

29/7/2023



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of : ₹ 750000/-

(Rupees Seven Lakh Fifty Thousands only)

PAID VIDE E-RECEIPT NO 202300631535 DATED :26-Aug-2023,
IN THE GOVERNMENT TREASURY.



CERTIFIED TRUE COPY

[Signature]
Sub Registrar

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

SUB-REGISTRAR
BARDEZ

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300056263
DOCUMENT SERIAL NUMBER	:	2023-BRZ-4725
DATE OF PRESENTATION	:	22-Sep-2023
DOCUMENT REGISTRATION NUMBER	:	BRZ-1-4549-2023
DATE OF REGISTRATION	:	22-Sep-2023
NAME OF PRESENTER	:	SUMIT AHUJA
REGISTRATION FEES PAID	:	₹450000/-
PROCESSING FEES PAID	:	₹2000/-
MUTATION FEES PAID	:	₹2000/-





**Government of Goa
Directorate of Accounts**

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



Echallan No: 202300631535

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 25/08/2023 18:12:42

Name and Address of Party:

Sumit | 9822161162

1934 3rd Floor Outram Line Kingsway Camp GTB Nagar North West
Delhi Delhi 110009

Service:

Stamp Duty

	Amount
Stamp Duty	₹ 750000.00

Total Amount: ₹ 750,000.00

(Rs. Seven Lakh Fifty Thousand Only)

Department Data:

202300056263 NOTARY|202300056263 NOTARY

Bank ref No:

IGAQCATPW3

Status:

Success

Payment Date:

26/08/2023 13:34:13

Payment Gateway:

SBI-EPAY



Sr No. 2023-BR2-4725
dt. 22/9/2023
P.Reg no. 56263.
Print Date: 26/08/2023 13:35:33

DEED OF SALE

THIS DEED OF SALE is made at Mapusa,
Bardez, Goa, on this 30th day of August, 2023;

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BETWEEN

1. Mr. MARK ASHOK DHAUJEKAR, 74 years of age, s/o Mr. Pandurang Dhaujekar, married, service, Indian National, holding Aadhar Card No _____, PAN Card No _____ and represented herein by his attorney-holder, his son: Mr. MANFRED AMAR DHAUJEKAR, 37 years of age, s/o Mr. Mark Ashok Dhaujekar, service, married, Indian National, holding Aadhar Card No _____, PAN Card No _____ and resident of Flat No A/2-3, 1st Floor, St Anthony Apartment, Near St Anthony Chapel, Gaura Vaddo, Calangute, Bardez, Goa, 403516 duly constituted vide power of attorney dated 09-08-2022 executed before the Notary Adv Y Zuzarte under No 11127/2022 on 09-08-2022;

2. Mrs. MARIA EUGENIA DHAUJEKAR, 70 years of age, d/o Mr. Diogo Xavier Simoes, housewife, married, Indian National, holding Aadhaar Card No _____, PAN Card No _____; both residents of Flat No A/2-3, 1st Floor, St Anthony Apartment, Near St Anthony Chapel, Gaura Vaddo, Calangute, Bardez, Goa, 403516, hereinafter referred to as the "VENDORS", (which expression shall, wherever the context requires and unless repugnant to the meaning thereof, be deemed to

Mark Ashok Dhaujekar
Manfred Amar Dhaujekar

mean and include their heirs, successors, executors, administrators, assigns and legal representatives), as party of the ONE PART.

AND

Mr. SUMIT AHUJA, 39 years of age, s/o Mr. Vijay Ahuja, businessman, married, Indian National, holding PAN Card No. _____, Aadhar Card No. _____ and resident of 1934, 3rd Floor, Outram Line, Kingsway Camp, GTB Nagar, North West Delhi, Delhi, 110009, hereinafter referred to as the 'PURCHASER" (which expression shall, wherever the context requires and unless repugnant to the meaning thereof, be deemed to mean and include his heirs, successors, executors, administrators, assigns and legal representatives) of the OTHER PART.

WHEREAS:

1. There exists a property known as "KHAIRAT", admeasuring 1,225 sq.mtrs, bearing survey no 349/9 of Village Aldona, situated at Santarxette, Aldona, Bardez, Goa, within the limits of the Village Panchayat of Aldona, more particularly described under the Schedule hereunder, delineated in red in

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the plan annexed hereto and shall hereinafter be referred to as the 'SAID PROPERTY' for brevity's sake.

2. The SAID PROPERTY belongs to the VENDORS herein having purchased the SAID PROPERTY vide Deed of Sale dated 24-05-1983, registered under No 440, at pages 63 to 67 of Book I, Volume 197 on 22-05-1984 in the Office of the Sub-Registrar of Bardez, at Mapusa.
3. The VENDORS are therefore, vested with right, title and interest including possession of the SAID PROPERTY, more particularly described under the Schedule herein and the VENDORS mutated their name in the Form I & XIV of the SAID PROPERTY.
4. The VENDORS applied to the Comunidade of Boa Esperanca de Aldona for a 10-meter road access from the eastern side of the SAID PROPERTY connecting the SAID PROPERTY to the village road which has been granted by the Comunidade of Boa Esperanca de Aldona vide its Letter dated 03-07-2023 bearing No 206/23 and which access is marked as "Plot X".



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5. The VENDORS have further represented to the PURCHASER as under:

- a. they are exclusively entitled to own, hold, possess and deal in any manner with the SAID PROPERTY;
- b. the title to the SAID PROPERTY is clean, clear, unencumbered, marketable and subsisting;
- c. there is no litigation or any legal proceeding/s is/are pending before any Court/Tribunal, Administrative Authority in respect of the SAID PROPERTY;
- d. the SAID PROPERTY is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Properties Act or any other law;
- e. there is/are no mundkar/s and/or tenant/s and/or any other persons claiming any tenancy and/or any other right in the SAID PROPERTY till date;
- f. there are no difficulties, legal or otherwise for sale and the SAID PROPERTY is free from encumbrances on the SAID PROPERTY;
- g. That there is no road or access through the SAID PROPERTY as an access to any other person nor there is any easement right of way to any other person through the SAID PROPERTY.
- h. they the VENDORS have not received any notices of acquisition / requisition from State Government

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or Central Government or any local authority and the SAID PROPERTY is not subject matter of any attachment by any authority.

- i. That the VENDORS have not entered into any Agreement, Deed, Memorandum of Understanding to convey the SAID PROPERTY to any other person/entity.
- j. That the SAID PROPERTY is accessed by a 10-meter access designated as Plot X on the eastern side of the SAID PROPERTY.

- 6. The VENDORS have represented that the SAID PROPERTY is zoned as "Settlement Zone" as per the Regional Plan 2021 in terms of Zoning Certificate dated 28-10-2022 bearing No TPBZ/ZON/10465/ALD/TCP-2022/5939 issued by the Deputy Town Planner, TCP Department.
- 7. Based on the representations of the VENDORS that the SAID PROPERTY is free from all encumbrances, charges or liens and that the VENDORS have a clear and marketable title to the SAID PROPERTY, the PURCHASER has agreed to purchase the SAID PROPERTY for a sum of Rs. 1,50,00,000/- (Rupees one crore and fifty lakhs only), which is and constitutes the market value of the SAID PROPERTY.

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8. A Public Notice dated 07-05-2023 came to be published by Adv Shivan Desai in the English Daily, Navhind Times dated 07-05-2023 and no objections have been received in respect to the present sale by the Adv Shivan Desai who has issued Certificate dated 04-08-2023 to certify and confirm that no objection/s to the sale of the SAID PROPERTY had been received.
9. The VENDORS have produced Certificate of Nil Encumbrance dated 19-10-2022 bearing No 2514/2022 issued by the Office of the Sub-Registrar of Bardez, at Mapusa to corroborate that there are nil encumbrances on the SAID PROPERTY.
10. The parties hereto are executing these presents on the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. IN CONSIDERATION of the sum of Rs. 1,50,00,000/- (Rupees one crore and fifty lakhs only) paid on execution of these presents by the PURCHASER to the VENDORS as follows:

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- i. Rs. 20,00,000/- (Rupees twenty lakhs only) vide RTGS bearing UTR No HDFCR52023080176289339 on 01-08-2023 from HDFC Bank, Qutub Plaza (Gurgaon) Branch to Mr. MARK ASHOK DHAUJEKAR.
- ii. Rs. 54,25,000/- (Rupees fifty-four lakhs and twenty-five thousand only) vide Demand Draft bearing No 002000 dated 21-08-2023 issued by HDFC Bank in favour of Mr. MARK ASHOK DHAUJEKAR.
- iii. Rs. 74,25,000/- (Rupees seventy-four lakhs and twenty-five thousand only) vide Demand Draft bearing No 002001 dated 22-08-2023 issued by HDFC Bank in favour of Mrs. MARIA EUGENIA DHAUJEKAR.
- iv. Rs. 1,50,000/- (Rupees one lakh and fifty thousand only) deducted as TDS @1% under the mandatory provisions of the Income Tax Act, 1961 and paid vide challan No 07820 & 07922 dated 23-08-2023 of ICICI Bank, Net Banking Branch by the PURCHASER herein.

(the receipt whereof the VENDORS do hereby admit and acknowledge) the VENDORS as the absolute and exclusive owners of the SAID PROPERTY known as "KHAIRAT", admeasuring 1,225 sq.mtrs, bearing survey no 349/9 of Village Aldona, situated at

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Santarxette, Aldona, Bardez, Goa, within the limits of the Village Panchayat of Aldona, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PROPERTY, more particularly described under the Schedule hereunder written and delineated in red in the plan annexed hereto TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights and appurtenances whatsoever to the SAID PROPERTY or any part thereof belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PROPERTY or any part thereof AND ALL the estate, right, title, interest, use, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDORS into, out of or upon the SAID PROPERTY or any part thereon free from any and all encumbrances, charges and liens TO HAVE AND TO HOLD all that SAID PROPERTY and rights thereto in the SAID PROPERTY hereby granted, conveyed and assured or expressed so to be with all their rights

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and appurtenances UNTO and TO the use and benefit of the PURCHASER forever, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government, Village Panchayat Body or the Authorities or any other public body in respect thereof and subject to the terms and conditions hereinafter mentioned.

2. The VENDORS are aware of the fact that the PURCHASER has relied on the correctness of the statements set forth in this Deed of Sale and has agreed to pay the amounts in this Deed of Sale in consideration of the VENDORS selling, conveying and transferring all their respective rights, title interest in the SAID PROPERTY to the PURCHASER and the parties agree that the recitals form an integral part of this Deed of Sale.
3. The VENDORS covenant with the PURCHASER that the VENDORS have in themselves absolute right, title and interest in the SAID PROPERTY and that there are no other person/s or entity that have any claim or interest in the SAID PROPERTY and the VENDORS have power to transfer and convey all their right, title and interest in the SAID PROPERTY hereby conveyed

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and undertake to indemnify the PURCHASER against any person/s who may prove a better title to the SAID PROPERTY. It is also undertaken by the VENDORS herein that in the event of a claim through a defect in title to the SAID PROPERTY, the VENDORS shall indemnify the PURCHASER against all such losses that he may suffer as a consequence of such claim.

4. The VENDORS do hereby covenant with the PURCHASER that the VENDORS have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the SAID PROPERTY and all rights in respect thereto in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or shall prejudicially affect the estate, title or otherwise, howsoever of the SAID PROPERTY.
5. The VENDORS have delivered unto the PURCHASER vacant and exclusive possession of the SAID PROPERTY and the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and develop the SAID PROPERTY hereby conveyed with its

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appurtenances and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them or by any person/s claiming to or from, under or in trust for them.

6. The VENDORS also assure the PURCHASER that there are no encumbrances, charges, liens or any other liability of whatsoever nature in respect of the SAID PROPERTY conveyed by these presents and that there has been no prior agreement with any third party in respect thereto.
7. The PURCHASER shall hold the SAID PROPERTY free and clear and freely and clearly and absolutely exonerated and forever released and discharged by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned or to claim by, from or in trust for them. The VENDORS agree that they shall at all times hereinafter perform and observe all and any of the covenants herein stated and the VENDORS shall keep

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the PURCHASER and/or his heirs, successors, nominee/s, legal representatives, administrators, and assigns or any of them including any person/s claiming through or under the PURCHASER harmless against all suits, proceedings, costs, charges, claims or demands and the VENDORS shall keep the PURCHASER indemnified against any and all such contingencies.

8. The VENDORS and or their heirs, successors, nominees, administrators, assigns or any of them and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PROPERTY or any part hereby conveyed by, from, under or in trust for the VENDORS or their heirs, successors, nominees, administrators, assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, whatsoever for better and more perfectly and absolutely granting the SAID PROPERTY and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid and as shall be reasonably required by the

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PURCHASER and/or his heirs, successors, nominee/s, legal representatives, administrators, and assigns.

9. The PURCHASER shall hereinafter pay all taxes and other dues payable to the Government, Panchayat or any other local Authority or public body in respect of the SAID PROPERTY hereby conveyed to the PURCHASER and the PURCHASER shall indemnify and keep indemnified the VENDORS against any such liability from the date of execution of these presents and all taxes and other dues upto the date of execution of these presents shall be borne and paid by the VENDORS herein.
10. The VENDORS shall on execution of these Deed handover to the PURCHASER originals of all documents and evidence of title in their possession, pertaining to the SAID PROPERTY.
11. It is agreed and understood that the SAID PROPERTY sold and conveyed herein is being sold with necessary access and in particular the 10-meter access marked as Plot "X", ways, paths, liberties, privileges, easements and appurtenances whatsoever to the SAID PROPERTY or in any way appertaining or

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usually held, occupied and enjoyed hereinafter or reputed to be or being appertaining thereto.



12. The PURCHASER shall be entitled on execution of these presents to carry out mutation of the SAID PROPERTY in the corresponding Form I & XIV and the VENDORS declare that they shall render full co-operation to the PURCHASER, without claiming any further costs, in getting the SAID PROPERTY demarcated in all the land and revenue records and physically on the SAID PROPERTY and clearing all objections thereto at the exclusive costs to be borne by the PURCHASER and shall execute all documents granting their No objection for the same.
13. The VENDORS agree and undertake that on execution of this Deed of Sale, the VENDORS have been left with no right, interest or title in the SAID PROPERTY and the PURCHASER shall have absolute right to transfer, assign, convey encumber, charge, mortgage the SAID PROPERTY to any person at such terms and conditions that he may deem fit and proper at his sole discretion and deal with the SAID PROPERTY in any manner whatsoever.

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14. For the purpose of stamp duty and valuation the present Deed of Sale is valued at Rs. 1,50,00,000/- (Rupees one crore and fifty lakhs only) and therefore necessary stamp duty of Rs. 7,50,000/- (Rupees seven lakhs and fifty thousand only) is engrossed on these presents.
15. The parties hereto shall have no claim against each other hereinafter, except as hereinabove mentioned, once this deed is duly executed and its execution is admitted before the Sub-Registrar of Bardez, at Mapusa.

SCHEDULE
[SAID PROPERTY]

ALL THAT PROPERTY known as "KHAIRAT", admeasuring 1,225 sq.mtrs, bearing survey no 349/9 of Village Aldona, situated at Santarxette, Aldona, Bardez, Goa, within the limits of the Village Panchayat of Aldona, not known to be described in the Land Registration Office of Bardez nor registered in the Taluka Revenue Office and which property is bounded as under:

On or towards the EAST : by Plot "X" bearing survey No 349/10 of the Comunidade of Boa Esperanca and the balance portion of survey No 349/10;

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On or towards the WEST : by survey No 349/5-C;

On or towards the NORTH: by survey No 349/6 & 349/7;

On or towards the SOUTH: by the Govt footpath bearing survey No 349/18;

(The SAID PROPERTY is delineated in red in the plan annexed hereto)

IN WITNESS WHEREOF the parties hereinabove named have set their respective hands and signed these presents in the presence of attesting witness, on the day, month and year hereinabove written.

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SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED VENDORS]



1.

Mr. MARK ASHOK DHAULEKAR
through his attorney-holder:
Mr. MANFRED AMAR DHAULEKAR

L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



(v)



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2. Dhaujekar
Mrs. MARIA EUGENIA DHAUJEKAR

L. H.

(i)



(ii)



(iii)



(iv)



(v)



R. H.

(i)



(ii)



(iii)



(iv)



(v)



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Signature



SIGNED SEALED AND DELIVERED]
BY THE WITHIN-NAMED PURCHASER]

Mr. SUMIT AHUJA



L. H.

R. H.

(i)



(i)



(ii)



(ii)



(iii)



(iii)



(iv)



(iv)



(v)



(v)



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WITNESSES:

1.

Mr. ROHIT PANDURANG KAWDE
House No 548/1, Calizor, Moira,
Bardez, Goa, 403507

2.

Mr. ANUP ANANT KHOBAREKAR
Flat No 003, D Block, Zion Square
Building, Dhuler, Near Severina
Gardens, Mapusa, Bardez, Goa, 403507

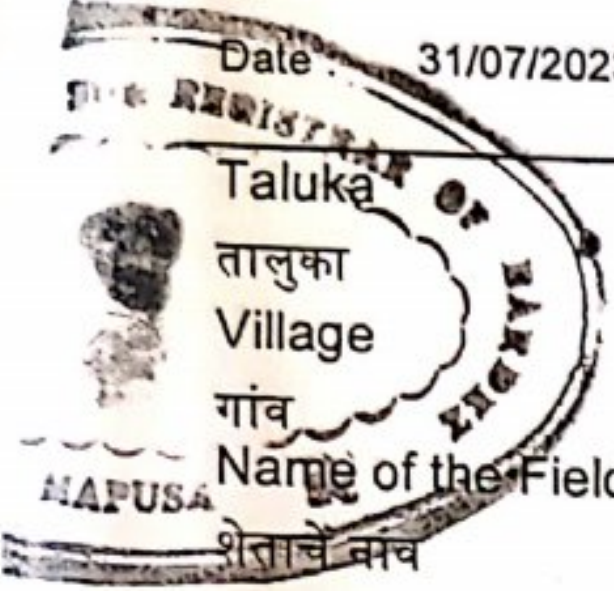


FORM I & XIV
नमुना नं १ व १४

100017532092

Date: 31/07/2023

Page 1 of 2



BARDEZ

Aldona

Khairat

Survey No. 349

सर्वे नंबर

Sub Div. No. 9

हिस्सा नंबर

Tenure

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.12.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.12.25

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.12.25

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Mark Ashok Dhaujekar			
2	Maria Eugenia Dhaujekar		3863	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार		
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



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FORM I & XIV

नमुना नं १ व १४

100017532092

Date: 31/07/2023

Taluka
तालुका
Village
ग्राम
Name of the Field
शेताचें नांव

BARDEZ

Aldona

Khairat

Page 2 of 2

Survey No. 349

सर्वे नंबर

Sub Div. No. 9

हिस्सा नंबर

Tenure

सत्ता प्रकार



The record is computer generated on 31/07/2023 at 1:13:16PM as per Online Reference Number - 100017532092. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



Scanned with OKEN Scanner



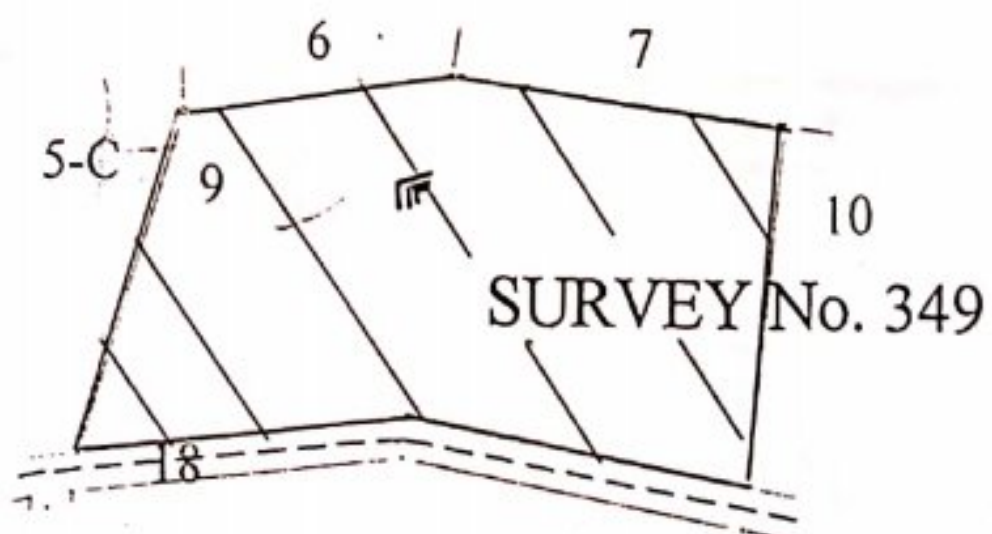
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



Plan Showing plots situated at
Village : ALDONA
Taluka : BARDEZ
Survey No./Subdivision No. : 349/ 9
Scale : 1 : 1000

Inward No:

Onlie
Inspector of Survey
Land Records.



(1) *[Signature]* (2) *[Signature]*
(3) *[Signature]*

[Signature]
Generated By : Mitali M. Naik
On : 17-07-2013

[Signature]

Compared By:

23



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 22-Sep-2023 10:55:17 am

Document Serial Number :- 2023-BRZ-4725

Presented at 10:50:51 am on 22-Sep-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	750000
2	Registration Fee	450000
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	1680
Total		1213680

Stamp Duty Required :750000/-

Stamp Duty Paid : 750000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SUMIT AHUJA ,Father Name:Vijay Ahuja, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - 1934, 3rd Floor, Outram Line, Kingsway Camp, GTB Nagar, North West Delhi, Delhi, 110009, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MANFRED AMAR DHAUJEKAR , Father Name:Mark Ashok Dhaujekar, Age: 37, Marital Status: ,Gender:Male,Occupation: Service, Flat No A/2-3, 1st Floor, St Anthony Apartment, Near St Anthony Chapel, Gaura Vaddo, Calangute, Bardez, Goa, 403516 , PAN No.: , as Power Of Attorney Holder for MARK ASHOK DHAUJEKAR			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MARIA EUGENIA DHAUJEKAR , Father Name:Diogo Xavier Simoes, Age: 70, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat No A/2-3, 1st Floor, St Anthony Apartment, Near St Anthony Chapel, Gaura Vaddo, Calangute, Bardez, Goa, 403516, PAN No.:			
3	SUMIT AHUJA , Father Name:Vijay Ahuja, Age: 39, Marital Status: Married ,Gender:Male,Occupation: Business, 1934, 3rd Floor, Outram Line, Kingsway Camp, GTB Nagar, North West Delhi, Delhi, 110009, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Rohit Pandurang Kawde, Age: 23, DOB: , Mobile: 9818551555 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403507, House No 548/1 Calizor Moira Bardez Goa 403507, House No 548/1 Calizor Moira Bardez Goa 403507, Moira, Bardez, North Goa, Goa			
2	Name: Anup Anant Khobarekar, Age: 37, DOB: , Mobile: 9818551555 , Email: , Occupation: Service , Marital status : Married , Address: 403507, Flat No 003 D Block Zion Square Building , Flat No 003 D Block Zion Square Building , Zion Square , Dhuler Near Severina Garden, Mapusa, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2023-BRZ-4725



Book :- 1 Document

Registration Number :- BRZ-1-4549-2023

Date : 22-Sep-2023



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

[Signature]
SUB-REGISTRAR
BARDEZ

Scanned by Nailancia Costa (DEO)
[Signature]



CERTIFIED TRUE COPY OF THE ORIGINAL
SR. No. 2917/2023 DATED 28/08/2023

[Signature]
Linus Emmanuel
Advocate & Notary
Tiswadi Taluka
Reg. No. 379/14

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 22-Sep-2023 11:07:55
Date of Receipt: 22-Sep-2023

Receipt No : 2023-24/9/4806

Serial No. of the Document : 2023-BRZ-4725

Nature of, Document : **Conveyance - 22**

Received the following amounts from **SUMIT AHUJA** for Registration of above Document in Book-1 for the year 2023

Registration Fee	450000	E-Challan(Online fee)	• Challan Number : 202300631534 • CIN Number : IK0CKRGSN0	450000
Tatkal appointment fee	10000	E-Challan(Online fee)	• Challan Number : 202300634667 • CIN Number : IGAQCFNRF2	10000
Processing Fee	1680	E-Challan(Online fee)	• Challan Number : 202300631534 • CIN Number : IK0CKRGSN0	2000
Total Paid	462000 (Rupees Four Lakh Sixty Two Thousands only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below
Name of the Person Authorized : **Ady**

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **22-Sep-2023**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar