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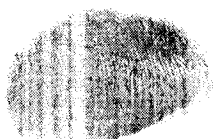
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Authorized Signatory



Pradipchand P. Sairi — *Shah*

# DEED OF SALE



449.2

EBTm General

(Fortunato Bruno Jose  
Maria Fernandes)

(Kushuma Filomena  
Fernandes)

*[Handwritten signature]*

(Pradeepchand Saifi)

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1. *Species*  
 2. *Genus*  
 3. *Family*  
 4. *Order*  
 5. *Class*  
 6. *Phylum*  
 7. *Kingdom*  
 8. *Domain*

This Deed of Sale is made and executed at Margao, Salcete, Goa, on this 10<sup>th</sup> day of the month of August in the year Two Thousand Twenty-Three. (10/08/2023).

### BETWEEN

1. Mr. **FORTUNATO BRUNO JOSE MARIA FERNANDES**, son of Francis Fernandes, aged about 78 years, married, retired, holding Pan Card No. \_\_\_\_\_ holding Aadhaar Card No. \_\_\_\_\_ and his wife;

2. Mrs. **KUSHUMA FILOMENA FERNANDES**, daughter of Paul Rosario Rodrigues, aged about 74 years, housewife, holding Pan Card No. \_\_\_\_\_ holding Aadhaar Card No. \_\_\_\_\_ ; both Indian Nationals, both resident of H. No. 37/G, Dongorim, Nuvem, Salcete, Goa; hereinafter referred to as "**the VENDORS**" (which expression shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE FIRST PART.

*F. B. J. M. Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)

*Kushuma Filomena Fernandes*

(Kushuma Filomena  
Fernandes)  
L. F. 11

*(Pradepinam Nail)*

(Pradepinam Nail)

*(Kushum Nail)*

(Kushum Nail)

AND

**LOTUS DEVELOPER**, a duly registered Partnership Firm, holding Pan Card No \_\_\_\_\_ having its office at Flat No. T-3, Diamond Building, Fatorda, Margao, Goa; duly represented by its Partners (1) Mr. **PRADEEPCHAND SAIL**, son of Prakash D. Sail, aged about 45 years, married, businessman, holding Pan Card No \_\_\_\_\_, holding Aadhaar Card No. \_\_\_\_\_, Indian National, resident of Curchorem, Goa; and (2) Mrs. **PRACHITI SAIL**, wife of Pradeepchand Sail, aged about 41 years, married, businesswoman, holding Pan Card N \_\_\_\_\_ holding Aadhaar Card No \_\_\_\_\_, Indian National, resident of Curchorem, Goa; hereinafter referred to as "the **PURCHASER**" (which expression shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE SECOND PART.

WHEREAS there exists a property known as Aforamento in Dagualy alongwith old residential house, admeasuring about 725 sq. mts. situated at Village Raia, within the area and jurisdiction of Village

*F B S m Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)

(Kushuma Filomena  
Fernandes)  
(L.H.T.D.)

(Pradeepchand Sail)

(Prachiti Sail)

Panchayat of Raia, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office under No. 23923 of Book G-19, surveyed under Survey No. 325/7 of Village Raia, which is found fully described in **SCHEDULE-I** hereinafter appearing;

AND WHEREAS the said property earlier belonged to Miguel Jeronimo Fernandes in whose name the same is found recorded in the Land Registration Office under Inscription No. 14408;

AND WHEREAS upon death of said Miguel Jeronimo Fernandes an Inventory Proceedings were initiated before the Court of the Adhoc Senior Civil Judge at Panaji being Inventory Proceedings No. 111/2012/B;

AND WHEREAS in the said Inventory Proceedings, the said property was listed at Item No. 3 and the same was allotted to the **VENDORS** herein;

*FBJM Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)



(Kushuma Filomena  
Fernandes)  
(L.R.F.)

*Pradeepchand*

(Pradeepchand Sail)

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(Prachin Sail)

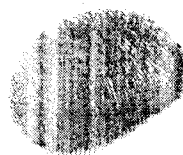
AND WHEREAS the VENDORS are desirous of selling to the PURCHASER, and the PURCHASER is desirous of purchasing from the VENDORS, the said property described in SCHEDULE-I hereinafter appearing.

**NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:**

1. For a total price consideration of Rs. 94,00,000/- (Rupees Ninety Four Lakhs Only), paid by the PURCHASER to the VENDORS in the manner stated hereafter, the VENDORS do hereby SELL, CONVEY, TRANSFER and CONFIRM, by way of absolute sale, UNTO and in favour of the PURCHASER, the said property surveyed under Survey No. 325/7 of Village Raia, which is found described in SCHEDULE-I hereinafter appearing, along with all that is situated therein, free from all encumbrances, obligations, claims, demands, whatsoever, so that the PURCHASER, for all times hereinafter, shall HOLD, HAVE, POSSESS and ENJOY the said property hereby sold, as the absolute owner thereof and together with all the rights,

*F B Jm Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)




(Kushuma Filomena  
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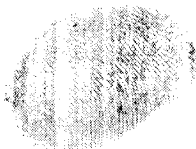


interests, privileges, advantages, easements, access, benefits, whatsoever, available to the said property or the holder thereof, free of any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including any party claiming through, under or on behalf of the VENDORS or their predecessors in title.

2. The VENDORS hereby declare having delivered to the PURCHASER, the possession of the said property and the PURCHASER acknowledges to have received such possession from the VENDORS.
3. The VENDORS have authorised the PURCHASER to retain with the PURCHASER, the entire consideration amount of Rs. 94,00,000/- (Rupees Ninety-Four Lakhs Only) towards construction of TWO SINGLE BEDROOM FLATS admeasuring about 60 sq. mts. super built-up area to be located on the FIRST FLOOR and ONE DOUBLE BEDROOM FLAT admeasuring about 90 to be located on the UPPER GROUND FLOOR (i.e Total area of the premises to be allotted shall be

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Maria Fernandes)



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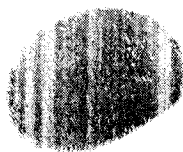
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210 sq. mts. super built-up area) in the Building to be constructed on the said property. Alongwith the said Flat, the **VENDORS** shall also be allotted 3 covered Parking Slots on the ground floor area of the said Building to be constructed on said land.

4. It is clearly agreed between the parties hereto that in addition to the said area of 210 sq. mts. in the event the **VENDORS** require additional area and/or additional premises, the **VENDORS** shall pay to the **PURCHASER** an amount of Rs. 45,000/- (Rupees Forty-Five Thousand Only) per sq. mts. However, it is clearly agreed between the parties hereto that the additional area to be allotted to the **VENDORS** shall be maximum of 20 sq. mts. only.
5. The possession of the said Flats under the present Deed, shall be handed over to the **VENDORS** by the **PURCHASER** upon completion of the building project by obtaining Occupancy Certificate to such premises. The said building complex shall be completed by the **PURCHASER** within a period of 24

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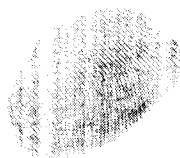
(Prachin Sait)

(twenty-four) months from the date of obtaining Construction Licence. However, in the event there is any objection raised by any third party as regards the said construction activity and/or for unforeseen circumstances which are beyond the control of the **PURCHASER**, the **PURCHASER** shall be granted reasonable extension to such period of completion.

6. The **VENDORS** shall execute a Declaration and get the same registered before the Sub-Registrar of Salcete at Margao, acknowledging receipt of the entire price consideration from the **PURCHASER** for sale of the said property, upon receiving the physical possession of the above-mentioned FLATS.
7. The **VENDORS** have delivered to the **PURCHASER** the possession of said property described in **SCHEDULE-I** hereinafter appearing **TOGETHER WITH** all trees, plants, shrubs, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances to the said property whatsoever including the existing old house structure and/or or any part thereof



(Fortunato Bruno Jose  
Marie Fernandes)



(Kusuma Filomena  
Fernandes)

(HCT-I)



(Pradeepchand Sail)



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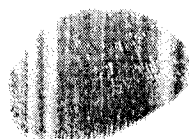


belonging or in any way appertaining to or with the same or any part thereof now at or any time heretofore usually held used, occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto free from any encumbrances whatsoever **AND TOGETHER ALSO WITH** all the original deeds, documents, writings, vouchers and other evidences of title, interest, use, inheritance, possession, benefit, claim and demand whatsoever, at law and in equity of the **VENDORS** into or of or upon the said property **AND ALL THE ESTATE** right, title, interest, claim and demand whatsoever at law and in equity of the **VENDORS** in to out of or upon the said property or any part thereof **AND TO HAVE AND TO HOLD** all and singular the said property hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with its and every of its rights members and appurtenances **UNTO AND TO THE USE** and benefit of the **PURCHASER AND SUBJECT TO** the payment of all rents, rates, assessments, taxes and dues now chargeable upon the



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(Fortunato Bruno Jose  
Muria Fernandes)



(Kushuma Filomena  
Fernandes)

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(Prachiti Sail)

*Convey*

same or hereafter to become payable to the Government or to the municipal authorities, collector or any other public body or local authority in respect thereof **AND** the water and electricity connections, if any, pertaining to the said property shall stand transferred in the name of **the PURCHASER AND the VENDORS** hereby for themselves and each of their respective heirs, executors and administrators covenant with the **PURCHASER THAT** notwithstanding any act, deed, matter or thing whatsoever by **the VENDORS** or any person or persons lawfully or equitably claiming by, from, through, under or in trust for them, made, done, committed, omitted or knowingly or willingly suffered to the contrary, the **VENDORS** have good right, full power and absolute authority to grant, convey, transfer, sell, release and assure the said property hereby granted, conveyed, transferred, sold, released and assured or intended so to be unto and to the use of **the PURCHASER** in the manner aforesaid **AND THAT the PURCHASER** shall and may from time to time and at all times hereafter peaceably and



*F B J m Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)



(Kassuma Filomena  
Fernandes)

(L-4071)

*Pradeepchand Sail*

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*Praditi Sail*

(Praditi Sail)

quietly to enter upon, occupy, possess and enjoy the said property hereby granted, conveyed, transferred and assured with its appurtenances and receive the rents issues and profits thereof and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the VENDORS or by any person lawfully or equitably claiming or to claim by from under or in trust for the VENDORS, AND THAT the PURCHASER is free and clear and freely clearly and absolutely acquitted, exonerated, released and forever discharged from or otherwise by the VENDORS, and the PURCHASER is well and sufficiently saved, defended, kept harmless and indemnified by the VENDORS of, from and against all former and other estates, title, charges and encumbrances whatsoever either already or to be hereafter had made executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully or equitably claiming from under or in trust for the VENDORS including any claims,

F B J m *for*


(Fortunato Bruno Jose  
Maria Fernandes)

(Kushuma Filomena  
Fernandes)

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(Pradeep Chandra Suli)

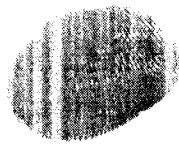
(Pradeep Chandra Suli)



loss or damage that **the PURCHASER** may sustain or suffer and/or any costs, charges or expenses including legal fees that **the PURCHASER** may incur including on account of breach of any representations made herein or on account of any misrepresentations and on account of any claims made, taken or adopted by any person claiming from or under **the VENDORS** or **the VENDORS** predecessors in title in respect of the said property **AND FURTHER THAT** 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 thereof from under or in trust for **the VENDORS**, shall and will from time to time and at all times hereafter at the request of **the PURCHASER** do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, matters and things, conveyances and assurances in law whatsoever for better further and more perfectly and absolutely granting unto and to the use of **the PURCHASER** in the manner aforesaid as shall or may be

*F B O M Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)



(Kushuma Filomena  
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(Prachini Sali)

reasonably required by the **PURCHASER**, and nominees or their counsel for assuring the said property and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the **PURCHASER** in the manner aforesaid.

8. The **VENDORS** do hereby jointly and severally represent and warrant to the **PURCHASER** as under:

- i. That the **VENDORS** are the absolute owners of the said property free and clear of all encumbrances, claims or disputes, are well and sufficiently entitled to the said property, and no other person (including any predecessor in title of the **VENDORS**) has any right, title, interest or benefit in respect of the said property or any part thereof;
- ii. That until the date of handing over of the possession of the said property, by the **VENDORS** to the **PURCHASER** in terms of these presents and simultaneously with the execution hereof, the **VENDORS** was lawfully in possession of the said

*Fortunato Bruno Jose Maria Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)

*Kashuma Filomena Fernandes*

(Kashuma Filomena  
Fernandes)

(L-109-5)

*Pradeepchand Sail*

(Pradeepchand Sail)

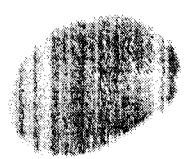
*Prachiti Sail*

(Prachiti Sail)

property, free and clear of all encumbrances, claims or disputes, mortgage, lien, charge, right or any other encumbrances or impediment;

- iii. That the devolution of the title set out in the recitals hereinabove is true and correct and the title of the **VENDORS** to the said property is clear, marketable and free from all doubts, encumbrances, claims, demands, liens or charges whatsoever;
- iv. That the **VENDORS** is entitled to the said property as the absolute owners thereof;
- v. That there are no tenants or occupants in the use, possession and occupation of the said property or any part thereof, whether lawful or otherwise;
- vi. That the tenure of the said property is freehold;
- vii. That there are no litigation proceedings, suits or any form of proceedings, any *lis pendens* or other notices of any attachment, either before or after judgment, pending in

*C.B. Tim...*



(Fortunato Bruno Jose  
Maria Fernandes)

(Kushuma Filomena  
Fernandes)

(Pradepchand Nait)

(Pradepchand Nait)

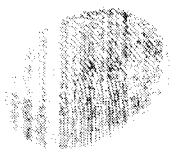
(L-1073)

respect of the said property or any part thereof whereby the rights of the VENDORS to deal with the said property are in any way affected or jeopardized, and that the said property is not the subject matter of any suit or any proceedings, that the said property has not been attached nor is capable of being attached before judgment, and that there are no prohibitory orders or any attachment orders of or otherwise any liabilities in respect of the said property or any part thereof;

- viii. That the said property hereby sold nor any part thereof are the subject matter of any notification or proceedings under The Land Acquisition Act or any other law for compulsory acquisition of properties;
- ix. That the said property hereby sold nor any part thereof are the subject matter of any attachment, seizure or order restraining transfer, or an order restraining any use thereof;




(Fortunato Bruno Jose  
Maria Fernandes)



(Kusuma Filomena  
Fernandes)

(L.H.T.D.)



(Pradeepchand Sait)



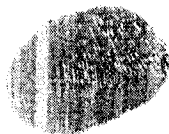
(Prachi Sait)

x. That no permission is required under any applicable law in order to enable **the VENDORS** to enter into this Deed, or to effect the sale, transfer and conveyance of the said property from **the VENDORS** to the **PURCHASER**;

xi. That neither **the VENDORS** nor the predecessors in title of **the VENDORS** have otherwise entered into any agreement for sale or development or permitted any Person to consume any development rights on or otherwise transferred the said property or any part thereof, nor have **the VENDORS** or the predecessors in title of **the VENDORS** created any encumbrances over the said property with any Person which continues to subsist as on the date of these presents, and that the no part of the said property is the subject matter of any previous agreement of whatsoever nature by **the VENDORS**, their predecessors-in-title, or the lawful representatives of **the VENDORS** with the persons, and that no agreement exists between the **VENDORS**, their

*F B J m Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)




(Kushuma Filemna  
Fernandes)

(L.H.T.)

(Pradipendra Sain)

(Pradip Sain)





predecessors-in-title, or the lawful representatives of the **VENDORS** with any persons by which the right, title or interest of the **VENDORS** in the said property or the right of the **VENDORS** to execute this Deed or to sell, transfer and convey the said property to the **PURCHASER** is affected in any manner whatsoever;

- xii. That neither the **VENDORS** nor anyone on behalf of the **VENDORS** has otherwise created any adverse rights in respect of the said property or any part thereof;
- xiii. That there are no dues payable to the Government or any other authorities against the said property hereby sold or any part thereof;
- xiv. That there are no income tax, wealth tax, sales tax or other taxation proceedings whether for recovery or otherwise initiated by any taxation authorities or local authorities pending whereby the said property or any part

*F B J Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)



(Kushuma Filomena  
Fernandes)

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(Pradepchand Sali)

(Pradati Sali)

thereof is, or may be, in any way affected and/or jeopardized;

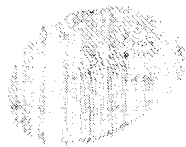
xv. That no third party consent / no objection, including from any authority, is required to be obtained for the purpose of effective completion of the sale and transfer of the said property in favour of the **PURCHASER** as contemplated herein;

xvi. That all taxes, land revenue, etc. payable to the State or Central Government and any other concerned authority in respect of the said property for the period until the date of this Deed are paid, that there are no dues payable to any of the aforesaid authorities, and that all outgoings in respect of the said property have been paid;

xvii. That the **PURCHASER** may from time to time and at all times hereafter peaceably and quietly enter upon, occupy and possess and enjoy the said property hereby conveyed without any interruption or disturbance either by the

*FBJM Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)



(Kushuma Filomena  
Fernandes)

(CH 73)

*Pradeepchand*

(Pradeepchand Saifi)

*Pradeepchand*

(Pradeepchand Saifi)

**VENDORS** or any other person or persons claiming through or under them or without any unlawful disturbance or interruption from any person whatsoever;

- xviii. That there are no easementary rights created under any document or by any covenant or by prescription in respect of /or upon the said property or any part thereof;
- xix. That the said property is not under any reservation or set back under the development plan and not reserved for any public purpose;
- xx. That the said property is demarcated and surveyed and there is no dispute as to the boundary of the said property, and that the said property has proper access;
- xxi. That no notice/s is/are received by the predecessor/s in title of the **VENDORS** or anyone on behalf of the **VENDORS**, either from local authorities or from the Government or otherwise for requisition and/or acquisition of the said property or any part thereof;

*F B J M Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)

*K F Fernandes*

(Kushuma Filomena  
Fernandes)

*Pradipchand Sali*

(Pradipchand Sali)

*Prachi Sali*

(Prachi Sali)

(11-7-1)

9. **The VENDOR** confirm and record that on execution of these presents **the VENDORS** has handed over to the **PURCHASER** quiet, vacant and peaceful possession of the said property as the absolute owner thereof **AND THIS DEED FURTHER WITNESSETH** that the **VENDORS** hereby jointly and severally indemnify, defend and hold harmless, and agrees to keep the **PURCHASER** indemnified from all losses, liabilities, claims, actions, damages, cost, charges and expenses which the **PURCHASER** or any person claiming through the **PURCHASER**, including his heirs, executors, administrators and assigns, may suffer, incur or be put to by reason of (i) any claims and/ or demand that may be made by any person or party in respect of the said property, (ii) any breach of any of the representations, warranties, covenants or undertakings of the **VENDORS** contained in this Deed, (iii) from all suits and/or proceedings that may be filed and/ or initiated against the **PURCHASER** in relation to the said property or any part thereof, and (iv) otherwise in connection with the sale, transfer



(Fortunato Bruno Jose  
Maria Fernandes)



(Kishuma Filomena  
Fernandes)



(Pradacechand Sail)



(Prachiti Sail)

(11/11/11)

or conveyance of the said property by the **VENDORS** to the **PURCHASER**, and in each case, from all costs, charges and expenses that the **PURCHASER** may suffer, incur or be put to by reason of such suits and or proceedings filed and/or initiated against the **PURCHASER** including on account of any claims by any Person in relation to the said property.

10. The **VENDORS** hereby covenants and undertake that:

- i. They shall execute all documents which may be found necessary by the **PURCHASER** to be executed for conferring or confirming proper and better title of the said property, hereby sold in favour of the **PURCHASER**, or for transferring all or whatever records in respect of the said property hereby sold, exclusively in the name of the **PURCHASER**;
- ii. They shall do all acts, things and matters as are necessary and to render such co-operation as may be required to

*Fortunato Bruno Jose Maria Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)

*Kuluma Filomena Fernandes*

(Kuluma Filomena  
Fernandes)

(44-7-2)

*Pradeepchand Sait*

(Pradeepchand Sait)

*Prachi Sait*

(Prachi Sait)

mutate the names of the **PURCHASER** in the land / revenue records of the said property; and

- iii. They shall sign and register all documents as may be required for more perfectly effectuating the sale, transfer, conveyance and assignment of the said property in favour of the **PURCHASER**.

11. The **VENDORS** do hereby express their consent and no objection for the **PURCHASER** to apply for mutation of records in Form I & XIV in respect of the said property hereby sold and further express their consent and No Objection to record the name of the **PURCHASER** as occupant thereof. The **VENDORS** do hereby further express that in the proceedings of such mutation, the concerned Mamlatdar/Talathi/Survey Authority need not issue any Notice to the **VENDORS** and service of such Notice is hereby expressly waived by the **VENDORS**.

58517 *[Signature]*

(Fortunato Bruno Jose  
Maria Fernandes)

*[Signature]*

(Kuslema Filomena  
Fernandes)

(147-1)

*[Signature]*

(Pradeepchand Sali)

*[Signature]*

(Poochhi Sali)

12. The executants declare that the subject matter of this Deed of Sale does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribes.

13. The market value of the said property hereby sold is Rs. 94,00,000/- (Rupees Ninety-Four Lakhs Only).

### SCHEDULE-I

#### (Description of the said property hereby sold)

All that property known as Aforamento in Dagualy alongwith old residential house, admeasuring about 725 sq. mts. situated at Village Raia, within the area and jurisdiction of Village Panchayat of Raia, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office under No. 23923 of Book G-19, surveyed under Survey No. 325/7 of Village Raia and the same is bounded as under:

East: By Survey No. 325/8 and 325/11 of Raia Village;

West: By Survey No. 325/6 of Raia Village;

North: By Road

South: By Survey No. 325/12, 325/9 (part) and 325/11 of Raia Village

*F B J M*

(Fortunato Bruno Jose  
Maria Fernandes)

*Kushuma*

(Kushuma Filomena  
Fernandes)

(L.H.T.I)

*Pradeepchand*

(Pradeepchand Sail)

*Prachiti*

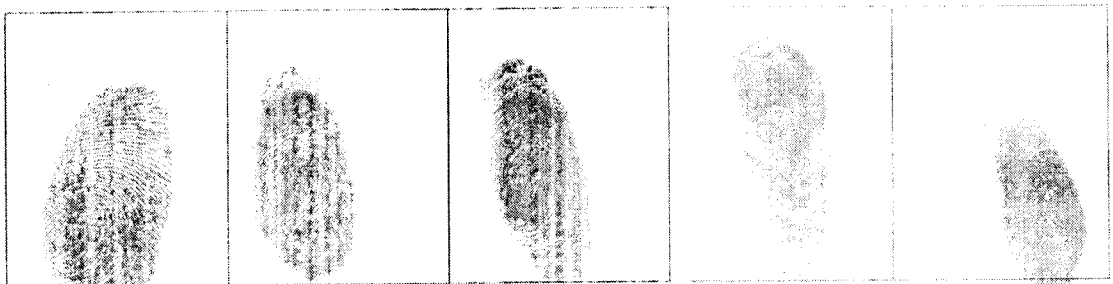
(Prachiti Sail)

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SIGNED  
AND EXECUTED THE PRESENT DEED ON THE DATE  
MENTIONED HEREINABOVE.

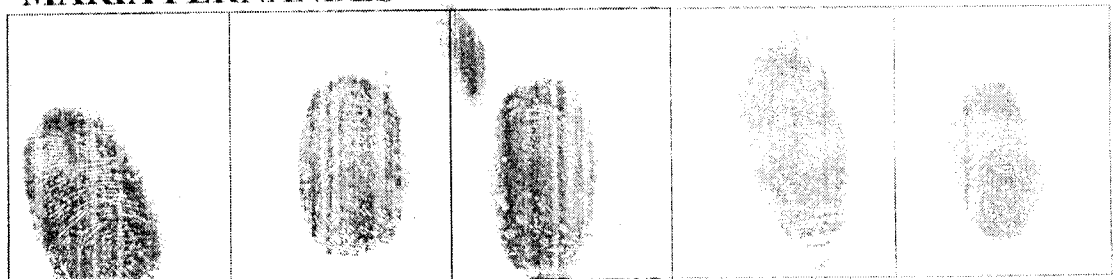


*FBJM Fernandes*

SIGNED AND DELIVERED by *FBJM Fernandes*  
the within named the (FORTUNATO BRUNO JOSE  
VENDORS MARIA FERNANDES)



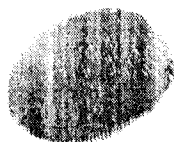
Left hand finger impressions of FORTUNATO BRUNO JOSE  
MARIA FERNANDES



Right hand finger impressions of FORTUNATO BRUNO JOSE  
MARIA FERNANDES

*FBJM Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)



(Kushuma Filomena  
Fernandes)

(L.H.O. I)

*Pradapchand Sail*

(Pradapchand Sail)

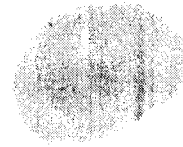
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(Pradapchand Sail)



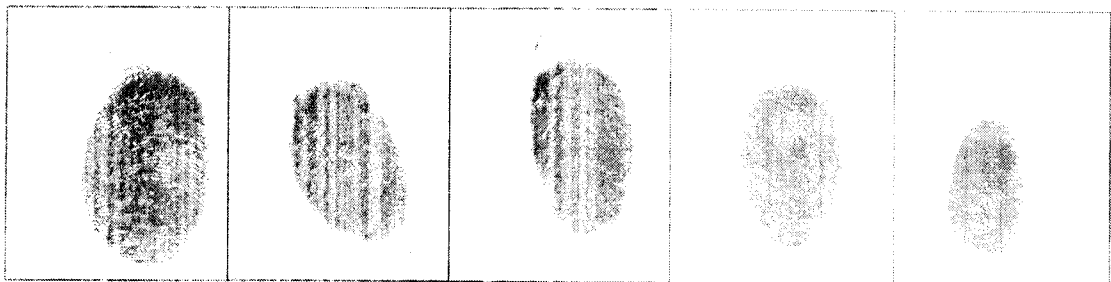


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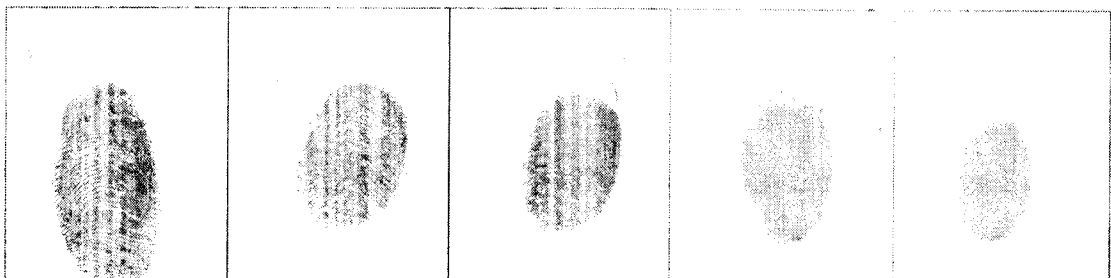


U.H.T.S

(KUSHUMA FILOMENA  
FERNANDES)



Left hand finger impressions of KUSHUMA FILOMENA  
FERNANDES



Right hand finger impressions of KUSHUMA FILOMENA  
FERNANDES

*F B Jm Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)



(Kushuma Filomena  
Fernandes)

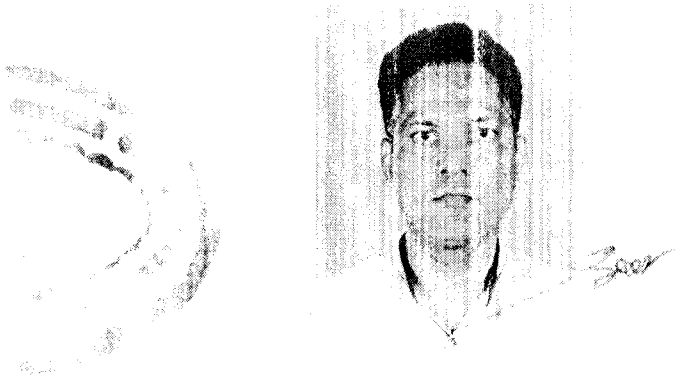
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*Pradeepchand Sail*

(Pradeepchand Sail)

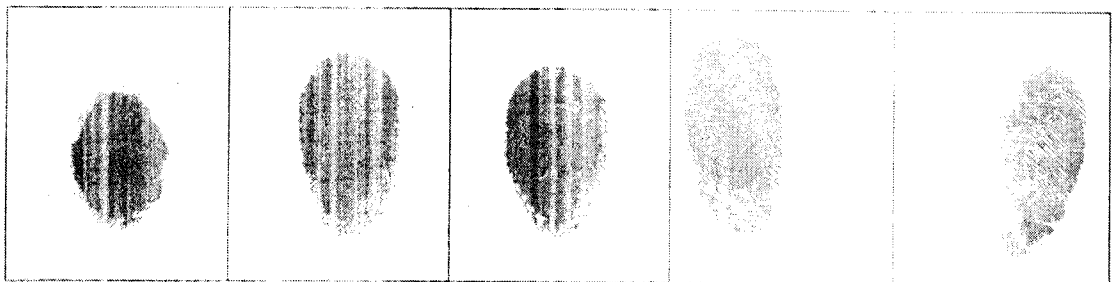
*Prachin Sail*

(Prachin Sail)

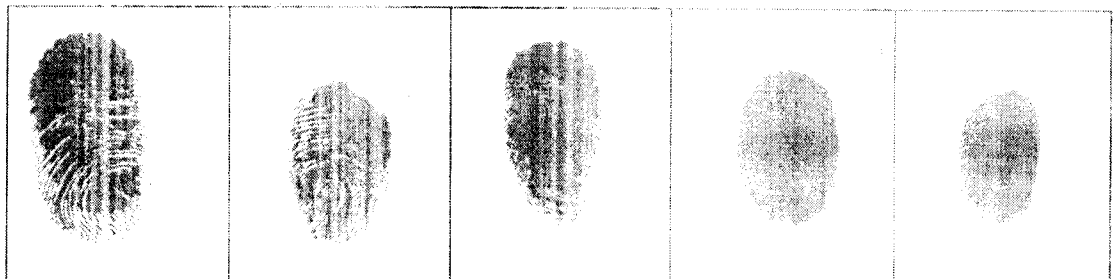


SIGNED AND DELIVERED by  
the within named Partners of the  
**PURCHASER**

(PRADEEPCHAND SAIL)



Left hand finger impressions of **PRADEEPCHAND SAIL**



Right hand finger impressions of **PRADEEPCHAND SAIL**

*F B J m Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)



(Kushuma Filomena  
Fernandes)

*Sail*

(Pradeepchand Sail)

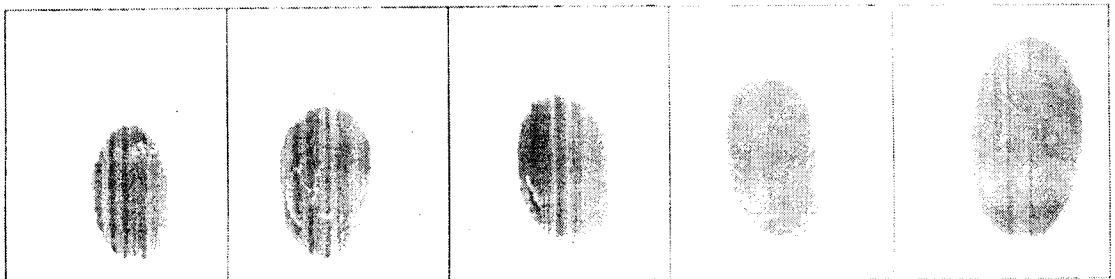
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(Prachiti Sail)

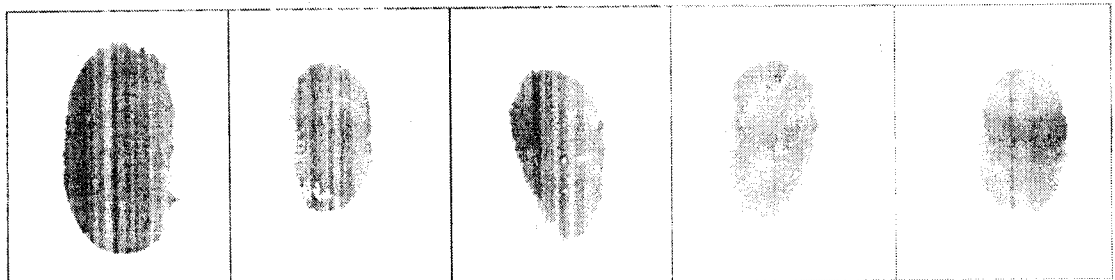
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(PRACHITI SAIL)



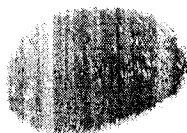
Left hand finger impressions of PRACHITI SAIL



Right hand finger impressions of PRACHITI SAIL

*Fortunato Bruno Jose Maria Fernandes*

(Fortunato Bruno Jose  
Maria Fernandes)



(Kushuma Filomena  
Fernandes)

(L.H. T. I.)

*Pradeepchand Sail*

(Pradeepchand Sail)

*Prachi*

(Prachi Sail)

**WITNESSES:**

1. Name: Sudhan Jaïram Amonkar

S/D/W of: Jaïram Amonkar

Age: 60 years

Marital Status: Married

Profession: Business

Address: HNO- 227, Kharebar, OPP. Shree Hotel,  
Mangalore Salote South  
Goa.

Mobile No.: 9579210966

Aadhaar/EPIC/Driving Licence No.: 5910 6384 6338

Signature: 

2. Name: Pavesh Baburao Kerkar

S/D/W of: Baburao Kerkar

Age: 55 years

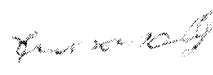
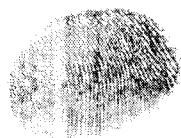
Marital Status: Married

Profession: Business

Address: Plot No:- A, 17/7, Samardhi, Chandvada, Dole,  
Goa.

Mobile No.: 866 860 4611

Aadhaar/EPIC/Driving Licence No.: 4016 42 34 54 337

Signature: F BSM (Fortunato Bruno Jose  
Maria Fernandes)(Kushuma Filomena  
Fernandes)

(U.H.T.I.)



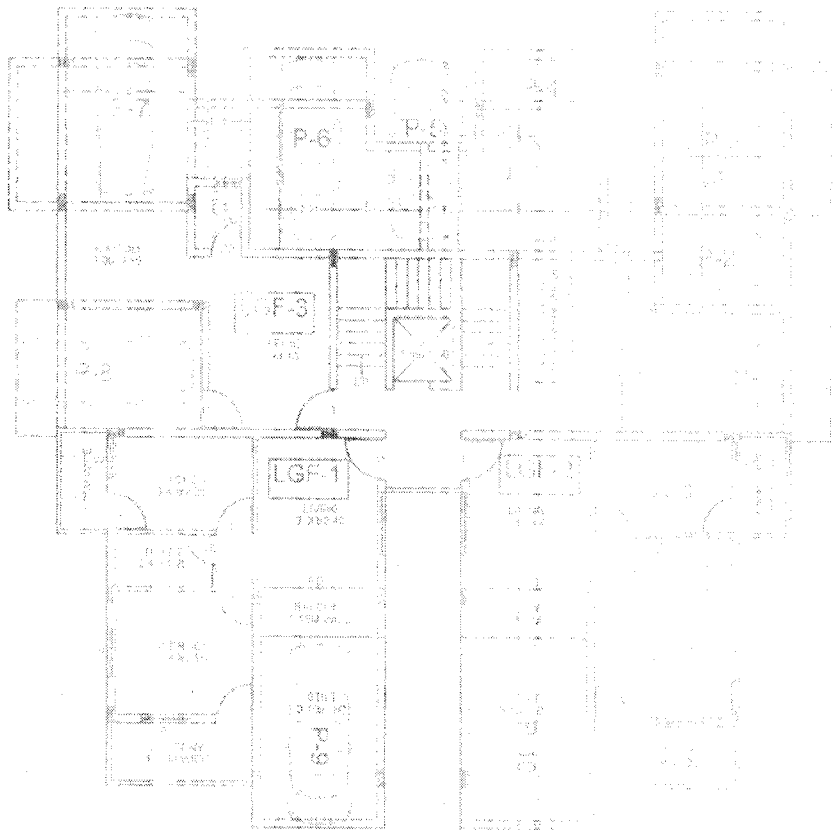
(Prudencio Sali)



(Praditi Sali)

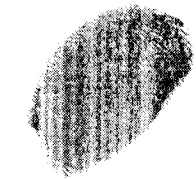
# PLAN SHOWING

PROPOSED STILT / LOWER GROUND FLOOR PLAN IN PROPOSED BEARING SURVEY NO  
325/7 OF VILLAGE RAJA TALUKA SALCETE GOA.



STILT / LOWER GROUND FLOOR PLAN

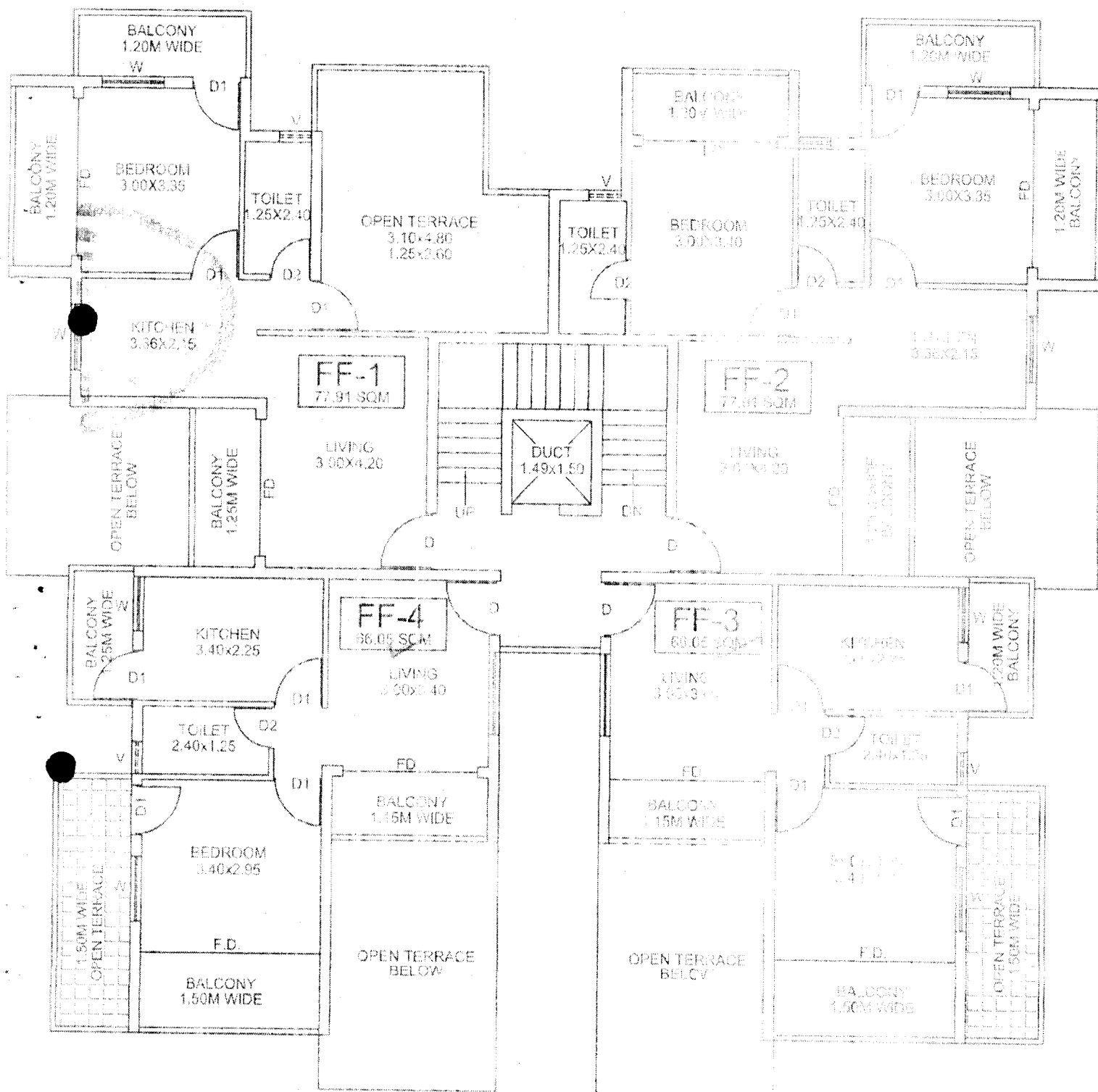
5.85 m. Family



(14074)

2007

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FIRST FLOOR PLAN

*F. B. J. in [unclear]*

(1400-1)

*See*

*See*





## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 11-Aug-2023 01:55:00 pm

Document Serial Number :- 2023-MGO-3434

Presented at 01:51:53 pm on 11-Aug-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	423000
2	Registration Fee	282000
3	Mutation Fees	1500
4	Processing Fee	1280
Total		707780

Stamp Duty Required :423000/-

Stamp Duty Paid 423000/-







## Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>PRADEEPCHAND SAIL</b> , Father Name:PRAKASH D SAIL, Age: 45, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Business <b>Address1 -</b> FATORDA MARGAO GOA. <b>Address2 -</b> SRO SALCETE, <b>PAN No.:</b> AAFFL5886L			

## Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>FORTUNATO BRUNO JOSE MARIA FERNANDES</b> , Father Name:FRANCIS FERNANDES, Age: 78, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Advocate, H NO 37/G DONGORIM NUVEM SALCETE GOA, <b>PAN No.:</b> AAAPF5895J			
2	<b>KUSHUMA FILOMENA FERNANDES</b> , Father Name:PAUL ROSARIO RODRIGUES, Age: 74, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Housewife, H NO 37/G DONGORIM NUVEM SALCETE GOA, <b>PAN No.:</b> ABLPF9034D			
3	<b>PRADEEPCHAND SAIL</b> , Father Name:PRAKASH D SAIL, Age: 45, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Business, FATORDA MARGAO GOASRO SALCETE, <b>PAN No.:</b> AAFFL5886L			
4	<b>PRACHITI SAIL</b> , Father Name:WIFE OF PRADEEPCHAND SAIL, Age: 41, <b>Marital Status:</b> Married , <b>Gender:</b> Female, <b>Occupation:</b> Business, FATORDA MARGAO GOASRO SALCETE, <b>PAN No.:</b> AAFFL5886L			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: PARESH BABURAO KERKAR, Age: 55, DOB: , Mobile: 8668604641 , Email: , Occupation: Business , Marital status : Married , Address: 403601, MARGAO SALCETE GOA, Margao, Salcete, SouthGoa, Goa			
2	Name: SUDHAN JAIRAM AMONKER, Age: 60, DOB: , Mobile: 9579210966 , Email: , Occupation: Business , Marital status : Married , Address: 403601, MARGAO SALCETE GOA, Margao, Salcete, SouthGoa, Goa			

  
Sub Registrar

Document Serial Number :- 2023-MGO-3434



Book :- 1 Document

Registration Number :- **MGO-1-3332-2023**

Date : 11-Aug-2023



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

Civil Registrar  
-Cum-  
Sub Registrar  
Salcete

Witness  
No. 1

