

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:- 27-Mar-2019 11:37:50

Date of Receipt: 27-Mar-2019

Receipt No : 2018-19/2/583


Serial No. of the Document : 2019-MGO-586

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

Received the following amounts from **Mr Anil Anant Kane** for Registration of above Document in Book-1 for the year 2019

Registration Fee	285000	E-Challan	• Challan Number : 201900383784 • CIN Number : CPP3787457	285000
Processing Fee	370	E-Challan	• Challan Number : 201900383784 • CIN Number : CPP3787457	370
Total Paid	285370 (Rupees Two Lakh Eighty Five Thousands Three Hundred And Seventy 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

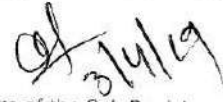
Name of the Person Authorized :

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 **27-Mar-2019**

Signature of the person receiving the Document

Signature of the Presenter


Signature of the Sub-Registrar



(Rupees Three Lakhs Eighty Thousand Only)

For CITIZEN CREDIT CO-OP. BANK LTD.



Handwritten signature
Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BEKKER CO-OP, HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 483 602
D-5/STP(V)/C.R./35/3/2011-20

भारत 25871 NON JUDICIAL गोवा
124420 MAR 22 2019
zero three eight zero zero zero zero 10:42
R.0380000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser,.....ARNIVIA BUILDCON PRIVATE LIMITED

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ANIL ANANT KANE

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DEED OF SALE

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THIS DEED OF SALE is made and executed at Margao, Salcete, Goa, on this 22nd day of March, 2019;

BETWEEN

M/s. **RAMRAJ ENTERPRISES**, a Partnership Firm constituted on 01-07-1983 under The Partnership Act, 1932 and registered on 06-08-1983 with the Registrar of Firms of Salcete at Margao, Goa under Registration No. 115, having its principal place of business at Datta Niwas, Comba, Margao, Goa 403 601, holding Income Tax PAN Card [REDACTED], Email ID: rajtalak@gmail.com, Mobile No. 9822487475; represented herein by its both Partners,


(a) Mr. **RAJENDRA NARAYAN TALAK**, son of Narayan Talak, aged about 60 years, Indian National holding Income Tax PAN Card [REDACTED] Aadhaar Card No. [REDACTED], Email ID: rajtalak@gmail.com, mobile phone No. 9822487475, married, businessman, resident of Flat No. B-10, Amaral Apartments, Comba, Margao, Goa 403 601 and

(b) Mrs. **PRIYANKA RAJENDRA TALAK**, wife of Rajendra N. Talak, aged 32 years, Indian National holding Income Tax PAN Card No. [REDACTED] Aadhaar Card No. [REDACTED], Email ID bidayepriyanka@gmail.com, mobile phone No. 9922853458, married, business person, resident no. Flat No. F-10, Amaral Apartments, Comba, Margao, Goa 403 601; hereinafter referred to as "the **VENDOR**" (which expression shall mean and include all its Partners, successors-in-office, their heirs, successors, legal representatives, administrators, executors and assigns) OF THE FIRST PART;

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AND



ARNIVIA BUILDCON PRIVATE LIMITED. a Company duly incorporated under The Companies Act, 2013 (18 of 2013), and registered with the Registrar of Companies at Panaji, Goa, under Corporate Identity No. U45209GA2018PTC013701, holding Income Tax PAN Card [REDACTED], having its registered office at Flat No. S-1, Bldg-6, Kamat Classic, Phase III, Caranzalem, North Goa 403 002; hereinafter referred to as “**the PURCHASER**” (which expression, unless repugnant to the context or meaning thereof, shall mean and include all its Directors, successors-in-office, administrators, executors and assigns) OF THE SECOND PART;

AND WHEREAS the partner No. 2 of **VENDOR** viz. Mrs. **Priyanka Rajendra Talak** is represented herein by her husband, Mr. **Rajendra Narayan Talak**, who is also the above named partner No. 1 of the **VENDOR**, by virtue of the Power of Attorney dated 21.05.2018 executed before the Notary of Margao, Mr. Rajiv Mukund Shinkre bearing Registration No. 95254, a true notarised Xerox copy where of is being presented to the Sub-Registrar of Salcete at the time of representing this document for the purposes of registration under The Indian Registration Act, 1908;

WHEREAS the **PURCHASER** is represented herein by its Director, Mr. **ANIL ANANT KANE**, son of late Anant Krishna Kane, aged about 72 years, Indian National holding Income Tax PAN [REDACTED] business, widower, residing at Flat No. S1, Building No. 6, Kamat Classic Phase-III, Caranzalem, Tiswadi, Goa 403 002; by virtue of Resolution dated 18.02.2019 passed by the Board of Directors of the **PURCHASER**; a certified extract whereof is being presented to the Sub-Registrar of Salcete at



Margao, Goa, at the time of presentation of this Agreement for the purposes of its registration under The Indian Registration Act, 1908;

AND WHEREAS there exists in the ward 'Bacubatta' of the Village of Raia in Salcete Taluka of South Goa District in the State of Goa, a property denominated "ZORI" or "GONGREM" or "CABECEIRA DE ZORI" or "METADE DE CABECEIRA DE ZORI", more fully described in the **SCHEDULE-I** hereinafter appearing and hereinafter referred to as "the entire property", for the sake of brevity and convenience;



AND WHEREAS, with effect from 05-08-1942, the bigger property stands inscribed in the names of Shri. Matias Miguel Fernandes and Shri. Felix Antonio Terezinho Fernandes, both un-married, in the Land Registration Office of Salcete at Margao, Goa, under **Inscription No. 35816 of Book-G. No. 41;**

AND WHEREAS, vide the Notification No. 29/1-3/95-TCP/4209 dated 15-11-1995 published in the Official Gazette of Government of Goa, in Series-III No. 35 dated 30-11-1995, the Department of Town & Country Planning, Government of Goa, has proposed to change the land use of an area of **76,000 square meters** of the entire property from 'orchard' to 'settlement';

AND WHEREAS, vide the Final Approval No. 29/1-3/96/TCP/386/3875 dated 27-11-1996, such change of land use in the Regional Plan for Goa 2001 in respect of the entire property from 'orchard' to 'settlement' is confirmed for an area of **65,530 square meters;**

AND WHEREAS vide the **Agreement of Sale dated 28-11-1996** executed before the Notary of Margao, Shri. Jose Joey Rodrigues,

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under his Registration No. 164/12/96, M/s. C & C Constructions, a proprietary concern of Shri. Erasto Pantaleao Cancio Mascarenhas, having its principal place of business at 2nd Floor, Kamat Commercial Centre, Station Road, Margao, Goa, agreed to purchase the entire property from the above named landowners, namely, (a) Shri. Mathias Minguel Fernandes, and (b) Shri. Felix Fernandes along with his wife, Smt. Lourdes Mariquinhas Martins e Fernandes;



AND WHEREAS, subsequently, the said M/s. C & C Constructions, agreed to sell the entire property to the **VENDOR** herein, vide **Agreement for Sale dated 02-12-1996** executed before the Notary of Margao, Shri. Jose Joey Rodrigues, under his Registration No. 171/12/96;

AND WHEREAS, the **VENDOR** has developed the entire property, by sub-dividing the same into smaller plots after providing for open spaces and internal roads, after obtaining following permissions and licences:-

- a) Conversion of use of land granted by the Deputy Collector and Sub-Divisional Officer, Margao, Goa, vide Sanad No. SDO/SAL/CONV-31/97/546 dated 15-02-1999, for an area of 61,553 square meters;
- b) Final NOC for sub-division bearing No. TPM/SUB-DIV/Raia/169/0/99/970 dated 25-03-1999 issued by the Town & Country Planning Department, Margao, Goa;
- c) Final NOC for sub-division bearing No. VPR/P/99-2000/404 dated 30-07-1999 issued by the Village Panchayat of Raia, Salcete, Goa, for Plots No. 1 to 33, 35 to 46, 48, 50 to 73, 75, 77 to 79 and 84 in the entire property;

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AND WHEREAS such sub-division of the entire property made in the year 1999 is herein after referred to as "**the First Sub-division**", for the sake of brevity and convenience;



AND WHEREAS, vide the Deed of Sale dated 09-12-2003 duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. 4127 at pages 326 to 352 of Book No. I, Volume No. 1571 on 30-12-2003, the land owners, namely, Shri. Mathias Minguel Fernandes along with his wife Smt. Bernadette Elizabeth Barretto e Fernandes; and Shri. Felix Antonio Teresinho Fernandes along with his wife, Smt. Lourdes Mariquinhas Martins e Fernandes, and with due confirmation of the **VENDOR** herein, sold the Plot No. 84 of the **First Sub-division** and admeasuring 6,002 square meters, forming distinct part of the entire property, to and in favour of **KALAANGAN**, which is a Society duly registered under The Societies Registration Act, 1860;

AND WHEREAS the **First Sub-division** made of the entire property, was revised as per the Final NOC for sub-division (Revised Plan) bearing No. TPM/SUB-DIV/Raia/169/0/09/801 dated 24-12-2008 issued by the Town & Country Planning Department, Margao, Goa; and Final NOC for sub-division (Revised Plan) bearing No. VPR/55/2009-10/1444 dated 13-11-2009 issued by the Village Panchayat of Raia, Salcete, Goa; in terms whereof the Plot No. 84 of the **First Sub-division** admeasuring 6,002 square meters was further divided into two smaller plots, being **Plot No. 84** admeasuring **4,946 square meters** and **Plot No. 84-A** admeasuring **1,056 square meters**, which are respectively fully described in **SCHEDULE-II** and **SCHEDULE-III** hereto;

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AND WHEREAS such Sub-division made in the years 2008 and 2009, is herein after referred to as “**the second Sun-division**”, for the sake of brevity and convenience;



AND WHEREAS, due to various reasons, it became non-viable for **KALAANGAN** to construct any building in the Plot No. 84 of the **First Sub-division** as also in the Plot No. 84 and/or the Plot No. 84-A of the **Second Sub-division**, for its proposed activities, and **KALAANGAN** decided to re-convey the area of the entire area of the Plot No. 84 of the **First Sub-division** which is also the entire areas of the Plot No. 84 and Plot No. 84-A of the **Second Sub-division**, which are fully described in **SCHEDULE-II** and **SCHEDULE-III** hereto, to the **VENDOR** herein;

AND WHEREAS, **KALAANGAN**, hence convened its Special General Body Meeting on 09-04-2017 to take final decision with regard to re-conveying the Plot No. 84 of the **First Sub-division** which area is equal to the area of No. 84 and the Plot No. 84-A of the **Second Sub-division**, to **VENDOR** herein, wherein it was unanimously decided to sell and/or transfer the Plot No. 84 of the **First Sub-division**, which area is now comprises of Plot No. 84 and the Plot No. 84-A of the **Second Sub-division**, to the **VENDOR** herein;

AND WHEREAS, pursuant to such decision and Resolution of **KALAANGAN**, the said **KALAANGAN** sold to the **VENDOR** the entire the entire area of Plot No. 84 of the **First Sub-division** i.e. the entire areas now comprised in **Plot No. 84** and **Plot No. 84-A** the **Second Sub-division**, which are respectively, fully described in **SCHEDULE-II** and **SCHEDULE-III** hereto and totalling to an aggregate of 6,002 square metres, vide Deed of Sale dated

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24.05.2018 duly registered with the Sub-Registrar of Salcete under No. MGO-BK1-02344-2018 (CD Number MGOD 124) on 24.05.2018;



AND WHEREAS the **VENDOR** herein is, thus, the sole owner in possession of the said area of erstwhile Plot No. 84 of the **First Sub-division** i.e. the entire areas now comprised in **Plot No. 84** and **Plot No. 84-A** the **Second Sub-division**, which Plots are respectively and fully described in **SCHEDULE-II** hereto and **SCHEDULE-III** hereto;

AND WHEREAS the **VENDOR** herein has now amalgamated the areas of the said Plot No. 84 of the **Second Sub-division** which is fully described in **SCHEDULE-II** hereto with the above said Plot No. 84-A of the **Second Sub-division** which is fully described in **SCHEDULE-III** hereto, and has again Sub-divided such amalgamated area into new two Plots, being New **Plot No. 84** of the area of 3897 square metres and the other New **Plot No. 84-A** of an area of 2106 square metres, after obtaining the following permissions and authorisations:-

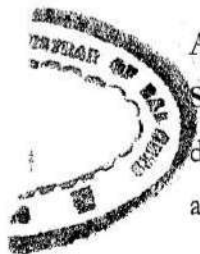
- (a) Technical Clearance Order under Ref. No. TPM/Sub-div/Raia/169/0/99/19/376 dated 15.01.2019 issued by the Town & Country Planning Department, Margao, Goa; and
- (b) Final NOC for sub-division of plot (Revision) bearing No. VP/R/2018-2019/36 dated 01.03.2019 issued by the Village Panchayat of Raia, Salcete, Goa

AND WHEREAS the aforementioned Sub-division made after Sub-dividing the area obtained upon amalgamation the two Plots of the

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Second Sub-division, is herein after referred to as "**the Third Sub-division**", for the sake of brevity and convenience;



AND WHEREAS the above mentioned **Plot No. 84** of the **Third Sub-division** is fully described in **SCHEDULE-IV** hereto and is demarcated with red hatched lines and red boundaries in the Plan annexed hereto and forming integral part of this Deed;

AND WHEREAS the **VENDOR** has agreed to sell to the **PURCHASER** and the **PURCHASER** has agreed to purchase from the **VENDOR**, the **Plot No. 84** of the **Third Sub-division**.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:-

1. For a total price consideration of **Rs.95,00,000/-** (Rupees Ninety Five Lakhs Only), paid by the **PURCHASER** to the **VENDOR**, the **VENDOR** does hereby **CONVEY, TRANSFER** and **CONFIRM**, by way of absolute sale, **UNTO** and in favour of the **PURCHASER**, the said **Plot No. 84** of the **Third Sub-division** as detailed herein above, which Plot hereby being sold is fully described in **SCHEDULE-IV** hereto, having an area of 3897 square metres, forming the distinct and separated part of the erstwhile entire property described in the **SCHEDULE-I** hereto, along with all the compounds, fences, structures, trees, etc., whatsoever, situated therein, free from all encumbrances, obligations, claims, demands, whatsoever and from whomsoever, so that the **PURCHASER**, for all times hereinafter, shall **HOLD, HAVE, POSSESS** and **ENJOY** the said Plot hereby sold, as the absolute owner thereof and together with all the rights, interests, privileges, advantages, easements, access, benefits, whatsoever, available to said Plot or the holder

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thereof, free of any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including any party claiming through, under or on behalf of the **VENDOR** or its predecessors in title.



2. Out of the above said total price consideration of **Rs.95,00,000/-** (Rupees Ninety Five Lakh Only) the **PURCHASER** has deducted a sum of **Rs.95,000/-** (Rupees Ninety Five Thousand Only) towards Tax Deducted At Source (TDS) at the rate of 1% of the total price consideration is paid against the PAN [REDACTED] of the **VENDOR** vide CIN No. 051030823031902419 dated 23-03-2019 and the balance price consideration of **Rs.94,05,000/-** (Rupees Ninety Four Lakhs Five Thousand Only) is paid by the **PURCHASER** to the **VENDOR**.
3. Consequently, the **VENDOR** hereby acknowledges the receipt from the **PURCHASER** the total price of **Rs.95,00,000/-** (Rupees Ninety Five Lakhs Only) and further discharges the **PURCHASER** from such payment.
4. The **VENDOR** hereby declares having delivered to the **PURCHASER**, the possession of said Plot and the **PURCHASER** acknowledges to have received such possession from the **VENDOR**.
5. The **VENDOR** covenants with the **PURCHASER** as under: -
 - (a) That the **VENDOR** is the exclusive owner in possession of said Plot hereby sold and every part thereof, and that the **VENDOR** has clear, unencumbered and valid title to the same and every part thereof and such title and possession is

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free from all defects, clear of all encumbrances, subsisting and marketable;

- (b) That neither said Plot hereby sold nor any part thereof is the subject matter of any agreement of sale or other transaction with any other person or party, whatsoever;
- (c) That neither said Plot hereby sold nor any part thereof is matter of any notification under The Land Acquisition Act, 1894, or other law of compulsory acquisition of land;
- (d) That neither said Plot hereby sold nor any part thereof is subject matter of any seizure, attachment, proclamation of sale under any law in force;
- (e) That said Plot hereby sold and every part thereof is free from all encumbrances, whatsoever;
- (f) That said Plot hereby sold and every part thereof, is not subject matter of any litigation, seizure, attachment or order restraining transaction or transfer or restrictive order of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;
- (g) That the title of **the VENDOR** to said Plot hereby sold and to every part thereof is free, clear and marketable;
- (h) That said Plot hereby sold is provided with unobstructed and uninterrupted proper road access, and that neither **the VENDOR** nor any person/s or party claiming through **the VENDOR** or its/their predecessors in title, shall obstruct or cause impediment or obstruction to the said road access

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provided to said Plot; and **the VENDOR** shall indemnify **the PURCHASER** against all and whatever claims, if any raised by any person/s or party raising any claim or objections for use of such road access to said Plot;

- (i) That **the VENDOR** shall indemnify **the PURCHASER** against all and whatever claims, if raised by any person/s or party claiming any right, title, share and interest in said Plot hereby sold; and
- (j) That **the VENDOR** shall execute all further documents which may be found necessary by **the PURCHASER** to be executed for conferring or confirming proper and better title of said Plot hereby sold and every part thereof unto or in favour of **the PURCHASER**, or for transferring all or whatever records in respect of said Plot hereby sold, exclusively in the name of **the PURCHASER**.

6. **The VENDOR** does hereby express its consent and no objection for **the PURCHASER** to apply for mutation of records in Form I & XIV in respect of said Plot hereby sold and further express its consent and No Objection to record the name of **the PURCHASER** as co-occupants thereof. Similarly, **the VENDOR** hereby expresses its consent and No Objection for **the PURCHASER** to apply for partition of said Plot purchased by **the PURCHASER** under this Deed. **The VENDOR** does hereby further express that in the proceedings of such mutation and/or partition, the concerned Land Revenue/Survey Authority/Collector/Addl. Collector/ Deputy Collector need not issue any Notice to **the VENDOR** and service of such Notice is hereby expressly waived by **the VENDOR**.

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7. For the purposes of determining the stamp duty payable on this instrument, the market value of the said Plot No. 84 of the Third Sub-division, admeasuring 3897 square meters, which is hereby sold is Rs. 95,00,000/-. Accordingly, stamp duty of Rs. 3,80,000/- calculated at the rate of 4% thereon, is paid on this Deed.

SCHEDULE-I

(Description of the entire property)

ALL THAT property denominated "ZORI" or "CONGREM" or "CABECEIRA DE ZORI" or "METADE DE CABECEIRA DE ZORI (Western half)", situated in the ward Bacubata of village of Raia, within the limits of Village Panchayat of Raia, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa; described in the Land Registration Office of Salcete under Description No. 38225 of Book-B. No. 91 of the new series, not found enrolled under Matríz records, but surveyed under Survey No. 169/0 or may be 169/1 of village of Raia, admeasuring 91,525 square meters or thereabouts, and bounded as under:-

- On the East : By the property of the same name and the Eastern half of Nicolau Patricio Reveredo.
- On the West: By Public road.
- On the North: By the properties of Mereciana Dias, Francisco Xavier Fernandes, Caetaninho Dias, Jose Menino Dias and the Comunidade of Raia and
- On the South: By the rivulet of the said Comunidade and the property of Francisco Xavier Melo.

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**SCHEDULE-II**

(Description of the Plot No. 84 of the second Sub-division)

ALL THAT approved sub-divided plot of land identified as **Plot No. 84**, having an area of **4,946 square meters**, forming distinct and separated part of the entire property described in the **SCHEDULE-II** hereinabove written, and bounded as under:-

- East:- By open space provided in the entire property bearing Survey No. 169/0 of village Raia;
- West:- By undevelopable area in the entire property bearing Survey No. 169/0 of village Raia;
- North:- By Plot No. 84-A in the entire property bearing Survey No. 169/0 of village Raia; and
- South:- By 8.00 meters wide road, Plots No. 77, 78 and 79 in the entire property bearing Survey No. 169/0 of village Raia.

SCHEDULE-III

(Description of the Plot No. 84-A of the second Sub-division)

ALL THAT approved sub-divided plot of land identified as **Plot No. 84-A**, having an area of **1,056 square meters**, forming distinct and separated part of the entire property described in the **SCHEDULE-II** hereinabove written, and forming integral part of this Deed, and bounded as under:-

- East:- By 6.00 meters wide road and by open space provided in the entire property bearing Survey No. 169/0 of

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village Raia;

- West:- By undevelopable area in the entire property bearing Survey No. 169/0 of village Raia;
- North:- By property bearing Survey No. 168 of village Raia; and
- South:- By Plot No. 84 in the entire property bearing Survey No. 169/0 of village Raia.

SCHEDULE-IV

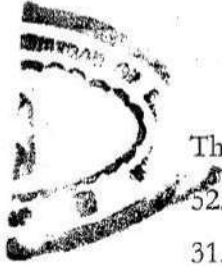
(Description of the Plot No. 84 of the third Sub-division, which is hereby sold)

ALL THAT approved sub-divided plot of land identified as **Plot No. 84**, having an area of **3897.0 square meters**, forming distinct and separated part of the entire property described in the **SCHEDULE-II** hereinabove written, which plot is shown marked in red colour hatched lines in the **PLAN** annexed hereto and forming integral part of this Deed, and bounded as under:-

- East:- By open space plot No. A-5;
- West:- By Plot No. 83 and 10 metres wide road;
- North:- By school utility Plot 85-A of the third sub-division and undevelopable area of the entire property; and
- South:- By above said 10 metres wide road beyond which lie Plot No. 74 and Plot No. 75 and by Plot No. 77, Plot No. 78 and Plot No. 79.

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This plot has seven sides measuring, starting from north-east point 52.81 metres, 3.00 metres, 50.08 metres, 4.00 metres, 25.50 metres, 31.00 metres 34.33 metres and 67.33 metres.

Layout and dimensions of this **Plot No. 84** described in the **SCHEDULE-IV** hereinabove written, are as shown in the **PLAN** annexed to and forming integral part of this Deed and this Plot in such Plan with red colour boundary lines and red colour hatched lines..

IN WITNESS WHEREOF the parties hereto have signed this Deed, on the day, month and the year first hereinabove written.

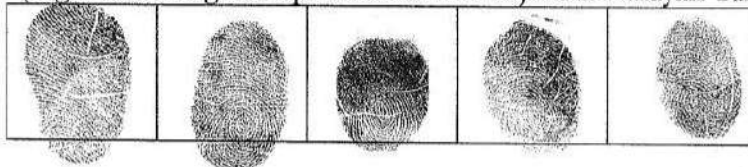


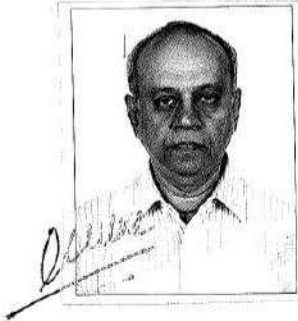
SIGNED AND DELIVERED by the within named, **the VENDOR**,
M/s. Ramraj Enterprises,
by its Partner, Mr. Rajendra Narayan Talak, for
self and as duly Constituted Attorney for
Partners No.2 of **the PURCHASER**.

(Left hand fingers impression of Mr. Rajendra Narayan Talak)



(Right hand fingers impression of Mr. Rajendra Narayan Talak)





Anant Kane

SIGNED AND DELIVERED for the
PURCHASER by its Director, Mr. Anil
Anant Kane within named

Left hand fingers impression of Anil Anant Kane



Right hand fingers impression of Anil Anant Kane



WITNESSES: 1. *Almeida*

2. *Atak*

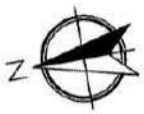
Name:- *Jelme Almeida*
Atin Fatoide
Goa

Jaganth Karth
lake plaza - Fatoide

Ron

Anant

Goa



SCALE 1:500

SURVEY No. 168

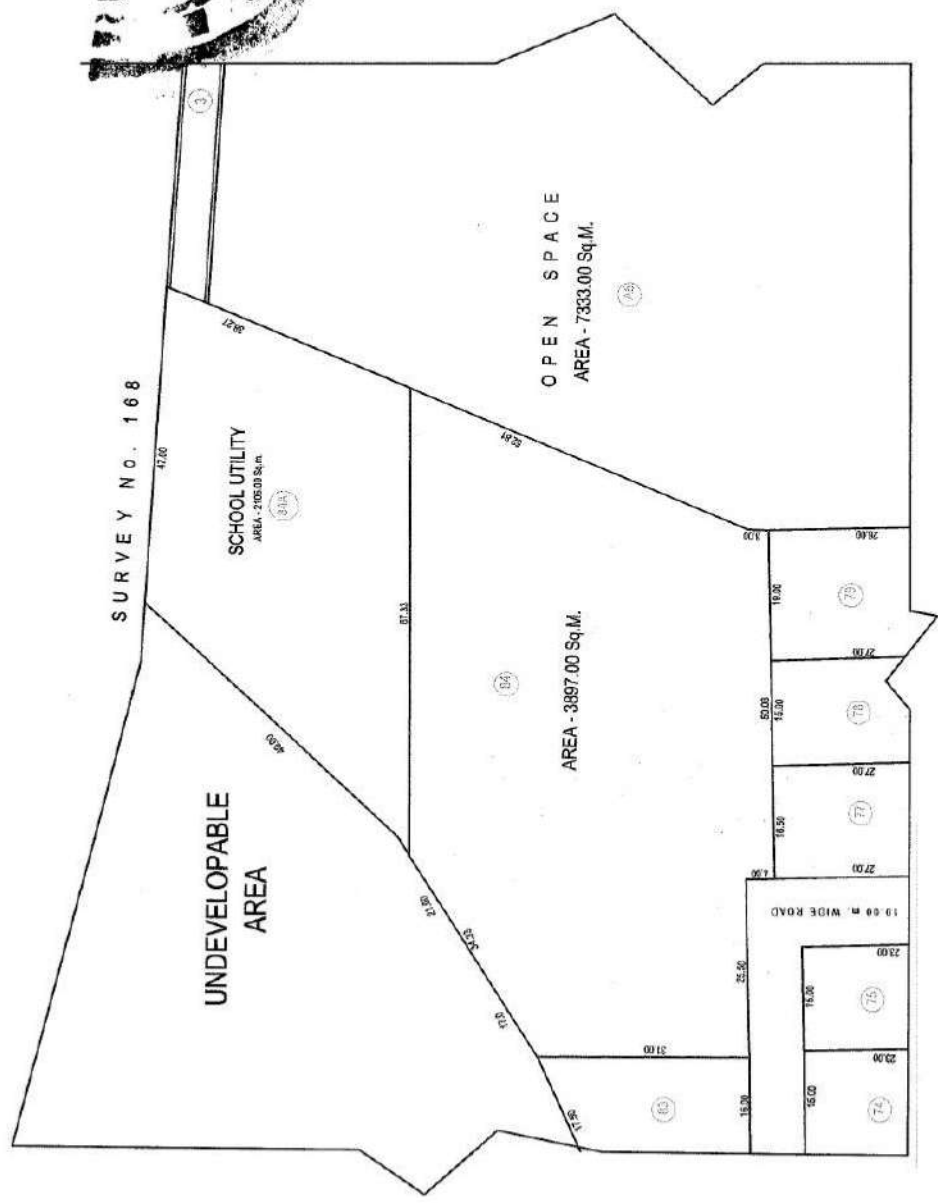


UNDEVELOPABLE
AREA

SCHOOL UTILITY
AREA - 2105.00 Sq.M.

OPEN SPACE
AREA - 7333.00 Sq.M.

AREA - 3897.00 Sq.M.



PLOT 84

SCALE 1:500

Ramani

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Government of Goa
Document Registration Summary 2

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

Print Date & Time: 27-Mar-2019 11:03:44 am

Document Serial Number :- 2019-MGO-586

Presented at 11:03:20 am on 27-Mar-2019 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	380000
2	Registration Fee	285000
3	Mutation Fees	2500
4	Processing Fee	370
Total		667870

Stamp Duty Required :380000

Stamp Duty Paid : 380000

Presenter



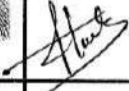



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr Anil Anant Kane ,S/o - D/o Age: , Marital Status: , Gender:, Occupation: , Address1 - Flat noS-1, Bldg-6, Kamat Classic, Phase III, Caranzalem, North Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mr Rajendra Narayan Talak , S/o - D/o Narayan Talak Age: 60, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - Datta Niwas, Comba, Margao Goa, Address2 - Salcete, Margao, Goa PAN No.: [REDACTED]			
2	Mr Anil Anant Kane ,S/o - D/o Age: , Marital Status: , Gender:, Occupation: , Address1 - Flat noS-1, Bldg-6, Kamat Classic, Phase III, Caranzalem, North Goa, Address2 - , PAN No.: [REDACTED]			

Witness:

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

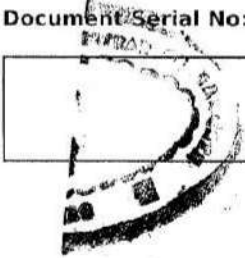
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jagannath Kamble, 45 , ,9011076136 , ,Service , Marital status : Married 403707, H.NO 3 Zoriwaddo Davorlim Goa, H.NO 3 Zoriwaddo Davorlim Goa Davorlim, Salcete, SouthGoa, Goa			
2	Joline Almeida, 40 , ,8805876181 , ,Service , Marital status : Married 403602, G-102, Sunglow Appt, CD Countryside Murida Fatorda Goa Margao, Salcete, SouthGoa, Goa			




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