



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

MRS. SUNITA U. NAIK

Licence No. AC-STP-VEN/2000/333

dt. 12-08-2000

₹9,90,100

e-Stamp

Certificate No. : IN-GA00295531220301Y
Certificate Issued Date : 23-Apr-2026 02:55 PM
Account Reference : NONACC (SV)/ ga20007504/ PANAJI GOA/ GA-NGA
Unique Doc. Reference : SUBIN-GAGA2000750400519658862444Y
Purchased by : MR SUJITH KUMAR
Description of Document : Article 22 Conveyance
Property Description : BLDG. NO. 1, SALEABLE AREA 495 SQ MTS WITH UNDIVIDED PLOT AREA 305 SQ MTS SY. NO. 103/2-A-1, ELLA GOA
Consideration Price (Rs.) : 1,98,00,090
 (One Crore Ninety Eight Lakh And Ninety only)
First Party : RAJDEEP BUILDERS
Second Party : MR SUJITH KUMAR
Stamp Duty Paid By : MR SUJITH KUMAR
Stamp Duty Amount(Rs.) : 9,90,100 ✓
 (Nine Lakh Ninety Thousand One Hundred only)



Please write or type below this line

88 00. 1077

GG 0007541864

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.cholestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

This Deed of Transfer is made at Panaji Goa on this 23rd day of the month of April of the year Two Thousand and Twenty-Six. (23/04/2026).

BETWEEN

RAJDEEP BUILDERS, a registered Proprietorship Firm having its Office at 708, 709 & 710, 7th Floor, "Gera Imperium Star", Near Central Library, Patto, Panaji-Goa, 403001, represented by its Sole Proprietor **Mr. Rajesh Tarkar**, age 52 years of age, Son of Late Ulo Tarkar, Business, Indian National, holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED], resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula-Goa 403004, represented herein by his duly executed Power of Attorney holder **Mrs. Deepa Rajesh Tarkar**, vide Power of Attorney dated 19.02.2018, executed before the Notary and Advocate Babuso R. Sawant, Panaji Goa at Registration No. 135/2018; hereinafter referred to as the **"TRANSFEROR"** (which expression shall unless repugnant to the context or meaning thereof shall include its heirs, successors, executors, administrators, nominees, legal representatives and assigns) **OF THE**



AND

MR. SUJITH KUMAR, son of Mr. Raghava, 42 years of age, Married, Business, Indian National, holder of PAN Card No. [REDACTED] Holder of Aadhaar Card No. [REDACTED], Mobile No. [REDACTED], resident of H.No.198/15, AF3 Apartment, 103 Aster, Corlim Garden, Corlim Opp. Deccan Corlim, North Goa Goa 403110; hereinafter referred to as **"TRANSFeree"** (which expression shall unless it be repugnant to the context or meaning thereof includes all his successors, transferees and legal heirs, assigns, legal representatives) **OF THE SECOND PART.**

AND

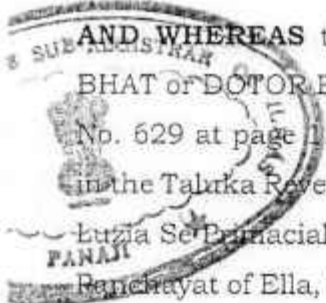
MRS. DEEPA RAJESH TARKAR, 49 years of age, daughter of late Vishnu Tanaji Shetkar, Wife of Mr. Rajesh Tarkar, Married, Housewife, Indian National, Holder of PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED], Residing at Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Tiswadi, Goa 403004; Hereinafter referred to as the **"CONFIRMING PARTY No.1"**, (which expression shall unless it be repugnant to the context or meaning thereof include all her legal heirs, successors, legal representatives and assigns) **OF THE THIRD PART.**

AND

1. **MR. SUJITH KUMAR**, son of Mr. Raghava, 42 years of age, Married, Business, holder of PAN Card No. [REDACTED] Holder of Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] and his wife;

2. **MRS. NEELAM S KUMAR**, daughter of Mr. Radhishyam Shivpujan Rai, wife of Mr. Sujith Kumar, 41 years of age, Married, Business, holder of PAN Card No. [REDACTED], Holder of Aadhaar Card No. [REDACTED], Mobile No. [REDACTED], both Indian Nationals and residents of H.No.198/15, AF3 Apartment, 103 Aster, Corlim Garden, Corlim Opp. Deccan Corlim, North Goa Goa 403110; hereinafter referred to as **"CONFIRMING PARTY No.2"** (which expression shall unless it be repugnant to the context or meaning thereof includes all their successors, transferees and legal heirs, assigns, legal representatives) **OF THE FOURTH PART.**

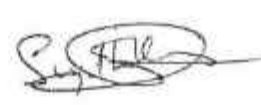
Power of Attorney holder, **MR. NITESH NAMDEV MURGAONKAR**, 32 years of age, Son of Mr. Namdev Murgaonkar, Married, Service, Indian National, Holding PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED], Resident of House No. 103, Aradi Bandh, Near Nanu Bar, Santa Cruz, Tiswadi, North-Goa, 403005 vide Power of Attorney dated 06/12/2023, executed before Sub Registrar of Ilhas Goa, at Book POA Register Document bearing Registration No. PNJ-POA Register-89-2023, dated 06/12/2023.

 **AND WHEREAS** there exists a property known as "DOTORACHEM BATTA alias BHAT or DOTOR BHAT" described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matriz in the Taluka Revenue Office, Tiswadi, under No. 196, situated in the parish of Santa Luzia Se Parcial of the Village of Ella, Tisawdi Taluka, within limits of the Village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa, hereinafter referred to as the **SAID LARGER PROPERTY** and more particularly described in the **SCHEDUEL-I** mentioned herein below.

AND WHEREAS previously the Said Larger Property belonged to his Excellency Fr. Sebastiao Jose Lucio Abranches.

AND WHEREAS vide Deed of Sale and Discharge dated 11/04/1935, recorded at folio 16v in the Office of the then Notary substitute of Comarca of Ilhas, in Book No.299 at page 83V, Excellency Fr. Sebastiao Jose Lucio Abranches sold the Said Larger Property to Shri. Voicunta Bhandari.

AND WHEREAS vide Deed of Sale and Discharge dated 11/04/1935, Shri. Voicunta Bhandari and his wife Smt. Lacximibai Voicunta Bandare alias Laximi Bhandari became the absolute owners of the Said Larger Property and accordingly name of

the said Voicunta Bhandari is inscribed in the Land Registration Records under Inscription No. 9494 on 12.04.1935.

AND WHEREAS as per Deed of Release and Succession dated 18.01.1996, executed in the Judicial Office of Ilhas and in the Office of the Notary Ex-Officio, Ilhas Panaji, Goa, recorded at page 13 to 17 at book 654, dated 02.02.1935, Shri. Voicunta Bhandari expired on 30.12.1955 and Smt. Laximi Bhandari alias Laximibai expired on 05.11.1955, leaving behind their two Sons namely **1.** Shri. Vinaiaca alias Vinayak Voicunt Bhandare married to **1(b).** Smt. Premavati V Bhandare **2.** Shri. Anant Voicunt Bhandare married to **2(a).** Smt. Shantabai Anant Bhandare.

AND WHEREAS Shri. Vinayak Voicunt Bhandare expired on 02.10.1966 and his wife Smt. Premavati Voicunt Bhandare expired on 04.07.1995 leaving behind the following sole and universal heirs: **1.** Shri. Datta Vinayak Bhandare married to **1(a).** Smt. Laxmibai alias Shantabai Datta Bhandare **2.** Shri. Shashikant Vinayak Bhandare married to **2(a).** Smt. Seema Shashikant Bhandare **3.** Shri. Damodar Vinayak Bhandare married to **3(a).** Smt. Nandini Damodar Bhandare **4.** Shri. Satixa alias Satish Vinayak Bhandare married to **4(a).** Smt. Shoba Satish Bandari **5.** Smt. Laximibai Vinayak Bandari married to **5(a).** Shri. Chittarama Shambu Kenkre **6.** Smt. Nirmala Vinayak Bandari married to **6(a)** Shri. Atmaram Putu Sinai Karapurkar **7.** Smt. Saranginibai Vinayak Bandari married to **7(a).** Shri. Venkatesh Vithal Prabhu Parricar **8.** Smt. Sumati Vinayak Bandari married to **8(a).** Shri. Amarnath Krishna Keni **9.** Shri. Sahadeo Vinaica Bandari married to **9(a).** Smt. Lata Ajit (Sahadey) Bhandare.

AND WHEREAS Shri. Atmaram Putu Sinai Karapurkar expired on 16.06.1987 leaving behind his widow Smt. Nirmala Vinayak Bandari and their following legal heirs: **1.** Shri. Pritesh Atmarama Sinai Karapurkar married to **1(a).** Smt. Gautami Pritesh Sinai Karapurkar **2.** Shri. Nitin Atmarama Sinai Karapurkar married to **2(a).** Smt. Nutan Nitin Sinai Karapurkar, **3.** Smt. Jaia Carapurkar married to **3(a).** Shri. Jaganath Sakharam Kerkar **4.** Smt. Teja Sinai Carapurkar married to **4(a).** Shri. Devidas Anand Prabhu.

AND WHEREAS Smt. Shantabai Anant Bhandare expired on 13.01.1994, leaving behind her husband and moiety holder, Shri. Anant Voicunt Bhandare and following legal heirs and successors namely: **1.** Shri. Voikunth Anant Bhandari, married to **1(a).** Smt. Ashalata Bhandari. **2.** Shri. Mahesh Anant Bhandari married to **2(a).** Smt. Aruna Mahesh Bhandari. **3.** Shri. Subhash Anant Bhandari married to **3(a).** Smt. Sandhya Subhash Bhandari. **4.** Shri. Shayamsunder Anant Bhandari married to **4(a).** Smt. Seema S Bhandari & **5.** Smt. Sulabha Anant Bhandari married to **5(a).** Shri. Kamlakant Damodar Prabhu.



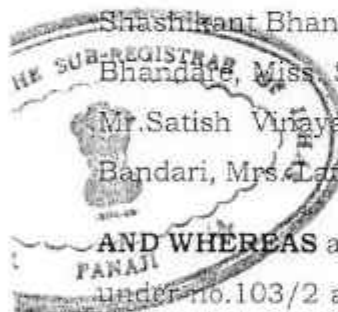
AND WHEREAS Smt. Voikunth Anant Bhandari expired on 18.03.1967 leaving behind his widow and moiety holder Smt. Ashalata Voicunta Bhandari leaving behind following legal heirs **1.** Smt.Sushma Voikunth Bhardari married to **1(a).** Shri. Prasad Shetye **2.** Smt. Sujata Voikunth Bhandari married to **2(a).** Shri Radhakrishna Kamat Bambolkar,

AND WHEREAS vide Deed of Release and Succession dated 18/1/1996, executed in the office Ex-Officio Notary, Ilhas Panaji-Goa, recorded at page 13 to 17 dated 02.02.1996, Smt. Laximibai Vinayak Bandari married to Shri. Chittarama Shambu Kenkre, Smt. Nirmala Vinayak Bandari, widow of Shri. Atmaram Putu Sinai Karapurkar, Smt. Saranginibai Vinayak Bandari married to Shri. Venkatesh Vithal Prabhu Parricar, Smt. Sumati Vinayak Bandari married to Shri. Amarnath Krishna Keni, Shri. Pritesh Atmarama Karapurkar married to Smt.Gautami Sinai Karapurkar, Shri. Nitin Atmarama Sinai Karapurkar married to Smt. Nutan Nitin Sinai Karapurkar, Smt. Jaia Carapurkar married to Shri. Jaganath Sakharam Kerkar, Smt.Teja Sinai Carapurkar married to Shri. Devidas Anand Prabhu, Smt. Sulabha Anant Bhandari and her husband Kamlakant Damodar Prabhu relinquished their rights in the favour of other Co-heirs in respect of the Said Larger Property.

AND WHEREAS in view of the Deed of Release and Succession dated 18.01.1996, executed in the office Ex-Officio Notary, Ilhas Panaji, Goa, recorded at page 13 to 17 dated 02.02.1996, executed upon the death of Smt. Laxmibai Voicunta Bandare alias Laximi Bhandari, Shri. Vinainca alias Vinayak Voicunt Bhandare, Smt. Premavati V. Bhandare, Shri.Atmaram Putu Sinai Karapurkar, Smt. Shantabai Anant Bhandare and Shri.Voikunth Anant Bhandari, and in view of the relinquishment of rights being done by legal heirs mentioned in the said Deed of Release and Succession dated 18.01.1996, the legal heirs, namely, **1.**Shri. Datta Vinayak Bhandare married to **2.** Smt. Laxmibai alias Shantabai Datta Bhandare **3.** Shri. Shashikant Vinayak Bhandare married to **4.** Smt. Seema Shashikant Bhandare **5.**Shri. Damodar Vinayak Bhandare married to **6.** Smt. Nandini Damodar Bhandare **7.** Shri. Satixa alias Satish Vinayak Bhandare married to **8.** Smt. Shoba Satish Bandari **9.** Shri. Sahadeo Vinaica Bandari married to **10.**Smt. Lata Ajit (Sahadev) Bhandare, **11.** Smt.Ashalata Bhandari **12.** Smt.Sushma Voikunth Bhardari married to **13.** Shri. Prasad Shetye **14.** Smt. Sujata Voikunth Bhandari married to **15.** Shri Radhakrishna Kamat Bambolkar,**16.** Shri.Anant Voicunt Bhandare **17.** Shri.Mahesh Anant Bhandari married to **18.**Smt.Aruna Mahesh Bhandari. **19.** Shri. Subhash Anant Bhandari married to **20.**Smt. Sandhya Subhash Bhandari. **21.** Shri.Shayamsunder Anant Bhandari married to **22.**Smt.Seema S Bhandari, were confirmed as the Co-owners of the Said Larger Property.

AND WHEREAS Shri. Datta Vinayak Bhandare, Smt. Laxmibai Datta Bhandare, Shri. Shashikant Vinayak Bhandare, Smt. Seema Shashikant Bhandare, Shri. Damodar Vinayak Bhandare, Miss. Sarvesha Damodar Bhandare, Miss. Sameeta Damodar Bhandare, Miss. Santoshi Damodar Bhandare, Mr.Satish Vinayak Bhandare, Mrs.Shoba Satish Bandari, Mr.Sahadev Vinaica Bandari, Mrs. Lata Ajit (Sahadev) Bhandare, as plaintiffs, filed a suit before the Court of the Civil Judge Senior Division at Panaji registered as Special Civil Suit No. 9/97/B, against Shri. Anant Voicunt Bhandare, Shri.Mahesh Anant Bhandari, Smt.Aruna Mahesh Bhandari, Mr.Vaikunt Subhash Bhandare, Miss. Samita Subhash Bhandare, Miss. Amita Subhash Bhandare, Mrs.Sandhya Subhash Bhandare, Shri.Shayamsunder Anant Bhandare, Smt. Seema S. Bhandari, Smt.Ashalata Voikunth Bhandare, Smt. Sushma Prasad Shetye, Shri. Prasad Shetye, Smt.Sujata Radhakrishna Bambolkar, Shri.Radhakrishna Bambolkar, Smt. Aruna Kamlakant Prabhu, Mr.Kamlakant Damodar Prabhu, to declare that the Plaintiffs are absolute owners of the Property surveyed under No. 100/0 and 103/1, forming part of the Said Larger Property.

AND WHEREAS the said suit was amicably settled between parties therein and disposed off vide Consent Decree dated 31.03.1998. As per the Consent Decree, property surveyed under No.100/0 and 103/1 of the Said Larger Property was allotted on ownership basis unto the Plaintiffs i.e Shri. Datta Vinayak Bhandare, Smt. Laxmibai Datta Bhandare, Shri. Shashikant Vinayak Bhandare, Smt. Seema Shashikant Bhandare, Shri. Damodar Vinayak Bhandare, Miss. Sarvesha Damodar Bhandare, Miss. Sameeta Damodar Bhandare, Miss. Santoshi Damodar Bhandare, Mr.Satish Vinayak Bhandare, Mrs.Shoba Satish Bandari, Mr.Sahadeo Vinaica Bandari, Mrs. Lata Ajit (Sahadev) Bhandare.



AND WHEREAS as per the Consent Decree dated 31.03.1998, the property surveyed under no.103/2 and 104/1 of the Said Larger Property was allotted on ownership basis unto the Defendants i.e Shri. Anant Voicunt Bhandare, Shri.Mahesh Anant Bhandari, Smt.Aruna Mahesh Bhandari, Mr.Subhash Anant Bhandare, Mr.Vaikunt Subhash Bhandare, Miss. Samita Subhash Bhandare, Miss. Amita Subhash Bhandare, Mrs.Sandhya Subhash Bhandare, Shri.Shayamsunder Anant Bhandare, Smt. Seema S. Bhandari, Smt.Ashalata Voikunth Bhandare, Smt. Sushma Voikunth Bhandari, Shri. Prasad Shetye, Smt.Sujata Voikunth Bhandari, Shri.Radhakrishna Kamat Bambolkar, Mrs.Aruna Kamlakant Prabhu and Mr.Kamlakant Damodar Prabhu.

AND WHEREAS upon death of Smt. Shantabai Anant Bhandare who expired on 13.01.1994 and upon death of Shri. Anant Voicunt Bhandare who expired on 02.03.1999, an Inventory Proceeding No.58/99/A was instituted in the Court of Civil Judge Senior Division at Panaji and by Order dated 06.11.1999, the property listed

[Signature]

[Signature]

[Signature]

at Item No. 1, admeasuring 14,350 sq. meters, surveyed under no. 103/2 of Ella Village being a part of the Said larger Property was allotted to the following legal heirs namely: **1.** Mr. Mahesh Anant Bhandari and his wife Smt. Aruna Mahesh Bhandari; **2.** Mrs. Sandhya Subhash Bhandari widow of late Subhash Anant Bhandari, **2(a).** Mast. Voikunth S. Bhandari **2(b).** Miss. Samita S. Bhandari, **2(c).** Miss. Amita S. Bhandari. **3.** Mr. Shayamsunder Anant Bhandari and his wife Mrs. Seema Shyamsunder Bhandare. **4.** Mrs. Sulabha alias Aruna Kamlakant Prabhu and her husband Mr. Kamlakant Damodar Prabhu **5.** Smt. Ashalata Voikunth Bhandari widow of late Voikunth Anant Bhandari **5(a).** Mrs. Sushma Voikunth Bhandari alias Sushma Prasad Shetye married to Mr. Prasad Shetye. **5(b).** Mrs. Sujata Voikunth Bhandari married to Radhakrishna Kamat Bambolkar.

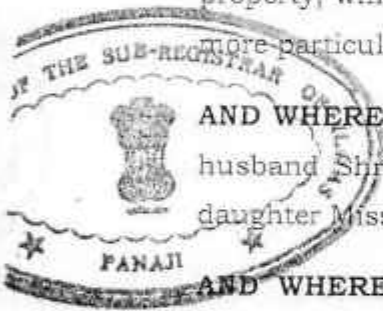
AND WHEREAS out of the property admeasuring an area of 14,350 Sq. mts., surveyed under no. 103/2, of Ella Village, an area admeasuring 1201 sq. mts. was acquired by Konkan Railways Corporation Ltd.

AND WHEREAS thereafter a Partition proceeding was initiated before Deputy Collector, & Sub Divisional Officer, Panaji Goa bearing Case No. LND/PART/135/2004 by Shri Mahesh Bhandari and others against said Konkan Railways Corporation Ltd., wherein the property was reduced to 13,149 Sq. mts. and also a separate independent Survey Number 103/2-A was allotted to the property, which property is hereinafter referred to as the **SAID PROPERTY** and is more particularly described in **SCHEDULE II** mentioned herein below.

AND WHEREAS Mrs. Sushma Voikunth Bhandari expired on 05.04.2002 and her husband Shri. Prasad Shetye, expired on 07.04.2002 leaving behind their only daughter Miss. Navami Prasad Shetye.

AND WHEREAS Smt. Ashalata Voikunth Bhandari (widow of Voikunth Anant Bhandari) expired on 15.01.2021, leaving behind only daughter and a grand daughter: **a)** Mrs. Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar married to Mr. Radhakrishna Kamat Bambolkar **b)** Miss. Navami Prasad Shetye, respectively.

AND WHEREAS upon the death of Mrs. Sushma Voikunth Bhandari, Shri. Prasad Shetye and Smt. Ashalata Voikunth Bhandari by a Deed of Succession and Qualification of heirs, drawn on 05.03.2021 in the office of Civil Registrar Cum Sub Registrar recorded at Folio 164 to 169 of Deed Book No. 747 dated 22.04.2021, Miss. Navami Prasad Shetye, Mrs. Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar married to Mr. Radhakrishna Kamat Bambolkar were confirmed as sole and universal Heirs of late Sushma Voikunth Bhandari, late Prasad Shetye and late Ashalata Voikunth Bhandari.



[Signature]

[Signature]

[Signature]

AND WHEREAS vide Deed of Family Partition dated 12.07.2021, duly registered before the Civil Registrar cum Sub- Registrar, Tiswadi, under registration no. PNJ-1-1547-2021 of Book 1, dated 19.07.2021, executed between Shri. Mahesh Anant Bhandari and his wife Smt. Aruna Mahesh Bhandari as First Party, Shri. Shayamsunder Anant Bhandari and his wife Smt. Suma Shayamsunder Bhandari as Second Party, Ms. Sandhya Subhash Bhandari, Smt. Vaikunth Subhash Bhandari, Smt. Samita S. Bhandari and her husband Shri. Sidhesh Suresh Sinai Dukle, Smt. Asmita S. Bhandari and her husband Shri. Amit Satchit Shenavi Kunde as Third Party, Smt. Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar and her husband Shri. Radhakrishna Kamat Bambolkar and Miss. Navami Prasad Shetye as Fourth Party, the Said Property was divided into 13 Plots.

AND WHEREAS out of the thirteen plots, Shri. Mahesh Anant Bhandari and his wife Smt. Aruna Mahesh Bhandari was allotted Plot No. 8, admeasuring an area 678 Sq. mts., along with proportionate share in the Access corresponding to the Said Plot, which plot is a part of the Said Property.

AND WHEREAS Smt. Sujata Voikunth Bhandari alias Sujata Radhakrishna Kamat Bambolkar and her husband Shri. Radhakrishna Kamat Bambolkar and Miss. Navami Prasad Shetye were allotted Plot No. 3, admeasuring an area 737 Sq. mts., along with the part of the existing structure and proportionate share in the Access corresponding to the Said Plot and Plot No. 9 admeasuring an area of 718 Sq. mts., which plots formed part of the Said Property.

AND WHEREAS vide Deed of Sale dated 11.08.2021, duly registered before Sub-Registrar of Ilhas under Registration No. PNJ-1-1723-2021, Book-I Document, dated 13/08/2021, Smt. Sujata Radhakrishna Kamat Bambolkar and her husband Shri. Radhakrishna Kamat Bambolkar, Miss. Navami Prasad Shetye sold the Plot No. 9, admeasuring 718 sq. mtrs., to Shri. Kamlesh Yeshwant Karekar and Shri. Narcinva Phabhaker Mahambre.

AND WHEREAS in the view of above Deed of Sale dated 11.08.2021, Shri. Kamlesh Yeshwant Karekar and his wife Smt. Varsha Kamlesh Karekar and Shri. Narcinva Phabhaker Mahambre and his wife Smt. Pooja Narcinva Mahambre became the absolute owners of the said Plot No. 9.

AND WHEREAS Office of the Town Planner, Town & Country Department, Panaji-Goa issued No Objection certificate dated 30.03.2022, under Ref. No. TIS/824/49(6)/ELLA/TCP-2022/534, for the registration of Sale Deed (Resale) in respect of property bearing Survey No. 103/2-A, Plot No. 9, admeasuring an area 718.00 sq.mts., of village Ella, Taluka Tiswadi.

AND WHEREAS vide Deed of Sale dated 18.04.2022, duly registered before Sub-Registrar of Ilhas under Registration No. PNJ-1-1041-2022, Book-I Document, dated 21.04.2022, Shri. Kamlesh Yeshwant Karekar, Smt. Varsha Kamlesh Karekar, Shri. Narcinva Phabhaker Mahambre and Smt. Pooja Narcinva Mahambre sold the Said Plot No.9 to Carinosa India Pvt. Ltd.

AND WHEREAS Office of the Town Planner, Town & Country Department, Panaji-Goa issued No Objection certificate dated 30.03.2022 under Ref. No. TIS/825/49(6)/ELLA/TCP-2022/535 for Registration of Sale Deed in respect of property bearing survey no. 103/2-A, Plot No. 3, admeasuring an area 737.00 sq.mts., of village Ella, Taluka Tiswadi Goa.

AND WHEREAS vide Deed of Sale dated 18.04.2022, duly registered before Sub-Registrar of Ilhas under Registration No. PNJ-1-1040-2022, Book-I Document, dated 21.04.2022, Smt. Sujata Radhakrishna Kamat Bambolkar and her husband Shri. Radhakrishna Kamat Bambolkar and Miss. Navami Prasad Shetye sold the said Plot No. 3, admeasuring 737 sq. mts., together with part of the existing structure and proportionate share in the Access corresponding to the Said Plot, to Carinosa India Pvt. Ltd.

AND WHEREAS Office of the Town Planner, Town & Country Department, Panaji-Goa issued No Objection certificate dated 03.09.2021 under Ref. No. TIS/673/49(6)/Ella /TCP-2021/530 for the registration of Sale Deed (Resale) in respect of property bearing Survey No. 103/2-A, Plot No. 8, admeasuring an area 678.00sq.mts. of village Ella Taluka Tiswadi.

AND WHEREAS vide Deed of Sale dated 26.04.2022, duly registered before Sub-Registrar of Ilhas under Registration No. PNJ-1-1120-2022, Book-I Document, dated 28.04.2022 Shri. Mahesh Anant Bhandari and his wife Smt. Aruna Mahesh Bhandari sold the Said Plot No. 8, admeasuring 678 sq. mtrs. together with proportionate share in the Access corresponding to the Said Plot, to Carinosa India Pvt. Ltd.

AND WHEREAS in view of the aforesaid Sale Deeds, Carinosa India Pvt. Ltd., became the absolute owners in possession of the Said Plot No.3, 8 and 9 of the Said Property, totally admeasuring **2133 sq. mtrs.**

AND WHEREAS vide Order dated 11.09.2023, issued by Inspector of Survey and Land Records, Tiswadi-Goa, Carinosa India Pvt. Ltd., partitioned the Said Plot No.3, admeasuring 737 sq.mts., Plot No. 8, admeasuring 678 sq. mts. and Plot No.9, admeasuring an area 718.00sq.mts., the three plots totally admeasured an area of **2133 sq. mtrs.** of Survey No. 103/2-A of Ella Village and is accordingly allotted a

newly partitioned Survey No. 103/2/A-1, which is hereinafter referred to as the **SAID PLOT** and is more particularly described in **SCHEDULE III** mentioned herein below.

AND WHEREAS vide Deed of Sale dated 29.11.2023, Carinosa India Pvt. Ltd. sold part of the Said Plot, admeasuring 500sq.mts. (Part of Plot No.9) in favour of Mr. Sujith Kumar and his wife Mrs. Neelam S. Kumar, which deed of sale is executed before the Sub Registrar of Ilhas Goa, at Book 1, Document Registration No.PNJ-1-3277-2023, dated 06.12.2023.

AND WHEREAS subsequently Mr. Sujith Kumar and his wife Mrs. Neelam S. Kumar carried out partition of the part of the Said Plot, admeasuring 500sq.mts. and accordingly, the said area of 500sq. mts. was allotted a separate Survey No. 103, sub division 2-A-1-A and their name was mutated under No. 422886.

AND WHEREAS the TRANSFEROR and the TRANSFEREE herein approached Carinosa India Pvt. Ltd. and expressed their intention to purchase the balance area of the SAID PLOT, admeasuring **1633 sq. mts.** (Plot No.3, admeasuring 737 sq.mts., Plot No.8, admeasuring 678 sq. mts. and part of the Plot No.9, admeasuring 218 sq. mts., as per Deed of Family Partition dated 12.07.2021), and vide Deed of Sale dated 22.02.2024, Carinosa India Pvt. Ltd., sold the balance area of the Said Plot, admeasuring 1633 sq. mts. jointly in favour of the TRANSFEROR and the TRANSFEREE herein, which Deed of Sale is executed before the Sub Registrar of Ilhas Goa, at Book 1, Document Registration No.PNJ-1-622-2024, dated 23.02.2024.

AND WHEREAS subsequently the TRANSFEROR and the TRANSFEREE herein carried out partition of the balance area of the Said Plot, admeasuring 1633 sq. mts. and accordingly, the said area of 1633 sq. mts. has been allotted a separate Survey No. 103, Sub Division 2-A-1 and their name are mutated under No. 42340. The plot area of 1633 sq.mts shall hereinafter be referred to as the **SAID PARTITIONED PLOT**, more particularly described in **SCHEDULE-IV** mentioned herein below and is marked in red in the plan annexed herewith.

AND WHEREAS the TRANSFEROR and the TRANSFEREE herein, thus became absolute joint owners in possession of the Said Partitioned Plot.

AND WHEREAS the TRANSFEROR and the TRANSFEREE herein agreed to share the flats and units to be constructed thereon, amongst themselves.

AND WHEREAS as per the terms agreed by and between the TRANSFEROR and the TRANSFEREE herein, the TRANSFEROR have agreed to carry out construction of

the Said Project considering its expertise as a Builder/Developer and have also agreed to take all the permissions and licenses at its own cost.

AND WHEREAS accordingly the office of the Town and Country Planning Department, Panaji Goa vide its Order dated 05.09.2025, bearing Reference No. TIS/11013 /Ella/TCP/2025/2124, issued Technical Clearance Order for proposed construction of Residential/Commercial buildings on the Said Partitioned Plot.

AND WHEREAS the Directorate of Health Services, Government of Goa, Primary Health Centre, Corlim has issued No Objection Certificate dated 15.09.2025, bearing No. PHC/Corlim/NOC/2025-26/1167, from Sanitary point of view for construction of Residential/Commercial buildings on the Said Partitioned Plot.

AND WHEREAS the Village Panchayat Se-Old-Goa, Old Goa, Tiswadi-Goa, has issued a Construction License No.61, for the Proposed construction of Residential/Commercial buildings on the Said Partitioned Plot vide No. VP/SOG/TIS/2025-2026/995 dated 29.09.2025.

AND WHEREAS the Office of the District Collector North, Panaji Goa issued Sanad with respect to the Said Partitioned Plot bearing Survey No. 103/2-A-1, of village Ella, vide Ref. No. CCTIS04-25-105/3927 dated 06.10.2025.

AND WHEREAS, the TRANSFEROR and the TRANSFEREE have decided to carry out Development on the Said Partitioned Plot by constructing residential cum commercial buildings thereon comprising of flats and units, in the name of **RAJDEEP SAPPHIRE.**

AND WHEREAS, as per the plan which is approved by the Town and Country Planning Department, Panaji Goa, the TRANSFEROR has decided to construct a **Building No.1** and a **Building No.2**, out of which the TRANSFEREE shall be allotted a Building No.1 comprising of a Shop, an Office and a Hall, (hereinafter referred to as the Units) as per the Allotment Chart more specifically mentioned in **Schedule V** herein below, which shall be completed in all respect as per the specifications hereto annexed in **Schedule VI**, which **Building No.1**, is marked in red in the plan annexed herewith.

AND WHEREAS now to independently hold the title of the **Building No.1** to be allotted to the TRANSFEREE, to be constructed on the Said Project as per the allotment chart as mentioned herein below in **Schedule V** and to set the terms and conditions of transfer, the parties have decided to register the present Deed of Transfer so as to completely transfer the rights and title in the said Building No.1 in favour of the TRANSFEREE.

NOW THEREFORE THIS DEED OF TRANSFER WITNESSETH AS UNDER:

1. That in pursuance to the negotiations and discussions held by and between the parties hereto and in furtherance to the terms agreed as above, the TRANSFEROR hereby transfers and the TRANSFEREE hereby accept the transfer of a **Building No.1** comprising of a **Shop bearing No.G-1**, admeasuring 165 sq.mts. of saleable area, an **Office bearing No.101**, admeasuring 165 sq.mts. of saleable area and a **Hall bearing No.201**, admeasuring 165 sq.mts. of saleable area, together having a **saleable area of 495 sq. mts** alongwith a proportionate undivided right, title, share and interest in the plot area of **305.00sq.mts of Said Partitioned Plot, corresponding the Building No.1**, to be constructed on the Said Project known as **RAJDEEP SAPPHIRE**, as per the allotment chart more specifically mentioned in Schedule V herein below, which shall be completed in all respect as per the specifications hereto annexed in Schedule VI, together with the allotted free covered car parking provision done for the Building No.1 in the Said Project, as per the plan approved by the Town and Country Planning Department, Panaji Goa, being consideration in kind towards full and final settlement of the undivided share of the TRANSFEREE in the Said Partitioned Plot, which partitioned plot has been purchased jointly by the TRANSFEROR and the TRANSFEREE.

2. That the Building No.2 alongwith a proportionate undivided right, interest and share in the Said Partitioned Plot, corresponding the Building No.2 of the Said Project, comprising of 16 Flats together with respective car parking for each flat, as per the approved plan of the Town and Country Planning Department, Panaji Goa, shall be the share of the exclusive ownership of the TRANSFEROR, for sale to its prospective purchasers.

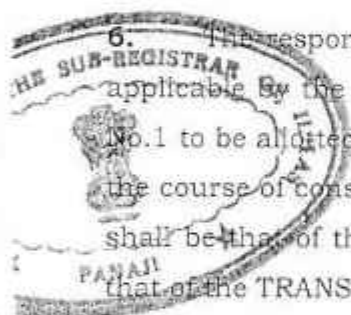
3. The TRANSFEROR shall hand over possession of the Building No.1 to the TRANSFEREE, on or before a particular date of completion as will be mentioned in the Goa RERA Registration Certificate which period shall be calculated as 48 months with 8 months grace period from the date of Rera Registration.

4. Any delay in granting water connection/electricity connection, by respective department, delay in issuance of Occupancy Certificate by the Corporation of City of Panaji Goa, for reasons not attributable to the TRANSFEROR, wherein the delay has been solely on the part of the respective departments or if there is stoppage of work occasioned by any Act of God, Force Majeure Causes, any natural/unnatural calamities, pandemics such as COVID-19 pandemic, restrained order from any Appropriate Authority or Judicial Body, non-availability of raw material due to government restraints and or due to Government Order, or by virtue of any other reasons beyond normal human control or due to any circumstances beyond the



control of the TRANSFEROR, shall not be attributable to the TRANSFEROR and delay or stoppage of work caused due to the above reasons or any such reasons, shall be excluded from the stipulated time mentioned above for completion of construction of the project. The TRANSFEROR shall in such case be entitled for an extension with Goa Rera for completion of project, which shall be availed by the TRANSFEROR by adhering to the due formalities of Goa RERA.

5. However, if the TRANSFEROR would fail to hand over possession of the Building No.1 to the TRANSFEREE, on or before a particular date as will be mentioned in the Goa RERA Certificate, due to reasons solely attributable to the TRANSFEROR, in such case the TRANSFEROR shall pay to the TRANSFEREE, monthly rent for delay in so completing Building No.1 till the handover of the Building No.1 to the TRANSFEREE. Rent shall be decided as per the market rate which was prevailing three years prior to delay, which shall be finalized on verification of any 2 (two) rent agreements executed before the Notary within the vicinity. However, no rent shall be paid by the TRANSFEROR due to delay or during the period of stoppage of work due to reasons as mentioned above as per clause (4). Moreover, no rent shall be paid by the TRANSFEROR, if the Building No.1 is ready for possession, but the TRANSFEREE fails to take possession of the Building No.1, on being intimated in writing by the TRANSFEROR.



6. The responsibility to pay the Income Tax, or any other taxes, etc., if made applicable by the Government as per prevailing laws, with respect to the Building No.1 to be allotted to the TRANSFEREE which may be levied by the Government in the course of construction of the building/s or on receipt of Occupancy Certificate, shall be that of the TRANSFEREE and with respect to the Building No.2 shall be that of the TRANSFEROR.

7. That upon execution of the present Deed of Transfer, the TRANSFEREE considers itself as completely paid off, towards his undivided share in the plot area admeasuring 305.00sq.mts of the Said Partitioned Plot corresponding the Building No.1 and hence do hereby declare that he has no right, and interest in Building No.2 allotted to the TRANSFEROR and further do hereby surrender his undivided right, interest, in the Said Partitioned Plot corresponding the Building No.2 allotted to the TRANSFEROR and as such the TRANSFEROR is free to sell the Flats of the Building No.2 to its prospective purchasers, as exclusive owner.

8. That the TRANSFEROR shall not have any right in Building No.1 belonging to the TRANSFEREE and so also, the TRANSFEREE shall not have any right in the Building No.2 belonging to the TRANSFEROR.

9. That, thus on execution of present Deed of Transfer with respect to the Building No.1 in favour of the TRANSFEREE, the TRANSFEROR shall be entitled to sell/transfer, as a Vendor, the Flats allotted to the TRANSFEROR in Building No.2, to be constructed on the Said Partitioned Plot, along with a proportionate undivided right, share and interest in the in the Said Partitioned Plot, corresponding to the Building No.2, to any third party or to any prospective purchaser/s, in its firm name, at such price as the TRANSFEROR may think fit and proper and receive consideration towards the same and the TRANSFEROR shall be entitled to enter into such Agreement of Sale, Assignment, Deed of Cancellation, Deed of Rectification, Deed of Sale, or any other relevant Deed/s with the third party or with the prospective purchaser/s in respect of the sale of the proposed Flats of its share and its prospective purchasers shall be entitled to raise loans from any Bank or any institution and for that purpose shall mortgage the Flats agreed to be sold by the TRANSFEROR, from its share and the TRANSFEROR shall accept and retain consideration amount, loan sanctioned and disbursed amount in its favour, in its bank account. Moreover, the TRANSFEROR shall be free to raise project finance with respect to the flats/share allotted to the TRANSFEROR, for carrying out construction on the Said Partitioned Plot and the TRANSFEREE do hereby accord their consent to the same.

10. That, thus on execution of present Deed of Transfer with respect to the Building No.1 in favour of the TRANSFEREE, the TRANSFEREE shall be entitled to Rent or lease out or to sell/transfer, as a Vendor, Units allotted to the TRANSFEREE in Building No.1, to be constructed on the Said Partitioned Plot, along with a proportionate undivided right, share and interest in the plot area admeasuring 305.00sq.mts of the Said Partitioned Plot, corresponding the Building No.1, to any third party or to any prospective purchaser/s, at such price as the TRANSFEREE may think fit and proper and receive consideration towards the same and the TRANSFEREE shall be entitled to enter into such Agreement of Sale, Assignment, Deed of Cancellation, Deed of Rectification, Deed of Sale, or any other relevant Deed/s with the third party or with the prospective purchaser/s in respect of the sale of the proposed Units of its share and its prospective purchasers shall be entitled to raise loans from any Bank or any institution and for that purpose shall mortgage the Units, of its share and the TRANSFEREE shall accept and retain consideration amount, loan sanctioned and disbursed amount in its favour, in its bank account.

11. That in case of increase in FAR with respect to the Said Plot, the said increase shall be proportionately shared between the TRANSFEROR and the TRANSFEREE as per the prevailing percentage of sharing.

12. That the TRANSFEROR shall at all time do all that is required to better assure the title of the Building No.1 in favour of the TRANSFEREE and agree to sign, verify and execute all such other deeds, agreements, documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents.

13. That, as the Building No.1 is under construction, the TRANSFEREE shall be handed over possession of the Said Building No.1 upon receipt of Occupancy Certificate from the Village Panchayat, along with a possession letter, to be owned and possessed by the TRANSFEREE forever and uninterruptedly as its absolute Owner in possession, without any harm and hindrance from the TRANSFEROR and/or any person, on its behalf.

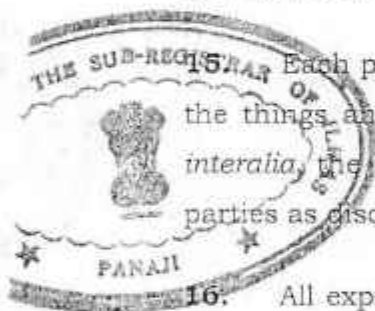
14. That it is agreed by and between the TRANSFEROR and the TRANSFEREE that upon receipt of Occupancy Certificate for the Said Project, the TRANSFEREE shall carry out maintenance of the Building No.1 allotted to the TRANSFEREE, on his own, as per his own choice, and at his own cost.

15. Each party shall be bound to sign all the papers and documents and do all the things and matters as may be required from time to time for safeguarding, *inter alia*, the interest of each of the parties or give full effect to the intentions of parties as disclosed in this Deed of Transfer.

16. All expenses concerning the preparation, execution and registration of this Deed shall be borne by the TRANSFEREE without any responsibility on the TRANSFEROR.

17. All letters and/or notices sent or issued by the parties to each other, shall be sent by a Registered post with acknowledgement due, to their respective addresses as mentioned in the present Deed of Transfer unless a change in address is communicated to each other in writing and in that case the letters and/or notices shall be sent to each changed address.

18. That since the TRANSFEROR and the TRANSFEREE has jointly purchased the Said Partitioned Plot and as the TRANSFEREE has hereby declared that he has no right, and interest in the Said Partitioned Plot corresponding the Building No.2 allotted to the TRANSFEROR and as the TRANSFEREE has also hereby surrendered



his undivided right, interest, in the Said Partitioned Plot corresponding the Building No.2 allotted to the TRANSFEROR, the TRANSFEREE, in an independent capacity along with his wife, has been made signatory to the present Deed of Transfer, as Confirming Party No.2 and they do hereby confirm to the terms of this Deed of Transfer.

19. That the wife of the TRANSFEREE, namely, Mrs. Neelam S Kumar does hereby declare that she has no right, interest and share in the Said Partitioned Plot, corresponding the Building No.2 allotted to the TRANSFEROR and that she along with her husband do hereby surrender their undivided right, interest and share in the Said Partitioned Plot corresponding the Building No.2 allotted to the TRANSFEROR.

20. That since the TRANSFEROR and the TRANSFEREE has jointly purchased the Said Partitioned Plot and as the TRANSFEROR has hereby declared that it has no right, and interest in the Said Partitioned Plot corresponding the Building No.1 allotted to the TRANSFEREE and as the TRANSFEROR has also hereby surrendered its undivided right, interest, in the Said Partitioned Plot corresponding the Building No.1 allotted to the TRANSFEREE, wife of the TRANSFEROR, Mrs. Deepa Rajesh Tarkar, under the regime of Communion of Assets, has been made signatory to the present Deed of Transfer, as a Confirming Party No.1 and she do hereby confirm to the terms of this Deed of Transfer and that she also declares that she has no right, interest in the undivided share of the plot area, admeasuring 305.00sq.mts of the Said Partitioned Plot corresponding the Building No.1 allotted to the TRANSFEREE and that she along with her husband Mr. Rajesh Rarkar, do hereby surrender their undivided right, interest and share in the Said Partitioned Plot corresponding the Building No.1 allotted to the TRANSFEREE.

21. For the purpose of computation of Stamp Duty and Registration Fee on the present Deed of Transfer, the market value of the proportionate undivided right, interest and share of a plot area admeasuring **305.00sq.mts of the** Said Partitioned Plot, corresponding the Building No.1, to be allotted to the TRANSFEREE is calculated at the rate of **Rs.15,000/- (Rupees Fifteen Thousand Only) p.s.m.**, amounting to **Rs.45,75,000/- (Rupees Forty Five Lakhs Seventy Five Thousand Only).**

22. That the under-construction value of the saleable area, admeasuring **495sq.mts.** to be allotted to the TRANSFEREE is calculated at the rate of **Rs.30,758/-psm**, amounting to **Rs.1,52,25,210/- (Rupees One Crore Fifty Two Lakhs Twenty Five Thousand Two Hundred and Ten Only).**



23. Accordingly, for the purpose of registration of the present Deed of Transfer, the Stamp Duty and Registration Fee, is calculated on the combine value amounting to **Rs.1,98,00,210/- (Rupees One Crore Ninety Eight Lakhs Two Hundred and Ten Only)**.

24. Thus, Stamp Duty at the rate of 5% amounting to **Rs.9,90,100/- (Rupees Nine Lakhs Ninety Thousand One Hundred Only)** and Registration Fee at the rate of 3% amounting to **Rs.5,94,010/- (Rupees Five Lakhs Ninety Four Thousand Ten Only)** is paid herewith on the combine value of **Rs.1,98,00,210/- (Rupees One Crore Ninety Eight Lakhs Two Hundred and Ten Only)**.

25. That 1% TDS is paid on the total value of **Rs.1,98,00,210/- (Rupees One Crore Ninety Eight Lakhs Two Hundred and Ten Only)** amounting to **Rs.1,98,002/- (Rupees One Lakh Ninety Eight Thousand and Two Only)**.

SCHEDULE-I

(DESCRIPTION OF THE LARGER PROPERTY)

All that larger property known as DOTORACHEM BATTA alias BHAT or DOTOR BHAT, described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matríz in the Taluka Revenue Office, Tiswadi, under No. 196, situated in the parish of Santa Luzia Se Primacial of the Village of Ella, Tisawdi Taluka, within limits of the village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa and is bounded as under:

On the East: By coconut grove of Keshav Camotim Kadya of Cumbarjua.

On the West : By coconut grove 'Coliachem Bhat' earlier belonging to Vithaji Raicar and aframanto of Podmo Bhandari of Cumbarjua.

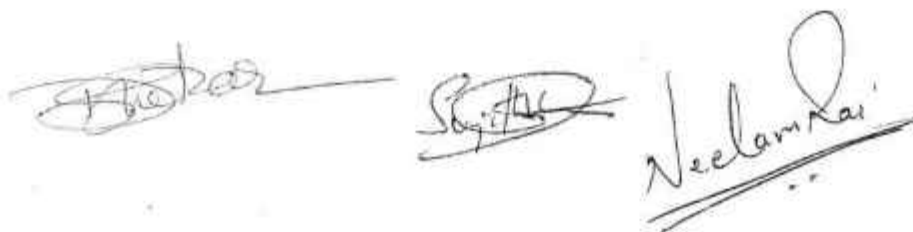
On the North : By coconut grove of Deugo Naik of Rasaim and partly by public road.

On the South : By Road.

SCHEDULE-II

(DESCRIPTION OF THE SAID PROPERTY)

All that Property, admeasuring area of 13,149.00 sq. meters surveyed under No. 103/2-A of Ella Village being a part of the Said Larger Property known as "DOTORACHEM BATTA alias BHAT or DOTOR BHAT" described as a whole in Land Registration Office of Ilhas at No. 629 at page 116 overleaf of Book B-2 (New), enrolled for the purpose of Matríz in the Taluka Revenue Office, Tiswadi, under No.



196, situated in the parish of Santa Luzia Se Primacial of the Village of Ella, Tisawdi Taluka, within limits of the village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa and is bounded as under:

On the East: By property bearing survey no. 105 of Ella village and partly by Konkan Railway track.

On the West: By property bearing survey No.104/1-B of Ella Village

On the North: By property partly bearing survey no.104/1-A and partly 105 of Ella village

On the South: By property partly bearing survey no.105 & partly by highway NH4A (Panaji to Ponda).

SCHEDULE-III

(DESCRIPTION OF THE SAID PLOT)

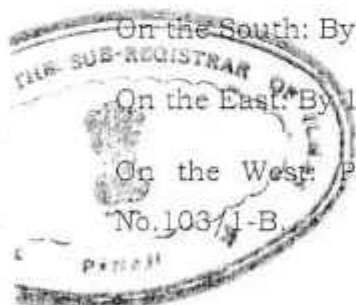
All that plot totally admeasuring **2133sq.mts.**, which formed part of the Said Property more particularly described in Schedule II above, and now bearing a new survey No. 103/2/A-1, situated at Village of Ella, Tisawdi Taluka, within limits of the Village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa and bounded as under:

On the North: By remaining property bearing Survey No.104/1-A;

On the South: By National Highway NH-4A (Panaji Ponda);

On the East: By 10mts. wide internal road;

On the West: Partly by property bearing survey No.103/2(part) and Survey No.103/1-B.



SCHEDULE-IV

(DESCRIPTION OF THE SAID PARTITIONED PLOT)

All that plot area totally admeasuring **1633sq.mts.**, which previously formed part of the Said Plot, surveyed under Survey No. 103/2-A-1 of Village Ella, more particularly described in Schedule III above, situated at Village of Ella, Tisawdi Taluka, within limits of the Village Panchayat of Ella, Se Old Goa of Tiswadi Taluka, District of North Goa, State of Goa and bounded as under:

On the North: By remaining property bearing Survey No.103/2-A-1;

On the South: By National Highway NH-4A (Panaji Ponda);

On the East: By 10mts. wide internal road;

On the West: Partly by property bearing survey No.103/2(part) and Survey No.103/1-B.

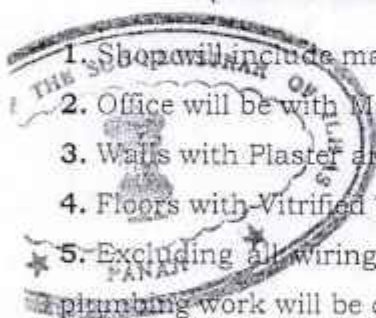
SCHEDULE-V

(DETAILS OF BUILDING NO.1 TO BE ALLOTTED TO THE TRANSFEREE)

SR. NO.	FLOOR	TYPE	FLOOR	CARPET SQ. MTS.	BALCONY SQ. MTS.	BUA SQ. MTS.	SALEABLE AREA SQ. MTS.
1	G-1	Shop	Ground Floor	76.00	27.00	120.50	165.00
2	101	Office	First Floor	76.00	27.00	120.50	165.00
3	201	Hall	Second Floor	76.00	27.00	120.50	165.00
						361.50	495.00

SCHEDULE-VI

(DESCRIPTION AND SPECIFICATIONS OF BUILDING NO.1)



1. Shop will include main shutter.
2. Office will be with Main door of Teakwood.
3. Walls with Plaster and Laambi, without Paint
4. Floors with Vitrified Tiles, Double Marble
5. Excluding all wiring & plumbing work, as it is a commercial unit, wiring and plumbing work will be designed by the respective dealer of the TRANSFEREE.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "TRANSFEROR"

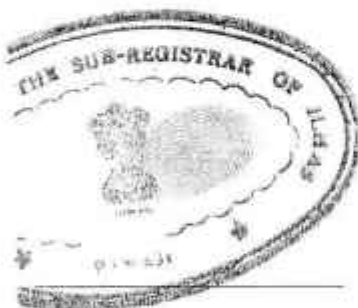
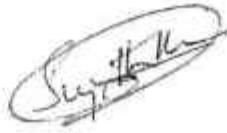


RAJDEEP BUILDERS' THROUGH PROPRIETOR
RAJESH TARKAR

L. H. T. I.



R. H. T. I.



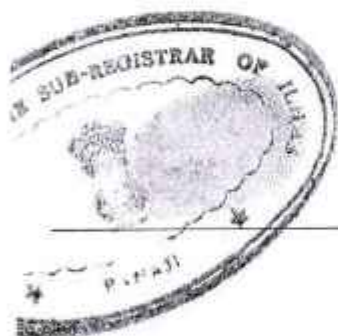
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "TRANSFeree"



MR. SUJITH KUMAR

L. H. T. I.

R. H.



BY THE WITHIN NAMED "CONFIRMING PARTY NO.1"

R. H. T. I.

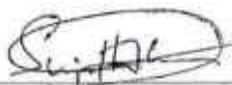


Shakar

S. J. J.

Neelam

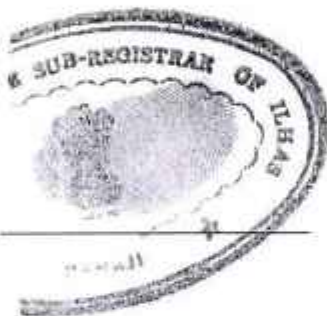
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED "CONFIRMING PARTY NO.2"



MR. SUJITH KUMAR

L. H. T. I.

R. H. T. I.



SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED "CONFIRMING PARTY NO.2"

Neelam Kumar

MRS. NEELAM S KUMAR

L. H. T. I.

R. H. T. I.



Shree Das

Sugata

Neelam Kumar

WITNESSES:

1. NAME : Mr. Ajay Babli Salgaonkar
FATHER'S NAME : Mr. Babli Salgaonkar
AGE : 49 years
MARITAL STATUS : Married
OCCUPATION : Service
ADDRESS : House No. S/74, Sonar Bhat, Near
Hanuman Temple, Reis Magos, Bardez, Goa-403114.

SIGNATURE



2. NAME : Mrs. Sailee Shailesh Thanekar
FATHER'S NAME : Late Bhargavram Naik
AGE : 47 years
MARITAL STATUS : Married
OCCUPATION : Service
ADDRESS : H.No.604A, Om Saim Tikhazan Mayem Bicholim
Goa

SIGNATURE

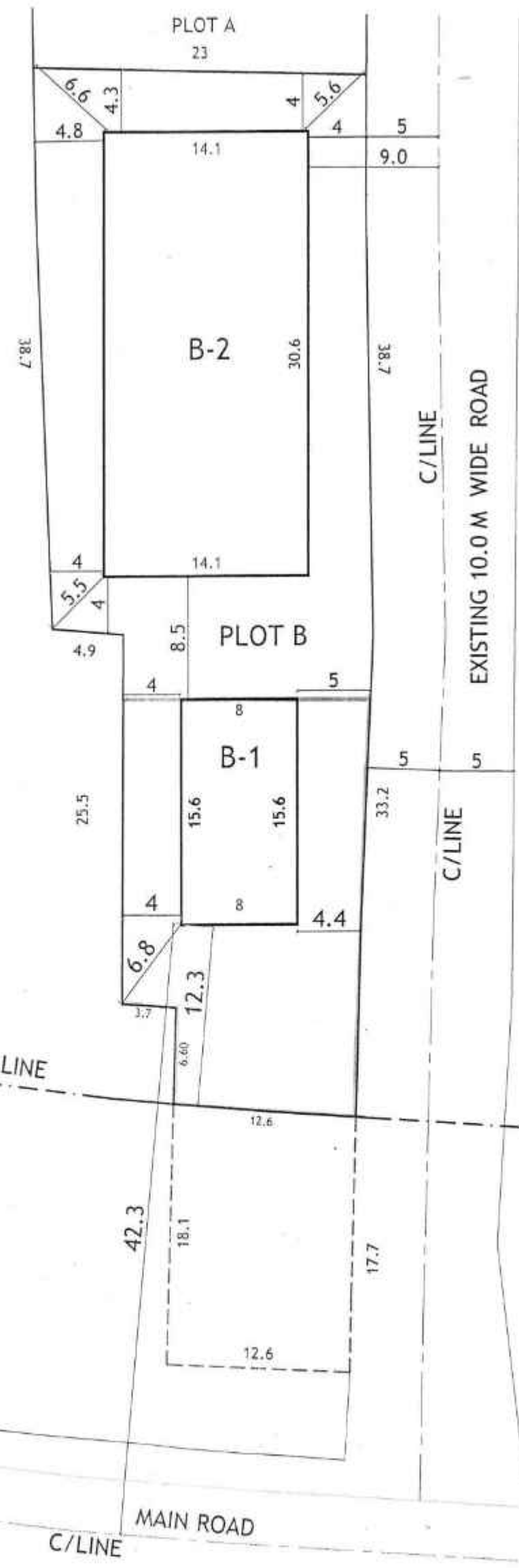




Handwritten signature

Handwritten signature

Handwritten signature



SITE PLAN



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 24-Apr-2026 02:35:16 pm

Document Serial Number :- 2026-PNJ-1077

Presented at 02:31:10 pm on 24-Apr-2026 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	990100
2	Registration Fee	594010
3	Processing Fee	1620
Total		1585730

Stamp Duty Required :990100/-

Stamp Duty Paid : 990100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUJITH KUMAR ,Father Name:Raghava, Age: 42, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H.No.198-15, AF3 Apartment, 103 Aster, Corlim Garden, Corlim Opp. Deccan Corlim, North Goa Goa 403110, Address2 - , PAN No.: [REDACTED]			

Executer

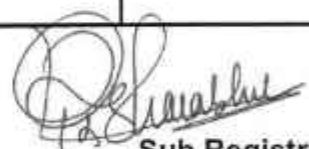
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUJITH KUMAR , Father Name: Raghava, Age: 42, Marital Status: Married , Gender: Male, Occupation: Business, H.No.198-15, AF3 Apartment, 103 Aster, Corlim Garden, Corlim Opp. Deccan Corlim, North Goa Goa 403110, PAN No.: [REDACTED]			
2	NEELAM S KUMAR , Father Name: Radhishyam Shivpujan Rai, Age: 41, Marital Status: Married , Gender: Female, Occupation: Business, H.No.198-15, AF3 Apartment, 103 Aster, Corlim Garden, Corlim Opp. Deccan Corlim, North Goa Goa 403110, PAN No.: [REDACTED]			
3	NITESH NAMDEV MURGAONKAR POA HOLDER FOR DEEPA RAJESH TARKAR , Father Name: Namdev Murgaonkar, Age: 32, Marital Status: , Gender: Male, Occupation: Service, House No. 103, Aradi Bandh, Near Nanu Bar, Santa Cruz, Tiswadi, North-Goa, 403005 , PAN No.: [REDACTED] , as Power Of Attorney Holder for DEEPA RAJESH TARKAR			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	NITESH NAMDEV MURGAONKAR POA Holder For DEEPA RAJESH TARKAR Who Is POA Holder For RAJESH TARKAR Proprietor Of RAJDEEP BUILDERS , Father Name: Namdev Murgaonkar, Age: 32, Marital Status: , Gender: Male, Occupation: Service, House No. 103, Aradi Bandh, Near Nanu Bar, Santa Cruz, Tiswadi, North-Goa, 403005 , PAN No.: [REDACTED] , as Power Of Attorney Holder for DEEPA RAJESH TARKAR POA Holder For RAJESH TARKAR Proprietor Of RAJDEEP BUILDERS			
5	SUJITH KUMAR , Father Name: Raghava, Age: 42, Marital Status: Married , Gender: Male, Occupation: Business, H.No.198-15, AF3 Apartment, 103 Aster, Corlim Garden, Corlim Opp. Deccan Corlim, North Goa Goa 403110, PAN No.: [REDACTED]			

Witness:

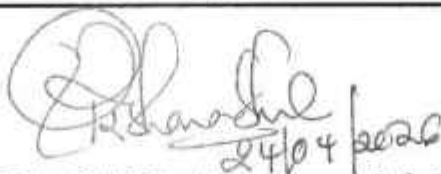
I/We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Sailee Shaillesh Thanekar, Age: 47, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403504, House No 604 A Tikhazan Mayem Bicholim Goa-403504, House No 604 A Tikhazan Mayem Bicholim Goa-403504, Maem, Bicholim, NorthGoa, Goa			
2	Name: Ajay Babli Salgaonkar, Age: 49, DOB: , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403114, House No.S-74 Sonar Bhat Near Hanuman Temple Reis Magos Bardez Goa, House No.S-74 Sonar Bhat Near Hanuman Temple Reis Magos Bardez Goa, Reis-magos, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR**UHAS**

Document Serial Number :- 2026-PNJ-1077

Book :- 1 Document
Registration Number :- **PNJ-1-997-2026**
Date : 24-Apr-2026


24/04/2026

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

SUB-REGISTRAR
ILHAS

