

(Rupees Nine Lakhs, Seventy Two Thousand Only)

For CITIZENCREDIT™
CO-OP BANK LTD

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No.G - 1,Ground Floor,Block D - 1,
Boshan Homes,
Mapusa, Goa - 483 507
D-5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



भारत
सत्यमेव जयते
INDIA

STAMP DUTY
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Rs. ≈ 0972000 ≈

365430

GOA
NON JUDICIAL

17.6.2019

GOA

Zero+Nine+SevenTwoZero*Zero*Zero**

3279 5439464

Non
Authorised Signatory

Name of Purchaser REALCON RESIDENCY LLP.

209-BRZ-3310

11-10-2019



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez - Goa, on this 'ELEVENTH' day of the month of **OCTOBER** of the year Two Thousand and Nineteen (11/10/2019).

BETWEEN

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1. **MRS. JANAKI GANPAT BHONSLE** wife of late Ganpat Bhonsle, aged 77 years, Widow, Housewife, Indian National, having PAN Card No. AJMPB8448E Aaddhar no. 677174408161 resident of, 403 Sita Niwas Mandavi Clinic Porvorim Pilerne Bardez Goa represented herein through duly constituted Power of Attorney Holder **MR. DEVANAND GANPAT BHONSLE**, son of late Ganpat Bhonsle, 47 years of age, Indian National, having PAN No. AMVPB3589J, resident Nr. Mandovi Clinic 403 Alto-Pilerne North Goa, vide Power of Attorney dated 06/12/2018, duly notarized before the Notary Wilfred A. F. Boadita, bearing Registration No. 3975/2018 at Goa.



2. **MR. CHANDRASHEKHAR GANPAT BHONSLE** son of late Ganpat Bhonsle, aged 55 years, Married, Service, Indian National, having PAN Card No. AHGPB6554R, and Addharno.378332324554, resident of 403 Sita Niwas Mandavi Clinic Porvorim Pilerne Bardez Goa, along with his wife,

3. **MRS. PRIYA CHANDRASHEKHAR BHONSLE** wife of Chandrashekhar Ganpat Bhonsle, aged 52 years, Married, Housewife, Indian National, having PAN Card

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No. AHJPB9487E and Addhar no. 904094779617, resident of 403 Sita Niwas Mandavi Clinic Porvorim Pilerne Bardez Goa represented herein through duly constituted Power of Attorney Holder **MR. CHANDRASHEKHAR GANPAT BHONSLE**, son of late Ganpat Bhonsle, aged 55 years, Married, Service, Indian National, having PAN Card No. AHGPB6554R, and Addhar no.378332324554, resident of 403 Sita Niwas Mandavi Clinic Porvorim Pilerne Bardez Goa, vide Power of Attorney dated 06/12/2018, duly notarized before the Notary Wilfred A. F. Boadita, bearing Registration No. 8976/2018 at Goa.

4. **MRS. RESHA DINESH TARE** wife of Dinesh Tare, aged 52 years, Married, Service, Indian National, having PAN Card No. ALMPT2893H, and Addhar no. 626422263012, resident of Asha Niwas 54-B/7 Bandefal Carona Pomurpa Carona Bardez, along with her husband,

5. **MR. DINESH TARE**, son of late Shriram Tare, aged 54 years, Married, Service, Indian National, having PAN Card No. AHMPS5373D, and Addhar no.928425002037 resident of, Asha Niwas Bandefal Carona Pomurpa Carona Bardez.

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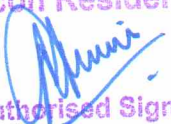







6. **MR. DEVANAND GANPAT BHONSLE** son of late Ganpat Bhonsle, aged 47 years, Married, Service, Indian National, having PAN Card No. AMVPB3589J, and Addhar no. 557254801607, resident of Nr. Mandovi Clinic 403 Alto-Pilerne North Goa, along with his wife,

7. **MRS. SWANANDI DEVANAND BHONSLE alias Bhavana Vishnu Chodankar** wife of Devanand Ganpat Bhonsle, aged 44 years, Married, Service, Indian National, having PAN Card No. AMGPC8837M, resident of Nr. Mandovi Clinic 403 Alto-Pilerne North Goa, represented herein through duly constituted Power of Attorney Holder **MR. DEVANAND GANPAT BHONSLE**, son of late Ganpat Bhonsle, 47 years of age, Indian National, having PAN No. AMVPB3589J, resident Nr. Mandovi Clinic 403 Alto-Pilerne North Goa, vide Power of Attorney dated 09/07/2010, duly notarized before the Notary bearing Registration No. 9824/2010 at Wilfred A. F. Boadita, Goa.

8. **MRS. VARSHA UMESH PARAB** wife of Umesh Yeshwant Parab, aged 54 years, Married, Service, Indian National, having PAN Card No. ADTPP8668D , and Addhar no.

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205732641683, resident of H No.E/F-2 Near NSD Alto Dabolim Mormugao Goa, along with her husband,




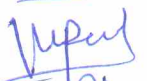


9. **MR. UMESH YESHWANT PARAB** son of late Yeshwant Parab, aged 56 years, Married, Service, Indian National, having PAN Card No ADTPP8669C, and Addhar no.985718054415., resident of H No.E/F-2 Near NSD Alto Dabolim Mormugao Goa hereinafter referred to as the **VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

AND

REALCON RESIDENCY LLP., a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No.AAO-2705, having PAN No. AAZFR2477H and their Registration office at 378, MMM Road Amritsar Amritsar PB 143001 IN, represented by its Director **MRS. NEELAM NAGPAL**, wife of Mr. Vijay Kumar Nagpal, aged 60 years, Business, Married, Indian National, holding PAN Card number ABUPN4953A, resident of 97/B, Manekshaw Road, Anupam, Garden, Sainik Farm, New Delhi-110062 resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as

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“PURCHASER” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the, **SECOND PART**; vide Board of Directors resolution dated 30/05/2019, represented herein through duly constituted Power of Attorney Holder **MR. SAVIO MONTEIRO**, son of Fausto Monteiro, 28 years of age, Indian National, having PAN No. BFQPM7473B, resident Fetorim, Piedade, Divar, Goa, vide Power of Attorney dated 30/05/2019, duly notarized before the Notary Public Sanyogita, bearing Registration No. 7517 at Delhi, of the, **SECOND PART**



WHEREAS there exist ALL THAT PROPERTY known as “BAIRO PARTIES”, situated in the Village of Pilerne, within the jurisdiction of Village Panchayat of Pilerne, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office under No. 7092 of the Book B-19 (new) and enrolled in the Taluka Revenue Office under Matriz No. 703, totally admeasuring 4375 sq. mts., bearing Survey No. 88/3 of Village Pilerne, which property is hereinafter referred to as the SAID BIGGER PROPERTY.

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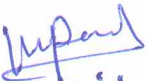

AND WHEREAS originally the SAID BIGGER PROPERTY was inscribed in favor of Govind Sinai Orti and subsequently inscribed in favor of Dr. Antonio Filipe de Rosario Pinto.

AND WHEREAS vide Deed of Sale dated 24/05/1977, the said Dr. Antonio Filipe de Rosario Pinto along with his wife, Una Maria Pinto sold the SAID BIGGER PROPERTY in favour of Shri. Ganapat Rama Bhonsale and Shri. Mahadev Rama Bhonsale.

AND WHEREAS vide Deed of sale dated 30/07/1980, registered before Sub-Registrar of Mapusa, Bardez - Goa under Registration No. 100 at pages 313 to 318 of Book No. 1, Volume No. 156, dated 27/02/1981, the said Shri. Ganapat Rama Bhonsale alias Ganpat Rama Bhonsle along with his wife, Smt. Janki Ganpat Bhonsle and Shri. Mahadev Rama Bhonsale alias Mahadev Rama Bhonsle along with his wife, Smt. Mahananda Mahadev Bhonsle sold PLOT NO. 9, admeasuring **967 sq. mts.** forming part of the SAID BIGGER PROPERTY, in favour of Shri. Tulshidas Tukaram Naik.

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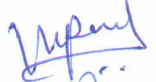






AND WHEREAS vide Deed of Partition And Settlement dated 15/05/2006, registered before Sub-Registrar of Mapusa, Bardez - Goa under Registration No. 3408 at pages 40 to 80 of Book No. I, Volume No. 1710, dated 03/07/2006, executed between Shri. Ganpat Rama Bhonsale alias Ganpat Rama Bhonsle his wife, Smt. Janki Ganpat Bhonsle alias Janki Ganpat Bhonsale as part of the FIRST PART Smt. Mahananda Mahadev Bhonsale alias Mahananda Mahadev Bhonsle; Mr. Vijay Mahadev Bhonsale alias Vijay Mahadev Bhonsle; Mr. Milind Mahadev Bhonsale and his wife, Mrs. Sanjeeta Milind Bhonsale and Mrs. Seema Rajesh Chodankar and her husband, Mr. Rajesh Premanand Chodankar, the balance portion forming part of the SAID BIGGER PROPERTY surveyed under Survey No. 88/3 came to be allotted to the said Shri. Ganpat Rama Bhonsale alias Ganpat Rama Bhonsle his wife, Smt. Janki Ganpat Bhonsle alias Janki Ganpat Bhonsale.

AND WHEREAS in the said partition deed, the balance portion forming part of the said bigger property came to be allotted to Shri. Ganpat Rama Bhonsale alias Ganpat Rama Bhonsle his wife, Smt. Janki Ganpat Bhonsle alias

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Janki Ganpat Bhonsale was mentioned as admeasuring 2080 sq.mts and was identified as plots 1 and 2.





AND WHEREAS in terms of the boundaries marked in the said Plot No.1 and Plot No.2, a survey was carried out and it was noticed that the total area of Plot No.1 and Plot No.2 which was allotted to Shri. Ganpat Rama Bhonsale alias Ganpat Rama Bhonsle his wife, Smt. Janki Ganpat Bhonsle alias Janki Ganpat Bhonsale was **2468 sq.mts.**

AND WHEREAS in the view of the above and considering that the boundaries prevail, the allotment in terms of the partition deed dated 15/05/2006 in favor of Shri. Ganpat Rama Bhonsale alias Ganpat Rama Bhonsle his wife, Smt. Janki Ganpat Bhonsle alias Janki Ganpat Bhonsale consisting of Plot No.1 and Plot No.2 was totally 2468 sq.mts and the deed is construed accordingly.

AND WHEREAS the said Shri. Ganapat Rama Bhonsale alias Ganpat Rama Bhonsle passed away on 19/04/2007 leaving behind his widow and moiety holder, the said

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Smt. Janki Ganpat Bhonsle alias Niru Tari alias Caxi Ganpata Bhonsle and the following legal heirs:

- a. Mr. Chandrashekar Ganpat Bhonsle
- b. Naixa Ganpata Bhonsle
- c. Resha Ganpat Bhonsle
- d. Mr. Devanand Ganpat Bhonsle

AND WHEREAS vide Deed of Succession dated 31/08/2010, the above legal heirs were declared as sole and universal legal heirs of the said Shri. Ganapat Rama Bhonsale alias Ganpat Rama Bhonsle.

AND WHEREAS vide Deed of sale dated 29/10/2010, registered before Sub-Registrar of Mapusa, Bardez - Goa under Registration No. BRZ-BK1-04026-2010, CD No. BRZD92 dated 29/10/2010, the said Smt. Janaki Ganpat Bhonsle; Mr. Chandrashekar Ganpat Bhonsle along with his wife, Mrs. Priya Chandrashekar Bhonsle; Mrs. Resha Dinesh Tare along with her husband, Mr. Dinesh Tare; Mr. Devanand Ganpat Bhonsle along with his wife, Mrs. Swanandi Devanand Bhonsle AND Varsha Umesh Parab along with her husband, Mr. Umesh Yeshwant Parab sold PLOT NO. C, admeasuring **940 sq. mts.** forming part of the SAID BIGGER PROPERTY, in

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favour of Shri. Kulin H. Chhaya and Winnibald Keith Gomes.

AND WHEREAS in light of above, the said Smt. Janaki Ganpat Bhonsle (Vendor No. 1 hereinabove); Mr. Chandrashekar Ganpat Bhonsle (Vendor No. 2 hereinabove) along with his wife, Mrs. Priya Chandrashekar Bhonsle (Vendor No. 3 hereinabove); Mrs. Resha Dinesh Tare (Vendor No. 4 hereinabove) along with her husband, Mr. Dinesh Tare (Vendor No. 5 hereinabove); Mr. Devanand Ganpat Bhonsle (Vendor No. 6 hereinabove) along with his wife, Mrs. Swanandi Devanand Bhonsle (Vendor No. 7 hereinabove) AND Varsha Umesh Parab (Vendor No. 8 hereinabove) along with her husband, Mr. Umesh Yeshwant Parab (Vendor No. 9 hereinabove) became owners of the BALANCE PROPERTY admeasuring **2468 sq. mts.** forming part of the SAID BIGGER PROPERTY, which balance property is more particularly described in **SCHEDULE I** hereunder written and hereinafter referred to as **the SAID PROPERTY.**

AND WHEREAS the VENDORS have agreed with the PURCHASERS for the absolute sale of the SAID PROPERTY and PURCHASERS have agreed to purchase

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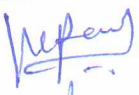

the SAID PROPERTY for the total consideration of
**RS. 2,15,95,000/- (RUPEES TWO CRORES FIFTEEN
LAKHS NINTY FIVE THOUSNAD ONLY).**

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **RS. 2,15,95,000/-
(RUPEES TWO CRORES FIFTEEN LAKHS NINTY FIVE
THOUSNAD ONLY)** which amount after deduction of TDS
@ 1% equivalent to **RS. 2,15,950/- (RUPEES TWO
LAKHS FIFTEEN THOUSAND NINE HUNDRED AND
FIFTY ONLY)** works out to **Rs. 2,13,79,050/- (RUPEES
TWO CRORES THIRTEEN LAKHS SEVENTY NINE
THOUSAND AND FIFTY ONLY)**, is paid by the
PURCHASERS in the manner more particularly stipulated
in the Schedule II hereunder, which receipt of entire
consideration, the VENDORS do hereby admit and
acknowledge, and do hereby convey and transfer by
Deed of Sale in favour of PURCHASERS all their right,
title, interest, ownership and possession in the SAID
PROPERTY which property is more particularly described
in Schedule I hereunder written and is delineated in **RED**
in the plan annexed hereto as **Annexure- I** together with
all trees, fences, ways, water courses, structures, lights
and privileges, easement and appurtenances

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whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending



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regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.



3. The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASERS today. PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule III hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.

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4. The VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASERS and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASERS.

5. That the VENDORS hereby assure the PURCHASERS that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

6. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.



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7. That on the execution of this Deed of Sale, PURCHASERS shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.



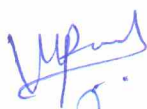



9. The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

10. Price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 9,72,000/- (RUPEES NINE LAKHS SEVENTY TWO THOUSNAD ONLY)** has been affixed herewith.

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SCHEDULE - I

(Description of the Said Property)

ALL THAT PROPERTY known as "BAIRO PARTIES", situated in the Village of Pilerne, within the jurisdiction of Village Panchayat of Pilerne, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa which property is described in the Land Registration Office under No. 7092 of the Book B-19 (new) and enrolled in the Taluka Revenue Office under Matriz No. 703, totally admeasuring **2468 sq. mts.**, bearing Survey No. **88/3** of Village **Pilerne** and is bounded as under:-

North : by the property bearing Survey No.88/2 of Pilerne Village.

South : by the property bearing Survey No.88/3-A of Pilerne Village.

East : by Public Road

West : by Public Road

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SCHEDULE II
(CONSIDERATION)

**RS. 2,15,95,000/- (RUPEES TWO CRORES FIFTEEN LAKHS
NINETY FIVE THOUSAND ONLY)**

Total Payable to Vendors	Rs.2,15,95,000/-
Less TDS deducted @ 1%	Rs.2,15,950/-
Net Paid on execution of this Deed for Sale	Rs.2,13,79,050/-
<u>Amount paid to the Vendors in following manner:</u>	
Paid to Vendors No.1	Rs.1,06,89,525/-
Paid to Vendors No.2	Rs.53,44,763/-
Paid to Vendors No.6	Rs.53,44,763/-

➤ The VENDORS hereby admit and acknowledge receipt of entire consideration.

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written.

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SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED
VENDOR No.1 **MRS. JANAKI GANPAT BHONSLE** o through
her POA holder **MR. DEVANAND GANPAT BHONSLE** of the
First Part

Bhonsle



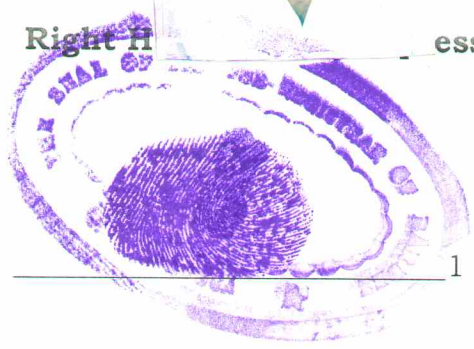
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Left Hand Finger Impressions

Right Hand Finger Impressions



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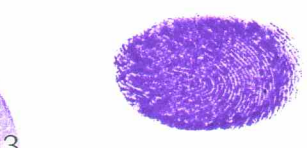
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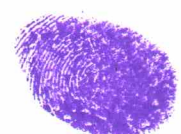
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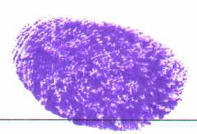
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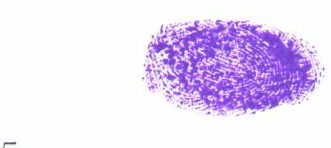
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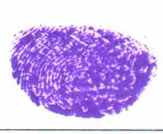
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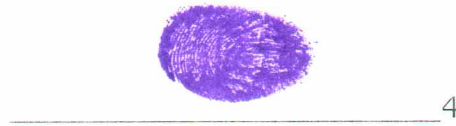
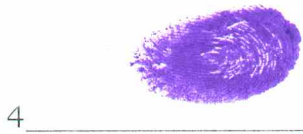
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SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED
VENDOR No.2 **MR. CHANDRASHEKHAR GANPAT BHONSLE**
of the First Part.



Left Hand Finger Impressions

Right Hand Finger Impressions



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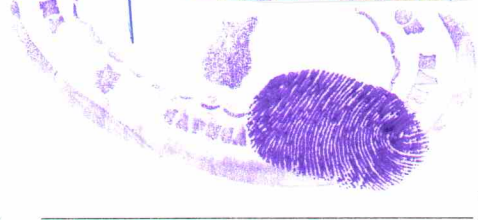
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SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED VENDOR No.3 **MRS. PRIYA CHANDRASHEKHAR BHONSLE** of the First Part through her POA holder **MR. CHANDRASHEKHAR GANPAT BHONSLE** of the First Part.

Left Hand Finger Impressions



Right Hand Finger Impressions



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SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED
VENDOR No.4. **MRS. RESHA DINESH TARE** of the First Part.



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Left Hand Finger Impre and Finger Impressions



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2 _____ 2

3 _____ 3

4 _____ 4

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SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED
VENDOR No.5. **MR. DINESH TARE** of the First Part.



Left Hand Finger Impressions and Finger Impressions

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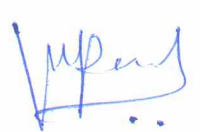

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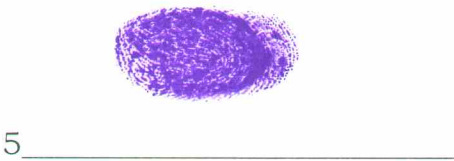
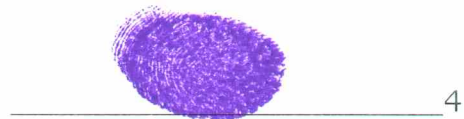
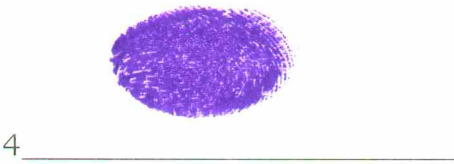
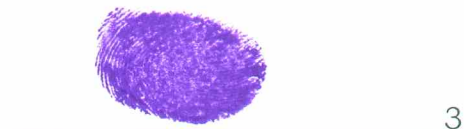
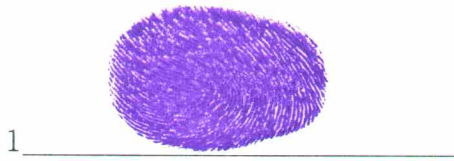
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDOR No.6. **MR. DEVANAND GANPAT BHONSLE** of the First Part.

Devanand Bhonsle



Left Hand Finger Impressions

Right Hand Finger Impressions



Realcon Residency LLP

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Authorized Signatory

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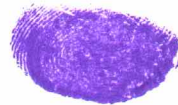
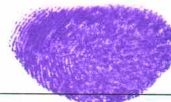
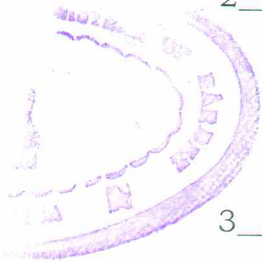
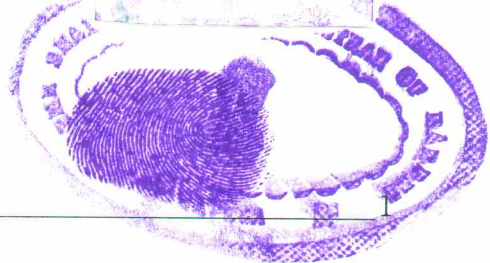
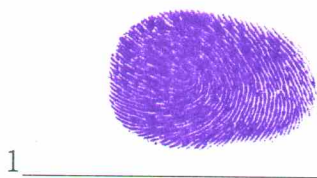
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VENDOR No.7. **MRS. SWANANDI DEVANAND BHONSLE** alias
Bhavana Vishnu Chodankar through her POA holder **MR.**
DEVANAND GANPAT BHONSLE of the First Part

Bhonsle



Left Hand Finger Impressions

Right Hand Finger Impressions



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SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED VENDOR No.8. **MRS. VARSHA UMESH PARAB** of the First Part.

Varsha

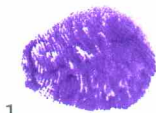
Umesh Parab



Varsha

Left Hand Finger Impressions

Right Hand Finger Impressions



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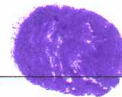
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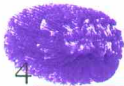
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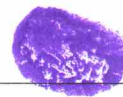
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Authorised Signatory

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SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED
VENDOR No.9 **MR. UMESH YESHWANT PARAB** of the First
Part.

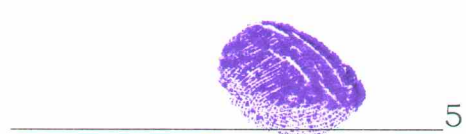
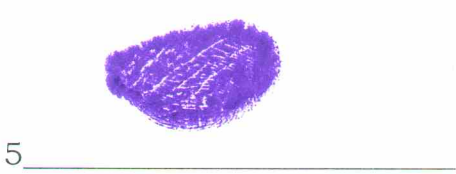
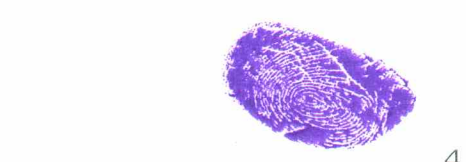
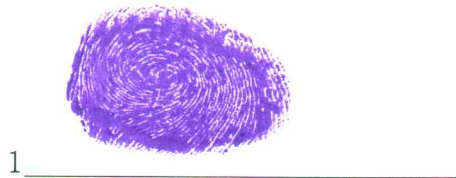
Umesh Parab



Umesh

Left Hand Finger Impressions

Right Hand Finger Impressions



Realcon Residency LLP

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Authorised Signatory

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Savio



Savio

SIGNED AND DELIVERED by the within named PURCHASER
REALCON RESIDENCY LLP Represented by its Managing Director
MR. NEELAM NAGPAL through his POA holder **Mr. SAVIO**
MONTEIRO of the Second Part.



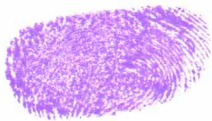
Left Hand Finger Impressions

Right Hand Finger Impressions



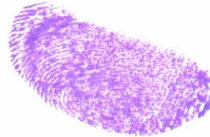
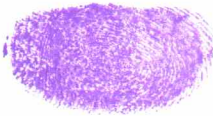
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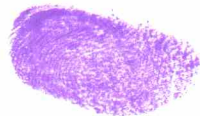
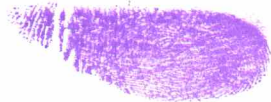
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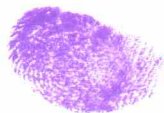
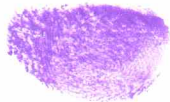
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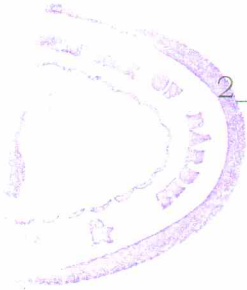
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WITNESSES:




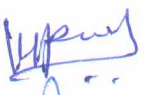


1. Name: Mrs. Shradha Kamal
Father's Name: late Mr. Suresh Nagnenkar
Age: 28 years
Residential Add.: A/102, Panika Retreat, Dattawadi, Mapusa, Goa
Signature: 

2. Name: Ms. Pearlann Kim D'Costa
Father's Name: Dunstan D'Costa
Age: 27 years
Residential Add.: H. NO - 35/13 BETALEBATIM BOKYIARDO SALLETE 4, 011
Signature: 



Realcon Residency LLP

Authorised Signatory

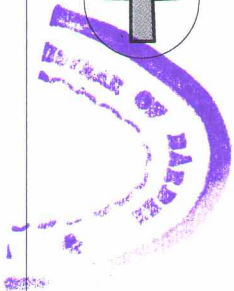









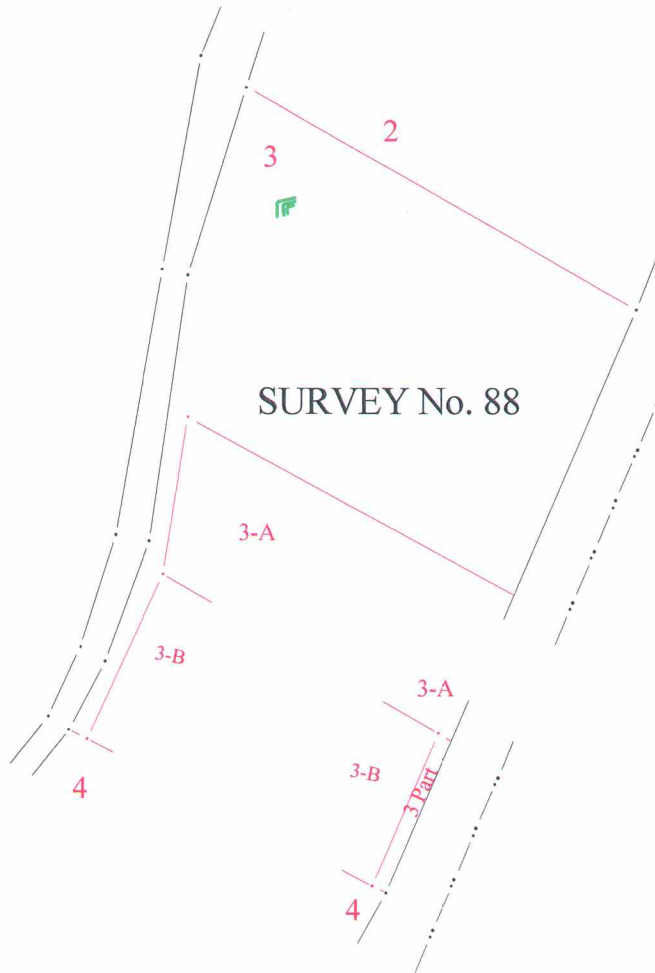
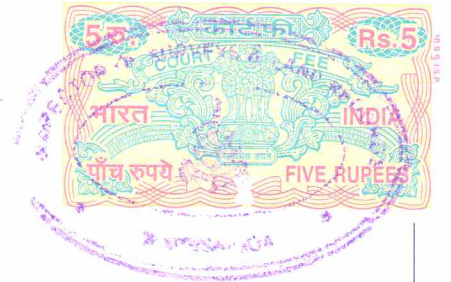
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No:7230

Plan Showing plots situated at
 Village : PILERNE
 Taluka : BARDEZ
 Survey No./Subdivision No. : 88/ 3
 Scale :1:1000



Rajesh R. Pai Kuchelkar
 (Rajesh R. Pai Kuchelkar)
 Inspector of Survey &
 Land Records.



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 Falcon Residency LLP
 Authorised Signatory

Generated By : Vrushali Arolkar (D' Man Gr. II)
 On : 23-09-2019

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 Compared By:



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 11-Oct-2019 12:10:07 pm

Document Serial Number :- 2019-BRZ-3310

Presented at 12:10:14 pm on 11-Oct-2019 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	971800
2	Registration Fee	755830
3	Mutation Fees	2500
4	Processing Fee	720
Total		1730850

Stamp Duty Required :971800



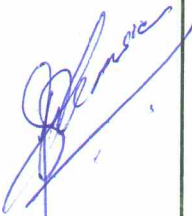


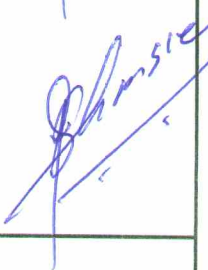














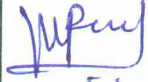
Stamp Duty Paid : 971800







Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Savio Monteiro ,S/o - D/o Fausto Monteiro Age: 28, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - Fetorim, Piedade, Divar, Goa, Address2 - , PAN No.: BFQPM7473B</p>			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Devanand Ganpat Bhonsle ,S/o - D/o Late Ganpat Bhonsle Age: 47, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 403, Sita Niwas, Nr. Mandavi Clinic, Alto-Pilerne, Bardez, Goa, Address2 - , PAN No.: AMVPB3589J</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Chandrashekhhar Ganpat Bhonsle ,S/o - D/o Late Ganpat Bhonsle Age: 55, Marital Status: Married , Gender: Male, Occupation: Service, Address1 - 403, Sita Niwad, Nr. Mandavi Clinic, Porvorim, Pilerne, Bardez, Goa, Address2 - , PAN No.: AHGPB6554R			
3	Chandrashekhhar Bhonsle ,S/o - D/o Late Ganpat Bhonsle Age: 55, Marital Status: , Gender: Male, Occupation: Service, Address1 - 403, Sita Niwas, Nr. Mandavi Clinic, Porvorim, Pilerne, Bardez, Goa, Address2 - , PAN No.: AHGPB6554R			
4	Resha Dinesh Tare ,S/o - D/o Ganpat Rama Bhonsle Age: 52, Marital Status: Married , Gender: Female, Occupation: Service, Address1 - Asha Niwas, 54-B -7 Bandefal, Carona, Pomurpa, Bardez, Goa-403523, Address2 - , PAN No.: ALMPT2893H			
5	Dinesh Tare ,S/o - D/o Late Shriram Tare Age: 54, Marital Status: Married , Gender: Male, Occupation: Service, Address1 - Asha Niwas, 54-B -7, Bandefal, Carona, Pomurpa, Bardez, Goa, Address2 - , PAN No.: AHMPS5373D			
6	Devanand G Bhonsle ,S/o - D/o Late Ganpat Bhonsle Age: 47, Marital Status: Married , Gender: Male, Occupation: Service, Address1 - 403, Sita Niwas, Nr. Mandavi Clinic, Alto-Pilerne, Porvorim, Bardez, Goa, Address2 - , PAN No.: AMVPB3589J			
7	Devanand G Bhonsle ,S/o - D/o Late Ganpat Bhonsle Age: 47, Marital Status: , Gender: Male, Occupation: Business, Address1 - 403, Sita Niwas, Nr. Mandavi Clinic, Porvorim, Pilerne, Bardez, Goa, Address2 - , PAN No.: AMVPB3589J			
8	Varsha Parab ,S/o - D/o Ganpat Rama Bhonsle Age: 54, Marital Status: Married , Gender: Female, Occupation: Service, Address1 - H No E F-2 Nr. NSD, Alto-Dabolim, Mormugao, Goa, Address2 - , PAN No.: ADTPP8668D			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	Umesh Parab ,S/o - D/o Late Yeshwant Parab Age: 56, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - H No E F-2, Nr. NSD, Alto-Dabolim, Mormugao, Goa, Address2 - , PAN No.: ADTPP8669C			
10	Savio Monteiro ,S/o - D/o Fausto Monteiro Age: 28, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - Fetorim, Piedade, Divar, Goa, Address2 - , PAN No.: BFQPM7473B			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PEARLANN KIM DCOST, 27 , ,8669610536 , ,Advocate , Marital status : Unmarried 403713, H No 38/13 Betalbatim Pockwaddo Salcete Goa, H No 38/13 Betalbatim Pockwaddo Salcete Goa Betalbatim, Salcete, SouthGoa, Goa			
2	Shraddha Kamat, 28 , ,8669610536 , ,Service , Marital status : Married 403507, A/102, A/102, Parrikar Retreat, Mapusa Bardez Goa Mapusa, Bardez, NorthGoa, Goa			


 Sub Registrar
 SUB-REGISTRAR
 BARDEZ

Book :- 1 Document
Registration Number :- **BRZ-1-3245-2019**
Date : 11-Oct-2019

Handwritten signature

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:- 11-Oct-2019 12:38:44

Date of Receipt: 11-Oct-2019

Receipt No : 2019-20/9/2371

Serial No. of the Document : 2019-BRZ-3310

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

Received the following amounts from **Savio Monteiro** for Registration of above Document in Book-1 for the year 2019

Registration Fee	755830	E-Challan	• Challan Number : 201900719861 • CIN Number : CPS8561417	755830
Processing Fee	720	E-Challan	• Challan Number : 201900719861 • CIN Number : CPS8561417	720
Total Paid	756550 (Rupees Seven Lakh Fifty Six Thousands Five Hundred And Fifty 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 : Premdeep kankonkar

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-Oct-2019**


Signature of the person receiving the Document


Signature of the Presenter


Signature of the Sub-Registrar

21/10/19