



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

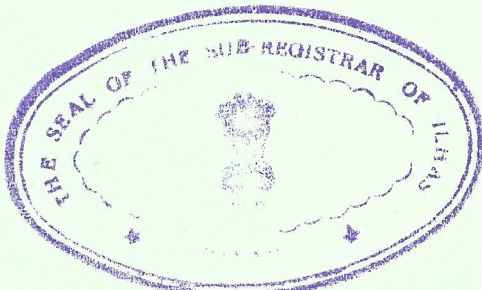


STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ [redacted]
(Rupees [redacted] only)
PAID VIDE E-RECEIPT NO 202400616436 DATED :21-Aug-2024,
IN THE GOVERNMENT TREASURY.



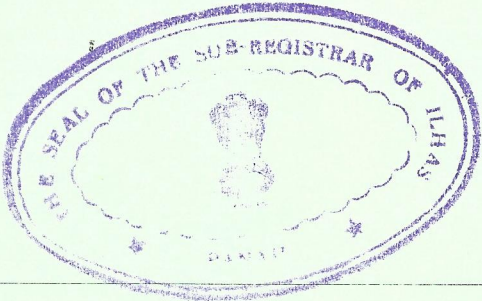
[Signature]
22/08/2024

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

SUB - REGISTRAR
ILHAS

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400044900
DOCUMENT SERIAL NUMBER	:	2024-PNJ-2623
DATE OF PRESENTATION	:	22-Aug-2024
DOCUMENT REGISTRATION NUMBER	:	PNJ-1-2523-2024
DATE OF REGISTRATION	:	22-Aug-2024
NAME OF PRESENTER	:	ROHAN RAMESH KAMAT PARTNER OF KAMAT REALTY
REGISTRATION FEES PAID	:	₹ [redacted]
PROCESSING FEES PAID	:	₹ [redacted]
MUTATION FEES PAID	:	₹ [redacted]





Government of Goa
Directorate of Accounts

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202400616436

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 20/08/2024 15:40:02

Name and Address of Party : Rohan | 9822980269
501 Kamat Metropolis 2 St Inez

Service: Stamp Duty

	Amount
Stamp Duty	₹
Total Amount :	₹
(Rs. Only)	

Department Data: 202400044900 NOTARY|202400044900 NOTARY

Bank ref No: CPAEDCRKM3
Status: Success
Payment Date: 21/08/2024 13:42:38
Payment Gateway: SBL_MOPS

Print Date: 21/08/2024 13:42:44



2024-PHJ-2623
22/08/2024

DEED OF SALE

Lh ellyf.

This DEED OF SALE is made at Panaji, Goa, on this 21st day of

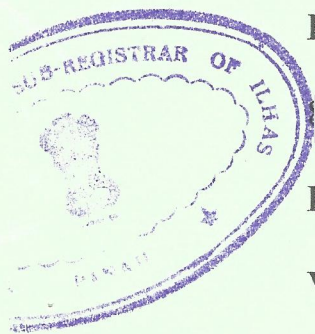
Lh ellyf.
August of the year 2024, by and

BETWEEN

Lh ellyf.

✓1.(a) MR. MAHADEV MOHAN CACULO also known as MR. MANOJ MOHAN CACULO, son of late Mr. Mohan Sridora Sinai Bobo Caculo, 54 years of age, married, in business, Indian National, bearing PAN NO. [REDACTED] and Aadhar Card No. [REDACTED] hereinafter referred to as the FIRST VENDOR and his wife;

✓1.(b) MRS. MEGHNA MANOJ CACULO, wife of Mr. Manoj Mohan Caculo, d/o Mr. Suhas Narcinva Pai Angle, 52 years of age, in business, Indian National, bearing PAN NO. [REDACTED] and Aadhar Card No. [REDACTED] both residing at Caculo Villa, Miramar, Near Youth Hostel, Panaji, Goa – 403001, hereinafter referred to as the SECOND VENDOR.



✓2.(a) MR. SURAJ MOHAN CACULO, son of late Mr. Mohan Sridora Sinai Bobo Caculo, 50 years of age, in business, Indian National, bearing PAN NO. [REDACTED] and Aadhar Card No. [REDACTED] hereinafter referred to as the THIRD VENDOR and his wife;

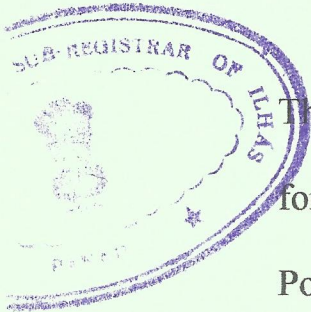
✓2.(b) MRS. SHEFALI SURAJ CACULO, wife of Mr. Suraj Mohan Caculo, d/o Mr. Anil Baba Naik, 43 years of age, in business, Indian

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National, bearing PAN NO. [REDACTED] and Aadhar Card No. [REDACTED]

[REDACTED] both residing at Caculo Villa, Miramar, Near Youth Hostel, Panaji, Goa – 403001, hereinafter referred to as the **FOURTH VENDOR**;

All jointly hereinafter referred to as the **VENDORS**, (which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their respective heirs, successors, legal representatives and assigns) of the **FIRST PART**;



The said MR. MANOJ MOHAN CACULO, is representing in this act for self and as duly constituted attorney for all others VENDORS, vide Power of Attorney dated 31st March 2012, executed before Notary Kishori N. Fugro registered under registration no. ~~103/99~~ at Panaji, Goa. 51730

Lk [Signature]

AND WHEREAS THE VENDOR MR. MANOJ MOHAN CACULO has appointed MR. HARISH LAXMIKANT BORKAR, S/o of late Shri. Laxmikant Raghuvir Borkar, 68 years of age, married, Service, Indian National, holding Aadhaar Card bearing No. [REDACTED] PAN Card No. [REDACTED] residing at 3F4, Milroc Temple Towers, Opp. Swami Samarth Temple, P.O. St. Cruz, Merces Goa -403005, as his Attorney vide Power of Attorney dated 23rd July, 2024 executed

[Signature] Lk

before the Office of the Civil-Cum-Sub-Registrar, Tiswadi, under Document Serial No.2024-PNJ-2290 dated 23 July, 2024, Registered under No.PNJ-POA Register-43-2024 dated 23 July, 2024 to appear and represent him before the Sub Registrar of Assurance or other registering authority.



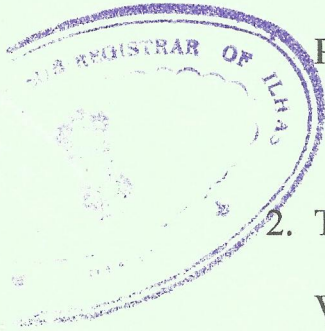
AND

KAMAT REALTY, a Partnership Firm, registered under the Indian Partnership Act 1932, having its office at 501, Kamat Metropolis II, Behind Caculo Mall, St. Inez, Panaji, Goa 403001, holding PAN Card No. [REDACTED] represented herein by its Partner, MR ROHAN R. KAMAT, son of Mr. Ramesh A. Kamat, 36 years of age, married, in Business, Indian National, holding PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED] both Indian Nationals and resident of 760, Road Lane 1, St. Mary Colony, Miramar, Panaji, Goa - 403001, hereinafter referred to as the **PURCHASER** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partners of the said firm for the time being, their heirs, successors-in-title, legal representatives and assigns) of the **SECOND PART;**

WHEREAS :

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1. There exists 08 self-contained residential units/ flats along with the incidence of parking lots situated in the building named as "SUREKHA", described in detail in **SCHEDULE NO. I** hereafter written and shall hereinafter be referred to as the SAID FLATS/BUILDING which building stands on the land bearing in Chalta No. 5 of P.T. Sheet No. 84 admeasuring 1079.00 sq. mts., situated at Altinho, Panaji within the limits of the Corporation of the City of Panaji, described in detail in **SCHEDULE NO. II** hereafter written and shall hereinafter be referred to as the "SAID PROPERTY".



2. The VENDORS have represented to the PURCHASERS that the VENDORS are the lawful and exclusive owners of the SAID FLATS/BUILDING along with the SAID PROPERTY and having succeeded to the title thereof in the manner stated herein below :

- a. The SAID FLATS/BUILDING along with the SAID PROPERTY originally belonged to late Mr. Shridhar Sinai Bobo Caculo married to late Mrs. Shantabai Shridhar Caculo.
- b. During the lifetime of the said Mr. Shridhar Sinai Bobo Caculo and Mrs. Shantabai Shridhar Caculo, the estate of the family was

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partitioned vide a Deed of Family Partition dated 29/03/1971, registered under No. 435 at pages 155 to 215 of Book I Vol. 66 in the Office of the Sub-Registrar of Ilhas on 30/08/1972.

c. Pursuant to the said Deed of Family Partition dated 29/03/1971, the SAID FLATS/BUILDING along with the SAID PROPERTY was allotted exclusively to the said Mrs. Shantabai Shridhar Caculo.

d. The said Mr. Shridhar Sinai Bobo Caculo died on 08/03/1987 and the said Mrs. Shantabai Shridhar Caculo died on 02/05/1998, leaving behind them the following :



A. AS LEGAL HEIRS :

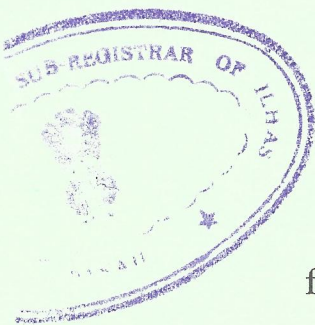
- i. MR. MOHAN SHRIDHAR SINAI BOBO CACULO married to MRS. SUREKHA MOHAN CACULO.
- ii. MR. PAUDURANG SHRIDHAR SINAI BOBO CACULO also known as MR. SUHAS SHRIDHAR SINAI BOBO CACULO married to MRS. MANGALA PANDURANG CACULO.

[Handwritten signature] *[Initials]*

B. AS TESTAMENTARY HEIRS

- i. FIRST VENDOR viz. MR. MAHADEV MOHAN CACULO
also known as MANOJ MOHAN CACULO.
- ii. THIRD VENDOR viz. MR. SURAJ MOHAN CACULO.

e. The above position is confirmed in terms of the Deed of Succession dated 11/01/2000 in Book No. 668 at pages 23 to 26 of Deeds in the office of the Notary Public Ex-Officio of Ilhas drawn on the death of the said late Mr. Shridhar Sinai Bobo Caculo and late Mrs. Shantabai Shridhar Caculo.



f. Thereafter, another Deed of Family Partition came to be executed on 2nd November 2002, registered under No. 2609 at pages 445 to 535 of Book I Vol. 1130 on 8th November 2002 in the Office of the Sub-Registrar of Ilhas, pursuant to which the SAID FLATS/BUILDING along with the SAID PROPERTY belonging to the said late Mrs. Shantabai Shridhar Caculo which was recorded at Serial Number 2508/02 therein, was allotted exclusively to the said Mr. Mohan Shridhar Sinai Bobo Caculo.

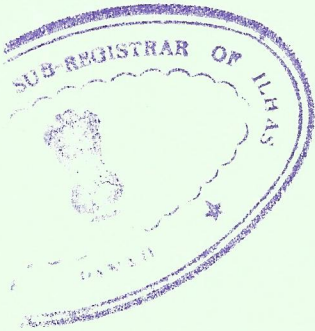
g. The said Mr. Mohan Shridhar Sinai Bobo Caculo died on 7th January 2007 leaving behind him :

[Handwritten signature] *[Handwritten mark]*

i. As his moiety holder, his wife, the said SMT. SUREKHA MOHAN CACULO;

ii. And as his only legal heirs :

- FIRST VENDOR viz. MR. MAHADEV MOHAN CACULO also known as MANOJ MOHAN CACULO married to the SECOND VENDOR viz. MRS. MEGHNA MANOJ CACULO and
- Vendor No. 2(a) THIRD VENDOR viz. in MR. SURAJ MOHAN CACULO Married to the FOURTH VENDOR viz. MRS. SHEFALI SURAJ CACULO as his only legal heirs.



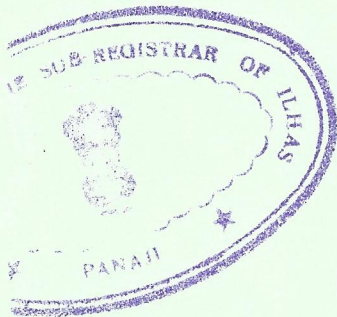
h. The above position is confirmed in terms of the Deed of Succession drawn on 19/2/2007 in Book No. 692 at pages 37 V onwards of Deeds in the office of the Notary Public Ex-Officio of Ilhas drawn on the death of the said late Mr. Mohan Shridhar Sinai Bobo Caculo.

i. The said Smt. Surekha Mohan Caculo passed away on 11/05/2020, leaving behind her only two sons, (i) the FIRST VENDOR viz. Mr. Mahadev Mohan Caculo also known as Manoj Mohan Caculo who is married to the SECOND VENDOR

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viz. Mrs. Meghna Manoj Caculo, and (ii) the THIRD VENDOR viz. Mr. Suraj Mohan Caculo, who is married to the FOURTH VENDOR viz. Mrs. Shefali Suraj Caculo as her sole and universal heirs.

- j. The above position is confirmed in Deed of Declaration of Heirship, which was drawn on 20/08/2020, recorded at folio 16V to 19 of Book No. 745 in the Office of the Notary Public Ex-Officio of Ilhas.



- k. The FIRST VENDOR viz. MR. MAHADEV MOHAN CACULO also known as MANOJ MOHAN CACULO is married to the SECOND VENDOR viz. MRS. MEGHNA MANOJ CACULO and the THIRD VENDOR viz. MR. SURAJ MOHAN CACULO is married to the FOURTH VENDOR viz. MRS. SHEFALI SURAJ CACULO, both under the regime of Communion of Estate, still prevalent in Goa.

- l. In light of the above, the SAID FLATS/BUILDING along with the SAID PROPERTY has now stood devolved unto the VENDORS and the VENDORS are the sole and exclusive owners of the SAID FLATS/BUILDING along with the SAID

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PROPERTY and is presently enjoying inter-se the VENDORS as under:

NAME OF THE VENDORS	% AGE SHARE IN THE SAID FLATS/BUILDING along with the SAID PROPERTY
The FIRST VENDOR and the SECOND VENDOR i.e. Mr. Mahadev Mohan Caculo also known as Manoj Mohan Caculo and Mrs. Meghna Manoj Caculo.	50%
The THIRD VENDOR and the FOURTH VENDOR i.e. Mr. Suraj Mohan Caculo and Mrs. Shefali Suraj Caculo	50%
TOTAL	100%

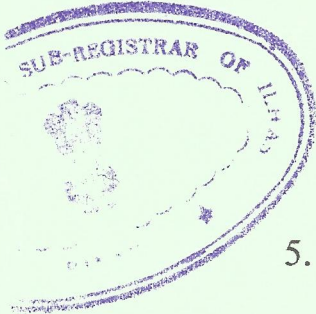


3. During the lifetime of the aforesaid Smt. Surekha Mohan Caculo, the VENDORS, along with the said Smt. Surekha Mohan Caculo, after due negotiations, had arrived at an understanding with the PURCHASER on 10th July 2019, pursuant to which the VENDORS and the said Smt. Surekha Mohan Caculo had agreed to sell the SAID FLATS/BUILDING along with the SAID PROPERTY to the

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PURCHASER on the agreed terms and conditions and also received part of the monetary consideration as detailed hereinafter.

4. Consequent upon the death of the said Smt. Surekha Mohan Caculo all her right, title and interest in the SAID FLATS/BUILDING along with the SAID PROPERTY, including her of the consideration for sale of the SAID FLATS/BUILDING along with the SAID PROPERTY to the PURCHASERS, too, has stood devolved unto the VENDORS.



5. The parties hereto, after discussions, have revised certain terms and conditions of sale of the SAID FLATS/BUILDING along with the SAID PROPERTY to the PURCHASER.
6. The PURCHASER having paid the consideration for the sale of the SAID FLATS/BUILDING along with the SAID PROPERTY as per the revised terms, the VENDORS have now decided to convey vide the present deed, the SAID FLATS/BUILDING along with the SAID PROPERTY unto the PURCHASER.

[Handwritten signatures in blue ink]

NOW THEREFORE, THIS DEED WITNESSETH AND IT IS
HEREBY AGREED BY AND BETWEEN THE PARTIES
HERETO AS FOLLOWS:

1. In consideration of payment of a sum of Rs. [REDACTED] /-
(Rupees [REDACTED]
[REDACTED] Only), part payment of Rs. [REDACTED] /-
(Rupees [REDACTED] Only) which the PURCHASER has paid to
the VENDORS/ late Mrs. Surekha Mohan Caculo, as is detailed
in the receipt attached to this Deed, the receipt whereof the
VENDORS do hereby acknowledge and the remaining
consideration of Rs. [REDACTED] /- (Rupees [REDACTED]
[REDACTED] Only)
has been paid on execution of this deed better described in detail
hereinafter written, the receipt whereof the VENDORS do hereby
acknowledge. The VENDORS as the lawful and exclusive owners
of the SAID FLATS / BUILDING along with the SAID
PROPERTY, viz. 08 self contained residential units / flats along
with the incidence of parking lots and the staircase, passage,
entrance, terrace, roof and such other appurtenances, situated in the
building named as SUREKHA standing on the land bearing in
Chalta No. 5 of P. T. Sheet No. 84 admeasuring



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1079.00 sq. mts., situated at Altinho, Panaji within the limits of the Corporation of the City of Panaji, which property is described in detail in **SCHEDULE NO. I & II** hereinafter written, do hereby transfer, convey and assign the SAID FLATS/BUILDING along with the SAID PROPERTY unto the PURCHASER together with all area, ways compounds, parks, passages, water sources, plants, trees, lights, liberties, easements, profits, privileges, advantages, rights, members and appurtenances, whatsoever to the SAID FLATS/BUILDING along with the SAID PROPERTY belonging or in any wise appertaining to or with the SAID FLATS/BUILDING along with the SAID PROPERTY or any part thereof now or at any time heretofore usually held, used occupied or enjoyed or reputed or known as part thereof be appurtenant thereto and all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand, whatsoever both at law and in equity of the VENDORS into, out of, or upon the SAID FLATS/BUILDING, TO HAVE AND TO HOLD the SAID FLATS/BUILDING along with the SAID PROPERTY hereby sold, assigned, assured and confirmed or intended to the use and benefit of the PURCHASERS forever.

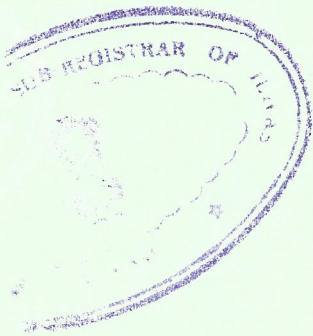


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2. The VENDORS do hereby confirm and declare that the SAID FLATS/BUILDING along with the SAID PROPERTY, has not been under requisition or acquisition, or that no other person/s has/have or has/have claimed any right to the SAID FLATS/BUILDING along with the SAID PROPERTY.

3. The VENDORS do hereby covenant that the VENDORS have good right, full power and absolute authority to grant, sell, assign, release, convey, transfer and assure the SAID FLATS/BUILDING along with the SAID PROPERTY, hereby sold, assigned and conveyed to the PURCHASERS in the manner aforesaid.

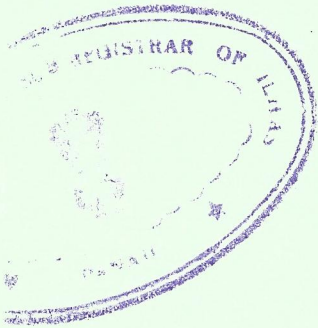
4. The VENDORS do hereby confirm that their title to the SAID FLATS/BUILDING along with the SAID PROPERTY, has always been clear and marketable and free from all encumbrances and charges of any nature whatsoever and that the VENDORS have neither raised any loan against the SAID FLATS/BUILDING along with the SAID PROPERTY nor have created any charge, lien, mortgage or any other encumbrance on the SAID FLATS/BUILDING along with the SAID PROPERTY and further confirm that there are no pending litigations with



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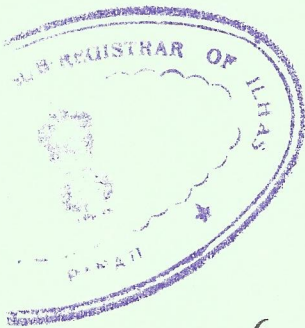
respect to the SAID FLATS/BUILDING along with the SAID PROPERTY.

5. The PURCHASERS shall and may at all times hereinafter peaceably and quietly enter upon, own, hold, occupy, possess and enjoy the SAID FLATS/BUILDING along with the SAID PROPERTY and, receive the rents, issues and profits, thereof and of every part thereof to and for its own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by them, the VENDORS or any person or persons, lawfully and equitably claiming, by from, under or in trust from them and that freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the VENDORS well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, done, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully and/or equitably claiming or to claim by, from, under, or in trust for them and further that they the VENDORS and all the persons having or lawfully or equitably claiming any state or interest, whatsoever, in the SAID



Chy. Lk

FLATS/BUILDING along with the SAID PROPERTY or any part thereof from, under, or in trust for the VENDORS or their respective heirs, executors and administrators or any of them shall and will from time to time and at all times hereafter at the request and the cost of the PURCHASERS do and execute or cause to be done or executed all such further and other acts, deeds, matters, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the SAID FLATS/BUILDING along with the SAID PROPERTY unto and to the use of the PURCHASERS, their successors and assigns as shall be reasonably required.



6. The VENDORS have handed over today to the PURCHASERS absolute vacant possession of the SAID FLATS/BUILDING along with the SAID PROPERTY described in SCHEDULE I hereunder written, to the PURCHASERS and the PURCHASERS shall at all times hereafter peaceably and quietly possess and enjoy the same and every part thereof without any lawful eviction, interruption, claim and demand whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming from, or in trust from the VENDORS or from any of their predecessors in title.

[Handwritten signature] *[Handwritten mark]*

7. The VENDORS confirm having furnished to the PURCHASER the relevant documents of their title of the SAID FLATS/BUILDING along with the SAID PROPERTY. The VENDORS shall and will from time to time and at all times hereinafter at the request and at the cost of the PURCHASERS do and execute or cause to be done and executed all such acts, deeds or things whatsoever for further better and more perfectly assuring the SAID FLATS/BUILDING along with the SAID PROPERTY and every part thereof unto and to the use of the PURCHASERS according to the true intent and meaning of this deed as shall or may be reasonably required.



8. That the VENDORS, having received full and final consideration towards sale of the SAID FLATS/BUILDING along with the SAID PROPERTY from the PURCHASERS, shall have no further claim against the PURCHASERS.
9. That the VENDORS have paid all dues, taxes, charges etc to the relevant authorities or persons pertaining to the SAID FLATS/BUILDING along with the SAID PROPERTY, up to the date of execution of this document.

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10. The VENDORS hereby give their No Objection to the PURCHASERS to carry out mutation in survey records to include the name of the PURCHASERS in Form D of the SAID PROPERTY i.e. Chalta No. 5 of P.T. Sheet No. 84 situated at Altinho, Panaji within the limits of the Corporation of the City of Panaji.



11. The VENDORS have not entered into any Agreement for sale, Memorandum of Understanding, Lease, Mortgage or any other document/instrument of similar kind with any Third Party in respect of the SAID FLATS/BUILDING along with the SAID PROPERTY.

12. The VENDORS and the PURCHASER hereby declare that the SAID FLATS/BUILDING along with the SAID PROPERTY which is the subject matter of the present transaction is not an agricultural property that the document and the transaction hereunder is complying with the Foreign Exchange Management Act, 1999 and Reserve Bank of India Guidelines and that the Office of the Civil Registrar cum Sub registrar Tiswadi shall not be responsible if the parties Violate FEMA and RBI Guidelines.

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13. The fair market value of the SAID PROPERTY admeasuring an area of 1079.00sq mtrs is valued at the rate of Rs. 30,000/- per square meter i.e. Rs. [REDACTED] /- (Rupees [REDACTED] Only) and the SAID FLATS/BUILDING admeasuring an area of 1089.00 sq mtrs is valued at the rate of [REDACTED] /- per square meter i.e. Rs. [REDACTED] /- (Rupees [REDACTED] Only) wherein the total value is Rs. [REDACTED] /- (Rupees [REDACTED] Only) is the present market value of the SAID FLATS/BUILDING along with the SAID PROPERTY and stamp duty of Rs. [REDACTED] /- (Rupees [REDACTED] Only) is affixed to this Deed.

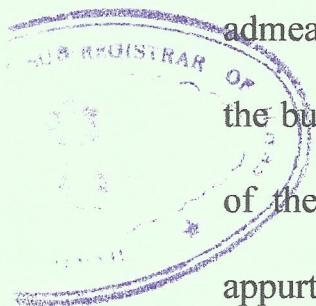


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SCHEDULE – I

(DESCRIPTION OF THE SAID FLATS/BUILDING)

All those eight residential flats, viz. 1. Flat No. IA, admeasuring 121.0 sq, mts., located on the Ground floor, 2. Flat No. IB, admeasuring 121.0 sq, mts., located on the Ground floor, 3. Flat No. IC, admeasuring 121.0 sq, mts., located on the Ground floor, 4. Flat No. IIA, admeasuring 121.0 sq, mts., located on the First floor, 5. Flat No. IIB, admeasuring 121.0 sq, mts., located on the First floor, 6. Flat No. IIC, admeasuring 121.0 sq, mts., located on the First floor, 7. Flat No. IIIA, admeasuring 242.0 sq, mts., located on the Second floor and 8. Flat No. IIIB, admeasuring 121.0 sq, mts., located on the Second floor, all located in the building named as SUREKHA Building, situated within the limits of the Corporation of the City of Panaji, along with all incidental appurtenances like entrance, staircase, passage, landings, terrace, roof, etc., which building stands on the SAID PROPERTY more particularly described in SCHEDULE NO. II hereinbelow mentioned.



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SCHEDULE – II

(DESCRIPTION OF THE SAID PROPERTY)

All that property known as “Morgado” situated in Altino Panaji, within Municipal Limits, Tiswadi, Taluka, Sub-District Ilhas, District Goa described in Land Registration Office Ilhas under No. 21.578 of the Book B-58 new and described in the Revenue Register (Matriz Predial) under Nos. 61 and 91. This property is surveyed under new Chalta No. 5 of P.T. Sheet No. 84 admeasuring area 1079.00 sq. mts., situated at Altinho, Panaji within the limits of The Corporation of the City of Panaji. It is bounded as under:

To the East : Plot bearing Chalta Nos. 6 & 7 of P.T. Sheet No. 84 of Panaji City;



To the West : Plot bearing Chalta No. 4 of P.T. Sheet No. 84 of Panaji City;

★ To the North : Plot bearing Chalta No. 86 of P.T. Sheet No. 83 of Panaji City;

To the South : Public Road;

Handwritten signatures and initials in blue ink.

RECEIPT

Received with thanks from Mr. Rohan Ramesh Kamat, resident of
Miramar, Panaji, Goa, a sum of Rs. [redacted] /- (Rupees [redacted])

Only) described more particularly in the table below, drawn at my
instruction in the name of the vendors being the amount payable
towards property bearing Chalta No.5 of P.T. Sheet No.84 of Altinho,
Panaji, Goa.



MODE OF PAYMENT

A. MONETARY CONSIDERATION PAID ON 09/05/2019

	GROSS AMOUNT	LESS TDS	NET AMOUNT	CHEQUE NO	CHEQUE DATED	BANK
SUREKHA CACULO	Rs. [redacted] /-	Rs. [redacted] /-	Rs. [redacted] /-	[redacted]	08/05/2019	YES Bank
VENDOR NO. 1(A)	Rs. [redacted] /-	Rs. [redacted] /-	Rs. [redacted] /-	[redacted]	08/05/2019	YES Bank
VENDOR NO. 2(A)	Rs. [redacted] /-	Rs. [redacted] /-	Rs. [redacted] /-	[redacted]	08/05/2019	YES Bank

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B. MONETARY CONSIDERATION PAID ON EXECUTION
OF THIS DEED

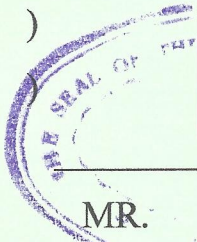
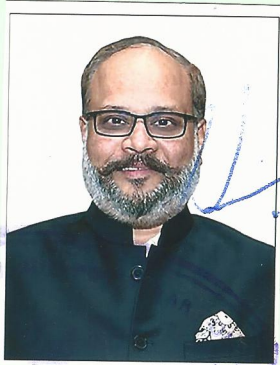
	GROSS AMOUNT	LESS TDS	NET AMOUNT	CHEQ UE NO	CHEQUE DATED	BANK
VENDOR NO. 1(A) VENDOR NO. 1(B)	Rs. [REDACTED]	- Rs. [REDACTED]	Rs. [REDACTED] /-	[REDACTED]	20/08/2024	ICICI BANK
VENDOR NO. 2(A) VENDOR NO. 2(B)	Rs. [REDACTED] /-	- Rs. [REDACTED] /-	Rs. [REDACTED] /-	[REDACTED]	20/08/2024	ICICI BANK

[Handwritten signature]



IN WITNESS WHEREOF the VENDORS and PURCHASERS have signed the present agreement on this day, month, year and place herein above written.

SIGNED & DELIVERED by)
withinnamed VENDORS)
at Panaji the presence of)
witnesses

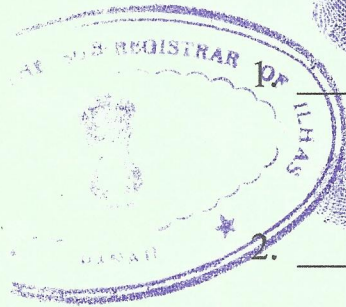


[Handwritten signature]

MR. MAHADEV MOHAN CACULO also known as MANOJ MOHAN CACULO For Self and As Attorney of MRS. MEGHNA MANOJ CACULO, MR. SURAJ MOHAN CACULO, MRS. SHEFALI SURAJ CACULO,

LEFT HAND FINGER PRINTS

RIGHT HAND FINGER PRINTS



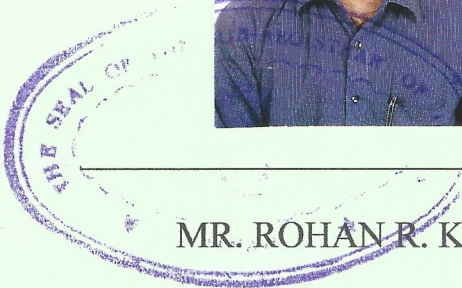
- 1.
- 2.
- 3.
- 4.
- 5.

- 1.
- 2.
- 3.
- 4.
- 5.

[Handwritten signature]

SIGNED & DELIVERED by) For KAMAT REALTY
withinnamed PURCHASER)
at Panaji the presence of)
witnesses)






[Handwritten signature]



MR. ROHAN R. KAMAT
PARTNER

LEFT HAND FINGER PRINTS RIGHT HAND FINGER PRINTS

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

- 1. 
- 2. 
- 3. 
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- 5. 




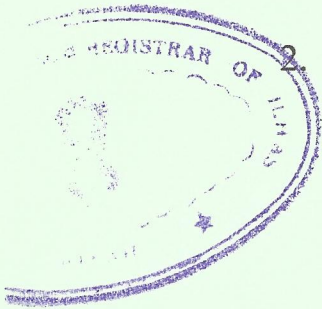
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Witnesses:

1. Name : Adv. Tanvi Tukaram Parab
Address : Flat No.8, 2nd Floor,
: Sitabai Complex,
: Bhatlem, Panjim, Goa-403001
Age : 29 years
Marital Status : Unmarried
Occupation : Advocate

Sign

: 



2. Name : Mr. Sunil G. Kundaikar
Address : H No.122/5, Khursa Wada,
: Goltim, Navelim, Diwar,
: Goa 403403.

Age : 36 years
Marital Status : Married
Occupation : Service

Sign

: 



Government of Goa
Directorate of Settlement and Land records
Plan
Taluka / City Name : TISWADI / Panjim
PTS / Chalta No. : 84/5

Appln date: 04-07-2024

Ref. No. :4453



2024-PN5-2623
dt. 22/8/2024

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 22-Aug-2024 12:39:30 pm

Document Serial Number :- 2024-PNJ-2623

Presented at 12:16:40 pm on 22-Aug-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required :






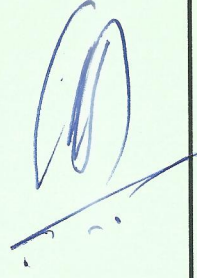


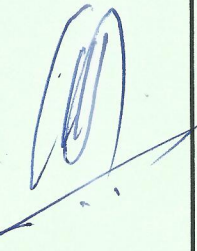



Stamp Duty Paid :

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ROHAN RAMESH KAMAT PARTNER OF KAMAT REALTY ,Father Name:MR RAMESH ANANT KAMAT, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 760, Road Lane 1, St. Mary Colony, Miramar, Panaji, Goa 403001, Address2 - , PAN No.:			


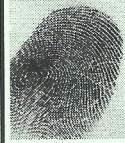




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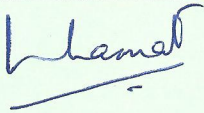
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Harish Laxmikant Borkar POA HOLDER FOR MAHADEV MOHAN CACULO Also Known As MR. MANOJ MOHAN CACULO , Father Name:Mr. Laxmikant Raghuvir Borkar, Age: 68, Marital Status: ,Gender:Male,Occupation: Service, 3F4, Milroc Temple Towers, Opp. Swami Samarth Temple, P.O. St. Cruz, Merces Goa -403005, PAN No.: , as Power Of Attorney Holder for MAHADEV MOHAN CACULO Also Known As MR. MANOJ MOHAN CACULO			

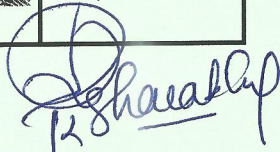
Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	ROHAN RAMESH KAMAT PARTNER OF KAMAT REALTY , Father Name:MR RAMESH ANANT KAMAT, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, 760, Road Lane 1, St. Mary Colony, Miramar, Panaji, Goa 403001, PAN No.: [REDACTED]			
3	Harish Laxmikant Borkar, POA Holder For Mahadev Mohan Caculo Also Known As Mr. Manoj Mohan Caculo POA Holder For Shefali Suraj Caculo , , Age: 68, Marital Status: ,Gender:Male,Occupation: Service, 3F4, Milroc Temple Towers, Opp. Swami Samarth Temple, P.O. St. Cruz, Mercedes Goa -403005, PAN No.: [REDACTED], as Power Of Attorney Holder for SHEFALI SURAJ CACULO			
4	Harish Laxmikant Borkar, POA Holder For Mahadev Mohan Caculo Also Known As Mr. Manoj Mohan Caculo POA Holder For Suraj Mohan Caculo , , Age: 68, Marital Status: ,Gender:Male,Occupation: Service, 3F4, Milroc Temple Towers, Opp. Swami Samarth Temple, P.O. St. Cruz, Mercedes Goa -403005, PAN No.: [REDACTED], as Power Of Attorney Holder for SURAJ MOHAN CACULO			
5	Harish Laxmikant Borkar, POA Holder For Mahadev Mohan Caculo Also Known As Mr. Manoj Mohan Caculo POA Holder For Meghna Manoj Caculo , , Age: 68, Marital Status: ,Gender:Male,Occupation: Service, 3F4, Milroc Temple Towers, Opp. Swami Samarth Temple, P.O. St. Cruz, Mercedes Goa -403005, PAN No.: [REDACTED], as Power Of Attorney Holder for MEGHNA MANOJ CACULO			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Tanvi Tukaram Parab, Age: 29, DOB: , Mobile: 9284827328 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403001, Flat No. 8 2nd floor, Flat No. 8 2nd floor, Sitabai Complex, Bhatlem Panaji Goa, Panaji, Tiswadi, NorthGoa, Goa			
2	Name: Sunil G Kundaikar, Age: 36, DOB: , Mobile: 8263850886 , Email: , Occupation: Service , Marital status : Married , Address: 403403, H. No. 122/5 Khursa Wada Goltim Navelim Diwar Goa, H. No. 122/5 Khursa Wada Goltim Navelim Diwar Goa, Navelim, Tiswadi, NorthGoa, Goa			




Sub Registrar

SUB - REGISTRAR
ILHAS

Book :- 1 Document
Registration Number :- PNJ-1-2523-2024
Date : 22-Aug-2024

Ilhas
22/08/2024

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

SUB - REGISTRAR
ILHAS

