

## Receipt

Original Copy

### FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 16-Dec-2021 13:31:11  
Date of Receipt: 16-Dec-2021

Receipt No : 2021-22/9/3379

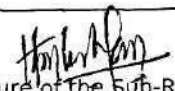
Serial No. of the Document : 2021-BRZ-4857

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

Received the following amounts from **JAGLAX REALTY PVT LTD Represented By Its Director GAURAV CHHABRA** for Registration of above Document in Book-1 for the year 2021

Registration Fee	900500	E-Challan	• Challan Number : 202101235401 • CIN Number : CPABFXZGW6	2500
		E-Challan	• Challan Number : 202101221155 • CIN Number : CPABFSYLV4	898000
Processing Fee	9460	E-Challan	• Challan Number : 202101221155 • CIN Number : CPABFSYLV4	10000
<b>Total Paid</b>	<b>910500</b> ( Rupees Nine Lakh Ten Thousands Five Hundred 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 :**

Adv. Sanket Shetgaonkar


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 **16-Dec-2021**

Signature of the person receiving the Document



  
Signature of the Presenter

  
Signature of the Sub-Registrar

Phone No: 8384017825  
Sold To/Issued To:  
Jaglux realty  
For Whom/ID Proof:  
Aadaj7394n



DEC-07-2021 17:44:50

₹ 0476500/-  
ZERO FOUR SEVEN SIX FIVE ZERO ZERO

Other  
38162071638899090655-00000180  
3816207 36/02/06/2021-P011

For APV FINANCIAL

*Amrinder Singh*

Authorised Signatory



2021-BR2-4857

16-12-2021

**DEED OF SALE**

*[Handwritten signatures]*

*[Handwritten signature]*

L.N.T.I  
*[Handwritten signature]*



Confirming Party No. 30

L.N.T.I



Confirming Party No. 46

L.N.T.I  
*[Handwritten signature]*

*[Handwritten signature]*

**THIS DEED OF SALE** is made at Mapusa, Bardez, Goa, on this 15<sup>TH</sup> day of December, 2021.

**B E T W E E N**

1. **MR. AJAY JUDE CARDOZO**, S/o. Mr. Aloysis Joseph Cardozo, 47 years, married, service, holding PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] and his wife;

2. **MRS. ANETA JANE CARDOZO**, D/o. Mr. Bonaventure Rodrigues, 48 years, married, service, holding PAN Card No. [REDACTED] both residing at H. No. B/10, Mercantile Bank Employees Co-op. Hsg. Sty., 5<sup>th</sup> Natvar Nagar Road, Jogeshwari (E), Mumbai - 400 060;



**MRS. ANASTASIA FERNANDES**, D/o. late Rudolph Cardozo, 49 years, married, housewife, holding PAN Card No. [REDACTED] AADHAR Card No. [REDACTED] and her husband;

4. **MR. SIMON ELLISON FERNANDES**, S/o. Eleterio Inocence Fernandes, 48 years, married, self-employed, holding PAN Card No. [REDACTED] AADHAR Card No. [REDACTED], both residing at H. No. 108, Vaddy, Near St. Anthony's Church, Bardez, North Goa - 400 507;

5. **MRS. RUFINA DIAS**, D/o. Joseph Domic Cardozo, 42 years, married, service, holding PAN Card No. [REDACTED] AADHAR Card No. [REDACTED] represented herein by her duly constituted attorney/ husband, **MR. KEITH DIAS**, S/o. Cajetan Francis Dias, 43 years, married, service, holding PAN Card No. [REDACTED] both residing at T/62, Juhu Koliwada, Bh. Italian Bakeri, H.B. Cawde Road, Santa cruz (W), Mumbai - 400 049, who has been appointed vide Power of Attorney dated 2-12-2021 executed before the Notary Public, Adv. Vikesh K Harmalkar, at Mapusa and recorded under serial no. 5472/2021 and her husband;

*Handwritten signatures and stamps:*  
- Signature of Ajay Jude Cardozo  
- Signature of Aneta Jane Cardozo  
- Signature of Anastasia Fernandes  
- Signature of Simon Ellison Fernandes  
- Signature of Rufina Dias  
- Signature of Keith Dias  
- Notary Public Stamp: Vikesh K Harmalkar, Bardez, Goa  
- Stamps: CONFIRMING PARTY NO. 1, CONFIRMING PARTY NO. 2, CONFIRMING PARTY NO. 30  
- Other markings: L.N.T.F., L.N.T.F. 2, L.N.T.F. 7

6. **MR. KEITH DIAS**, S/o. Cajetan Francis Dias, 43 years, married, service, holding PAN Card No. [REDACTED] both residing at T/62, Juhu Koliwada, Bh. Italian Bakeri, H.B. Cawde Road, Santa cruz (W), Mumbai - 400 049, hereinafter called the '**VENDORS**', which expression shall unless repugnant to the context or the meaning thereof shall mean and include their legal heirs, legal representatives, successors, executors, administrators and assigns, etc.) of the FIRST PART;

**AND**



**AGLAX REALTY PVT. LTD.**, a Company registered under the Indian Companies Act, with registered address at T-16, Andheria More, Mehrauli, New Delhi 110030, having PAN - [REDACTED] represented herein by its Director, **MR. GAURAV CHHABRA**, aged about 34 years, s/o Mr. Jagdish Chhabra, businessman, holding PAN no. [REDACTED] Indian National, resident of FLAT NO.274, SECTOR A POCKET C, Vasant Kunj, New Delhi 110070, duly authorized vide Board of Directors Resolution dated 23/05/2019 hereinafter called the '**PURCHASER**', (which expression shall unless repugnant to the context or the meaning thereof shall mean and include its Shareholders, Directors, legal representatives, successors, executors, administrators and assigns) of the SECOND PART;

**AND**

8. **MRS. SUVARNA JANA VAIGANKAR**, D/o. Sudam Dabolkar, 70 years, Widow, housewife, holding Aadhar Card No. [REDACTED] Indian National, residing at H. No. 238/4A, Savawado, Nr. Xetrapal Temple, Oxel, Siolim, Bardez, Goa - 403517;

*Jardale* *Sardoge* *Alexander* *Sharma*  
*Heer* *Rabangula* *Prakhar* *Trivedi* *Shirwadkar* *Agarwal*  
*C.H.F.E* *C.H.F.E* *C.H.F.E* *C.H.F.E* *C.H.F.E* *C.H.F.E*  
3 confirming party no. 26 3 confirming party no. 30

9. Mrs. **KAJAL KISAN HARMALKAR** alias **RESHMA JANA VAIGANKAR** alias **RESHMA JANARDHAN VAIGANKAR**,  
d/o Jana Vishnu Vaigunkar, w/o. Kisan Khemu Harmalkar,  
44 years, married, housewife, Indian National, holding  
Aadhaar Card No. [REDACTED], residing at 1607, Malbar  
band, Muddi, Anjuna, Bardez, Goa.

10. Mr. **KISAN KHEMU HARMALKAR**, s/o Khemu Harmalkar,  
49 years, married, Govt. Servant, Indian National, holding  
AADHAR Card No. [REDACTED] PAN Card No.  
[REDACTED] residing at Muddi, Anjuna, Bardez, Goa.

11. MR. **SHIVRAM JANA VAIGANKAR**, S/o. Late Jana  
Vaigankar, 41 years, married, Businessman, Indian  
National, holding, PAN Card No. [REDACTED] AADHAAR  
Card No. [REDACTED] and his wife;

12. MRS. **SHAMA SHIVRAM VAIGANKAR**, D/o. Satyanand  
Naik, 33 years, married, housewife, Indian National, holding  
PAN Card No. [REDACTED] AADHAAR Card No. [REDACTED]  
[REDACTED] both residing at H. No. 238/4A, Sava Waddo, Oxel  
Siolim, Siolim North Goa - 403 517;

13. Mrs. **SIYA SACHITANAND PEDNEKAR** alias **INDIRA JANA VAIGANKAR**, /o Jana Vishnu Vaigunkar, 40 years old,  
married, Housewife, Indian National, holding AADHAR Card  
No. [REDACTED] residing at H. NO. 136 Madhiamaj,  
Mandrem, Mandrem Pernem Road, Goa 403527.

14. Mr. **SACHITANAND VASU PEDNEKAR**, s/o Mr. Vasu  
Pednekar, 40 years old, married, Farmer, Indian National,  
holding AADHAR Card No. [REDACTED], residing at H.  
NO. 136 Madhiamaj, Mandrem, Mandrem Pernem Road, Goa  
403527.

*Janday*  
*Carobgo*  
*Akmaud*  
*Palanguh*  
*Prakash*  
*Sham*  
*harka*  
*Shri radkar*  
*Pragat*  
*L.M.F.I.*  
*L.M.F.I.*  
*L.M.F.I.*  
*L.M.F.I.*  
*Confirming Party*  
*No. 46*  
*4*  
*Confirming Party*  
*No. 36*

15. **Mrs. YAMINI BABUSO GADEKAR alias YAMINI JANA VAIGANKAR**, w/o Babuso Namdev Gadekar, 37 years, married, housewife, Indian National, holding AADHAR Card No. [REDACTED], residing at H. No. 43, Paliem, Near Tricks Soda Factory, Ucassim, North Goa, Goa- 403507, and her husband,

16. **Mr. BABUSO NAMDEV GADEKAR**, s/o Namdev Gadekar, 46 years, married, Govt. Servant, Indian National, holding AADHAR Card No. [REDACTED] PAN Card No. BNEPG5326D, residing at H. No. 43, Paliem, Near Tricks Soda Factory, Ucassim, North Goa, Goa - 403507

17. **MR. MEGNATH JANA VAIGANKAR**, S/o. Jana Vaigankar, 33 years, married, Service, Indian National, holding PAN Card No. [REDACTED] AADHAAR Card No. [REDACTED], residing at H. No. 238/4A, Sawa Wada, Nr. Xetrapal Temple, Oxel, Siolim, Bardez, Goa -403 517 and his wife;

18. **MRS. RAMEETA VAIGANKAR**, D/o. Ramesh Nagvekar, 28 years, married, housewife, Indian National, holding PAN Card No. [REDACTED] AADHAAR Card No. [REDACTED] residing at H. No. 238/4B, Oxel, Nr. Xetrapal Temple, Siolim, Bardez, Goa - 403 517; ( the Parties no. 8, 9, 10, 12 to 18 above are represented herein by their duly constituted attorney **MR. SHIVRAM JANA VAIGANKAR**, s/o. Jana Vaigankar, 41 years, married, Businessman, Indian National, holding PAN Card No. [REDACTED] AADHAAR Card No. [REDACTED], residing at H. No. 238/4A, Sawa Wada, Nr. Xetrapal Temple, Oxel, Siolim, Bardez, Goa -403 517, who has been appointed vide Power of Attorney dated 24<sup>th</sup> May 2019 executed before the Notary Public, Adv. Geeta M. Payaji alias Geet R. Purkhe at Siolim and recorded under serial no.1033/19)



*Handwritten signatures and stamps:*  
- *Handwritten signatures:* Rameeta Vaigankar, Shivram Jana Vaigankar, Babuso Namdev Gadekar, Megnath Jana Vaigankar, Ramesh Nagvekar.  
- *Stamps:* L.N.T.F. (Lionel N. T. Fernandes), 5 Confirming Party No. 30, 5 Confirming Party No. 46.

19. **MR. SONU VISHNU VAIGANKAR**, S/o. Vishnu Vaigankar, 84 years, married, Widower, Indian National, holding AADHAR Card No. [REDACTED] residing at H. No. 225, Oxel, Nr. Xetrapal Temple, Siolim, Bardez, Goa - 403 517;

20. **Mrs. DEEPA DILIP PALYEKAR**, d/o Sonu Vishnu Vaigankar, w/o Dilip Palyekar, 59 years, Widow, housewife, holding AADHAR Card No. [REDACTED], residing at H.No. 384/A, Danda, Bardez, Siolim, Oxel, North Goa, Goa 403 517;

21. **Mr. PUNDALIK DILIP PALYEKAR**, s/o. Dilip Palyekar, 36 years, married, Business, Indian National, holding AADHAR Card No. [REDACTED] PAN Card No. [REDACTED] residing at H. No. 384/A, Danda, Bardez, Siolim, Oxel, North Goa, Goa - 403 517;



**Mrs. PREETI KRISHNA REDKAR**, d/o Sonu Vishnu Vaigankar, w/o. Redkar S Krishna, 34 years, married, Housewife, Indian National, holding AADHAR Card No [REDACTED] PAN Card no. [REDACTED] residing at H. No. 7/32-9 salmona Waddo, Near Shravani Temple, Bardez, Saligao, Bardez, North Goa, Goa - 403511.

23. **Ms. PRIYA DILIP PALYEKAR**, d/o Dilip Palyekar, 30 years, unmarried, Service, Indian National, holding AADHAR Card No [REDACTED], PAN Card No. [REDACTED] residing at H. No. 384/A, Danda, Bardez, Siolim, Oxel, North Goa, Goa - 403 517

24. **Ms. POOJA DILIP PALYEKAR**, d/o Dilip Palyekar, 27 years, unmarried, Teacher, Indian National, holding AADHAR Card No [REDACTED] PAN Card No. [REDACTED] residing at H. No. 384/A, Danda, Bardez, Siolim, Oxel, North Goa, Goa - 403 517

*Handwritten signatures and stamps:*  
- Signature: *James Dandya*  
- Signature: *Alfonso*  
- Signature: *Alfonso*  
- Signature: *Alfonso*  
- Signature: *Alfonso*  
- Signature: *Alfonso*  
- Signature: *Alfonso*  
- Stamp: *Confirming Party No. 260*  
- Stamp: *Confirmation Party No. 30*

25. Mrs. **MADHURI HARICHANDRA KERKAR**, w/o  
✓ Harichandra Kerkar, 45 years, married, widow, Housewife,  
Indian National, holding AADHAR Card No [REDACTED]  
[REDACTED] residing at 407 Morod, Near Sai Baba Temple  
Sangolda, Bardez, Sangolda, North Goa, Goa - 403511.

26. MR. **PRASHANT SONU VAIGANKAR**, S/o. Sonu  
✓ Vaigankar, 40 years, married, Service, Indian National,  
holding PAN Card No. [REDACTED] AADHAAR Card No.  
[REDACTED], and his wife:

27. MRS. **SANGEETA PRASHANT VINGANKAR** alias  
✓ **VAIGANKAR**, d/o. Mr. Deepu Harmalkar, 39 years,  
married, housewife, Indian National, holding  
AADHAR Card No. [REDACTED], both residing at H.  
No. 555/7, Nr. Xetrapal Temple, Sava Waddo, Oxel,  
Siolim, Goa-403517 ;



28. MR. **SUSHANT SONU VAIGANKAR**, S/o. Sonu Vaigankar,  
✓ 37 years, bachelor, farmer, Indian National, holding PAN  
Card No. [REDACTED] AADHAR Card No. [REDACTED]  
[REDACTED] residing at H. No. 555/7, Nr. Xetrapal Temple, Sava  
Waddo, Oxel, Siolim, Goa - 403 517;

29. MR. **VISHNU SONU VAIGANKAR**, S/o. Sonu Vaigankar,  
✓ 35 years, bachelor, Indian National, holding PAN Card No.  
[REDACTED] AADHAAR Card No. [REDACTED],  
residing at H. No. 555/7, Nr. Xetrapal Temple, Sava Waddo,  
Oxel, Siolim, Goa - 403 517; ( the Parties no. 19 to 25 and  
27 to 29 above are represented herein by their duly  
constituted attorney the Party no.26, **MR. PRASHANT  
SONU VAIGANKAR**, S/o. Sonu Vaigankar, 40 years,  
married, Businessman, Indian National, holding PAN Card  
No. [REDACTED] AADHAAR Card No. [REDACTED]  
residing at H. No. 555/7, Nr. Xetrapal Temple, Sava Waddo,  
Oxel, Siolim, Goa-403517, who has been appointed  
vide Power of Attorney dated 28<sup>th</sup> March 2019 executed

*Judges Cardozo, Fernando, Balangue, Amador, P. S. Vasquez, P. S. Vasquez, P. S. Vasquez, P. S. Vasquez*  
CONFIRMING PARTY NO. 26  
CONFIRMING PARTY NO. 29

before the Notary Public, Adv. N.C. Gaonkar, at Mapusa and recorded under serial no.4224/2019, Power of Attorney dated 3<sup>rd</sup> June 2019 executed before the Notary Public, Adv. Gajanan Korgaonkar, at Mapusa and recorded under serial no.2115/2019, Power of Attorney dated 03-06-2019 executed before the Notary Public, Adv. N.C. Gaonkar at Mapusa and recorded under serial no.6772/2019 and Power of Attorney dated 24<sup>th</sup> May 2019 executed before the Notary Public, Adv. Geeta M Ayaji alias Geet R.Purkhe, at Mapusa and recorded under serial no.1026/19)

30. **MR. NARAYAN VISHNU VAIGANKAR**, S/o. Vishnu Vaigankar, 78 years, widower, Indian National. holding AADHAAR Card No. [REDACTED], PAN Card No. [REDACTED], residing at H. No. 227/4, Oxel Bhatti, Siolim, Goa - 403 517,

31. **Mrs. MADHAVI MAHADEV GOLTEKAR alias MALA NARAYAN VAIGANKAR**, d/o Mr. Narayan Vishnu Vaigankar, w/o, Mahadev Pandhari Goltekar, 44 years, married, housewife, Indian National, holding AADHAR Card No [REDACTED], PAN Card No. [REDACTED] residing at H. No. 196/3A Kalcha Waddo, Sodiem, Siolim Bardez, Siolim, North Goa, Goa, 403517

32. **Mr. MAHADEV PANDHARI GOTLEKAR**, s/o Pandhari Gotlekar, 62 years, married, Farmer, Indian National, holding AADHAAR Card No [REDACTED] PAN Card No. [REDACTED] residing at H. No. 196/3A Kalcha Waddo, Sodiem, Siolim Bardez, Siolim, North Goa, Goa,

33. **Ms. AASHNA MAHADEV GOLTEKAR** d/o Mahadev Pandhari Goltekar, 24 years, unmarried, Service, Indian National, holding AADHAR Card No [REDACTED], PAN Card No. [REDACTED] residing at H. No. 196/3A Kalcha Waddo, Sodiem, Siolim Bardez, Siolim, North Goa, Goa, 403517.



*Handwritten notes and signatures:*  
[REDACTED]  
[REDACTED]

*Vertical handwritten notes:*  
L.H.P.F  
C.H.P.F  
Confirming Party No. 50  
L.H.P.F  
Confirming Party No. 48

*Handwritten signatures and stamps at the bottom:*  
[Signature: Sandoz] [Signature: Mendonca] [Signature: Dalangre] [Signature: [REDACTED]] [Signature: [REDACTED]] [Signature: [REDACTED]] [Signature: [REDACTED]]  
[Stamp: L.H.P.F] [Stamp: L.H.P.F] [Stamp: L.H.P.F] [Stamp: L.H.P.F] [Stamp: L.H.P.F] [Stamp: L.H.P.F]  
[Stamp: Confirming Party No. 50] [Stamp: Confirming Party No. 48]

34. Mr. PANKESH MAHADEV GOLTEKAR, s/o Mahadev Pandhari Goltekar, 24 years, Govt.Servant, Unmarried, Indian National, holding AADHAR Card No [REDACTED], PAN Card No. [REDACTED] residing at H. No. 196/3A Kalcha Waddo, Sodiem, Siolim Bardez, Siolim, North Goa, Goa, 403517.

35. Mrs. URMILA UDAY DHARGALKAR alias MADHURA NARAYAN VAIGANKAR, d/o Narayan Vishnu Vaigunkar, w/o. Uday Dhargalkar, 48 years, married, housewife, Indian National, holding AADHAR Card No. [REDACTED] PAN Card No. [REDACTED] residing at 777 Manshi Wado, Chikalim, Colvale, Bardez, North Goa, Goa - 403513.



36. Mr. UDAY LADU DHARGALKAR alias UDAIA DHARGALKAR, s/o Ladu Dhargalkar, 56 years, married, Service, Indian National, holding AADHAR Card No. [REDACTED]

37. Mrs. PRAPTI PRAVIN KOCHREKAR alias SOMATI NARAYAN VAIGANKAR, d/o Mr. Narayan Vishnu Vaigunkar, w/o Pravin Digambar Kochrekar, 45 years, married, Housewife, Indian National, holding AADHAR Card No [REDACTED], PAN Card No. [REDACTED] residing at H.No 462/7 Second Chopdem, Oxel Bhati, Siolim, Bardez, North Goa, Goa - 403517.

38. Mr. PRAVIN DIGAMBAR KOCHREKAR, s/o Mr. Digambar Kochrekar, 40 years, married, Business, Indian National, holding AADHAR Card No [REDACTED], PAN Card No. [REDACTED] residing at H.no. 462/7, Second Chopdem, Oxel Bhati, Siolim, Bardez, North Goa, Goa. 403517.

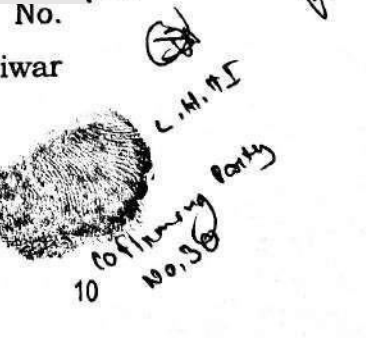
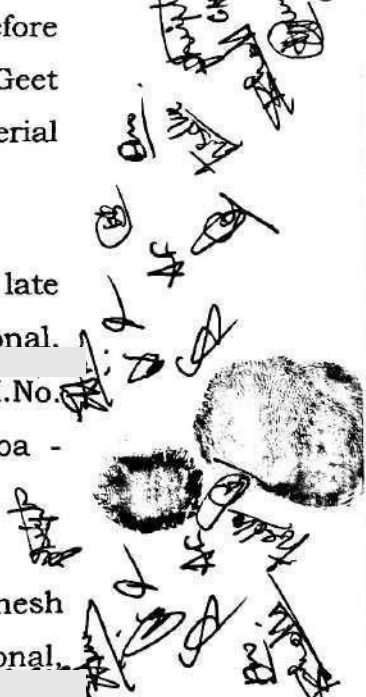
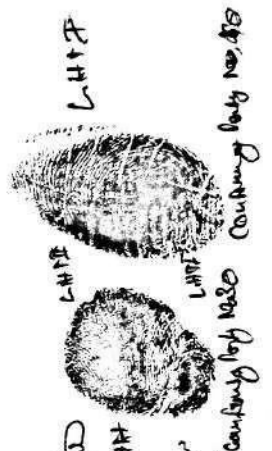
*Jaydev Choudhary, Hemant, Prakash, Pravin, Shivraj, Pratik, L.N.P.F., L.M.P.F., L.M.P.F., Party, Party, Party, CONFIRMING No. 20, CONFIRMING No. 20*

39. **Mrs. NAZIMA JEETENDRA NAGVEKAR alias NAZIMA NARAYAN VAIGANKAR**, d/o Mr. Narayan Vishnu Vaigunkar, w/o. Jeetendra Nagvekar, 43 years, married, Housewife, Indian National, holding AADHAR Card No. [REDACTED], PAN Card No. [REDACTED] residing at H. No. 592 Firange Bhat, Nerul, Bardez, North Goa - 403114.

40. **Mr. JEETENDRA NAMDEV NAGVEKAR** s/o. Namdev Nagvekar, 42 years, married, Driver, Indian National, holding AADHAR Card No. [REDACTED] PAN Card No. [REDACTED] residing at H. No. 592 Firange Bhat, Nerul, Bardez, North Goa - 403114, ( the Parties no. 31 to 40 above are represented herein by their duly constituted attorney the Party no. 30, **MR. NARAYAN VISHNU VAIGANKAR**, S/o. Vishnu Vaigankar, 78 years, widower, Indian National, holding AADHAR Card No. [REDACTED], residing at H. No. 227/4, Oxel Bhatti, Siolim, Goa - 403 517, who has been appointed vide Power of Attorney dated 24<sup>th</sup> May 2019, executed before the Notary Public, Adv. Geeta M Ayaji alais Geet R.Purkhe, at Siolim and recorded under serial no.1032/19),

41. **Mr. GANESH RAMNATH CALANGUTKAR**, S/O late Ramnath Calangutkar, 47 year of age, Indian National. bearing Aadhaar No. [REDACTED] PAN No. [REDACTED] Resident of H.No. 1599/1 Grand Chiwar Bardez, Anjuna, North Goa - 403509.

42. **Mrs. NUTAN GANESH KALANGUTKAR**, W/O Ganesh Ramnath Kalangutkar, 43 year of age, Indian National, bearing Aadhaar No. [REDACTED] PAN No. [REDACTED] Mobile No. 9923187718, Resident of H.No. 1599/1 Grand Chiwar Bardez, Anjuna, North Goa -403509.



Handwritten signatures and notes at the bottom of the page, including names like 'Sardar...', 'Hemant...', 'Raj...', 'Amalkar...', 'B...', 'P...', 'S...', 'L.H.P.S.', and 'Confirming Party No. 40'.

43. Mrs. **MAYA R. KALANGUTKAR ALIAS PREETI PRADEEP GOVEKAR**, W/O Pradeep Govekar, 50 year of age, Indian National, bearing Aadhaar No. [REDACTED] holding Pan Card No. [REDACTED], Mobile No. 9371684633, Resident of H.No. 1649 Deul Waddo, Bardez, Anjuna, North Goa -403509.

44. Mr. **PRADEEP GOVIND GOVEKAR**, S/O late Govind Govekar, 53 year of age, Indian National, bearing Aadhaar No. [REDACTED] Mobile No. 9371684633, Resident of H.No. 1649 Deul Waddo, Bardez, Anjuna, North Goa -403509 (The Parties no. 42, 43 and 44 above are represented herein by their attorney the Party No. 41, Mr. **GANESH RAMNATH CALANGUTKAR**, s/o late Ramnath Calangutkar, 47 year of age, Indian National, bearing Aadhaar No. [REDACTED] Resident of H.No. 1599/1 Grand Chiwar Bardez, Anjuna, North Goa -403509, duly constituted vide Power of Attorney dated 08-02-2020, executed before the Notary Public, Adv. Madhu R. Redkar, at Mapusa, and registered under No. 544/2020).

45. Miss. **HARSHA HANUMANT PARSEKAR**, d/o Hanumant Parsekar, 19 years of age, Unmarried, Student, Indian National, holding AADHAAR Card bearing No. [REDACTED] PAN NO. [REDACTED], resident of H. No. 252, Fernandes Vaddo, Siolim, Bardez, Goa 403 517,

46. Mrs. **PREMA VISHNU VAIGANKAR ALIAS PARVATI SHANKAR PEDNEKAR**, W/O Shankar Pednekar, widow, 69 year of age, Indian National, bearing Aadhaar No. [REDACTED] holding Pan Card No. [REDACTED] Mobile No. 8408963877, Resident of H.No. 444/7A1 Second Chopdem, Oxel Bhati, Siolim, Bardez, North Goa -403517.



Handwritten notes and signatures on the right side of the page, including "9371684633" and "CONFIRMING PARTY NO. 40".

Handwritten signatures and notes at the bottom of the page, including "Handwritten signatures: Fernandes, Pednekar, Shankar, Pednekar, Vaigankar, Parvati, Shankar, Pednekar, Vaigankar, Parvati" and "CONFIRMING PARTY NO. 40".

**47. Mrs. VARSHA VAMAN MALDAR ALIAS DULU SHANKAR**

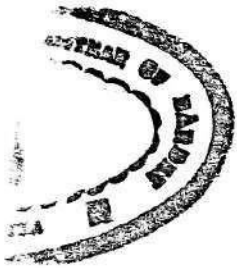
**PEDNEKAR**, W/O Vaman Maldkr, 44 year of age, Indian National, bearing Aadhaar No. [REDACTED], Mobile No. 9823883727, Resident of H.No. 8/1 Igrez Vaddo Near Healt Hospital Marna, Bardez, Siolim, Goa, North Goa - 403517.

**48. Mr. VAMAN SONU MALDAR ALIAS VAMAN MALDAR,**

S/O late Sonu Ramchandra Maldhar, 43 year of age, Indian National, bearing Aadhaar No. [REDACTED], holding Pan Card No. [REDACTED] Mobile No. 8408963877, Resident of H.No. 8/1 Igrez Vaddo, Marna, Bardez, Siolim, Goa , North Goa -403517 (The Parties No. 48 and 49 above are represented herein by their attorney,

**Mrs. PREMA VISHNU VAIGANKAR ALIAS PARVATI SHANKAR PEDNEKAR**

, W/O Shankar Pednekar, widow, 69 year of age, Indian National, bearing Aadhaar No. [REDACTED], holding Pan Card No. [REDACTED] Mobile No. 8408963877, Resident of H.No. 444/7A1 Second Chopdem, Oxel Bhati, Siolim, Bardez, North Goa - 403517, duly constituted vide Power of Attorney dated 08-02-2020, executed before the Notray Public, Adv. Madhu R. Redkar, at Mapusa, and registered under No. 543/2020).



**49. Mr. TUSHAR HARI SHIRODKAR**, s/O late Hari

Shirodkar, 43 year of age, Indian National, bearing Aadhaar No. [REDACTED] Mobile No. 9764245491, Resident of H.No. 221/4/2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517.

**50. Mrs. LEENA TUSHAR SHIRODKAR**, w/o Mr. (Tushar

Hari Shirodkar, 38 year of age, Indian National, bearing Aadhaar No. [REDACTED] holding Pan Card No. [REDACTED]

Mobile No. 9923136543, Resident of H.No.

221/4/2, Sava Waddo Oxel, Siolim, Bardez, Goa, North

Handwritten notes and signatures at the bottom of the page, including names like 'Santosh', 'Balagan', 'Amal', 'Santosh', 'L.M.P.T.I.', and '12 Continuing Party No. 30'.

Vertical handwritten notes on the right side of the page, including 'AB', 'Also', 'L.M.P.T.I.', and '12 Continuing Party No. 30'.



**56. Mrs. NIKITA NARAYAN RAMAJI ALAIS VIJAYATA HARI SHIRODKAR**, W/O Narayan Ramaji, 36 year of age, Indian National, bearing Aadhaar No. [redacted], Mobile No. 9423785023, Resident of H.No. 443, Vaidongar, Parsem Pernem, Parsem North Goa -403512.

**57. Mrs. SUMITA SWAPNIL MANDREKAR**, W/O Swapnil Mandrekar, 36 year of age, Indian National, bearing Aadhaar No. [redacted], holding Pan Card No. [redacted], Resident of H.No. 918, Madelem Bhat, Bardez, Siolim, Bardez North Goa -403517.

**58. Mr. SWAPNIL SHANU MANDREKAR**, W/O Shanu Mandrekar, 40 year of age, Indian National bearing Aadhaar No. [redacted], Resident of H.No. 918, Madlem Bhatt, Near Rashtroli Mandap, Siolim, Bardez North Goa -403517, (The Parties no. 50, 51, 52, 53, 54, 55, 56, 57, and 58 above are represented herein by their attorney, **MR. TUSHAR HARI SHIRODKAR**, s/O late Hari Shirodkar, 43 year of age, Indian National, bearing Aadhaar No. [redacted], Mobile No. 9764245491, Resident of H.No. 221/4/2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, duly constituted vide Power of Attorney dated 08-02-2020, executed before the Notary Public, Adv. Madhu R. Redkar, at Mapusa, and registered under No. 548/2020).

**59. Mr. RAMA HARICHANDRA SHIRODKAR**, s/o Harichandra Shirodkar, aged 80 years, Married, Retired, holding AADHAR Card bearing No. [redacted], both residents of H. No. 360, Munang Vaddo, Assagao, Bardez, Goa, and,

**60. Mrs. SUNANDA SONU VAIGANKAR**, w/o Sonu Vaigankar, 78 years of age, Married, Housewife, resident of H. No. 225/4, Sava Waddo, Oxel, Siolim, Bardez, Goa,

Handwritten notes and stamps on the right side of the page:

- 99 Confirmed Party 46
- CONFIRMED
- CONFIRMING PARTY No. 46
- CONFIRMING PARTY No. 30
- CONFIRMING PARTY No. 30
- CONFIRMING PARTY No. 46
- CONFIRMING PARTY No. 30
- CONFIRMING PARTY No. 46

Handwritten signatures and notes at the bottom left:

- Handwritten signatures: Sunanda Vaigankar, Sonu Vaigankar, Rama Shirodkar, Harichandra Shirodkar, Tushar Hari Shirodkar.

Handwritten notes and stamps at the bottom right:

- CONFIRMING PARTY No. 46
- CONFIRMING PARTY No. 30

represented herein by her stepson, **MR. PRASHANT SONU VAIGANKAR**, S/o. Sonu Vaigankar, 40 years, married, Service, Indian National, holding PAN Card No. [REDACTED], AADHAAR Card No. [REDACTED], resident of residing at H. No. 555/7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa-403517, vide Power of Attorney dated 06-12-2021, executed before the Notary Public. Adv. Vikesh KHarmalkar, at Mapusa, and registered under no. 5509/2021,

61. **Mrs. KAVITA NARAYAN VAIGANKAR**, d/o Mr. Narayan Vaigankar, 38 years of age, Married, Indian National not having a PAN, holding AADHAAR Card bearing No [REDACTED] and her husband,

62. **MR. PRIYESH G. WAIGANKAR**, s/o Mr. Ganpat Vithal Waigankar, 40 years of age, Married, Indian National not having a PAN, holding AADHAAR Card bearing No [REDACTED] both residents of 46 2 West, Railway Staff Quarters, Near Railway Station, Jogeshwari East S.O., Mumbai 400060, both represented hereby by their attorney, their father/father-in-law **MR. NARAYAN VISHNU VAIGANKAR**, S/o. Vishnu Vaigankar, 78 years, widower, Indian National, holding AADHAAR Card No. [REDACTED] residing at H. No. 227/4, Oxel Bhatti, Siolim, Goa - 403 517, who has been appointed vide Power of Attorney dated 21<sup>st</sup> September, 2020, executed before the Notary Public, Adv. SP TIWARY at District Thane, Maharashtra and recorded under serial no. 981,

63. **MR. BHASKAR RAMA SHIRODKAR**, s/o Rama Shirodkar, 54 years of age, married, Service, Indian National, holder of PAN Card/ Permanent Account no. [REDACTED] Holder of Aadhaar Card [REDACTED], resident of H.No. 360/2, Munnag Vaddo, Near Marathi Primary School, Assagao, Bardez, North-Goa, Goa, 403507.

*James Anthony Hernandez*  
*Dalaguh*  
*Amalkar*  
*Shirodkar*  
*L.H.T.I*  
*L.H.T.I*  
*L.H.T.I*  
*L.H.T.I*  
*L.H.T.I*  
15 Confirming Party  
No. 30  
Confirming Party No. 46.

64. **MRS. UJWALA BHASKAR SHIRODKAR**, wife of Bhaskar Rama Shirodkar, 50 years of age, married, Housewife, Indian National, Holder of Aadhaar Card [REDACTED] resident of H.No. 360/2, Munnag Vaddo, Near Marathi Primary School, Assagao, Bardez, North-Goa, Goa, 403507.

65. **MRS. UMA MAHESH SHIRODKAR**, d/o Dharma Vasudev Polekar, wife of late Mahesh Shirodkar, 51 years of age, married, Housewife, Indian National, holder of PAN Card/ Permanent Account no. [REDACTED] Holder of Aadhaar Card [REDACTED], resident of H.No. 360, Munang Waddo, Near Boby Store, Assagao, Bardez, North-Goa, Goa, 403507.

66. **MISS. KANCHAN MAHESH SHIRODKAR**, d/o late Mahesh Shirodkar, 21 years of age, unmarried, service, Indian National, holder of PAN Card/ Permanent Account no. [REDACTED] Holder of Aadhaar Card [REDACTED], resident of H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507.



67. **MRS. ANITA ANAND NAIK**, wife of Anand Naik, 54 years of age, married, Housewife, Indian National, Holder of Aadhaar Card [REDACTED], resident of H.No. 602, Marvasada, Usgao, North-Goa, Goa, 403406.

68. **MR. ANAND KASHINATH NAIK**, s/o Kashinath Naik, 59 years of age, married, Service, Indian National, holder of PAN Card/ Permanent Account no. [REDACTED] Holder of Aadhaar Card [REDACTED], resident of H.No. 602, Marvasada, Usgao, North-Goa, Goa, 403406.

69. **MRS. SHARMILA CHANDRASHEKAR BETKAR** alias **SHARMILA CHANDRASHEKHAR BETKAR**, d/o Rama Shirodkar, wife of Chandrashekhar Betkar, 52 years of age, married, Housewife, Indian National, holder of PAN Card [REDACTED]

*Handwritten signatures and stamps:*  
- *Sanjay Chandrashekar, Anand Naik, Balagun, Analkant, Ann, Bedkar, Shirodkar, H.T.I, H.T.I, H.T.I, H.T.I*  
- *Confirming Party No. 46*  
- *16 No. 30*  
- *L.H.T.I*

Permanent Account no. [redacted] Holder of Aadhaar Card [redacted] resident of H.No. 155, Zor Waddo, Anjuna, Bardez, North-Goa, Goa, 403509.

70. **MR. CHANDRASHEKHAR NAMDEV BETKAR**, s/o

Namdev Betkar, 51 years of age, married, Service, Indian National, holder of PAN Card/ Permanent Account no.

[redacted] Holder of Aadhaar Card [redacted]

resident of H.No. 155, Zor Waddo, Anjuna, Bardez, North-Goa, Goa, 403509, The Parties no. 59, 63, 64, 65, 6, 68, 69, and 70 above are represented herein by their attorney, **MISS. KANCHAN MAHESH SHIRODKAR**, d/o late Mahesh Shirodkar, 21 years of age, unmarried, service, Indian National, holder of PAN Card/ Permanent Account no. [redacted] Holder of Aadhaar Card [redacted]

[redacted] resident of H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507, represented hereby by their attorney, their Grand daughter/ daughter/Sister/Niece, vide Power of Attorney dated 4-12-2021, executed before the Notary Public. Adv. Vikesh K. Harmalkar, at Mapusa, and registered under no. 5496/2021. all hereinafter jointly referred to as the **'CONFIRMING PARTY'**, (which expression shall unless repugnant to the context or the meaning thereof shall mean and include their heirs, legal representatives, successors, executors, administrators and assigns) of the THIRD PART;

All the parties herein are Indian Nationals;

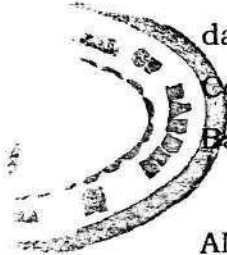
The Parties do not belong to schedule caste or schedule tribe as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978;

WHEREAS, there exists a Property known as "BALACHEM BATTIA" or "BALIACHEM BATTIA" or "GOR BATTIA" or "BHAMAN WADO", consisting of Coconut grove in two

*Handwritten signatures and stamps:*  
- *Handwritten signatures:* *Handwritten signatures of the parties and their attorney.*  
- *Stamps:* Two circular stamps with the text "L.H.T.I" and "Confirming Party No. 38".  
- *Page number:* 17

adicoes having Coconut Trees and Mango Trees and a field forming one property, situated in Village Oxel, Siolim within the area of Village Panchayat of Siolim, Bardez Taluka, Bardez Sub- District of Registration District of State of Goa, North District, described in the Land Registration Office under Description No. 4887 at page 181 of Book B-13 (new) and inscribed under Inscription No. 14615 at folio 13 of Book G-21, not recorded in Land Revenue Office, surveyed under Survey No. 64 Sub-division 1, admeasuring 5675 sq. mtrs., more fully described in Schedule hereunder written and hereafter referred to as "THE SAID PROPERTY";

WHEREAS the SAID PROPERTY belonged to Mr. Pascoal Antonio Pereira also known as Antonio Agostinho Pereira and his wife Cristalina Rosaria De Souza, who sold the SAID PROPERTY, to Mr. Jose Manoel Cardozo, vide a Deed of Sale dated 09-11-1920, drawn up in the office of the Joao Copertino da Caridade Frias, Notary Public of the Division of Bardez, at Mapusa, at folio 54 of Book No. 199.



AND WHEREAS the said Jose Manoel Cardozo, thus came to be the sole, absolute and exclusive owner of the SAID PROPERTY.

AND WHEREAS the said Jose Manoel Cardozo was married in his first nuptial to Mrs. Joaquina Cardozo, out of which marriage they had one sole heir/child, namely, Mr. Domingos Maria Cardozo, who was their sole and universal heir.

AND WHEREAS the Said Mrs. Joaquina Cardozo, expired leaving the said Mr. Domingos Maria Cardozo, as her sole and universal heir.

AND WHEREAS the said Jose Manoel Cardozo subsequently got married in his second nuptial to Mrs. Dominica De Souza, out of which wedlock they did not have any issues,

*Handwritten signatures and stamps:*  
- *Andry*  
- *Alger*  
- *Almeida, Hernandez*  
- *Balanguh*  
- *Amkar*  
- *Trakka*  
- *Pawar*  
- *L.H.T.I*  
- *Confirm*  
- *Book No. 46*  
- *L.H.T.I*  
- *L.H.T.I*  
- *Confirming Page No. 30*  
- *L.H.T.I*

heirs or descendants, however, the Mrs. Dominica De Souza, prior to her death gifted all her rights, interest and title in the SAID PROPERTY, to her step son Mr. Domingos Maria Cardozo.

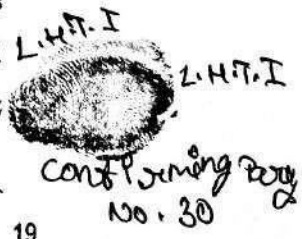
AND WHEREAS the said Mrs. Dominica De Souza, expired without any descendants or ascendants and without any will, but left behind a Deed of Gift dated 11-5-1922, in favour of her stepson, son of her husband from the first marriage, Mr. Domingos Maria Cardozo alias Domnic M. Cardozo alias Domnic Cutinho Kordoz alias Domnic Maria Cardoz alias Domnic Maria Cardoso alias Domnic Maria Cardozo alias Domnic Mario Cardoso alias Domnic Coutinho Cardozo alias Domnic Cutinho Kardoz, by which Deed of Gift dated 11-5-1992, the said Mrs. Dominica De Souza transferred and conveyed all her rights, interest and title, in the SAID PROPERTY, to the said Mr. Domingos Maria Cardozo alias Domnic M. Cardozo alias Domnic Cutinho Kordoz alias Domnic Maria Cardoz alias Domnic Maria Cardoso alias Domnic Maria Cardozo alias Domnic Mario Cardoso alias Domnic Coutinho Cardozo alias Domnic Cutinho Kardoz.



AND WHEREAS the said Mr. Domingos Maria Cardozo alias Domnic M. Cardozo alias Domnic Cutinho Kordoz alias Domnic Maria Cardoz alias Domnic Maria Cardoso alias Domnic Maria Cardozo alias Domnic Mario Cardoso alias Domnic Coutinho Cardozo alias Domnic Cutinho Kardoz, is the sole and universal heir of the late Jose Manoel Cardozo and his first wife Mrs. Joaquina Cardozo.

AND WHEREAS, the said property thus came to belong to Mr. Domnic M. Cardozo alias Domnic Cutinho Kordoz alias Domnic Maria Cardoz alias Domnic Maria Cardoso alias Domnic Maria Cardozo alias Domnic Mario Cardoso alias Domnic Coutinho Cardozo alias Domnic Cutinho Kardoz and his wife Mrs. Philomena Cardozo alias Philomena Cardoz

*Handwritten signatures and notes:*  
Cardozo, Alexandr, Balaguez, Amikast, L.H.T.I., Condominio, No. 46, L.H.T.I., No. 30, Conf. Pending Reg. a








AND WHEREAS the VENDORS have represented to the PURCHASER, that the VENDORS are the sole, absolute and exclusive owners of the SAID PROPERTY and that there is no other person/s, who can prove a better title to the same.

AND WHEREAS the VENDORS have represented to the PURCHASER that the VENDORS are in absolute and exclusive possession of the SAID PROPERTY.



AND WHEREAS, based on the representations and assurances of the VENDORS and the CONFIRMING PARTY the PURCHASER had agreed to purchase, the SAID PROPERTY, from the VENDORS, free from all claims, demands and encumbrances, for a total consideration of Rs. 3,00,00,000/- (Rupees Three Crore Only), for which the parties had earlier entered into an Agreement for Sale dated 29<sup>TH</sup> June 2019, which was duly registered with the Sub-Registrar of Bardez, at Mapusa, under registration number BRZ-1-2639-2019, Book-1 Document, on 19-08-2019, and the same was followed by the execution of an addendum dated 18.02.2020, addendum dated 19.02.2020 and addendum dated 21.09.2020.

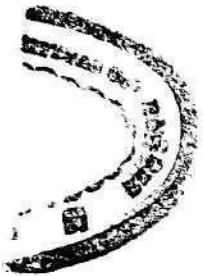
**WHEREAS** Mrs. MANJUA HANUMANT PARSEKAR alias PRAMILA VISHNU VAIGANKAR, w/o Hanumant Parsekar, and Mrs. SITABAI VAIGANKAR ALIAS SITABAI RAMA SHIRODKAR, d/o Vishna Jana Vaigankar, who were signatories to the Agreement for Sale dated dated 29<sup>TH</sup> June 2019, have since expired and their heirs are not necessary parties to this Deed of Sale, in view of the order of the Mamlatdar of Bardez -II, dated 09-02-2021, passed in case no. JM-II/TNC/SR/Neg/24/2019, which held that they alongwith the other heirs of the late Vishnu Jana Vaigankar do not have any rights to the SAID PROPERTY.

*(Handwritten signatures and stamps)*  
Sachin Ardekar, Hernandez, Manjua Parsekar, Sitabai Vaigankar, Amikant, Hanu, Shivrodkar, P. Ardekar, L.H.T.I, 22 Confirming Party No. 30, 2. H.T. I

AND WHEREAS, the VENDORS are now therefore executing this Deed of Sale to sell and convey the SAID PROPERTY to the PURCHAER, which sale of the SAID PROPERTY by the VENDORS to the PURCHASER, is being confirmed by the CONFIRMING PARTY for all legal purposes.

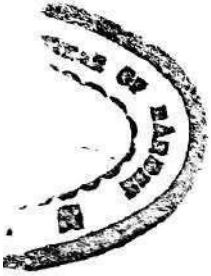
**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:**

1. IN PURSUANCE of the aforesaid agreement and in consideration of the sum of **Rs. 3,00,00,000/- (Rupees Three Crore Only)**, paid by the PURCHASER to the VENDORS and the CONFIRMING PARTY, as mentioned in clause 2 herein below, (the receipt of which entire consideration the VENDORS and the CONFIRMING PARTY do hereby admit and acknowledge and gives full discharge to the PURCHASER), the VENDORS, as the sole, absolute and exclusive owner of the SAID PROPERTY, known as "BALACHEM BATTA" or "BALIACHEM BATTA" or "GOR BATTA" or "BHAMAN WADO", admeasuring 5675 sq. mts., described in the Land Registration Office under Description No. 4887 at page 181 of Book B-13 (new) and presently surveyed under Survey No. 64 Sub-division No. 1 of Oxel Village, Bardez, Goa, more fully described in Schedule hereunder written and delineated in red in the plan annexed hereto, do hereby Sell, convey, Transfer and Assign, to the PURCHASER, the SAID PROPERTY, known as "BALACHEM BATTA" or "BALIACHEM BATTA" or "GOR BATTA" or "BHAMAN WADO", admeasuring 5675 sq. mts., described in the Land Registration Office under Description No. 4887 at page 181 of Book B-13 (new) and presently surveyed under Survey No. 64 Sub-division No. 1 of Oxel Village, Bardez, Goa, more fully described in Schedule hereunder written



*Handwritten signatures and stamps:*  
- *Handwritten signature: Jandey*  
- *Handwritten signature: Balagen*  
- *Handwritten signature: Fernando*  
- *Handwritten signature: Amal*  
- *Handwritten signature: P. P. P. P.*  
- *Handwritten signature: L. H. T. I.*  
- *Handwritten signature: Confirming Party No. 46*  
- *Handwritten signature: L. H. T. I.*  
- *Handwritten signature: L. H. T. I.*  
- *Handwritten signature: Confirming Party No. 23*  
- *Handwritten signature: No - 30*

and delineated in red in the plan annexed hereto, with all the trees and structures standing thereon alongwith all the privileges existing to the SAID PROPERTY or any part thereof and rights to accesses, paths roads now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, alongwith all the estate, rights, titles, interests and claims whatsoever, both by law and in equity of the VENDORS into or upon the SAID PROPERTY, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended so as to be unto and to the use of the PURCHASER, forever and absolutely.



2. The VENDORS, PURCHASER and the CONFIRMING PARTY do hereby covenant that the PURCHASER has paid the entire purchase consideration of **Rs. 3,00,00,000/- (Rupees Three Crore Only)**, to the VENDORS and the CONFIRMING PARTY as follows,

a) The Purchaser has paid to the **VENDOR no.1,** MR AJAY JUDE CARDOZO, a sum of **Rs. 11,66,000/-** (Rupees Eleven lakhs Sixty Six Thousand only) vide cheque bearing No. 01009348, dated 04-04-2021, of South Indian Bank, Vasant Kunj Branch, and a sum of **Rs. 8,14,000/-** (Rupees Eight Lakhs Fourteen Thousand Only), vide Demand draft bearing No. 516709, dated 15-12-2021, of South Indian Bank, Mapusa Branch, on instruction of all the VENDORS and TDS of **Rs. 20,000/-** (Rupees Twenty Thousand Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the VENDORS.

The bottom section of the document contains several handwritten signatures and circular stamps. The signatures are for vendors and the confirming party. The stamps include the text "confirming Party No. 46" and "confirming Party No. 24 No. 30". There are also handwritten notations like "L.H.T.I" and "L.H.T.I" near the stamps.

b) The Purchaser has paid to the **VENDOR no.2,** MRS. ANETA JANE CARDOZO, a sum of **Rs. 19,80,000/-** (Rupees Nineteen Lakhs Eighty Thousand only) vide Demand draft bearing No. 499520, dated 08-12-2021, of South Indian Bank, Mapusa Branch, on instruction of all the VENDORS, and TDS of **Rs. 20,000/-** (Rupees Twenty Thousand Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the VENDORS,

c) The Purchaser has paid to the **VENDOR No. 3,** Mrs. ANASTASIA FERNANDES, a sum of **Rs.5,00,000/-** (Rupees five Lakhs only), which amount has been transferred to the, by RTGS UTR: SIBLR52019032500223698; a sum of **Rs. 11,66,000/-** (Rupees Eleven lakhs Sixty Six Thousand only) vide cheque bearing No. 01009349, dated 04-04-2021 of South Indian Bank, Vasant Kunj Branch; a sum of **Rs. 1,50,000/-** (Rupees One Lakh Fifty Thousand only) vide RTGS, dated 25-08-2021, South Indian Bank, Vasant Kunj Branch; and sum of **Rs. 1,64,000/-** (Rupees One Lakh Sixty Four Thousand only) vide Demand draft bearing No. 499525, dated 08-12-2021, of South Indian Bank, Mapusa Branch, on instruction of all the VENDORS and TDS of **Rs. 20,000/-** (Rupees Twenty Thousand Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the VENDORS,

d) The Purchaser has paid to the **VENDOR No. 4,** MR. SIMON ELLISON FERNANDES, a sum of **Rs. 10,00,000/-** (Rupees Ten Lakhs only) vide RTGS, dated 18-11-2021, South Indian Bank,



*Handwritten signatures and stamps:*  
- Signature: *Andreas*  
- Signature: *Andreas, Fernandes*  
- Signature: *Simon*  
- Stamp: *L.H.T.I. confirmed Party No. 30*  
- Stamp: *L.H.T.I. confirmed Party No. 30*  
- Stamp: *L.H.T.I. confirmed Party No. 30*



g) The PURCHASER has paid to **CONFIRMING PARTY No. 17**, MR. MEGNATH JANA VAIGANKAR, a sum of **Rs. 5,00,000/-** (Rupees Five Lakhs Only ), vide RTGS: SIBLR52019050800446802, a sum of **Rs. 15,00,000/-** (Rupees Fifteen Lakhs Only ), vide cheque bearing no. 168312, drawn on the South Indian Bank, Vasant kunj Branch, and a sum of **Rs. 2,27,500/-** (Rupees Two Lakhs Twenty Seven Thousand Five Hundred Only) vide Demand draft bearing No. 499526, dated 08-12-2021, of South Indian Bank, Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 22,500/-** (Rupees Twenty Two Thousand Five hundred Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,



h) The PURCHASER has paid to **CONFIRMING PARTY No. 26**, MR. PRASHANT SONU VAIGANKAR, a sum of **Rs. 5,00,000/-** (Rupees Five Lakhs Only), vide RTGS: SIBLH19128443605; a sum of **Rs. 15,00,000/-** (Rupees Fifteen Lakhs Only ), vide cheque bearing no.168313, drawn on the South Indian Bank,Vasant kunj Branch, and a sum of **Rs. 2,27,500/-** (Rupees Two Lakhs Twenty Seven Thousand Five Hundred Only) vide Demand draft bearing No. 499523, dated 08-12-2021, of South Indian Bank, Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 22,500/-** (Rupees Twenty Two Thousand Five hundred Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,

*[Handwritten signatures and initials]*  
L. H. IT  
CONFIRMING PARTY  
No. 36  
CONFIRMING PARTY  
No. 46  
CONFIRMING PARTY  
No. 27

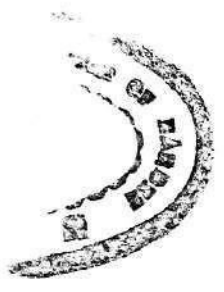
i) The PURCHASER has paid to **CONFIRMING PARTY No. 30**, MR. NARAYAN VISHNU VAIGANKAR, a sum of **Rs. 5,00,000/-** (Rupees Five Lakhs Only), vide RTGS: SIBLN19128451578; a sum of **Rs. 15,00,000/-** (Rupees Fifteen Lakhs Only ), vide cheque bearing no. 168314, drawn on the South Indian Bank, Vasant kunj Branch, and a sum of **Rs. 2,27,500/-** (Rupees Two Lakhs Twenty Seven Thousand Five Hundred Only) vide Demand draft bearing No. 499527, dated 08-12-2021, of South Indian Bank, Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 22,500/-** (Rupees Twenty Two Thousand Five hundred Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,



j) The PURCHASER has paid to **CONFIRMING PARTY No. 41**, Mr. GANESH RAMNATH CALANGUTKAR, a sum of **Rs. 3,00,000/-** (Rupees Three Lakhs Only ), vide cheque bearing no. 01009326, dated 29-01-2021, drawn on the South Indian Bank, Vasant kunj Branch, and a sum of **Rs. 8, 13,750/-** (Rupees Eight Lakhs Thirteen Thousand Seven Hundred and Fifty Only), vide Demand draft bearing No. 499522, dated 08-12-2021, of South Indian Bank, Vasant Kunj Branch, Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 11,250/-** (Rupees Eleven Thousand and Two Fifty Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,

Handwritten signatures and stamps at the bottom of the page. On the left, there are several signatures including 'Sandeep', 'Anil', 'Hernandez', 'Dilip', 'Prakash', 'Anil', 'Sandeep', and 'Sandeep'. In the center, there are two circular stamps, one of which contains the text 'CONFIRMING PARTY' and '30'. To the right, there are more signatures and a stamp with the text 'CONFIRMING PARTY' and '30'. The date '28' is also visible near the stamps.

k) The PURCHASER has paid to **CONFIRMING PARTY No. 43**, Mrs. MAYA R. KALANGUTKAR ALIAS PREETI PRADEEP GOVEKAR, a sum of **Rs. 3,00,000/-** (Rupees Three Lakhs Only), vide cheque, drawn on the South Indian Bank, Vasant kunj Branch, and a sum of **Rs. 8, 13,750/-** (Rupees Eight Lakhs Thirteen Thousand Seven Hundred and Fifty Only), vide Demand draft bearing No. 499521, dated 08-12-2021, of South Indian Bank, V Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 11,250/-** (Rupees Eleven Thousand and Two Fifty Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,



l) The PURCHASER has paid to **CONFIRMING PARTY No. 46**, Mrs. PREMA VISHNU VAIGANKAR ALIAS PARVATI SHANKAR PEDNEKAR, a sum of **Rs. 3,00,000/-** (Rupees Three Lakhs Only), vide cheque bearing no. 01009327, dated 28-01-2021, drawn on the South Indian Bank, Vasant kunj Branch, and a sum of **Rs. 8, 13,750/-** (Rupees Eight Lakhs Thirteen Thousand Seven Hundred and Fifty Only), vide Demand draft bearing No. 499519, dated 08-12-2021, of South Indian Bank, Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 11,250/-** (Rupees Eleven Thousand and Two Fifty Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,

The bottom of the page contains several handwritten signatures and circular stamps. The signatures include 'Sandeep', 'Rudra', 'A. Fernandes', 'Balangutkar', 'Pradeep', 'Pednekar', and 'Vishnu'. There are three circular stamps, two of which are dated '29' and contain the text 'Confirming Party No. 46' and 'Confirming Party No. 43'.

m) The PURCHASER has paid to **CONFIRMING PARTY No. 47**, Mrs. VARSHA VAMAN MALDAR ALIAS DULU SHANKAR PEDNEKAR, a sum of **Rs. 3,00,000/-** (Rupees Three Lakhs Only), vide cheque, drawn on the South Indian Bank, Vasant kunj Branch, and a sum of **Rs. 8, 13,750/-** (Rupees Eight Lakhs Thirteen Thousand Seven Hundred and Fifty Only), vide Demand draft bearing No. 499518, dated 08-12-2021, of South Indian Bank, Vasant Kunj Branch, Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 11,250/-** (Rupees Eleven Thousand and Two Fifty Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY.

n) The PURCHASER has paid to CONFIRMING PARTY No. 53, **Mrs. SUJATA VISHANT HARMALKAR**, a sum of **Rs. 3,00,000/-** (Rupees Three Lakhs Only ), vide cheque drawn on the South Indian Bank, Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 3,000/-** (Rupees Three Thousand Only), at the rate of 1% has been paid thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,

o) The PURCHASER has paid to **CONFIRMING PARTY No. 49**, Mr. TUSHAR HARI SHIRODKAR, a sum of **Rs. 3,00,000/-** (Rupees Three Lakhs Only ), vide cheque, drawn on the South Indian Bank, Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 3,000/-** (Rupees Three Thousand Only), at the rate of 1% has been paid thereon and the receipt of which is hereby admitted and acknowledged by



*[Handwritten signature]*

*[Handwritten signature]*

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*[Handwritten signature]*

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*[Handwritten signature]*

*[Circular stamp]*

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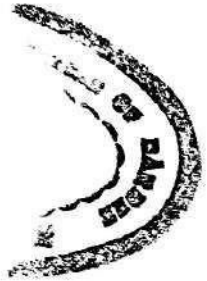
*[Handwritten text]*

all the CONFIRMING PARTY,

p) The PURCHASER has paid to **CONFIRMING PARTY No. 51**, Mrs. RUPALI HARI SHIRODKAR ALIAS RUPALI GURUNATH SALGAONKAR, a sum of **Rs. 7,42,500/-** (Rupees Seven Lakhs Forty Two thousand and Five hundred Only), vide Demand draft bearing No. 499517, dated 08-12-2021, of South Indian Bank, Mapusa Branch, and TDS of **Rs. 7,500 /-** (Rupees Seven Thousand Five Hundred Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,

q) The PURCHASER has paid to **CONFIRMING PARTY No. 55**, Mr. NARAYAN ARJUN RAMAJI, a sum of **Rs. 4,45,500/-** (Rupees Four Lakhs Forty five thousand and five hundred Only), vide Demand draft bearing No. 499516, dated 08-12-2021, of South Indian Bank, Mapusa Branch, instruction of all the CONFIRMING PARTY, and TDS of **Rs. 4,500 /-** (Rupees Four Thousand and Five Hundred Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,

r) The PURCHASER has paid to **CONFIRMING PARTY No. 57**, Mrs. SUMITA SWAPNIL MANDREKAR, a sum of **Rs. 4,45,500/-** (Rupees Four Lakhs Forty five thousand and five hundred Only), vide Demand draft bearing No. 499515, dated 08-12-2021, of South Indian Bank, Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 4,500 /-** (Rupees Four Thousand and Five Hundred Only), at the rate of 1% has been



*Handwritten signatures and stamps at the bottom of the page:*  
- Multiple handwritten signatures in various colors (black, blue, red).  
- A circular stamp on the right side with the text 'CONFIRMING PARTY' and 'C.N.S.I'.  
- A rectangular stamp on the right side with the text 'CONFIRMING PARTY 31' and 'C.N.S.I'.  
- A handwritten note on the right side: 'CONFIRMING PARTY 31' and '0030'.  
- A handwritten note on the left side: 'C.454'.

deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,

t) The PURCHASER has paid to **CONFIRMING PARTY No. 45**, Miss. HARSHA HANUMANT PARSEKAR, a sum of **Rs. 6,00,000/-** (Rupees Six Lakhs Only ), vide cheque, drawn on the South Indian Bank, Vasant kunj Branch, and a sum of **Rs. 16,27,500/-** (Rupees Sixteen Lakhs Twenty Seven Thousand Five Hundred Only ), vide Demand draft bearing No. 499514, dated 08-12-2021, of South Indian Bank, Mapusa Branch, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 22,500 /-** (Rupees Twenty Two Thousand and Five Hundred Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,

u) The PURCHASER has paid to CONFIRMING PARTY No. 59, Mr. RAMA HARICHANDRA SHIRODKAR, a sum of **Rs. 6,00,000/-** (Rupees Six Lakhs Only ), vide cheque, drawn on the South Indian Bank, Vasant kunj Branch, on instruction of all the CONFIRMING PARTY, and the receipt of which is hereby admitted and TDS of **Rs. 6,000 /-** (Rupees Six Thousand Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,

v) The PURCHASER has paid to **CONFIRMING PARTY No.66**, MISS. KANCHAN MAHESH SHIRODKAR, a sum of **Rs. 12,77,560/-** (Rupees Twelve Lakhs Seventy Seven Thousand and Five Hundred Sixty Only ), vide Demand draft bearing



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No. 499513, dated 08-12-2021, of South Indian Bank, Mapusa Branch, and a sum of **Rs. 3,50,000/-** (Rupees Three Lakhs Fifty Thousand Only), vide Cash, on instruction of all the CONFIRMING PARTY, and TDS of **Rs. 16,440 /-** (Rupees Sixteen Thousand Four Hundred and Forty Only), at the rate of 1% has been deducted thereon and the receipt of which is hereby admitted and acknowledged by all the CONFIRMING PARTY,

3. The VENDORS have on this day handed over vacant and peaceful possession of the SAID PROPERTY to the PURCHASER, free from all claims, demands and encumbrances, to have, occupy and hold the SAID PROPERTY, forever, as its own, from this day onwards.

4. The VENDORS covenant that the sale consideration for the SAID PROPERTY, has been paid in the hands of and in favour of the respective VENDORS and the CONFIRMING PARTY, at the request and upon the instructions of all the VENDORS, and the VENDORS and the CONFIRMING PARTY, do hereby admit and acknowledge having received the entire sale consideration from the PURCHASER, under this Deed and they give full discharge of the same to the PURCHASER.

5. The VENDORS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by the VENDORS or knowingly suffered to the contrary by them, the VENDORS do have in them good right, full power and absolute authority to grant, convey, sell, transfer, assign and assure the SAID PROPERTY hereby sold, transferred, assured, expressed, UNTO AND TO THE USE of the PURCHASER and the PURCHASER shall at all times hereafter peaceably and quietly possess and enjoy the same or construct any structure in the same and receive



the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the VENDORS or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.

6. The VENDORS shall indemnify the PURCHASER against all and every person or persons claiming and demanding any right, title or interest in the SAID PROPERTY hereby sold or any part thereof either independently or through the VENDORS or any other person or persons.

7. THE VENDORS do hereby covenant, undertake and declare as under:-

a) That the SAID PROPERTY is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the VENDORS have not done anything whereby the SAID PROPERTY may be subject to any attachment or lien of any Bank, Court or person whatsoever.

b) That there are no pending suits, appeals, litigations, or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the SAID PROPERTY.

c) That the SAID PROPERTY is not subject matter of any acquisition or requisition or affected by any Government Notification or order under any Ordinance Act, Defense of India Act or under any other Law in respect of the SAID PROPERTY by the State Government or Central Government or any other authority or local body.

d) That the VENDORS has not entered into any Agreement for sale, transfer, arrangement, document or Instrument with any other third party concerning the SAID PROPERTY nor have they agreed to sell or



*[Handwritten signatures and stamps]*  
Sandoz, Hernandez, Balangue, Amalker, Escobar, Pawan, Pineda, Pineda, L.N.P.P. Confession Book 34, L.N.P.P. 61115, Confession Book No 34, L.N.P.P.

encumber the SAID PROPERTY in any manner whatsoever.

- e) That the VENDORS or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any persons in over or in respect of the SAID PROPERTY hereby sold;
- f) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the SAID PROPERTY nor is the SAID PROPERTY affected by any prohibitory order of injunction or attachment either before or after Judgment.
- g) That there are No Mundkars, Tenants or any other occupants of/on the SAID PROPERTY.
- h) There is no access/path passing through the SAID PROPERTY.
- i) That the title of the VENDORS to the SAID PROPERTY is clear and marketable.
- j) That the VENDORS have a absolutely clear and marketable title to the SAID PROPERTY, and the VENDORS are exclusively entitled to the SAID PROPERTY by title and prescription which has been conferment by their undisputed and uninterrupted possession of the SAID PROPERTY, which also corresponds with the survey records of the SAID PROPERTY.
- k) That the VENDORS have on this day handed over to the PURCHASER the peaceful, vacant and irrevocable possession of the SAID PROPERTY.



*Handwritten signatures and notes:*  
Kandarp, Arduyo, Hernandez, Balangub, Amal, P...  
C.M.T.F. (Contingency Part No 30)  
C.M.T.F. (Contingency Part No 35)  
C.M.T.F. (Contingency Part No 36)

l) That the VENDORS covenant and undertake to indemnify and keep indemnified the PURCHASER and the SAID PROPERTY against any claims or demands, if any, raised with respect to the SAID PROPERTY.

m) That any claim or demand, if raised by any party with respect to the title and/or possession of the SAID PROPERTY, shall be dealt with and settled by the VENDORS at their own cost without any cost or liability to the PURCHASERS.

n) That the VENDORS and all persons claiming through the VENDORS shall at all times, sign & execute all such acts, deeds and documents, as may be required or called for by the PURCHASER and/or any person claiming though it, with respect to the SAID PROPERTY, at the cost of the PURCHASER.



8. The VENDORS do hereby further declare that they have NO OBJECTION for mutation of the survey records of rights, pertaining to the SAID PROPERTY, to include the name of the PURCHASER in the Occupant's Column of the Form I & XIV of the SAID PROPERTY, by deleting the names appearing therein.

9. The VENDORS covenant that the PURCHASERS, shall, from this day onwards hold, own and possess the SAID PROPERTY, as its own, as its sole, absolute and exclusive owner.

10. THE VENDORS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/ Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

11. The CONFIRMING PARTY do hereby covenant that "Vishnu Jana Vaigunkar", did not have any right, interest or title of whatsoever nature to the SAID PROPERTY.

*[Handwritten signatures and stamps]*  
Sandeep, Balangul, Amikant, Indoyar, Alernardes, Anil, Anu, Purnima, Prasad, L.H. ITF, 36, confirming Party, 200 40, L.H. ITF, confirming Party, 36, 200 40

12. The CONFIRMING PARTY covenants, that the CONFIRMING PARTY has no right, interest and/ or title of the SAID PROPERTY, however the CONFIRMING PARTY is made a party to this deed and paid some amounts under this Deed of Sale, at the request of the VENDORS, according to their internal arrangements, without any liability to the PURCHASER.

13. The CONFIRMING PARTY do hereby confirm the order of the Mamlatdar of Bardez -II, dated 09-02-2021, passed in case no. JM-II/TNC/SR/Neg/24/2019, which held that late Vishnu Jana Vaigunkar did not have any rights to the SAID PROPERTY and the CONFIRMING PARTY accepts, agrees, confirms and covenant that they do not have any rights, interests or title to the SAID PROPERTY.

14. The CONFIRMING PARTY do hereby confirm this Deed of Sale and all its contents and the sale of the SAID PROPERTY by the VENDOR to the PURCHASER, vide this Deed of Sale, for all legal purposes.

15. The CONFIRMING PARTY do hereby agree, undertake and covenant, that the CONFIRMING PARTY shall not raise any claims, demands or raise any disputes and/or litigations with respect to the SAID PROPERTY, and the VENDORS and PURCHASER, upon signing of this Deed of Sale.

16. The PURCHASER has executed an Agreement for Sale dated 29<sup>TH</sup> June 2019, which was duly registered with the Sub-Registrar of Bardez, at Mapusa, under registration number BRZ-1-2639-2019, Book-1 Document, on 19-08-2019, for the purchase of the said property. The PURCHASER has paid the stamp duty amounting to **Rs.13,50,000/-** (Rupees Thirteen Lakhs and Fifty Thousand only) for the purchase of the SAID PROPERTY and of which **Rs.8,73,500/-** (Rupees Eight Lakhs Seventy three Thousand Five Hundred Only) was paid on execution of aforesaid Agreement for Sale dated 29<sup>TH</sup> June 2019 and balance of which is adjusted herein and the



The bottom of the page contains several handwritten signatures and stamps. From left to right, there is a signature that appears to be 'Santosh', followed by 'Bardez. Hernandez', 'Alangul', 'Amalkar', 'LINTF', and another signature 'Pawan'. There are two circular stamps: one on the left with the text 'LINTF' and 'confirm party 20/19', and one on the right with the text 'CONFIRMING PARTY NO. 30'. There is also a handwritten '37' and 'L.H.F.' near the stamps.



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

IN WITNESS WHEREOF, the parties hereto have executed this Deed of Sale, at Mapusa, Goa, on the day, month and year, first above mentioned in the presence of two attesting witnesses.

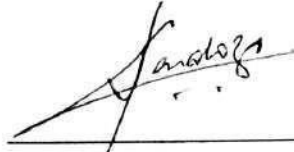


*Francisco*  
*Mapusa*  
*Antonio, Hernando*  
*Wally*  
*Almalkar.*  
*Trudhoe*  
*Prasanna*  
*Arindha*  
*Pragata*



SIGNED SEALED AND DELIVERED  
BY THE WITHIN-NAMED VENDOR No. 1

1  
1





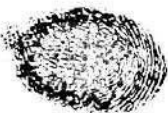
  
MR. AJAY JUDE CARDOZO





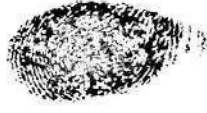


L.H.F. Print

R.H.F. Print



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

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

*Handwritten signatures and notes at the bottom of the page:*  
Cardozo, Fernandes, Almeida, ...  
Balangan, ...  
L.H.F. Print, R.H.F. Print, ...  
Confirming Party No. 46, ...  
C.H.F. Print, ...



SIGNED SEALED AND DELIVERED  
BY THE WITHIN-NAMED VENDOR No. 3

1  
1



Anastasia Fernandes

**MRS. ANASTASIA FERNANDES**



**L.H.F. Print**

**R.H.F. Print**



*Andreas*  
*Bakuguh*  
*Anastasia Fernandes*  
*Amal*  
*Fidias*  
*Blizredkas*  
*L.H.F.*  
*CONFIRMING Party No. 128*  
*300*  
*42*

SIGNED SEALED AND DELIVERED ]  
BY THE WITHIN-NAMED VENDORS No. 4 ]



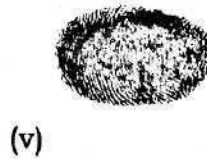
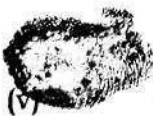
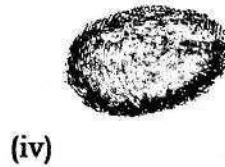
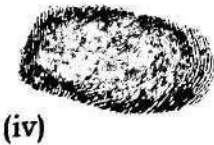
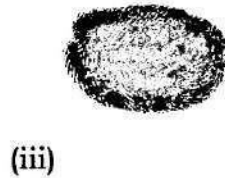
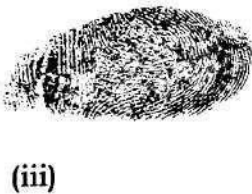
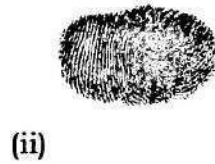
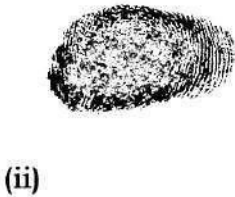
*Simon*

MR. SIMON ELLISON FERNANDES



L.H.F. Print

R.H.F. Print



*James David G. Fernandes*  
*Alanguh*  
*Palmer*  
*Fischer*  
*Simon*  
*Prasad*  
*Stiradhas*  
*Argento*  
*L.H.F.*  
*Confirming Party No 46*  
*43*  
*Confirming Party No 46*

SIGNED SEALED AND DELIVERED ]  
BY THE WITHIN-NAMED VENDORS No. 6 for self ]  
And as attorney of VENDORS No. 5 ]



*Keith*

MR. KEITH DIAS

L.H.F. Print

R.H.F. Print



*Handwritten signatures and notes:*  
Sandoza, Balangah, Hernandez, *Keith*, *...*  
L.H.F. (multiple instances)  
Confirming Party (multiple instances)  
44

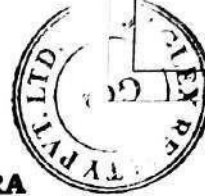
SIGNED SEALED AND DELIVERED BY  
The within named PURCHASER )

For Jaglax Realty Private Limited

Director

M/S JAGLAX REALTY PVT.LTD.

Through its director Mr. GAURAV CHHABRA



L.H.F. Print

R.H.F. Print



*[Handwritten signatures and notes at the bottom of the document]*  
Kansha Anubhai Hernandez  
Bhangra  
Amerkar  
Tadga  
Gaurav Chhabra  
Srinivasan  
L.H.F. Confirming only  
L.H.F. Confirming only  
No. 45

SIGNED SEALED AND DELIVERED ]  
 BY THE WITHIN-NAMED ]  
 CONFIRMING PARTY No. 11 for self ]  
 AND AS ATTORNEY OF CONFIRMING ]  
 PARTY No. 8, 9, 10, 12, 13, 14, 15, 16, 17 & 18 ]



*Shivram*

MR. SHIVRAM JANA VAIGANKAR

L.H.F. Print

R.H.F. Print



*Jandya*  
*Shivram*  
*Almandes*  
*Chal*  
*Amey*  
*Changanah*  
*Malik*  
*Prabhu*

*Shivram*  
*Changanah*  
 L.H.F. Print  
 R.H.F. Print  
 CONFIRMING PARTY No. 30  
 CONFIRMING PARTY No. 40  
 46

SIGNED SEALED AND DELIVERED ]  
BY THE WITHIN-NAMED ]  
CONFIRMING PARTY No. 26 for self ]  
AND AS ATTORNEY OF CONFIRMING ]  
PARTY No. 19,20,21,22,23,24,25,27,28, & 29 ]  
260 ]



*Prashant*

MR. PRASHANT SONU VAIGANKAR

L.H.F. Print

R.H.F. Print



*Sandya*  
*Sandya*  
*Ahemadys*  
*Prashant*  
*Dhruv*  
*Amritha*

*Prashant*  
*Prashant*  
*Prashant*  
L.H.F. I  
L.H.F. I  
L.H.F. I  
L.H.F. I  
confirming  
Party No.  
26  
50  
46

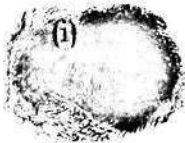
SIGNED SEALED AND DELIVERED  
 BY THE WITHIN-NAMED  
 CONFIRMING PARTY No. 30 for self  
 AND AS ATTORNEY OF CONFIRMING PARTY No.  
 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 61 & 62



**MR. NARAYAN VISHNU VAIGANKAR**

**L.H.F. Print**

**R.H.F. Print**



(v)

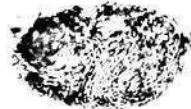
(i)



(ii)



(iii)



(iv)



(v)



*[Handwritten signatures and names:]*  
 Sadas...  
 Balang...  
 Amol...  
 Mah...  
 Hernandez...  
 [Signature]

*[Handwritten signatures and notes:]*  
 L.H.F. I  
 L.H.F. I  
 Confirming Party No. 46  
 Confirming Party No. 30  
 L.H.F. I



SIGNED SEALED AND DELIVERED  
BY THE WITHIN-NAMED  
CONFIRMING PARTY No. (No. 45)

] ]  
]



*Parsekar*

Miss. HARSHA HANUMANT PARSEKAR

*Parsekar*

L.H.F. Print

R.H.F. Print



*Parsekar*  
*Parsekar*

*Parsekar*  
*Parsekar*

*Parsekar*

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*Parsekar*

*Parsekar*  
L.H.F. I  
L.H.F. I  
confirming  
Party No.  
46  
30

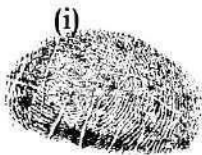
SIGNED SEALED AND DELIVERED  
 BY THE WITHIN-NAMED  
 CONFIRMING PARTY No. (No. 46) for self  
 AND AS ATTORNEY OF CONFIRMING PARTY No. No. 47 ]  
 & 48 ]



Mrs. PREMA VISHNU VAIGANKAR alias  
 PARVATI SHANKAR PEDNEKAR

L.H.F. Print

R.H.F. Print



(i)



(ii)



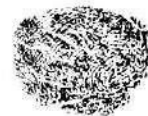
(ii)



(iii)



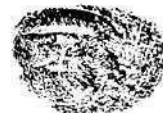
(iii)



(iv)



(iv)



(v)



(v)



L.H.T. I

L.H.T. I

CONFIRMING  
 PARTY No. 30

*Handwritten signatures and names:*  
 Sandeep  
 Dalangkar

*Handwritten signatures and names:*  
 Sandeep, Hemant, Parvati, Pednekar

*Handwritten signature:*  
 Hemant

*Handwritten signature:*  
 Pednekar

L.H.T. I



L.H.T. I

CONFIRMING  
 PARTY No. 46



SIGNED SEALED AND DELIVERED  
BY THE WITHIN-NAMED  
CONFIRMING PARTY No. (No.66) for self  
AND AS ATTORNEY OF CONFIRMING PARTY No.  
Nos. 59, 63, 64, 65, 67, 68, 69 & 70 ]

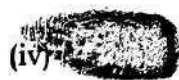


K Shirodkar

**MISS. KANCHAN MAHESH SHIRODKAR**

**L.H.F. Print**

**R.H.F. Print**



*[Handwritten signatures and notes]*  
L.H.F. I  
R.H.F. I  
confirming Party No. 66  
confirming Party No. 59  
confirming Party No. 63  
confirming Party No. 64  
confirming Party No. 65  
confirming Party No. 67  
confirming Party No. 68  
confirming Party No. 69  
confirming Party No. 70  
53

**THIS DEED OF SALE** is made at Mapusa, Bardez, Goa, on this 15<sup>TH</sup> day of December, 2021.

**B E T W E E N**

1. **MR. AJAY JUDE CARDOZO**, S/o. Mr. Aloysius Joseph Cardozo, 47 years, married, service, holding PAN Card No. [REDACTED] Aadhar Card No. [REDACTED] and his wife;

2. **MRS. ANETA JANE CARDOZO**, D/o. Mr. Bonaventure Rodrigues, 48 years, married, service, holding PAN Card No. [REDACTED], both residing at H. No. B/10, Mercantile Bank Employees Co-op. Hsg. Sty., 5<sup>th</sup> Natvar Nagar Road, Jogeshwari (E), Mumbai - 400 060;




**MRS. ANASTASIA FERNANDES**, D/o. late Rudolph Cardozo, 49 years, married, housewife, holding PAN Card No. [REDACTED] AADHAR Card No. [REDACTED] and her husband;


4. **MR. SIMON ELLISON FERNANDES**, S/o. Eleterio Inocence Fernandes, 48 years, married, self-employed, holding PAN Card No. [REDACTED] AADHAR Card No. [REDACTED], both residing at H. No. 108, Vaddy, Near St. Anthonys Church, Bardez, North Goa - 400 507;

5. **MRS. RUFINA DIAS**, D/o. Joseph Dominic Cardozo, 42 years, married, service, holding PAN Card No. [REDACTED] AADHAR Card No. [REDACTED] represented herein by her duly constituted attorney/ husband, **MR. KEITH DIAS**, S/o. Cajetan Francis Dias, 43 years, married, service, holding PAN Card No. [REDACTED] both residing at T/62, Juhu Koliwada, Bh. Italian Bakeri, H.B. Cawde Road, Santa cruz (W), Mumbai - 400 049, who has been appointed vide Power of Attorney dated 2-12-2021 executed before the Notary Public, Adv. Vikesh K Harmalkar, at Mapusa and recorded under serial no. 5472/2021 and her husband;

*Handwritten signatures and stamps:*  
- Signature: *Jude Cardozo*  
- Signature: *Aneta Jane Cardozo*  
- Signature: *Anastasia Fernandes*  
- Signature: *Simon Ellison Fernandes*  
- Signature: *Rufina Dias*  
- Signature: *Keith Dias*  
- Stamp: *Notary Public Vikesh K Harmalkar*  
- Stamp: *CONFIRMING PARTY NO. 2*  
- Stamp: *CONFIRMING PARTY NO. 30*  
- Stamp: *L.N.T.F.*

IN THE PRESENCE OF:

1. Prashant P. Shiralkar 

2. SUDARSHAN MISHRA 

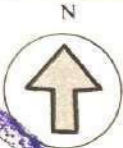


*Sanjay* *Sanjay* *Fernandes* *Shiralkar* *Shiralkar*  
*Delangush* *Shiralkar* *Shiralkar* *Shiralkar*  
L.H.T.I. L.H.T.I. L.H.T.I. L.H.T.I.  
Confirming Party No. 46  
Confirming Party No. 30

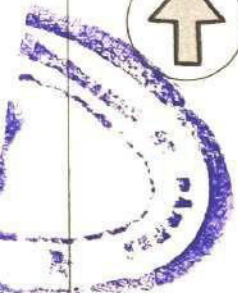


**GOVERNMENT OF GOA**  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
**MAPUSA - GOA**

CBAR 121- 17438



Plan Showing plots situated at  
 Village : OXEL  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 64/ 1  
 Scale : 1 :1000



*Release*  
 (Rajesh R. Pai Kuchelkar)  
 Inspector of Survey &  
 Land Records.



L.H.T.I  
 containing Parcel  
 No. 46

L.H.T.I  
 L.H.T.I  
 containing Parcel  
 No. 30

*Handwritten signatures and initials:*  
 Fernandes  
 Gomes  
 Dias  
 Hernandez  
 Rodrigues  
 D'Almeida  
 D'Almeida

*Handwritten signatures and initials:*  
 D'Almeida  
 D'Almeida  
 D'Almeida





FORM I & XIV

100013705782

Date: 15/12/2021

नमूना नं १ व १४

Page 2 of 2

Taluka	BARDEZ	Survey No.	64
तालुका		सर्वे नंबर	
Village	Oxel	Sub Div. No.	1
गांव		हिस्सा नंबर	
Name of the Field	Bhaman Wado	Tenure	
पिकाचे नांव		सत्ता प्रकार	

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator संलग्न कृषकाचा नाव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irigated	Unirrigated	Land not Available for cultivation नपिक जमीन		Source of irrigation सिंचनाचा प्राति	Remarks शेरा
					Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.		
		Nil								

End of Report

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



The record is computer generated on 15/12/2021 at 11:40:08AM as per Online Reference Number - 100013705782. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>











L.H.T.I. L.H.T.I. L.H.T.I. L.H.T.I.  
 Confirming Party No. 30 Confirming Party No. 40



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 16-Dec-2021 01:32:06 pm

Document Serial Number :- 2021-BRZ-4857

Presented at 12:14:41 pm on 16-Dec-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	476500
2	Registration Fee	900500
3	Mutation Fees	2500
4	Processing Fee	9460
Total		1388960

Stamp Duty Required :476500/-































Stamp Duty Paid : 476500/-




























Presenter


























Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JAGLAX REALTY PVT LTD Represented By Its Director GAURAV CHHABRA ,Father Name:Jagdish Chhabra, Age: 34, Marital Status: ,Gender:Male,Occupation: Business, Address1 - FLAT NO.274, SECTOR A POCKET C, Vasant Kunj, New Delhi 110070, Address2 - , PAN No.: [REDACTED]			





















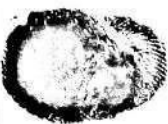






Executer




























Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AJAY JUDE CARDOZO , Father Name:Aloysius Joseph Cardozo, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Service, H. No. B-10, Mercantile Bank Employees Co-op. Hsg. Sty., 5th Natvar Nagar Road, Jogeshwari (E), Mumbai 400 060, PAN No.: [REDACTED]			
2	ANETA JANE CARDOZO , Father Name:Bonaventure Rodrigues, Age: 48, Marital Status: Married ,Gender:Female,Occupation: Service, H. No. B-10, Mercantile Bank Employees Co-op. Hsg. Sty., 5th Natvar Nagar Road, Jogeshwari E, Mumbai - 400 060, PAN No.: [REDACTED]			
3	ANASTASIA FERNANDES , Father Name:Rudolph Cardozo, Age: 49, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. No. 108, Vaddy, Near St. Anthonys Church, Bardez, North Goa 403 517, PAN No.: [REDACTED]			




























Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	<b>SIMON ELLISON FERNANDES</b> , Father Name:Eleterio Inocence Fernandes, Age: 48, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Self Employed, H. No. 108, Vaddy, Near St. Anthonys Church, Bardez, North Goa 403517, <b>PAN No.:</b> [REDACTED]			
5	<b>KEITH DIAS</b> , Father Name:Cajetan Francis Dias, Age: 43, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Service, T-62, Juhu Koliwada, Bh. Italian Bakeri, H.B. Cawde Road, Santa cruz W , Mumbai 400 049, <b>PAN No.:</b> [REDACTED]			
6	<b>KEITH DIAS</b> , Father Name:Cajetan Francis Dias, Age: 43, <b>Marital Status:</b> , <b>Gender:</b> Male, <b>Occupation:</b> Service, T-62, Juhu Koliwada, Bh. Italian Bakeri, H.B. Cawde Road, Santa cruz W , Mumbai 400 049, <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for <b>RUFINA DIAS</b>			
7	<b>JAGLAX REALTY PVT LTD</b> Represented By Its Director <b>GAURAV CHHABRA</b> , Father Name:Jagdish Chhabra, Age: 34, <b>Marital Status:</b> , <b>Gender:</b> Male, <b>Occupation:</b> Business, FLAT NO.274, SECTOR A POCKET C, Vasant Kunj, New Delhi 110070, <b>PAN No.:</b> [REDACTED]			
8	<b>SHIVRAM JANA VAIGANKAR</b> , Father Name:Jana Vaigankar, Age: 41, <b>Marital Status:</b> Married , <b>Gender:</b> Male, <b>Occupation:</b> Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, <b>PAN No.:</b> [REDACTED]			
9	<b>SHIVRAM JANA VAIGANKAR</b> , Father Name: Late Jana Vaigankar, Age: 41, <b>Marital Status:</b> , <b>Gender:</b> Male, <b>Occupation:</b> Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for <b>RAMEETA VAIGANKAR</b>			
10	<b>SHIVRAM JANA VAIGANKAR</b> , Father Name: Late Jana Vaigankar, Age: 41, <b>Marital Status:</b> , <b>Gender:</b> Male, <b>Occupation:</b> Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for <b>MEGNATH JANA VAIGANKAR</b>			
11	<b>SHIVRAM JANA VAIGANKAR</b> , Father Name: Late Jana Vaigankar, Age: 41, <b>Marital Status:</b> , <b>Gender:</b> Male, <b>Occupation:</b> Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for <b>BABUSO NAMDEV GADEKAR</b>			
12	<b>SHIVRAM JANA VAIGANKAR</b> , Father Name: Late Jana Vaigankar, Age: 41, <b>Marital Status:</b> , <b>Gender:</b> Male, <b>Occupation:</b> Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for <b>YAMINI BABUSO GADEKAR Alias YAMINI JANA VAIGANKAR</b>			
13	<b>SHIVRAM JANA VAIGANKAR</b> , Father Name: Late Jana Vaigankar, Age: 41, <b>Marital Status:</b> , <b>Gender:</b> Male, <b>Occupation:</b> Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, <b>PAN No.:</b> [REDACTED] , as Power Of Attorney Holder for <b>SACHITANAND VASU PEDNEKAR</b>			






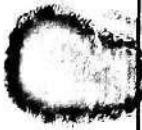





















Sr.NO	Party Name and Address	Photo	Thumb	Signature
14	SHIVRAM JANA VAIGANKAR , Father Name: Late Jana Vaigankar, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, PAN No.: [REDACTED] as Power Of Attorney Holder for SIYA SACHITANAND PEDNEKAR Alias INDIRA JANA VAIGANKAR			
15	SHIVRAM JANA VAIGANKAR , Father Name: Late Jana Vaigankar, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, PAN No.: [REDACTED] as Power Of Attorney Holder for SHAMA SHIVRAM VAIGANKAR			
16	SHIVRAM JANA VAIGANKAR , Father Name: Late Jana Vaigankar, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, PAN No.: [REDACTED] as Power Of Attorney Holder for KAJAL KISAN HARMALKAR Alias RESHMA JANA VAIGANKAR Alias RESHMA JANARDHAN VAIGANKAR			
17	SHIVRAM JANA VAIGANKAR , Father Name: Late Jana Vaigankar, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, PAN No.: [REDACTED] as Power Of Attorney Holder for KISAN KHEMU HARMALKAR			
18	SHIVRAM JANA VAIGANKAR , Father Name: Late Jana Vaigankar, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, H. No. 238-4A, Sava Waddo, Oxel Siolim, Siolim North Goa 403 517, PAN No.: [REDACTED] as Power Of Attorney Holder for SUVARNA JANA VAIGANKAR			
19	PRASHANT SONU VAIGANKAR , Father Name:SONU VAIGANKAR, Age: 40, Marital Status: ,Gender:Male,Occupation: Service, H. No. 555-7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa 403517, PAN No.: [REDACTED] , as Power Of Attorney Holder for SONU VISHNU VAIGANKAR			
20	PRASHANT SONU VAIGANKAR , Father Name:SONU VAIGANKAR, Age: 40, Marital Status: ,Gender:Male,Occupation: Service, residing at H. No. 555-7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa-403517 , PAN No.: [REDACTED] , as Power Of Attorney Holder for POOJA DILIP PALYEKAR			
21	PRASHANT SONU VAIGANKAR , Father Name:SONU VAIGANKAR, Age: 40, Marital Status: ,Gender:Male,Occupation: Service, residing at H. No. 555-7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa-403517 , PAN No.: [REDACTED] , as Power Of Attorney Holder for PRIYA DILIP PALYEKAR			
22	PRASHANT SONU VAIGANKAR , Father Name:SONU VAIGANKAR, Age: 40, Marital Status: ,Gender:Male,Occupation: Service, residing at H. No. 555-7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa-403517 , PAN No.: [REDACTED] , as Power Of Attorney Holder for PREETI KRISHNA REDKAR			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
23	<b>PRASHANT SONU VAIGANKAR , Father Name:SONU VAIGANKAR, Age: 40,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, residing at</b> <b>H. No. 555-7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim,</b> <b>Goa-403517 ,</b> <b>PAN No.: [REDACTED] , as Power Of Attorney Holder for</b> <b>PUNDALIK DILIP PALYEKAR</b>			
24	<b>PRASHANT SONU VAIGANKAR , Father Name:SONU VAIGANKAR, Age: 40,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, residing at</b> <b>H. No. 555-7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim,</b> <b>Goa-403517 ,</b> <b>PAN No.: [REDACTED] , as Power Of Attorney Holder for</b> <b>DEEPA DILIP PALYEKAR</b>			
25	<b>PRASHANT SONU VAIGANKAR , Father Name:Sonu Vaigankar, Age: 40,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, H. No. 555-</b> <b>7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa-403517,</b> <b>PAN No.: [REDACTED] , as Power Of Attorney Holder for</b> <b>MADHURI HARICHANDRA KERKAR</b>			
26	<b>PRASHANT SONU VAIGANKAR , Father Name:SONU VAIGANKAR, Age: 40,</b> <b>Marital Status: Married ,Gender:Male,Occupation: Service, H.</b> <b>No. 555-7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa-</b> <b>403517,</b> <b>PAN No.: [REDACTED]</b>			
27	<b>PRASHANT SONU VAIGANKAR , Father Name: SONU VAIGANKAR, Age: 40,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, H. No. 555-</b> <b>7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa-403517 ,</b> <b>PAN No.: [REDACTED] , as Power Of Attorney Holder for</b> <b>VISHNU SONU VAIGANKAR</b>			
28	<b>PRASHANT SONU VAIGANKAR , Father Name: SONU VAIGANKAR, Age: 40,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, H. No. 555-</b> <b>7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa-403517 ,</b> <b>PAN No.: [REDACTED] , as Power Of Attorney Holder for</b> <b>SUSHANT SONU VAIGANKAR</b>			
29	<b>PRASHANT SONU VAIGANKAR , Father Name: SONU VAIGANKAR, Age: 40,</b> <b>Marital Status: ,Gender:Male,Occupation: Service, H. No. 555-</b> <b>7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa-403517 ,</b> <b>PAN No.: [REDACTED] , as Power Of Attorney Holder for</b> <b>SANGEETA PRASHANT VINGANKAR Alias VAIGANKAR</b>			
30	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78,</b> <b>Marital Status: Widower ,Gender:Male,Occupation: Other, H.</b> <b>No. 227-4, Oxel Bhatti, Siolim, Goa 403 517,</b> <b>PAN No.:</b>			
31	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78,</b> <b>Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4,</b> <b>Oxel Bhatti, Siolim, Goa 403 517,</b> <b>PAN No.: , as Power Of Attorney Holder for JEETENDRA</b> <b>NAMDEV NAGVEKAR</b>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
32	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78, Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: , as Power Of Attorney Holder for NAZIMA JEETENDRA NAGVEKAR Alias NAZIMA NARAYAN VAIGANKAR</b>			
33	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78, Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: , as Power Of Attorney Holder for PRAVIN DIGAMBAR KOCHREKAR</b>			
34	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78, Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: , as Power Of Attorney Holder for PRAPTI PRAVIN KOCHREKAR Alias SOMATI NARAYAN VAIGANKAR</b>			
35	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78, Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: , as Power Of Attorney Holder for UDAY LADU DHARGALKAR Alias UDAIA DHARGALKAR</b>			
36	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78, Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: , as Power Of Attorney Holder for URMILA UDAY DHARGALKAR Alias MADHURA NARAYAN VAIGANKAR</b>			
37	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78, Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: , as Power Of Attorney Holder for PANKESH MAHADEV GOLTEKAR</b>			
38	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78, Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: , as Power Of Attorney Holder for AASHNA MAHADEV GOLTEKAR</b>			
39	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78, Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: , as Power Of Attorney Holder for MAHADEV PANDHARI GOTLEKAR</b>			
40	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78, Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: , as Power Of Attorney Holder for MADHAVI MAHADEV GOLTEKAR Alias MALA NARAYAN VAIGANKAR</b>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
41	<b>GANESH RAMNATH CALANGUTKAR , Father Name:RAMNATH CALANGUTKAR, Age: 47, Marital Status: Married ,Gender:Male,Occupation: Other, Resident of H.No. 1599-1 Grand Chiwar Bardez, Anjuna, North Goa -403509, PAN No.:</b> [REDACTED]			
42	<b>GANESH RAMNATH CALANGUTKAR , Father Name: RAMNATH CALANGUTKAR, Age: 53, Marital Status: ,Gender:Male,Occupation: Other, of H.No. 1599-1 Grand Chiwar Bardez, Anjuna, North Goa -403509., PAN No.:</b> [REDACTED], as Power Of Attorney Holder for <b>PRADEEP GOVIND GOVEKAR</b>			
43	<b>GANESH RAMNATH CALANGUTKAR , Father Name: RAMNATH CALANGUTKAR, Age: 53, Marital Status: ,Gender:Male,Occupation: Other, of H.No. 1599-1 Grand Chiwar Bardez, Anjuna, North Goa -403509., PAN No.:</b> [REDACTED], as Power Of Attorney Holder for <b>MAYA R KALANGUTKAR ALIAS PREETI PRADEEP GOVEKAR</b>			
44	<b>GANESH RAMNATH CALANGUTKAR , Father Name: RAMNATH CALANGUTKAR, Age: 53, Marital Status: ,Gender:Male,Occupation: Other, of H.No. 1599-1 Grand Chiwar Bardez, Anjuna, North Goa -403509., PAN No.:</b> [REDACTED], as Power Of Attorney Holder for <b>NUTAN GANESH KALANGUTKAR</b>			
45	<b>HARSHA HANUMANT PARSEKAR , Father Name:HANUMANT PARSEKAR, Age: 19, Marital Status: Married ,Gender:Female,Occupation: Other, H. No. 252, Fernandes Vaddo, Siolim, Bardez, Goa 403 517, PAN No.:</b> [REDACTED]			
46	<b>PREMA VISHNU VAIGANKAR ALIAS PARVATI SHANKAR PEDNEKAR , Father Name:VISHNU VAIGANKAR, Age: 69, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H.No. 444-7A1 Second Chopdem, Oxel Bhati, Siolim, Bardez, North Goa -403517, PAN No.:</b> [REDACTED]			
47	<b>PREMA VISHNU VAIGANKAR ALIAS PARVATI SHANKAR PEDNEKAR , Father Name:VISHNU VAIGANKAR, Age: 69, Marital Status: ,Gender:Female,Occupation: Other, H.No. 444-7A1 Second Chopdem, Oxel Bhati, Siolim, Bardez, North Goa -403517., PAN No.:</b> [REDACTED], as Power Of Attorney Holder for <b>VAMAN SONU MALDAR ALIAS VAMAN MALDAR</b>			
48	<b>PREMA VISHNU VAIGANKAR ALIAS PARVATI SHANKAR PEDNEKAR , Father Name:VISHNU VAIGANKAR, Age: 69, Marital Status: ,Gender:Female,Occupation: Other, H.No. 444-7A1 Second Chopdem, Oxel Bhati, Siolim, Bardez, North Goa -403517., PAN No.:</b> [REDACTED], as Power Of Attorney Holder for <b>VARSHA VAMAN MALDAR ALIAS DULU SHANKAR PEDNEKAR</b>			
49	<b>TUSHAR HARI SHIRODKAR , Father Name:Late HARI SHIRODKAR, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Other, H.No. 221-4-2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, PAN No.:</b> [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
50	<b>TUSHAR HARI SHIRODKAR</b> , Father Name: HARI SHIRODKAR, Age: 43, Marital Status: , Gender:Male, Occupation: Other, H.No. 221-4-2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, PAN No.: _____ , as Power Of Attorney Holder for <b>SWAPNIL SHANU MANDREKAR</b>			
51	<b>TUSHAR HARI SHIRODKAR</b> , Father Name: HARI SHIRODKAR, Age: 43, Marital Status: , Gender:Male, Occupation: Other, H.No. 221-4-2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, PAN No.: _____ , as Power Of Attorney Holder for <b>SUMITA SWAPNIL MANDREKAR</b>			
52	<b>TUSHAR HARI SHIRODKAR</b> , Father Name: HARI SHIRODKAR, Age: 43, Marital Status: , Gender:Male, Occupation: Other, H.No. 221-4-2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, PAN No.: _____ , as Power Of Attorney Holder for <b>NIKITA NARAYAN RAMAJI ALAIS VIJAYATA HARI SHIRODKAR</b>			
53	<b>TUSHAR HARI SHIRODKAR</b> , Father Name: HARI SHIRODKAR, Age: 43, Marital Status: , Gender:Male, Occupation: Other, H.No. 221-4-2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, PAN No.: _____ , as Power Of Attorney Holder for <b>VISHANT NAMBEV HARMALKAR Alias Vishant Namdeo Harmalkar</b>			
54	<b>TUSHAR HARI SHIRODKAR</b> , Father Name: HARI SHIRODKAR, Age: 43, Marital Status: , Gender:Male, Occupation: Other, H.No. 221-4-2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, PAN No.: _____ , as Power Of Attorney Holder for <b>NARAYAN ARJUN RAMAJI</b>			
55	<b>TUSHAR HARI SHIRODKAR</b> , Father Name: HARI SHIRODKAR, Age: 43, Marital Status: , Gender:Male, Occupation: Other, H.No. 221-4-2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, PAN No.: _____ , as Power Of Attorney Holder for <b>SUJATA VISHANT HARMALKAR</b>			
56	<b>TUSHAR HARI SHIRODKAR</b> , Father Name: HARI SHIRODKAR, Age: 43, Marital Status: , Gender:Male, Occupation: Other, H.No. 221-4-2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, PAN No.: _____ , as Power Of Attorney Holder for <b>GURUNATH SHRIPAD SALGAONKAR</b>			
57	<b>TUSHAR HARI SHIRODKAR</b> , Father Name: HARI SHIRODKAR, Age: 43, Marital Status: , Gender:Male, Occupation: Other, H.No. 221-4-2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, PAN No.: _____ , as Power Of Attorney Holder for <b>RUPALI HARI SHIRODKAR ALIAS RUPALI GURUNATH SALGAONKAR</b>			
58	<b>TUSHAR HARI SHIRODKAR</b> , Father Name: HARI SHIRODKAR, Age: 43, Marital Status: , Gender:Male, Occupation: Other, H.No. 221-4-2, Sava Waddo Oxel, Siolim, Bardez Goa, North Goa -403517, PAN No.: _____ , as Power Of Attorney Holder for <b>LEENA TUSHAR SHIRODKAR</b>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
59	<b>PRASHANT SONU VAIGANKAR , Father Name:SONU VAIGANKAR, Age: 78,</b> Marital Status: ,Gender:Male,Occupation: Service, H. No. 555-7, Nr. Xetrapal Temple, Sava Waddo, Oxel, Siolim, Goa-403517, PAN No.: _____, as Power Of Attorney Holder for <b>SUNANDA SONU VAIGANKAR</b>			
60	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78,</b> Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: _____, as Power Of Attorney Holder for <b>PRIYESH G WAIGANKAR</b>			
61	<b>NARAYAN VISHNU VAIGANKAR , Father Name:VISHNU VAIGANKAR, Age: 78,</b> Marital Status: ,Gender:Male,Occupation: Other, H. No. 227-4, Oxel Bhatti, Siolim, Goa 403 517, PAN No.: _____, as Power Of Attorney Holder for <b>KAVITA NARAYAN VAIGANKAR</b>			
62	<b>KANCHAN MAHESH SHIRODKAR , Father Name:MAHESH SHIRODKAR, Age: 21,</b> Marital Status: Unmarried ,Gender:Female,Occupation: Other, H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507, PAN No.: _____			
63	<b>KANCHAN MAHESH SHIRODKAR , Father Name:MAHESH SHIRODKAR, Age: 21,</b> Marital Status: ,Gender:Female,Occupation: Other, H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507, PAN No.: _____, as Power Of Attorney Holder for <b>CHANDRASHEKHAR NAMDEV BETKAR</b>			
64	<b>KANCHAN MAHESH SHIRODKAR , Father Name:MAHESH SHIRODKAR, Age: 21,</b> Marital Status: ,Gender:Female,Occupation: Other, H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507, PAN No.: _____, as Power Of Attorney Holder for <b>SHARMILA CHANDRASHEKAR BETKAR Alias SHARMILA CHANDRASHEKHAR BETKAR</b>			
65	<b>KANCHAN MAHESH SHIRODKAR , Father Name:MAHESH SHIRODKAR, Age: 21,</b> Marital Status: ,Gender:Female,Occupation: Other, H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507, PAN No.: _____, as Power Of Attorney Holder for <b>ANAND KASHINATH NAIK</b>			
66	<b>KANCHAN MAHESH SHIRODKAR , Father Name:MAHESH SHIRODKAR, Age: 21,</b> Marital Status: ,Gender:Female,Occupation: Other, H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507, PAN No.: _____, as Power Of Attorney Holder for <b>ANITA ANAND NAIK</b>			
67	<b>KANCHAN MAHESH SHIRODKAR , Father Name:MAHESH SHIRODKAR, Age: 21,</b> Marital Status: ,Gender:Female,Occupation: Other, H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507, PAN No.: _____, as Power Of Attorney Holder for <b>UJWALA BHASKAR SHIRODKAR</b>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
68	KANCHAN MAHESH SHIRODKAR , Father Name:MAHESH SHIRODKAR, Age: 21, Marital Status: ,Gender:Female,Occupation: Other, H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507, PAN No.: [REDACTED], as Power Of Attorney Holder for UMA MAHESH SHIRODKAR			
69	KANCHAN MAHESH SHIRODKAR , Father Name:MAHESH SHIRODKAR, Age: 21, Marital Status: ,Gender:Female,Occupation: Other, H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507, PAN No.: [REDACTED], as Power Of Attorney Holder for RAMA HARICHANDRA SHIRODKAR			
70	KANCHAN MAHESH SHIRODKAR , Father Name:MAHESH SHIRODKAR, Age: 21, Marital Status: ,Gender:Female,Occupation: Other, H.No. 360, Munang Vaddo, Assagao, Bardez, North-Goa, Goa, 403507, PAN No.: [REDACTED], as Power Of Attorney Holder for BHASKAR RAMA SHIRODKAR			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SUDARSHAN MISHRA, Age: 26, DOB: 1995-08-17, Mobile: 8384017825, Email: , Occupation: Self Employed, Marital status : Unmarried, Address: 403507, H NO 1/128/K, H NO 1/128/K, MARTAWADO CHUCHELIM BARDEZ NORTH GOA, Mapusa, Bardez, NorthGoa, Goa			
2	Name: PRASHANT SHIRODKAR, Age: 33, DOB: 1988-02-13, Mobile: 9764264798, Email: , Occupation: Service, Marital status : Married, Address: 403517, H NO 356/5-C PREMAVATI NIWAS TROPA WADO BARDEZ SODIEM SIOLIM GOA, H NO 356/5-C PREMAVATI NIWAS TROPA WADO BARDEZ SODIEM SIOLIM GOA, Siolim, Bardez, NorthGoa, Goa			

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