

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

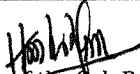
Office of the Civil Registrar-cum-Sub Registrar, Mormugoa
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 25-Mar-2026 12:56:03
Date of Receipt: 25-Mar-2026

Receipt No : 2025-26/10/4574
Serial No. of the Document : 2026-MOR-668
Nature of, Document : **Agreement or its records or Memorandum of Agreement - 5**
Received the following amounts from **RAJESH VISHWANATH BANDIVADEKAR** for Registration of above Document in Book-1 for the year 2026

Registration Fee	297000	E-Challan(Online fee)	• Challan Number : 202600213136 • CIN Number : CPAGNAJHZ4	297000
Processing Fee	1940	Payment to ITG	• Payment Reference : pay_SV2T6IcJw7W6ZA • Receipt Number : 03d9f713975cfa1450e0	1940
Total Paid	298940 (Rupees Two Lakh Ninety Eight Thousands Nine Hundred And Forty 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 :

SACHIN MUDGAL

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 **25-Mar-2026**


Signature of the Presenter

Signature of the person receiving the Document


Signature of the Sub-Registrar

30/03/2026



सत्यमेव जयते

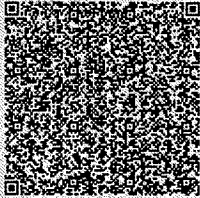
INDIA NON JUDICIAL

Government of Goa

e-Stamp

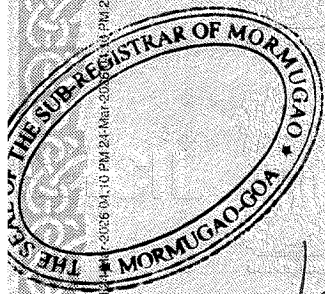


Certificate No. : IN-GA00266779087537Y
Certificate Issued Date : 24-Mar-2026 04:10 PM
Account Reference : NONACC (SV)/ ga20005404/ MORMUGAO/ GA-SGA
Unique Doc. Reference : SUBIN-GAGA2000540400473673547558Y
Purchased by : KAMLAPRASAD JAGANNATH YADAV
Description of Document : Article 5 Agreement or its records or memorandum of an agreement
Property Description : FLAT NOS GF-1,FF-1,SF-1,GR,1ST,2ND FLR,AREA 55.02,94.01
And 130.17 SQM,PINNACLE ENCLAVE,DABOLIM,GOA
Consideration Price (Rs.) : 99,00,000
(Ninety Nine Lakh only)
First Party : SIRAJ AHMED SAIAD And SHAMIM AKHATAR
Second Party : KAMLAPRASAD JAGANNATH YADAV
Stamp Duty Paid By : KAMLAPRASAD JAGANNATH YADAV
Stamp Duty Amount(Rs.) : 2,87,100
(Two Lakh Eighty Seven Thousand One Hundred only)



Please write or type below this line

AGREEMENT FOR SALE CUM DEVELOPMENT



[Signature]

[Signature]

[Signature]

GG 0007540119

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.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 AGREEMENT FOR SALE CUM DEVELOPMENT is executed at
Vasco-da-Gama, Goa on the 24th day of March 2026.

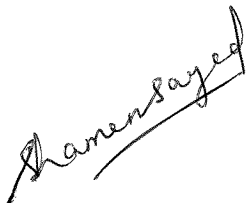
BETWEEN

1. Mr. Siraj Ahmed Saiad, son of Abdul Satar Saiad, aged 65 years,
Married, retired, Indian National , Aadhar Card No. _____,
PAN card No. _____ and his wife:
2. Mrs. Shamim Akhatar, wife of Mr. Siraj Ahmed Saiad, and daughter
of Ayub Khan ,aged 60 years, housewife , Indian National, Aadhar
Card No. _____ , PAN card no. _____ both
residing at H.No. C-104, Susheela Sunkool, Orulem, Vasco da
Gama, Goa 403 802, herein after referred to as the **LAND OWNER**
(which expression shall unless repugnant to the context or meaning
thereof be deemed to include his respective heirs, successors, legal
representatives, administrators, executors & assigns) of the first part.

AND

1. Mr. KamlaPrasad Jagannath Yadav, son of Shri Jagannath Yadav, 44
years of age, married, Businessman, having Pan card no
_____, Aadhaar card no _____), Indian National,
Propreitor of VENTURE BUILDNG DREAMS residing at H.no 145/8,
Fatima Colony, Alto Dabolim, Dabolim Goa "**DEVELOPER**" (which
expression unless repugnant to the context hereto shall mean and
include the agents, heirs, assigns, administrators, legal representatives
of the respective parties) of the SECOND PART.

WHEREAS there exist a property known as AFRAMENTO situated in
Dabolim within the limits of Village Panchayat of Chicalim, Sub –District
of Mormugao and Registered in the Land Registration Office at Salcete at



Margao , under No. 44390, At folio 139 of Book B, No.115 of the new series, surveyed under Survey no.58/3-I of Dabolim Village admeasuring an area of 1847 square meters better described in **SCHEDULE -I** hereunder written hereinafter referred to as the **SAID PROPERTY**.

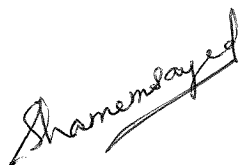
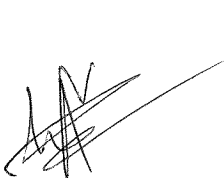
AND WHEREAS the **SAID PROPERTY** originally belonged to Mr. Paulo Joel Vales and his wife Mrs. Santana Vales and upon their death inter alia the **SAID PROPERTY** was allotted to Mr. Domingos A Vales alias Domingos A.B. Vales and his wife Mrs. Greta M Vales, in Inventory Proceedings No. 15/1984 filed in the court of the Civil Judge Senior Division at Vasco Da Gama which was confirmed vide Judgment dated 28/07/1988.

AND WHEREAS all the legal heirs including Mr. Domingos A Vales alias Domingos A.B. Vales and his wife Mrs. Greta M Vales, moved before Ld. Deputy Collector for causing partition in the Survey Records, which application came to be registered under No LRC/PART/18/90 and vide order dated 02/02/1993 the Ld. Deputy Collector Partitioned the **SAID PROPERTY** with separate survey bearing no 58/3-I of Dabolim Village, Mormugao Taluka.

AND WHERAS thus Mr. Domingos A Vales alias Domingos A.B. Vales and his wife Mrs. Greta M Vales became the independent, separate, distinct and absolute owners of the **SAID PROPERTY**.

AND WHERAS Mr. Domingos A Vales alias Domingos A.B. Vales and his wife Mrs. Greta M Vales secured necessary permission for conversion of the said property namely SANAD under no., 11/1/96/DYC by the office of the Dy Collector /SDO Mormugao, Vasco Da Gama 24/07/1997.

AND WHEREAS Mr. Domingos A Vales alias Domingos A.B. Vales and his wife Mrs. Greta M Vales sub-divided the **SAID PROPERTY** into four



separate independent plot inter alia being distinct, separate well identified. Plot "B" admeasuring an area of about 545 (five hundred Forty Five) Square meters being part and parcel of the said property. Shown and delineated in red boundary line in the plan annex hereto and more particularly described in **SCHEDULE II** written hereunder ,hereafter referred to as the **SAID PLOT** and accordingly Mr. Domingos A Vales alias Domingos A.B. Vales and his wife Mrs. Greta M Vales have obtained Provisional Sub Division issued by Vasco Planning & Development authority vide letter under reference number VPDA/9-V-23/02-03/1670 dated 30/01/03 and final approval vide number VPDA/9-V-23/02/03/1831 dated 24.02.03 and thereafter No objection Certificate for sale of the **SAID PLOT** was issued by the Vasco planning and development Authority vide Ref. No. VPDA/9-V-23/03-03/81 dated 11/04/2003.

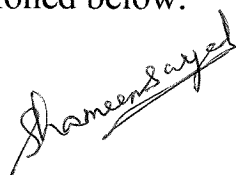


AND WHEREAS vide sale deed dated 16/06/2003 registered with the Sub registrar of Mormugao at registration no. 745, at pages 32 to 54, Book No. I Volume No. 397 dated 24/7/03 Mr. Domingos A Vales alias Domingos A.B. Vales and his wife Mrs. Greta M Vales sold the **SAID PLOT** to the **LANDOWNER 1** .Thereby **LANDOWNERS** became absolute owners of the **SAID PLOT**

AND WHEREAS the **LANDOWNERS** have been in exclusive ownership, possession and peaceful enjoyment of the **SAID PLOT**.

AND WHEREAS the **LANDOWNERS** desire to develop the **SAID PLOT** and the DEVELOPER has approached the LANDOWNERS representing that they are in the business of real estate development and has offered his services for carrying out the said development.

AND WHEREAS on the basis of the above representation the OWNERS have agreed to develop the same by constructing a multi-storied building for consideration mentioned below.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. The **DEVELOPER** has agreed to develop the **SAID PLOT**, by constructing thereon Multistoried building and has obtained Development permission from Mormugao Planning and Development Authority under reference no. MPDA/9-S-271/2025-26/480 dated 3/7/2025 and construction licence from the village panchayat of Chicalim under no VP/CHI/11/Const/2025-26/37/1588 dated 9/9/2025
2. As Full and Final consideration for granting the development rights in the **SAID PLOT**, the **DEVELOPER** agrees to deliver to the **LANDOWNERS** Three residential Flats bearing no. GF1 situated on the ground floor of building having super built up area of 80.64 sq mts, FF1 situated on the First floor of building having super built up area of 94.82 sqmts and SF1 situated on the Second floor of building having super built up area of 94.82 sqmts in the Multi-storied building known as "PINNACLE ENCLAVE" to be constructed in the **SAID PROPERTY** which Flats are described in Schedule III, IV and V.

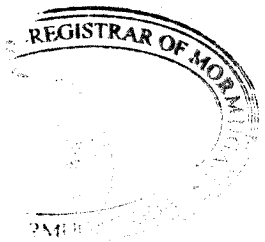
THUS THE OWNERS & THE DEVELOPER HEREBY COVENANT AS FOLLOWS:-

1. From the day of signing of this agreement the **DEVELOPER** shall commence and complete the developmental work of construction of a multi-Storied building in the **SAID PLOT** belonging to the **LAND OWNERS** at the developer own cost.
2. From the date hereof, the **DEVELOPER** shall commence and carry out, at his own cost, all developmental work and construction of the multistoried building on the **SAID PLOT**.



Three handwritten signatures are present at the bottom of the page. The first signature on the left is a stylized 'A' with a horizontal line. The middle signature is 'Shameesha' written in cursive. The third signature on the right is a stylized 'W' with a vertical line.

3. As full and final consideration for granting the development rights in the **SAID PLOT**, the **DEVELOPER** agrees to deliver to the **LAND OWNERS** Three (3) residential Flats bearing no GF1 situated on the ground floor of building having super built up area of 80.64 sq mts, FF1 situated on the First floor of building having super built up area of 94.82 sqmts and SF1 situated on the Second floor of building having super built up area of 94.82 sqmts in the Multi-storied building known as **PINNACLE ENCLAVE**” to be constructed in the **SAID PROPERTY**.
4. The **DEVELOPER** is expected to complete the construction of the said Multi-storied Building on or before 36 months excluding any delay on account due to “Force Majeur” and court/ government orders, attributable directly to the **LANDOWNERS** and other delays like non-availability of building material or circumstances beyond control.
5. Immediately upon the execution of this agreement the **LANDOWNERS** shall execute Power of Attorney in favor of the **DEVELOPER** or the **DEVELOPER**’s nominee, as maybe required by the **DEVELOPER** , for the purpose of signing and/or submitting applications, plans and other necessary documents to obtained all requisite permissions, sanctions and approvals from concerned authorities. The **LANDOWNERS** expressly agree that the said Power of attorney shall remain irrevocable for the entire subsistence of this agreement and shall be continue to be binding on the parties hereto.
6. The **LANDOWNERS** hereby expressly authorize the **DEVELOPER** to obtain all necessary permissions , sanctions and approvals from the concerned government and other authorities for



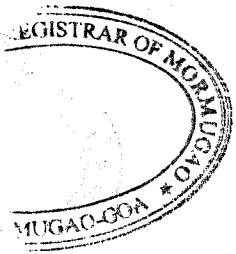
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the construction of the multi storied building on the **SAID PLOT** at the **DEVELOPER's** own cost and expense .

7. The plans, drawings and other specifications building to be constructed in the **SAID PLOT** shall be as per design and specification of **DEVELOPER** described in Schedule VI.
8. The **LANDOWNERS** hereby deliver vacant, peaceful and exclusive possession of the **SAID PLOT** to the **DEVELOPER**, who shall be entitled to enter upon and commence construction. The **LANDOWNERS** shall not interfere with the **DEVELOPER's** possession nor obstruct the construction in any manner, and shall extend all necessary co-operations.
9. The **LANDOWNERS** grant their no-objection to prospective purchasers for obtaining loans from banks or other financial institutions for purchasing flats or commercial premises in the multistoried building to be constructed in the **SAID PLOT**.
10. Except for the flats reserved for the **LANDOWNERS**, the **DEVELOPER** shall have full right to sell any or all other dwelling units, Shops or other premises to other persons of his choice upon such terms and conditions as he deems fit and to retain the entire sale proceeds. The **LANDOWNERS** authorize and empower the **DEVELOPER** to execute agreements for sale or Conveyance Deeds in respect of such premises, and the **LANDOWNERS** agree to join in execution of the same upon request.
11. Upon the **LANDOWNERS** conveying all their rights, titles and interest in the **SAID PLOT**, to the **DEVELOPER**, his nominees, or assignees, the **DEVELOPER** shall have no claim against the **LANDOWNERS**. Likewise, upon the **DEVELOPER** making full



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payment of consideration agreed the **LANDOWNERS** shall have no claim against any other flats shop or premises constructed by the **DEVELOPER**.

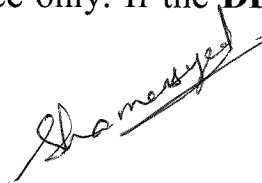
12. All Multi-storied buildings to be constructed on the **SAID PLOT** under this agreement, together with the units therein, shall per in accordance with the scheme sanctioned by the competent Authority/State Government under the Provision of the Goa (Regulation of and Development and building Construction) Act 2008 and subject to such direction as may be issues while sanctioning the said scheme.

13. If any defect in the title of the said property is discovered, the **LANDOWNERS** shall, at their own cost take necessary steps to perfect such title and furnish all required title documents to the **DEVELOPER**.

14. The **LANDOWNERS** shall execute all deeds and documents as may be required by the **DEVELOPER** for sale or conveyance of units constructed on the **SAID PLOT** or for any other lawful purpose connected with the development.

15. It is Agreed that the **LANDOWNERS** and all other necessary parties shall, as and when required, execute the deed of Conveyance / or any other writings in favor of such persons as the **DEVELOPER** may direct, in the event of conveyance, the same shall be executed in favor of nominees of the **DEVELOPERS** or in favor of them proposed co-operative Housing society. The **DEVELOPER** shall also join in as a confirming party to the said conveyance.

16. The obligations under this agreement shall be enforceable by way of specific performance only. If the **DEVELOPER** fails to deliver the



consideration (in form of flats) within stipulated time, a grace period of one month shall be granted.

17. The **LANDOWNERS** Covenant and present that

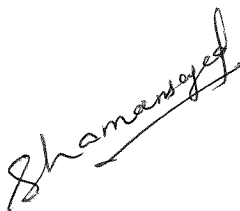
- (a) their title to the **SAID PLOT** is clear, unencumbered, marketable, and subsisting,
- (b) They have not agreed to sell, transfer or assign the **SAID PLOT** to any other than the developer,
- (c) No proceedings or litigation are pending in respect thereof.

18. The obligations under this agreement shall be enforceable as an action for specific performance of rights, and in no other manner. Time is the essence of the contract and in the event the DEVELOPER fails to hand over the 3 flats to the LANDOWNERS then time shall be reasonably extended by the LANDOWNERS. It is further agreed by and between the parties that only the obligations under this agreement shall be specifically enforced.

19. It is agreed between the parties that all disputes of this agreement shall be subject to the jurisdiction of the Vasco court only.

20. Any delay or indulgence by the DEVELOPER in forcing the terms of this Agreement or any for bearing or giving of time to the LANDOWNERS shall not be treated as waiver on the part of the DEVELOPER for any breach or non-compliance of the terms and conditions of the Agreement by the LANDOWNERS nor shall, it in any manner prejudice the rights of the DEVELOPER.

21. The LANDOWNER has executed Irrevocable Power of attorney in favour of DEVELOPER in order to sell the flat to be constructed on



the SAID PLOT and to obtain requisite permission from the competent authority.

22. Any delay or indulgence by the LANDOWNER in forcing the terms of this Agreement or any for bearing or giving of time to the DEVELOPER shall not be treated as waiver on the part of the LANDOWNER for any breach or non-compliance of the terms and conditions of the Agreement by the DEVELOPER nor shall, it in any manner prejudice the rights of the LANDOWNER.

23. The Possession of the SAID PLOT has been handed over to the DEVELOPER by the LANDOWNER on the day of signing of this agreement.

24. For the purpose of stamp duty the proportionate land to be transferred in favour of Developer admeasuring 367.00 sq. mts is valued at 5,13,8000/- and Super builtup area of 270.28 sq. mts is valued at 4,76,2000/- and accordingly total market value is considered at 99,00,000/- which is of market value of property and stamp duty and registration fee is paid accordingly.

SCHEDULE I

All that property known as "AFRAMENTO" situated in Dabolim Within the limits of Village Panchayat of Chicalim, Sub-District of Mormugao and registered in the Land registration office at Salcete at Margao, under No. 44390, at folio 139 of Book B, No.115 of the new Series, and Surveyed under Survey no. 58/3-I of Dabolim Village admeasuring 1847 Square meters.



SCHEDULE II

All that sub-divided plot Being distinct, separate, well identifies under plot "B" admeasuring an area of about 545.00 (five hundred and forty five) square meters being part and parcel of the **SAID PROPERTY**. More particularly described in **SCHEDULE I** hereinabove and bounded as follows

On the North: 8 .00 mts. wide road

On the South 10.00 mts wide road

On the East 8.00 & 10mts wide road

On the west: By plot No. A & C

SCHEDULE III

ALL THAT flat identified under Flat No. GF-1 having super built up area of 80.64 sqmts, built up area of 69.08 sqmts (carpet area of the flat 34.98 sqmts, balcony area 3.19 sqmts and car porch area 26.34 sqmts) on the ground Floor, in the said building/project known as "PINNACLE ENCLAVE" and the flat is bounded as under:

On the North: By 8mts vide road

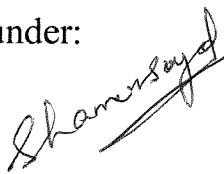
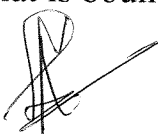
On the South: By 10 mts vide road

On the East: By Private car porch

On the West: By Parking area

SCHEDULE IV

ALL THAT flat identified under Flat No. FF-1 having super built up area of 94.82 sqmts, built up area of 83.26 sqmts (carpet area of the flat 70.89 sqmts and balcony area 4.09 sqmts) on the first Floor, in the said building/project known as "PINNACLE ENCLAVE" and the flat is bounded as under:



On the North: By 8mts vide road
On the South: By 10 mts vide road
On the East: By Setback of Building
On the West: By flat no FF2

SCHEDULE V

ALL THAT flat identified under Flat No. SF-1 having super built up area of 94.82 sqmts, built up area of 83.26 sqmts (carpet area of the flat 38.01 sqmts and balcony area 4.50 sqmts & open terrace 35.35 sqmts) on the Second Floor, in the said building/project known as "PINNACLE ENCLAVE" and the flat is bounded as under:

On the North: By 8mts vide road
On the South: By 10 mts vide road
On the East: By Setback of Building
On the West: By flat no SF2

SCHEDULE- VI

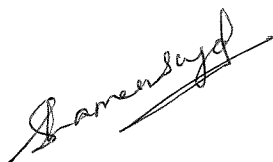
Building Specification and Amenities.

STRUCTURE:

RCC Structure as per approved design of competent authority, external wall of laterite/bricks masonry and internal walls of laterite/bricks masonry/light weight cement blocks.

FLOORING:

All rooms shall have flooring in Vitrified tiles with 3 skirting all along the walls. Bath Room/Toilet block will have Ceramic Flooring and Dado of bathroom will be with glazed tiles full height, shades and colours shall be as per the availability of stock. Any Specific colour, shades or sizes, will be charged extra.



WALL FINISH:

Wall ready with Neeru finish, Lambi and two coats of oil bounded distemper for internal walls, Weather shield or equivalent paint for external walls.

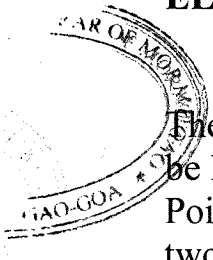
DOORS & WINDOWS:

The Main door frame and all bedroom/kitchen door frames of matti/sal wood/FRB or of cement door frames. Main door will be of flush with veneer finish on both sides. All internal doors will be of flush doors with Veneer finish or sunmica finish on both sides. Windows shall be high quality powder coated aluminum sliding type windows.

KITCHEN

Granite topped Kitchen Platform with stainless steel sink and 2 ft height ceramic tile dado above granite platform.

ELECTRICALS



The Installation will be of copper wires through concealed wiring. Hall will be having 2 light points, 1 fan points, one 3 pin 5 amps point, one Tv Cable Point, and one 3 pin 5 amps point on the switch board. Bedroom will have two light points, one fan point, one plug on switch board, 1 Ac point, Kitchen will have 1 light points, one fan point, one 3 pin 5 amps plug point on switch board. There will be one point wherever there is verenda, in lobby and WC/toilet block will have one point near the entrance door. Prospective PURCHASERS will have to fit all electrical fixtures.

TOILETS

Toilets shall be provided with wash basin and EWC Pan with Cp Fittings such as hot and cold mixture with shower, with one short body bibcock with health faucet.

STAIRCASE & PASSAGE:

Staircase, landings and common passage will have flooring of ceramic tiles and the steps will be of kota.

WATER SUPPLY :

A common RCC storage water tank will be provided above the staircase of sufficient capacity and a common water sump at the ground level for building.

IN WITNESS WHEREOF the parties hereto have set and subscribe there respective hands on the day and year first here in above mentioned.

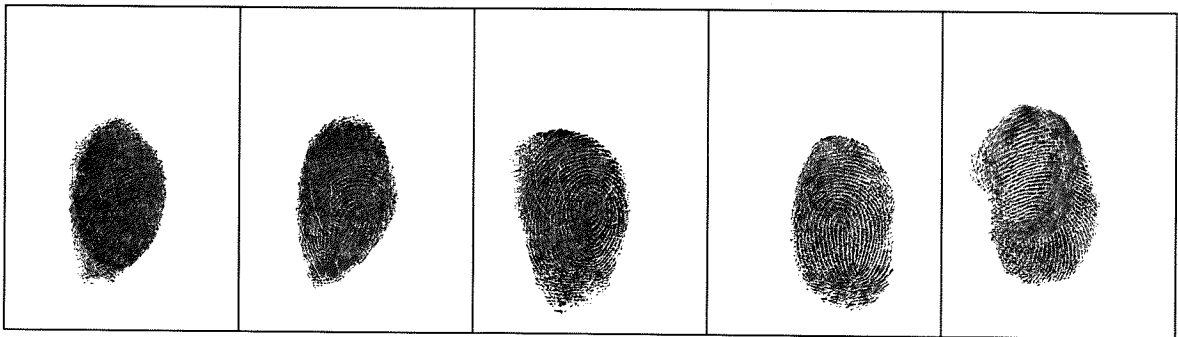
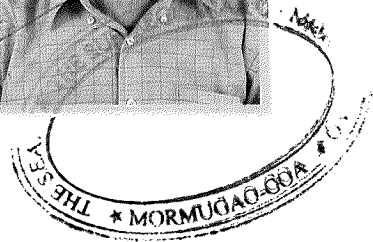


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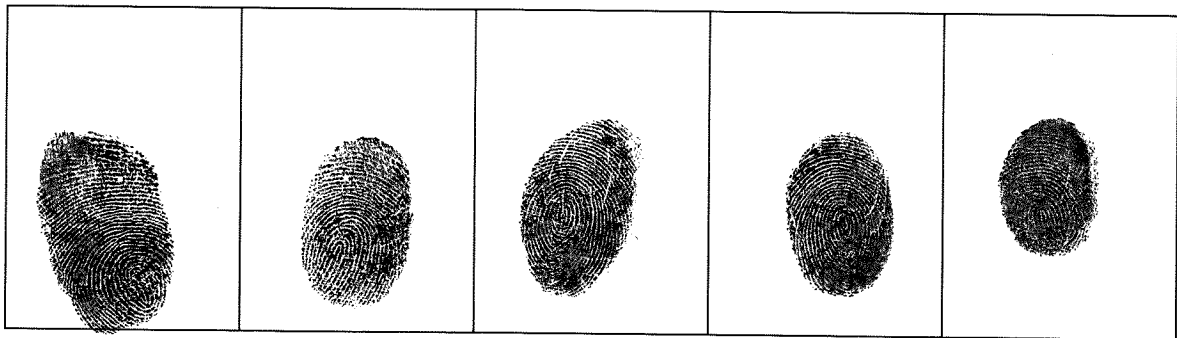
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A handwritten signature, possibly "N.", written in black ink.

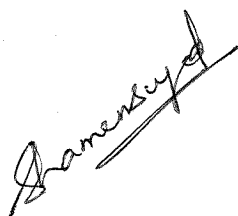
SIGNED DELIVERED BY THE
WITHIN NAMED LAND OWNER NO.1
MR. SIRAJ AHMED SAIAD



LEFT HAND FINGER PRINTS

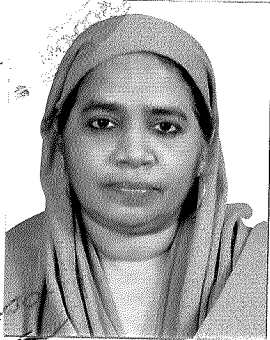


RIGHT HAND FINGER PRINTS

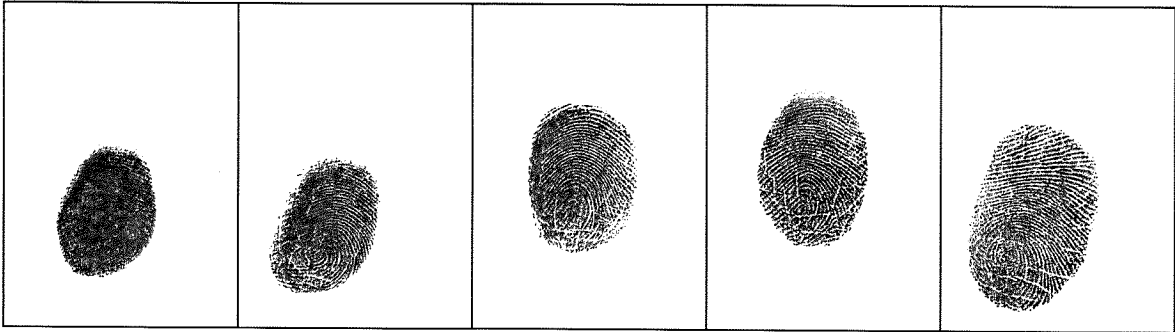


SIGNED AND DELIVERED BY THE
WITHIN NAMED LAND OWNER NO.2
MRS. SHAMIM AKHATAR

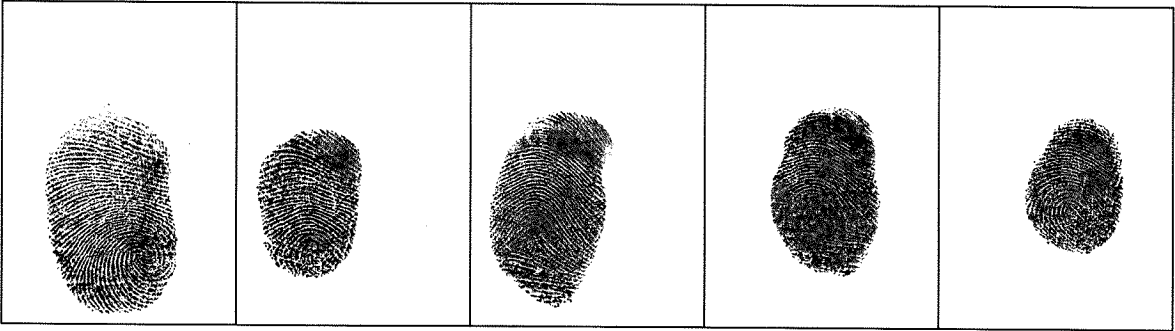
Shameen



Shameen



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

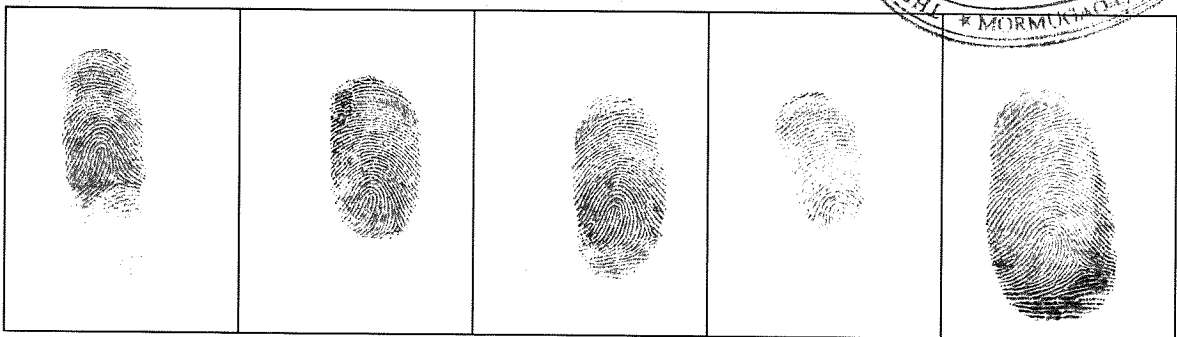
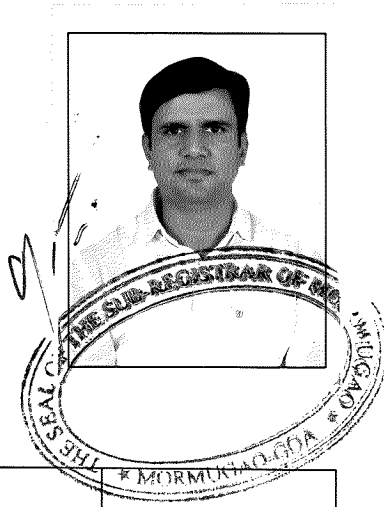
[Signature]

Shameen

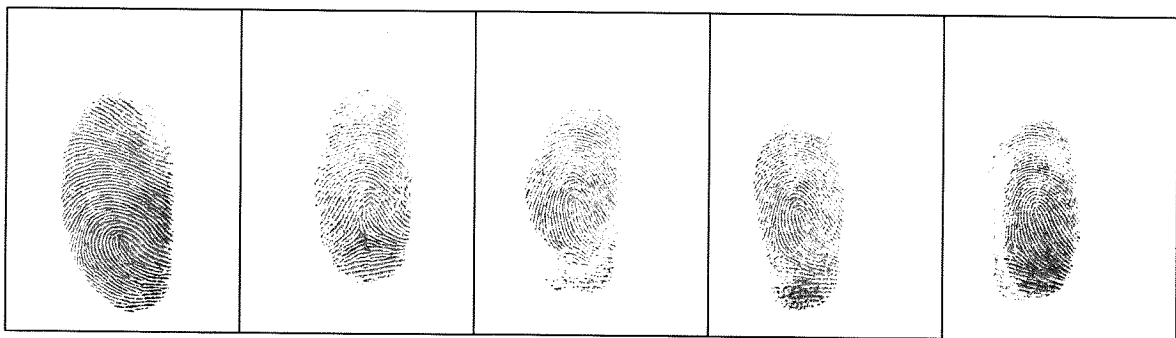
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SIGNED AND DELIVERED BY THE
WITHIN NAMED DEVELOPER
MR. KAMLAPRASAD JAGANNATH YADAV

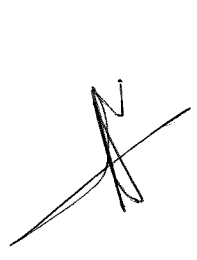


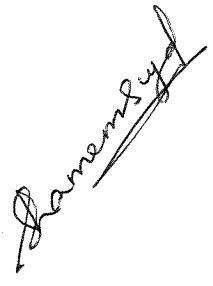


LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

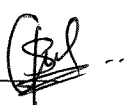


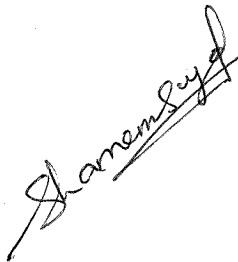




WITNESSESS :

1. LALA SHAH 

2. SACHIN MUDGAL 

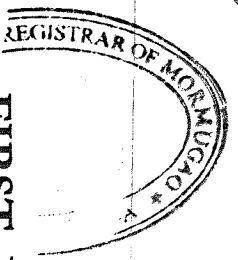
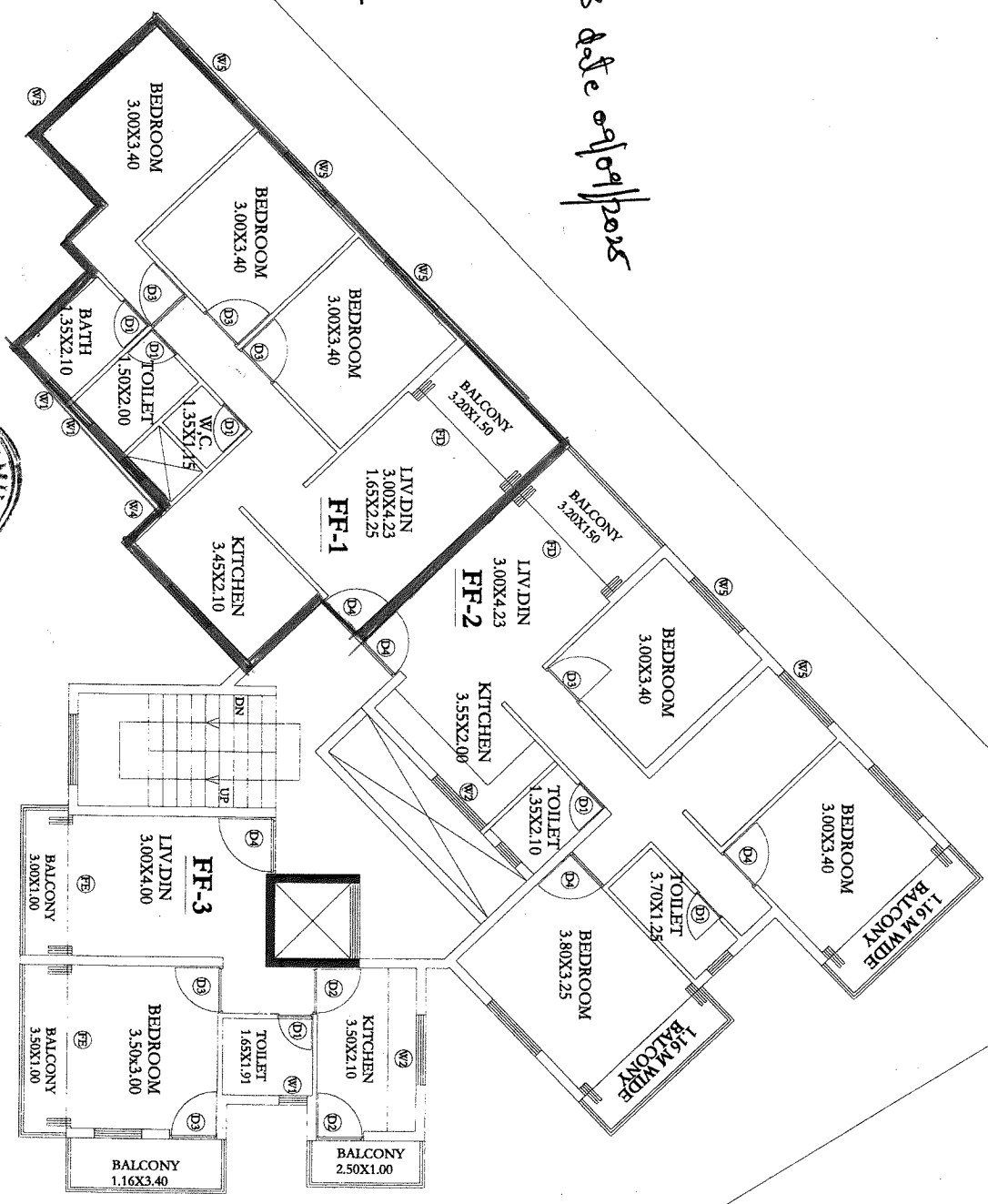


APPROVED FOR DEVELOPMENT PERMISSION
Regd. Order No. **MRDA/9-s-271/2025-26/480**
Date: **03/07/2025**

MEMBER SECRETARY *W*

Approved proposed construction/
Sub-Division prior Licence
No. **V.P.CRI/11/cons/2025-26/31/588** date **09/09/2025**
Rescale 1:500
Meeting No. **15/07/2025**

Secretary *W*
V.P. CHICALIM



FIRST FLOOR PLAN

W
Samuel
W

APPROVED

FOR

DEVELOPMENT PERMISSION

MRDA/9-S-271/2025-26/480

Regd. Order No.

Date: 03/07/2025

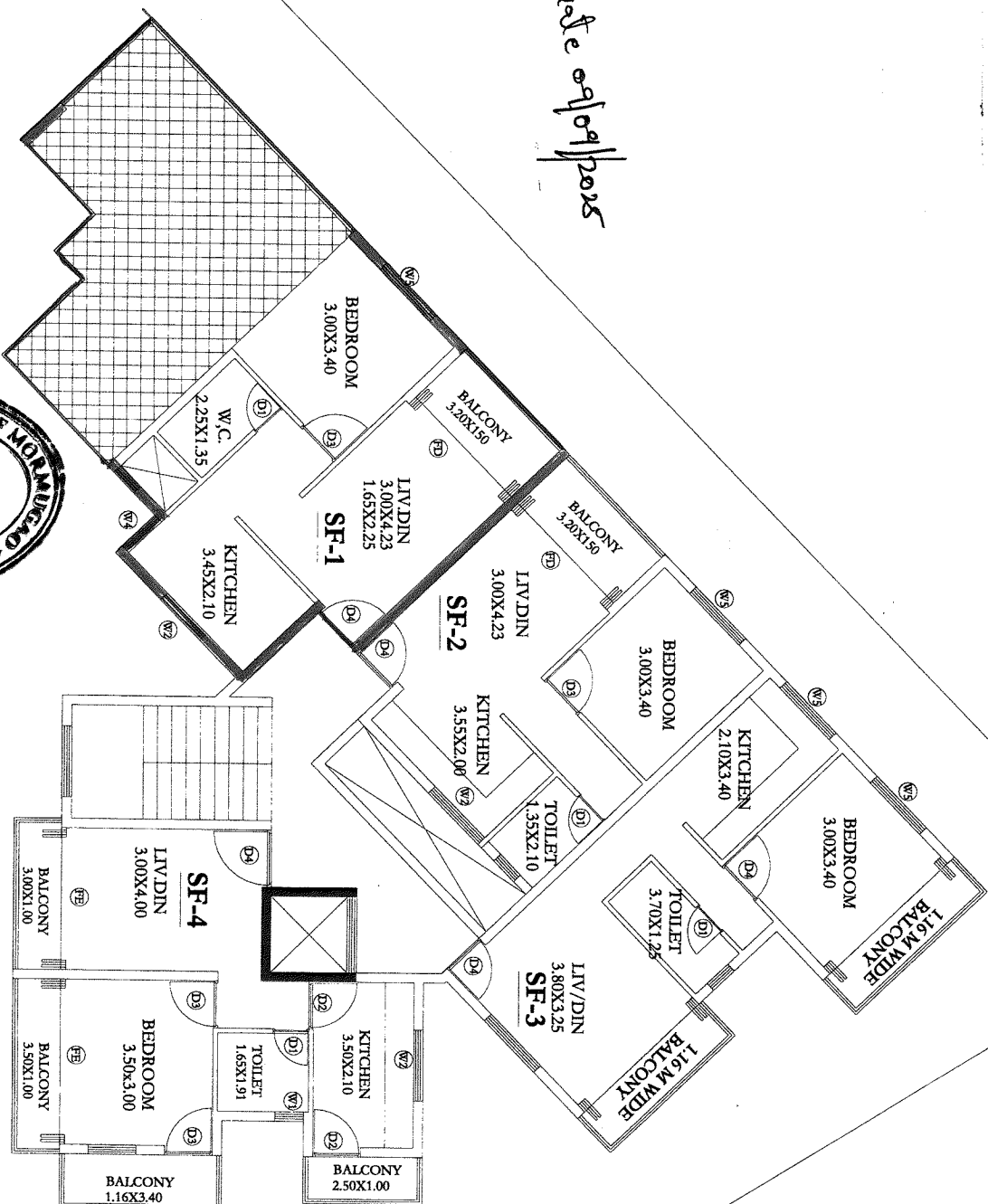
MEMBER SECRETARY

W

Approved proposed construction/
Sub-Division n.r.c. licence
No. V.P. CH/11/cond/2025-26/37/1588 date 09/09/2025
RESGATE 1:500 3/1
Meeting No. 15/07/2025

Secretary
V.P. CHITCALIM

[Signature]



SECOND FLOOR PLAN

[Signature]

[Signature]

[Signature]

APPROVED

FOR

DEVELOPMENT PERMISSION

MRDA/9-S-271/2025-26/480

Regd. Order No.

Date 03/07/2025

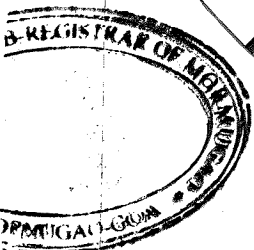
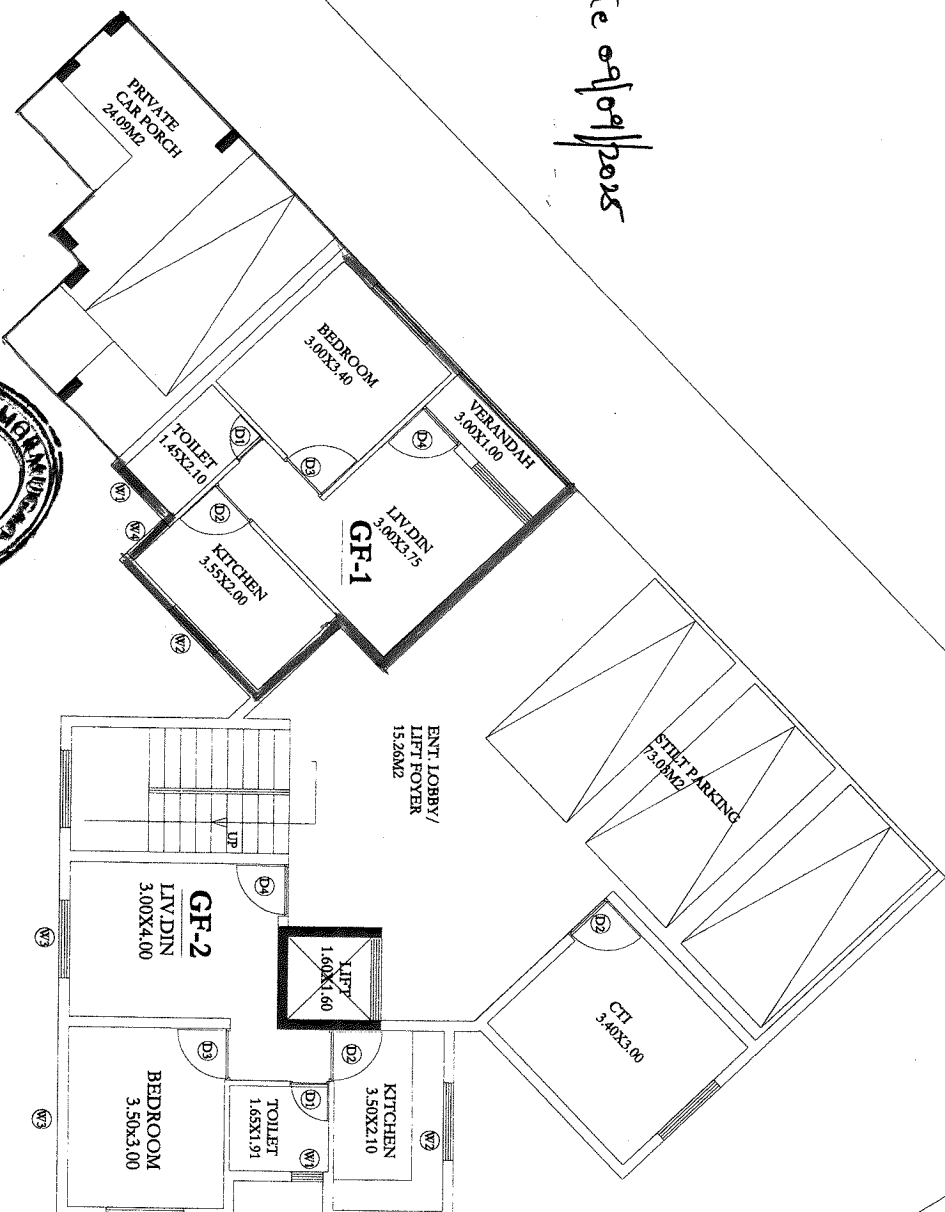
MEMBER SECRETARY

W

Approved proposed construction/
Sub-Division price Licence
No. V.P. CR/11/Cons/2025-26/371588 dtc 09/09/2025
ResGATE 1:500 3/1
Meeting No. 15/07/2025

Secretary
V.P. CHICALIM

[Signature]



GROUND FLOOR PLAN



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Mar-2026 12:49:28 pm

Document Serial Number :- 2026-MOR-668

Presented at 12:40:56 pm on 25-Mar-2026 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	287100
2	Registration Fee	297000
3	Processing Fee	1940
Total		586040

Stamp Duty Required :287100/-

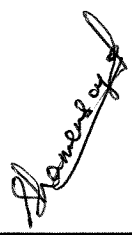
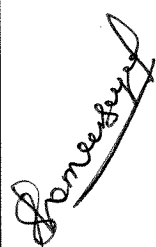
Stamp Duty Paid : 287100/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJESH VISHWANATH BANDIVADEKAR ,Father Name:VISHWANATH BANDIVADEKAR, Age: 38, Marital Status: , Gender:Male, Occupation: Service, Address1 - H NO 146 J 2 VILLA NO A 1 BHAIR NIWAS MERRY LANE CLASSIC FATIMA COLONY ALTO DABOLIM GOA, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SIRAJ AHMED SAIAD , Father Name:ABDUL SATAR SAIDA, Age: 65, Marital Status: Married , Gender:Male, Occupation: Other, H NO C 104 SUHEELA SUNKOOL ORULEM VASCO DA GAMA, PAN No.:			
2	SIRAJ AHMED SAIAD , Father Name:ABDUL SATAR SAIDA, Age: 65, Marital Status: Married , Gender:Male, Occupation: Other, H NO C 104 SUHEELA SUNKOOL ORULEM VASCO DA GAMA, PAN No.:			

Sl.No	Party Name and Address	Photo	Thumb	Signature
3	SIRAJ AHMED SAIAD , Father Name:ABDUL SATAR SAIDA, Age: 65, Marital Status: Married ,Gender:Male,Occupation: Other, H NO C 104 SUHEELA SUNKOOL ORULEM VASCO DA GAMA, PAN No.:			
4	SHAMIM AKHATAR , Father Name:AYUB KHAN, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Housewife, H NO C 104 SUSHEELA SUNKOOL ORULEM VASCO DA GAMA, PAN No.:			
5	SHAMIM AKHATAR , Father Name:AYUB KHAN, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Housewife, H NO C 104 SUSHEELA SUNKOOL ORULEM VASCO DA GAMA, PAN No.:			
6	SHAMIM AKHATAR , Father Name:AYUB KHAN, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Housewife, H NO C 104 SUSHEELA SUNKOOL ORULEM VASCO DA GAMA, PAN No.:			
7	RAJESH VISHWANATH BANDIVADEKAR , Father Name:VISHWANATH BANDIVADEKAR, Age: 38, Marital Status: ,Gender:Male,Occupation: Service, H NO 146 J 2 VILLA NO A 1 BHAI NIWAS MERRY LANE CLASSIC FATIMA COLONY ALTO DABOLIM GOA, PAN No.: , as Power Of Attorney Holder for KAMLAPRASAD JAGANNATH YADAV			
8	RAJESH VISHWANATH BANDIVADEKAR , Father Name:VISHWANATH BANDIVADEKAR, Age: 38, Marital Status: ,Gender:Male,Occupation: Service, H NO 146 J 2 VILLA NO A 1 BHAI NIWAS MERRY LANE CLASSIC FATIMA COLONY ALTO DABOLIM GOA, PAN No.: , as Power Of Attorney Holder for KAMLAPRASAD JAGANNATH YADAV			

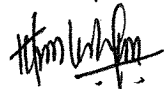
Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	RAJESH VISHWANATH BANDIVADEKAR . Father Name: VISHWANATH BANDIVADEKAR, Age: 38, Marital Status: , Gender: Male, Occupation: Service, H NO 146 J 2 VILLA NO A 1 BHAI NIWAS MERRY LANE CLASSIC FATIMA COLONY ALTO DABOLIM GOA, PAN No.: , as Power Of Attorney Holder for KAMLAPRASAD JAGANNATH YADAV			

Witness:

I/We individually/Collectively recognize the Developer, Owner, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SACHIN SHANKAR MUDGAL , Age: 21, DOB: , Mobile: 7875703074 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403801, DABOLIM, DABOLIM, Dabolim, Mormugao, SouthGoa, Goa			
2	Name: LALA SHAH , Age: 49, DOB: , Mobile: 8208994926 , Email: , Occupation: Service , Marital status : Married , Address: 403801, DABOLIM, DABOLIM, Dabolim, Mormugao, SouthGoa, Goa			




Sub Registrar



Document Serial Number :- 2026-MOR-668

Document Serial No:-2026-MOR-668

Book :- 1 Document
Registration Number :- MOR-1-643-2026
Date : 25-Mar-2026

[Handwritten Signature]

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

REGISTRAR
MORMUGAO

