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Authorized Signatory

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

D-5/STH(V)/C.R./35/8/2006-RD(PART-III)



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Name of Purchaser RAJDEEP BUILDERS.

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by



Sr-no. 2653 / 2019
Rg no. 2574 / 2019
dt 17/12/2019
P Rg no 16935

DEED OF SALE

[Signatures]

This DEED OF SALE is made and executed at Panaji, Goa on this 12th day of the month of December of the Christian year Two Thousand and Nineteen i.e. (12/12/2019).

BETWEEN

1. **DR. SUNIL UMAKANT KENKRE**, Son of Late Umakant Bhalchandra Kenkre, aged 60 years of age, married, Doctor, holder of Pan Card no. AJIPK6999B and Aadhaar Card no. 779177678788, and his wife;

✓2. **MRS. SEEMA SUNIL KENKRE**, daughter of Anant Vaikunth Duple, 50 years of age, married, housewife, holder of Pan Card No. AJIPK7003J and holding Aadhaar Card No. 825270906988; represented through her duly constituted attorney her husband Dr. Sunil Umakant Kenkre, vide power of attorney dated 28th December, 2017, registered under no. 1362/2017, dated 28/12/2017, which is duly executed before the Notary Mr. Sanjay A. Gaonkar, having office at Panaji - Goa, both Indian Nationals and permanent residents of House No. 469, Kenkre House, Cabesa, Calapur, Santa Cruz, Tiswadi Goa, hereinafter referred to as the "**FIRST VENDORS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) party of the **FIRST PART**.

A N D

✓3. **SMT. DURGA alias DURGABAI UMAKANT KENKRE**, wife of Late Umakant Bhalchandra Kenkre, 90 years of age, widow, holder of Pan Card bearing no. ADRPK1677K, holding Aadhaar Card No. 879918766041, represented through her duly constituted attorney her son Dr. Sunil Umakant Kenkre, vide Power of attorney dated 29th March, 2014, registered under no. 425/2014, dated 29/03/2014, which is duly executed before the Notary Mr. Sanjay A. Gaonkar, having office at Panaji - Goa.;

✓4. **DR. SANDEEP UMAKANT KENKRE**, son of Late Umakant Bhalchandra Kenkre, aged 57 years of age, married, Doctor, holder of Pan Card no. ADKPK6743M and Aadhaar Card No. 593184546176 and his wife;

✓5. **DR. ASHWINI SANDEEP KENKRE**, daughter of Mr. Suresh Waman Shirwaikar, wife of Dr. Sandeep Umakant Kenkre, 52 years of age, married, Doctor, holder of Pan Card bearing no. ADPPK9761L and holding Aadhaar Card



bearing no. 2261 2339 3614; represented through her duly constituted attorney her husband Dr. Sandeep Umakant Kenkre, vide power of attorney dated 28th December, 2017, registered under no.1363/2017, dated 28/12/2017, which is duly executed before the Notary Mr. Sanjay A. Gaonkar, having office at Panaji – Goa , All the above parties are Indian Nationals and permanent residents of House No. 469, Kenkre House, Cabesa, Santa Cruz, Tiswadi Goa.

6. **MRS. VANASHRI FATU KENKRE**, widow of Mr. Fatu Kenkre, 85 years of age, widow, housewife, holder of Pan Card No.ADYPK8494M, holding Aadhaar Card No. 411025338559, represented herein through her duly constituted Attorney, her son, Mr. Nitin Kenkre, son of Fatu Kenkre, resident of House No. 592, Kenkre House, near HDFC Bank, Cabesa, Santa Cruz, Tiswadi Goa, vide Power of attorney dated 29.12.2017, registered under no. 1368/2017, dated 29.12.2017, which is duly executed before the Notary Mr. Sanjay A Gaonkar, Advocate and Notary, Panaji Goa.

7. **MR. NITIN F KENKRE**, son of Fatu Balchandra Kenkre, 56 years of age, married, Businessman, holder of PAN Card No.AAVPK1834D, holder of Aadhaar Card No.994010139791;

8. **MRS. PRATIBHA NITIN KENKRE**, wife of Nitin Kenkre, 49 years of age, married, Housewife, holder of PAN Card No.AAVPK1833E, holder of Aadhaar Card No.394489769361 , all Indian Nationals, permanent residents of House No. 592, Kenkre House, near HDFC Bank, Cabesa, Santa Cruz, Tiswadi Goa, represented herein through her duly constituted Attorney, her husband, Mr. Nitin Kenkre, vide Power of attorney dated 29.12.2017, registered under no. 1369/2017, dated 29.12.2017, which is duly executed before the Notary Mr. Sanjay A Gaonkar, Advocate and Notary, Panaji Goa, all Hereinafter referred to as the "**SECOND VENDORS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) party of the **SECOND PART**.

AND

RAJDEEP BUILDERS, registered Proprietorship Firm having its office at 202, 2nd Floor, Mathias Plaza, above Canara Bank, 18th June Road, Panaji Goa 403001, represented by its sole proprietor **MR. RAJESH TARKAR**, age 45 years, son of Shri. Ulo Tarkar, business, Indian National, holder of Pan Card bearing no. AFOPT9698A, Aadhar Card No. 828424048761, resident of Penthouse No.201,



Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula-Goa, Hereinafter referred to as the "**BUILDER/DEVELOPER**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include its heirs, successors, legal representatives and assigns) of the **THIRD PART**.

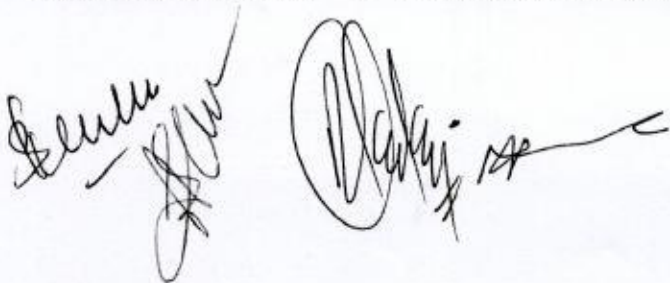
WHEREAS there exists a property known as "PREDIO PALMAR CABECA" situated at Santa Cruz in the Taluka of Tiswadi, Sub-District of Ilhas in the State of Goa.

The entire property being one part of the property earlier described in the Land Registration office of Ilhas Taluka under no. 7324 of Book no. B-19 New, mentioned as Plot A and described as of now in the Land Registration office of Ilhas Taluka under no. 15191 at page 50 of Book B-40 New and registered in the Land Revenue record of Cujira under nos. 1 and 2. In this property there exists one house which is registered under Land Revenue records under no. 216 of Calapur, Santa Cruz, Goa. A portion of the property is Surveyed under new Survey No. 110/1, 111/1 of Village Calapur of Tiswadi Taluka and Survey no. 5/1 and 6/1 of Cujira Village, Tiswadi Taluka in the State of Goa, which property is more particularly described in **SCHEDULE I** mentioned herein below and shall hereinafter be referred to as the **SAID PROPERTY**.

AND WHEREAS the SAID PROPERTY was originally owned by Late Bhalchandra Fatu Kenkre and on his demise as also of his wife, came to be owned by his seven children namely Shri. Umakant Bhalchandra Kenkre, Shri. Fatu Bhalchandra Kenkre, Shri. Trimbak Bhalchandra Kenkre, Shri. Diwakar Bhalchandra Kenkre, Shri. Shrikrishna Bhalchandra Kenkre, Shri. Shripad Bhalchandra Kenkre and Shri. Rajendra Bhalchandra Kenkre.

AND WHEREAS vide a Deed of Partition dated 30/11/1970 registered in the office of the Sub-registered of Ilhas at Panaji under no. 42 at pages 342 to 364 in Book no. I, Volume no. 48 on 23/02/1971, the SAID PROPERTY came to be allotted unto the seven sons of Late Bhalchandra Fatu Kenkre with one seventh share to each of the children.

AND WHEREAS vide Sale Deed dated 02/01/1973 registered in the Sub - Registrar office of Ilhas under no. 37 at pages 93 to 104 in Book no. Volume no. 71 on 19/01/1973, one co-owner Shri. Trimbak Bhalchandra Sinai Kenkre along with his wife conveyed and transferred their one seventh share in the SAID PROPERTY in favour of Shri. Umakant Bhalchandra Kenkre.



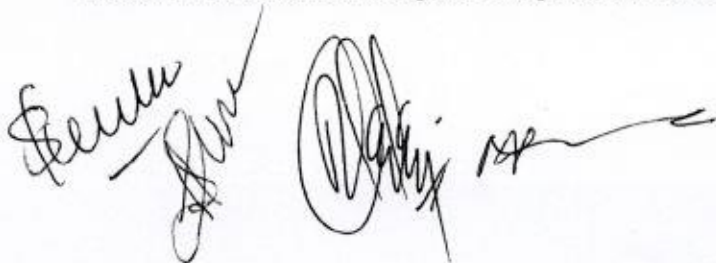
AND WHEREAS vide another Sale Deed dated 19/03/1980 registered in the Sub-Registrar office of Ilhas under no. 373 at pages 337 to 346 in Book no. I Volume no. 150 on 06/10/1980, Shri. Shripad Bhalchandra Kenkre and his wife, Shri. Diwakar Bhalchandra Kenkre and his wife and Shri. Rajendra Bhalchandra Kenkre and his wife conveyed and transferred their undivided right and share in the SAID PROPERTY in favour of Late Fatu Bhalchandra Kenkre and his wife and Shri. Umakant Bhalchandra Kenkre and his wife.

AND WHEREAS in terms of the Deeds aforementioned Shri. Umakant Bhalchandra Kenkre along with his wife Smt. Durga Umakant Sinai Kenkre became the absolute owner of half of the undivided right, share and interest in the SAID PROPERTY and Smt. Vanashri Fatu Kenkre and her husband Fatu Bhalchandra Sinai Kenkre the owner of the remaining half of the SAID PROPERTY.

AND WHEREAS Smt. Vanashri Fatu Kenkre, Shri. Nitin Fatu Kenkre and his wife Smt. Pratibha Nitin Kenkre comprises the entire half share of Late Fatu Bhalchandra Kenkre and Smt. Durga Umakant Kenkre, Dr. Sunil Umakant Kenkre and his wife Smt. Seema Sunil Kenkre, Dr. Sandeep Umakant Kenkre and his wife Dr. Smt. Ashwini Sandeep Kenkre comprises the entire half share of Late Umakant Bhalchandra Kenkre.

AND WHEREAS by Deed of Gift dated 28/03/1981 registered in the office of the Sub-Registrar of Ilhas under no. 60 of Book no. I Vol no. 134 at pages 99 to 121 Shri Fatu Bhalchandra Kenkre, Smt. Vanashree Fatu Kenkre, Shri. Umakant Bhalchandra Kenkre, and Smt. Durga Umakant Kenkre as donors conveyed and transferred inter alia the property Surveyed under Survey no. 110/1, 111/1 and 119/1 of Village Calapur of Tiswadi Taluka, and Survey no. 5/1, 6/1 of Cujira Village in the State of Goa in favour of Dr. Sunil Umakant Kenkre, Dr. Sandeep Umakant Kenkre and Shri. Nitin Fatu Kenkre.

AND WHEREAS in turn by Deed of Partition dated 28/03/1981 registered in the office of the Sub-Registrar of Ilhas under no. 374 of Book no. I, Vol. no. 179 at pages 172 to 185 on 25/09/1982 Shri Fatu Bhalchandra Kenkre, Smt. Vanashree Fatu Kenkre, Shri. Umakant Bhalchandra Kenkre, Smt. Durgabai Umakant Kenkre, Dr. Sunil Umakant Kenkre, Dr. Sandeep Umakant Kenkre and Shri. Nitin Fatu Kenkre the plots of the said property were partitioned and each of them was allotted independent plots of the said property "Palmar Cabeça".

The block contains several handwritten signatures and initials. On the left, there is a signature that appears to be 'Sandeep'. In the center, there is a circular stamp or seal with some illegible text inside. To the right of the stamp, there are more handwritten initials and a signature that looks like 'Nitin'.

AND WHEREAS by Deed of Partition dated 06/12/1990 a part of the said property comprising of Survey no.5, 6 and 64 of the Village of Cujira and Calapur was partitioned.

AND WHEREAS Mr. Umakant Kenkre obtained Conversion Sanad dated 20.09.1991 with respect to the said property.

AND WHEREAS Village Panchayat issued final NOC dated 17.10.1993 for Sub division of Said Property.

AND WHEREAS in or about the year 2005, Late Shrikrishna Bhalchandra Kenkre and Smt. Anasuya Shrikrishna Kenkre alias Anasuya Sheila Kenkre filed a Special Civil Suit no. 56/2005/B and Special Civil Suit no. 58/2005/B in the Court of Civil Judge Senior Division Panaji challenging the Deed of Sale dated 19/03/1980 and Deed of Partition dated 06/12/1990. On the death of said Shrikrishna Bhalchandra Kenkre, Dr. Smt. Tanya Shrikrishna Kenkre & Mr. Bhalchandra Nilesh Kenkre were impleaded as parties to the said Suit. The said Suits were dismissed on 22/10/2009 and 29/08/2009 respectively by the Court of Civil Judge Senior Division Panaji by Judgment and Order dated 22/10/2009 and 29/08/2009 respectively.

AND WHEREAS Smt. Anasuya Shrikrishna Kenkre alias Anasuya Sheila Kenkre, Dr. Smt. Tanya Shrikrishna Kenkre & Mr. Bhalchandra Nilesh Kenkre carried forward the said litigation in appeal challenging the said Judgment in High Court of Bombay at Panaji, were numbered as First Appeal No. 192/2009 and First Appeal No. 252/2009.

AND WHEREAS Smt. Durgabai Umakant Kenkre, Dr. Sunil Umakant Kenkre, Smt. Seema Sunil Kenkre, Dr. Sandeep Umakant Kenkre, Dr. Smt. Ashwini Sandeep Kenkre, Smt. Vanashree Fatu Kenkre, Shri. Nitin Fatu Kenkre, Smt. Pratibha Nitin Kenkre moved a M.C.A no. 833/2011 in F.A. no. 252/2009 to secure permission to dispose off some Sub-divided plots of the said property "Palmar Cabeça".

AND WHEREAS when the said M.C.A came up for hearing due to the intervention of a common family friend and relative, namely Krishnaraj Sukerkar, Smt. Durgabai Umakant Kenkre, Dr. Sunil Umakant Kenkre, Smt. Seema Sunil Kenkre, Dr. Sandeep Umakant Kenkre, Dr. Smt. Ashwini Sandeep Kenkre, Smt.

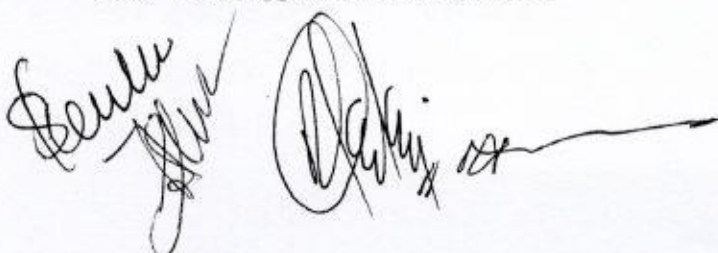


Vanashree Fatu Kenkre, Shri. Nitin Fatu Kenkre, Smt. Pratibha Nitin Kenkre & Smt. Anasuya Shrikrishna Kenkre alias Anasuya Sheila Kenkre, Dr. Smt. Tanya Shrikrishna Kenkre & Mr. Bhalchandra Nilesh Kenkre could sit together to resolve amicably their dispute which had surfaced between the families of Smt. Durgabai Umakant Kenkre, Dr. Sunil Umakant Kenkre, Smt. Seema Sunil Kenkre, Dr. Sandeep Umakant Kenkre, Dr. Smt. Ashwini Sandeep Kenkre, Smt. Vanashree Fatu Kenkre, Shri. Nitin Fatu Kenkre, Smt. Pratibha Nitin Kenkre & Smt. Anasuya Shrikrishna Kenkre alias Anasuya Sheila Kenkre, Dr. Smt. Tanya Shrikrishna Kenkre & Mr. Bhalchandra Nilesh Kenkre.

AND WHEREAS Smt. Durgabai Umakant Kenkre, Dr. Sunil Umakant Kenkre, Smt. Seema Sunil Kenkre, Dr. Sandeep Umakant Kenkre, Dr. Smt. Ashwini Sandeep Kenkre, Smt. Vanashree Fatu Kenkre, Shri. Nitin Fatu Kenkre, Smt. Pratibha Nitin Kenkre & Smt. Anasuya Shrikrishna Kenkre alias Anasuya Sheila Kenkre, Dr. Smt. Tanya Shrikrishna Kenkre & Mr. Bhalchandra Nilesh Kenkre sat together and decided, in order to preserve and maintain the dignity and honour of the family that all the dispute should be decided and/or settled within the family which they could sit down and resolve in a manner set out in this Deed of Family Settlement cum Allotment.

AND WHEREAS by Deed of Family Settlement cum Allotment dated 17/09/2012 between ~~Smt. Durgabai Umakant Kenkre, Dr. Sunil Umakant Kenkre, Smt. Seema Sunil Kenkre, Dr. Sandeep Umakant Kenkre, Dr. Smt. Ashwini Sandeep Kenkre, Smt. Vanashree Fatu Kenkre, Shri. Nitin Fatu Kenkre, Smt. Pratibha Nitin Kenkre & Smt. Anasuya Shrikrishna Kenkre alias Anasuya Sheila Kenkre, Dr. Smt. Tanya Shrikrishna Kenkre & Mr. Bhalchandra Nilesh Kenkre~~ and Dr. Anthony Leonard Fabio (Confirming Party) divided the Plots amongst themselves. The said Deed of Family Settlement Cum Allotment 17/09/2012 was registered under Book I, Document Registration no. PNJ-BK1-02481-2012 CD Number PNJD17 dated 18/09/2012 before Sub-Registrar of Ilhas.

AND WHEREAS in the said First Appeal No.192/2009 and First Appeal No. 252/2009, the respective parties filed the Consent Terms along with the copy of the Deed of Family Settlement cum Allotment 17/09/2012 and the Power of Attorney before the Hon'ble High Court of Bombay at Goa and in terms of Consent Terms along with the copy of the Deed of Family Settlement cum Allotment 17/09/2012 and the Power of Attorney the Hon'ble High Court of Bombay at Goa vide Order dated 17/09/2012 disposed of the said First Appeal No. 192/2009 and First Appeal No. 252/2009.



AND WHEREAS vide a Memorandum of Understanding dated 10.12.2012, the sub-divided Plot Nos. 29, 31, 33, 35, 38, 39, 40, 41, 42, 6 and 8 came to be allotted unto the VENDOR Nos. 1 to 5, whereas the sub-divided Plot Nos. 28, 30, 32, 34, 36, 37, 43, 45, 46, 9 and 10 came to be allotted unto the VENDOR Nos. 6 to 8.

AND WHEREAS vide an Agreement dated 09.09.2015 registered under 240/2015, dated 31/03/2015 before the Notary Sanjay A. Gaonkar , between Smt. Durga alias Durgabai Umakant Kenkre, Dr. Sunil Umakant Kenkre, Smt. Seema Sunil Kenkre, Dr. Sandeep Umakant Kenkre, Dr. Smt. Ashwini Sandeep Kenkre , from the Plots allotted as aforesaid to the VENDOR Nos. (1) to (5), the Plot No. 8 admeasuring 780 sq. mts , Plot No. 33 admeasuring 530 square metres, Plot No. 41 admeasuring 380 square metres and Plot No. 42 admeasuring 700 square metres and half of Plot No. 35 admeasuring 972 square metres came to be allotted unto the VENDOR Nos. (1) and (2) and the Plot No. 6 admeasuring 409 square metres, Plot No. 31 admeasuring 768 square metres, Plot No. 40 admeasuring 380 square metres and half of Plot No. 35 admeasuring 972 square metres came to be allotted unto the VENDOR Nos. (4) and (5) .

AND WHEREAS the Plot No. 8 admeasuring 780 square metres forming a portion of the property bearing Survey No. 5/1 of Cujira Village is the subject matter of the present Deed, the same being hereinafter referred to as the **SAID PLOT**, marked in red in the plan annexed herewith and more particularly described in **SCHEDULE II** mentioned herein below.

AND WHEREAS Town and Country Planning Department, Panaji Goa issued Technical Clearance Order dated 04.10.2019 vide reference No.TIS/9381/CUJI/TCP/2019/1720 for proposed construction of Residential building and compound wall on the SAID PLOT.

AND WHEREAS Directorate of Health Services, Primary Health Centre, Chimbél, Goa issued NOC for Proposed construction of Residential building and Compound wall on the SAID PLOT.

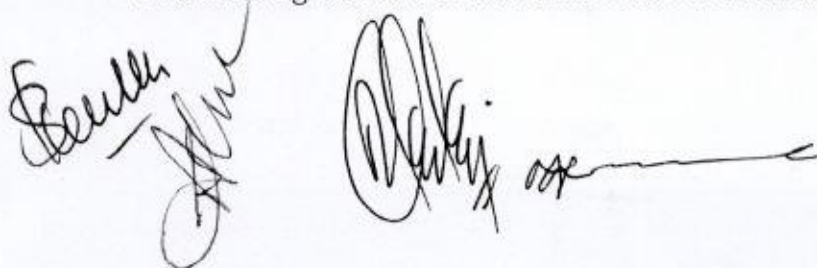
AND WHEREAS Village Panchayat of Santa Cruz, Tiswadi Goa issued Construction License dated 08.11.2019 vide Ref. No.1576/2019-20/Const LIC No-20 for Proposed construction of Residential building and Compound wall on the SAID PLOT.

AND WHEREAS the PURCHASER after satisfying themselves as regards the title of the SAID PLOT and all documents relating to the SAID PLOT and Permissions obtained, has approached the FIRST VENDORS with a request to purchase the SAID PLOT from the FIRST VENDORS and in consideration thereof has agreed to allot 3 (three) 2BHK semi furnished Flats along with the proportionate undivided right, share and interest in the land corresponding to the SAID PLOT, with One Stilt parking for each 2BHK Flat, on the completion of the construction of the Project on the SAID PLOT, as per the approved Plan which is approved by the Town and Country Planning Department, Panaji Goa and the Construction License issued by the Village Panchayat of Santa Cruz. Out of the said three flats, 2 (Two) 2BHK semi furnished flats bearing Flat No. 301 & Flat No. 302, admeasuring super built up area of 98.23 sq. mts. each, shall be offered on the Top most Floor with exclusive open terrace area for each flat admeasuring 33.00 square metres Super Built up area and 1 (One) 2BHK Semi furnished Flat bearing Flat No. 201, admeasuring a Super built up area of 98.23 sq. mts. with exclusive open terrace area of 7.50 square metres Super built up area, is agreed to be allotted on the 2nd Last Floor.

AND WHEREAS the total area of the three flats agreed to be allotted to the FIRST VENDORS free of any payment whatsoever is 368.19 square metres and the consideration value of the above three 2BHK Flats is equal to the market value of the SAID PLOT amounting to **Rs.66,27,420/- (Rupees Sixty Six Lakhs Twenty Seven Thousand Four Hundred and Twenty Only)**. The Three 2BHK Flats agreed to be allotted unto the FIRST VENDORS shall herein after be referred to as the **SAID FLATS** and are marked in red colour on the plan annexed herewith and described more particularly in the Schedule set out herein under.

AND WHEREAS as agreed and understood the entire consideration is to be allotted and delivered unto the FIRST VENDORS and the SECOND VENDORS have executed this Deed to confirm the exclusive allotment and possession of the SAID PLOT unto the FIRST VENDORS, the FIRST VENDORS simultaneously confirming the allotment and the possession of the SECOND VENDORS in terms of the Memorandum of Understanding dated 10.12.2012 and the Agreement dated 09.09.2015 registered under 240/2015, dated 31/03/2015 before the Notary Sanjay A. Gaonkar.

AND WHEREAS the FIRST VENDORS have accepted the offer of the PURCHASER and have agreed to sell the SAID PLOT in consideration of the agreed allotment



of 3 (three) 2BHK semi furnished flats with proportionate undivided share in the land in the SAID PLOT corresponding to the Built up area of the said 3 Flats, with one 2BHK Flat bearing Flat No. 301 admeasuring 98.23 sq. mts. with exclusive open terrace area of 33.00 sq.mts super built up area to be allotted on the top most floor, with the second 2BHK Flat bearing Flat No. 302 admeasuring 98.23 square metres with exclusive open terrace area of 33.00 square metres super built up are on the top most floor and the third 2BHK Flat bearing Flat No. 201 admeasuring super built up area of 98.23 square metres with exclusive open terrace area of 7.50 sq. mts. super built up are on the 2nd Last Floor, with One Stilt parking for each 2BHK Flat, on the completion of the construction of the Project on the SAID PLOT, as per the Plan approved by the Town and Country Planning Department, Panaji Goa and the Construction License issued by the Village Panchayat of Santa Cruz. The Flats together with the stilt parkings to be allotted are marked in red in the approved plan annexed herewith.

AND WHEREAS the PURCHASER has agreed to hand over the possession of the three 2 BHK Flats to the FIRST VENDORS, to be constructed on the SAID PLOT within 48 months from the execution hereof with 8 (Eight) months grace period. However, in case there is stoppage of work due to any Act of God, Force Majeure ~~Causes~~, restraint order from any Appropriate Authority or Judicial Body, or any delay in issuance of completion order and or occupancy certificate by the concerned Government department, defect in title; or on account of any other reasons beyond normal human control or due to any circumstances beyond the control of the PURCHASER as the Builder, such period of stoppage of work shall be excluded from the completion period.

AND WHEREAS the FIRST VENDORS and the SECOND VENDORS have represented and declared to the PURCHASER that-

- (i) That the Said Plot is not a subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act nor there is any lis-pendent or any judicial or quasi-judicial or statutory restrain against the conveyance of the Said Plot or any litigation or any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force and the title of the Owners/Vendors, is subsisting, clear, free and marketable;
- (ii) That there are no tenants and/or mundkars having any rights or claims over the Said Plot.



(iii) That there are no encumbrances of whatsoever nature over the Said Plot by way of mortgage, charges, and/or liens in the name of the predecessor-in-title of the Owners/Vendors.

(iv) There is no Notification issued under any Ordinance Act, Statute/Rules or regulations affecting the Said Plot or acquiring the Said Plot No whereby Owners/Vendors are prevented from selling the Said Plot.

(v) That there is clear and uninterrupted access available to and from the said Plot.

AND WHEREAS the parties have now decided to execute the Deed of Sale with respect to the SAID PLOT so as to completely transfer the SAID PLOT in favour of the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of 3 (three) 2BHK semi furnished flats along with proportionate undivided right, share and interest in the SAID PLOT corresponding to the Built up areas of the said three 2BHK Flats, the **first flat** being Flat No.301, admeasuring 98.23 square metres with exclusive open terrace area of 33.00square metres super built up area to be allotted on the top most floor, the **second flat** bearing Flat No. 302 admeasuring 98.23 square metres with exclusive open terrace area of 33.00 square metres super built up area also on the top most floor and the **third flat** bearing Flat No. 201 admeasuring super built up area of 98.23 square metres with exclusive open terrace area of 7.50 square metres super built up on the 2nd Last Floor, with One Stilt Parking for each 2 BHK Flat to be constructed and delivered unto the FIRST VENDORS, free of any payment whatsoever by the PURCHASER to be constructed as per the Plan approved by the Town and Country Planning Department, Panaji Goa, and the construction license issued by the Villager Panchayat of Santa Cruz, within 48 months from the execution hereof with 8 (Eight) months grace period, the same, as the full and final settlement in kind towards the entire consideration amount of the price of the SAID PLOT, the value of the three 2BHK Flats to be constructed and delivered unto the FIRST VENDORS being equal to the market value of the SAID PLOT amounting to Rs.66,27,420/-(Rupees Sixty Six Lakhs Twenty Seven Thousand Four Hundred and Twenty Only).
2. In case there is stoppage of work due to any Act of God, Force Majeure Causes, restraint order from any Appropriate Authority or Judicial Body, or any delay in issuance of completion order and or occupancy certificate by the concerned Government department, defect in title; or on account of any other reasons

beyond normal human control or due to any circumstances beyond the control of the PURCHASER as the Builder, such period of stoppage of work shall be excluded from the completion period.

3. That in case PURCHASER fails to complete the proposed project on the SAID PLOT within a period of 48 (Forty Eight) months with 08 (Eight) months grace period from the execution hereof and hand over possession of the promised three flats to FIRST VENDORS within the stipulated time, the PURCHASER shall be liable to pay to the FIRST VENDORS, as compensation which has been agreed to as Rs. 15,000/- (Rupees Fifteen Thousand only) per month per Flat till the handing over of the possession of the SAID FLATS unto the FIRST VENDORS. However, no rent shall be paid if the delay in handing over of possession of the flats have been due to conditions as mentioned in Clause (2) hereinabove.
4. That it is agreed and understood that the entire consideration receivable shall be solely received by the FIRST VENDORS and the SECOND VENDORS do hereby confirm the same and declare that no consideration is receivable by the SECOND VENDORS in respect to the Sale of the SAID PLOT.
5. That it is also clearly agreed and understood that the FIRST VENDORS are not required to pay or contribute any amount whatsoever for getting allotted and delivered the ownership and the possession of the Said Three 2BHK Flats as aforementioned and as set out more particularly in the **SCHEDULE III** hereunder written.
6. The PURCHASER has paid herewith Rs.66,274/- (Rupees Sixty Six Thousand Two Hundred and Seventy Four Only) as 1% TDS on the aforesaid consideration amount of Rs.66,27,420/- (Rupees Sixty Six Lakhs Twenty Seven Thousand Four Hundred and Twenty Only) to be paid in kind in form of 3 (three) 2BHK semi furnished flats to be handed over on completion of project.
7. The FIRST VENDORS along with the SECOND VENDORS do hereby acquit, release and discharge the PURCHASER; They the FIRST VENDORS and the SECOND VENDORS as absolute owners do hereby grant, transfer, assign, assure and convey the SAID PLOT more particularly described in the **SCHEDULE II** hereunder written TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the Said Plot usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate,



right, title, interest, property, use, possession, claim and demand whatsoever of the FIRST VENDORS and the SECOND VENDORS into and upon the Said Plot and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER forever, as distinct and dis-annexed property from the OWNERS/VENDORS ; SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE FIRST VENDORS and the SECOND VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed or things done or executed by the FIRST VENDORS and the SECOND VENDORS or knowingly suffered to the contrary the FIRST VENDORS and the SECOND VENDORS now have in themselves good right, full power and absolute authority to grant the Said Plot hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER in the manner aforesaid AND THAT the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the Said Plot and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the FIRST VENDORS and/or the SECOND VENDORS or any person or persons lawfully or equitably claiming from any estate or interest in the Said Plot or any part thereof or part of the same, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the FIRST VENDORS and the SECOND VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the Said Plot or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Plot UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid and will from time to time and at all times hereafter at the request and cost of the PURCHASER does and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Plot unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.

8. The PURCHASER is put in possession of the Said Plot on execution of these presents as exclusive owner of the Said Plot to be held, owned and possessed by the PURCHASER forever and uninterruptedly by the PURCHASER as its absolute Owner in possession without any harm and hindrance from the FIRST VENDORS and the SECOND VENDORS and/or any person on their behalf and the FIRST VENDORS and the SECOND VENDORS do hereby jointly and

severally indemnify the PURCHASER against all/any Third Party claims if made to the Said Plot which claim if any shall be settled by the FIRST VENDORS at their own cost without in any way disturbing the title and possession of the Said PURCHASER.

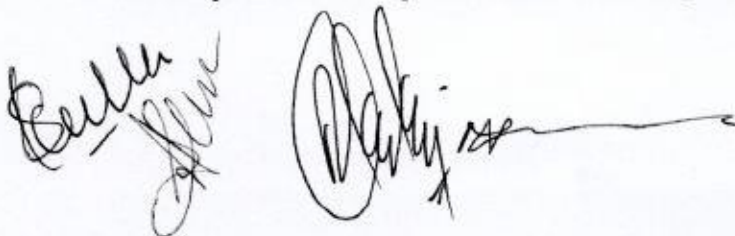
9. That the FIRST VENDORS and the SECOND VENDORS have assured and confirmed to the PURCHASER that they have not sold the Said Plot to any third person/persons or firm or company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.

10. That the FIRST VENDORS and the SECOND VENDORS covenants with the PURCHASER that the FIRST VENDORS and the SECOND VENDORS have a marketable title to the Said Plot and the OWNERS/VENDORS assures the PURCHASER that they have not in any way encumbered, alienated and/or mortgaged the Said Plot nor there are any charges, lien, attachments, claims, demands with respect to the Said Plot and FIRST VENDORS and the SECOND VENDORS are conveying the absolute and exclusive right, title, interest, ownership and possession of the Said Plot, unto the PURCHASER, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.

11. The OWNERS/VENDORS covenant with the PURCHASER that the FIRST VENDORS and the SECOND VENDORS have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the FIRST VENDORS and the SECOND VENDORS are prevented from conveying the Said Plot in the manner aforesaid.

12. That the FIRST VENDORS and the SECOND VENDORS shall at all times, indemnify and keep the PURCHASER indemnified for defects and claims if any, in the title of the Said Plot and do all that is required, at the cost of the OWNERS/VENDORS to rectify the said defects, if any, without causing harm to the title and possession of the PURCHASER.

13. That the FIRST VENDORS and the SECOND VENDORS shall at all time do all that is required to better assure the title of the Said Plot in favour of the PURCHASER as per the request and at the costs of the PURCHASER and agree to sign, verify and execute all such other documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents and in this pursuit, the FIRST VENDORS and the



SECOND VENDORS hereby accord their express no objection and/or consent to secure by way of mutation, the deletion of the name of the FIRST VENDORS and/or the SECOND VENDORS, from the Occupants column in the Record of Rights, of the Said Plot maintained under the Land Revenue Code and insertion of the name of the PURCHASER as occupant thereof and the FIRST VENDORS and the SECOND VENDORS also do hereby give their explicit consent and no objection to the PURCHASER to get Partition proceedings conducted with respect to the Said Plot.

14. The FIRST VENDORS hereby covenant that the FIRST VENDORS have paid all taxes, cess, charges to the concerned authorities relating to Said Plot, payable as on the date of this Sale Deed. If any claim is made in this respect which pertains to the date prior to execution of these presents, by any department/Authorities, it shall be the responsibility of the FIRST VENDORS to clear the same.

15. The specifications and description of semi furnished flats in the matter of the construction of the Project and the SAID FLATS has been set out more particularly in **SCHEDULE IV** set out herein under.

16. The project name finalized by the PURCHASER is **"RAJDEEP HEIGHTS"**.

17. That in case of any dispute arising out of the breach of terms of the above agreement, the parties shall be free to approach for remedy before the appropriate court of law.

18. All expenses concerning the preparation, execution and registration of this Deed shall be borne by the PURCHASER without any reference to FIRST VENDORS, and SECOND VENDORS.

19. That the consideration amount of the Said Plot is Rs. 66,27,420/- (Rupees Sixty Six Lakhs Twenty Seven Thousand Four Hundred and Twenty Only) which is fair market value of the Said Plot, accordingly Stamp Duty of Rs.2,32,000/- (Rupees Two Lakh Thirty Two Thousand Only) at the rate of 3.5% is paid herewith.

20. That the parties to this deed hereby declare that the Said Plot in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to Notification No: RD/LND/LRC/318/77 dated 21.08.1978.



SCHEDULE I
(DESCRIPTION OF THE SAID PROPERTY)

ALL exists a property known as "PREDIO PALMAR CABECA" situated at Santa Cruz in the Taluka of Tiswadi, Sub-District of Ilhas in the State of Goa.

The entire property being one part of the property earlier described in the Land Registration office of Ilhas Taluka under no. 7324 of Book no. B-19 New, mentioned as Plot A and described as of now in the Land Registration office of Ilhas Taluka under no. 15191 at page 50 of Book B-40 New and registered in the Land Revenue record of Cujira under nos. 1 and 2. In this property there exists one house which is registered under Land Revenue records under no. 216 of Calapur, Santa Cruz, Goa. A portion of the property is Surveyed under new Survey No. 110/1, 111/1 of Village Calapur of Tiswadi Taluka and Survey no. 5/1 and 6/1 of Cujira Village, Tiswadi Taluka in the State of Goa and is bounded as under:

The portion of the property **Survey no. 111/1 of Calapur Village** is bounded on the East by Village boundary of Cujira and property bearing Survey no. 112 of Calapur Village; on the West by property bearing Survey no. 109/1 of Calapur Village. On the North by 110/1 and on the South by the existing tar road.

The portion of the property **Survey no. 110/1 of Calapur Village** is bounded on the East by Village boundary of Cujira; On the West by property bearing Survey no. 109/1 & 77/1; On the North by Village boundary of Cujira & On the South by property bearing Survey no. 111/1.

The portion of the property **Survey no. 5/1 of Cujira Village** is bounded on the East by property bearing Survey no. 44 of Cujira Village; On the West by Village boundary of Calapur and dry nalla, Survey no. 6/1 of Cujira Village; On the North by property bearing Survey no. 6/1, 4/1, 4/6, 4/7, 4/8, 4/9, 4/10, 4/11 & 4/12 and On the South by Village boundary of Calapur of Survey no. 110/1.

The portion of the property **Survey no. 6/1 of Cujira Village** is bounded on the East by property bearing Survey no. 5/1 of Cujira Village; On the West: by Village boundary of Calapur and dry nalla; On the North by property bearing Survey no. 4/1, 7/16 and 8/7 and On the South by property bearing Survey no. 5/1.



SCHEDULE II

(DESCRIPTION OF THE SAID PLOT)

ALL That Plot No. 8, admeasuring 780 square metres in Survey No. 5/1 of Cujira Village, Tiswadi Taluka forming part of the said property described in Schedule I mentioned hereinabove and bounded as follows:

East: By 6 meters wide Road

West: By 8 meters wide Road

North: By Plot No. 6 & 7 and

South: By Plot No. 9 and 10

SCHEDULE III

(DESCRIPTION OF THE SAID FLATS)

ALL THAT 3 (three) 2BHK semi furnished flats along with proportionate undivided right, share and interest in the SAID PLOT corresponding to the Built up areas of the said three 2BHK Flats, **the first flat** being Flat No.301, admeasuring 98.23 square metres with exclusive open terrace area of 33.00square metres super built up area to be allotted on the top most floor; **the second flat** bearing Flat No. 302 admeasuring 98.23 square metres with exclusive open terrace area of 33.00 square metres super built up area also on the top most floor and **the third flat** bearing Flat No. 201 admeasuring super built up area of 98.23 square metres with exclusive open terrace area of 7.50 square metres super built up on the 2nd Last Floor with One Stilt Parking for each 2 BHK Flat to be constructed on the said Plot more particularly described in Schedule I mentioned herein above.

SCHEDULE IV

(SPECIFICATIONS AND DESCRIPTION OF SEMI FURNISHED FLATS)

SPECIFICATIONS:

1. THE STRUCTURE:

It is RCC structure with external walls upto the plinth in laterite stone masonry and the external walls in supper structure shall be 23cm thick in laterite stones. The external plaster will be double coat and sand faced cement plaster furnished with two coats of cement paints along with primer. The internal walls shall be in bricks of 10cm thick. The internal plaster for walls and the ceiling shall be single coat cement plaster with 3 coats of good quality paint.

2. DOORS AND WINDOWS:

Stainless steel safety Gate for main door. The main door shall be of teakwood frame with teak wood paneled finished with polish. All the remaining doors shall

be marine ply, factory processed panel. All windows will be of aluminum frames with rolling shutters of glass.

3. Safety Fabrication Grills will be provided uniformly to all flats. Metal steel grills (MS) fixed to all flat windows for safety purpose which also maintain uniformity of the building.

4. CEILING:

POP Ceiling with LED Lights will be provided in all rooms.

5. FLOORING:

Living Room, Kitchen and Bed Rooms will be provided with good quality vitrified tiles. Bath Room flooring shall be anti-skid tiles of good quality and wall tiles fitting shall be upto full height.

6. SANITARY AND TOILET FITTINGS:

All bathroom fittings and sanitary fittings shall be of premium class quality such as Cera or equivalent.

7. ELECTRICAL INSTALLATION:

All rooms of the flat will be provided with LED Lights, Fans and bathroom with Exhaust Fans.

DESCRIPTION OF SEMI FURNISHED FLATS:

1. Flats provided with P.O.P. and LED lights.
2. Havells Brand ceiling fans provided in all rooms. (Brand subject to availability).
3. LED lights are provided which reduce electricity power consumption by min 50%, due to which we are able to give generator back up to entire flat.
4. Modern kitchen with cabinet manufactured by **Rajdeep Interiors Firm** along with 2 Exhaust Fan.
5. Installation of Tata sky connection to all flats.
6. Granite sit-out is provided in all bedrooms.

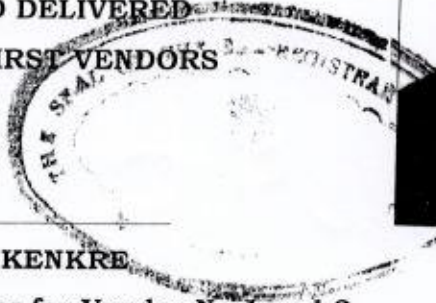
IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.



SIGNED, SEALED AND DELIVERED

by the within named **FIRST VENDORS**

[Handwritten signature]



[Handwritten signature]

DR. SUNIL UMAKANT KENKRE

for self and POA Holder for Vendor No.1 and 3

L. H. T. I.

R. H. T. I.

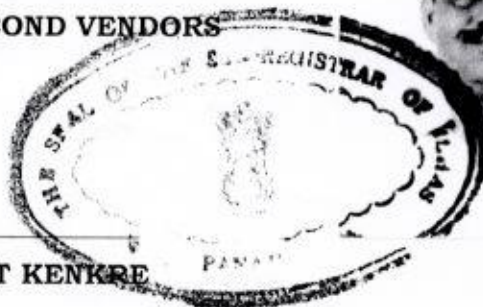


[Handwritten signature] *[Handwritten signature]*

[Handwritten signature] *[Handwritten signature]*

SIGNED, SEALED AND DELIVERED

by the within named **SECOND VENDORS**



DR. SANDEEP UMAKANT KENKRE

for self and POA Holder for Vendor No.5

L. H. T. I.

R. H. T. I.



Barlu
[Signature]

[Signature]

[Signature]

SIGNED, SEALED AND DELIVERED
by the within named **SECOND VENDORS**





MR. NITIN KENKRE
for self and POA Holder
POA Holder for Vendor No.6 and 8
L. H. T. I.

R. H. T. I.









SIGNED, SEALED AND DELIVERED

by the within named **PURCHASER**



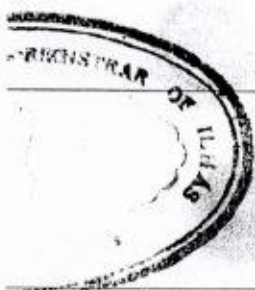
RAJDEEP BUILDERS

Through its sole Proprietor

MR. RAJESH TARKAR

L. H. T. I.

R. H. T. I.



WITNESSES:-

1. NAME :- **Mr. Akshay Kumar Jena**
FATHER'S NAME :- Mr. Gunakar Hagar Jena
AGE :- 29
OCCUPATION :- Service
MARITAL STATUS :- Unmarried
ADDRESS :- H No.524, Vodlem Bhat, Taleigao,
Tiswadi, Goa

SIGNATURE

:- Akshay

2. NAME :- **Mr. Sanjiv Kankonkar**
FATHER'S NAME :- Mr. Suryakant Kankonkar
AGE :- 40 years
MARITAL STATUS :- Married
OCCUPATION :- Service
ADDRESS :- H.No. 210, Borbhat, Behind
Maruti Temple, Taleigao Goa

SIGNATURE

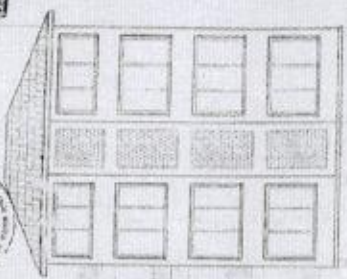
:- Sanjiv Kankonkar

Sanjiv

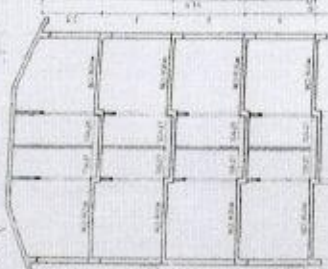
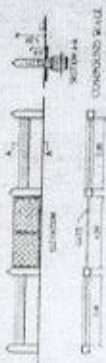
Sanjiv

Sanjiv

Sanjiv



FRONT ELEVATION
SCALE: 1/100

SECTION 1.1
1-1 NOV 2005

NOTES ON CONTRIBUTORS

AREA TREATMENT		200-300 m ²	300-400 m ²
PLANT AREA		2.50	2.50
AREA UNDER PLANT WITHINING		2.50	2.50
NET PLANT AREA		2.50	2.50
PERMANENT COVERED AREA	4.50	1.25	2.50
PERMANENT COVERED P.A.B.	0.50	1.25	2.50
PERMANENT COVERED AREA		2.50	2.50
PERMANENT COVERED P.A.B.		30.39	30.39
PERMANENT COVERED P.A.B.		27.50	27.50
P.A.B. COVERED P.A.B.		27.50	27.50

KEY STATEMENT :-

FLOORS	TOTAL S.F.A. (sq. ft.)	AREA OF F.A.R.		TOTAL F.A.R.	TOTAL F.A.R. (sq. ft.)	TOTAL F.A.R. (sq. ft.)	TOTAL F.A.R. (sq. ft.)
		PLAT LOT S.F.A. (sq. ft.)	PLAT LOT F.A.R. (sq. ft.)				
1ST FLOOR	1,207.50	29.54	2.36	1.35	31.90	31.90	31.90
2ND FLOOR	384.43	24.17	4.38	0.35	28.55	28.55	28.55
3RD FLOOR	384.43	24.17	4.38	0.35	28.55	28.55	28.55
4TH FLOOR	384.43	24.17	4.38	0.35	28.55	28.55	28.55
TOTAL	1,960.80	102.05	15.50	1.05	118.60	118.60	118.60

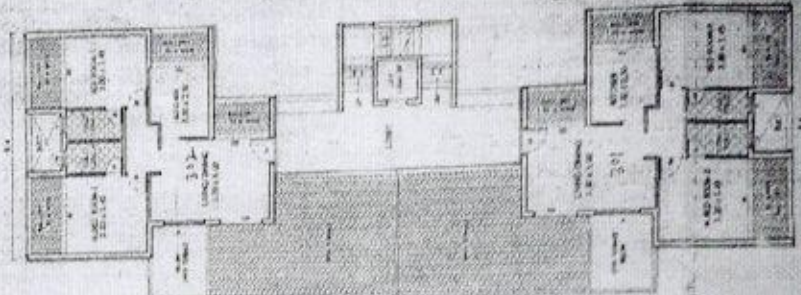
POSSIBLE ADDITIONAL F.A.R. 0.44 F.A.R. 0.44 F.A.R. 0.44 F.A.R. 0.44

NET TOTAL F.A.R. 1.35

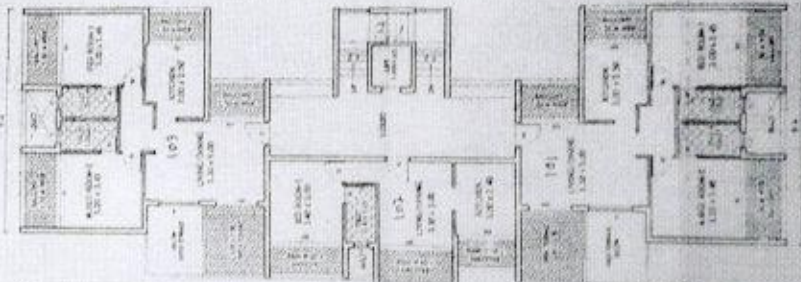
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CLARK SINGERS		
TYPE	LENGTH	WEIGHT
D1	0.75	2.15
D2	0.90	2.15
D3	1.10	2.15
S1	1.00	2.15
S2	1.80	2.15
W	1.30	1.25
W1	1.50	1.25
V	0.80	0.90

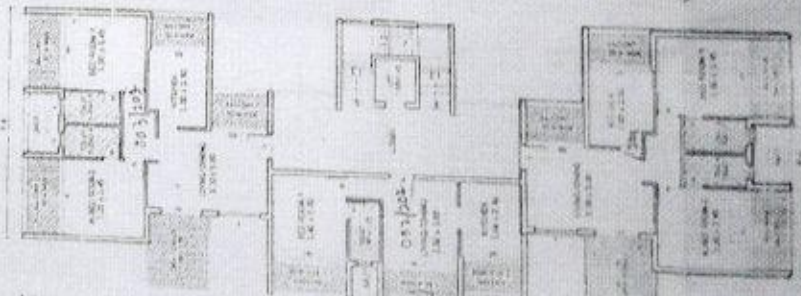
SCHEDULE OF CHARGES



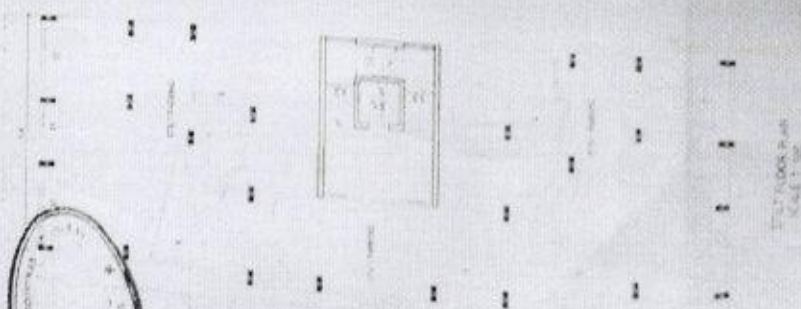
2D FLOOR PLAN
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"



NOTES



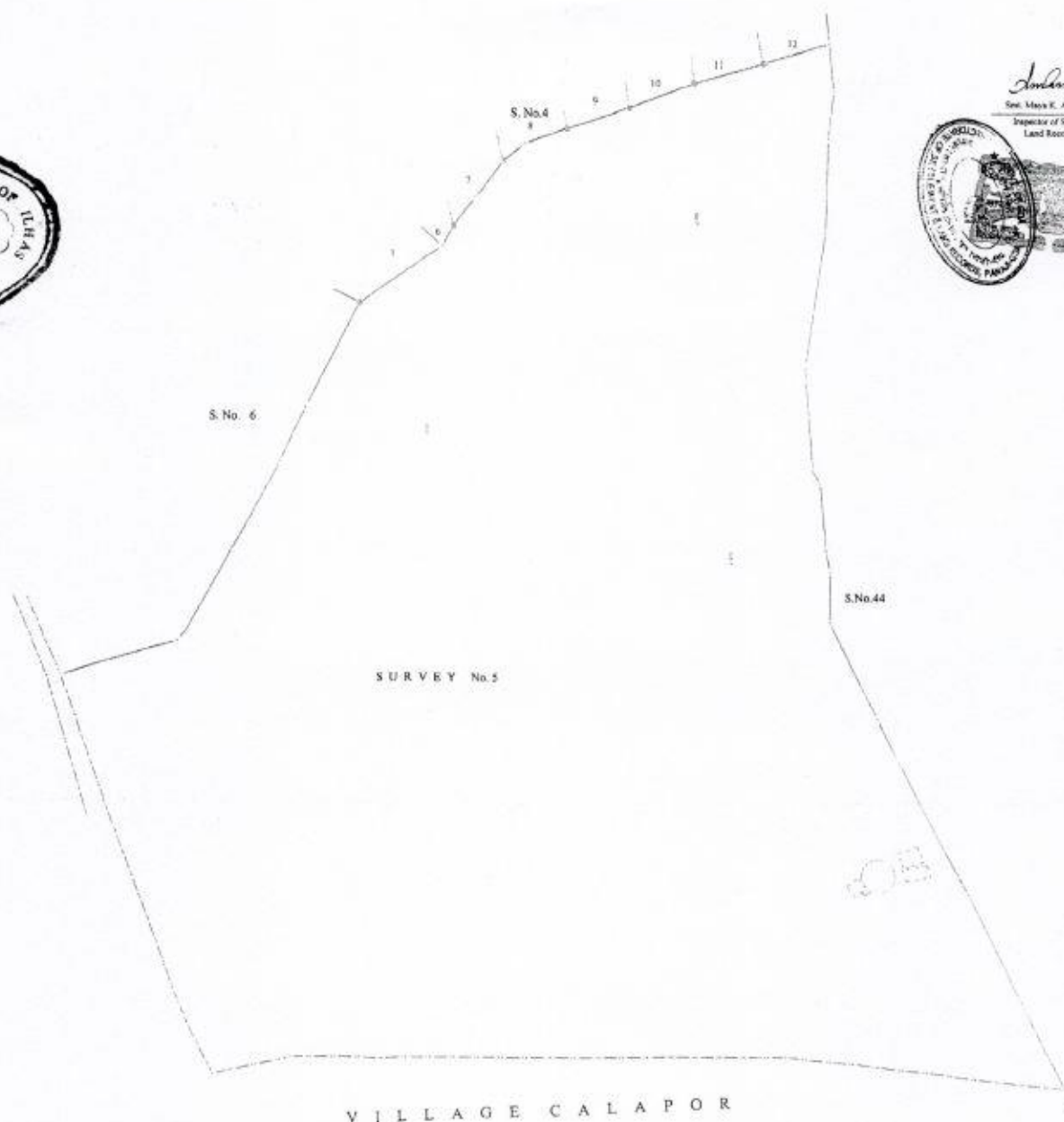
100% Deck Plants
100% Deck Plants

[illegible]



GOVERNMENT OF GOA
Office of Inspector of Survey and Land Records
PANAJI-GOA

Plan Showing plots situated at
Village : CUIIRA
Taluka : TISWADI
Survey No./Subdivision No. : 57
Scale : 1:1000



VILLAGE CALAPOR

Drawn By: AJAY KAWANT (Dy. Insp. S. & L.R.)
16-11-2017

Compiled By: *[Signature]*



to Mr. [unclear]
[unclear]
[unclear]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Dec-2019 10:12:36 am

Document Serial Number :- 2019-PNJ-2653

Presented at 10:12:15 am on 17-Dec-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	232000
2	Registration Fee	165690
3	Mutation Fees	1000
4	Processing Fee	1020
Total		399710

Stamp Duty Required :232000

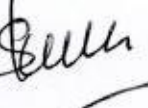
Stamp Duty Paid : 232000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Anant Mohan Kubal ,S/o - D/o Mohan Kubal Age: 33, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Resident of House No. 689 Devlay Bhat Candola Marcel Ponda Goa, Address2 - , PAN No.: CETPK0718Q			

Executer

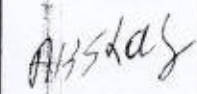
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sunil Umakant Kenkre ,S/o - D/o Umakant Bhalchandra Kenkre Age: 60, Marital Status: Married ,Gender:Male,Occupation: Doctor, Address1 - House No.469, Kenkre House Cujira Cabesa Calapur Santa Cruz Tiswadi Goa, Address2 - , PAN No.: AJIPK6999B			

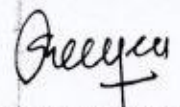
Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Sandeep Umakant Kenkre ,S/o - D/o Umakant Balchandra Kenkre Age: 57, Marital Status: Married ,Gender:Male,Occupation: Doctor, Address1 - House No. 469 Kenkre House Cujira Cabesa Calapur Santa Cruz Tiswadi Goa, Address2 - , PAN No.: ADKPK6743M			
3	Nitin F Kenkre ,S/o - D/o Fatu Balchandra Kenkre Age: 56, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 592 Kenkre House Near HDFC Bank Cabesa Santa Cruz Tiswadi Goa., Address2 - , PAN No.: AAVPK1834D			
4	Sunil Umakant Kenkre ,S/o - D/o Umakant Bhalchandra Kenkre Age: 60, Marital Status: ,Gender:Male,Occupation: Doctor, Address1 - House No. 469 Kenkre House Cujira Cabesa Calapur Santa Cruz Tiswadi Goa, Address2 - , PAN No.: AJIPK6999B			
5	Sunil Umakant Kenkre ,S/o - D/o Umakant Bhalchandra Kenkre Age: 60, Marital Status: ,Gender:Male,Occupation: Doctor, Address1 - House No. 469 Kenkre House Cujira Cabesa Calapur Santa Cruz Tiswadi Goa, Address2 - , PAN No.: AJIPK6999B			
6	Sandeep Umakant Kenkre ,S/o - D/o Umakant Bhalchandra Kenkre Age: 57, Marital Status: ,Gender:Male,Occupation: Doctor, Address1 - House No 469 Kenkre House Cujira Cabesa Calapur Santa Cruz Tiswadi Goa , Address2 - , PAN No.: ADKPK6743M			
7	Anant Mohan Kubal ,S/o - D/o Mohan Kubal Age: 33, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Resident of House No. 689 Devlay Bhat Candola Marcel Ponda Goa, Address2 - , PAN No.: CETPK0718Q			
8	NITIN F KENKRE ,S/o - D/o Fatu Bhalchandra Kenkre Age: 56, Marital Status: ,Gender:Male,Occupation: Business, Address1 - House No. 592, Kenkre House, near HDFC Bank, Cabesa, Santa Cruz, Tiswadi Goa, Address2 - , PAN No.: AAVPK1834D			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	Nitin F Kenkre ,S/o - D/o Fatu Bhalchandra Kenkre Age: 56, Marital Status: ,Gender:Male,Occupation: Business, Address1 - House No. 592, Kenkre House, near HDFC Bank, Cabesa, Santa Cruz, Tiswadi Goa, Address2 - , PAN No.: AAVPK1834D			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Akshay Kumar Jena, 28 , ,7719937755 , ,Service , Marital status : Unmarried 403002, Taleigao Goa, Taleigao Goa Taleigao, Tiswadi, NorthGoa, Goa			
2	Sanjiv Kankonkar, 40 , ,7720927755 , ,Service , Marital status : Married 403002 Taleigao, Tiswadi, NorthGoa, Goa			


 Sub Registrar

SUB-REGISTRAR
THAS

REGISTRAR OF
 THAS

Document Serial No:-2019-PNJ-2653

Book :- 1 Document

Registration Number :- **PNJ-1-2574-2019**

Date : 17-Dec-2019



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

SUB-REGISTRAR

ILHAS

