

(Rupees fifteen Laths Seventy thousand only)

For CITIZEN CREDIT CO-OP. BANK LTD.
Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

भारत 31573 NON JUDICIAL गीत
119298 AUG 05 2017



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D-5/STP(V)/C.R./35/6/2006-RD(PART-III)

Rs. 1570000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser ASTRAY REAL ESTATE DEVELOPE

3306/2017



DEED OF SALE

THIS DEED OF SALE is made at Mapusa,
Bardez, Goa, on this 7th day of August, 2017;

BETWEEN

1. Mr. GANESH ANANTA POROB alias GONOPATI POROBO alias GANPATI POROBO alias GANESH PRABHU alias GANESH ANANTA POROBO alias GANESH ANANT POROB alias ANANT GANESH POROB, 85 years of age, s/o late Ananta Vaman Porob and Gangabai Ananta Porob, businessman, widower, holding PAN Card No. AIKPP1856B, Aadhar Card No. 4222 1590 9629, and resident of Flat no. 5, Riberio Building Feira Alta, Mapusa, Bardez, Goa.
2. Mrs. VARSHA BHAGWAN DHURI, 50 years of age, d/o Mr. Ganesh Ananta Porob, service, married, holding PAN Card No. ABZPD3030H, Aadhar Card No. 7996 8393 0675, and her husband;
3. Mr. BHAGWAN ANANTA DHURI, 56 years of age, s/o Mr. Ananta Gopinath Dhuri, service, married, holding PAN Card No. AGSPD6816B, Aadhar Card No. 8768 5463 8008,
both residents of H.No. 562, Bazar Wada, Tivrem, Marcela, Marcela, Ponda, Goa.
4. Mrs VRINDA PANDURANG USKAIKAR, 42 years of age, d/o Mr. Ganesh Ananta Porob, service, married, holding PAN Card No. ATMPP9998B, Aadhar Card No. 4393 0855 2176, and her husband;
5. Mr. PANDURANG ANANT USKAIKAR, 52 years of age, s/o Mr. Anant Babol Uskaikar, service, married, holding PAN Card No. AAOPU0067H, Aadhar Card No. 8918 3884 7599,

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both residents of H.no. 119A1/2, Kumya Morod,
Near St. Annes Chapel, Guirim, Bardez, Goa.

6. Mrs. DAKSHA SURENDRA PRABHU GAONKAR, 38
years of age, d/o Mr. Ganesh Ananta Porob, service,
married, holding PAN Card No. ATSP3605M,
Aadhar Card No. 5725 8266 5402, and her husband;

7. Mr. SURENDRA RAMESH PRABHU GAONKAR, 37.
years of age, s/o Mr. Ramesh Hiru Prabhu Gaonkar,
service, married, holding PAN Card No.
AKFPP7354R, Aadhar Card No. 9343 5851 4244,

both residents of H. no. 325, Zuwarwada,
Tivrem, Marcela, Ponda, Goa.

8. Mr. ASHVEK MOTIRAM POROB, 32 years of age, s/o
Mr. Motiram Ananta Porob and Vaishali Motiram
Porob, service, married, holding PAN Card No.
BNZPP7928R, Aadhar Card No. 9670 4885 0393, and
wife

9. Mrs. DEEPALI ASHVEK POROB, 26 years of age, d/o
Mr. Sitaram Pol, service, married, holding PAN Card
No. BQJPP1192G, Aadhar Card No. 8305 8907 4505,
both residents of. H. No 1142, Mazal Waddo, Anjuna,
Bardez, Goa.

10. Mrs. RICHA VIVEK PARKAR, 28 years of age, d/o
Mr. Motiram Ananta Porob and Vaishali Motiram
Porob, service, married, holding PAN Card No.
CGVPP6079F, Aadhar Card No. 4790 1044 4982, and
her husband

11. Mr. VIVEK GANESH PARKAR, 28 years of age, s/o
Mr. Ganesh Parkar, service, married, holding Aadhar
Card No. 2374 7043 8311,

Ganesh Ananta Porob

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Both residents of 2654 D, Revatale, Malwan,
Sindhudurgh, Maharashtra.

12. Mr. ANANDRAO ANANT POROB alias ANANDARAO POROBO alias ANANDARAO ANANT PRABHU, 70 years of age, s/o late Ananta Vaman Porob and Gangabai Ananta Porob, service, married, holding PAN Card No. ADZPP6605L, Aadhar Card No. 6783 9177 7133, and his wife,
13. Mrs. LAXIMI ANANDARAO POROBO, 58 years of age, w/o Mr. Anandarao Porob and d/o Chandrakant Tanawade, housewife, holding PAN Card No. BXXPP6060J Aadhar Card No. 9089 8583 4733,
both residents of H. No 1194, Gav Wadi, Near Bhumicka Temple, Anjuna, Bardez, Goa.
14. Mr. VAMAN ANANTA POROB alias VAMONA POROBO alias WAMAN ANANT PRABHU, 67 years of age, s/o late Ananta Vaman Porob and Gangabai Ananta Porob, service, married, holding PAN Card No. ADHPP0308A, Aadhar Card No. 5912 7901 2120, and his wife,
15. Mrs. INDIRA VAMON POROB, 65 years of age, d/o Mr. Vitoba Porobo Gauncar, housewife, holding PAN Card No. ADHPP0309B, Aadhar Card No. 6633 8525 3661,
both residents of H. No. 406/20, PDA Colony, Pilerne, Bardez, Goa.
16. Mr. ULHAS ANANTA POROB alias ULLASSA POROBO, 64 years of age, s/o late Ananta Vaman Porob and Gangabai Ananta Porob, service, married,

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holding PAN Card No. AEDPP3725L, Aadhar Card No. 7562 1248 0647, and his wife,

17. Mrs. MANISHA ULLASSA POROB, 47 years of age, d/o Mr. Narayan Bhagwan Parab, service, married, holding Aadhar Card No. 7181 4560 9446,

both residents of H. No 674/3, Sorranto Waddo, Anjuna, Bardez, Goa.

18. Mrs. NALINI ANANTA POROB, ^{alias NALINI MANOHAR POROB} 80 years of age, d/o late Ananta Vaman Porob and Gangabai Ananta Porob and wife of Manohar Appa Porob, service, married, holding Aadhar Card No. 2679 2060 2072 and resident of House No, 222, Bazaar road, Near Valpoi Municipal Council Building, Valpoi, Goa.

19. Mrs. DEEPIKA DEVENDRACUMAR PANCAR alias SAVITA DEVENDRA CUMAR PANCAR alias SAVITA ANANTA POROB, 62 years of age, d/o late Ananta Vaman Porob and Gangabai Ananta Porob and wife of Late Devendracumar Gurudas Parcar, service, widow, holding PAN Card No. CJNPP3301H, Aadhar Card No. 8731 4016 8850 and resident of House No. 157/9, Ganeshpuri Housing Board Colony, Mapusa, Bardez, Goa.

the VENDORS Nos. 2 to 19 are represented herein through their attorney holder: **Mr. GANESH ANANTA POROB alias GONOPATI POROBO alias GANPATI POROBO alias GANESH PRABHU alias GANESH ANANTA POROBO alias GANESH ANANT POROB alias ANANT GANESH POROB**, the VENDOR No. 1 herein, duly constituted vide power of attorney dated 05-11-2016, executed before the

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Notary Adv. Kavita Karekar, registered under No. 1004/2016, at Mapusa.

20. Mr. RAGHUVIR VINAYAK POROB alias RAGUVIRA VINAECA POROBO, 78 years of age, s/o late Mr. Vinayak Vaman Porob alias Vinaeca Porobo and Nirabai Porbina alias Nirabai Vinayak Porob, retired, married, holding PAN Card No. DMAPP0314M, Aadhar Card No. 2129 7609 2034 and his wife;
21. Mrs. NIRMALA RAGHUVIR POROB, 75 years of age, d/o Mr. Shrikant Canecar, housewife, holding PAN Card No. DKZPP5360N, Aadhar Card No. 9636 3861 2156;
- both residents of H. No 1194, Gav Wadi, Near Bhumicka Temple, Anjuna, Bardez, Goa.
22. Mr. GURUDAS VINAYAK POROB alias GURUDASA VINAECA POROBO, 70 years of age, s/o late Mr. Vinayak Vaman Porob alias Vinaeca Porobo and Nirabai Porbina alias Nirabai Vinayak Porob, holding PAN Card No. AGAPP9820D, Aadhar Card No. 7599 3071 7105, and his wife;
23. Mrs. ROSHANI GURUDAS POROB, 63 years of age, d/o Mr. Hiranata Vishnu Porob and wife of Gurudas Vinayak Porob, housewife, holding PAN Card No. BOLPP4209N, Aadhar Card No. 2253 7272 8329;
- both residents of H. No 1194, Gav Wadi, Near Bhumicka Temple, Anjuna, Bardez, Goa.
24. Mrs. RUPALI DILIP POROB alias SHEELA DILIP POROBO alias XILABAI D. POROB, 67 years of age, widow of late Dilip Vinayak Porob and daughter of Surendra Pondu Colopo, housewife, holding PAN

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Card No. AHDPP8317R, Aadhar Card No. 3218 6727 9794 and resident of H. No 1634/1, Chiwar, Anjuna, Bardez, Goa.

25. Mr. PANDURANG DILIP POROB alias PANDURANGA DILIP POROBO, 38 years of age, s/o Mr. Dilip Vinayak Porob, service, married, holding PAN Card No. AKUPP2164N, Aadhar Card No. 7162 3594 8277 and his wife;

26. Mrs. SAMPADA PANDURANGA POROBO, 35 years of age, d/o Mr. Sudhakar Sawant, housewife, holding PAN Card No. BPRPS3219A, Aadhar Card No. 2689 5847 2783;

both residents of H. No 1634/1, Near Petrol Pump, Chiwar, Anjuna, Bardez, Goa.

27. Mrs. PRADNYA DILIP POROB alias PRADNYA KALPESH DEULKAR, 36 years of age, d/o late Dilip Vinayak Porob, housewife, holding PAN Card No. AMGPP4546E, Aadhar Card No. 5463 0739 7972, and her husband;

28. Mr. KALPESH PRAKASH DEULKAR, 39. years of age, s/o Mr. Prakash Deulkar, service, married, holding PAN Card No. AMGPP4546E, Aadhar Card No. 7265 8609 6956,

both residents of 1291, Sirvodem, Margao, Salcete, Goa.

29. Mr. GAJANAN MOTIRAM SHET VERENKAR alias GAJANANA MOTIRAMA XETE VERNEKAR, 50 years of age, s/o Mr. Motirama G. Xete Verenkar and Sitabai Xete Verenkar, service, married, holding PAN

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Card No. AONPS3872H, Aadhar Card No. 8780 1362
2259, and his wife;

30. Mrs. SOMATI PUZARI alias ANKITA GAJANANA, 49 years of age, w/o Mr. Gajanan Motiram Shet Verenkar, housewife, married, holding PAN Card No. AWEPS8170P, Aadhar Card No. 8337 0000 4944;

Somati Puzari
Shet
Verenkar
AWEPS8170P
8337 0000 4944

both residents of Shanti Nagar, Ponda, Goa.

31. Mr. VIJAY MOTIRAM VERENKAR alias VIJAY MOTIRAMA SHET VERENKAR, 47 years of age, s/o Mr. Motirama G. Xete Verenkar and Sitabai Xete Verenkar, service, married, holding PAN Card No. AGLPS4959K, Aadhar Card No. 8188 1568 0570, and his wife;

32. Mrs. SUNETRA CHANDRAKANT BANDEKAR alias VIBHA VIJAY SHET VERENKAR, 38 years of age, d/o Mr. Chandrakant Bandekar, housewife, married, holding PAN Card No. BSPP4077K, Aadhar Card No. 7664 2649 2304;

both residents of 169/B12/A, Shantinagar Ponda, Goa.

33. Mrs. NUTAN MOTIRAMA SHET VERENKAR alias NUTAN MOTIRAMA XETE VERENCAR alias NUTAN DACU XETE HINDE alias NUTAN DACU XETE HINDO, 55 years of age, d/o Mr. Motirama G. Xete Verenkar and Sitabai Xete Verenkar, housewife, married, holding Aadhar Card No. 6227 9629 9902, and her husband;

34. Mr. DACU GOPINATH XETE HINDE alias DACU GOPINATA XETE HINDO, 64 years of age, s/o Mr.

Somati Puzari

Shet

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DACU

Gopinath Xete Hinde, service, married, holding
Aadhar Card No. 9642 3479 2635,

both residents of House No. 301, Varchi Hali
Bazaar, Sanquelim, Bicholim, Goa.

35. Mrs. SEEMA MOTIRAMA SHET VERENKAR alias
CIMA MOTIRAMA XETE VERENCAR alias SEEMA
RAMDAS PRABHU, 53 years of age, d/o Mr.
Motirama G. Xete Verenkar and Sitabai Xete
Verenkar, housewife, married, holding PAN Card No.
BEVPP6270D, Aadhar Card No. 5647 1736 1946, and
her husband;

36. Mr. RAMDAS ZOIEU PRABHU, 57 years of age, s/o
Mr. Zoieu Prabhu, service, married, holding PAN
Card No. ALOPP7894E, Aadhar Card No. 4719 8682
3358,

both residents of House No. 125,
Gaonkarwada, Usgaon, Ponda, Goa.

37. Mrs. KIRAN MOTIRAMA SHET VERENKAR alias
QUIRANA MOTIRAMA XETE VERENCAR alias
KIRAN SANJAY PAULENCAR, 49 years of age, d/o
Mr. Motirama G. Xete Verenkar and Sitabai Xete
Verenkar, housewife, married, holding PAN Card No.
AKOPP9047N, Aadhar Card No. 5026 5252 9881,
and her husband;

38. Mr. SANJAY RAJARAM POULENCAR, 49 years of
age, s/o Mr. Rajaram Paulencar, service, married,
holding PAN Card No. AKSPS1257K, Aadhar Card
No. 8879 1072 1650,

both residents of House No. 4/348, Shetye Waddo,
Duler, Mapusa, Goa.

Sanjay A Parob

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the VENDORS Nos. 20, 21 & 23 to 38 are represented herein through their attorney holder: **Mr. GURUDAS VINAYAK POROB** alias **GURUDASA VINAECA POROBO**, the VENDOR No. 22 herein duly constituted vide power of attorney dated 05-11-2016, executed before the Notary Adv. Kavita Karekar, registered under No. 1005/2016, at Mapusa.

39. Mr. ANAND NAGUESH POROB alias ANANDA NAGUEXA POROBO, 73 years of age, s/o Mr. Neguexa Vamona Porobo alias Naguesh Vaman Porob, retired Government Servant, married, holding PAN Card No. ABAPN9241M., Aadhar Card No. 2107 0287 4882, and his wife;

40. Mrs. PRAMILA ANAND POROB, 62 years of age, d/o Mr. Ramchandra Budke, housewife, married, holding PAN Card No. BIYPP5790D, Aadhar Card No. 7242 5305 6157,

both residents of H. No. 1195, Indira Niwas, Gauvaddi, Anjuna, Bardez, Goa.

41. Mr. PRADIP NAGESH POROB alias PRADIP NAGUEXA POROBO, 65 years of age, s/o Mr. Neguexa Vamona Porobo alias Naguesh Vaman Porob, service, married, holding PAN Card No. AEDPP3892E, Aadhar Card No. 9380 2304 8856, and his wife;

42. Mrs. PRATIMA PRADIP POROBO, 62 years of age, d/o Mr. Krishna Narvenkar, service, married, holding PAN Card No. AEDPP3895D, Aadhar Card No. 2617 5145 0960,

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S. H. K. K.

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both residents of UG-2, Nadkarni Riviera II,
Cabeca, Alto Santa, Cruz, Tiswadi, Goa.

43. Mr. SANTOSH NAGESH POROBO alias SANTOSH
NAGUESH PRABHU, 38 years of age, s/o Mr.
Neguexa Vamona Porobo alias Naguesh Vaman
Porob, service, married, holding PAN Card No.
AHDPP9130C, Aadhar Card No. 7126 4583 5192,
and his wife;

44. Mrs. SNEHA SANTOSH PRABHU, 47 years of age,
d/o Mr. Manguesh K Dangui, service, married,
holding PAN Card No. DMTTP6971D., Aadhar Card
No. 9129 6274 2678,

both residents of H. No. 1195, Indira Niwas,
Gauvaddi, Anjuna, Bardez, Goa.

45. Mr. GAURISH NAGESH PRABHU alias GAURISH
NAGUESH POROB alias GAURESH NAGUEXA
POROBO, 56 years of age, s/o Mr. Neguexa Vamona
Porobo alias Naguesh Vaman Porob, service,
married, holding PAN Card No. ADTPP9280F, Aadhar
Card No. 5449 6553 1532., and his wife;

46. Mrs. NAMITA GAURISH PRABHU, 50 years of age,
d/o Mr. Nilkanth Vishnu Pednekar, service, married,
holding PAN Card No. AOWPP0088F, Aadhar Card
No. 3180 9856 6926,

both residents of H. No. 1195, Indira Niwas,
Gauvaddi, Anjuna, Bardez, Goa.

47. Mr. MOHANLAL SHIVRAM PRABHU, 78 years of age,
s/o Mr. Shivram Prabhu, retired, widower, holding
PAN Card No. ADCPP5459R, Aadhar Card No. 5386

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6368 0736 and resident of 267-Z, Dangui Colony,
Mapusa, Bardez, Goa.

48. Mr. SHISHIRKUMAR MOHANLAL PRABHU, 42 years of age, s/o Mr. Mohanlal Prabhu, service, married, holding PAN Card No. ATCPP1363N., Aadhar Card No. 6130 8400 0565, and his wife;
49. Mrs. DEEPTI SHISHIRKUMAR PRABHU, 33 years of age, d/o Mr. Dayanand Gad, service, married, holding PAN Card No. CDPPP1686M, Aadhar Card No. 8228 8026 1273,
both residents of 267-Z, Dangui Colony,
Mapusa, Bardez, Goa.
50. Mr. SUNIL MOHANLAL PRABHU, 41 years of age, s/o Mr. Mohanlal Prabhu, service, married, holding PAN Card No. BDDPP7253C, Aadhar Card No. 5897 5594 3065, and his wife;
51. Mrs. PRIYANKA SUNIL PRABHU, 32 years of age, d/o Mr. Dattaram Karpe, housewife, married, holding PAN Card No. CDPP3686M Aadhar Card No. 4813 2406 4249;
both residents of 267-Z, Dangui Colony,
Mapusa, Bardez, Goa.
52. Mrs. KANTI ANAND NARVEKAR, 63 years of age, d/o Mr. Neguexa Vamona Porobo alias Naguesh Vaman Porob and wife of late Anand Narayan Narvenkar, service, widow, holding PAN Card No. ABAPN6158P, Aadhar Card No. 9503 1480 7056, and resident of House No. 742, C-16, Amaral Waddo, Taleigao, Tiswadi, Goa;

Ganesh A Porob

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M. K. K.

53. Mrs. SAPANA SUSHANT XET PARKAR alias SAPANA ANAND NARVENKR, 35 years of age, d/o late Anand Narvekar, housewife, married, holding PAN Card No. EVTPS0757Q, Aadhar Card No. 2298 9041 1452, and her husband;

54. Mr. SUSHANT SHIVDAS XET PARKAR, 38 years of age, s/o Mr. Shivdas Xet Parkar, service, married, holding PAN Card No. AZFPS8273B, Aadhar Card No. 3792 9585 3246;

both residents of H. no 156/3/28, Durgabhat, Near Vithoba Temple, Ponda, Goa.

55. Mr. SUNNY alias NARAYAN ANAND NARVENKAR, 33 years of age, s/o late Anand Narvekar, bachelor, service, holding PAN Card No. ADLPN4426B and resident of 762, C-16, Amaral Waddo, Taleigao, Tiswadi, Goa.

56. Mrs. ALKA SURYAKANT RAIKAR, 51 years of age, d/o Mr. Neguexa Vamona Porobo alias Naguesh Vaman Porob, service, married, holding PAN Card No. AEKPR0832D, Aadhar Card No. 5700 7004 7345, and her husband;

57. Mr. SURYAKANT FONDU RAIKAR alias SURYAKANT GOKULDAS RAIKAR, 58 years of age, retired, married, holding PAN Card No. AEKPR0833C, Aadhar Card No. 2223 3140 3633;

both residents of House No. 3, Pandurang, Niwas, Fr. Agnelo Road, Gogol, Margao, Salcete, Goa.

the VENDORS Nos. 39 to 44 to 46 to 57 are represented herein through their attorney holder: Mr.

Ganesh A Porob

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GAURISH NAGESH PRABHU alias **GAURISH NAGUESH POROB** alias **GAURESH NAGUEXA POROBO**, the **VENDOR** No. 45 herein, duly constituted vide power of attorney dated 05-11-2016, executed before the Notary Adv. Kavita Karekar, registered under No. 1006/2016, at Mapusa.

Mrs. **PRANITA ANAND NARVENKAR** alias **PRANITA SUNNY FERNANDES**, 29 years of age, wife of Sachin Xavier Fernandes, businesswoman, married, holding PAN Card No. ARIPN1476A, Aadhar Card No. 8052 2501 1585, and her husband;

59. Mr. **SACHIN XAVIER FERNANDES**, 39 years of age, son of Xavier Fernandes, businessman, married, holding PAN Card No. AAJPF0678E, Aadhar Card No. 5712 7199 5342;

both residents of Voilem Bhat, Taleigao, Tiswadi, Goa, represented herein through their attorney holder: **Mr. GAURISH NAGESH PRABHU** alias **GAURISH NAGUESH POROB** alias **GAURESH NAGUEXA POROBO**, the **VENDOR** No. 45 herein, duly constituted vide power of attorney dated 5TH August, 2017, executed before the Notary Adv. U .R. Timble, registered under No. 1035/D/2017.

all Indian Nationals and hereinafter referred to as the '**VENDORS**' (which expression shall unless repugnant to the context or meaning shall be deemed to mean and include their heirs, successors, legal representatives, administrators and assigns) of the **ONE PART**.

Gaurish N. Prabhu

Sachin X. Fernandes

U.R. Timble

Pranita Sunny Fernandes

Pranita Sunny Fernandes

AND

1. **Mr. SUMIT SETHIA**, 44, s/o Shri. Sushil Kumar Sethia, businessman, Indian National, married, holding PAN Card No. AKLPS7117H and resident of 9, Sagar Society, Dona-Paula, Goa, and presently residing at TFL 1, Urban Retreat, Dona-Paula, Goa, represented herein through his attorney holder, his wife: **Mrs. SHWETA SETHIA**, 43 years of age, d/o Mr. Rajendra Kumar Sharma, housewife, Indian National, holding PAN Card No ARVPS3758H, holding Aadhar Card No. 2934 0425 8581 and resident of 9, Sagar Society, Dona-Paula, Goa, duly constituted vide power of attorney dated 31-07-2017, executed before the Notary Adv. Linus Emmanuel, under No 1679/17 at Panaji, Goa.
2. **M/s ASHRAY REAL ESTATE DEVELOPERS**, a partnership registered under the Indian Partnership Act, having its registered office at Office No. 2, 2nd Floor, Landscape Shire, Caranzalem, Panaji, Goa, holding PAN Card bearing No. AAMFA9760F and represented herein by its partners:
 - i. **Mr. GIRISH RAGHA**, s/o Mr. Laxman Ragha, 47 years of age, holding PAN Card bearing No. AFAPR0792K and Aadhar Card No. 8364 0668 9926 and;
 - ii. **Mrs. ASHWINI RAGHA**, w/o Mr. Girish Ragha, 44 years of age, holding PAN Card bearing No. ADIPR2450E and Aadhar Card No. 9288 9079 8334; and represented herein through her attorney

Linus Emmanuel

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holder **Mrs. ASHWINI RAGHA**, duly constituted vide power of attorney dated 30th July, 2008, executed before the Notary Mrs. Meera Medhekar, under registration No. 4526 on 08-08-2008;

both Indian Nationals and residents of Kaivallya, 17/407/C3, 2nd floor, Near Models Status, Taleigao, Tiswadi, Goa.

3. **Mr. SHIVSHANKAR ANANT MAYEKAR**, 51 years of age, s/o Mr. late Anant Mayekar, businessman, married, holding PAN Card bearing No. ADEPM2741D and Aadhar Card No. 5488 7619 7295 and his wife;

4. **Mrs. VANITA SHIVSHANKAR MAYEKAR**, 50 years of age, d/o late Mr. Rajaram Prabhu, service, holding PAN Card bearing No. ADCPM7598N and Aadhar Card No. 8204 1656 4705, represented herein through her attorney holder, **Mr. SHIVSHANKAR ANANT MAYEKAR**, duly constituted vide power of attorney dated 27-07-2016, executed before the Notary Adv. Kavita Karekar, under registration No. 687/2016;

both Indian Nationals and residents of H. No. 1191, Gaw Vaddi, Anjuna, Bardez, Goa.

hereinafter referred to as the '**PURCHASERS**' (which expression shall unless repugnant to the context and meaning shall mean and include their respective heirs of the partners, heirs, legal representatives, administrators and assigns) of the OTHER PART.

Yashwanth Patil

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WHEREAS there exists a property known as 'AGOR' alias 'FIRNGUEACHO AGOR' alias 'FOTIO AGOR', totally admeasuring 7,750 sq. mtrs, bearing survey no. 520/2 of the Village Panchayat of Anjuna, situated at Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, more particularly described under Schedule hereunder written, hereinafter referred to as the 'SAID PROPERTY' and delineated in red in the plan annexed hereto.

AND WHEREAS the SAID PROPERTY formed part of the larger property described under 25513 of Book 65 at folio 192 in the Office of the Land Registration Of Bardez, at Mapusa which belonged to Vicente Felix Guilherme Bringel having purchased the same from Antonio Gerson Macario Castelino e Brito and his wife Edvigies Eugenia Magdalena Virginia Castelino e Brito vide Public Deed dated 2nd September, 1939 transcribed at folio 6v of Book No. 381 of the Notary Guilherme Lobo of the Judicial Division of Bardez.

AND WHEREAS in pursuance of the aforesaid purchase the larger property came to be inscribed in favour of Vicente Felix Guilherme Bringel vide Inscription No. 29647 of Book G-34 at folio 148v in the Land Registration Office of Bardez, at Mapusa.

AND WHEREAS Vicente Felix Guilherme Bringel and his wife Dona Claudina Bebiana de Almeida e Bringel then sold to Angelo Candido Pinto a portion of the larger

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property constituting the SAID PROPERTY which now came to be a distinct property described under No. 38088 of Book B-97 at folio 178 in the Land Registration Office of Bardez, at Mapusa vide Public Deed dated 10th October, 1946, transcribed at pages 61v of Book No. 562 of the Notary Pinto de Menezes of the Judicial Division of Bardez.

AND WHEREAS on demise of the said Angelo Candido Pinto and his wife the SAID PROPERTY came to be vested with the following:

- a. Manuel Isac Aleluia Pinto - 1/2 share
married to Santana Imaculada
Deodecina Romana Alvares e Pinto;
- b. Leandro Domingos Pinto - 1/2 share
married to Maria Carolina
Carmelina Pinto

AND WHEREAS the said Manuel Isac Aleluia Pinto and his wife Santana Imaculada Deodecina Romana Alvares e Pinto then gifted their 1/2 share in the SAID PROPERTY to their brother/brother in law Leandro Domingos Pinto and his wife Maria Carolina Carmelina Pinto vide Deed of Gift dated 6th November, 1970, registered under No. 4015 of Book No. 1, Volume 43 on 26-12-1970 in the Office of the Sub-Registrar of Bardez, at Mapusa.

AND WHEREAS therefore the SAID PROPERTY came to be vested in Leandro Domingos Pinto and his wife

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Maria Carolina Carmelina Pinto who then sold the SAID PROPERTY to (a) Mr. Ananta Vaman Parob alias Ananta Vamon Porobo (b) Mr. Vinayak Vaman alias Vinaica Vamon Porobo, and (c) Mr. Naguesh Vaman Parob alias Naguesh Vamon Porobo vide Deed of Sale dated 22nd June, 1971 in the Office of the Sub-Registrar of Bardez, at Mapusa under registration No. 4711 of Book No. 1, Volume 54 on 04-11-1971 in the Office of the Sub-Registrar of Bardez, at Mapusa.

AND WHEREAS Ananta Vaman Parob alias Ananta Vamon Porobo was married to Gangabai Ananta Porob and they both expired on 12-08-1993 and 02-07-1996 respectively, survived by the their universal heirs, the following, viz.;

a. Ganesh Anant Porob alias Gonopoti Porobo alias Ganesh Prabhu married to Urmila Ganesh Porob alias Regini Pankar.

The said Urmila Ganesh Porob expired on 12-05-2011 and is survived by her universal heirs:

- i. Varsha Ganesh Porob alias Varsha Bhagwan Dhuri married to Bhagwan Ananta Dhuri
- ii. Vrinda Ganesh Porobo alias Vrinda Pandurang Uskaikar married to Pandurang Anant Uskaikar
- iii. Daksha Ganesh Porob alias Daksha Surendra Prabhu Gaonkar married to Surendra Ramesh Prabhu Gaonkar

b. Motiram Anant Porob married to Vaishali Motiram Porob

Ganesh A. Porob

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The said Motiram Ananta Porob and his wife Vaishali Motiram Porob expired on 23-08-2015 and 22-11-2010 respectively and are survived by their universal heirs:

- i. Ashvek Motiram Porob married to Deepali Ashvek Porob alias Deepali Sitaram Pol
- ii. Richa Motiram Porob alias Richa Vivek Parkar married to Vivek Ganesh Parkar
- c. Anandrao Anant Porob married to Laximi Anandrao Porob alias Alka Chandrakant Tanawade
- d. Vaman Ananta Porob married to Indira Vamon Porob alias Joshna Vithoba Porob Gaunkar
- e. Ulhas Anant Porob alias Ullassa Porobo married to Manisha Ulhas Porob
- f. Nalini Ananta Porob alias Sunita Manohar Prabhu married to Manohar Appa Porob

The said Manohar Appa Porob expired on 25-01-2011 and is survived by his wife and universal heir Nalini Ananta Porob.

- g. Deepika Devendra Cumar Pancar alias Savita Ananta Porob married to Devendrakumar Gurudas Pancar alias Devendra Pancar who expired on 13-11-2015 and is survived by his wife and universal heir Savita Ananta Porob.

AND WHEREAS Vinayak Vaman alias Vinaica Vamon Porobo married to Mirabai Vinayak Porob expired on 23-06-1986 and 12-05-1991 respectively and were survived by their children, viz:

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Shruti

Manisha

- a. Raghuvir Vinayak Porob married to Nirmala Raghuvir Porob alias Maduri Sricanta Cancecar
- b. Dilip Vinayak Porob alias Deelip Vinayak Porob married to Rupali Dilip Porob alias Xilabai Deelip Porob alias Shilabai Deelip Porob

The said Dilip Vinayak Porob expired on 30-07-1997 leaving behind as his universal heirs, the following, viz.:

- i. Pandurang Dilip Porob married to Sampada Panduranga Porobo alias Sampada Sudhakar Sawant
- ii. Pradnya Dilip Porob alias Pradnya Kalpesh Deulkar married to Kalpesh Prakash Deulkar
- c. Gurudas Vinayak Porob alias Gurudassa Vinaeca Porobo married to Roshani Gurudas Porob alias Roxana Porobo
- d. Sitabai Motiram Shet Verenkar Kanyabhushan Vinayak Porob alias Coneppuchan Porobo married to Motirama Govinda Xete Verenkar.

The said Sitabai Xete Verenkar and Motirama Gajanan Xete Verenkar both expired on 18-04-1996 and 19-08-2014 respectively, leaving behind the following as their sole and universal heirs, the following, viz.:

- i. Gajanan Motiram Shet Verenkar married to Somati Puzari alias Ankita Gajanan Xete Verenkar.
- ii. Vijay Motiram Verenkar married to Sunetra Chandrakant Bandekar alias Vibha Vijay Shet Verenkar

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- iii. Nutan Motirama Shet Verenkar alias Nutan Motirama Xete Verencar alias Nutan Dacu Xete Hinde alias Nutan Dacu Xete Hinde, married to Dacu Gopinata Xete Hinde alias Dacu Gopinata Xete Hinde
- iv. Seema Motirama Shet Verenkar alias Cima Motirama Xete Verencar alias Seema Ramdas Prabhu married to Ramdas Zoieu Prabhu
- v. Kiran Motirama Shet Verenkar alias Quirana Motirama Xete Verencar alias Kiran Sanjay Paulencar married to Sanjay Rajaram Poulencar.

AND WHEREAS Naguesh Vaman Parob alias Naguesh Vamon Porobo was married to Motibai Naguesh Porob who expired on 17-01-1989 and 25-09-2009 respectively and were survived by their children, viz:

- a. Anand Naguesh Porob alias Ananda Naguexa Porobo married to Pramila Anand Porob.
- b. Pradip Nagesh Porob alias Pradip Naguexa Porobo married to Pratima Pradip Porobo alias Jaiwanti Narvencar.
- c. Santosh Nagesh Porobo alias Santosh Naguesh Prabhu married to Sneha Santosh Prabhu alias Pratima Manguesh Dangu.
- d. Gaurish Nagesh Prabhu married to Namita Gaurish Prabhu alias Namita Pednekar.
- e. Vilasini Mohanlal Prabhu alias Vilasini Nagesh Porob married to Mohanlal Shivram Prabhu.

Santosh A Porob

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The said Vilasini Mohanlal Prabhu expired on 17-09-2016 and was survived by her universal heirs, the following, viz.:

- i. Shishirkumar Mohanlal Prabhu married to Deepti Shishirkumar Prabhu alias Deepti Dayanand Gad
 - ii. Sunil Mohanlal Prabhu married to Priyanka Sunil Prabhu alias Priyanka Dattaram Karpe
- f. Kanti Anand Narvekar alias Kanti Naguesh Porob married to Anand Narayan Narvekar

The said Anand Narayan Narvekar expired on 08-04-2007 and was survived by her universal heirs, the following, viz.:

- i. Sapana Sushant Xet Parkar married to Sushant Shivdas Xet Parkar
 - ii. Sunny alias Narayan Anand Narvenkar, bachelor
- g. Alka Suryakant Raikar alias Alka Naguesh Porob married to Suryakant Gokuldas Raikar.

AND WHEREAS therefore the SAID PROPERTY has come to be allotted to the aforesaid heirs, who are the VENDORS herein, which have been corroborated vide three Deeds of Succession dated 24-07-2017, transcribed in the Office of the Sub-Registrar of Valpoi, Sattari, Goa.

AND WHEREAS the VENDORS therefore are vested with right, title and interest in the SAID PROPERTY in possession of the SAID PROPERTY. ✓

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AND WHEREAS based on the representations of the VENDORS herein the PURCHASERS have agreed to purchase the SAID PROPERTY for a sum of Rs. 3,10,00,000/- (Rupees three crores and then lakhs only) and the VENDORS parties have agreed to the same on the following terms and conditions.

AND WHEREAS for the purpose of stamp duty the SAID PROPERTY is valued at Rs. 3,48,75,000/- (Rupees three crores and forty eight lakhs and seventy five thousand only) and appropriate stamp duty is affixed hereto.

AND WHEREAS the parties hereto are executing these presents on the following terms and conditions.

NOW THIS DEED OF SALE WITNESSES AS UNDER:

1. IN PURSUANCE of the aforesaid agreement and in consideration of the sum of Rs. 3,10,00,000/- (Rupees three crores and then lakhs only) paid by the PURCHASERS to the VENDORS as under:
 - i. Rs. 25,57,504/- (Rupees twenty-five lakhs, fifty seven thousand, five hundred and four only) vide cheque bearing number 000107 dated 07/08/2017 from HDFC Bank, Panjim Branch to Anand Nagesh Porob paid by Mr. Sumit Sethia.
 - ii. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred only) vide cheque bearing number 000108 dated

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- 07/08/2017 from HDFC Bank, Panjim Branch to Pradip Nagesh Porob paid by Mr. Sumit Sethia.
- iii. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred only) vide cheque bearing number 000109 dated 07/08/2017 from HDFC Bank, Panjim Branch to Santosh Nagesh Porob paid by Mr. Sumit Sethia.
- iv. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred only) vide cheque bearing number 000110 dated 07/08/2017 from HDFC Bank, Panjim Branch to Gaurish Nagesh Porob paid by Sumit Sethia.
- v. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred only) vide cheque bearing number 013669 dated 07/08/2017 from Central Bank of India, Assagao Branch to Rupali Dilip Porob paid by Shivshanker Anant Mayekar.
- vi. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred only) vide cheque bearing number 013668 dated 07/08/2017 from Central Bank of India, Assagao Branch, to Raghuvir Vinayak Porob paid by Shivshanker Anant Mayekar.
- vii. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred only) vide cheque bearing number 000111 dated 07/08/2017 from HDFC Bank, Panjim Branch to Gurudas Vinayak Porob paid by Sumit Sethia.

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- viii. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred, only) vide cheque bearing number 006041 dated 03/08/2017 from HDFC Bank, Panjim Branch to Ganesh Anant Porob by Ashray Real Estate Developers.
- ix. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred only) vide cheque bearing number 006042 dated 03/08/2017 from HDFC Bank, Panjim Branch to Anandrao Anant Porob by Ashray Real Estate Developers.
- x. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred only) vide cheque bearing number 006043 dated 03/08/2017 from HDFC Bank, Panjim Branch to Vaman Anant Porob by Ashray Real Estate Developers.
- xi. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred only) vide cheque bearing number 006044 dated 03/08/2017 from HDFC Bank, Panjim Branch to Ulhas Anant Porob by Ashray Real Estate Developers.
- xii. Rs. 25,57,500/- (Rupees twenty five lakhs, fifty seven thousand and five hundred only) vide cheque bearing number 006045 dated 03/08/2017 from HDFC Bank, Panjim Branch to Ashvek Anant Porob by Ashray Real Estate Developers.

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xiii. Rs.3,10,000/- (Rupees three lakhs and ten thousand only) deducted as 1% TDS in terms of the mandate under the Income Tax Act, 1961.

(the receipt whereof the VENDORS do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the PURCHASERS); the VENDORS as the absolute and exclusive owners of the SAID PROPERTY known as 'AGOR' alias 'FIRNGUEACHO AGOR' alias 'FOTIO AGOR', totally admeasuring 7,750 sq. mtrs, bearing survey no. 520/2 of the Village Panchayat of Anjuna, situated at Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, more particularly described under Schedule hereunder written, do hereby grant, sell, assign, release, transfer, convey and assure unto the PURCHASER absolutely and forever the SAID PROPERTY, which is more particularly described under the Schedule hereunder written, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, structures, advantages, whatsoever to the SAID PROPERTY belonging or in anyway, now or at any time heretofore usually held, used, occupied or enjoyed therewith AND also together with all the deeds, documents, writings and other evidence of title relating to the SAID PROPERTY and all the estate, right, title, interest, use, inheritance, possession, benefit, claim and demand whatsoever at law and in

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Yashwanth R. Pore

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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 the SAID PROPERTY and rights thereto hereby granted, conveyed and assured or expressed so to be UNTO and TO the use and benefit of the PURCHASERS 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 from the date of execution of these presents and subject to the terms and conditions hereinafter mentioned.

2. The PURCHASERS state that the SAID PROPERTY shall vest in the PURCHASERS in the following shares/ratio:
 - i. Sumit Sethia - 41.67%
 - ii. Shivshanker Mayekar and Vanita Mayekar - 16.66%
 - iii. Ashray Real Estate Developers - 41.67%

3. The VENDORS covenant with the PURCHASERS that the VENDORS have in themselves absolute authority, right, title and power to transfer and convey all their right, title and interest in the SAID PROPERTY hereby conveyed and undertake to indemnify the PURCHASERS against any person/s who may prove a better title to the SAID PROPERTY.


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4. The VENDORS do hereby covenant with the PURCHASERS 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 PURCHASERS the SAID PROPERTY and the PURCHASERS may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess, enjoy and partition the SAID PROPERTY from the SAID PROPERTY, which share is for the exclusive use, ownership and benefit of the PURCHASERS without any suit, lawful eviction or interruption, claim and demand whatsoever from or by the VENDORS or their heirs, successors, assigns and all persons, executors or any of them or by any person/s claiming to or from, under or in trust for them or any of them in the SAID PROPERTY.

6. The VENDORS also assure the PURCHASERS 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

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that there has been no prior agreement with any third party in respect thereto.

7. The PURCHASERS 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 the PURCHASERS and their heirs, the respective heirs of the partners, successors, nominees, assigns or Counsels-in-law including any person/s claiming through or under the PURCHASERS harmless against all suits, proceedings, costs, charges, claims or demands and the VENDORS shall keep the PURCHASERS indemnified against any and all such contingencies.
8. The VENDORS 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, assigns and all persons, executors or any of them shall and will from time to time and at all times hereafter at the


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request and cost of the PURCHASERS 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 PURCHASERS in the manner aforesaid as shall be reasonably required by the PURCHASERS, their heirs, the respective heirs of the partners, successors, nominees, assigns or Counsels-in-law.


9. The PURCHASERS 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 PURCHASERS and the PURCHASERS shall indemnify and keep indemnified the VENDORS against any such liability.
10. The VENDORS shall on the execution of these present handover to the PURCHASERS certified copies of all documents and evidence of title, if any, in their possession, pertaining to the SAID PROPERTY.
11. The PURCHASERS at their own cost and expense shall be entitled on execution of these presents to carry out mutation of the SAID PROPERTY in the corresponding Form I & XIV/survey plan and the VENDORS shall cooperate and have no objection to the same.

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12. The purchase consideration is paid as per the instructions of the VENDORS herein and the VENDORS shall appropriate the consideration between themselves as per their understanding and settlement and shall indemnify the PURCHASERS against any claim from any person or Income Tax Authority on the same.

13. For the purpose of stamp duty the SAID PROPERTY is valued at **Rs. 3,48,75,000/- (Rupees three crores and forty eight lakhs and seventy five thousand only)** and appropriate stamp duty is affixed hereto

14. 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 'AGOR' alias 'FIRNGUEACHO AGOR' alias 'FOTIO AGOR', totally admeasuring **7,750** sq. mtrs, bearing survey no. **520/2** of the Village Panchayat of Anjuna, situated at Anjuna, Bardez, Goa, within the limits of the Village Panchayat of Anjuna, described under Description No. 38088, page 178 of Book B-97 in the Land Registration Office of Bardez, registered in the Taluka Revenue Office under Matriz No.

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143, bearing Old Cadastral No. 6296 and, is bounded as under: WITH UNNAMED VENDOR

On or towards the EAST: by property bearing survey no. 519/3, 6;

On or towards the WEST: by property bearing survey no. 520/1;

On or towards the NORTH: by property bearing survey no. 521;

On or towards the SOUTH: by property bearing survey no. 520/1.

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

IN WITNESS WHEREOF the parties have executed these presents on the date hereinabove mentioned.

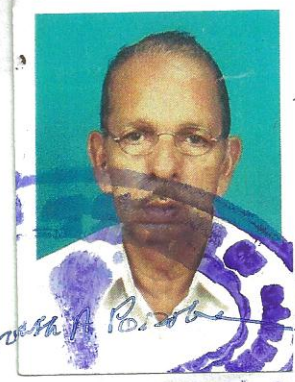
Yanesh A Parob

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[Signature]

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



1. Ganesh A Porob

Mr. GANESH ANANTA POROB
alias ANANT GANESH POROB
for self and as attorney holder of the
VENDORS Nos. 2 to 19

L. H.

R. H.



Ganesh A Porob

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2. *Handwritten signature*

Mr. GURUDAS VINAYAK POROB
alias GURUDASA VINAECA POROBO
for self and as attorney holder of the
VENDORS Nos. 20, 21 & 23 to 38



L. H.

R. H.



Ganesh A Porob
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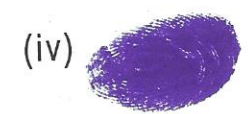


3.

Mr. GAURISH NAGESH PRABHU
alias GAURISH NAGUESH POROB
alias GAURESH NAGUEXA POROBO
 for self and as attorney holder of the
VENDORS Nos. 39 to 44 to 46 to 59

L. H.

R. H.



Gaurish Porob

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



Shweta Sethia



1. *Shweta Sethia*

Mr. SUMIT SETHIA

through his attorney holder

Mrs. SHWETA SETHIA

L. H.

R. H.



Yash A Parab

Shweta

Shweta

Shweta



2. *Ashwini*

Mrs. ASHWINI RAGHA
for self & attorney holder
of Mr. GIRISH RAGHA
Partners
M/s ASHRAY REAL ESTATE DEVELOPERS



L. H.

R. H.

- (i)
- (ii)
- (iii)
- (iv)
- (v)

- (i)
- (ii)
- (iii)
- (iv)
- (v)

Yamish A Porot

Ashwini

Ashwini

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3.

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Mr. SHIVSHANKAR ANANT MAYEKAR
for self and as attorney holder of
Mrs. VANITA SHIVSHANKAR MAYEKAR

L. H.

R. H.



Vanita R Parob

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IN THE PRESENCE OF: Land Records

Office of Inspector of Survey and Land Records

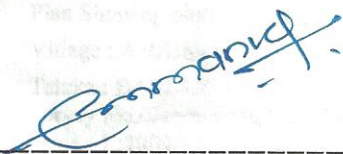
MAPUSA - GOA

Plot Survey No.


Village:



The

1.


(Adv. Linus Emmanuel)

2.


(VINAYAK D GAWAS)

Gounth A Parsh





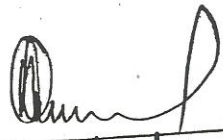
GOVERNMENT OF GOA

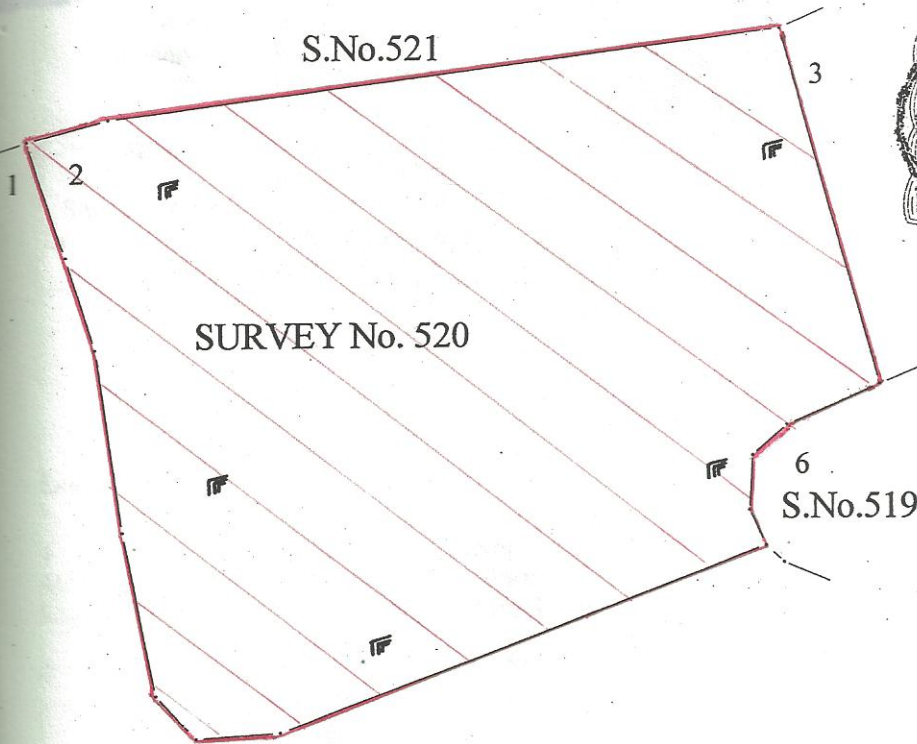
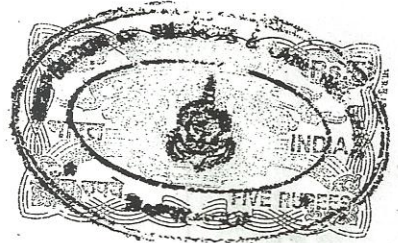
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records ,
MAPUSA - GOA


Inward No:10851

Plan Showing plots situated at
Village : ANJUNA
Taluka : BARDEZ
Survey No./Subdivision No. : 520/ 2
Scale : 1 :1000

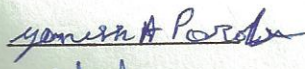

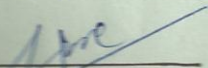


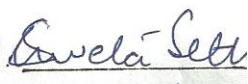
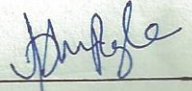
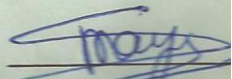

5/12/16
(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



Generated By :  Vrushali Arolkar (D' Man Gr. II)
On : 05-12-2016

Compared By: 

VENDOR 1. 
VENDOR 2. 
VENDOR 3. 

PURCHASER 1. 
PURCHASER 2. 
PURCHASER 3. 



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 07-08-2017 03:49:08 PM




Document Serial Number : 3306

Presented at 12:24:00 PM on 07-08-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1220630.00
2	Processing Fees	2550.00
	Total :	1223180.00

Stamp Duty Required: 1569375.00 Stamp Duty Paid: 1570000.00




Sneha Christina Francis presenter

Name	Photo	Thumb Impression	Signature
Sneha Christina Francis, D/o Anselm Francis , UnMarried, Indian, age 26 Years, Advocate, r/o G-1 Naifer Alcove Nr. Electricity Dept. Socorro, Bardez Goa. to Admit & executed on behalf of Purchaser no 2 Girish Ragma & Ashwini. dated 6.6.2017, before Sub Registrar at Tiswadi vide reg no PNJ-BKPOA-00043-2017.			

Endorsements




Executant

1 . Sneha Christina Francis, D/o Anselm Francis, UnMarried, Indian, age 26 Years, Advocate, r/o G-1 Naifer Alcove Nr. Electricity Dept. Socorro, Bardez Goa. to Admit & executed on behalf of Purchaser no 2 Girish Ragma & Ashwini. dated 6.6.2017, before Sub Registrar at Tiswadi vide reg no PNJ-BKPOA-00043-2017.



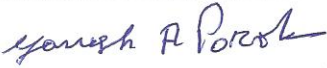
Photo	Thumb Impression	Signature
		

2 . Shweta Sethia, D/o Rajendra Kumar Sharma, Married, Indian, age 43 Years, House-Wife, r/o 9, Sagar

Society, Dona Paula, Ilhas-Goa AS POA holder for Purchaser no 1 dated 31.7.2017, before Adv NOtary Linus Emmanuel vide no 1679/2017 at Panaji Goa.

Photo	Thumb Impression	Signature
		




3 . Ganesh Ananta Porob @ Anant Ganesh Porob, S/o Late Ananta Porob, Widow, Indian, age 85 Years, Business, r/o Flat No.5, Rebeiro Bldg., Altinho, Mapusa, Bardez-Goa For Self & as POA holder for Vendor nos 2 to 19 vide POA dated 5-11-2016, before Notary Kavita Karekar under no 1004/2016. at Mapsua.

Photo	Thumb Impression	Signature
		

4 . Gurudas Vinayak Porob, S/o Late Vinayak Vaman Porob, Married, Indian, age 70 Years, retired, r/o 1194, Gav Wadi, Nr, Bhumicka Temple, Anjuna Bardez Goa For Self & as POA holder for vendor nos 20, 21 & 23 to 38 vide POA dated 5-11-2016, before Notary Kavita Karekar under no 1005/2016. at Mapsua.

Photo	Thumb Impression	Signature
		

5 . Gaurish Nagesh Prabhu @ Gauresh Naguexa Porobo, S/o Naguesh Vaman Porob, Married, Indian, age 56 Years, Service, r/o 1195, Indira Niwas, Gauvaddi, Anjuna Bardez Goa. For Self & as POA holder for vendor nos 39 to 44, 46 to 57 vide POA dated 5-11-2016, before Notary Kavita Karekar under no 1006/2016. at Mapsua. & Vendor no 58 & 59 dated 5.8.2017, before Notary U.R.Timble under no 1035/D/2017.

Photo	Thumb Impression	Signature
		

6 . Shivshankar Anant Mayekar, S/o Late Anant Mayekar, Married, Indian, age 51 Years, Business, r/o H.No.1191, Gaw vaddi, Anjuna, Bardez-Goa For Self & as POA holder for Purchaser no 4 Vanita dated 27.7.2016 before Adv Notary Kavita Karekar vide no 687/2016.

Photo	Thumb Impression	Signature



Identification

Sr No.	Witness Details	Signature
1	Linus Emmanuel , S/o G.R.Anand, Married, Indian, age 41 years, Advocate, r/o H.no E-333, St. Inez, Panaji Goa	<i>Linus Emmanuel</i>

Endorsement: Mutation fees paid Rs. 2500/- vide
 Challan no 201700582287 dt 07/08/2017

Linus Emmanuel
 JB REGISTRAR
 BARDEZ

TDS Paid through HDFC dated 5.8.2017 of Rs. 310008/-

Scanned By:-

Signature:-

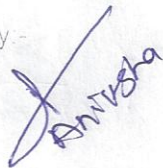
Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-03337-2017
CD Number BRZD789 on
Date 09-08-2017



Sub-Registration Bardez 

Signed By -



REGISTRATION
BARDEZ

Signature -

Designed and Developed by C-DAC, ACTS, Pune