

Phone No: 3628431822
2010 Yodiyevod to
2412-10755 SLP
For 2000/10 Proof
Fax-4477252348



01-04-2022 14:00:00
₹ 0535600/-
2010 Yodiyevod to 2010 Yodiyevod to
2010 Yodiyevod to 2010 Yodiyevod to
2010 Yodiyevod to 2010 Yodiyevod to

For CITIZEN CREDITTM
CO-OP. BANK LTD.


Authorized Signatory

Reg 1428

P Reg 20241

Serial 1492

dt 27/5/2022



DEED OF SALE







THIS DEED OF SALE is made at Panaji, Goa, on this 25th
day of May, 2022

BETWEEN

(1) **Mr. CLIFFORD SAVIO FRANCIS FERNADNES** alias
CLIFFORD FERNANDES alias **CLIFFORD SAVIO**
FRANCISCO FERNANDES, son of late Mr. Joazinho
Fernandes, 59 years of age, married, holding PAN Card No.
[REDACTED], Aadhar Card No. [REDACTED], and his wife

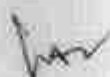
(2) **Mrs. LINA VAZ**, 55 years of age, wife of Mr. Clifford Savio
Francis Fernandes, married, holding PAN Card No.
[REDACTED], Aadhar Card No. [REDACTED], Indian
National, both residing at H. No. 237/2A, Carmona South Goa,
hereinafter referred to as the "VENDORS" (which expression
shall mean and include their heirs, executors, administrators and
assigns) of the **ONE PART**

AND

M/s PSYK INFRA LLP, A Limited Liability Partnership Firm,
having commenced its business from the date of incorporation i.e.
28/03/2019 and having e-Permanent Account No. (e-PAN) Card
[REDACTED], having office at Office No. 502, 5th Floor, Unitech
City Centre Panaji Goa, represented herein by its partners (1) **Mr.**
KAMLESH YESHWANT KAREKAR, son of late Yeshwant

Karekar, 35 years of age, married, business, holding PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], resident of H. No. 33, Goulem Bhat, Chimbhel, Tiswadi, Goa (2) **Mr. GAURISH PREMNATH SHIRODKAR**, son of Premnath Manguesh Shirodkar, having DIN Number 08404408, married, business, aged 51 years, Indian National, holder of PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], residing at H. No. 214, Sastiwada, Bordem, near Mahamaya Temple, Bicholim, North Goa and (3) **Mr. MILIND PREMNATH SHIRODKAR**, son of Premnath Manguesh Shirodkar, having DIN Number 08404408, Occupation business, aged 53 years, Indian National, holder of PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], residing at H. No. 214, Sastiwada, Bordem, near Mahamaya Temple, Bicholim, North Goa. Hereinafter referred to as the "PURCHASER" (which expression shall mean and include its partners, executors, successors, administrators and assigns) of the **OTHER PART**

WHEREAS, the Vendors are the exclusive and absolute owners of the property known as "Firguca Bhat" admeasuring an area of 1190 square metres, surveyed under Survey No. 8/3 of Village Chimbhel, within the limits of the Village Panchayat of Chimbhel, Sub District of Ilhas, North Goa District, State of Goa, which property is described in the Land Registration Office of Ilhas, under No. 1022 at


folio 114 of Book B-3, and enrolled in the Taluka Revenue Office under Matriz No. 14525 with residential house existing therein fully described in Schedule I hereunder written;

AND WHEREAS, the said property "Firguca Bhat" surveyed under Survey No. 8/3 of Village Chimbél, Tiswadi, Goa originally belonged to late Josinho Militao Carvalho and his wife late Maria Argentina Assucena Gonsalves e Carvalho;

AND WHEREAS, upon the death of said Josinho Militao Carvalho and his wife Maria Argentina Assucena Gonsalves e Carvalho on 29th March, 1961 and 4th July, 1973 respectively, a Deed of Habilitation/Succession dated 13th November, 1973 came to be executed before Notary ex-officio of Comarca das Ilhas de Goa, City of Panaji, recorded at folio 71 to 7v of Deed Book No. 604 whereby their three daughters namely Maria Gergia Ludomila Carvalho, Maria Olivia Virginia Caridade Catarina Carvalho and Estrelina Niceta Geraldina Ida Carvalho, all spinsters, were declared to be the sole land universal heirs and successors to the estate left behind by said late Josinho Militao Carvalho and his wife Maria Argentina Assucena Gonsalves e Carvalho;

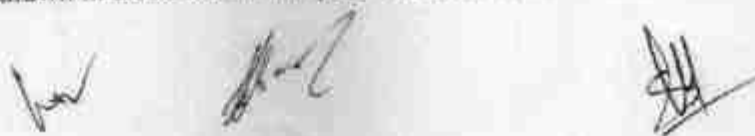


AND WHEREAS, the above said property inter-alia therefore came to be inherited by their aforesaid three daughters namely Maria Olivia Virginia Catarina Caridade Carvalho, Maria Gergia Ludomila Carvalho and Estrelina Niceta Geraldina Ida Carvalho, all unmarried being the legal heirs and successors;

AND WHEREAS, Ms. Maria Olivia Virginia Catarina Caridade Carvalho expired on 14th January, 2001 in the status of spinster leaving behind her sisters namely Maria Gergia Ludomila Carvalho and Estrelina Niceta Geraldina Ida Carvalho as the sole and universal heirs and successors;

AND WHEREAS, Maria Gergia Ludomila Carvahao expired on 13th August, 2002 without descendants or living ascendants leaving a Public Will dated 29th July, 2002 executed at Book No. 136 at page 91 onwards of Notary Ex-Officio of Ilhas, Panaji, Goa, whereby she had appointed her cousins Dr. Abilio Tomas Tolentino de Ajuda Gonsalves alias Abilio Gonsalves and his wife Filomena Maria Antonia Socorro de Costa Martins e Gonsalves as her sole and universal heirs of all her estate;

AND WHEREAS, subsequently by Deed of Release or Relinquishment dated 12th April, 2004 executed in the office of the Notary Ex-Officio and Civil Registrar cum Sub Registrar, Ilhas, Panaji, drawn in Book No. 681 at page 94 onwards, the said Dr.



Abilio Tomas Tolentino de Ajuda Gonsalves alias Abilio Gonsalves and Mrs. Filomena have released and relinquished all their undivided rights, title, share and interest which they were entitled by virtue of aforesaid Public Will dated 29th July, 2002 in favour of other co-heirs;

AND WHEREAS, vide Deed of Declaration of Single Succession dated 5th May, 2004 executed in the office of the Civil Registrar cum Sub Registrar, Ilhas Panaji, drawn in Book No. 682 at page 25 onwards, executed upon the death of Maria Gergia Ludomila Carvalho, who expired on 13/8/2002 in the status of spinster, her sister Maria Estrelina Niceta Geraldina Ida Carvalho declared as the sole and universal heir and thus became entitled to the estate left behind by her;

AND WHEREAS, thus upon the death of Ms. Maria Olivia Virginia Catarina Caridade Carvalho and Maria Gergia Ludomila Carvalho, both spinsters, the undivided right and interest in the properties left behind by them came to be owned and possessed by their only sister Ms. Estrelina Niceta Geraldina Ida Carvalho as the legal heir and successor;



AND WHEREAS, By Public Will dated 28th December, 2006 executed in the Judicial Division of Salcete, Margao, and Notary Public Ex-officio, recorded at page 89 onwards of Wills Book NO. 342, the said Ms. Estrelina Niceta Geraldina Ida Carvalho also known as Idinha Carvalho bequeathed all her assets both movable and immovable including the present property surveyed under Survey No. 8/3 of Village Chimbel, to her nephew Mr. Clifford Savio Francis Fernandes alias Clifford Fernandes;

AND WHEREAS, Ms. Estrelina Niceta Geraldina Ida Carvalho also known as Idinha Carvalho expired on 20th June, 2007, leaving no descendants nor ascendants but leaving behind a Public Will dated 28th December, 2006 duly recorded under NO. 342 at page 89 onwards of the Notarial Office, Salcete, bequeathing all her moveable and immovable properties in favour of her nephew Mr. Clifford Savio Francis Fernandes alias Clifford Fernandes;

AND WHEREAS, a Deed of Succession dated 27th July, 2007 was executed in the Judicial Division of Salcete and Notary Ex-officio, upon the death of said Ms. Estrelina Niceta Geraldina Ida Carvalho also known as Idinha Carvalho declaring said Clifford Savio Francis Fernandes alias Clifford Fernandes as the sole and universal



heir and successor to the properties by virtue of Public Will dated 28th December, 2006;

AND WHEREAS, by virtue of the said Public Will dated 28th December, 2006 and the Deed of Succession dated 27th July, 2007, the said Mr. Clifford Savio Francis Fernandes, the Vendor No. 1 herein became the sole heir and successor to the estate left behind by said Ms. Estrelina Niceta Geraldina Ida Carvalho also known as Idinha Carvalho and the exclusive owner of the said property surveyed under Survey No. 8/3 of Village Chimbél, Tiswadi, Goa described in Schedule hereunder written;

AND WHEREAS, the Vendor No. 1 is married to Vendor No. 2 under the regime of communion of assets and, therefore Vendor No.2 is the half sharer and moiety holder;

AND WHEREAS, Vendors thus as owners vide Memorandum of Understanding dated 15/02/2022 have agreed to sell and the Purchaser has agreed to purchase the said property for a total consideration of Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs only) on the terms and conditions set out thereunder.



**NOW THIS DEED OF SALE WITNESSES AS
FOLLOWS:**

1. In pursuance of the said agreement and in consideration of the sum of Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs only) paid by the Purchasers to the Vendors after deducting 1% TDS, the receipt of which amount the Vendors do hereby admit and acknowledge and give full discharge to the Purchaser, they the Vendors as the absolute owners do hereby grant, convey and transfer unto the Purchaser byway of sale the said property known as "Firguca Bhat" admeasuring an area of 1190 square metres, with residential house existing therein, surveyed under Survey No. 8/3 of Village ~~Chimbel~~ within the limits of the Village Panchayat of Chimbel, Sub District of ~~Ithas~~, North Goa District, State of Goa more particularly described in Schedule hereunder written and for greater clarity marked with red colour boundary lines on the plan annexed TOGETHER WITH the trees, fences, ways, waters, water courses, liberties, privileges, easement and appurtenances whatsoever to the said property or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto or occupied therewith or reputed to belong be appurtenant thereto.



2. AND ALL the estate, right, title, interest, claim and demand whatsoever of the Vendors into or upon the same and every part thereof in law and equity TO ENTER UPON AND TO HAVE, HOLD, OWN AND POSSESS the same unto and to the use of the Purchaser absolutely and forever together with the title deeds, writings and other evidences of title. AND the Vendors do hereby covenant with the Purchaser that notwithstanding any acts, deed or things heretofore done, executed or knowingly suffered to the contrary, the Vendors are now lawfully seized and possessed of the said property free from encumbrances, attachments or defect in title whatsoever and that the Vendors have full power and absolute authority to sell the said property in the manner aforesaid. And the Purchaser shall hereafter ~~peaceably~~ and quietly hold, possess and enjoy the same without any claim, demand of whatsoever from the Vendors or any person claiming through or under them.

3. AND FURTHER, the Vendors covenant with the Purchaser to save harmless, indemnify and keep indemnified the Vendors from or against all encumbrances charges, and equities whatsoever. AND the Vendors further covenant that they shall at the request and cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deed and things whatsoever for further and more perfectly



conveying and assuring the said property and every part thereof in the manner aforesaid according to the true intent and meaning of this deed.

4. The Vendors hereby give no objection to the Purchaser to include his name in the occupant column of record of rights in respect of survey no. 8/3 of Chimbél Village, Tiswadi, Goa.

5. For the purpose of stamp duty, the market value of the said property is fixed at Rs. 1,19,00,000/- (Rupees One Crore Nineteen Lakhs only) and accordingly stamp duty is affixed to this deed, which is borne by the Purchaser.

6. That neither the Vendors nor the Purchaser belong to the Scheduled Caste or Scheduled Tribe Community as notified by the Government of Goa under Notification NO. RD/LND/LRC/318/77 dated 21/08/1978 issued under Sub Section (2) of Section 24 of the Goa, Daman and Diu Land Revenue Code, 1968 (9 of 1969)

SCHEDULE

ALL that property known as "Firguca Bhat" admeasuring an area of 1190 square metres, surveyed under Survey No. 8/3 of Village Chimbél, within the limits of the Village Panchayat of Chimbél, Sub District of Ilhas, North Goa District, State of Goa, which property is



described in the Land Registration Office of Ilhas, under No. 1022 at folio 114 of Book B-3, and enrolled in the Taluka Revenue Office under Matriz No. 14525 with residential house and is bounded as under:

East : By the palm grove of Caitano Xavier Frederico
Colaco (Survey No. 8/4 and 8/4-A)

West : By the palm grove of Vicente Xavier Cabral
(Survey No. 8/2)

North: By public road;

South: By the paddy field of Comunidade of Chimbel
Or with the fence of Manuel Maria Rouberto
Joaquim Ferrao. (Survey No. 8/8)



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

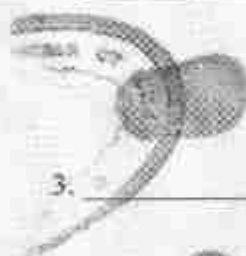
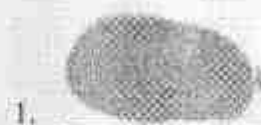
SIGNED AND DELIVERED BY
THE WITHINNAMED VENDORS
1) Mr. CLIFFORD SAVIO FRANCIS
FERNADNES alias CLIFFORD
FERNANDES alias CLIFFORD
SAVIO FRANCISCO FERNANDES

[Signature]



L.H.T.I.

R.H.T.I.



[Signature]

[Signature]

[Signature]

(2) Mrs. LINA VAZ



L.H.T.L



R.H.T.L



1.



1.



2.



2.



3.



3.



4.



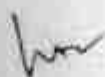
4.



5.



5.



SIGNED AND DELIVERED BY
THE WITHIN NAMED PURCHASER
M/s PSYK INFRA LLP, it's through partners
(1) Mr. KAMLESH YESHWANT KAREKAR



Karekar

L.H.T.I.



R.H.T.I.



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____

[Signature]

[Signature]

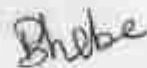
[Signature]

IN THE PRESENCE OF:

1. Pavan Shetye

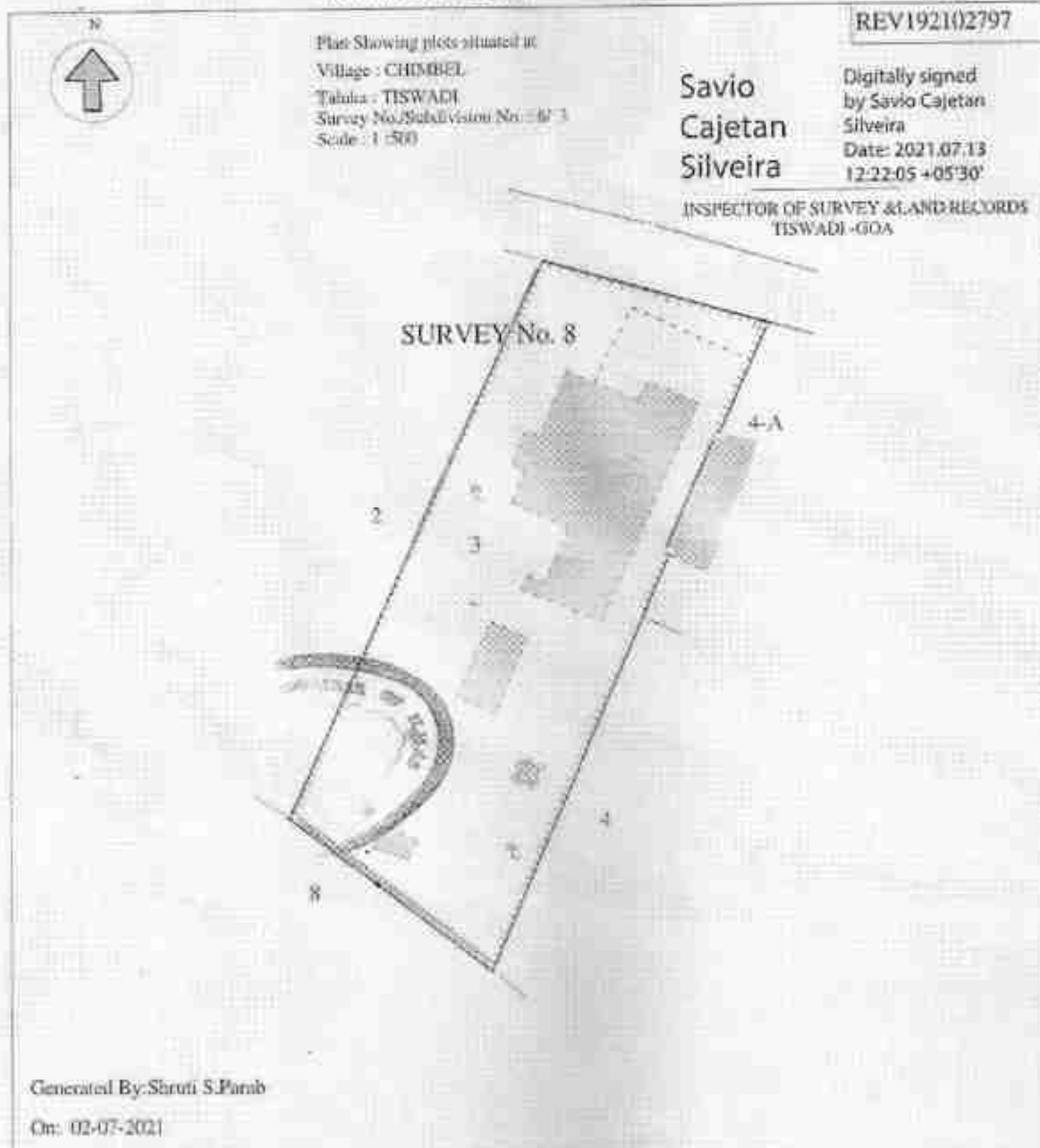


2. Kedar Dhoke





GOVERNMENT OF GOA
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS
TISWADI-GOA





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-May-2022 10:44:44 am

Document Serial Number : 2022-PNJ-1492

Presented at 10:10:54 am on 27-May-2022 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	535500
2	Registration Fee	357000
3	Processing Fee	1080
Total		893580

Stamp Duty Required : 535500/-

Stamp Duty Paid : 535600/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	KAMLESH YESHWANT KAREKAR Partner Of PSYK INFRA LLP, Father Name Late Yeshwant Karekar, Age: 35, Marital Status: Gender: Male, Occupation: Business, Address1 - H. No. 33, Goulem Bhat, Chimbol, Tiswadi, Goa, Address2 - PAN No.: [REDACTED]			

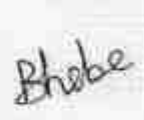
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CLIFFORD SAVIO FRANCIS FERNADNES Alias CLIFFORD FERNANDES Alias CLIFFORD SAVIO FRANCISCO FERNANDES, Father Name: Joazinho Fernandes, Age: 59, Marital Status: Married, Gender: Male, Occupation: Service, H. No. 237-2A, Carmona South Goa, PAN No.: [REDACTED]			
2	LINA VAZ, Father Name: Francisco Vaz, Age: 55, Marital Status: Married, Gender: Female, Occupation: Housewife, H. No. 237-2A, Carmona South Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	KAMLESH YESHWANT KAREKAR Partner Of PSYK INFRA LLP , Father Name: Late Yeshwant Karekar, Age: 35, Marital Status: , Gender: Male, Occupation: Business, H. No. 33, Goulem Bhal, Chimbol, Tiswadi, Goa, PAN No.: ~~XXXXXXXXXX~~			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Pavan Shetye, Age: 28, DOB: ~~XXXXXXXXXX~~ , Email: ~~XXXXXXXXXX~~ , Occupation: Advocate, Marital status: Married, Address: 403006, Chimbol, Tiswadi, North Goa, Goa			
2	Name: Kedar Rajendra Bhobe, Age: 36, DOB: ~~XXXXXXXXXX~~ , Email: ~~XXXXXXXXXX~~ , Occupation: Self Employed, Marital status: Married, Address: 403114, Pilerne, Bardez, North Goa, Goa			

Sub Registrar

MIS - REGISTRAR
N.H.S

Document Serial Number :- 2022-PNJ-1492



Document Serial No:-2022-PNJ-1492

Book :- 1 Document
Registration Number :- **PNJ-1-1428-2022**
Date :- 27-May-2022


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

~~REG - REGISTRAR~~
~~OFFICE~~



Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED
Office of the Civil Registrar-cum-Sub Registrar, Tiswadi
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 27-May-2022 10:49:11

Date of Receipt: 27-May-2022

Receipt No : 2022-23/4/594

Serial No. of the Document : 2022-PNJ-1492

Nature of Document : **Conveyance - 22**

Received the following amounts from **KAMLESH YESHWANT KAREKAR Partner of PSYK INFRA LLP** for Registration of above Document in Book-1 for the year 2022

Registration Fee	357000	E-Challan	• Challan Number : 202200444117 • CIN Number : CP4BRQHBT9	357000
Processing Fee	1080	E-Challan	• Challan Number : 202200444117 • CIN Number : CP4BRQHBT9	1100
Total Paid	358100 (Rupees Three lakh Fifty Eight Thousands One Hundred 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 :

Pavan Shetty

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **27-May-2022**

Signature of the Presenter

Signature of the person receiving the Document

Signature of the Sub-Registrar

भारतीय नैर न्यायिक INDIA NON JUDICIAL

₹.20000

वील झुजार लयधो

TWENTY
THOUSAND RUPEES

Rs. 20000

गोंया GOA

[illegible]

041337

Ser no. 3507
 Reg no. 3527
 17755



DEED OF RECTIFICATION

20/04/2020

For PSYX, LLC

 Designated Partners



गोवा GOA

Serial No. 9819 of Vendor Form 11/12/23
No. of Stamp Paper 20000
Name of Purchaser MIT Bank Ltd
Residence Goa Name of Father
Purpose Rectification Transacting
Parties
Sign of Stamp Vendor Sign of Purchaser

041339



2

THIS DEED OF RECTIFICATION is executed at Panaji -
Goa on this 2nd day of the month December in the year Two
Thousand and Twenty Three.

For PSYK Infra LLP

Designated Partners

BETWEEN

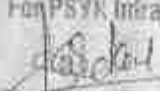
1. MR CLIFFORD SAVIO FRANCIS FERNANDES ALIAS CLIFFORD FERNANDES ALIAS CLIFFORD SAVIO FRANCISCO FERNANDES , Holding Aadhaar Card No [REDACTED] , Pan Card No [REDACTED] , S/O Late Joazinho Fernandes , aged 60 years married , retired and his wife ;

2. MRS LINA VAZ , Holding Aadhaar Card No [REDACTED] , Pan Card No [REDACTED] , D/o Francisco Vaz, Aged 56 years , married , Service , both Indian Nationals , both R/o H.No 237/2-A, Camona South Goa hereinafter jointly referred to as "VENDORS" (which expression unless repugnant to the context or meaning thereof shall mean and include their successors, administrators and assigns) of the ONE PART.

AND

3. M/S PSYK INFRA LLP , A Limited Liability Partnership Firm , having commenced its business from the date of incorporation i.e 28/03/2019 and having a Permanent Account (e-PAN) Card [REDACTED] , having office at Office No. 502 , 5th Floor , Unitech City Centre, Panaji Goa represented herein by its partners (1) MR .



For PSYK Infra LLP

 Designated Partners

KAMLESH YESHWANT KAREKAR, Holding Adhaar Card No. [REDACTED], Pan Card No. [REDACTED], S/o late Yeshwant Karekar, 36 years of age, married, business, R/o H.No. 33, Goulem Bhat, Chimbél, Tiswadi Goa, (2) **MR GAURISH PREMNATH SHIRODKAR**, Holding Adhaar Card No. [REDACTED], Pan Card No. [REDACTED], S/o Premnath Manguesh Shirodkar, Aged 52 years, married, business, R/o 214 Sastiwada, Borda, Near Mahamaya Temple, Bicholim, North Goa, (3) **MR . MILIND PREMNATH SHIRODKAR**, Holding Aadhaar Card No. [REDACTED], Pan Card No. [REDACTED], S/o Premnath Manguesh Shirodkar, Aged 54 years, married, business, Indian National, R/o H.No. 214, Sastiwada, Bordem, Near Mahamaya Temple, Bicholim, North Goa hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, executors, administrators and assigns) of the **SECOND PART**

The Vendors No. 1 and 2 herein are represented by Purchaser at Serial No. 1 by virtue of General Power of Attorney dated 10/10/2023 executed before Notary Public Tolentino Xavier having office at Margao South - Goa under Reg. No. 536/2023 dated 10/10/2023.



For PSYX Infra LLP

 Proprietor/Partners

The Purchaser at Serial No. 2 and 3 herein are represented by Purchaser at Serial No. 1 MR. KAMLESH YESHWANT KAREKAR, by virtue of General Power of Attorney dated 25/06/2022 registered before Notary Sawli S. Banaulikar under registration No. 1998/2022

WHEREAS the Purchaser had purchased property known as "FIRGUCA BHAT" admeasuring an area of 1190 square meters surveyed under survey No 8/3 of Village Chimbhel within the limits of the village Panchayat of Chimbhel, Sub District of Ilhas, North Goa District, State of Goa which property is described in the Land Registration office of Ilhas under No. 1022 at folio 114 of Book B-3 and enrolled in the Taluka Revenue office under Matriz No. 14525 with residential house vide Deed of Sale dated 25th May 2022 which stands registered in the office of Sub-Registrar Ilhas under Book:-1 Document, Registration Number PNJ-1-1428-2022 dated 27/05/2022 from the Vendors.

AND WHEREAS the Deed of Sale dated 25th May 2022 which stands registered in the office of Sub-Registrar Ilhas under Book:-1 Document, Registration Number PNJ-1-1428-2022 dated 27/05/2022 is hereinafter referred to as "PRINCIPAL DEED".



For PSYK Infra LLP

 Designated Partners

AND WHEREAS in the "PRINCIPAL DEED" aforesaid it is mentioned that property known as "FIRGUCA BHAT" surveyed under Survey No. 8/3 of Village Chimbél within the limits of the Village Panchayat of Chimbél, Sub District of Ilhas, North Goa District, State of Goa is admeasuring an area of 1190 square meters

AND WHEREAS the actual area of the Said Property under Survey No. 8/3 of Village Chimbél Taluka Tiswadi at loco is 1323 square meters which is confirmed by the Order dated 06/06/2023 passed by Deputy Collector & SDO, Tiswadi, Panaji - Goa in Case No. LRC/COR/TIS/04/2022.

AND WHEREAS due to mistake in writing the area of the said property, it has become necessary and expedient to correct the said area of Survey No. 8/3 of Village Chimbél Taluka Tiswadi from 1190 square meters to 1323 square meters which was wrongly mentioned in the "PRINCIPAL DEED"

AND WHEREAS office of the Town Planner, Town & Country Planning Department, Tiswadi Taluka Office, Patto, Panaji Goa issued No objection Certificate to execute Deed of Rectification under reference No. TIS/1315/49(6) /CHIM/TCP/2023/1822 dated 28/09/2023



For PSYK Intra LLP

 Designated Partners

AND WHEREAS due to mistake in writing the area of the said property, it has become essential and expedient to correct the said mistake in the "THE PRINCIPAL DEED"

AND WHEREAS the increase area of 133 sq.mtrs is valued at Rs 13,30,000/- (Rupees Thirteen Lakhs Thirty Thousand Only)

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

1. The "THE PRINCIPAL DEED" shall stand modified as under:

- a) Delete the words "1190" wherever they appeared in the PRINCIPAL DEED and substitute the same by "1323"

2. The "THE PRINCIPAL DEED" shall be deemed to have been modified as aforesaid with retrospective effect as from the date of said Principal Deed.

3. The existing clauses in the said Principal Deed shall, notwithstanding the present modifications, have full force and effect and shall be subject to the same terms, covenants, stipulations and conditions as are expressed and contained in the said "PRINCIPAL DEED" except in so far as the same shall be necessarily modified or affected by this indenture



For PVR Infra LLP

Designated Partners

SCHEDULE

All that property known as known as " FIRGUCA BHAT " admeasuring an area of 1323 square meters surveyed under Survey No. 8/3 of Village Chimbel within the limits of the Village Panchayat of Chimbel , Sub District of Ilhas , North Goa District, State of Goa which property is described in the Land Registration office of Ilhas under No. 1022 at Folio 114 of Book B-3 and enrolled in the Taluka Revenue office under Matriz No. 14525 along with residential house and is bounded as under:

East: By Survey No. 8/4-A and 8/4

West: By Survey No. 8/2

North: By public road 6.00 Mts

South: By Survey No. 8/8

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



For JYR Infra LLP

Designated Partners

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED VENDORS

(1) MR. CLIFFORD SAVIO FRANCIS FERNANDES ALIAS
CLIFFORD FERNANDES ALIAS CLIFFORD SAVIO

(2) MRS. LINA VAZ

REPRESENTED HEREIN BY

MR. KAMLESH YESHWANT KAREKAR



Signature



RIGHT HAND FINGERS TIPS IMPRESSIONS



LEFT HAND FINGERS TIPS IMPRESSIONS



For RYK Infrallp


Designated Partners

SIGNED, SEALED AND DELIVERED

By WITHIN NAMED PURCHASER

(3) M/S PSYK INFRA LLP

REPRESENTED HEREIN BY

MR. KAMLESH YESHWANT KAREKAR

For Self and POA HOLDERS

MR GAURISH PREMNATH SHIRODKAR

MR. MILIND PREMNATH SHIRODKAR



For PSYK Infra LLP

[Signature]

Signature



RIGHT HAND FINGERS TIPS IMPRESSIONS



LEFT HAND FINGERS TIPS IMPRESSIONS

In witness

1) Shri Kedar Bhobe

R/o Panaji, Goa

2) Adv Reshma Prabhu

R/o Corlim, Goa

[Signature]

[Signature]

[Signature]

For PSYK Infra LLP

[Signature]
Authorized Partners



GOVERNMENT OF GOA
OFFICE OF THE INSPECTOR OF SURVEY & LAND RECORDS
TISWADI-GOA



Plan Showing plots situated at
Village : CHIMBEL
Taluka : TISWADI
Survey No./Subdivision No. : 8/ 3
Scale : 1 : 500

REV192102797

Savio
Cajetan
Silveira

Digitally signed
by Savio Cajetan
Silveira
Date: 2021.07.13
12:22:05 +05'30'

INSPECTOR OF SURVEY & LAND RECORDS
TISWADI-GOA

SURVEY No. 8



Generated By: Shirati S. Parab

On: 02-07-2021

[Signature]

For P.S. Infra ELP
[Signature]
Deputy Surveyor



Government of Goa

Document Registration Summary 2

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

Print Date & Time - - 11-Dec-2023 01:19:11 pm

Document Serial Number :- 2023-PNJ-3507

Presented at 12:35:12 pm on 11-Dec-2023 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	39900
2	Registration Fee	39900
3	Mutation Fees	1500
4	Processing Fee	1320
Total		82620

Stamp Duty Required - 39900/-

Stamp Duty Paid : 40000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Kamlesh Yeshwant Karekar PARTNER OF M/S-PSYK INFRA LLP Father Name: Late Yeshwant Karekar, Age: 38 Marital Status: Gender: Male, Occupation: Business, Address 1 - HNo 33 Goulem Bhat Chimbel Tiswadi Goa, Address 2 - PAN No.: ~~XXXXXXXXXX~~			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Kamlesh Yeshwant Karekar, Father Name: Late Yeshwant Karekar, Age: 36 Marital Status: Gender: Male, Occupation: Business, HNo 33 Goulem Bhat Chimbel Tiswadi Goa, PAN No.: ~~XXXXXXXXXX~~ , as Power Of Attorney Holder for Clifford Savio Francis Fernandes Alias Clifford Fernandes Alias Clifford Savio Francisco Fernandes			
2	Kamlesh Yeshwant Karekar, Father Name: Late Yeshwant Karekar, Age: 36, Marital Status: Gender: Male, Occupation: Business, HNo 33 Goulem Bhat Chimbel Tiswadi Goa, PAN No.: ~~XXXXXXXXXX~~ , as Power Of Attorney Holder for Lina Vaz			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Kamlesh Yeshwant Karekar , Father Name:Late Yeshwant Karekar, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, HNo 33 Goulem Bhat Chimbai Tiswadi Goa, PAN No.: ~~XXXXXXXXXX~~ , as Power Of Attorney Holder for Milind Premnath Shirodkar Partner Of M/S PSYK INFRA LLP			
4	Kamlesh Yeshwant Karekar , Father Name:Late Yeshwant Karekar, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, HNo 33 Goulem Bhat Chimbai Tiswadi , PAN No.: ~~XXXXXXXXXX~~ , as Power Of Attorney Holder for Gaurish Premnath Shirodkar Partner Of M/S PSYK INFRA LLP			
5	Kamlesh Yeshwant Karekar PARTNER OF M/S PSYK INFRA LLP , Father Name:Late Yeshwant Karekar, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, HNo 33 Goulem Bhat Chimbai Tiswadi Goa, PAN No.: ~~XXXXXXXXXX~~			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Kedar Rajendra Bhobe, Age: 37, DOB: ~~XXXXXXXXXX~~ , Mobile: ~~XXXXXXXXXX~~ , ~~XXXXXXXXXX~~ , Email: ~~XXXXXXXXXX~~ , Occupation: Service , Marital status : Married , Address: 403114, 149 Samarth Nagar Near Corporation Bank Pilerne North Goa , 149 Samarth Nagar Near Corporation Bank Pilerne North Goa , Pilerne, Bardaz, NorthGoa, Goa			
2	Name: Reshma Prabhu, Age: 45, DOB: ~~XXXXXXXXXX~~ , Mobile: ~~XXXXXXXXXX~~ , Email: rpavaskar50@gmail.com , Occupation: Advocate , Marital status : Married , Address: 403001, Ravalnath Nagar Corlim Tiswadi, Ravalnath Nagar Corlim Tiswadi, Corlim, Tiswadi, NorthGoa, Goa			

Sub Registrar

11/11/2023

11/11/2023

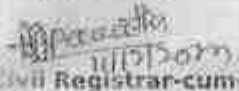
Document Serial Number :- 2023-PNJ-350

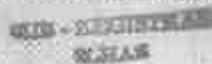
Document Serial No:-2023-PNJ-3507

Book :- 1 Document

Registration Number :- PNJ-1-3327-2023

Date :- 11-Dec-2023


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


SUB-REGISTRAR
TISWADI



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 11-Dec-2023 13:26:51

Date of Receipt: 11-Dec-2023

Receipt No: 2023-24/4/3958

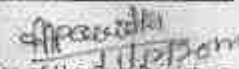
Serial No. of the Document: 2023-PN-3507

Nature of Document: **Rectification**

Received the following amounts from **Kamlesh Yeshwant Karekar PARTNER OF M/S PSYK INFRA LLP** for Registration of above Document in Book-1 for the year 2023

Registration Fee	39900	E-Challan(Online fee)	• Challan Number : 202300894666 • CIN Number : 334299847154	39900
Processing Fee	1320	E-Challan(Online fee)	• Challan Number : 202300894666 • CIN Number : 334299847154	1320
Total Paid	41220 (Rupees Forty One Thousands Two Hundred And Twenty 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 :

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **11-Dec-2023**

Signature of the person receiving the Document


Signature of the Presenter


Signature of the Sub-Registrar