

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 10-Nov-2022 12:56:19

Date of Receipt: 10-Nov-2022

Receipt No : 2022-23/2/3137

Serial No. of the Document : 2022-MGO-4329

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

Received the following amounts from **DAMODAR CHANDRAKANT KARAPURKAR AS SOLE PROPRIETOR OF CITYSCAPE DEVELOPERS** for Registration of above Document in Book-1 for the year 2022

Registration Fee	216000	E-Challan	• Challan Number : 202200864071 • CIN Number : CPACEMFLD5	216000
Processing Fee	1280	E-Challan	• Challan Number : 202200864071 • CIN Number : CPACEMFLD5	1280
Total Paid	217280 (Rupees Two Lakh Seventeen Thousands Two Hundred And Eighty 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 :

Lynette Fernandes

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 **10-Nov-2022**

Signature of the person receiving the Document

Signature of the Sub-Registrar

A. D.

7 (Rupees Two Lakh Eighty Eight Thousand Five Hundred Only)

Phone No: 08322740202
Sold To/Issued To:
CITYSCAPE DEVELOPERS
For Whom/ID Proof:
30ACMPK0832CIZA



NOV-03-2022 17:17:42

₹ 0288500/-
ZERO TWO EIGHT EIGHT FIVE ZERO ZERO

Other
38152481667495862794-00004365
3815248 35/02/04/2021-RDI

4329

Name of Purchaser: Cityscape Developers

For CITIZEN CREDIT CO-OP. BANK LTD.



[Signature]
Authorised Signatory



Damodar C. Karapurkar - *[Signature]*

DEED OF SALE

[Signature]
Mr. Muktar Shamsuddin Shaikh

[Signature]
Mr. Damodar Chandrakant Karapurkar

THIS DEED OF SALE is executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 04th day of the month November Two Thousand and Twenty Two (04/11/2022) **BY** and **BETWEEN**:

M/s MUKTAR MINERALS PVT. LTD., a company registered under the Companies Act, 1956 with CIN U13100GA2004PTC003585 and with its registered Office at Plot B-2, B-3, Phase I-A, Verna Industrial Estate, Verna, Goa, holding Income Tax Card bearing PAN [REDACTED], represented by its Managing Director, **Mr. MUCTA SHAMSHUDDIN XEC** alias **MUKTAR SHAMSHUDDIN SHAIKH** alias **SHAIKH MUKTAR**, son of late Mr. Shamshuddin Xec alias Shaikh Shamshuddin, aged 62 years, occupation business, holding Income Tax Card bearing PAN [REDACTED], holding Aadhaar Card bearing no. [REDACTED], Contact No. 8322759345, marital status married, Indian National, resident of Plot No. 23/24, Hafiza Manzil, Jeevottam Mutt Road, Vasant Nagar, Gogol, Margao, Goa, duly authorized vide resolution passed in its Board Meeting held on 01/10/2022 and hereinafter referred to as the "**VENDOR**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its representatives, successors-in-title/interest, administrators, executors and assigns) of the **FIRST PART**.

AND

CITYSCAPE DEVELOPERS, a proprietary concern of Mr. Damodar Chandrakant Karapurkar, carrying on its business at 6, Sunglow, CD Countryside, Near PWD water supply Dept. Murida, Fatorda, represented herein by its proprietor **MR. DAMODAR CHANDRAKANT KARAPURKAR**, son of Chandrakant Karapurkar, age 58 years, Businessman, resident of "Nivaant", Fatorda, Margao, South Goa, Goa Indian National, Married,



Mr. Muktar Shamshuddin Shaikh

Mr. Damodar Chandrakant Karapurkar

holder of Income Tax Card bearing PAN Card no. [REDACTED], Aadhar No. [REDACTED], Mobile no: 9822102415, Indian National, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context thereof shall mean and include his heirs, legal representatives, successors, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS there exists a landed property known as "AZULIANCHI GALLY" or "GOGOLLA" (one-half), situated at Gogol, Margao-Goa, described in the Land Registration Office under No. 458 and enrolled in the Taluka Revenue Office under No. 1085, more particularly described in the SCHEDULE A hereunder written and is hereinafter referred to as "SAID PROPERTY NO. 1"

AND WHEREAS there exists another property known as "AZULIANCHI TOLLY" or "GOGOLLA" (one-third), situated at Gogol, Margao-Goa, described in the Land Registration Office under No. 459 and enrolled in the Taluka Revenue Office under No. 1087, more particularly described in the SCHEDULE A hereunder written and is hereinafter referred to as "SAID PROPERTY NO. 2"

AND WHEREAS both the properties viz. SAID PROPERTY NO. 1 and SAID PROPERTY NO. 2 taken together are hereinafter referred to as **"SAID PROPERTY"**.

AND WHEREAS the said property originally belonged to Shri. Narayan Kare and his wife.

AND WHEREAS in the Inventory Proceeding No. 89/1986, the said property was allotted in equal share to the four sons of Narayan Kare namely, Prabhakar Narayan Kare, Sadanand Narayan Kare, Krishna Narayan Kare and Srinivas Narayan Kare, thus defining the ownership right in the said property as under:



Mr. Muktar Shamsuddin Shaikh

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Prabhakar Narayan Kare1/4 th share
Sadanand Narayan Kare1/4 th share
Krishna Narayan Kare1/4 th share
Srinivas Narayan Kare1/4 th share

AND WHEREAS said Krishna Kare was married to Manikbai under the regime of communion of assets, while Prabhakar, Shrinivas and Sadanand were bachelors and thus Manikbai also became the co-owner in the share of her husband.

AND WHEREAS by virtue of Deed of Succession dated 27/09/1990, executed in the office of the Ex-officio Notary Public at Folio 73 reverse of Deeds Book No. 1331, upon the death of Krishna Narayan Kare, his wife and moiety holder Smt. Manikbai Kare and two sons namely Vishnudas Kare married to Padmavati Kare and Narayan Kare married to Netra Kare were declared as sole and universal heirs.


AND WHEREAS by virtue of Deed of Succession dated 11/07/1991, executed in the office of the Ex-officio Notary Public at Folio 78 overleaf of Deeds Book No. 1335, upon the death of said Shrinivas Narayan Kare; Vishnudas Kare and Narayan Kare were declared as his sole and universal heirs.

AND WHEREAS by virtue of the above Deed of Succession, the ownership in the said property was re-defined in the following persons (hereinafter referred to as original owners) in the following ratio:

Prabhakar Narayan Kare1/4 th share
Sadanand Narayan Kare1/4 th share
Manikabai Krishna Kare1/8 th share
Vishnudas Krishna Kare &	



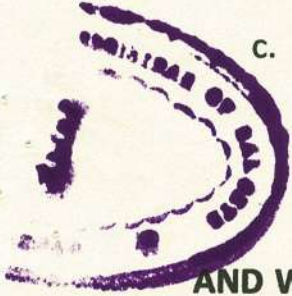
 Mr. Muktar Shamshuddin Shaikh


 Mr. Damodar Chandrakant Karapurkar

Padmavati V. Kare3/16 th share
Narayan Krishna Kare &	
Netra N. Kare3/16 th share

AND WHEREAS in pursuance to the Agreement dated 10/12/1984 executed by the four sons of late Narayan Kare with Alcon Real Estate Private Limited (hereinafter referred to as Developer), the Developer obtained following permissions and approvals for the development of the Said Property:

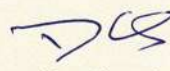
- a. Provisional Approval under ref. No. SPD/P/3154/77/85 dated 07/01/1985 and under ref. No. SPD/P/3154/156/85 dated 18/01/1985 issued by the Southern Planning and Development Authority, Margao;
- b. Conversion Sanad bearing No. LRC/CONV/164/87 dated 27/01/1988 issued by the Dy. Collector, South Goa;
- c. Final Development permission for subdivision under No. SPD/P/3154/1797/89-90 dated 08/08/1989, issued by the Southern Planning and Development Authority, Margao.



AND WHEREAS in furtherance to the above permissions and approvals, said Alcon Real Estates Private Limited developed the said property by subdividing the same into small plots and named the said development as "PADMA NARAYAN ESTATES".

AND WHEREAS by virtue of Deed of Sale dated 30/07/1994, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. 2427 at pages 552 to 596 of Book No. I, Vol. No. 414 on 12/09/1994, the original owners with the consent of the Developer, sold unto Mr. Conrad Mercialano Cosme Menezes, Plot No. F-7 admeasuring 450.90 Sq. Meters, in the said development scheme "Padma Narayan Estates".

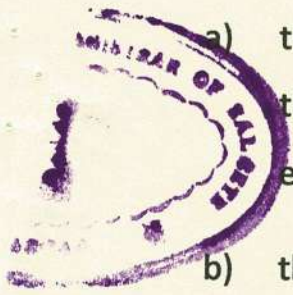

 Mr. Muktar Shamsuddin Shaikh

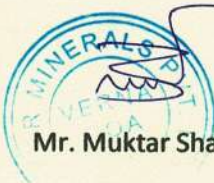

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This Plot No. F-7 is hereinafter referred to as "SAID PLOT" and is more particularly described in the SCHEDULE B hereunder written.

AND WHEREAS vide Deed of Sale dated 26/04/2010, duly registered in the Office of Sub-Registrar of Salcete, Reg. No. MGO-BK1-02281-2010 on 29/04/2010, said Mr. Conrad Mereciano Cosme Menezes and his wife Mrs. Maria Ana Paula Menezes sold the SAID PLOT unto the VENDOR herein and since then the VENDOR are in settled., peaceful and exclusive possession and enjoyment of the SAID PLOT.

AND WHEREAS the VENDOR as the absolute and lawful owner in possession of the SAID PLOT and with intention to sell the same identified the PURCHASER who has agreed to purchase the same, relying upon the representations and declarations made by the VENDOR unto the PURCHASER as detailed herein below:

- 
- a) that it is the absolute owner in peaceful and unobstructed possession of the SAID PLOT and is in exclusive use, occupation, possession and enjoyment of the same;
 - b) that it has perfect and unassailable title to the SAID PLOT and has absolute right, power and authority under the law to sell the SAID PLOT and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;
 - c) that it has clean, clear, subsisting and marketable title to the SAID PLOT as also its predecessors-in-title had clean and clear title;
 - d) that there is no legal bar or impediment for sale of the SAID PLOT and that the SAID PLOT is free from encumbrances, liens and/or charges;



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- e) that no notices from the Central or State Governments or any local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition / Requisition had / has been received by and / or served upon them regarding the SAID PLOT;
- f) that the SAID PLOT or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law;
- g) That the SAID PLOT or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum;
- h) that there is/are no mundkar/s or tenant/s or agricultural tenant/s or any other type of encumbrance on the SAID PLOT and or on any part thereof.
- that there exists no way, public or private, passing through the SAID PLOT;
- j) that it has not agreed, committed or contracted or entered into any agreement for sale / construction / development / sale Deed, gift deed, exchange deed, lease, leave and licence, mortgage, lien, trust or otherwise howsoever or any other understanding whether oral or in writing, with any third party or third parties in respect of the SAID PLOT;
- k) that it has not obtained any financial assistance from any bank or other financial institutions nor have created any charge, mortgage and or



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Mr. Damodar Chandrakant Karapurkar

encumbered the SAID SAID PLOT or any part thereof, in any manner whatsoever;

- l) that there are no encroachments in the SAID PLOT from any of its sides and that the SAID PLOT has area and dimensions as shown in the attached plan;
- m) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming violation of any of their ownership/co-ownership right or as having any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law or any other mode, in the SAID PLOT, the VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party, if any, in the SAID PLOT from the consideration paid herein;
- n) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDOR or by any of its predecessors in title or any person claiming under or through the VENDOR, the VENDOR had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PLOT unto and to the use of the PURCHASER;
- o) That the SAID PLOT falls in settlement zone and does not fall in any zone prohibited for development;
- p) That the SAID PLOT is accessible via 10.00 meters wide road touching and running all along the Southern boundary of the SAID PLOT;




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q) That the VENDOR wishes to sell the SAID PLOT for the total consideration of Rs. 72,00,000/- (Rupees Seventy-Two Lakh Only).

AND WHEREAS relying on the above representations of the VENDOR and believing and trusting the declarations to be true and trustworthy, the PURCHASER decided to purchase the SAID PLOT and for legal due diligence issued a Public Notice on 03/10/2022 in the Newspaper 'Herald' intimating the general public of his intention to purchase and calling for objection/s if any, however, till date no objection has been received and as such the PURCHASER decided to proceed with the sale transaction and purchase the SAID PLOT at the aforementioned price of Rs. 72,00,000/- which is its fair market value.

AND WHEREAS the VENDOR having now received from the PURCHASER the entire sale consideration of Rs. 72,00,000/- (Rupees Seventy-Two Lakh Only) in the manner detailed out herein later, the VENDOR executes the present deed thereby transferring the right, title, interest and possession of the SAID PLOT, unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1 That in pursuance to the said understanding and in consideration of Rs. 72,00,000/- (Rupees Seventy-Two Lakh Only) paid by the PURCHASER unto the VENDOR in the manner detailed out in clause 2 of this deed; the VENDOR hereby grants, conveys, sells, transfers, assigns and assures by way of absolute sale unto the PURCHASER, the SAID PLOT admeasuring 450.90 Sq. Metres (Four Five Zero decimal Nine Zero) more particularly described in the Schedule B hereunder written together with whatever embedded in the earth, all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or

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Mr. Damodar Chandrakant Karapurkar

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every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDOR into, out of or upon the SAID PLOT and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever, without any restrictions or limitations and consequently the VENDORS hereby relinquish all its rights, claims, interest, title and possession in the SAID PLOT hereby conveyed in favour of the PURCHASER.

2. The said entire consideration of Rs. 72,00,000/- (Rupees Seventy-Two Lakh Only) is paid by the PURCHASER unto the VENDOR in the following manner:

- a) a sum of Rs. 24,75,000/- (Rupees Twenty Four Lakh Seventy Five Thousand Only) vide Demand Draft bearing No. 317664 dated 04/10/2022 drawn on IDFC Bank, Margao Branch in favour of the VENDOR;
- b) a sum of Rs. 46,53,000/- (Rupees Forty-Six Lakh Fifty-Three Thousand Only); and
- c) a sum of Rs. 72,000/- deducted from the total sale consideration as and by way of TDS and paid by the PURCHASER on behalf of the VENDORS as required under the provisions of the Income Tax Act, paid in the following manner:
- ci) a sum of Rs. 25,000/- vide Challan Serial No. 48275 dated 31/10/2022;

Mr. Muktar Shamsuddin Shaikh



Mr. Damodar Chandrakant Karapurkar

DLS

cii) a sum of Rs. 47,000/- vide Challan Serial No. 19248 dated 01/11/2022

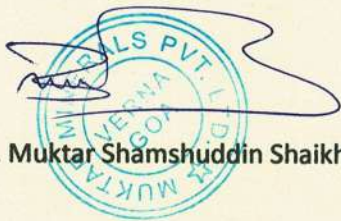
the payment and receipt of the said entire consideration of Rs. 72,00,000/-, the VENDOR hereby admits and acknowledges to have received in full and discharge the PURCHASER of the same and every part thereof.

3. The VENDOR has today at the time of execution of this deed delivered exclusive, vacant, lawful, peaceful and physical possession of the "SAID PLOT" unto the PURCHASER and the PURCHASER shall henceforth be entitled to possess and use the same in the manner he wishes to.

4. The VENDOR hereby declares that it has absolute right and title to convey the SAID PLOT to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all times hereafter peaceably and quietly to hold and enjoy the SAID PLOT hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDOR and/or any persons from/under it.

5. The VENDOR covenants with the PURCHASER that it and all persons claiming through or under it shall and will from time to time, at its own cost and expense, at the request of the PURCHASER and or his nominee/s or successor/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT unto the PURCHASER and or his nominee/s or successor/s and placing him/them and or his nominee/s or successor/s in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required,

Mr. Muktar Shamsuddin Shaikh



Mr. Damodar Chandrakant Karapurkar

DCS

including execution and registration of any rectification, ratification, confirmation, addendum, NOC etc.

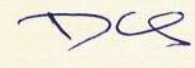
6. The VENDOR further conveys that all the representations and declarations made by the VENDOR unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.

7. The VENDOR hereby declares that it has not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PLOT in the manner aforesaid and hereinafter.

8. From today, the PURCHASER, becomes the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDOR hereby authorize the PURCHASER to get transferred in his name the "SAID PLOT", and the VENDOR specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASER in survey records of the Chalta No. 1 of P. T. Sheet No. 121 of Margao City Survey and to partition the SAID PLOT from the SAID PROPERTY and hereby waives any notice that may be required to be addressed to them under any law in force.

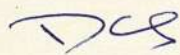
9. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they do not belong to the Schedule Castes or Schedule Tribes category.


Mr. Muktar Shamsuddin Shaikh


Mr. Damodar Chandrakant Karapurkar

10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDOR, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOT from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDOR for any such settlement made by them with the third party.

11. The VENDOR undertakes to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PLOT or where for reasons of any prohibition or restrictions or limitations, the SAID PLOT or part thereof cannot be used for development. Further, the VENDOR hereby agrees to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDOR and in which the PURCHASER are subject to any loss, damage etc. in respect to the SAID PLOT hereby sold.


Mr. Muktar Shamsuddin Shaikh
Mr. Damodar Chandrakant Karapurkar

SCHEDULE A**(OF THE SAID PROPERTY NO. 1)**

ALL THAT landed property known as "AZULIANCHI GALLY" or "GOGOLLA" (one-half), situated at Gogol, Margao-Goa, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described in the Land Registration Office under No. 458 at folio 31 of Book B, enrolled in the Taluka Revenue Office under No. 1085 and bounded as under:

East & North : by a hillock;
 West : by the property Gogolla of the Comunidade of Margao;
 South : by the property Azulianchi Tolly of Madeva Sinai Caro.

(OF THE SAID PROPERTY NO. 2)

ALL THAT landed property known as "AZULIANCHI TOLLY" or "GOGOLLA" (one-third), situated at Gogol, Margao-Goa, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, described in the Land Registration Office under No. 459 and enrolled in the Taluka Revenue Office under No. 1087 and bounded as under:

East : by a hillock-drain;
 West, North &
 South : by the property Azulianchi Tolly of Madeva Sinai Caro.

The SAID PROPERTY NO. 1 and SAID PROPERTY NO. 2 are compositely allotted Chalta Nos. 1, 2 and 3 of P. T. Sheet No. 121 of City Survey of Margao and taken together are bounded as under:

North : By boundary of Raia Village;

Mr. Muktar Shamsuddin Shaikh



Mr. Damodar Chandrakant Karapurkar

East : By Chalta No. 1 of P. T. Sheet No. 122
 West : By Chalta No. 15 of P. T. Sheet No. 120, Chalta No. 1
 of P. T. Sheet No. 189 and Chalta No. 1 of P. T. Sheet No.
 184;
 South : by Paddy field of Prabhakar Kare and others.

SCHEDULE B

(OF THE SAID PLOT HEREBY SOLD)

ALL that plot of land identified as Plot No. F-7 admeasuring 450.90 Sq. Meters in the development scheme "Padma Narayan Estates", forming an independent and separate plot in itself but forming part of the Chalta No. 1 of P. T. Sheet No. 121 of the SAID PROPERTY described in SCHEDULE A herein above written and is bounded as under:

East : by Plot No. F-8;
 West : by Plot No. F-6;
 North : by Plot No. F-2;
 South : by 10.00 mtrs wide road.

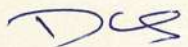
The SAID PLOT has following dimensions:

East : 27.00 meters;
 West : 27.00 meters;
 North : 16.70 Meters;
 South : 16.70 meters.

The SAID PLOT as per approved Sub-division Plan is identified in the PLAN annexed hereto and the same forms integral part of this deed.

IN WITNESS WHEREOF, the parties to this Deed have set and subscribed their respective hands on the day, month and year first herein above mentioned.


 Mr. Muktar Shamsuddin Shaikh


 Mr. Damodar Chandrakant Karapurkar

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDOR:

M/s MUKTAR MINERALS PVT. LTD.

Represented by its Managing Director/Authorised Signatory,

Mr. MUKTAR SHAMSHUDDIN SHAIKH

the party of the FIRST PART

In the presence of...



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. MUKTAR SHAMSHUDDIN SHAIKH



Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. MUKTAR SHAMSHUDDIN SHAIKH

Mr. Muktar Shamsuddin Shaikh

Mr. Damodar Chandrakant Karapurkar

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED PURCHASER:

CITYSCAPE DEVELOPERS,

through its Sole Proprietor,

Shri. DAMODAR CHANDRAKANT KARAPURKAR

The Party of the Second Part

in the presence of.....

Handwritten signature



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Shri. DAMODAR CHANDRAKANT KARAPURKAR

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Shri. DAMODAR CHANDRAKANT KARAPURKAR

Handwritten signature

 Mr. Muktar Shamsuddin Shaikh

Handwritten signature
 Mr. Damodar Chandrakant Karapurkar

Witnesses:

1. Name : WENCESAO FERNANDES.

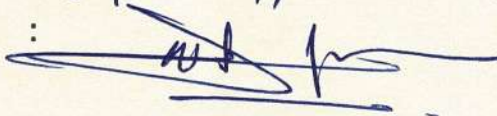
Father's Name : JESU FERNANDES.

Occupation : SERVICE

Age : 34 yrs.

Address : HNO 320, BEHIND HOLY SPIRIT CHURCH, MARGAO - GOA

Signature :



2. Name : Mariano Miranda.

Father's Name : Filipe Miranda

Occupation : Service

Age : 47 years.

Address : H.No. 97, Ambaji Fatorda Margao Goa.

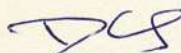
Signature :

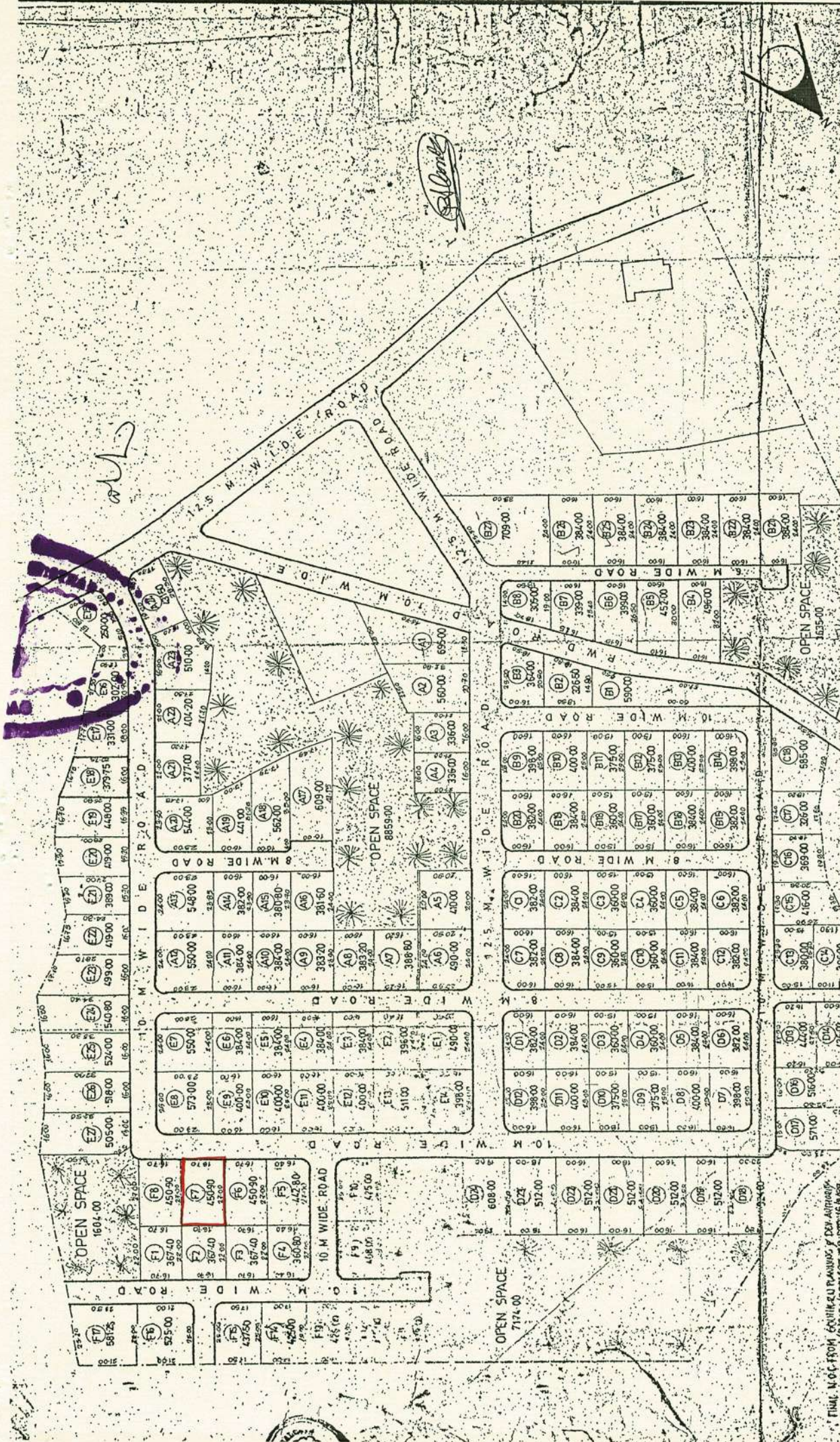


Mr. Muktar Shamshuddin Shaikh



Mr. Damodar Chandrakant Karapurkar





PADMINARAYAN ESTATES
 DEVELOPMENT OF PLOTS UNDER CHURCH NO. 2 & 3 & 4
 OF PL SHEET NO. 121 AT GOGOLA, MARGAO-GOIA
 DEVELOPER- M/S. ALCON REAL ESTATES PVT. LTD.
 OWNER- MR. DRABHAKAR SUNDHAR CARBE
 ARCHITECT- MR. V. S. GANON, DRG. NO. 66-45, 14000
 DRN. NO. 5-8-2000, DRG. NO. 66-45, 14000



THIS MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT SPECIFIED
 THEREIN. IN CASE OF ANY DISCREPANCY BETWEEN THE MAP AND THE ORIGINAL
 RECORDS OF THE DEVELOPER, THE ORIGINAL RECORDS SHALL PREVAIL.
 DATE: 15/08/2011 AT 10:30 AM.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 10-Nov-2022 12:42:15 pm

Document Serial Number :- 2022-MGO-4329

Presented at 12:39:18 pm on 10-Nov-2022 in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Salcete** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	288000
2	Registration Fee	216000
3	Mutation Fees	1000
4	Processing Fee	1280
Total		506280

Stamp Duty Required :288000/-

Stamp Duty Paid : 288500/-

Presented

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DAMODAR CHANDRAKANT KARAPURKAR AS SOLE PROPRIETOR OF CITYSCAPE DEVELOPERS , Father Name:Chandrakant Karapurkar, Age: 56, Marital Status: Married, Gender:Male, Occupation: Business, Address1 - resident of Nivaant Fatorda Margao South Goa Goa, Address2 - , PAN No.: [REDACTED]			




Executer


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MUCTA SHAMSHUDDIN XEC Alias MUKTAR SHAMSHUDDIN SHAIKH Alias SHAIKH MUKTAR AS Managing Director OF Ms MUKTAR MINERALS PVT LTD , , Age: , Marital Status: , Gender:, Occupation: , Office at Plot B-2, B-3, Phase I-A, Verna Industrial Estate, Verna, Goa, PAN No.: [REDACTED]			
2	DAMODAR CHANDRAKANT KARAPURKAR AS SOLE PROPRIETOR OF CITYSCAPE DEVELOPERS , Father Name:Chandrakant Karapurkar, Age: 56, Marital Status: Married, Gender:Male, Occupation: Business, resident of Nivaant Fatorda Margao South Goa Goa, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: LYNETTE BIBIANA FERNANDES , Age: 36, DOB: , Mobile: 9850528406, Email: , Occupation: Advocate, Marital status: Unmarried, Address: 403720, Raia, Salcete, SouthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: GAURISH MAHESH KUDCHADKAR, Age: 41, DOB: , Mobile: 9822089087, Email: , Occupation: Advocate , Marital status : Married , Address: 403601, Margao, Salcete, South Goa, Goa			


SUB-REGISTRAR
- CUM -
SALCETE - REGISTRAR
SALCETE

Document Serial Number :- 2022-MGO-4329



Book :- 1 Document
Registration Number :- **MGO-1-4203-2022**
Date : 10-Nov-2022



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

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SALCETE

