

(RUPEES EIGHTY SEVEN THOUSAND ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1, Ground Floor, Block D - 1,

Boshan Homes,

Mapusa, Goa - 483 567

D-5/STP(V)/C.R./35/1/2013-RD

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NON JUDICIAL

Rs. ≈ 0087000 ≈ 21.2.2018

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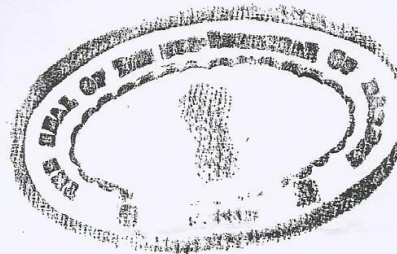
8047 6134354

For CITIZENCREDIT™
CO-OP BANK LTD

[Signature]
Authorised Signatory

Name of Purchaser PRASAD PANDURANG MOPKAR

06/2018
21/02/18



AGREEMENT FOR SALE AND DEVELOPMENT

[Signature] L. Fernandes

[Signature] L. Foral

[Signature]

This Agreement for Sale And Development is made and executed at Mapusa, Goa on this 22nd day of the month of February, in the year Two Thousand Eighteen. (22/02/2018)

BETWEEN

Mr. **ELIAS ANTHONY ALBINO FERNANDES**, son of Late Joaquim Paul Fernandes, aged about 71 years, retired, holding Pan Card No. AANPF9195N, holding Aadhaar Card No. 601742692353; and his wife;

Mrs. **LAURINA MARIA PERPETUR FERNANDES**, daughter of Late Anthony Collaco, aged about 65 years, housewife, holding Pan Card No. AANPF9194P, holding Aadhaar Card No. 203168818056; both Indian Nationals, both residents of Flat No. 6, 2nd Floor, Opp. Post Office Mandpeshwar, Borivali West, Mumbai; hereinafter referred to as "**the VENDORS**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include their heirs, legal representatives, administrators, executors and assigns) of the FIRST PART;

AND

M/s. **S.M.CREATIONS**, a Sole Proprietary concern, with office at So/10, 2nd Floor, Sapana Chambers, A.D.Costa Road, Margao, Goa duly represented herein by its Sole Proprietor, Shri PRASAD MOPKAR, son of Late Pandurang R. Mopkar, aged about 50 years, Businessman, Indian National, holding PAN Card No. ADHPM4400A, holding Aadhaar Card No. 393656490420, residing at F2, First Floor, Menka Apartments, Ambaji, Fatorda, Margao, Goa; hereinafter referred to as "**the PROSPECTIVE PURCHASER**" (which expression, unless repugnant or contrary to the context or

L. Fernandes

L. Fernandes

Prasad Mopkar

meaning thereof, shall mean and include all his representatives, successors, administrators, executors and assigns) of the SECOND PART.

WHEREAS the **PROSPECTIVE VENDORS** have represented to the **PROSPECTIVE PURCHASER** as under:-

- (i) WHEREAS there exists a plot of land identified as Plot-B admeasuring 493 sq. mts., surveyed under Chalta No. 3 of P.T.Sheet No. 61 of Mapusa City Survey, which plot if formed out of the larger property named COMUNAICACHO SODDO, situated at Carrasco Vaddo of Mapusa, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office nor found recorded in the Land Revenue Office, which is found fully described in **SCHEDULE-I** hereinafter appearing;
- (ii) AND WHEREAS the larger property named COMUNAICACHO SODDO erstwhile belonged to Floriano Reginaldo Vas and upon their death the same was inherited by his son Vicenta Joaquim Gregorio Vaz;
- (iii) AND WHEREAS the said plot was originally purchased by Mr. Thomas Estevam Constancio de Souza vide Deed of Sale dated 02/07/1981, registered in the Office of the Sub-Registrar of Bardez under Reg. No. 685 at pages 172 to 176 of Book No. I, Vol. No. 165 dated 15/09/1981 from the said Vicenta Joaquim Gregorio Vaz and his wife Clementina Rodrigues;
- (iv) AND WHEREAS vide Deed of Sale dated 30/11/1982, registered in the Office of the Sub-Registrar of Bardez

A. Hernandez

A. Ferrandes



under Reg. No. 470 at pages 265 to 270 of Book No. I, Vol. No. 185 dated 14/09/1983, the said Plot-B was purchased by **the VENDORS** herein from the said Thomas Estevam Constancio de Souza and his wife Magdalena S. D'Souza;

- (v) AND WHEREAS accordingly **the VENDORS** herein are the absolute and lawful joint owners in possession of the said Plot-B described in **SCHEDULE-I** hereinafter appearing and that there are no encumbrances of whatsoever nature on the said property and further there are no claims of whatsoever nature on the said property and further that **the PROSPECTIVE VENDORS** have not entered into any transaction of whatsoever nature with any other person.

AND WHEREAS on the basis of representations of **the PROSPECTIVE VENDORS** and believing the same to be true and correct, **the PROSPECTIVE PURCHASER** has agreed to purchase the said property described in **SCHEDULE-I** hereinafter appearing on terms and conditions which are amicably agreed between the parties hereto and which are set out hereinafter.

NOW THIS AGREEMENT WITNESSES AS UNDER:-

1. That **the PROSPECTIVE VENDORS** do hereby agree to sell unto **the PROSPECTIVE PURCHASER** for the purpose of development the said property admeasuring 493 sq. mts. surveyed under Chalta No. 3 of P. T. Sheet No. 61, described in **SCHEDULE-I** hereinafter appearing for a total price consideration of Rs. **30, 00, 000/-** (Rupees Thirty Lakhs Only).

A. Fernandes *L. Fernandes*

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2. In pursuance of the said Agreement, **the PROSPECTIVE PURCHASER** has agreed to pay to **the PROSPECTIVE VENDORS** the price consideration amount of **Rs. 30,00,000/-** (Rupees Thirty Lakhs Only). in the following manner:-

3.	<p>The VENDORS have authorised the PURCHASER to retain with the PURCHASER, the total consideration amount of Rs. 30,00,000/- (Rupees Thirty Lakhs Only) towards construction of Flat No. S-2 having carpet area admeasuring 56.14 sq.mts., & Balcony area admeasuring 16.05 sq.mts., (Super Builtup Area admeasuring 95.36 sq.mts), located on the Second floor & Flat No. T-3 having carpet area admeasuring 56.14 sq.mts., Balcony area admeasuring 16.05 sq.mts & an Open Terrace admeasuring 8.25 sq. mts., (Super Builtup Area admeasuring 95.55 sq. mts) located on the Third floor along with 2 nos parking lots bearing nos P7 & P11 in the building to be constructed on the said Plot described in SCHEDULE-I hereinafter appearing;</p>	Rs. 30, 00, 000/-
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4. **The PROSPECTIVE VENDORS** do hereby specifically declare to **the PROSPECTIVE PURCHASER** as under:-

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- (i) That the said property hereby agreed to be sold or any part thereof, is not subject matter of any arrears of land revenue or other fees, charges etc., payable to the government, semi-government bodies or corporations owned by the government;
 - (ii) That the said property hereby agreed to be sold or any part thereof, is not subject matter of any litigation or of any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
 - (iii) That the said property hereby agreed to be sold or any part thereof, is not subject matter of any attachment or seizure or proclamation of sale, by any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
 - (iv) That the said property hereby agreed to be sold or any part thereof, is not subject matter of any land acquisition notification or proceedings, under the Land Acquisition Act or any law for compulsory acquisition of the lands.
 - (v) That the title of **the PROSPECTIVE VENDORS**, in respect of the said property hereby agreed to be sold or any part thereof, is subsisting, clear, free and marketable;
 - (vi) That **the PROSPECTIVE VENDORS** or any of them have not entered into any other agreement or transaction with any party whomsoever, in relation to the said property hereby agreed to be sold or any part thereof;

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- (vii) That there are no encumbrances, charges, liens etc., against the said property hereby agreed to be sold or any part thereof;
- (viii) That in the event **the PROSPECTIVE PURCHASER** is deprived of the said property hereby agreed to be sold or any part thereof, on account of any claims made by any person, **the PROSPECTIVE VENDORS** shall indemnify **the PROSPECTIVE PURCHASER** against all losses which may be suffered by **the PROSPECTIVE PURCHASER**;
- (ix) That there are no other persons having any rights, interests, claims whatsoever, in relation to the said property hereby agreed to be sold or any part thereof.
5. **The PROSPECTIVE PURCHASER** hereby state and confirm that he shall carry out the development work of construction of multi-storied building in the said property described in **SCHEDULE-I** hereinafter appearing by arranging his own finance, personnel etc. in accordance with the sanctioned plans by the North Goa Planning and Development Authority vide order No. NGPDA/M/1595/3071/17 dated 15-03-2017 and Construction Licence issued by Mapusa Municipal Council vide Licence No. 58 dated 15-11-2017 with such modifications, if any, that may be required during such construction work.
6. The obligations of **the PROSPECTIVE VENDORS** are:
- i. To remove defect, if any, in the title due to which the development and construction work on the said property is stopped/hampered at their own costs within a least possible period.
 - ii. To co-operate with **the PROSPECTIVE PURCHASER** in all matter pertaining to the construction and to sign and execute all applications, plans, documents, affidavits,

A. Fernandes

L. Fernandes



declarations etc. as may be required from time to time for submission in various Offices including the NGPDA, Mapusa Municipal Council and/or any other Competent Authority towards said construction activity on the said property.

- iii. To enter into Agreement of sale for transferring and selling of the various premises other than the premises allotted to them to such persons who may be interested to buy such premises in the said building complex which is proposed to be constructed on the said property and to whom **the PROSPECTIVE PURCHASER** is willing to sell as part of his business.
- iv. To sign and execute the Final Conveyance Deed either in favour of individual buyers of various premises and/or in favour of the society that may be formed by **the PROSPECTIVE PURCHASER** after completion of building project and obtaining Occupancy Certificate from Mapusa Municipal Council.
- v. To bear the respective taxes including GST and/or any other taxes levied by the Government from time to time in respect of the Flat premises that shall be allotted to them.
- vi. To pay house tax/electricity Deposit/water connection deposit charges/society deposit/ yearly maintenance charges/ Infrastructure Tax pertaining to the said Flat premises after the issuance of Occupancy Certificate by Mapusa Municipal Council.

7. The obligations of **the PROSPECTIVE PURCHASER** are:

- i. To carry out construction activity as per the approved plans.

A. Hernandez

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- ii. To construct and allot to **the PROSPECTIVE VENDORS** the said Flat premises as per Standard Specification as detailed out in **ANNEXURE** hereinafter appearing.
 - iii. To complete the said construction activity and handover possession of the said Flat premises to **the PROSPECTIVE VENDORS** within a period of 48 months from the date of this agreement with reasonable extension of further 6 months in case of delay which is beyond the control of **the PROSPECTIVE PURCHASER**.
8. **The PROSPECTIVE VENDORS** shall be duty bound to inspect the construction of said Flat premises during all stages of the said construction and in case of any variation and/or additional amenities required shall be informed by them to **the PROSPECTIVE PURCHASER** in writing. In case the additional/extra amenities are not permissible and/or any extra cost is involved for such additional/extra amenities the same shall be borne by **the PROSPECTIVE VENDORS** and for such purpose **the PROSPECTIVE PURCHASER** shall inform **the PROSPECTIVE VENDORS** in writing.
9. In the event **the PROSPECTIVE PURCHASER** proposes to constitute and/or register any society or body for the purposes of management of the said building complex and also for the purpose of maintaining common amenities in the said building complex and the entire surroundings of the said property, then **the PROSPECTIVE VENDORS** shall be duty bound to participate in formation of such society or body and shall become member of such society; sign resolutions, bye-laws, applications, declarations, undertakings, and all that is required for the purpose of formation and registration of such society or body; to subscribe for the requisite share capital of such society or body; and to pay all such charges required for

A. Hernandez

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maintenance, sinking fund, etc., as may be decided by the management of such society or body.

10. Till such formation of the society, **the PROSPECTIVE VENDORS** shall be required to pay Society Deposit of Rs.50,000/- per premises and maintenance deposit for a period of one year of Rs.15,000/- per premises towards their share in respect of the common amenities provided to the said complex. Such maintenance charges shall be applicable at the time of taking possession of the said Flat premises.
11. The name of the building complex to be constructed in said property has been mutually decided as "**GOLDEN RAYS**" by **the PROSPECTIVE PURCHASER** and **the PROSPECTIVE VENDORS**.
12. Upon execution of this Agreement, **the PROSPECTIVE VENDORS** shall execute in favour of **the PROSPECTIVE PURCHASER** and/or any other persons nominated by **the PROSPECTIVE PURCHASER** an Irrevocable Power of Attorney authorizing such attorney/s (1) to represent them before various Departments towards obtaining licences/permissions for said construction activity, (2) to enter into firm commitments or Agreement/s with the Customer/s of **the PROSPECTIVE PURCHASER** and to agree to transfer, on obtaining Occupancy Certificate of the entire building, flats/Stilt Parking area proposed to be constructed by **the PROSPECTIVE PURCHASER** in the said property described in the **SCHEDULE I** hereinafter appearing; except for the premises described hereinabove in Clause 2.
13. Pending the sale hereby agreed to be made, **the PROSPECTIVE VENDORS** hereby irrevocably permit **the PROSPECTIVE PURCHASER** to develop the said property hereinafter appearing, after obtaining necessary sanctions,

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permissions, sanads, licenses etc., for the purposes constructing therein Flats, for which purpose **the PROSPECTIVE VENDORS** hereby irrevocably authorise **the PROSPECTIVE PURCHASER** to enter upon the area of the said property, to survey the same; and, after obtaining all necessary sanctions, permissions, licences etc. from the concerned authorities, to develop the same.

14. **The PROSPECTIVE PURCHASER** shall have absolute authority to enter into any Agreement of Sale and/or such other Agreement of Conveyance with any prospective buyers of **the PROSPECTIVE PURCHASER** and to receive all the amounts from them except the said Flat premises hereby agreed to be constructed for **the PROSPECTIVE VENDORS**.
15. This agreement shall be binding on the legal heirs and/or any person claiming through **the PROSPECTIVE PURCHASER** in near future. Further there shall be no alterations and/or modifications and/or substitution of the premises to be constructed and allotted to **the PROSPECTIVE VENDORS** as per the agreed terms in the present agreement.
16. **The PROSPECTIVE VENDORS** do hereby assure to **the PROSPECTIVE PURCHASER** that they shall sign and execute all documents and further abide by all the terms and conditions that may be imposed upon them as owners of the land wherein the Construction is proposed to be carried out under The Real Estate (Regulation and Development) Act, 2016 **in short RERA**. Further, clarifications, if any, required under the *RERA* shall be complied by **the PROSPECTIVE VENDORS** as and when called upon by the concerned authority.
17. That the possession of the said Plot-B described in **SCHEDULE-I** is handed over to the Prospective Purchasers

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under the present Agreement and as such the necessary Registration Fees are paid herewith

18. Both parties shall specifically perform this Agreement.

ANNEXURE

SPECIFICATIONS OF THE FLAT PREMISES TO BE CONSTRUCTED FOR THE PROSPECTIVE VENDORS.

STRUCTURE:

Reinforced cement concrete structure as per approved design of competent authority. External walls in 200/230 mm thick brick/ laterite stone/ concrete masonry and internal partition walls of 100 mm thick brick/block masonry.

FLOOR AND WALL TILING:

All Rooms will have vitrified tile flooring. (The colour, size, brand choice will depend on the availability of the tiles two months prior to tiling. Basic rate for Vitrified tiles is Rs. 500/- per m²).

Ceramic tiles (size, colour and brand depending on bulk availability at the time of tiling. Basic rate is Rs. 250/- m²) will be provided in the following places:

- a. on toilet walls upto ceiling
- b. above the kitchen platform upto a height of 600 mm (2')

WALL FINISH:

The interior walls will have cream/off white colour Acrylic Emulsion paint. External walls painted with combination of cement / acrylic / textured paint as per Architects colour choice.

A. Hernandez

L. Fernandez

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DOORS & WINDOWS:

Main entrance door frame will be of teak with teakwood panelled main door.

All other door frames will be of seasoned and chemically treated hard timber or of M40 grade RCC frames. Other doors shall be of 25/30 mm thick hardcore commercial/ marine, flush / block board shutters painted with off white/ pastel shaded synthetic enamel. The Windows will be powder coated aluminium sliding type.

KITCHEN PLATFORM & SINK:

Kitchen platform will be of polished black granite with single bowl stainless steel sink.

PLUMBING & SANITARY INSTALLATIONS:

Concealed internal plumbing of either/combination of GI/U-PVC/CPVC/ copper/PPR pipes

Water closets & wash basins will be provided in the following places:

- a. Wash basins in toilets
- b. Water closets in all toilets – European style.

Chromium plated fittings of standard premium make. Hot & cold wall mixer, wall shower in all toilets will be provided.

Provision for storage water Geyser in all toilets (only provision and no fixture). Provision for water purifier above kitchen platform (only provision no fixture). Washing machine inlet & outlet provision (no fixture) at location as per the Architect's choice.

SOIL AND WASTE WATER LINES:

The soil and waste water lines (exposed and concealed) will be of PVC/Cement pipes. These sewerage effluents will be connected to

L. Fernandes

L. Fernandes

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the sewerage line of PHE Dept.of Goa PWD, if the sewerage line is operational by the time the project is ready for occupation. Otherwise the sewage will be treated in conventional method of septic tank and soak pit.

ELECTRICITY SUPPLY & WIRING:

The installation will be of concealed electrical copper wiring with branded switches. There shall be provision for AC, Water Purifier, Washing Machine and Power inverter.

WATER SUPPLY:

There will be one overhead tank and one ground sump tank for additional storage of water. This will be connected to Govt. water supply lines. Water from common overhead tank will be distributed to each individual unit. A pump will be provided to lift the water from ground sump to overhead tank.

OTHER AMENITIES:

A Split Air Conditioner unit of capacity 1.00 tone shall be provided in each bedroom.

A Geyser of standard make shall be provided in each bathroom.

A Water purifier of standard make shall be provided in the Kitchen.

MISCELLANEOUS

- Common telephone tag boards
- Independent electrical connection for each unit.
- Common water connection for building.
- Charges towards consumption of water and electricity through common meters shall be shared by all the Flat owners.

A. Hernandez

L. Hernandez

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SCHEDULE-I**(Description of the said property agreed to be sold)**

All that plot of land identified as Plot-B admeasuring 493 sq. mts., surveyed under Chalta No. 3 of P.T.Sheet No. 61 of Mapusa City Survey, which plot if formed out of the larger property named COMUNAICACHO SODDO, situated at Carrasco Vaddo of Mapusa, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, neither found described in the Land Registration Office nor found recorded in the Land Revenue Office and the same is bounded as under:

East: By Road;

West: By Plot-A surveyed under Chalta No. 3-A of P.T.Sheet No. 61;

North: By Comunidade of Mapusa surveyed under Chalta No. 1 of P.T.Sheet No. 61; and

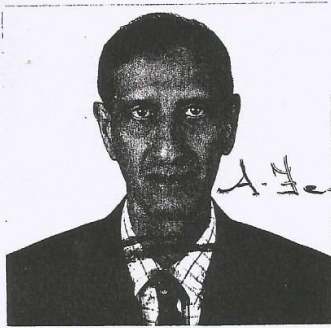
South: By Road.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand to this Agreement on the day, month and year herein above mentioned.

A. Hernandez

L. Fernandes

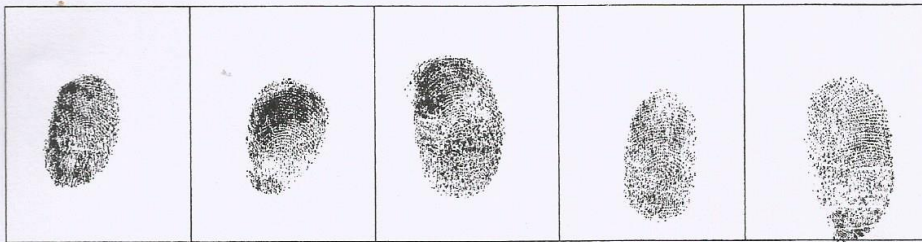
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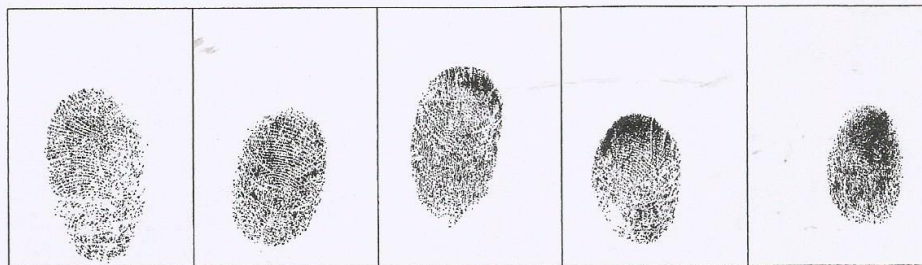
SIGNED, SEALED AND
DELIVERED by the within
named "the VENDORS"

A. Fernandes

(MR. ELIAS ANTHONY
ALBINO FERNANDES)



Left hand finger impressions of Mr. Elias Anthony Albino Fernandes



Right hand finger impressions of Mr. Elias Anthony Albino Fernandes

A. Fernandes

L. Fernandes

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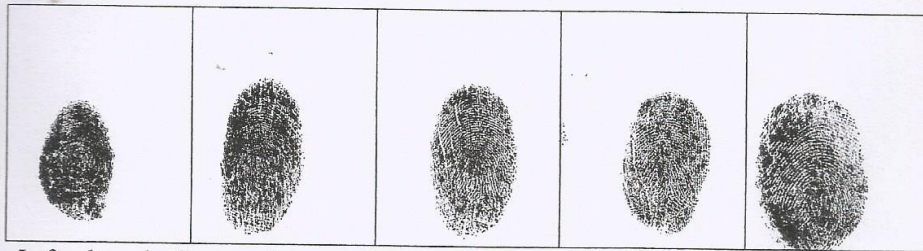


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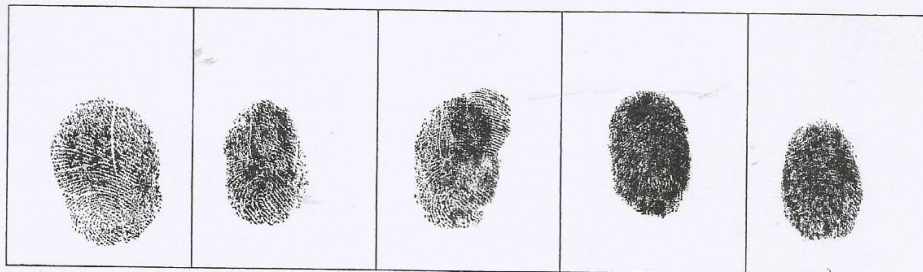
SIGNED, SEALED AND
DELIVERED by the within
named "the VENDORS"

L. Fernandes

(MRS. LAURINA MARIA
PERPETUR FERNANDES)



Left hand finger impressions of Mrs. Laurina Maria Perpetur
Fernandes

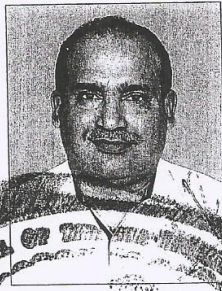


Right hand finger impressions of Mrs. Laurina Maria Perpetur
Fernandes

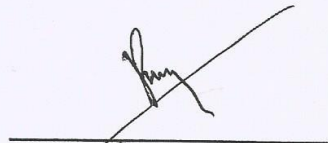
L. Fernandes

L. Fernandes

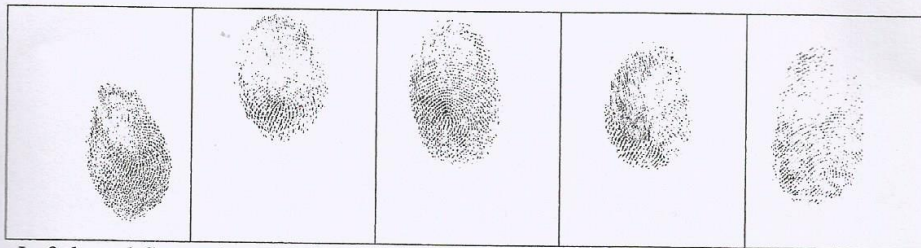
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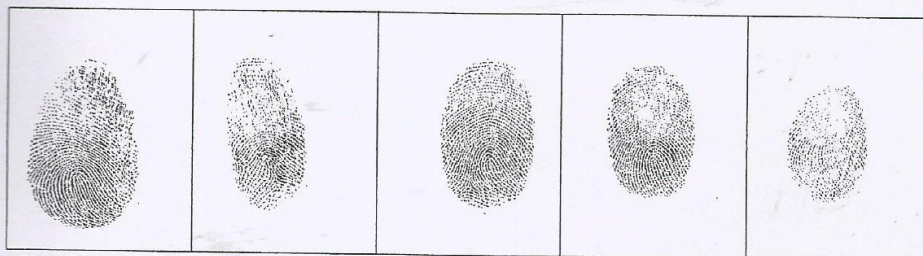
SIGNED AND DELIVERED by
the Sole Proprietor of the within
named **"the PROSPECTIVE
PURCHASER**



Mr. Prasad Mopkar



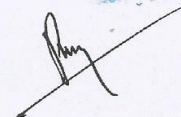
Left hand finger impressions of Mr. Prasad Mopkar



Right hand finger impressions of Mr. Prasad Mopkar

L. Hernandez

L. Hernandez



Witnesses:

Abeluy

1. SATYAVAN B. KELUSPATE
H.No. 100/B
CUNCHELIM MARUTH

Raixa Dsouza

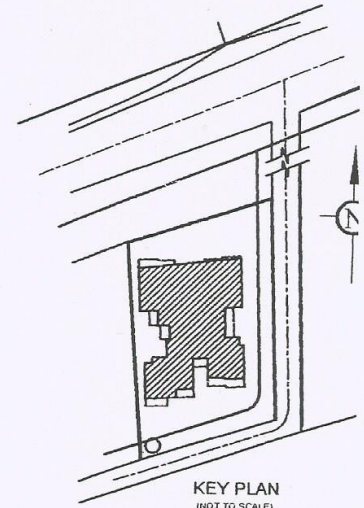
2. Inacio Raixa Dsouza

L. Hernandez *L. Fernandez*

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LOWER GR. STILT FLOOR PLAN



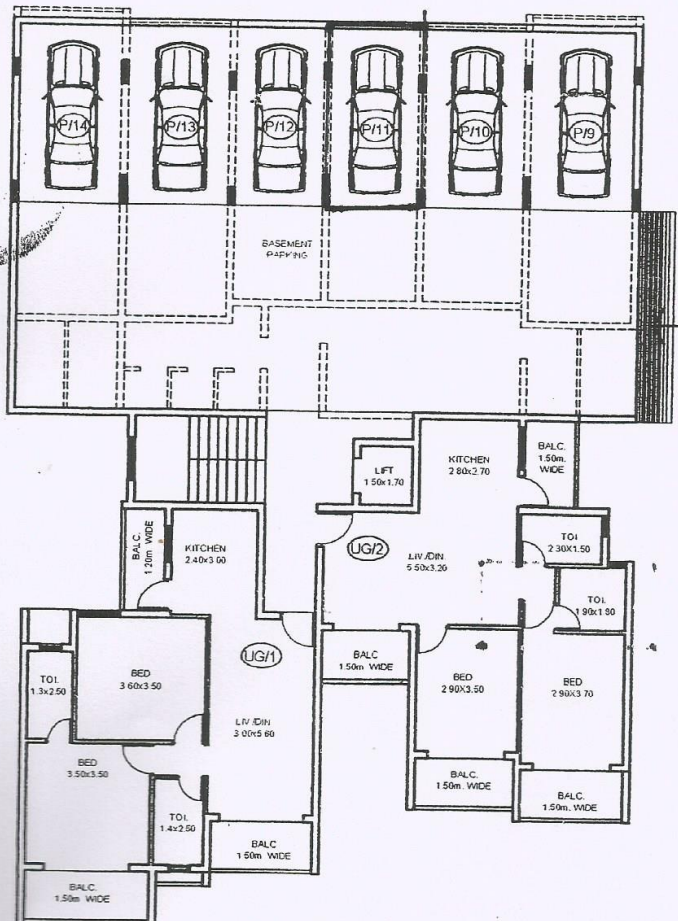
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L. Fernandes
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 B.E.(CIVIL)
 Reg. No. ER/0022/2010

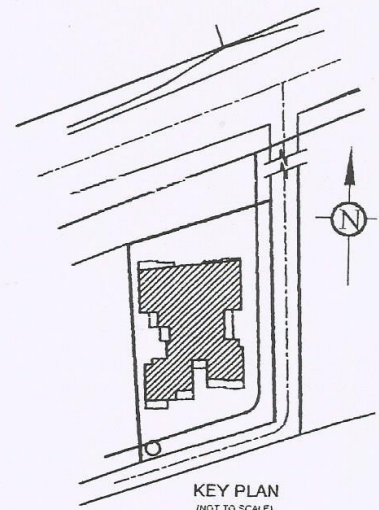
DATE : 19-01-1

"GOLDEN RAYS" a Project by
 S. M. CREATIONS
 COMM./RES. BLDG. AT MAPUSA

Sawant & Associate.
 Architects, Engineers, Interior Design
 Sapana Arcade, 1st Floor
 Malabar Cova
 Phone No (0) - 2736693



UPPER GR. / BASEMENT FLOOR PLAN



KEY PLAN
(NOT TO SCALE)

A. Fernandez

R. Fernandez

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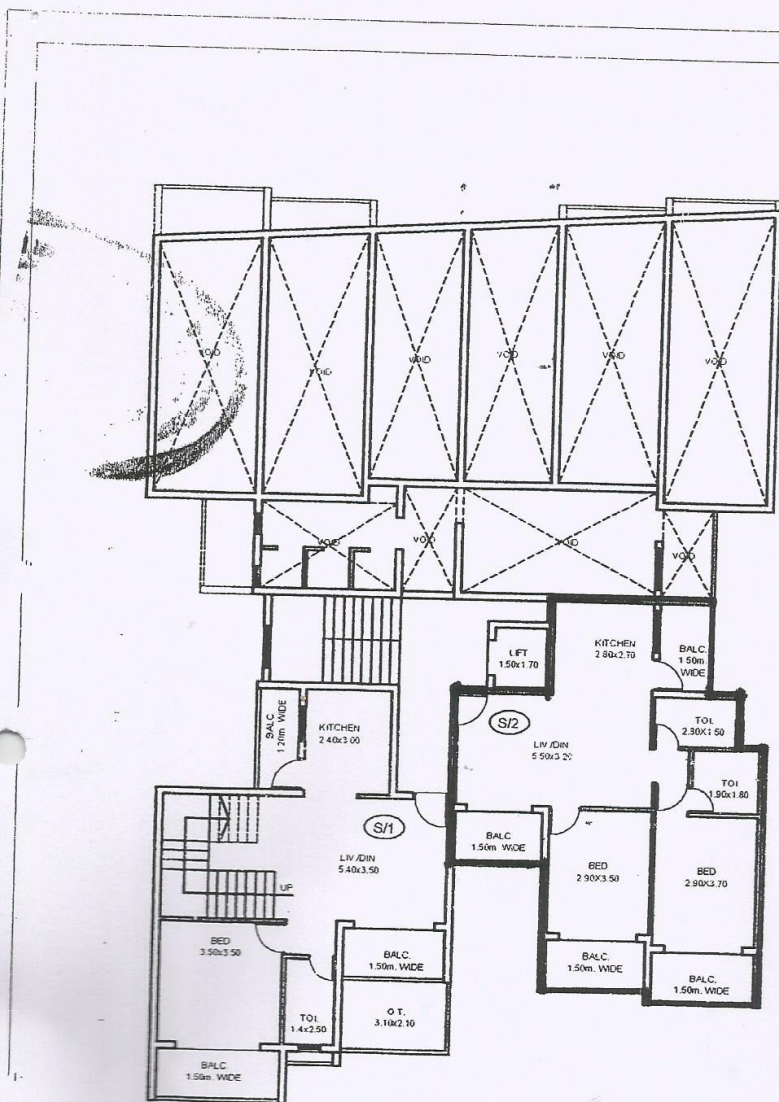
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Reg. No. ER/0022/2010

DATE : 19-01-18

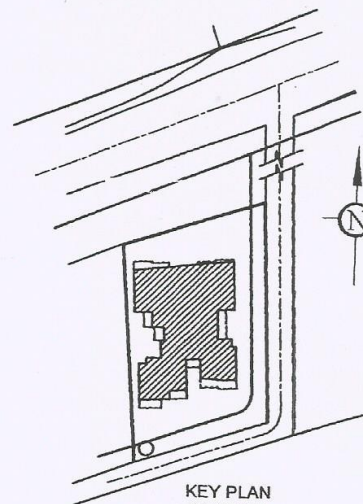
"GOLDEN RAYS" a Project by
S. M. CREATIONS
COMM./RES. BLDG. AT MAPUSA

UNIT NO. :	CARPET AREA :	BALC. AREA :	OPEN TERRACE
UG/1 :	58.89 sqm.	13.08 sqm.	-
UG/2 :	56.14 sqm.	16.05 sqm.	-

Sawant & Associates
Architects, Engineers, Interior Designers
Sapana Arcade, 1st Floor
Malibhat Goa
Phone No (0) : 2736693



SECOND FLOOR PLAN



A. Fernandes

L. Fernandes

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B.E.(CIVIL)
Reg. No. ER/0022/2010

"GOLDEN RAYS" a Project by

S. M. CREATIONS

COMM./RES. BLDG. AT MAPUSA

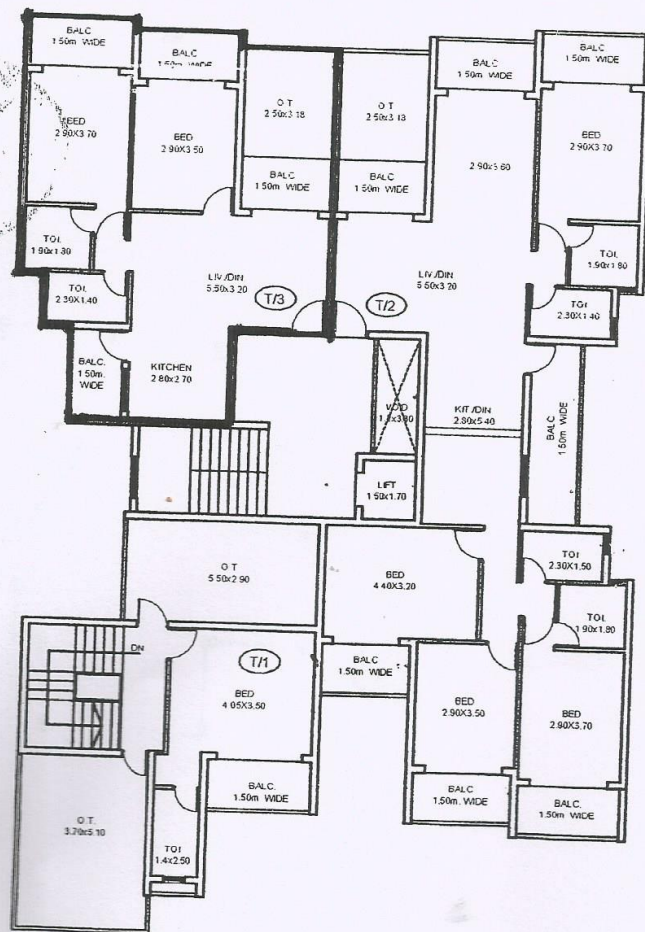
UNIT NO. : CARPET AREA : BALC. AREA : OPEN TERRACE

S/1 & T/1 : 86.81 sqm. : 17.43 sqm. : 41.65 sqm.

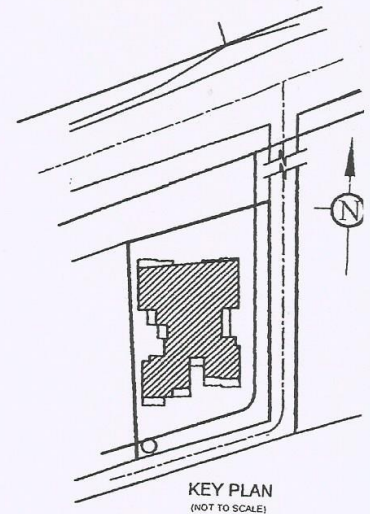
S/2 : 56.14 sqm. : 16.05 sqm. : -

DATE : 19-01-18

Sawant & Associates
Architects, Engineers, Interior Designers
Sapena Arcade, 1st Floor
Malbhari, Goa.
Phone No (0) : 2736693



THIRD FLOOR PLAN



KEY PLAN
(NOT TO SCALE)

A. Fernandes

L. Fernandes

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Seal
UDAY SAWANT
B.E.(CIVIL)
Reg. No. ER/0022/2010

"GOLDEN RAYS" a Project by
S. M. CREATIONS
COMM./RES. BLDG. AT MAPUSA

UNIT NO.	CARPET AREA	BALC. AREA	OPEN TERRACE
T/2	112.84 sqm.	32.40 sqm.	8.25 sqm.
T/3	56.14 sqm.	16.05 sqm.	8.25 sqm.

DATE : 19-01-18

Sawant & Associates
Architects, Engineers, Interior Designers
Sapana Arcade, 1st Floor
Malibhat Goa
Phone No (0) : 2736693

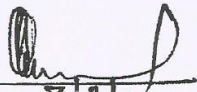


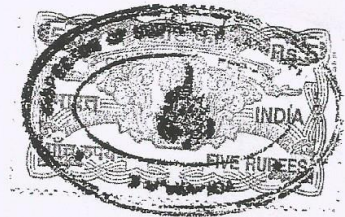
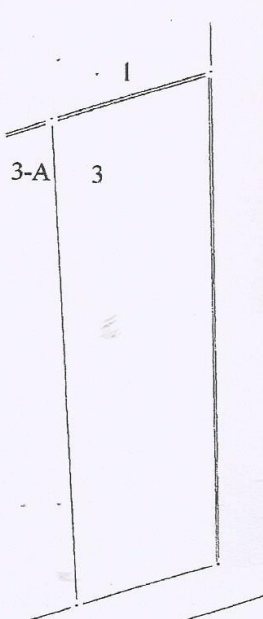
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
City : MAPUSA
Taluka : BARDEZ
P.T. SHEET No. 61 / Chalta No. 3
Scale : 1 : 500

Inward No: 1360


7/3/17
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



A. Fernandez

L. Fernandez

Mark

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 04-03-2017

Compared By: *78m*

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 22-02-2018 12:18:55 PM

Document Serial Number : 906

Presented at 11:52:00 AM on 22-02-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	60000.00
2	Processing Fees	320.00
	Total :	60320.00

Stamp Duty Required: 87000.00

Stamp Duty Paid: 87000.00

Prasad Mopkar presenter

Name	Photo	Thumb Impression	Signature
Prasad Mopkar, S/O Late Pandurang R Mopkar , Married, Indian, age 50 Years, Business, r/o F2, First Floor, Menka Apartments, Ambaji, Fatorda, Margao Goa pan no ADHPM4400A, Sole proprietor of M/s S.M. Creations			

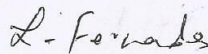
Endorsements

Executant

1 . Elias Anthony Albino Fernandes, S/O Late Joaquim Paul Fernandes, Married, Indian, age 71 Years, retired, r/o Flat no 6, 2nd floor, OPP Post Office Mandpeshwar, Borivali West Mumbai pan no AANPF9195N

Photo	Thumb Impression	Signature
		

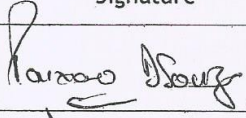
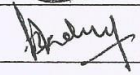
2 . Laurina Maria Perpetur Fernandes, D/O Late Anthony Collaco, Married, Indian, age 65 Years, House-Wife, r/o Flat no 6, 2nd floor, OPP Post Office Mandpeshwar, Borivali West Mumbai pan no AANPF9194P

Photo	Thumb Impression	Signature
		

3 . Prasad Mopkar, S/O Late Pandurang R Mopkar, Married, Indian, age 50 Years, Business, r/o F2, First Floor, Menka Apartments, Ambaji, Fatorda, Margao Goa pan no ADHPM4400A, Sole proprietor of M/s S.M. Creations

Photo	Thumb Impression	Signature
		

Identification

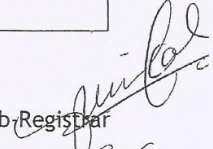
Sr No.	Witness Details	Signature
1	Inacio Paixao D'Souza , S/O Late Melquiades D'Souza, Married, Indian, age 59 Years, Business, r/o Braganza Apartments 3rd Floor, Flt no T6, Mapusa Baredz Goa	
2	Satyavan Keluskar , S/O Bharat Keluskar, Married, Indian, age 53 Years, Service, r/o H no 100/B, Cunchelim Mapusa Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar


Doc Sr.
No. 906
22/02/18

906/2018

Book-1 Document
Registration Number BRZ-BK1-01036-2018
CD Number BRZD794 on
Date 26-02-2018

Sub-Registrar (Bardez)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune