12.2016 duly registered under Registration No. BRZ-BK1-00007-2017, CD Number BRZD784 dated 02/01/2017, the OWNER/VENDOR NO. 1 herein purchased from Mrs. Margaret Adline Angela Vaz alias Margaret Adline Angela Vas alias Margaret Adline A. Vas her undivided 1/8th share/right in the Said Property approximately admeasuring 455.25 sq. mts.

Valentino wife to Francis



AND WHEREAS Mr. Michael Agnelo Guilherme Rodrigues, who was appointed as Cabeça de Casal in the said Inventory Proceeding No. 1 of 2015/A pending before the Civil Judge Senior Division "A" Court Mapusa took in auction the Said Property vide Minutes of Auction dated 18.01.2020.

AND WHEREAS the said Inventory was concluded vide Judgement and Decree dated 14.08.2020, and as such Mr. Michael Agnelo Guilherme Rodrigues and Mrs. Connie Rodrigues, became the rightful owners of the Said Property entitled to dispose the Said Property.

AND WHEREAS since share of Merlin Rodrigues e Mascarenhas and her husband Mr. Joseph Ferdinand Mascarenhas was purchased in auction by Mr. Michael Agnelo Guilherme Rodrigues, the Agreement for Sale and Development dated 27.05.2013 duly registered before the Notary Adv. D. S. Petkar and registered under Serial No. 13610/2013, executed between Mrs. Merlin Rodrigues E Mascarenhas and Mr. Joseph Ferdinand Mascarenhas and Mr. Romeo Castro, was thereafter cancelled on 02.07.2021 vide Agreement for Cancellation of Agreement for Sale and Development dated 27.05.2013, registered before the Advocate Mr. Gajanan K Korgaonkar Advocate and Notary Public, Mapusa, Bardez Goa at Registration No. 1996.

AND WHEREAS Mr. Micheal Agnelo Guilherme Rodrigues expired on 03.03.2021 and upon his death a deed of Succession dated 15.04.2021 was executed, and as per the said Succession Deed, Mrs. Connie Rodrigues, Ms. Milena Rodrigues and Mr. Melroy Rodrigues were declared as the only legal heirs of late Mr. Micheal Agnelo Guilherme Rodrigues.

AND WHEREAS Mrs. Connie Rodrigues, Ms. Milena Rodrigues, Mr. Melroy Rodrigues, Mr. Francis Viegas, Mrs. Deepa Kale E Viegas, Mr. Romeo Castro and Mrs. Nargita Dsouza E Castro, vide Agreement for Cancellation of Agreement for Sale and Development dated 29.04.2014 cancelled the Agreement for Sale and Development dated 29.04.2014 on 09.07.2021 registered before the Notary Advocate Sandeep B. Raikar, Bardez Goa at Registration No. 1236/21.

AND WHEREAS vide Deed of Sale dated 13.12.2021, duly registered before the Sub Registrar of Bardez at Serial No. 2021-BRZ-4773 of Book -1 of the year 2021, the OWNER/VENDOR NO. 1 and Mr. Romeo Castro purchased the balance 3/4th undivided share/right admeasuring 2,730.50 sq. mts. and in view of the same, Mr. Francis Viegas and Mr. Romeo Castro became the absolute owners of the Said Property.



AND WHEREAS the OWNER/VENDOR NO.1 and Mr. Romeo Castro vide Deeds of Sale dated 05.03.2014 and dated 29.12.2016 purchased 1/4th i.e. 910.50 sq. mts. of the Said Property and thereafter vide Deed of Sale dated 13.12.2021 purchased the balance undivided 3/4th share/right i.e. 2731.50 sq. mts. in the Said Property bearing Survey No. 86/3.

AND WHEREAS OWNER/VENDOR NO.2 is married to OWNER/VENDOR NO.1 and OWNER/VENDOR NO. 3 is married to Mr. Romeo Castro and have thus acquired right, title and interest in the Said Property admeasuring 3642 sq. mts under Communion of Assets. The Said Property admeasuring area of 3642 sq. mts shall be referred to as the **"SAID PLOT"** and is more particularly described in **SCHEDULE II** mentioned herein below.

AND WHEREAS, the PURCHASER/DEVELOPER herein approached the OWNERS/VENDORS, with the intention to develop and purchase the Said Plot by constructing residential cum commercial building with Flats and Units on the Said Plot and the OWNERS/VENDORS herein and Mr. Romeo Castro agreed to the same based on the terms finalized between the parties.

AND WHEREAS the PURCHASER/DEVELOPER accordingly got the plans approved by Office of the Senior Town Planner, Mapusa Goa vide Technical Clearance Order dated 25.06.2021 at Ref. No. TPB/6828/GUI/TCP-21/2489.

AND WHEREAS the PURCHASER/DEVELOPER further got the NOC from Directorate of Health Services, Primary Health Centre, Porvorim Goa vide Ref. No. PHCP/Cons.NOC/2021-22/925 dated 24.08.2021.

AND WHEREAS the PURCHASER/DEVELOPER finally got the Construction License from Village Panchayat of Guirim dated 25.08.2021 at Ref. No. VP/Gui/Const.Licence/2021/2022/F.7/478.

AND WHEREAS the PURCHASER/DEVELOPER proposed a construction of a residential cum commercial scheme by construction of flats and units on the Said Plot in the name and style of **"RAJDEEP GALAXY"**.

AND WHEREAS, the PURCHASER/DEVELOPER and the OWNERS/VENDORS herein and Mr. Romeo Castro entered into an Agreement for Sale cum Development dated 18.01.2022, executed before the Sub Registrar of Mapusa Goa at Registration No. Book 1, Document Registration No. BRZ-1-334-2022, dated 25.01.2022 with respect to the Said Plot, whereby Flats and Units were allotted amongst the PURCHASER/DEVELOPER and OWNERS/VENDORS as



per the allotment chart, as mentioned in the said Agreement for Sale cum Development dated 18.01.2022.

AND WHEREAS Office of the Additional Collector-III, North Goa District, Mapusa Goa has issued Sanad with respect to the Said Plot vide Ref. No.4/385/CNV/AC-III/2022/308 dated 08.03.2022.

AND WHEREAS the PURCHASER/DEVELOPER registered the project under the provisions of the Real Estate (Regulations and Development) Act, 2016 and rules framed thereunder, with Real Estate Regulatory Authority at Panaji Goa under No. PRGO03221585.

AND WHEREAS the PURCHASER/DEVELOPER and OWNERS/VENDORS herein and Mr. Romeo Castro subsequently entered into a Deed of Rectification of the Agreement for Sale cum Development dated 18.01.2022, executed on 08.06.2022 before the Sub Registrar of Bardez Goa at Book 1, Document Registration No. BRZ-1-2751-2022, dated 21.06.2022, whereby Flat No. C-201, Block C, Second Floor, Rajdeep Galaxy, was rectified as being allotted to the PURCHASER/DEVELOPER instead of being allotted to OWNERS/VENDORS as the same was erroneously mentioned in the principal Agreement for Sale cum Development dated 18.01.2022.

AND WHEREAS, subsequently Mr. Romeo Castro expired on 31.12.2022, leaving behind him as his sole and universal heir his widow Mrs. Nargita Dsouza alias Nargita Bavtis D'souza and accordingly a Deed of Succession was executed on 18.04.2023 before the office of the Civil Registrar cum Sub Registrar and Special Notary (Ex Officio) of Bardez Judicial Division at Mapusa Goa, at page 73v onwards in the Notarial Book No.882 of the said office.

AND WHEREAS subsequent to the execution of Deed of Succession dated 18.04.2023, parties executed Deed of Rectification on 19.06.2023, before the Sub Registrar of Bardez Goa at Book 1, Document Registration No. BRZ-1-3604-2023, dated 27.07.2023, whereby Flat No. B-101, Block B, situated on First Floor, Rajdeep Galaxy, was rectified as being allotted to the PURCHASER/DEVELOPER instead of being allotted to the OWNERS/VENDORS, as the same was erroneously mentioned in the principal Agreement for Sale cum Development dated 18.01.2022.

AND WHEREAS, the Government of India, Ministry of Road, Transport and Highway have mutated its name in the Occupants Column of Form I & XIV at

Mutation No.87602 with respect to the Survey No. 86, Sub Division No. 3, for an area of 220 sq. mts. in furtherance to the acquisition proceedings.

AND WHEREAS due to the above land acquisition, the OWNERS/VENDORS thus now remained in possession of the balance area of 3422 sq. mts., which plot area shall hereinafter be referred to as the "**SAID BALANCE PLOT**" and marked in red in the plan annexed herewith and more particularly described in the **SCHEDULE III** mentioned herein below.

AND WHEREAS now the PURCHASER/DEVELOPER has expressed its intension to purchase the **Said Balance Plot** in furtherance to the Agreement for Sale cum Development dated 18.01.2022 executed between the parties.

AND WHEREAS, the OWNERS/VENDORS have represented and covenanted unto the PURCHASER/DEVELOPER as follows, viz.

- a. That the OWNERS/VENDORS are in exclusive and peaceful possession of the Said Balance Plot.
- b. That no person(s) other than the OWNERS/VENDORS have any right, title and/or interest in the Said Balance Plot.
- c. That the OWNERS/VENDORS have an absolute right to dispose and/or sell or enter into Deed of Sale in respect of the Said Balance Plot, and/or deal with it in any manner whatsoever.
- d. That the OWNERS/VENDORS have a clear and marketable title to the Said Balance Plot.
- e. The Said Project Land is fit for development and there is no legal impediment in the construction of a residential and/or a commercial building scheme thereon.
- f. That there are no *Mundcars* and/or persons entrusted with Watch/Ward duties and/or any persons claiming agricultural tenancy and/or any other right whatsoever in, to and/or over the Said Balance Plot, and/or any part thereof. It is further clarified that the Mundkar has been fully settled in terms of Deed of Sale dated 20.03.2014 as stated herein above.
- g. That there is no legal bar or impediment to enter into Deed of Sale in respect of the Said Balance Plot, and that the Said Balance Plot, is free from encumbrances, liens and/or charges.
- h. That no subsisting notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/have been received by and/or served in respect of the Said Balance Plot, nor any part thereof.



[Signature]

[Signature]

[Signature]

i. That neither the Said Balance Plot nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

j. That neither the Said Balance Plot nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.

k. That no person or entity has any right of road and/or passage and/or foot-path and/or right of crossing/re-crossing over and/or through the Said Balance Plot or any part thereof.

l. That the OWNERS/VENDORS have not entered into any agreement, understanding and/or arrangement for sale, development and/or disposal or otherwise howsoever with any other party in respect of the Said Balance Plot and/or any part thereof.

m. That there is a proper access/road required as per law for carrying out development on the Said Balance Plot, as the eastern boundary of the Said Balance Plot is abutting the National Highway NH66 to the extent of 19.50 M2.

AND WHEREAS based on the representations made by the OWNERS /VENDORS, the PURCHASER/DEVELOPER has agreed to purchase the Said Balance Plot in furtherance to Agreement for Sale cum Development dated 18.01.2022.

AND WHEREAS Office of the Senior Town Planner, Mapusa Goa has issued NOC for sale of the Said Balance Plot dated 25.08.2023, bearing Ref. No. NOC/49(6)/3432/GUI/TCP-23/7158.

AND WHEREAS the parties have now decided to execute the Deed of Sale with respect to the Said Balance Plot so as to completely transfer the Said Balance Plot in favour of the PURCHASER/DEVELOPER.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That pursuant to the negotiations and discussions by and between the parties hereto and in furtherance to the Agreement for Sale cum Development dated 18.01.2022 and in furtherance to the Deed of Rectification dated 08.06.2022 and Deed of Rectification dated 19.06.2023, the PURCHASER /DEVELOPER has agreed to purchase the Said Balance Plot and the OWNERS/VENDORS have decided to sell the Said Balance Plot to the PURCHASER/BUILDER and as consideration thereof, the PURCHASER



/DEVELOPER has agreed and decided to hand over to the OWNERS/VENDORS, Flats with a total super built area sharing ratio of 40%, comprising of 14 flats totally, admeasuring 1064.81 sq. mts. super built up area, having built up area of 882.36 sq. mts., as mentioned in **SCHEDULE-V** herein below along with proportionate undivided right, share and interest in the Said Balance Plot together with car parking allotment of such a nature that out of 14 Flats, 40% will be stilt car parking and 40% will be covered car parking as mentioned in **SCHEDULE-VII** mentioned herein below, to be handed over to the OWNERS /VENDORS on completion of Construction of the Project on the Said Balance Plot on receipt of the "Occupancy Certificate" from Village Panchayat of Guirim, as full and final settlement in kind of the entire consideration amount towards the purchase of the Said Balance Plot.

2. That the balance Flats/Units as mentioned hereinbelow as per **SCHEDULE-VI** shall be retained by the PURCHASER/DEVELOPER for sale to the Prospective Purchasers.

3. That except for the rectifications as carried out as per the Deed of Rectification dated 08.06.2022, Deed of Rectification dated 19.06.2023 and except for the plot area being reduced to 3422 sq. mts. due to government acquisition, all the terms and conditions of the Agreement for Sale cum Development dated 18.01.2022 shall hold valid and effective for development, construction and completion of project on the Said Balance Plot and shall form integral part of this Deed of Sale. Moreover, parties reserve the right to carry out correction/rectification, if any, to the area of 220 sq.mts. acquired by the Government of India, Ministry of Road, Transport and Highway in furtherance to the acquisition proceedings.

4. That as per Clause 4(a) & (b) of the Agreement for Sale cum Development dated 18.01.2022, the parties were required to execute the Sale Deed with respect to the Said Plot on receipt of Occupancy Certificate for the said project and on hand over of possession of Flats allotted to OWNERS/VENDORS or their nominees either jointly or severally by the PURCHASER /DEVELOPER. However, the parties have now decided to execute the Deed of Sale with respect to the Said Balance Plot, in advance, to expedite the documentation process and for speedy completion of project.

5. That in pursuance of the above, the OWNERS/VENDORS as absolute owners do hereby grant, transfer, assign, assure and convey the Said Balance Plot more particularly described in Schedule III hereinbelow, UNTO the said PURCHASER/DEVELOPER TOGETHER WITH all the trees, drains, ways, paths, passages, common gullies, water, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the Said Balance Plot usually held



or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the OWNERS/VENDORS into and upon the Said Balance Plot and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASER /DEVELOPER forever, as distinct and dis-annexed property from the OWNERS/VENDORS; SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof and the OWNERS/VENDORS DO HEREBY COVENANT WITH THE PURCHASER/DEVELOPER that notwithstanding any act, deed or things done or executed by the OWNERS/VENDORS or knowingly suffered to the contrary, the OWNERS/VENDORS now have in themselves good right, full power and absolute authority to grant the Said Balance Plot hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER /DEVELOPER in a manner aforesaid and THAT the PURCHASER/DEVELOPER shall and may at all times, hereafter quietly and peacefully possess and enjoy the Said Balance Plot and receive the rents and profits thereof without any lawful eviction, interruption, claims and demand whatsoever from or by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming from any estate or interest in the Said Balance Plot or any part thereof or part of the same, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the OWNERS/VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the Said Balance Plot or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER/DEVELOPER do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Balance Plot UNTO AND TO THE USE OF THE PURCHASER/DEVELOPER in a manner aforesaid. The PURCHASER/DEVELOPER shall, however, on completion of construction of Project- Rajdeep Galaxy, on the Said Balance Plot on receipt of the "Occupancy Certificate" from Village Panchayat of Guirim, hand over to the OWNERS/VENDORS, Flats with a total super built area sharing ratio of 40%, comprising of 14 flats totally, admeasuring 1064.81 sq. mts. super built up area, having built up area of 882.36 sq. mts., as mentioned in SCHEDULE-V herein below along with proportionate undivided right, share and interest in the Said Balance Plot together with car parking allotment of such a nature that out of 14 Flats, 40% will be stilt car parking and 40% will be covered car parking as mentioned in SCHEDULE-VII mentioned herein below.

That on execution of these presents, the PURCHASER/DEVELOPER is put in exclusive possession of the Said Balance Plot as owner of the Said Balance Plot to be held, owned and possessed by the PURCHASER/DEVELOPER forever and uninterruptedly as its absolute owners in possession, without any harm and hindrance from the OWNERS/VENDORS and/or any person on their behalf and the OWNERS/VENDORS do hereby jointly and severally indemnify the PURCHASER /DEVELOPER against all/any Third Party claims if made to the Said Balance Plot which claim if any, shall be settled by the OWNERS/VENDORS



at their own cost without in any way disturbing the title and possession of the PURCHASER/DEVELOPER .

7. That the OWNERS/VENDORS have assured and confirmed to the PURCHASER/DEVELOPER that they have not sold the Said Balance Plot to any third person/persons or Firm or Company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.

8. That the OWNERS/VENDORS covenant with the PURCHASER /DEVELOPER that the OWNERS/VENDORS have a marketable title to the Said Balance Plot and the OWNERS/VENDORS assure the PURCHASER/ DEVELOPER that they have not in any way encumbered, alienated and/or mortgaged the Said Balance Plot nor there are any charges, liens, attachments, claims, demands with respect to the Said Balance Plot and the OWNERS/VENDORS are conveying the absolute and exclusive right, title, interest, Ownership and Possession of the Said Balance Plot, unto the PURCHASER/DEVELOPER, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.

9. The OWNERS/VENDORS covenant with the PURCHASER/ DEVELOPER that the OWNERS/VENDORS have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the OWNERS/VENDORS are prevented from conveying the Said Balance Plot in the manner aforesaid.

10. That the OWNERS/VENDORS shall at all times, indemnify and keep the PURCHASER/DEVELOPER indemnified for defects and claims, if any, in the title of the Said Balance Plot and do all that is required at the cost of the OWNERS/VENDORS to rectify the said defects, if any, without causing harm to the title and possession of the PURCHASER/DEVELOPER.

11. That the OWNERS/VENDORS shall at all times do all that is required to better assure the title of the Said Balance Plot in favour of the PURCHASER/DEVELOPER as per the request and at the cost of the PURCHASER/DEVELOPER and agree to sign, verify and execute all such other documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents.

12. The OWNERS/VENDORS hereby covenant that the OWNERS/VENDORS have paid all taxes, cess, charges to the concerned Authorities relating to the Said Balance Plot, payable as on the date of this Deed of Sale. If any claim is made in this respect which pertains to the date prior to the execution of these



presents, by any Department/Authorities, it shall be the responsibility of the OWNERS/VENDORS to clear the same.

13. The OWNERS/VENDORS reserve for themselves access/road of 6.00 mts. width to ingress and egress to the property bearing Survey No. 86/4 and 86/5, at Guirim Goa, as the OWNERS/VENDORS desire to extend the present project by developing the said properties with the PURCHASER/DEVELOPER on clearance of property title.

14. That in case the PURCHASER/DEVELOPER abandons the project for a continuous period of 12 months (one year) from the date of signing of the present Deed of Sale, due to which is unable to hand over the saleable built-up area as promised to the OWNERS/VENDORS, in such case the OWNERS/VENDORS shall have the remedy to approach the Court of Law and get the Deed of Sale declared "NULL and VOID" and the PURCHASER/DEVELOPER shall cooperate in such case.

15. All expenses concerning the Preparation, Execution and Registration of this Deed of Sale shall be borne by the PURCHASER/DEVELOPER.

16. The CONFIRMING PARTY does hereby confirm to the terms of the present Deed of Sale.

17. At the time of execution of Agreement for Sale cum Development dated 18.01.2022, for the purpose of payment of Stamp Duty and Registration fee, the under construction value of the saleable built up area admeasuring 1005.42 sq. mts., to be allotted to OWNERS/VENDORS, was calculated at the rate of Rs.25,000/-per sq. mts. amounting to **Rs.2,51,35,500/- (Rupees Two Crores Fifty One Lakhs Thirty Five Thousand Five Hundred Only)** and market value of the Said Plot, admeasuring 3642 sq. mts. was calculated at the rate of Rs.4800/- per sq. mts. amounting to **Rs.1,74,81,600/- (Rupees One Crore Seventy Four Lakhs Eighty One Thousand Six Hundred Only)**. Thus, the combined value of Saleable built-up area and market value of Said Plot amounted to **Rs.4,26,17,100/- (Rupees Four Crores Twenty-Six Lakhs Seventeen Thousand One Hundred Only)**.

18. Accordingly stamp duty at the rate of 2.9% amounting to **Rs.12,35,900/- (Rupees Twelve Lakhs Thirty-Five Thousand Nine Hundred Only)** and Registration Fee at the rate of 3% amounting to **Rs.12,78,520/- (Rupees Twelve Lakhs Seventy-Eight Thousand Five Hundred and Twenty Only)** was paid on the total value of Rs.4,26,17,100/- (Rupees Four Crores Twenty-Six



Lakhs Seventeen Thousand One Hundred Only) and was borne by PURCHASER/DEVELOPER.

19. Now, considering the Deed of Rectification dated 08.06.2022 and Deed of Rectification dated 19.06.2023, built up area to be allotted to the OWNERS/VENDORS is reduced to 882.36 sq. mts. and considering that the part of Said Plot is acquired by the Government of India, Ministry of Road, Transport and Highway, the area of the Said Plot is reduced to 3422 sq. mts. and hence value of the saleable built-up area, admeasuring 882.36 sq. mts. to be allotted to OWNERS/VENDORS is calculated at the rate of Rs.25,000/- per sq. mts. amounting to **Rs.2,20,59,000/- (Rupees Two Crores Twenty Lakhs Fifty Nine Thousand Only)** and value of the Said Balance Plot, admeasuring 3422 sq. mts. is calculated at the rate of Rs.6000/-per sq.mts. amounting to **Rs.2,05,32,000/- (Rupees Two Crores Five Lakhs Thirty Two Thousand Only)**. Thus, the combine value of saleable built-up area and market value of Said Balance Plot amounts to **Rs.4,25,91,000/- (Rupees Four Crores Twenty-Five Lakhs Ninety-One Thousand Only)**.

20. However, for the purpose of payment of balance stamp duty on the present Sale Deed, the higher value of **Rs.4,26,17,100/- (Rupees Four Crores Twenty-Six Lakhs Seventeen Thousand One Hundred Only)**, as was calculated at the time of execution of Agreement for Sale cum Development dated 18.01.2022, is now considered and accordingly the balance stamp duty of 2.1% amounting to **Rs.8,95,000/- (Rupees Eight Lakhs Ninety-Five Thousand Only)** is paid herewith and borne by the PURCHASER/DEVELOPER.

21. That since no monetary consideration has been paid to the OWNERS/VENDORS, no tax has been deducted at source, at the time of execution of the Agreement for Sale Cum Development dated 18.01.2022 and during the execution of present Deed of Sale.

22. That the parties to this Deed of Sale hereby declare that the Said Balance Plot in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC/318/77 dated 21.08.1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa.



SCHEDULE I
(DESCRIPTION OF THE SAID PROPERTY)

All that property known as "FIRGEM BHAT/ FIRGHEM" also known as "MODDA CULAGOR" also known as "MADA CULAGOR" also known as "FIRGUENCHEM BATA", surveyed under Survey No. 86, Sub Div No. 3, admeasuring 4100 sq. mts., within the limits of Village Panchayat of Guirim, Bardez, Goa. This property is described in the Land Registration Office of Bardez, under Description No. 30036 at Folio 82V of B-77, falls within the limits of Village Panchayat of Guirim, Bardez, Goa but not enrolled in the taluka Revenue Office and bounded as under:

On the East: By NH 17/ (66) and 86/3-A

On the West: By Nallah

On the North: By Property bearing Survey No. 86/2;

On the South: By Property bearing Survey No. 86/4, 5, 6 & 8 and 86/3-A

SCHEDULE II
(DESCRIPTION OF THE SAID PLOT/PROJECT LAND)

All that Plot known as "FIRGEM BHAT/ FIRGHEM" also known as "MODDA CULAGOR" also known as "MADA CULAGOR" also known as "FIRGUENCHEM BATA", surveyed under Survey No. 86, Sub Div No. 3, admeasuring 3642 sq. mts, within the limits of Village Panchayat of Guirim, Bardez, Goa. This property is described in the Land Registration Office of Bardez, under Description No. 30036 at Folio 82V of B-77, falls within the limits of Village Panchayat of Guirim, Bardez, Goa, but not enrolled in the Taluka Revenue Office, which is bounded as under:

On the East: By NH 17/ (66);

On the West: By Nallah

On the North: By Property bearing Survey No. 86/2;

On the South: By Property bearing Survey No. 86/4, 5, 6 & 8;



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SCHEDULE III
(DESCRIPTION OF THE SAID BALANCE PLOT)

All that Plot admeasuring **3422 sq. mts** forming part of the said plot more particularly described in Schedule II mentioned herein above, bearing **Survey No. 86, Sub Div No. 3**, situated within the limits of Village Panchayat of Guirim, Bardez, Goa, which is delineated in red colour boundary on the plan annexed herewith and bounded as under:

On the East: By NH 17/ (66);

On the West: By Nallah

On the North: By Property bearing Survey No. 86/2;

On the South: By Property bearing Survey No. 86/4, 5, 6 & 8;

SCHEDULE IV
(SCHEDULE OF BUILDING SPECIFICATIONS AND SEMI FURNISHED AMENITIES)

• **THE STRUCTURE:**

It is an RCC structure with external walls up to the plinth in cement blocks masonry and the external walls in the super structure shall be of 20 cm thick cement blocks masonry. The external plaster will be double coat with sand finished and Internal plaster to be finished with punning along with primer and 3 coats of good quality paint. The internal walls shall be of 10.00cm light weight blocks.

- Stainless Steel Safety Gate for Main Door.

• **DOORS AND WINDOWS**

The main door shall be of teakwood frame with teak wood paneled finished with polish. All the remaining doors shall be marine ply, factory processed panel. All windows will be of powder coated aluminum frames with sliding shutters of glass.

- Safety fabrication grills will be provided uniformly to all flats.

• **CEILING:**

POP ceiling with led lights will be provided in all rooms.

• **FLOORING:**

Living room, kitchen and bed room will be provided with good quality vitrified tiles. Bathroom flooring shall be anti-skid tiles of good quality and tiles fitting



shall be upto full height. All bathroom fittings and sanitary fittings shall be of premium class quality.

• **SANITARY AND TOILET FITTINGS:** All equipment will be provided with premium plus quality fittings.

• **ELECTRICALS INSTALLATIONS:** All rooms of the flat will be provided with LED Lights, Fans and Exhaust Fans. LED lights are provided which reduce electricity power consumption by min 50%, due to which we are able to give generator back up to entire flat.

FEATURES OF SEMI FURNISHED FLATS

- P.O.P. with LED lights which reduces electricity consumption by min 50%.
- Havells Brand ceiling fans in all rooms. (Brand subject to availability).
- Granite sit-out without bottom storage cabinet in all Bedrooms.
- Modern kitchen with cabinets manufactured by Rajdeep Interior Firm along with 2 exhaust fans.
- All bathrooms with exhaust fan.
- Provision for Installation of Tata Sky connection in all the flats. Installation to be done by flat owner on their own. So also, Package and other services to be subscribed & paid by the Flat Owner on their own with local dealer.

SCHEDULE V

(DESCRIPTION OF THE FLATS ALLOTTED TO OWNERS/VENDORS)

	BUILDING BLOCK	FLAT NO.	FLOOR	TYPE OF FLAT	AREA IN SQ.MTS.				
					Super built up	Built up	Carpet	Balcony	Area of Terr ace
1	BLOCK B	B-001	Ground Floor	1.5 BHK	87.48	71.6	61.92	-	-
2		B-002	Ground Floor	2BHK	91.92	76.04	67.24	-	-
3		B-102	First Floor	1.5 BHK	88.06	70.86	54.2	10.40	-
4		B-103	First Floor	2BHK	92.29	75.41	56.7	12.38	-
5		B-104	First Floor	2BHK	92.29	75.41	54.27	12.38	-

[Handwritten signatures and stamps]

6	BLOCK C	C-001	Ground Floor	1BHK	61.91	52.20	44.98	-	-
7		C-002	Ground Floor	1BHK	61.91	52.20	44.98	-	-
8		C-003	Ground Floor	1BHK	61.91	52.20	44.98	-	-
9		C-004	Ground Floor	1BHK	61.91	52.20	44.98	-	-
10		C-101	First Floor	1BHK	61.91	52.20	40.52	6.82	-
11		C-102	First Floor	1BHK	61.91	52.20	40.52	6.82	-
12		C-202	Second Floor	1BHK	61.91	52.20	40.52	6.82	-
13	BLOCK D	D-001	Ground Floor	1.5BHK	87.48	71.6	61.92	-	-
14		D-002	Ground Floor	2BHK	91.92	76.04	67.24	-	-

SCHEDULE VI
(DESCRIPTION OF FLATS/UNITS ALLOTTED THE
PURCHASER/DEVELOPER)

SR NO	BUILDING BLOCK	FLAT/SHOP/OFFICE NO.	FLOOR	TYPE OF UNIT	AREA IN SQ.MTS.				
					Super built up	Built up	Carpet	Balcony	Area of Terrace
1	BLOCK A	A-001	Ground Floor	SHOP	72.19	66.84	63.47	-	-
2		A-002	Ground Floor	SHOP	77.55	72.20	71.59	-	-
3		A-003	Ground Floor	SHOP	85.35	80.00	76.71	-	-
4		A-101	First Floor	OFFICE NO.1	38.93	26.30	19.42	5.97	-
5		A-102	First Floor	OFFICE NO.2	38.44	25.81	19.05	5.86	-
6		A-103	First Floor	OFFICE NO.3	50.48	37.85	18.69	17.11	-
7		A-104	First Floor	OFFICE NO.4	50.25	37.62	18.21	17.32	-
8		A-105	First Floor	OFFICE NO.5	37.09	24.46	18.64	5.05	-
9		A-106	First Floor	OFFICE NO.6	40.09	27.46	19.05	7.62	-
10	BLOCK B	B-101	First Floor	1.5BHK	88.06	70.86	54.2	10.40	-
11		B-201	Second Floor	1.5 BHK	88.06	70.86	54.2	10.40	-

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12		B-202	Second Floor	1.5 BHK	88.06	70.86	54.2	10.40	-
13		B-203	Second Floor	2BHK	92.29	75.41	56.7	12.38	-
14		B-204	Second Floor	2BHK	92.29	75.41	54.27	12.38	-
15	BLOCK C	C-103	First Floor	1BHK	61.91	52.20	40.52	6.82	-
16		C-104	First Floor	1BHK	61.91	52.20	40.52	6.82	-
17		C-201	Second Floor	1BHK	61.91	52.20	40.52	6.82	-
18		C-203	Second Floor	1BHK	61.91	52.20	40.52	6.82	-
19		C-204	Second Floor	1BHK	61.91	52.20	40.52	6.82	-
20	BLOCK D	D-101	First Floor	1.5BHK	88.06	70.86	54.2	10.40	-
21		D-102	First Floor	1.5BHK	88.06	70.86	54.2	10.40	-
22		D-103	First Floor	2BHK	92.29	75.41	56.7	12.38	-
23		D-104	First Floor	2BHK	92.29	75.41	54.27	12.38	-
24		D-201	Second Floor	1.5BHK	88.06	70.86	54.2	10.40	-
25		D-202	Second Floor	1.5BHK	88.06	70.86	54.2	10.40	-
26		D-203	Second Floor	2BHK	92.29	75.41	56.7	12.38	-
27		D-204	Second Floor	2BHK	92.29	75.41	54.27	12.38	-

SCHEDULE VII

(DESCRIPTION OF THE OWNERS/VENDORS CAR PARK SPACES)

That along with the allotted Flats, OWENERS/VENDORS are allotted 14 free car parking, out of which stilt and covered car parking shall be allotted based on their 40% share i.e. out of 14 free car parking, 40% will be stilt car parking and 40% will be covered car parking.

IN WITNESS WHEREOF the parties hereto have signed this agreement on the day, month and year first hereinabove mentioned and in the presence of the witnesses herein below mentioned.



[Handwritten signatures of the parties and witnesses]

SIGNED, SEALED AND DELIVERED
by the within named OWNER/VENDOR



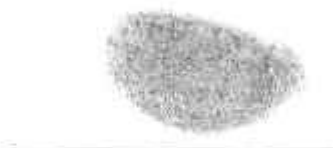
MR. FRANCIS VIEGAS



L. H. T. I.



R. H. T. I.





SIGNED, SEALED AND DELIVERED
by the within named
OWNER/VENDOR



Deepa

MRS. KALE E VIEGAS DEEPA
alias DEEPA KALE E VIEGAS

L. H. T. I.

R. H. T. I.



Deepa *Deepa*

Deepa *Deepa* *Deepa*

SIGNED, SEALED AND DELIVERED
by the within named
OWNER/VENDOR



D'Souza

MRS. NARGITA DSOUZA alias
NARGITA BAVTIS D'SOUZA

L. H. T. I.

R. H. T. I.



Sign Mr.

D'Souza

[Signature]

[Signature]

SIGNED, SEALED AND DELIVERED
by the within named
PURCHASER/DEVELOPER



RAJDEEP BUILDERS THROUGH
PROPRIETOR RAJESH TARKAR

L. H. T. I.

R. H. T. I.



SIGNED, SEALED AND DELIVERED
by the within named
CONFIRMING PARTY



MRS. DEEPA RAJESH TARKAR



L. H. T. I.

R. H. T. I.



WITNESSES:


1. NAME : **Mr. Ajay Salgaonkar**
FATHER'S NAME : Mr. Babli Salgaonkar
AGE : 46 years
MARITAL STATUS : Married
OCCUPATION : Service
ADDRESS : H. No. S/74, Yashodi Niwas, Verem
Reis Magos Goa.

SIGNATURE :



2. NAME : **Ms. Santoshi Sawant**
FATHER'S NAME : Mr. Achutanand Sawant
AGE : 27 years
MARITAL STATUS : Unmarried
OCCUPATION : Service
ADDRESS : H.No.1049. Sai Swami Niwas, Alto
Torda, Near SBI Bank, Badem Branch
Porvorim Goa

SIGNATURE :





FORM I & XIV

100017580268

Date : 07/08/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Guirim
गांव
Name of the Field Firange Bhat
शेताचे नांव

Survey No. 86
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice हरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.34.42	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.34.42

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

Class (a) बर्ग (अ)	Class (b) बर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.02.00	0000.00.00	0000.02.00	0000.36.42	Dy.Coll.Order No. 15/74/2016/Part/Land/II dtd 17/11/2020 and Letter No.9/ISLR/Map/Part/Land/436/2016/99 dtd 15/01/2021 issued by the officer in charge of Survey & Land Records, City Survey, Mapusa.
Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेडियल

S.No.	Name of the Occupant कळेंदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Connie Rodrigues		73826	
2	Milena Rodrigues		77831	
3	Melroy Rodrigues		77831	
4	Francis Viegas		78681	
5	Romeo Castro		78681	
6	Govt. of India, Ministry of Road Transport and Highways		87602	

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-----		

[Signatures]

29



FORM I & XIV

100017580268

Date : 07/08/2023

तमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ
तालुका
Village Guirim
गांव
Name of the Field Firange Bhat
शेताचे नांव

Survey No. 86
सर्वे नंबर
Sub Div. No. 3
हिस्सा नंबर
Tenure
सत्ता प्रकार

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator सावक करणा-याचे नांव	Mode रीत	Season सोमरा	Name of Crop विकाचे नांव	Irigated बागायत Ha.Ars.Sq.Mts हे.अर.चौ.मी.	Unirrigated निरायात Ha.Ars.Sq.Mts हे.अर.चौ.मी.	Land not Available for cultivation नापिक जमीन		Source of irrigation सिंचनाचा पारि	Remarks शेरा
							Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे.अर.चौ.मी.		
	Nil									

End of Report

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



The record is computer generated on 07/08/2023 at 5:37:31PM as per Online Reference Number - 100017580268. 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>

[Handwritten signatures and initials]





Government Of Goa
Directorate of Settlement and Land records
Plan

5704
 13/11/23

Appln Date :29-08-2023

Ref. No.: 1923



Scale 1:1000



Taluka Name : BARDEZ
 Village Name : Guirim
 Survey No. : 86
 Subdiv No : 3

**PATRICK
 HENDERSON
 GONSALVES**

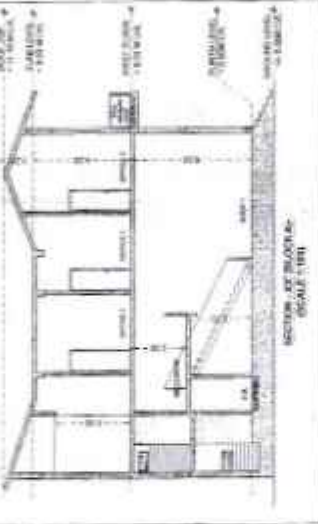
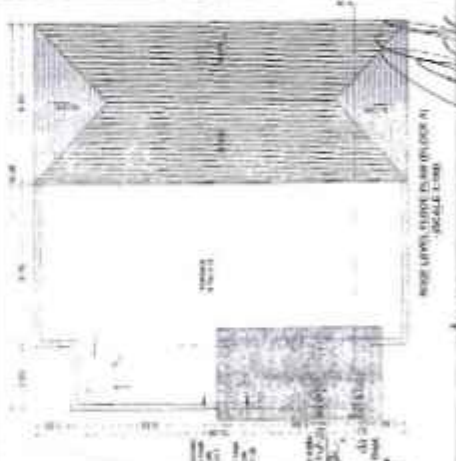
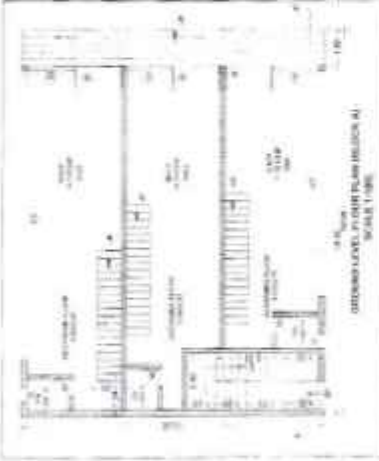
Digitally signed by
 PATRICK HENDERSON
 GONSALVES
 Date: 2023.08.29
 16:47:13 +05'30'

[Handwritten signatures]

Report Generated By: SWAPNIL BHONSLE

Page Size : A3

This record is computer generated on 29/08/2023 13:11:21 as per Online Ref No.1923. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



GROUND COVER AREA CALCULATION

ITEM	UNIT	AREA	PERCENTAGE
1. TOTAL GROUND COVER AREA	SQ. M	1,200.00	100%
2. IMPERVIOUS SURFACE AREA	SQ. M	800.00	66.67%
3. PERMEABLE SURFACE AREA	SQ. M	400.00	33.33%

FIRST LEVEL FLOOR PLAN AREA CALCULATION

ITEM	UNIT	AREA	PERCENTAGE
1. TOTAL FLOOR AREA	SQ. M	1,200.00	100%
2. FLOOR AREA EXCEPT STAIRS	SQ. M	1,000.00	83.33%
3. STAIRS	SQ. M	200.00	16.67%

ROOF LEVEL FLOOR PLAN AREA CALCULATION

ITEM	UNIT	AREA	PERCENTAGE
1. TOTAL ROOF AREA	SQ. M	1,200.00	100%
2. ROOF AREA EXCEPT ROOF TOP	SQ. M	1,000.00	83.33%
3. ROOF TOP	SQ. M	200.00	16.67%



GROUND COVER AREA CALCULATION

ITEM	UNIT	AREA	PERCENTAGE
1. TOTAL GROUND COVER AREA	SQ. M	1,200.00	100%
2. IMPERVIOUS SURFACE AREA	SQ. M	800.00	66.67%
3. PERMEABLE SURFACE AREA	SQ. M	400.00	33.33%

FIRST LEVEL FLOOR PLAN AREA CALCULATION

ITEM	UNIT	AREA	PERCENTAGE
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2. FLOOR AREA EXCEPT STAIRS	SQ. M	1,000.00	83.33%
3. STAIRS	SQ. M	200.00	16.67%

ROOF LEVEL FLOOR PLAN AREA CALCULATION

ITEM	UNIT	AREA	PERCENTAGE
1. TOTAL ROOF AREA	SQ. M	1,200.00	100%
2. ROOF AREA EXCEPT ROOF TOP	SQ. M	1,000.00	83.33%
3. ROOF TOP	SQ. M	200.00	16.67%

Handwritten notes and signatures.



KEY PLAN

AREA STATEMENTS - COMMERCIAL BLOCK A

- 1. TOTAL GROUND COVER AREA
- 2. TOTAL FLOOR AREA
- 3. TOTAL ROOF AREA
- 4. TOTAL IMPERVIOUS SURFACE AREA
- 5. TOTAL PERMEABLE SURFACE AREA

NOTES

1. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1984.

2. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1984.

3. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1984.

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10. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1984.

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12. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1984.

13. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1984.

14. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1984.

15. THE BUILDING IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE BUILDING ACT, 1984.



APPROVED FOR CONSTRUCTION

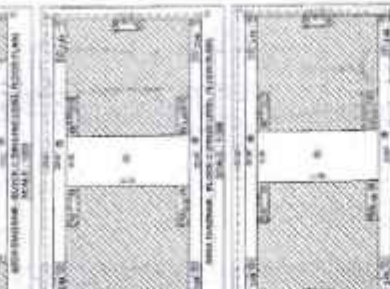
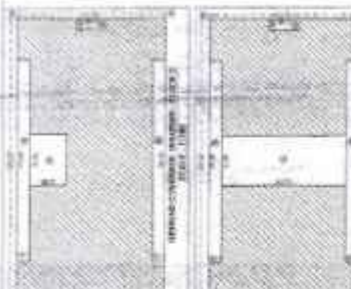
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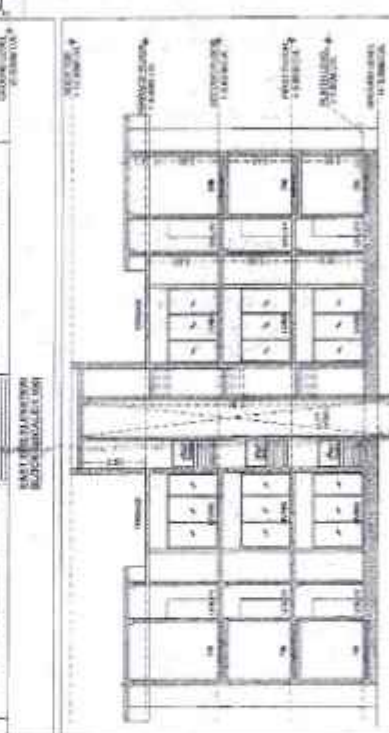
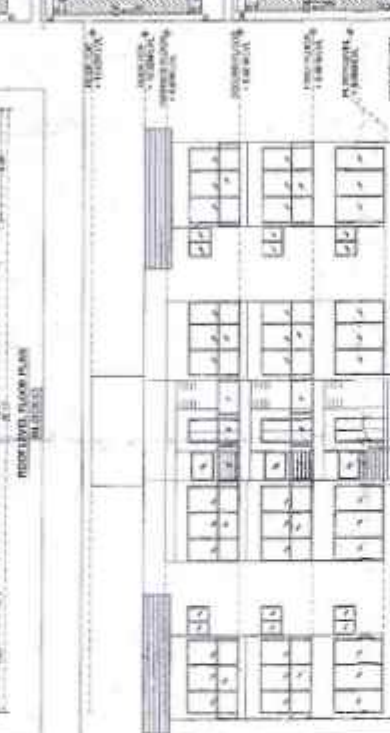
AREA CALCULATIONS - BLOCK C

NO.	DESCRIPTION	AREA (SQ. M)	UNIT
1	GROUND FLOOR AREA	10,000.00	SQ. M
2	FIRST FLOOR AREA	10,000.00	SQ. M
3	SECOND FLOOR AREA	10,000.00	SQ. M
4	THIRD FLOOR AREA	10,000.00	SQ. M
5	ROOF AREA	10,000.00	SQ. M
6	WALL AREA	10,000.00	SQ. M
7	STAIRCASE AREA	10,000.00	SQ. M
8	LIFT SHAFT AREA	10,000.00	SQ. M
9	COMMON AREA	10,000.00	SQ. M
10	LANDSCAPE AREA	10,000.00	SQ. M
11	PARKING AREA	10,000.00	SQ. M
12	ROADWAY AREA	10,000.00	SQ. M
13	WATER BODY AREA	10,000.00	SQ. M
14	UTILITY AREA	10,000.00	SQ. M
15	OTHER AREA	10,000.00	SQ. M
16	TOTAL AREA	10,000.00	SQ. M



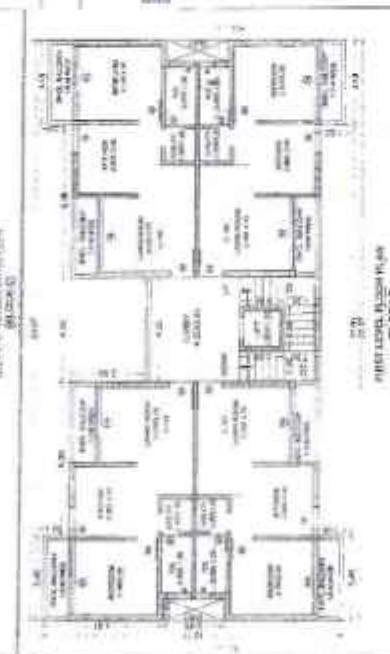
AREA CALCULATIONS - BLOCK C

NO.	DESCRIPTION	AREA (SQ. M)	UNIT
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11	PARKING AREA	10,000.00	SQ. M
12	ROADWAY AREA	10,000.00	SQ. M
13	WATER BODY AREA	10,000.00	SQ. M
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15	OTHER AREA	10,000.00	SQ. M
16	TOTAL AREA	10,000.00	SQ. M



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14	UTILITY AREA	10,000.00	SQ. M
15	OTHER AREA	10,000.00	SQ. M
16	TOTAL AREA	10,000.00	SQ. M

Handwritten signature and notes.



SECRETARY
INDIAN SURVEY
NEW DELHI

PROJECT TITLE
PROJECT NO.
DATE
SCALE
PROJECT LOCATION
PROJECT AREA
PROJECT PERIOD
PROJECT BUDGET
PROJECT STATUS
PROJECT MANAGER
PROJECT TEAM
PROJECT CONTACT
PROJECT ADDRESS
PROJECT PHONE
PROJECT FAX
PROJECT EMAIL
PROJECT WEBSITE
PROJECT LOGO



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 13-Nov-2023 11:27:29 am

Document Serial Number :- 2023-BRZ-5704

Presented at 11:22:49 am on 13-Nov-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	895000
2	Registration Fee	500
3	Mutation Fees	2000
4	Processing Fee	2720
Total		900220

Stamp Duty Required :895000/-













Stamp Duty Paid : 895000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SAILEE SHAILESH THANEKAR POA Holder For RAJDEEP BUILDERS Proprietor Rajesh Tarkar ,Father Name:Bhargavram Naik, Age: 44, Marital Status: , Gender:Female, Occupation: Advocate, Address1 - 604, Tikhazan, Mayem, Bicholim Goa 403504, Address2 - , PAN No.: AKTPT3668G			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	FRANCIS VIEGAS , Father Name:Francis Xavier Viegas, Age: 58, Marital Status: Married , Gender:Male, Occupation: Business, House No.293/A, Sonar Vaddo, Verla, Parra, Bardez, Goa 403510, PAN No.: ACGPV8980Q			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	KALE E VIEGAS DEEPA Alias DEEPA KALE E VIEGAS , Father Name:Pradip Hiraji Kale, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Business, House No.293/A, Sonar Vaddo, Verla, Parra, Bardez, Goa 403510, PAN No.: AKXPK4351P			
3	NARGITA DSOUZA Alias NARGITA BAVTIS D'SOUZA , Father Name:Bavits John Dsouza, Age: 34, Marital Status: Widow ,Gender:Female,Occupation: Service, House No.649/2, Near Mr. Farmer's Nursery, St. Anthony' Waddo, Guirim, Bardez, Goa-403507, PAN No.: CPGPD3070N			
4	SAILEE SHAILESH THANEKAR POA Holder For DEEPA RAJESH TARKAR , Father Name:Bhargavram Naik, Age: 44, Marital Status: ,Gender:Female,Occupation: Advocate, 604, Tikhazan, Mayem, Bicholim Goa 403504, PAN No.: AKTPT3668G , as Power Of Attorney Holder for DEEPA RAJESH TARKAR			
5	SAILEE SHAILESH THANEKAR POA Holder For RAJDEEP BUILDERS Proprietor Rajesh Tarkar , Father Name:Bhargavram Naik, Age: 44, Marital Status: ,Gender:Female,Occupation: Advocate, 604, Tikhazan, Mayem, Bicholim Goa 403504, PAN No.: AKTPT3668G , as Power Of Attorney Holder for RAJDEEP BUILDERS Proprietor Rajesh Tarkar			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ajay Babli Salgaonkar ,Age: 46,DOB: ,Mobile: 9112284468 ,Email: ,Occupation:Service , Marital status : Married , Address:403114, Reis-magos, Bardez, NorthGoa, Goa			
2	Name: Santoshi Achutanand Sawant ,Age: 27,DOB: ,Mobile: 9850675737 ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403521, Salvador-do-mundo, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-5704

Document Serial No:-2023-BRZ-5704

Book :- 1 Document

Registration Number :- **BRZ-1-5415-2023**

Date : 13-Nov-2023

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

SUB-REGISTRAR
BARDEZ



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 13-Nov-2023 12:03:45

Date of Receipt: 13-Nov-2023

Receipt No : 2023-24/9/6233

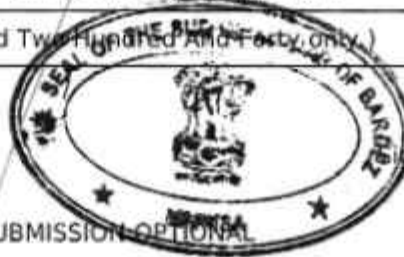
Serial No. of the Document : 2023-BRZ-5704

Nature of, Document : **Conveyance - 22**

Received the following amounts from **SAILEE SHAILESH THANEKAR POA Holder For RAJDEEP BUILDERS Proprietor Rajesh Tarkar** for Registration of above Document in Book-1 for the year 2023

Registration Fee	500	E-Challan(Online fee)	• Challan Number : 202300745505 • CIN Number : CKY3044920	500
Processing Fee	2720	E-Challan(Online fee)	• Challan Number : 202300745505 • CIN Number : CKY3044920	2640
		E-Challan(Online fee)	• Challan Number : 202300745748 • CIN Number : CPADECTQY3	100
Total Paid	3240 (Rupees Three Thousand Two Hundred And Forty only.)			

Probable date of issue of Registered Document:



Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized : *Ajay Rajgurun*

[Signature]

[Signature]

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **13-Nov-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar