



सत्यमेव जयते

14/30/2025

INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No.	: IN-GA00103939317180X
Certificate Issued Date	: 04-Sep-2025 02:10 PM
Account Reference	: NONACC (SV)/ ga20000304/ PONDA/ GA-NGA
Unique Doc. Reference	: SUBIN-GAGA2000030400199612673585X
Purchased by	: SHIVANI BUILDERS AND REAL ESTATE DEVELOPERS
Description of Document	: Article 22 Conveyance
Property Description	: PLOT NO. 12, AREA 980 SQ MTR, SY. NO. 131/1-I, VILLAGE PONDA TALUKA PONDA
Consideration Price (Rs.)	: 1,50,00,000 (One Crore Fifty Lakh only)
First Party	: MILAGRINA FERNANDES and OTHERS
Second Party	: SHIVANI BUILDERS AND REAL ESTATE DEVELOPERS
Stamp Duty Paid By	: SHIVANI BUILDERS AND REAL ESTATE DEVELOPERS
Stamp Duty Amount(Rs.)	: 7,50,000 (Seven Lakh Fifty Thousand only)



Please write or type below this line

0007530869



Nagesh Dinkar Pahl

[Signature]

DEED OF SALE

THIS DEED OF SALE is made and executed at Ponda , Goa,
on this 4th day of September in the year Two Thousand and
Twenty five (04.9.2025)

[Signature]

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BETWEEN

(1) MRS. MILAGRINA FERNANDES @ MILAGRINA PEREIRA,
daughter of Mr. Jose Pereira and wife of Late Pedro Santana
Fernandes , major aged 79 years , housewife , having PAN No.
and Aadhar Card No. , **(2) MS.**

ANITA JOYSENA FERNANDES , major aged 53 years , married ,
service , daughter of Late Pedro Santana Fernandes , having PAN
No. and Aadhar Card No. , and her

husband **(3) MR. CEDRIC JACINTO GOES** , major aged 54 years
, married , service , son of Mr. Norberto Joaquim Goes , having
PAN No. and Aadhar Card No. all

Indian Nationals , residing at Opp. Goa State Co-operative Bank
Ltd. Vasco-da-gama , Goa , 403 802 , both represented herein by
their mother/mother-in-law **MRS. MILAGRINA FERNANDES @**
MILAGRINA PEREIRA, major age 75 years, married, Housewife,
Daughter of Mr. Jose Pereira and Wife of Late Pedro Santana
Fernandes having PAN No. and Aadhar Card No.

Indian Nationals , residing at Flat no 181/1,
Milferns Apartment, silva nagar Ponda Goa, 403401 ,and
Sister/Sister-in-law **MS DOLRICH NELLY FERNANDES @**
DOLRICH NELLY MASCARENHAS, major age 49, Daughter of Late
Pedro Santana Fernandes, Married, Housewife, having PAN No.
and Aadhar Card No. Indian

National , Resident of H.no. 388, valquiser, VTC, Macazana,
Salcete, 403709, POA Holder vide Power of Attorney dated

M.Fernandes

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Shivani

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27.01.2024 executed before the Notary Shri Sandeep B. Dessai at Salcete under Registration No. 1057/24 dated 27.01.2024

(4) MR. ANTHONY MOVIN GASPAR FERNANDES @ ANTHONY MOVIN GASPAR FERNANDES, major aged 42 years , married , service , son of Late Roque John Basilio Fernandes , having PAN No. _____ and Aadhar Card No. _____ , represented by his wife and POA **MRS. SHAINY PAULOSE** vide Power of Attorney dated 15.6.2024 executed before the Notary Shri Sandeep B. Dessai at Salcete under Registration No. 6816/24 dated 15.6.2024 and his wife **(5) MRS. SHAINY PAULOSE** , major aged 38 years , married , service , daughter of Mr. Karekattu Paulose , having PAN No. _____ and Aadhar Card No. _____)

, both Indian Nationals , residing at Flat No. S-2 , Lucia Apartments , Joefil Nagar , Ponda , Goa , 403 401 hereinafter jointly referred to as the **"VENDORS"** (which expression shall, unless it becomes repugnant to the context or meaning thereof, mean and include their successors-in-interest, executors, administrators and assigns) **OF THE FIRST PART;**

AND

M/s SHIVANI BUILDERS AND REAL ESTATE DEVELOPERS , a partnership concern , duly registered under Partnership Act , having their Registered Office at Ground Floor, Prayag Residency, Orgao Marcela Road, Marcela, Ponda, Goa, having PAN No. _____ , represented in this Deed by their Partners

(i) MR. NAGESH DINKAR PATIL , son of Mr. Dinkar K. Patil ,

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major aged 31 years , married , businessman , having PAN No.
and Aadhaar No. , resident of 322/3

, Ganapatiwada , Near Graceland , Khandola , Marcela , Goa **(ii)**

MS . POOJA DINKAR PATIL , daughter of Mr. Dinkar K. Patil ,
major aged 33 years , married , business , having **PAN No.**

and **Aadhar No.** , Indian

National, resident of Flat No. B-2 , Ground Floor , Joaciana
Apartments , Santa Cruz , Ponda , Goa , **(iii) MS. SAGAR**

DINKAR PATIL , major aged 22 years , daughter of Shri Dinkar K.

PATIL , spinster , business , having **PAN No.** and

Aadhar No. , Indian National , resident of

322/3 , Ganapatiwada , Near Graceland , Khandola , Marcela , Goa

, and **(iv) MRS. SHUBHA HANUMANT DESSAI** , major aged 63
years , daughter of Shri U. V. S. Khandeparkar , married, having

PAN No. , and **Aadhar No.** ,

Indian National , resident of AF-28 , Kamat Arcade , St Inez ,
Panaji , Goa , hereinafter referred to as the **"PURCHASERS"**

(which expression shall unless it be repugnant to the context or
meaning thereof mean and include his heirs, executors,
administrators and assigns) of the **SECOND PART.**

AND WHEREAS the **SAID PLOT** was originally owned and
possessed by Mrs. Conceissao Joseph Soares de Mello e Silva.

AND WHEREAS on the demise of Mrs. Conceissao Joseph Soares de
Mello e Silva , the SAID PROPERTY was allotted unto her heirs and
successors by Agreements dated 7.2.1976 and 24.2.1976 , after

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the SAID PROPERTY was sub-divided into Plots amongst the family members .

AND WHEREAS Mrs. Maria Hortencia S. D'Silva @ Maria da Silva Telles and her husband Claudio Cesar da Silva Tells were allotted the sub-divided Plot Nos. 3 and 12 vide the Agreements aforesaid .

AND WHEREAS Mr. Claudio Cesar da Silva Telles expired on 5.5.1972 and his wife Mrs. Maria Hortencia S. D'Silva @ Maria da Silva Telles expired on 21.7.1982 , pursuant to which , Inventory Proceedings No. 18/2003/A were instituted in the Court of the Civil Judge Senior Division at Ponda .

AND WHEREAS vide Judgement dated 14.8.2003 made in the said Inventory Proceedings the Sub-divided Plot No. 12 admeasuring 980 square metres which was described under Item No. (ii) was allotted in auction to Mr. Francis Telles .

AND WHEREAS vide Deed of Sale dated 23.9.2009 registered in the Office of the Sub-Registrar of Ponda at Ponda under No. 407 at Pages 48 to 75 in Book No. I Volume No. 1565 on 25.2.2010 Mr. Francis Telles along with his wife Mrs. Dominga J. D'Souza , sold to Mr. Pedro Santana Fernandes and Mr. Movin Anthony Gaspar Fernandes the Plot No. 12 admeasuring an area of 980 square metres , situated at Ward Silva nagar , Ponda , the same being a portion of the property recorded in the record of Rights under Survey No. 131/1 and 131/2 of the Village of Ponda , this Plot No.

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12 being hereinafter referred to as the **SAID PLOT** and described more particularly in the Schedule II hereunder written .

AND WHEREAS vide Deed of Rectification dated 16.1.2015 registered in the Office of the Sub-Registrar of Ponda at Ponda under No. 412/15 at Pages 289 to 347 in Book No. I Volume No. 2753 on 11.3.2015 Mr. Francis Telles along with his wife Mrs. Dominga J. D'Souza Telles , on one hand and Ms. Anita Joysena Fernandes , daughter of Late Pedro Santana Fernandes and Mr. Movin Anthony Gaspar Fernandes on the other hand rectified the Deed of Sale dated 23.9.2009 aforementioned to hold that the SAID PLOT No. 12 formed part only of Survey No. 131/1 and not of Survey No. 131/2 of the Village of Ponda .



AND WHEREAS Mr. Pedro Santana Fernandes and his wife Mrs. Milagrina Pereira however had executed a Deed of Consent dated 7.1.2013 recorded at Pages 14v to 16 of Deed Book No. 408 in the Notarial Office at Ponda and had then executed separate Wills also dated 7.1.2013 , in terms whereof Mr. Pedro Santana Fernandes had bequeathed his share in the **SAID PLOT** unto his daughter Miss Anita Joysena Fernandes , this Will recorded at Pages 85 to 87 of the Notarial Book of Wills No. 46 .

AND WHEREAS Mr. Pedro Santana Fernandes expired on 13.9.2013 . and vide Deed of Succession dated 23.9.2014 recorded

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at Pages 79 to 81 of the Notarial Book No. 2 of Deeds before the Notary Ex-officio Dharbandora , Miss Anita Joysena Fernandes was declared as the legatee and testamentary heir of the deceased Mr. Pedro Santana Fernandes and his wife Mrs. Milagrina Pereira .

AND WHEREAS in view of the above , the **VENDORS** have represented unto the **PURCHASERS** that the **VENDORS** have the exclusive rights to the **SAID PLOT** and are entitled to deal with the **SAID PLOT** in the manner deemed fit and proper .

AND WHEREAS the **VENDORS** have also represented unto the **PURCHASERS** that the **SAID PLOT** has been partitioned by the Dy. District Collector & S.D.O. Ponda in Case No. PON/LRC/PART/19/2017/1680 vide Order dated 8.3.2019 and is now recorded in the Record of Rights under Survey No. 131/1-I of the Village of Ponda admeasuring 980 square metres and that no person other than the **VENDORS** has any right , share or interest in the **SAID PLOT** .

AND WHEREAS the **VENDORS** have already got approved the plans for the carrying of the construction thereon , the plan for construction approved by the S.G.P.D.A. under No. SGPDA/P/3362/75/25-26 dated 19.6.2025 , and the **PURCHASERS** shall be entitled to take advantage of the said approved plan for the carrying of the construction .

AND WHEREAS the **VENDOR No. (3)** is the husband of the **VENDOR NO. (2)** and the **VENDOR No. (5)** the wife of the **VENDOR No. (4)** and hence a party to this document.

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AND WHEREAS the **VENDORS** have specifically represented unto the **PURCHASERS** as under :

- a) That the title of the **VENDORS** to the **SAID PLOT** is clear, marketable and free from any encumbrances whatsoever..
- b) That the **VENDORS** are in exclusive use, occupation and possession of the **SAID PLOT** and have not parted with the possession of the **SAID PLOT** to any other person.
- c) Neither the **VENDORS** nor any person/s claiming by, through or under them have created any adverse rights and/or entered into any Agreement for Sale or entered into any MOU or otherwise created any adverse rights in respect of the right , title and interest of the **VENDORS** in the **SAID PLOT** or any part thereof or executed any Power of Attorney authorizing sale of their right , title , interest and share in the **SAID PLOT** or taken any deposit in the form of earnest money deposit or otherwise whereby the **VENDORS** are prevented from entering into these presents with the **PURCHASERS** .
- d) That the **SAID PLOT** along the western side has an access road 6.00 metres wide and along the Eastern side another road access of 6.00 metres width .
- e) That the **SAID PLOT** is zoned as Settlement/Commercial with Permissible F.A.R. for construction being 150 % for 920

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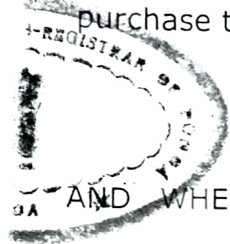
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square metres and 100 % for 60 square metres as per the Outline Development Plan 2031.

f) That the plan for constriction has been approved by the SGPDA under No SGPDA/P/3362/75/25-26 dated 19.6.2025.

g) That there are no impediments for the **PURCHASERS** to purchase the **SAID PLOT** from the **VENDORS**.

 AND WHEREAS the **PURCHASERS** on the basis of the representations of the **VENDORS** have agreed to purchase the **SAID PLOT** at or for a total consideration of Rs. 1,50,00,000/- (Rupees One crore fifty lakhs only)

NOW THIS DEED WITNESSETH AS FOLLOWS :

1. In consideration of the total price of Rs. 1,50,00,000/- (Rupees One crore fifty lakhs only) payable by the PURCHASER to the VENDORS , in kind as set out in the Schedule III , the receipt and payment of which sum the VENDORS and each one of them do hereby admit and acknowledge and do hereby discharge the PURCHASER of the same in full and the VENDORS do hereby grant , convey and transfer by way of sale unto the PURCHASER the SAID PLOT being the Plot No. 12 admeasuring an area of 980 square metres , situated at Ward Silva nagar , Ponda , the same

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being a portion of the property recorded in the record of Rights under Survey No. 131/1 of the Village of Ponda , forming a portion of the SAID PROPERTY , the SAID PLOT being more particularly described in the SCHEDULE II hereunder mentioned together with all the rights , title , interests , easements , appurtenances , rights to the road , gutters , open spaces and common amenities and all that is appurtenant thereto TO HAVE , HOLD , OWN AND ENJOY the same for the use and benefit of the PURCHASERS , forever , as the absolute owners thereof , subject to the payment of all taxes , assessments and fees hereafter to become payable to the Government or any Local Authority or Body in respect thereof.

2. The VENDORS have today handed over the peaceful , unconditional , legal , physical and vacant possession of the SAID PLOT comprising of the area of 980 square metres , to the PURCHASER to be held by the PURCHASER in perpetuity forever and to enjoy the profits thereof without any harm or hindrance from the VENDORS and/or any person claiming through or under the VENDORS.

3. The VENDORS declare that they have no claim or interest of whatsoever nature over the SAID PLOT upon signing the present Deed of Sale and the PURCHASER shall be the exclusive owner thereof.

M. Fernandes

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4. The VENDORS do hereby covenant with the PURCHASER as follows:
- a. That the VENDORS have a clear , good and marketable title to sell the SAID PLOT thereon more particularly described in the SCHEDULE II hereunder mentioned .
 - b. That the VENDORS have paid up-to-date all dues and that there are no arrears of any nature that can be recovered under the provisions of LRC or any other law/s in force against the SAID PLOT
 - c. That the SAID PLOT thereon is not mortgaged to any person , body , Bank or financial institution and the VENDORS have not entered into any Agreement , Understanding , Deed of Sale , document or any instrument in respect to the SAID PLOT with any other person or entity and the same is free from encumbrances or charges whatsoever .
 - d. The VENDORS do hereby indemnify and keep indemnified the PURCHASER against any loss , claim or demand from any person/s in respect of the SAID PLOT , that may be suffered by the PURCHASER in the event of defect in the title of the VENDORS and further undertake to clear all such defects , if existing , over the SAID PLOT at their own cost without disturbing the title and possession of the PURCHASER .
 - e. The above consideration is all inclusive and the VENDORS will not raise any claim against the PURCHASER for any other dues or payments.

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5. The VENDORS shall and will from time to time and at all times 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 reasonable acts , deeds and things , matters and assurances in law whatsoever for better and more perfectly assuring the SAID PLOT , hereby granted to and unto the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.
6. The VENDORS have not done , committed or knowingly or willingly suffered or been a party or privy to any act , deed or thing whereby the VENDORS are prevented from granting and conveying the SAID PLOT , in the manner aforesaid and whereby the same or any part thereof is , can or may be charged , encumbered or prejudicially affected in estate , title or otherwise .
7. The VENDORS do hereby grant explicit consent and 'No Objection' to the PURCHASER for (a) Carrying of the Mutation of the SAID PLOT in favour of the PURCHASER .
8. The VENDORS do not belong to Schedule Caste or Schedule Tribe as per Notification bearing No. RD/LND/LRC/318/77 dated 24.8.1978 issued by the Government of Goa .
9. The consideration to be delivered unto the **VENDORS** is by way of constructed area and hence no TDS is deducted .

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10. The market value of the SAID PLOT admeasuring 980 square metres on As is Where is Basis is sold at Rs. 1,50,00,000/- (Rupees One crore fifty lakhs Only) . Stamp duty of Rs. 7,50,000/- (Rupees Seven Lakhs fifty thousand only) affixed to this Deed is borne by the PURCHASER .



SCHEDULE I ABOVE REFERRED TO
DESCRIPTION OF THE SAID PROPERTY

ALL that within the Municipal limits of the City of Ponda , in the Taluka and Sub-Registration District of Ponda , District of North Goa in the State of Goa , there exists a property known as BORODO TILVASSAY @ BHARAD SILVA SAL SAIAL or FAKRU BHAT BHARAD SILVA SAL , described in the Land Registration Office of Ilhas under No. 8601 of Book B-23 New . enrolled in the Taluka Revenue Office under Matriz No. 118 and 131 , recorded in the Record of rights under Survey No. 131/1 and 131/2 of the Village of Ponda , admeasuring an area of 21,793 square metres , the same being bounded on or towards the

EAST : By the property of Rogunath Porobo Simoro ;

WEST : By the property of Zoirama Xete Verencar and of the heirs of Francisco Tolentino Silva ;

NORTH : By the Pond and the property of Fabrica of the Church ;

SOUTH : By a Stone Fence .

M. Fernandez

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SCHEDULE II ABOVE REFERRED TO
DESCRIPTION OF THE SAID PLOT

ALL THAT sub-divided Plot denoted as **Plot No. 12** admeasuring an area of 980 square metres forming a portion of the property described more particularly in the Schedule No. I hereinabove written , this Plot recorded in the Record of Rights under Survey No. 131/1-I of the Village of Ponda , in the Taluka and Sub-District of Ponda, located at Silva Nagar , Ponda , Goa , bounded on or towards the

 **EAST** : Partly by the property bearing Survey No. 132/1 and partly by the 6.00 metre wide internal road ending with cul de sac ;

WEST : By an access road ;

NORTH : By the Plot No. 11 ;

SOUTH : By the remaining part of the property bearing Survey No. 131/1 and Plot No. 8 .

M. Fernandes

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Gilberto Pais

Gravito Simplicio

SCHEDULE III ABOVE REFERRED TO
CONSIDERATION IN KIND

ALL THAT (1) One double bedroom flat admeasuring 117.55 square metres Super Built up area being Flat 204 on Second Floor

allotted to Vendor No. 1 with Parking P-2

(2) One double bed room flat admeasuring 123.68 square metres

Super Built up area being Flat 301 on Third Floor allotted to Vendor

No. 2 & 3 with Parking P-11

(3) ~~One double~~ bed room flat admeasuring 123.68 square metres

Super Built up area being Flat 201 on Second Floor allotted to

Vendor No. 4 & 5 with Parking P-12

(4) One triple bedroom flat admeasuring 117.55 square metres

Super Built up area being Flat 304 on Third Floor allotted to Vendor

No. 4 & 5 with Parking P-3

(5) One double bedroom flat admeasuring 124.32 square metres

super Built up area each being Flat 203 on Second Floor allotted

jointly to the Vendor No's 1 , 2 , 3 , 4 and 5 with Parking P-13 , and

one extra Parking common for all P-14,

ALL in the Project to be constructed on the SAID PLOT

described more particularly in the Schedule II hereinabove written ,

along with the right , share and interest in the SAID PLOT ,

corresponding to the Built up area of the SAID FLATS .

M. F. Z. N. M. C. L.

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G. A. M. M. L.

P. A. M. L.

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S. M. K. M. L.

SIGNED AND DELIVERED BY)
THE WITHIN NAMED VENDORS)

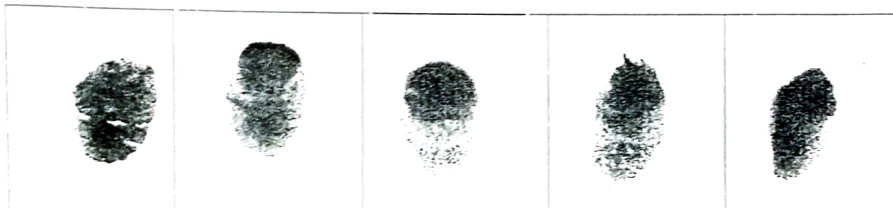
MRS. MILAGRINA FERNANDES @)
MILAGRINA PEREIRA)

For Self and as Attorney for)
MS. ANITA JOYSENA FERNANDES)
MR. CEDRIC JACINTO GOES)

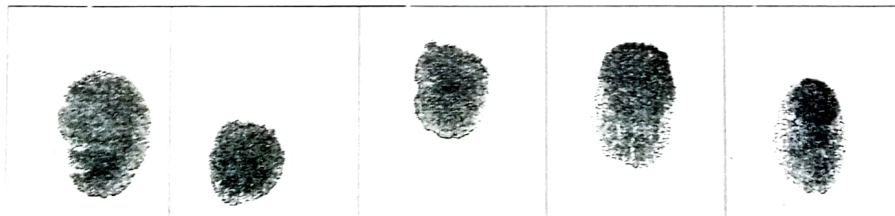


Sign M.Fernandes

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RIGHT HAND THUMB/FINGER IMPRESSIONS



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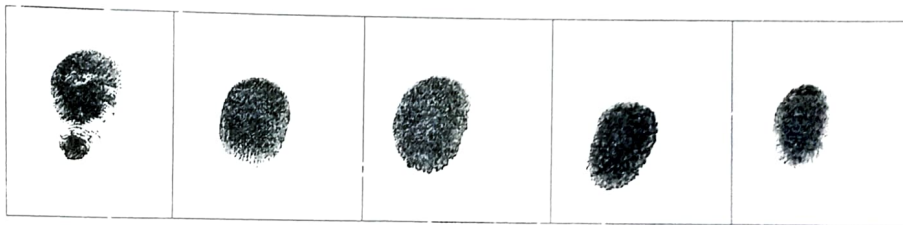
Shivani S. Sankaran

SIGNED AND DELIVERED BY
 THE WITHINNAMED VENDORS
 MS DOLRICH NELLY FERNANDES
 @ DOLRICH NELLY MASCARENHAS
 as Attorney for
 MS. ANITA JOYSENA FERNANDES)
 MR. CEDRIC JACINTO GOES)

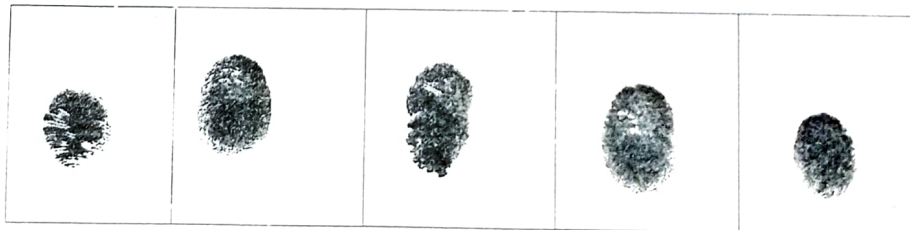


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SIGNED AND DELIVERED BY
THE WITHIN NAMED VENDORS

MRS. SHAINY PAULOSE

self and as Attorney for
MR. ANTHONY MOVIN GASPAR

FERNANDES @ ANTHONY MOVIN

GASPAR FERNANDES

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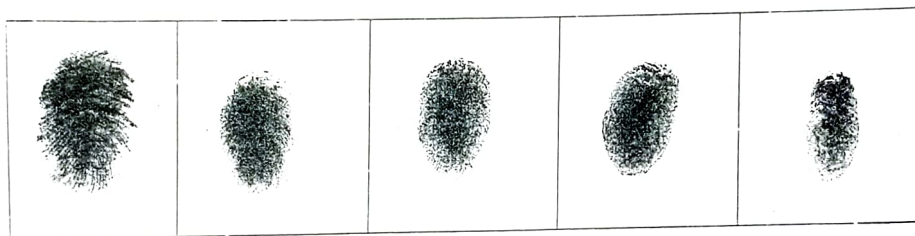
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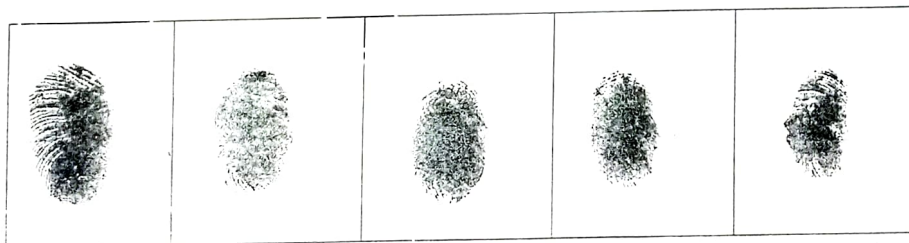
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M. Fernandes

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SIGNED AND DELIVERED BY THE
 WITHIN NAMED PURCHASERS
 M/S SHIVANI BUILDERS
 AND REAL ESTATE DEVELOPERS
 THROUGH THEIR PARTNERS
 MR. NAGESH DINKAR PATIL



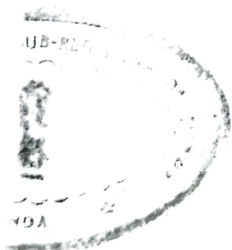
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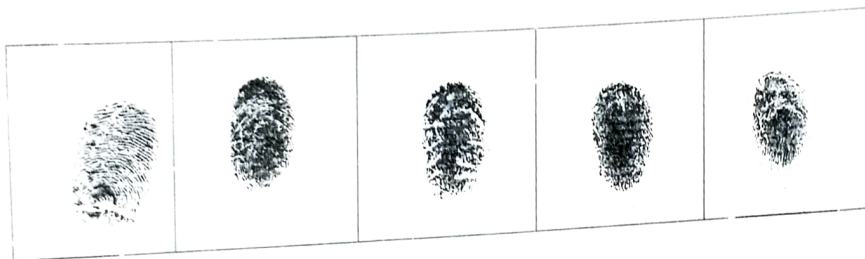
SIGNED AND DELIVERED BY THE
 WITHIN NAMED PURCHASERS
 M/S SHIVANI BUILDERS
 AND REAL ESTATE DEVELOPERS
 THROUGH THEIR PARTNERS
 MS. POOJA DINKAR PATIL



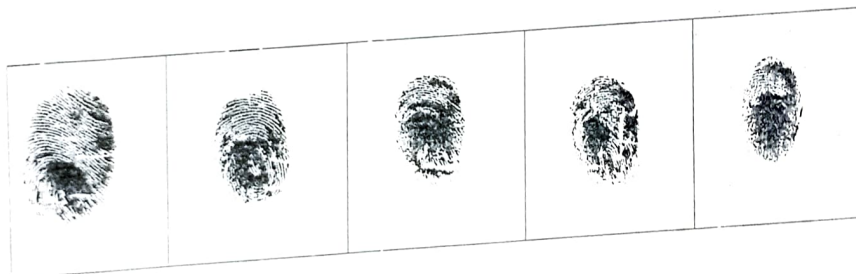
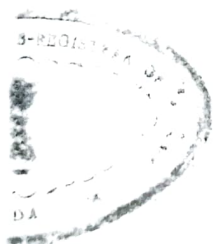
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M. Fernandez

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Shivani Patil
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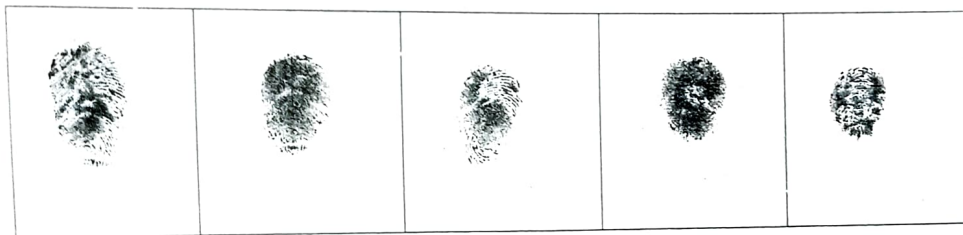
SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASERS
M/S SHIVANI BUILDERS
AND REAL ESTATE DEVELOPERS
THROUGH THEIR PARTNERS
MS. SAGAR DINKAR PATIL

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M. Fernandez

(Signature)

Shivani Patil
Shivani Patil

SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASERS
M/S SHIVANI BUILDERS
AND REAL ESTATE DEVELOPERS
THROUGH THEIR PARTNERS
MRS. SHUBHA HANUMANT DESSAI)

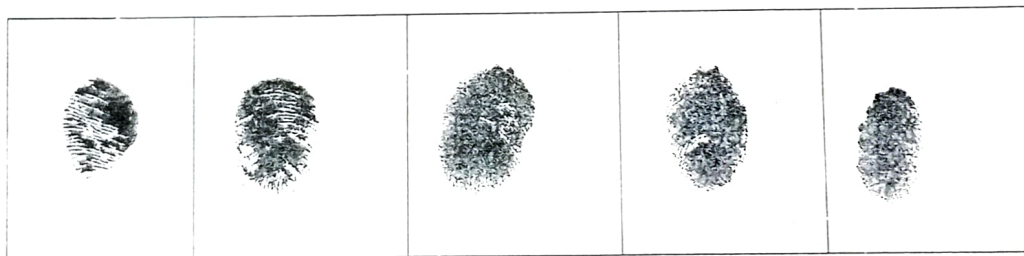


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RIGHT HAND THUMB/FINGER IMPRESSIONS



M. Fernandes

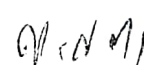
DMS

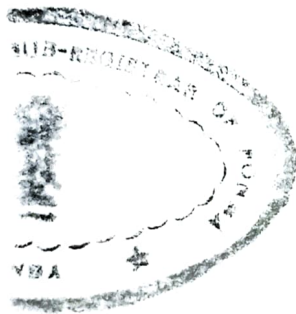
Shivani
Shubha Hanumant Dessai

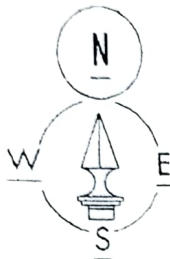
IN WITNESS WHEREOF the parties hereto have on this day set their hands in the presence of the undersigned witnesses .

In the presence of :

1. Dhanraj A. Naik 

2. Mohammad N. Mulla 





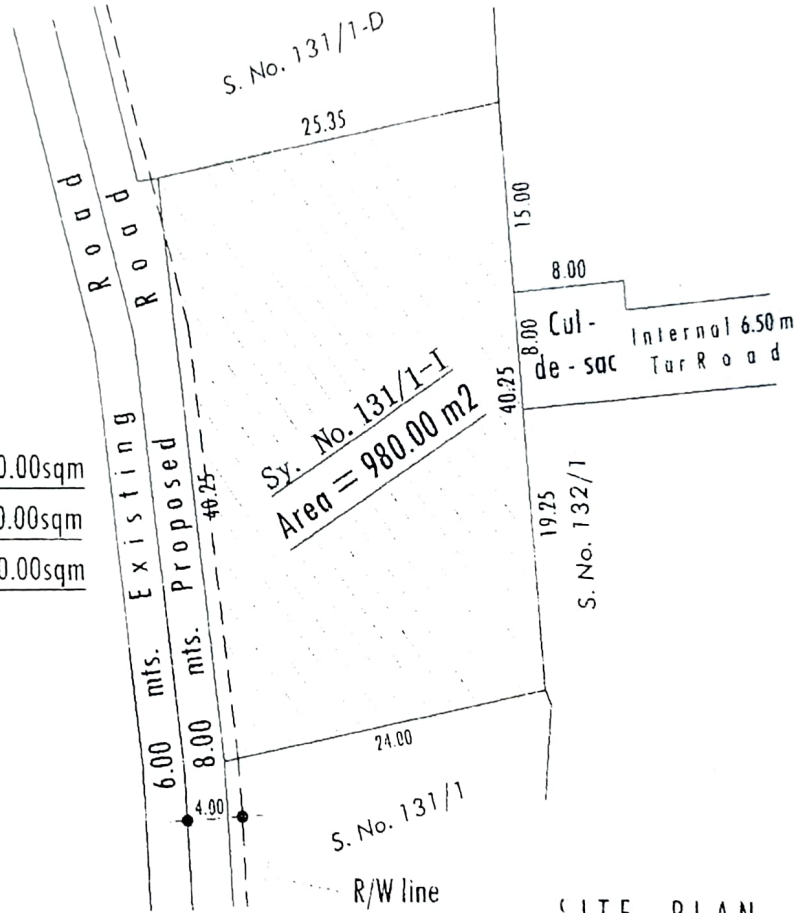
1:500

Area Statement

Total area of the property: 980.00sqm

Less area for R/W: 40.00sqm

Net Effective Area: 940.00sqm



SITE PLAN

Govt. Patil

Shivani. Shankar

15/04/25

Shivani

11/11/2025

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 05-Sep-2025 11:17:54 am

Document Serial Number :- 2025-PON-1430

Presented at 11:02:58 am on 05-Sep-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	750000
2	Registration Fee	450000
3	Mutation Fees	1500
4	Processing Fee	1740
Total		1203240

Stamp Duty Required : 750000/-

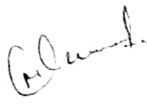
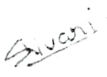
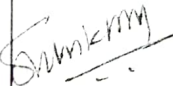
Stamp Duty Paid : 750000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MR NAGESH DINKAR PATIL PARTNER OF SHIVANI BUILDERS AND REAL ESTATE DEVELOPERS ,Father Name:MR DINKAR K PATIL, Age: 31, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - GROUND FLOOR, PRAYAG RESIDENCY, ORGAO MARCELA ROAD, MARCELA, PONDA, GOA, Address2 - PANAJI, PAN No.:			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	MILAGRINA FERNANDES ALIAS MILAGRINA PEREIRA , Father Name:JOSE PEREIRA, Age: 75, Marital Status: Married ,Gender:Female,Occupation: Housewife, OPP STATE CO-OPERATIVE BANK LTD., VASCO-DA-GAMA, GOA, PAN No.:			
2	MILAGRINA FERNANDES ALIAS MILAGRINA PEREIRA , Father Name:JOSE PEREIRA, Age: 75, Marital Status: ,Gender:Female,Occupation: Housewife, OPP. STATE CO-OPERATIVE BANK LTD., VASCO-DA-GAMA, GOA - 403802, PAN No.: , as Power Of Attorney Holder for ANITA JOYSENA FERNANDES			
3	MILAGRINA FERNANDES ALIAS MILAGRINA PEREIRA , Father Name:JOSE PEREIRA, Age: 75, Marital Status: ,Gender:Female,Occupation: Housewife, OPP. STATE CO-OPERATIVE BANK LTD., VASCO-DA-GAMA, GOA - 403802, PAN No.: , as Power Of Attorney Holder for CEDRIC JACINTO GOES			
4	SHAINY PAULOSE , Father Name:MR KAREKATTU PAULOSE, Age: 37, Marital Status: ,Gender:Female,Occupation: Service, 52, LUCIA APARTMENTS, JOEFIL NAGAR, PONDA, GOA - 403401, PAN No.: , as Power Of Attorney Holder for MOVIN ANTHONY GASPAR FERNANDES ALIAS ANTHONY MOVIN GASPER FERNANDES			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	SHAINY PAULOSE , Father Name:MR KAREKATTU PAULOSE, Age: 37, Marital Status: Married ,Gender:Female,Occupation: Service, 52, LUCIA APARTMENTS, JOEFIL NAGAR, PPONDA, GOA, PAN No.:			
6	DOLRICH NELLY FERNANDES ALIAS DOLRICH NELLY MASCARENHAS , Father Name:LATE PEDRO SANTANA FERNANDES, Age: 49, Marital Status: ,Gender:Female,Occupation: Housewife, H. NO. 388, VALQUISER, VTC, MACAZANA, SALCETE - 403709, PAN No.: , as Power Of Attorney Holder for ANITA JOYSENA FERNANDES			
7	DOLRICH NELLY FERNANDES ALIAS DOLRICH NELLY MASCARENHAS , Father Name:LATE PEDRO SANTANA FERNANDES, Age: 49, Marital Status: ,Gender:Female,Occupation: Housewife, H. NO. 388, VALQUISER, VTC, MACAZANA, SALCETE - 403709, PAN No.: , as Power Of Attorney Holder for CEDRIC JACINTO GOES			
8	MR NAGESH DINKAR PATIL PARTNER OF SHIVANI BUILDERS AND REAL ESTATE DEVELOPERS , Father Name:MR DINKAR K PATIL, Age: 31, Marital Status: Married ,Gender:Male,Occupation: Business, GROUND FLOOR, PRAYAG RESIDENCY, ORGAO MARCELA ROAD, MARCELA, PONDA, GOAPANAJI, PAN No.:			
9	POOJA DINKAR PATIL , Father Name:MR DINKAR K PATIL, Age: 33, Marital Status: ,Gender:Female,Occupation: Business, FLAT NO. B-2, GROUND FLOOR, JOACIANA APARTMENTS, SANTA CRUZ, SANTA CRUZ, PONDA, GOA - 403107, PAN No.:			
10	SAGAR DINKAR PATIL , Father Name:MR DINKAR K PATIL, Age: 22, Marital Status: ,Gender:Female,Occupation: Business, 322-3, GANAPATIWADA, NEAR GRACELAND, KHANDOLA, MARCELA, GOA - 403107, PAN No.:			
11	SHUBHA HANUMANT DESSAI , Father Name:U V S KHANDEPARKAR, Age: 63, Marital Status: ,Gender:Female,Occupation: Business, AF-28, KAMAT ARCADE, ST. INEZ, PANAJI, GOA, PAN No.:			

Witness:

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

r.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: DHANANJAY ANAND NAIK, Age: 34, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403404, H NO. 274 KHAJANWADA VELING MARDOL , H NO. 274 KHAJANWADA VELING MARDOL , Velinga, Ponda, SouthGoa, Goa			
2	Name: MAHMADALI N MULLA, Age: 41, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403401, 12/3 NAGZAR CURTI GOA, 12/3 NAGZAR CURTI GOA, Curti, Ponda, SouthGoa, Goa			

Sub Registrar

Document Serial Number :- 2025-PON-1430

Document Serial No:-2025-PON-1430

Book :- 1 Document

Registration Number :- **PON-1-1388-2025**

Date : 05-Sep-2025

V. Jaiswal
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)

REGISTRAR
PONDA

