

1939

(Rupees Three Laks Seventy four Thousand Only)

Phone No:
Sold To/Issued To:
ROYAL BUILDERS AND R
For Whom/ID Proof:
PAN AA0FR2529H



JUN-21-2021 11:25:09

₹ 0374000/-

ZERO THREE SEVEN FOUR ZERO ZERO ZERO

Other
30162481624274709179-00000211
3016248 36/02/04/2021-RDI

Plot A
Phase 2

Name of Purchaser: Royal Builders & Real Estate Developers.

For CITIZEN CREDIT CO-OP. BANK LTD.



Sshifrah.
Authorised Signatory



Albino Fernandes AD

DEED OF SALE

Dishuete R Shankar Shankar

AD

Records

This **Deed of Sale** is made and executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 21st day of June, Two Thousand and Twenty-One (21/06/2021) by and between:

1. **Mrs. SARIKA SHIRODKAR**, daughter of late Shri. Surendra Khandekar and wife of Mr. Rayeshwar Shirodkar, aged 51 years, Housewife, holding Income Tax Card bearing PAN No. ~~XXXXXXXXXX~~ holding Aadhar Card bearing enrollment No. ~~50220040038~~ married, Indian National and her husband

2. **Mr. RAYESHWAR SHIRODKAR**, son of Mr. Nanda Shirodkar, aged 49 years, occupation Business, holding Income Tax Card bearing PAN No. ~~ATUP4784R~~ holding Aadhar Card bearing enrollment No. ~~85812009~~ married, Indian National, both nos. 1 and 2 are resident of Flat No. E-006, Kurtarkar Gardens, Chinmaya Nanda Road, Gogol, Margao-Goa;

3. **Mr. ASHUTOSH KHANDEKAR**, son of late Shri. Surendra Khandekar, aged 46 years, occupation business, holding Income Tax Card bearing PAN No. ~~GTBPK522R~~ holding Aadhar Card bearing enrollment No. ~~50220040038~~ married, Indian National and his wife;

4. **Mrs. MANASVI KHANDEKAR**, wife of Mr. Ashutosh Khandekar, aged 44 years, Housewife, holding Income Tax Card bearing PAN No. ~~8888P1133N~~ holding Aadhar Card bearing enrollment No. ~~27390088~~ married, Indian National, both nos. 1 and 2 are resident of H. No. 112, near New Borim Bridge, Bettki, Borim, Ponda-Goa, hereinafter referred to as "**VENDORS**" (which expression shall unless repugnant to the context include their legal heirs, representatives, successors, executors, administrators and assigns) **OF THE ONE PART.**

[Signature]

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[Signature]

AND

[Signature]

[Signature]

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M/S ROYAL BUILDERS AND REAL ESTATE DEVELOPERS, a registered partnership firm, registered under the Indian Partnership Act 1932, having its registered office at Shop No.5, Royal Classic Bldg, Dongorim, Navelim, Salcete, Goa, Permanent Account Number ~~XXXXXXXXXX~~, represented by its partners:

(i) **Mr. ALBINO ANAND FERNANDES**, son of late Mr. Antonio Fernandes, age 47 years, occupation business, Permanent Account Number ~~XXXXXXXXXX~~, Aadhar Card bearing No. ~~XXXXXXXXXX~~, married, residing at H. No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa; Contact No. ~~XXXXXXXXXX~~ and

(ii) **Mr. EDWARD PHILIP FERNANDES**, son of late Mr. Beatriz Piedade Fernandes, age 52 years, occupation business, Permanent Account Number ~~XXXXXXXXXX~~, married, residing at H. No. 167, Cumborda, Sarzora, Chichinim, Salcete-Goa, Contact No. ~~XXXXXXXXXX~~,

hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its successor in title, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS there existed a landed property known as "LANGOTEM" also known as "LANBTEM", admeasuring 99,075 Sq. meters, situated at Varca, within the limits of Village Panchayat of Varca, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, surveyed under Survey No. 94/3 of Village Varca, more particularly described in the SCHEDULE-A hereunder written and is hereinafter referred to as "SAID ENTIRE PROPERTY".

AND WHEREAS the SAID ENTIRE PROPERTY initially belonged to Smt. Xantabai Gauncar having been allotted to her upon the death of her husband Mr. Madu Venctexa Porobo Gauncar, in pursuance to which the same was inscribed in her name under Inscription No. 43822.

AND WHEREAS said Smt. Xantabai Gauncar vide Public Deed of Sale dated 02.12.1948 at folio 15 onwards of Book No. 710 and Public Deed of

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Sale dated 11.09.1950 at folio 45 overleaf of Book No. 773, duly registered before the former notary of Judicial Division of Salcete, sold the Said Entire Property to Shri. Puto Bablo Naique.

AND WHEREAS in pursuance thereto, the SAID ENTIRE PROPERTY described under No. 6665 came to be inscribed in favour of Shri. Puto Bablo Naique under Inscription No. 43823 of Book G-50, he having purchased the same from his predecessor in title vide above referred Sale deeds of 1948 and 1950.

AND WHEREAS the SAID ENTIRE PROPERTY was mortgaged by Shri. Puto Bablo Naique to Mr. Jose Exaltacao de Anunciacao Brito, in pursuance to which the same was inscribed in the name of said Mr. Britto vide Inscription No. 22446 as on 07/04/1960, however, vide Deed of Quittance 03/04/1961 the said mortgage was released and endorsement to that effect was made on 25/04/1961 thereby cancelling the Inscription of Mortgage No. 22446.

AND WHEREAS said Shri. Puto Bablo Naique who was also known as Shri. Putu Khandekar was married under the regime of communion of assets to Manekbai Khandekar, the later expired on 09/12/1973, leaving behind her widower and moiety holder said Putu Khandekar and sole son Shri. Surendra Khandekar married to Sujata Khandekar.

AND WHEREAS said Shri. Surendra Khandekar expired on 21/12/1977, leaving behind his widow and moiety holder said Sujata Khandekar and three children Miss. Sarika Khandekar (Member No. 1 of the VENDORS), Miss. Latika Khandekar and Mr. Ashutosh Khandekar (Member No. 3 of the VENDORS).

AND WHEREAS on 01/11/1979 said Putu Khandekar also expired leaving behind his only daughter-in-law said Sujata S. Khandekar and three grandchildren named above.

AND WHEREAS upon the death of above named deceased, an Inventory Proceedings were instituted in the Court of Civil Judge, Senior Division,

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Ponda, under Inventory Proceedings No. 1/1995, for the partition of the assets left behind by them, wherein the Said Entire Property was listed and described under Item No. 5 of the List and Description of the Assets and vide Judgment and Decree dated 08/01/1996 the Said Entire Property was allotted exclusively to Sujata S. Khandekar.

AND WHEREAS of the SAID ENTIRE PROPERTY, said Mrs. Sujata Khandekar, dis-annexed several portions of the SAID ENTIRE PROPERTY and sold to various parties while the unsold portion of the SAID ENTIRE PROPERTY remained with said Mrs. Sujata Khandekar.

AND WHEREAS said Mrs. Sujata Khandekar expired on 02/05/2017 leaving behind her daughter the member no. 1 of the VENDORS married to member no. 2 of the VENDORS and her son the member no. 3 of the VENDORS married to member no. 4 of the VENDORS, as her sole and universal heirs, her another daughter Latika Khandekar having predeceased her on 20/01/2003 without living behind any issues, as is declared by Deed of Succession dated 01/01/2018 drawn in the office of Ex-officio Notary Public, Salcete at folio 71v to 73 of Books No. 1647.

AND WHEREAS of the remaining portion of the SAID ENTIRE PROPERTY, the part thereof has been mutually partitioned between the members of the VENDORS and in turn they have sold such partitioned portions to third parties.

AND WHEREAS of the remaining portion of the SAID ENTIRE PROPERTY in joint ownership and possession of the VENDORS, the VENDORS have decided to sell an area admeasuring 1375.00 Sq. meters and for the purpose of better identification has marked the said portion as Plot A.

This portion of land admeasuring 1375.00 Sq. meters and marked as Plot A is better described in the SCHEDULE-B herein later written and for the sake of convenience is hereinafter referred to as "SAID PLOT".

AND WHEREAS the VENDORS as the absolute and lawful owners in possession of the SAID PLOT and with intent to sell the same approached

the PURCHASER who has agreed to purchase the same, relying upon the representations and declarations made by the VENDORS unto the PURCHASER as detailed herein below:

- a) that they the VENDORS wish to sell the SAID PLOT along with all things standing therein including whatever embedded in earth for the total consideration of Rs. 93,50,000/- (Rupees Ninety Three Lakhs Fifty Thousand Only);
- b) that they have clean, clear, marketable and subsisting title to sell, convey, assign or otherwise transfer the SAID PLOT;
- c) The SAID PLOT is not subject to any lease rights or any other rights whatsoever from any other person/s whomsoever;
- d) The SAID PLOT is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever;
- e) they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease, license or any other Agreement or understanding, under whatsoever nomenclature, whether oral or in writing, with any third party or third parties in respect of the SAID PLOT;
- f) that they have not mortgaged the SAID PLOT to any bank or other financial institution or any other person;
- g) That there are no liabilities outstanding in respect of the SAID PLOT;
- h) That no other person/persons other than the VENDORS mentioned hereinabove are the owners or possessors of the SAID PLOT or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the SAID PLOT and/or deal with it in any manner whatsoever;
- i) That there is no legal bar or impediment for this transaction and that the SAID PLOT is free from encumbrances, liens and/or charges;

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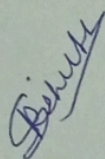
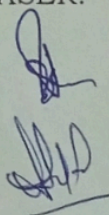
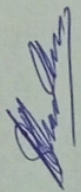
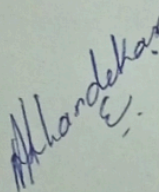
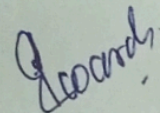
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- j) That neither SAID PLOT nor any part thereof are the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- k) That neither the SAID PLOT nor any part thereof are the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum;
- l) That no access, public or private, passes through the SAID PLOT;
- m) That in case at any time in future, if any objection is raised to the present understanding or the present understanding is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the SAID PLOT, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PLOT from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with any third party.
- n) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PLOT unto and to the use of the PURCHASER.

- o) That the SAID PLOT is accessible via 10.00 meters wide public road;
- p) that the Town and Country Planning Department, Margao vide its NOC dated 16/06/2021 under Ref. No. TPM/sale deed/3142/Var/94/3/PTA/2021/2745 has granted permission under Section 49(6) of Goa, Daman and Diu and Town and Country Planning Act, for sale of the SAID PLOT.

AND WHEREAS considering the said offer of the VENDORS and relying on the representations made by the VENDORS and believing the same to be true and trustworthy, the PURCHASER decided to purchase the SAID PLOT for Rs. 93,50,000/- (Rupees Ninety Three Lakhs Fifty Thousand Only), which is its fair market value and has also paid the same to the VENDORS after deducting necessary TDS.

AND WHEREAS the VENDORS having received the full consideration, have decided to execute the present deed, thereby transferring the right, title, interest and possession of the SAID PLOT unto the PURCHASER and does so via present deed.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 93,50,000/- (Rupees Ninety Three Lakhs Fifty Thousand Only) paid by the PURCHASER unto the VENDORS in the manner detailed out in Clause 2 herein later and for the aforesaid consideration so received, they the VENDORS jointly and each of them individually, hereby grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PLOT admeasuring 1375.00 Sq. meters (One Three Seven Five decimal Zero Zero) more particularly described in the Schedule B hereunder written together with everything standing therein and embedded in Earth together with all liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PLOT and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into, out of or upon the SAID PLOT and/or

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every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

The SAID PLOT is better identified in the PLAN annexed hereto and the same forms part of this deed.

The said consideration of Rs. 93,50,000/- (Rupees Ninety Three Lakhs Fifty Thousand Only) has been paid by the PURCHASER unto the VENDORS in the following manner as requested by the VENDORS:

- a) Rs. 32,72,500/- (Rupees Thirty Two Lakhs Seventy Two Thousand and Five Hundred Only) is paid unto the member no. 1 of the VENDORS in the following manner:
 - (i) a sum of Rs. 32,39,775/- (Rupees Thirty Two Lakhs Thirty Nine Thousand Seven Hundred and Seventy Five Only) vide Cheque No. 258438 dated 12/06/2021 drawn on Canara Bank, Navelim Branch;
 - (ii) a sum of Rs. 32,725/- (Rupees Thirty Two Thousand Seven Hundred and Twenty Five Only) deducted and paid on behalf of the member no. 1 and 2 of the VENDORS as and by way of TDS as required under Section 194-IA of the Income Tax Act
- b) Rs. 60,77,500/- (Rupees Sixty Lakhs Seventy Seven Thousand and Five Hundred Only) is paid unto the member no. 3 of the VENDORS in the following manner:
 - (i) a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) vide Cheque No. 000318 dated 18/03/2021 drawn on HDFC Bank, Navelim Branch;
 - (ii) a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) vide Cheque No. 258436 dated 12/06/2021 drawn on Canara Bank, Navelim Branch;
 - (iii) a sum of Rs. 20,16,725/- (Rupees Twenty Lakhs Sixteen Thousand Seven Hundred and Twenty Five Only) vide

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Cheque No. 258437 dated 12/06/2021 drawn on Canara Bank, Navelim Branch;

- (iv) a sum of Rs. 60,775/- (Rupees Sixty Thousand Seven Hundred and Seventy Five Only) deducted and paid on behalf of the member no. 3 and 4 of the VENDORS as and by way of TDS as required under Section 194-IA of the Income Tax Act



the payment and receipt of the said entire consideration of Rs. 93,50,000/- (Rupees Ninety Three Lakhs Fifty Thousand Only) they the VENDORS and each of them do hereby admit and acknowledge to have received in their respective payments full and discharge the PURCHASER of the same and every part thereof.

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

4. The VENDORS hereby declare that they have absolute right and title to convey the SAID PLOT to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all time hereafter peaceably and quietly to hold and enjoy the SAID PLOT hereby granted with its appurtenances and receive benefits thereof without any suit, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them and to use the same for residential/commercial purpose.

5. The VENDORS covenant with the PURCHASER that they the VENDORS and all persons claiming through or under them shall and will from time to time, at their own cost and expense; and as and when requested by the PURCHASER or its successor/s or nominee/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PLOT unto the PURCHASER or its successor/s or

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nominee/s and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

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

6. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PROPERTY in the manner aforesaid and hereinafter.

7. From today, the PURCHASER, becomes the absolute owner of the SAID PLOT and everything standing therein and thus, the VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PLOT" and the VENDORS specifically give No Objection for carrying out mutation and for inclusion of the name of the PURCHASER in survey records of the Survey No. 94/3 of Varca Village and thereupon to partition the same and hereby waive any notice that may be required to be addressed to them under any law in force and undertakes to sign all such forms, declarations, NOCs as may be called upon by the PURCHASER in relation such mutation and or partition.

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

9. The VENDORS declare and guarantee that the SAID PLOT is free from all encumbrances from all its side and the location and dimensions

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of the SAID PLOT as shown in the Plan annexed hereto completely tallies as to loco.

10. The VENDORS declare that the PURCHASER shall have irrevocable and inheritable right to access the SAID PLOT from the 10.00 meters wide public road as shown in the annexed plans and the said access can be shown as an access road for approving the project in the SAID PLOT.

11. That in case the PURCHASER is deprived from possessing and enjoying the SAID PLOT and or any part thereof at anytime in future, due to any defect in ownership/title or in case at any time in future, if any objection/s is/are raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding, encroachment or any other mode, or for any objection by any party for any reason whatsoever, in the SAID PLOT, the VENDORS jointly and each of them individually, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objections in the SAID PLOT from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS or any of them, for any such settlement made by them with the third party.

12. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PLOT hereby sold.

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SCHEDULE A
(Of the SAID ENTIRE PROPERTY)

ALL THAT property known as "LANGOTEM" also known as "LANGTEM" situated at Varca, Taluka of Salcete, described as a whole under no. 6665 in erstwhile Land Registration Office of Salcete and surveyed as a whole under Survey No. 94/3 of Varca Village with an area of 99,075 Sq. mtrs. and bounded as under:-

EAST : By boundary of Village Orlim;
WEST : By the property surveyed under survey No. 98/2;
NORTH : By road;
SOUTH : By the property surveyed under survey Nos. 100/1 and 100/2.

SCHEDULE B
(OF THE SAID PLOT HEREBY SOLD)

ALL THAT portion of land identified as PLOT A admeasuring 1375.00 Sq. meters, forming Part of the SAID ENTIRE PROPERTY described in SCHEDULE A above and as an independent unit in itself is bounded as under:

EAST : by 10.00 meters wide public road;
WEST : by property under Survey No. 94/3-G and the remaining part of the property of survey No. 94/3 of Varca Village;
NORTH : by property under Survey No. 94/3 of Varca Village;
SOUTH : by remaining property under Survey No. 94/3 of Varca Village.

The SAID PLOT is better identified in the plan annexed hereto and the same has shape and dimensions as shown in the annexed plans and the same forms integral part of this deed.

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IN WITNESS WHEREOF this Deed is made on the day, month and the year first above mentioned and the parties hereto have set and affixed their respective photographs and signatures in the presence of Witnesses.

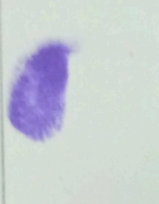
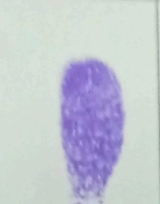
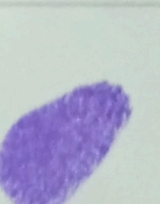
SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS:

Mrs. SARIKA SHIRODKAR

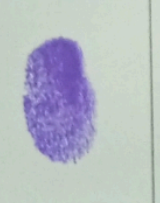
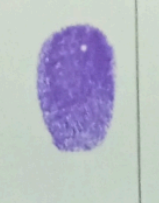
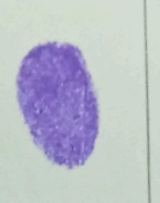
The member no. 1 of the VENDORS
the party of the First Part
in the presence of....

Sarika



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF Mrs. SARIKA SHIRODKAR

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF Mrs. SARIKA SHIRODKAR

Sarika *Shirodkar* *Shirodkar* *Shirodkar* *Shirodkar*

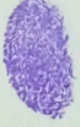
Mr. RAYESHWAR SHIRODKAR

The member no. 2 of the VENDORS
the party of the FIRST PART
in the presence of.....



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF **Mr. RAYESHWAR SHIRODKAR**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **Mr. RAYESHWAR SHIRODKAR**

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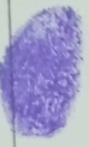
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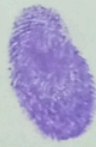
Mr. ASHUTOSH KHANDEKAR

The member no. 3 of the VENDORS
the party of the First Part
in the presence of.....



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF **Mr. ASHUTOSH KHANDEKAR**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **Mr. ASHUTOSH KHANDEKAR**

Diary *AK* *Ashutosh* *Ashutosh Khandekar*

AK *Research*

Mrs. MANASVI KHANDEKAR
 The member no. 4 of the VENDORS
 the party of the FIRST PART
 in the presence of....

Manasvi Khandekar



HK

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF **Mrs. MANASVI KHANDEKAR**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **Mrs. MANASVI KHANDEKAR**

Dehuda

R

Manasvi Khandekar

Manasvi Khandekar

HK

Dehuda

SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED
PURCHASER:

M/S ROYAL BUILDERS AND REAL ESTATE DEVELOPERS

Represented by its partner

MR. ALBINO ANAND FERNANDES

the party of the Second Part

in the presence of.....



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF MR. ALBINO ANAND
FERNANDES

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF MR. ALBINO ANAND
FERNANDES

Bohunka

Dr

Albino Anand

Albino Anand

Albino

Albino

MR. EDWARD PHILIP FERNANDES

the party of the Second Part
in the presence of.....



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF **MR. EDWARD PHILIP FERNANDES**

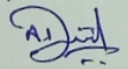
				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **MR. EDWARD PHILIP FERNANDES**

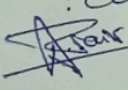
Witnesses:

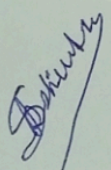
- Name : Adilbedasha H Bijapur

Address : Navelim, Salcete Goa

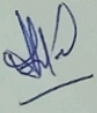
Signature : 
- Name : Afay R. Nave

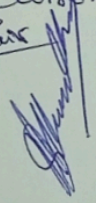
Address : Cursoni, Salcete Goa

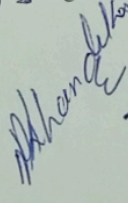
Signature : 

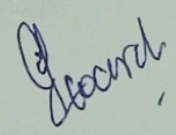












12784

PLAN

SHOWING THE PLOT A IN THE PROPERTY BEARING
SURVEY NO. 94 / 3(part) SITUATED AT VARCA VILLAGE
OF SALCETE TALUKA

AREA UNDER PLOT A = 1375.00 SQ.MTS



SCALE 1: 1000

S. NO
94 / 3-F

S. NO
94 / 3-G

S. NO
94 / 3-K

SURVEY
NO 94 / 3

S. NO
94 / 3-B

REMAINING PART
OF THE PROPERTY

10.0 MT WIDE ROAD

REMAINING PART OF THE PROPERTY

PLOT-A
AREA = 1375m²





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 23-Jun-2021 02:50:03 pm

Document Serial Number :- 2021-MGO-1939

Presented at 02:47:56 pm on 23-Jun-2021 in the office of the

Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	374000
2	Registration Fee	280500
3	Mutation Fees	2500
4	Processing Fee	920
Total		657920

Stamp Duty Required :374000/-

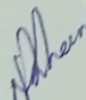
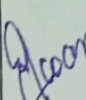
Stamp Duty Paid : 374000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ALBINO ANAND FERNANDES ,Father Name:Son Of Late Antonio Fernandes, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - No.G-8, Bldg. No.A-2, Opp. Lawande Hospital, Aquem, Salcete, Goa, Address2 - Margao, PAN No.: &&&&&			

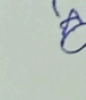
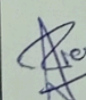
Executer

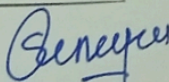
Sr:NO	Party Name and Address	Photo	Thumb	Signature
1	SARIKA SHIRODKAR , Father Name:Surendra Khandekar, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No. E-006, Kurtarkar Gardens, Chinmaya Nanda Road, Gogol, Margao-Goa, PAN No.: &&&&&			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	RAYESHWAR SHIRODKAR , Father Name:Son Of Nanda Shirodkar, Age: 49, Marital Status: Married , Gender: Male, Occupation: Business, Flat No. E-006, Kurtarkar Gardens, Chinmaya Nanda Road, Gogol, Margao-Goa, PAN No.: AYPK6598M			
3	ASHUTOSH KHANDEKAR , Father Name:Son Of Late Surendra Khandekar, Age: 46, Marital Status: Married , Gender: Male, Occupation: Business, 112, near New Borim Bridge, Bettki, Borim, Ponda-Goa, PAN No.: AYPK6598M			
4	MANASVI KHANDEKAR , Father Name:Wife Of Ashutosh Khandekar, Age: 44, Marital Status: Married , Gender: Female, Occupation: Housewife, 112, near New Borim Bridge, Bettki, Borim, Ponda-Goa, PAN No.: AYPK6598M			
5	ALBINO ANAND FERNANDES , Father Name:Son Of Late Antonio Fernandes, Age: 47, Marital Status: Married , Gender: Male, Occupation: Business, No.G-8, Bldg. No.A-2, Opp. Lawande Hospital, Aquem, Salcete, GoaMargao, PAN No.: AYPK6598M			
6	EDWARD PHILIP FERNANDES , Father Name:Son Of Late Beatriz Piedade Fernandes, Age: 52, Marital Status: Married , Gender: Male, Occupation: Business, Shop No.5, Royal Classic Bldg, Dongorim, Navelim, Salcete, GoaMargao Goa, PAN No.: AYPK6598M			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: ADILBADASHA HUSENSAB BIJAPUR ,Age: 29,DOB: 82/09/5898 , Mobile: 82/09/5898 , Email: , Occupation: Service , Marital status : Married , Address:403703, H.No 2533-2 Cottamol Cuncolim South Goa, H.No 2533-2 Cottamol Cuncolim South Goa, Cuncolim, Salcete, SouthGoa, Goa			
2	Name: AJAY RAGHUNATH NAIK ,Age: 39,DOB: 82/09/5898 , Mobile: 82/09/5898 , Email: , Occupation: Service , Marital status : Married , Address:403709, H. NO 690-Z-2 Curtorim Salcete Goa, H. NO 690-Z-2 Curtorim Salcete Goa, Curtorim, Salcete, SouthGoa, Goa			


Civil Registrar
Sub.Registrar
Sub Registrar
Salcete

Document Serial No:-2021-MGO-1939

Book :- 1 Document

Registration Number :- **MGO-1-1891-2021**

Date : 24-Jun-2021

Beneyu

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