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INDIA
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GOA

Serial No. 472/2017
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 17.03/2017
and 17.03/2017
Total Rs. 90235-00

Received fees for Rs
Registration 90000-00
Copying (Folios) 150 225-00
Copying Endorsements 150 225-00
Postage 10-00
Total Rs. 90235-00

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GOA

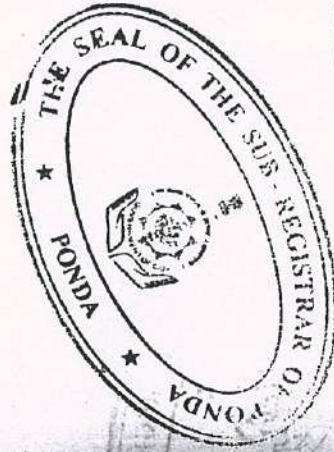
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GOA

STAMP DUTY

INDIA

Officer/Manager



DEED OF SALE

THIS DEED OF SALE is entered into at Ponda Goa within the Registration, Taluka and sub-District of Ponda, District of South Goa, State of Goa on this 16th day of the month of March in the year two thousand and seventeen (16-3-2017).

[Signature]
[Signature]

SUB-REGISTRAR
PONDA

SUB-REGISTRAR
PONDA

BETWEEN

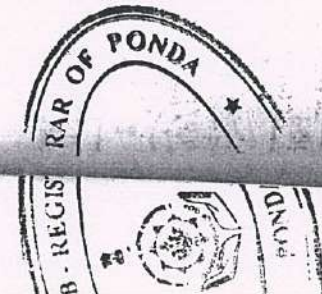
1. M/S. AVISHKAR ENTERPRISES, a proprietorship concern, registered under Goa Daman and Diu shop and commercial establishment Rules 1975, having registered under registration number -LIP/S7E/PONDA/11/Y2K/747 dated 18-1-2008, and represented by its sole proprietor (a) SMT. UJWALA KESHAV NAIK @ UJWALA KESHAV NAIK, wife of Shri. Keshav Bharat Naik, aged about 38 years, married, business, holding PAN no. AGHPN7045B, and her husband (b) SHRI. KESHAV BHARAT NAIK, son of Shri. Bharat Naik, aged about 45 years, married, service, holding PAN no. ACOPN9551H, both residing at H. No. 1/25, Talsai, Borim, Ponda Goa, and hereinafter jointly referred to as 'THE VENDORS' (which expression shall, unless repugnant to the context or meaning thereof include their heirs, legal representatives, executors, administrators and assigns) of the ONE PART.

AND

2. SHRI. SHASHI PACHAN, son of Shri. Pachan Shekar, aged about 53 years, contractor, holding PAN no. ADCPP5302R, proprietor of Devi Construction, residing at H. no. 21, Sri Laxmi Niwas, Shantadurga Society, Near New Bus Stand, Ponda Goa, and hereinafter referred to as 'THE

btuys *KJW*

Shri



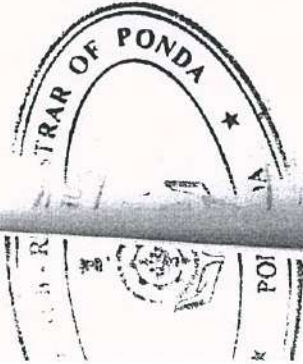
PURCHASER' (which expression shall, unless repugnant to the context or meaning thereof include his heirs, legal representatives, executors, administrators, and assigns) of the OTHER PART.

All parties intervening in this Deed are Indian Nationals.

AND WHEREAS there exists at village Borim of Ponda Taluka, Ponda Goa, a landed agricultural property known as "BABU BHAT" also known as BABUCHEM BATTIA also known as BABUCHEM BATA registered before the land registration office of Ilhas, Panaji Goa, under registration no. 4758 of Book B-13 New and surveyed under survey no. 2/5 of village Borim of Ponda Taluka, Ponda Goa, more particularly described in SCHEDULE hereunder written which property is herein after referred to as the SAID PROPERTY.

AND WHEREAS said property was originally owned by Xaba Ramchandra Porobo Sawkar and his wife Subodrabai Porobo Sawkar, both resident of Borim, Ponda Goa.

AND WHEREAS said Xaba Ramchandra Porobo Sawkar and his wife Subodrabai had two sons namely Roghunath Porobo Sawkar, Yeshwant Porobo Sawkar and one daughter by name Caoo also known as Annapurnabai, who was






married to Narayan Venkatesh Prabhu Dessai of Maingal, Shiroda, Ponda Goa.

AND WHEREAS said Roghunath Xaba Porobo Sawkar was married to Indirabai and said Yeshwant Xaba Porobo Sawkar was married to Essodabai.

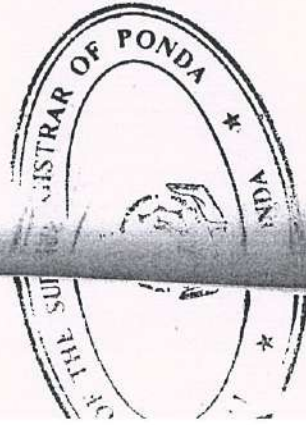
AND WHEREAS said Xaba Ramchandra Porobo Sawkar after the death of his wife Subhadrabai by a Deed of Gift dated 30-6-1898 and recorded at pages 76(v) to 81(v) of book no. 9 of the tabeliao Raghunath and Yeshwant several properties owned by him, including his share/right in respect of said property in equal shares and the same was consented and confirmed by his daughter Smt. Caoo @ Anapurnabai and her husband Narayan Venkatesh Prabhu Desai.

AND WHEREAS said Deed of Gift dated 30-6-1898 was further rectified and ratified by Deed dated 27-11-1911, registered in the office of Notary Frederico Antonio de Oliveira Pegado at Ponda at pages 16 in his book number 42 of registration of Deeds.

AND WHEREAS vide Deed dated 27-11-1911 drawn by the Notary of Julgado Municipal of Ponda said Roghunath and Yeshwant, sons of Xaba Ramchandra Porob along with their

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respective wives .i.e. Indirabai and Essodabai constituted a joint family (Sociedade familiar) with said Raghunath as the head of the family and all the properties held by them were transferred to the said Sociedade Familiar including said property.

AND WHEREAS said Indirabai, wife of Raghunath @ Raghunath Xaba Porobo Sawkar, expired on 1-4-1921 leaving behind her husband said Raghunath @ Raghunath Xaba Porobo Sawkar and her sons namely Ramchandra Porobo Sawkar, Vamona @ Vaman @ Waman Porobo Sawkar and Narana Porobo Saucar @ Narayan Porobo Sawkar.

AND WHEREAS said Ramchandra Raghunath Porobo Sawkar was married to Subodrabai @ Subhadrabai.

AND WHEREAS said Vamona Raghunath Porobo Saucar @ Vaman @ Waman Raghunath Porobo Sawkar was unmarried.

AND WHEREAS said Narana Raghunath Porobo Saucar @ Narayan Raghunath Porobo Sawkar was married to Loximibai.



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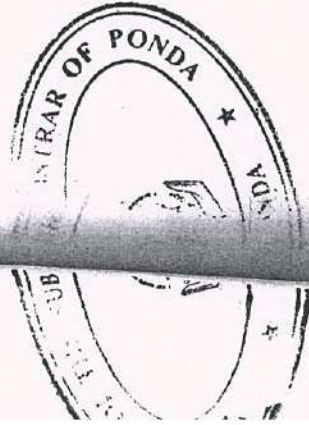
AND WHEREAS said Esvonta Xaba Porobo Saucar @ Yeshwant Xaba Porobo Sawkar expired on 18-11-1924 leaving behind his, his widow Essodabai and his only legal heir.

AND WHEREAS after the death of said Indirabai and Esvonta @ Yeshwant the said joint family (Sociedade familiar) was ratified by a Deed dated 22-6-1925, registered in the office of Notary Pegado at pages 34 of his book of Deeds.

AND WHEREAS said Essodabai Esvonta Porobo Sawkar by Deed of adoption dated 22-6-1925 adopted Narana Roghunath @ Narayan Rgahunath Porobo Sawkar, as her son and gave him the name as 'Naran Esvonta Porobo Saucar @ Narayan Yeshwant Porobo Sawkar and gifted to him all her properties by reserving the right of usufruto for herself.

AND WHEREAS said Roghunath Sawkar @ Raghunath Xaba Probo Sawkar expired on 1-5-1938 leaving behind him his sons namely Ramchandra @ Ramchndra and Vamona @ Vaman @ Waman.

AND WHEREAS said Waman Raghunath Porobo Sawkar by Deed of Gift dated 15-8-1941, gifted all his properties to Shri. Gopinath Narayan Porobo Sawkar with reservation of the usufruto to him by giving him the name as



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"GOPINATA @ GOPINATH WAMAN POROBO SAWKAR".

AND WHEREAS vide order dated 17-3-1944 passed by Hon'ble Tribunal De Relacao De Nova Goa, on the application filed by Narayan Porobo Sawkar, the said joint family (Sociedade familiar was dissolved).

AND WHEREAS said Narana Esvonta Porobo Saucar @ Narayan Yeshwant Porobo Sawkar, expired on 9-5-1950 leaving behind him his widow namely Laxmibai and his two sons Esvonta Narana Porobo Saucar @ Yeshwant Narayan Porobo Sawkar and Subaxa Narana Porobo Saucar @ Subhash Narayan Porobo Sawkar.

AND WHEREAS by a will dated 26-7-1975 recorded at pages 39 onwards in the Notarial book of wills no. 16 of the office of the ex officio notary at Ponda, widow of Narayan Yeshwant Porobo Sawkar, Smt. Laxmibai Porobo Sawkar, bequeathed out of her disposable share $\frac{1}{4}^{\text{th}}$ of half and $\frac{3}{4}^{\text{th}}$ of half of her share to said Subhash Sawkar and Gopinath Sawkar respectively and the remaining $\frac{1}{2}$ of her share in favour of said Yeshwant and Subhash in equal shares.



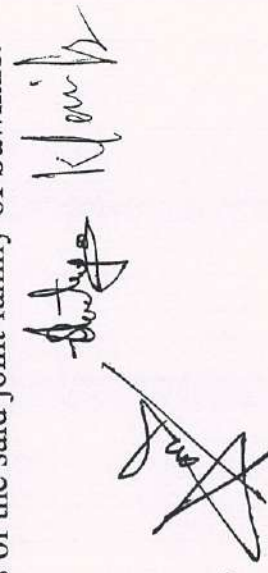
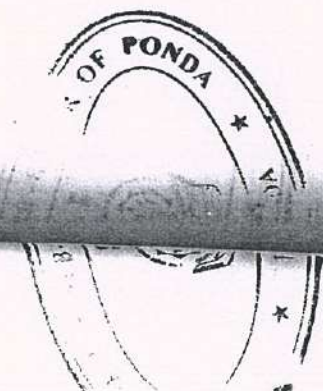
Subhash Sawkar
Yeshwant Sawkar

AND WHEREAS said Esvonta Narana Porobo Saucar @ Yeshwant Narayan Prabhu Sawkar, was married to Smt. Yeshodabai under the pre-nuptial contract dated 20-6-1974 which is drawn at pages 32 to 33 of Notarial office of Ponda Goa.

AND WHEREAS wife of Shri. Yeshwant Narayan Prabhu Sawkar @ Yeshwant Narayan Porobo Sawkar namely Yeshodabai Yeshwant Prabhu Sawkar expired without having any issue.

AND WHEREAS by virtue of said Deed of pre-nuptial contract dated 20-6-1974 executed by wife of Shri. Yeshwant Narayan Prabhu Sawkar @ Yeshwant Narayan Porobo Sawkar namely late Yeshodabai Yeshwant Prabhu Sawkar @ Puspamala Narayan Porobo Dessai, said Shri. Yeshwant Narayan Prabhu Sawkar @ Yeshwant Narayan Porobo Sawkar became the absolute owner in possession of his right/share in respect of said property.

AND WHEREAS after the dissolution of said joint family (Sociedade familiar) the inventory proceedings was instituted before the court of the Comarca at Panaji, for partition the assets of the said joint family of Sawkars.



AND WHEREAS in the said inventory proceedings, Smt. Essodabao Porobo Sawkar, widow of Yeshwant Xaba Porobo Sawkar, was appointed head of family (Cabeca de Casal).

AND WHEREAS in the said inventory proceedings said property and some other properties were separated and kept in common under the direct administration and control of the head of family said Smt. Essodabai Porobo Sawkar who had to comply with all the duties and liabilities incumbent on her and that after the death of said Esodabai, all the interested parties in the said inventory proceedings who might be alive, should choose among themselves the person to perform the duties that were performed by said Smt. Essodabai and in were performed by said Smt. Essodabai and in case they area not able to come to any consensus, the properties kept in common should be partitioned in the proportion of their hereditary rights.

AND WHEREAS said inventory proceedings came to be finally disposed of vide dated 219-1953.

AND WHEREAS Shri. Yeshwant N. P. Sawkar, Shri. Subhash N. P. Sawkar, Smt. Sukanti S. P. Sawkar, Shri. Gopinath W. P. Sawkar, Shri. Raghunath R. P. Sawkar, Smt. Sudha R. P. Sawkar, Shri. Harshad R. P. Sawkar, Smt. Rekha H. P. Sawkar, Smt. Sulbha S.P. Desai, Shri. Sandesh V. P.

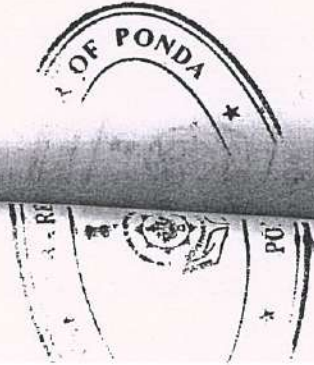
 *Sandesh V. P. Sawkar*

Desai, Smt. Leena P. P. Desai, Mast. Prasad @ Rajiv Prabhu Desai through his natural guardian Smt. Leena P. P. Desai, Smt. Vijaya S. P. Sawkar and Shri. Swapnil S. P. Sawkar are entitled to the said property through their ancestors namely Ramchandra Roghunath Porobo Sawkar, Vamona Roghunath Porobo Sawkar and Narayan Yeshwant Porobo Sawkar.

AND WHEREAS said Ramchandra @ Ramchandra Porobo Sawkar and his wife Smt. Subhadrabai were expired leaving behind their two sons namely Shri. Raghunath Ramchnadra Porobo Sawkar and Shri. Harshad @ Xaba Ramchandra Porbo Sawkar.

AND WHEREAS Smt. Sudha Raghunath Prabhu Sawkar is the wife of Shri. Raghunath Ramchandra Prabhu Sawkar @ Raghunath Ramchandra Porobo Sawkar and Smt. Rekha Harshad Prabhu Sawkar is the wife of Shri. Harshad Ramchandra Prabhu Sawkar @ Xaba Ramchandra Porobo Sawkar.

AND WHEREAS said Shri. Raghunath Ramchandra Prabhu Sawkar @ Raghunath Ramchandra Porobo Sawkar and Shri. Harshad Ramchandra Prabhu Sawkar @ Xaba Ramchandra Porobo Sawkar married to Smt. Sudha Raghunath Prabhu Sawkar and Smt. Rekha Harshad Prabhu Sawkar



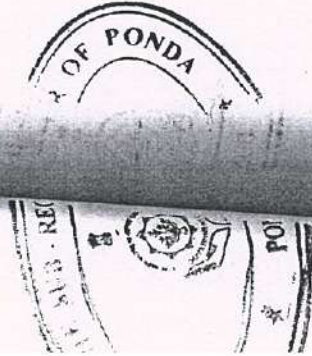
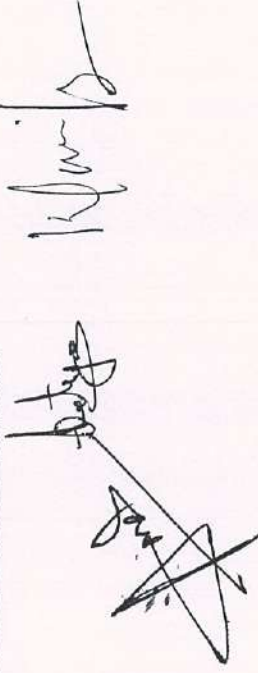
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without having any pre-nuptial contract and as such Smt. Sudha Raghunath Prabhu Sawkar and Smt. Rekha Harshad Prabhu Sawkar have right to the said property as per the prevailing law in the state of Goa of communion of assets.

AND WHEREAS said Shri. Raghunath Ramchandra Prabhu Sawkar @ Raghunath Ramchandra Porobo Sawkar, Smt. Sudha Raghunath Prabhu Sawkar, Shri. Harshad Ramchandra Prabhu Sawkar @ Xaba Ramchandra Porobo Sawkar and Smt. Rekha Harshad Prabhu Sawkar are the only legal heirs of said Ramchandra Raghunath Porobo Sawkar.

AND WHEREAS said Shri. Gopinath Waman Prabhu Sawkar, Smt. Sulabha Sandesh Prabhu Desai, Shri. Sandesh Vithal Prabhu Desai, Smt. Leena Prasanna Prabhu Desai, Mast. Prasad @ Rajiv Prabhu Desai through his mother natural guardian Smt. Leena Prasanna Prabhu Desai, Smt. Vijaya Satyajit Prabhu Sawkar and Shri. Swapnil Styajit Prabhu Sawkar are the only legal heirs of Vamona Raghunath Porobo Sawkar.

AND WHEREAS Shri. Yeshwant Narayan Prabhu Sawkar, Shri. Subhash Narayan Prabhu Sawkar and Smt. Sukanti Subhash Prabhu Sawkar are the only legal heirs of said Narayan Yeshwant Porobo Sawkar.

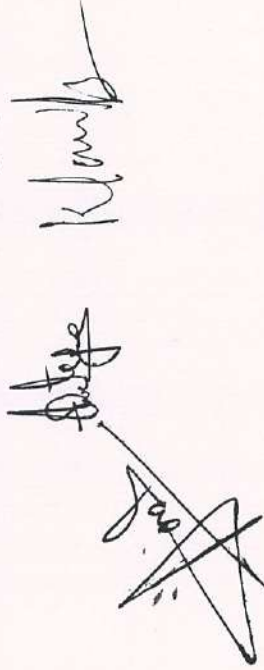


AND WHEREAS said Laxmibai Narayan Porobo Sawkar expired on 1-3-1992 as such the said will dated 26-7-1975 became operative and accordingly her rights in the said property and other properties were inherited by said Shri. Yeshwant Naraina Sawkar, Shri. Subhash Sawkar and Shri. Gopinath Sawkar in the share of 14/48, 17/48 and 17/48 respectively.

AND WHEREAS by virtue of said will dated 26-7-1975 said Shri. Yeshwant Naraina Sawkar, Shri. Subhash Sawkar and Shri. Gopinath Sawkar are also entitled to the said property.

AND WHEREAS Shri. Gopinath Waman Prabhu Sawkar was married to Smt. Sarita who died on 3-7-1987 and in the inventory proceedings instituted upon the death of said Sarita in the court of the civil Judge Senior Division at Ponda Goa being Inventory no. 22/1987/A, 1/6th share in the properties was allotted exclusively to said Gopinath Waman Porobo Sawkar.

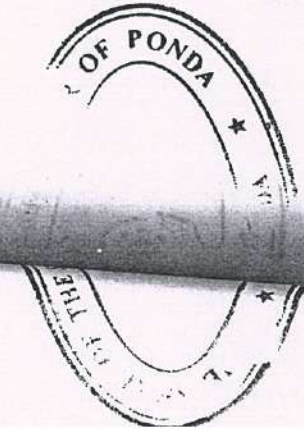
AND WHEREAS intems of Deed of sale dated 1-4-2010 duly registered in the office of sub-registrar of Ponda under reg. no. 761 at pages 36 to 101 Book no. I Vol. no. 1593 dated 28-4-2010 said owners Shri. Yeshwant Narayan Prabhu Sawkar and others have sold to M/s Avishkar Enterprises, a sole proprietorship concern represented by its proprietor Smt.





Ujwala Keshav Naik said property known as "BABU BHAT" also known as BABUCHEM BATTA also known as BABUCHEM BATA having an area 15,650 sq. mtrs and surveyed under survey no. 2/5 of village Borim of Ponda Taluka, Ponda Goa, more particularly described in SCHEDULE hereunder written and hereinafter referred to as the SAID PROPERTY.

AND WHEREAS an area admeasuring 15050 sq. mtrs is converted from agricultural into non agricultural which is forming part of the property surveyed under survey no. 2/5 of Borim village and sanad dated 25-1-2011 vide no. RB/CNV/PON/COLL/02/2010 is obtained from the office of Collector of North Goa and same is issued in the name said M/s Avishkar Enterprises.



AND WHEREAS vendors have sub-divided the said property into various smaller plots for the purpose of sale.

AND WHEREAS vendors have partitioned some of the plots and obtained separate survey numbers namely Plot of land having an area 989 sq. mtrs is surveyed under survey no. 2/5-AA of Borim village and Plot of land having an area 691 sq. mtrs is surveyed under survey no. 2/5-AB of Borim village.

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AND WHEREAS name of M/s Avishkar Enterprises is recorded in occupants column of form no. I & XIV of the property surveyed under survey no. 2/5-AA of Borim village.

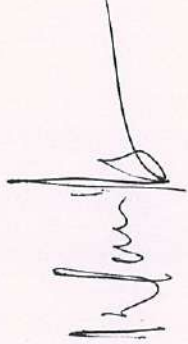
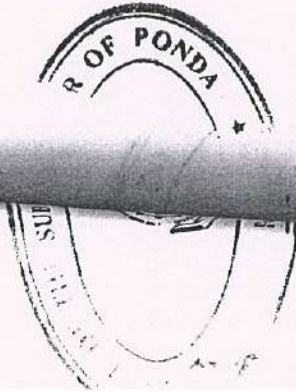
AND WHEREAS the said plot of land having an area 989 sq. mtrs is forming separate and independent plot more particularly described in SCHEDULE-II hereunder written and hereinafter referred to as the SAID PLOT.

AND WHEREAS the Purchaser has approached the Vendors with a request to sell to him said plot of land having an area 989 sq. mtrs to which request the Vendors have agreed.

AND WHEREAS the Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot of land having an area 989 sq. mtrs more particularly described in the SCHEDULE-II hereunder written and identified in the copy of the plan hereto annexed and marked in red colour boundary lines free from any encumbrances as a distinct and separate property for the total consideration of price of Rs. 45,00,000/- (rupees forty five lakhs only) which price presents its fair and actual market value.

NOW THEREFORE THIS INDENTURE WITNESSETH AS

UNDER:



1. That in pursuance to the said agreement and in consideration of the price of Rs. 45,00,000/- (rupees forty five lakhs only) paid the Purchaser to the Vendors as under:-

a) Rs. 35,00,000/- by RTGS dated 17-3-2017 from Federal Bank, Ponda branch to IDBI Bank, Ponda branch.

b) Rs. 10,00,000/- by RTGS dated 17-3-2017 from Dena Bank, Ponda branch to IDBI Bank, Ponda branch.

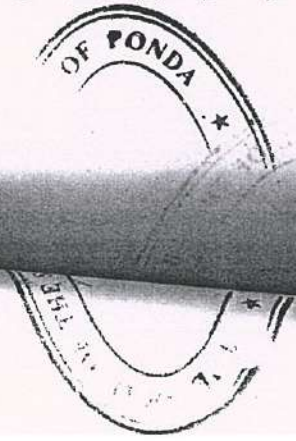
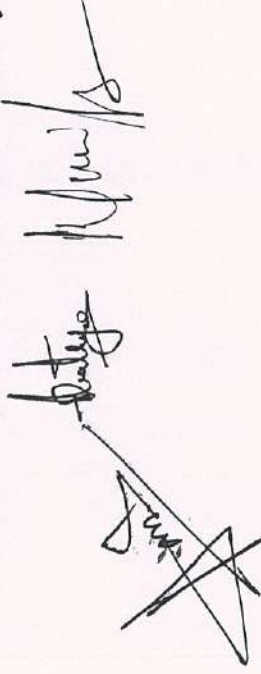
the receipt of which sum the Vendors do hereby jointly admit and acknowledge and acquit and discharge the Purchaser from the same and every part thereof the Vendors as the absolute owners of the said plot of land having an area 989 sq. mtrs do hereby grant, convey, transfer, sell, relinquish and assure unto the Purchaser ALL THAT plot of land having an area 989 sq. mtrs more particularly described in SCHEDULE 'II' written hereunder and more clearly shown in red lines on the plan attached hereto together with all the yards, compounds, sewers, fences, trees, passages, common gullies, water courses, lights, liberties, privileges, rights, easements as also the rights to the common ways and paths whatsoever to the said plot or any part thereof belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong there of and all estates, rights, title, interest, property, claim and demand, whatsoever at law and equity of them along with all the rights to the licenses, permissions, approvals, sanads, plans etc in any in connection with the said plot and every part thereof TO HAVE AND TO HOLD all the said plot and hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions,



licenses, approval, Sanad etc if any unto and to the use of the Purchaser, forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, fines and penalties and hereafter to become due and/or payable to the Government or local authority or any other public body ins respect thereof.

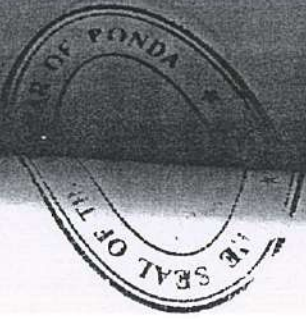
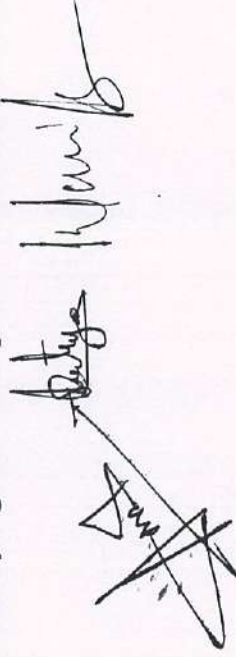
2. The Vendors do hereby covenant with the Purchaser that not withstanding any act, deed, matters or things whatsoever done by the Vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the Vendors now have in its good right and absolute powers to grant, transfer, convey and assure the said plot unto and to the Purchaser in the manner aforesaid and it shall be lawful to the Purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said plot and the rights to use the plans, approvals, licenses, etc hereby granted with the appurtenances and to receive the rents and profits for his/their own use and benefits without any lawful eviction, interruption, claim or demand whatsoever by the Vendors or from any person or persons lawfully or equitably claiming by, from, under or in trust for the Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharge, or otherwise by the Vendors sufficiently saved,

defended, kept harmless and indemnified of from and against all estate, charges and encumbrances whatsoever either already or to be hereafter hand made, executed, occasioned and suffered by the Vendors or by any other person or persons lawfully or equitably claiming by, from under or in trust for them and further that the Vendors and all person having or lawfully or equitably claiming any estate right, title, or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for them.

3. The Vendors shall and will from time to time and at all time hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonably acts, deeds, and things, matters and assurances in law whatsoever for better and more perfectly assuring the said plot along with the licenses, permissions, approvals, etc hereby granted to and unto the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

4. AND the Vendors do hereby covenant with the Purchaser that the Vendors have not done, committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or things whereby the Vendors are prevented from granting and conveying the said plot in the manner aforesaid



and whereby the same or any part thereof are, is, can or may be charged encumbered or prejudicially effected in estate, title or otherwise.

5. The Vendors further covenant with the Purchaser that the said plot hereby sold is free from tenants, mundcars, or any other person or persons having any right or obligation thereon and if for any defect in the title of the Vendors, the Purchaser is deprived of the said plot or any part thereof them the Vendors do hereby undertake to indemnify fully the Purchaser.

6. The Vendors further declare that their right to the said plot hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer the said plot in the name of the Purchaser in the mutation entry of survey records of Revenue village of Borim, Ponda Goa.

SCHEDULE 'I'

ALL THAT property known as "BABU BHAT" also known as BABUCHEM BATTa also known as BABUCHEM BATA situated at Deulwada, within the jurisdiction of village Panchayat of Borim, Taluka and sub-district of Ponda, District of then North Goa and now South Goa, State of Goa, which






entire property is registered in the land registration office of Ilhas, Panaji Goa, under registration no. 4758 of Book B-13 New and surveyed under survey no. 2/5 of village Borim of Ponda Taluka, Ponda Goa and is bounded as under:-

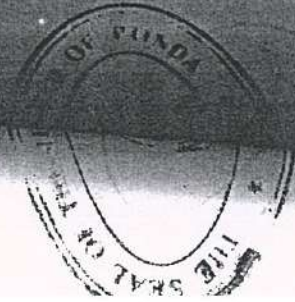
On or towards East	: by property surveyed under survey no. 2/3, 2/6 & 103/2 of village Borim.
On or towards West	: by property surveyed under survey no. 2/2 7 1/1 of village Borim.
On or towards North	: by property surveyed under survey no. 2/3 of village Borim.
On or towards South	: by property surveyed under survey no. 1/1, 1/1-A, 1/5 of village Borim and 8.00 mtrs wide access road.

SCHEDULE 'II'

(Description of plot of land having an area 989 sq. mtrs hereby sold)

ALL THAT plot of land/property having an area 989 sq. mtrs is forming separate and independent plot/property, which plot of land is forming part of the property known as "BABU BHAT" also known as BABUCHEM BATTIA also known as BABUCHEM BATA situated at Deulwada, within the jurisdiction of village Panchayat of Borim, Taluka and sub-





district of Ponda, District of then North Goa and now South Goa, State of Goa, which entire property is registered in the land registration office of Ilhas, Panaji Goa, under registration no. 4758 of Book B-13 New.

The said plot of land having an area 989 sq. mtrs is forming separate and independent property/plot surveyed under survey no. 2/5-AA of Borim village, more particularly shown on the plan annexed hereto with red colour boundary lines and is bounded as under:-

East	: by existing 6.00 mtrs wide road.
West	: by the property surveyed under survey no. 2/5 of Borim village.
North	: by the property bearing surveyed under survey no. 2/5-D and 2/5-S.
South	: by existing 6.00 mtrs road

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



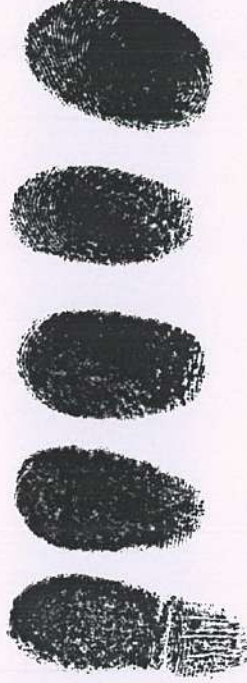
Ilhas *Wife*
Ilhas

- 21 -

SIGNED SEALED AND)
DELIVERED BY THE)
WITHIN NAMED THE VENDORS)
- M/S. AVISHKAR)
ENTERPRISES THROUGH ITS)
PROPRIETOR (a) SMT. UJWALA)
KESHAV NAIK @ UJWALA)
KESHAV NAIK.

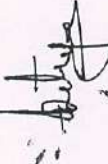


LEFT HAND FINGER PRINTS OF SMT. UJWALA
KESHAV NAIK @ UJWALA KESHAV NAIK

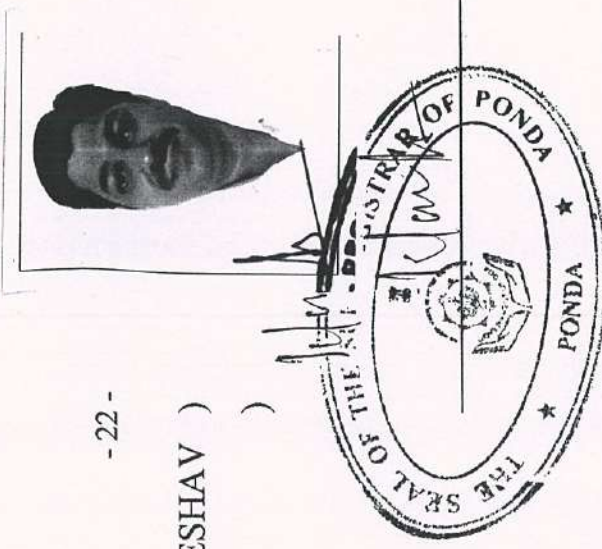


RIGHT HAND FINGER PRINTS OF SMT. UJWALA
KESHAV NAIK @ UJWALA KESHAV NAIK.

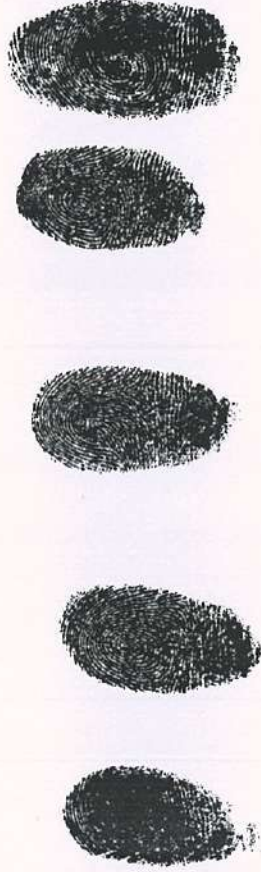


(b) SHRI. KESHAV)
BHARAT NAIK.)



LEFT HAND FINGER PRINTS OF SHRI. KESHAV
BHARAT NAIK.



RIGHT HAND FINGER PRINTS OF SHRI. KESHAV
BHARAT NAIK.



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[Handwritten signature]



SIGNED SEALED AND)
DELIVERED BY THE)
WITHINNAMED - THE)

PURCHASER - SHRI. SHASHI
PACHAN.



LEFT HAND FINGER PRINTS OF THE PURCHASER.



RIGHT HAND FINGER PRINTS OF THE PURCHASER.



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[Handwritten signature]



WITNESSES:

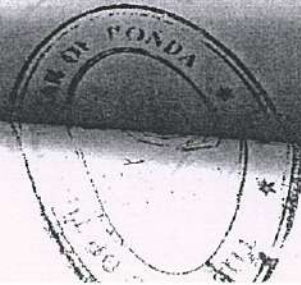
1. Rajenaben Coolalk deod

2. Bhag Raj T Chowdhary Dig

Signature

Signature

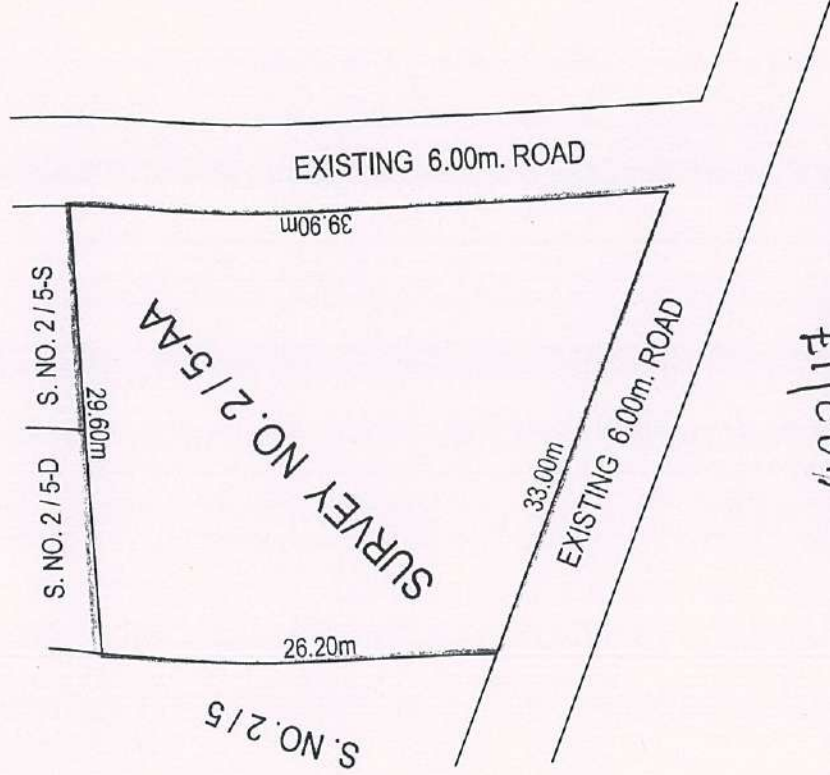
Signature



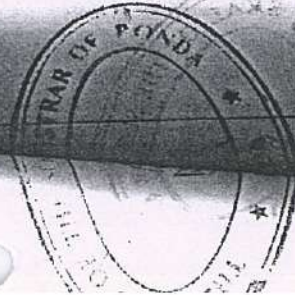
PLAN SHOWING SURVEY NO.2/5-AA AT BORIM VILLAGE
PONDA TALUKA.

SCALE 1:500

AREA OF SURVEY NO. 2/5-AA = 989.00 sqm.



Registered No. 492/17
at pages 72 to 98
Book No. 27/03/2017
date 27/03/2017
Registrar




VENDOR'S SIGN.


PURCHASER'S SIGN.

Executing Parties:-

1. M/S. AVISHKAR ENTERPRISES, a proprietorship concern, registered under Goa Daman and Diu shop and commercial establishment Rules 1975, having registered under registration number -LIP/S7E/PONDA/11/Y2K/747 dated 18-1-2008, and represented by its sole proprietor (a) SMT. UJWALA KESHAV NAIK @ UJWALA KESHAV NAIK, wife of Shri. Keshav Bharat Naik, aged about 38 years, married, business, and her husband (b) SHRI. KESHAV BHARAT NAIK, son of Shri. Bharat Naik, aged about 45 years, married, service, both Indian National and residing at H. No. 1/25, Talsai, Borim, Ponda Goa.

2. SHRI. SHASHI PACHAN, son of Shri. Pachan Shekar, aged about 53 years, contractor, proprietor of Devi Construction, Indian National and residing at H. no. 21, Sri Laxmi Niwas, Shantadurga Society, Near New Bus Stand, Ponda Goa.

executing parties

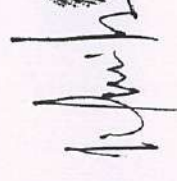
Nos. one &
two

admits execution of the so called
sale deed

> Mrs. Ujwala Keshav Naik



> Shri. Keshav B. Naik



> Shashi Pachan



Shri Gabriel D'costa, Advocate,
Major 9 age, married, Indian
National, Residing at Bandora
Ponda Goa.

and known to the Sub-Registrar
states that he never knows the
above executed and he knows him

Perse

Ponda dated 17/03/2017.

~~SUB-REGISTRAR~~
PONDA

Registered No. 492/17
at pages 72 to 98
Book No. I Volume No. 337
date 27/03/2017

~~Sub-Registrar~~

