

(eleven lath thirty thousand one hundred only) 6442

Phone No.

Address

City

State

Pin Code

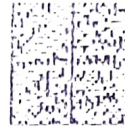
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For CITIZEN CREDIT CO-OP. BANK LTD.



Pravin
Authorised Signatory

Name of Purchaser Edal Builders Private
Limited

Albino Fernandes



DEED OF SALE

John Varghese *Albino* *Pravin*

This Deed of Sale is made executed at Margao, Taluka and Sub-District of Salcete, District of South-Goa, State of Goa, on this 18th day of December of the year Two Thousand and Twenty-Four (18/12/2024), **BY** and **BETWEEN:**

1. **MR. CHERUPALLIN JOHNY VARGHESE**, son of Mr. C. J. Varghese, aged 60 years, Occupation Service, holding Income Tax Card bearing PAN _____, holding Aadhar Card bearing No. _____, Contact No. _____, marital status married and his wife

2. **MRS. SONIA E. VARGHESE**, wife of Mr. Cherupallin Johnny Varghese alias Mr. Johnny Varghese, aged about 48 years, an Indian citizen, having Indian Income Tax PAN: _____, and Aadhar No. _____, Contact No. _____, both residing at Flat No. 2,

First Floor Priyanka Enclave, Tolsanzor, Near Babu Naik's House Aquem, Margao, Goa resident of Flat No. 2, First Floor, Priyanka Enclave, Tolsanzor, Near Babu Naik's, Aquem, Margao, Goa; both Indian Nationals and hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors, successors and assigns) of the **FIRST PART**.

AND

EDAL BUILDERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at H. No. 463/6/GF55, Shop No. 5, Royal Classic Building, Navelim, Salcete, Goa 403707 with CIN U68100GA2024PTC016372, holding Income Tax card bearing PAN _____, Represented herein by its Directors:

(i) **Mr. ALBINO ANAND FERNANDES**, son of late Mr. Antonio Fernandes, age 50 years, occupation business, holding Income Tax Card bearing PAN _____, Adhaar Card No. _____

Mr. Cherupallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

0802, married, residing at H. No. 156/A, St. Minguel Waddo, Dramapur, Salcete-Goa, Indian National; and

- (ii) **Mr. EDWARD PHILIP FERNANDES**, son of late Mr. Beatriz Piedade Fernandes, age 56 years, occupation business, Indian National, holding Income Tax Card bearing PAN _____, Adhaar Card No. _____, married, residing at H. No. 167, Cumborda, Sarzora, Chinchinim, Salcete-Goa, Indian National;

(duly authorized vide resolution dated 16/12/2024 passed in the Board Meeting and is filed in the office of the Sub-Registrar, Salcete along with this deed) and hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include all its successors, administrators, executors and assigns) of the **SECOND PART**.

WHEREAS the member no. 2 of the VENDORS is represented in this Deed by her duly constituted attorney her husband the member no. 1 of the VENDORS, vide Special Power of Attorney dated 26/11/2024, duly Executed before Notary Shri. Madhav Bandodkar under his reg. No. 6457/2024, the notarised copy of the same is filed in the office of the Sub-Registrar, Salcete along with this deed.

AND WHEREAS there exists a landed Property known as "NICLOBHAT" or "NAGLOBATTA" or "MAZILWADO" or "MAGILVADDO" admeasuring 2,125.00 Sq. Meters, situated in the Village Nagoa, within the limits of Village Panchayat of Nagoa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 41143 of Book B No. 106 of New Series, enrolled in the Taluka Revenue Office under Matriz No. 251, surveyed under Survey No. 3/4 of Nagoa Village, better described in the SCHEDULE hereunder written and is hereinafter for the sake of convenience referred to as "**SAID PROPERTY**".

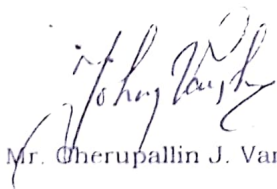
Mr. Cherupallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

AND WHEREAS that the SAID PROPERTY was owned by Mr. Agostinho Xavier Sebastiao Purificacao Monteiro having purchased the same from its erstwhile owners vide Public Deed dated 08/11/1948 recorded by Assistant of Notary of Salcete Redcar at folio 1 onwards of Book No. 708, in pursuance where to his name came to be inscribed under Inscription No. 42159 of Book No. G-48 vide endorsement dated 02/12/1948 so also his name came to be enrolled in the Taluka Revenue Office under Matriz No. 251.

AND WHEREAS upon the death of said Mr. Agostinho Xavier Sebastiao Purificacao Monteiro, an Orphanological Inventory was instituted before Judicial Division of Ilhas, Goa, whereby the SAID PROPERTY was allotted to Mrs. Fernanda de Purificacao Monteiro, Jose Filipe de Purificacao Monteiro and Maria Jacinta de Purificacao Monteiro.

AND WHEREAS vide Deed of Sale dated 31/05/1988, duly registered in the office of Sub Registrar of Salcete under Reg. No. 355 at pages 511 to 523 of Book No. I, Volume No. 64 dated 23/02/1989, read with Deed of Rectification dated 29/09/1988, duly registered in the office of Sub Registrar of Salcete under Reg. No. 869 at pages 537 to 543 of Book No. I, Volume no. 74 dated 23/05/1989, said Mrs. Maria Fernanda de Purificacao Monteiro, her husband Mr. Antonio De Andrade Rodrigues De Amaral, Mr. Jose Filipe de Purificacao Monteiro, his wife Mrs. Maria De Lurdes Guerreiro Cavaco Monteiro and Mrs. Maria Jacinta de Purificacao Monteiro and her husband Joe De Souza, sold the SAID PROPERTY unto M/s National Distilleries, a partnership firm.

AND WHEREAS said M/s National Distilleries, a partnership firm was converted into a company via Certificate of Incorporation No. 24-02371/1997 dated 27/06/1997 issued by the Registrar of Companies, Goa, thereby converting the Partnership M/s National Distilleries to Company under new name and style "Pelican Distilleries Private Limited."



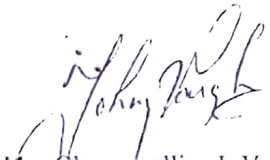


Mr. Cherupallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

AND WHEREAS vide Deed of Sale dated 24/07/2013, registered in the Office of the Sub- Registrar of Salcete at Margao under Registration No. MGO-BK1-03970-2013, CD number MGOD70, dated 24/07/2013, said Pelican Distilleries Private Limited sold the SAID PROPERTY unto Mrs. Artimizia D'Cruz, Mr. K. Murugan, Mr. K. Sivaraj, Mr. Karuppa Samy C., Mr. Jayabal Muthu, Mr. Antony Gannaselyam, Mr. U. Dhandapani, Mr. Raja Ratanam, Mr. Ganesan Shiva, Mr. R. Balakrishna, Mr. Oscar V. Karkada, Mr. G. Samy G., Mr. Mohan Pickaran, Mr. Palaya Rajendran, Mr. P. Elumalai, Mr. T. Kalidas, Mr. Tamil, Selvam, Mr. D Sundermurthy, Mr. Karmegam M., Mr. D. Ramesh, Mr. S. Sekar and Mr. A. T. George.

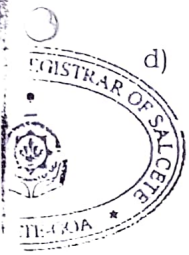
AND WHEREAS vide Deed of Sale dated 29/03/2016, duly registered in the Office of Sub-Registrar, Salcete at Margao under Reg. No. MGO-BK1-01569-2016, CD No. MGOD91, Book-1 Document, dated 30/03/2016, said Mrs. Artimizia D'Cruz, Mr. Suji Kumath Mathews, Mr. K. Murugan, Mr. K. Sivaraj, Mr. Karuppa Samy C., Mr. Jayabal Muthu, Mr. Antony Gannaselyam, Mr. U. Dhandapani, Mr. Raja Ratanam, Mr. Ganesan Shiva, Mr. R. Balakrishna, Mr. Oscar V. Karkada, Mr. G. Samy G., Mr. Mohan Pickaran, Mr. Palaya Rajendran, Mr. P. Elumalai, Mr. T. Kalidas, Mr. Tamil, Selvam, Mr. D Sundermurthy, Mr. Karmegam M., Mr. D. Ramesh, Mr. S. Sekar and Mr. A. T. George and others sold the SAID PROPERTY unto the member no. 1 of the VENDORS herein Mr. Cherupallin Johny Varghese who is also known as Johny Varghese.

AND WHEREAS the member no. 1 of the VENDORS is married to the member no. 2 of the VENDORS Mrs. Sonia E. Varghese also known as Sonia Estefania Da Silva E Varghese and the VENDORS have now approached the PURCHASER, with VENDORS offering to sell and transfer the clean, clear, marketable and subsisting title of the SAID PROPERTY along with all plants and trees existing therein and possession free from any claims and encumbrances and made following express representations unto the PURCHASER and the PURCHASER has

  
Mr. Cherupallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

agreed to purchase the same, relying upon the representations and declarations made by the VENDORS as detailed herein below:

- a) that they have absolute right and title to dispose and/or sell the SAID PROPERTY and/or deal with it in any manner whatsoever and no permission or consent of any person or authority is required;
- b) that their predecessor/s in title held clean, clear, subsisting and marketable title to the SAID PROPERTY and that they also, as on this date, have and hold clean, clear, subsisting and marketable title to the SAID PROPERTY;
- c) that there is no legal bar or impediment for sale of SAID PROPERTY and that the SAID PROPERTY is free from encroachments, encumbrances and is also free from any liens and or charges;
- d) that no notices from the Central or State Governments or any local body or authority under any Panchayat Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition / Requisition had / has been received by and / or served upon them regarding the SAID PROPERTY;
- e) that the SAID PROPERTY or any part thereof is neither the subject matter of any attachment nor of any certificate nor other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and / or Regulation and / or under any subsisting Order, Judgment and / or Decree of any Court of Law;
- f) that the SAID PROPERTY or any part thereof is not the subject matter of any civil suit, criminal complaints / case or any other action or proceeding in any court or forum;
- g) that there is / are no mundkar/s or tenant/s or any other type of encumbrances or encroachments on the SAID PROPERTY and or



[Signature]
Mr. Cherupallin J. Varghese

[Signature]
Mr. Albino A. Fernandes

[Signature]
Mr. Edward P. Fernandes

Mr. Cherupallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

on any part thereof and or there is no any boundary dispute form any of the neighbouring plot owners/occupiers;

- h) that they or either of them have not agreed, committed or contracted or entered into any MOU/agreement for sale / construction / development / Sale Deed or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY;
- i) that they or either of them have neither applied nor obtained any financial assistance from any bank or other financial institutions nor have created any charge and or encumbered the SAID PROPERTY or any part thereof, in any manner whatsoever;
- j) that in case at any time in future, if any objection is raised to the present understanding or the present understanding is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the SAID PROPERTY or any part thereof, the VENDORS, shall be fully liable and responsible, jointly and severally, to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by him with any party;
- k) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY unto and to the use of the PURCHASER;



[Signature]
Mr. Cherupallin J. Varghese

[Signature]
Mr. Albino A. Fernandes

[Signature]
Mr. Edward P. Fernandes

Mr. Cherupallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

that the SAID PROPERTY falls under Settlement Zone and there are no restrictions or limitations on the development of the SAID PROPERTY;

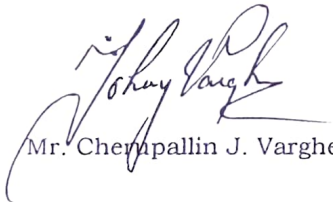
- m) that the SAID PROPERTY is accessible through the Public road running all along and touching the northern boundary of the SAID PROPERTY;
- n) that there does not exist any road/access/pathway/easement passing through the SAID PROPERTY;
- o) that the structures shown in the survey plan does not exist at loco;
- p) That they wish to sell the SAID PROPERTY for a total consideration of Rs. 2,26,00,000/- (Rupees Two Crore Twenty-Six Lakhs Only), which is its fair market value.

AND WHEREAS considering the said offer of the VENDORS and relying on the representations made by the VENDORS, the PURCHASER has agreed to purchase the SAID PROPERTY, for the aforesaid consideration of Rs. 2,26,00,000/- (Rupees Two Crore Twenty-Six Lakhs Only) and has agreed to pay the same as requested by the VENDORS.

AND WHEREAS the parties hereto have decided to have the title and possession of the SAID PROPERTY transferred and thus the VENDORS execute the present deed thereby transferring the right, title, interest and possession of the SAID PROPERTY unto the PURCHASER.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. That in pursuance to the said understanding and in consideration of Rs. 2,26,00,000/- (Rupees Two Crore Twenty-Six Lakhs Only) paid by the PURCHASER unto the VENDORS in the manner detailed out in clause 2 below; the VENDORS hereby against the aforesaid consideration, conclusively grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PROPERTY admeasuring 2125.00 Sq. metres (Two One Two Five decimal Zero Zero) more particularly described in the Schedule hereunder

  
Mr. Chempallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

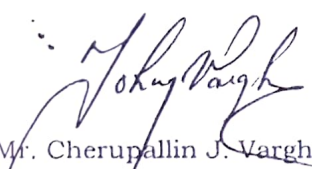
written, along with compound wall and together with all trees, drains, ways, paths, plants, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all estate right, title, interest, use, inheritance, possession, benefit, claims, and demand whatsoever at law of or upon the VENDORS into, out of or upon the SAID PROPERTY and/or every part thereof TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The said sum of Rs. 2,26,00,000/- (Rupees Two Crore Twenty-Six Lakhs Only) is paid in the following manner:

- a) a sum of Rs. 2,23,74,000/- (Rupees Two Crore Twenty-Three Lakhs Seventy-Four Thousand Only) by RTGS transfer drawn on State Bank of India, Margao Branch dated 18/12/2024;
- b) sum of Rs. 2,26,000/- (Rupees Two Lakhs Twenty-Six Thousand Only) deducted from the total sale consideration as and by way of Tax Deducted at Source as required under the provisions of Income Tax Act and paid by the PURCHASER on behalf of the VENDORS vide Challan dated 18/12/2024;

the payment and receipt of the entire consideration, the VENDORSS hereby admit and acknowledge to have received in full and discharge the PURCHASERS of the same and every part thereof.

3. The VENDORS have today at the time of execution of this deed delivered exclusive, vacant, lawful and peaceful possession of the SAID PROPERTY unto the PURCHASER and the PURCHASER has taken actual and physical possession of the same and shall henceforth be entitled to possess and use the same as the absolute owner thereof and deal with it in the manner he wishes to.

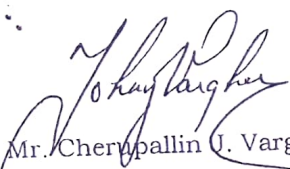
  
Mr. Cherupallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

The VENDORS hereby declare that they have absolute right and title to convey the SAID PROPERTY to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all-times hereafter peaceably and quietly to hold and enjoy the SAID PROPERTY hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under him and to use the same for any residential and or commercial purpose.

5. The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER or its successor/s in title or nominee/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY unto the PURCHASER or its successor/s in title or nominee/s and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

The VENDORS further convent that all the representations and declarations made by the VENDORS unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid repetition.

6. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PROPERTY and or making representations in the manner aforesaid and hereinafter.



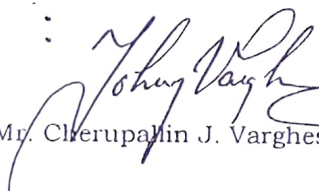


Mr. Cherypallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

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

8. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

9. The VENDORS undertake to indemnify and keep indemnified the PURCHASER from any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY and or where for reasons of any prohibition or restrictions or limitations, the SAID PROPERTY or part thereof cannot be used for development and or in case any of the representations and or covenants made by the VENDORS to the PURCHASER and as detailed out in the recital part of this deed are false. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS and in which




 Mr. Chirupalin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

PURCHASER is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

10. The VENDORS hereby authorize the PURCHASER to get transferred in its name the SAID PROPERTY, purchased by it by the present deed and the VENDORS specifically communicate No Objection for carrying out mutation by deleting the name of the VENDORS and by including the name of the PURCHASER in survey records of the Survey No. 3/4 of Nagoa Village of Salcete Taluka and thereupon to partition the SAID PROPERTY from the Survey No. 3/4 of Nagoa Village and further hereby waives any notice that may be required to be addressed to them under any law in force.

11. That the parties to this Deed of Sale hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to the Notification No: RD/LND/LRC/318/77 dated 21.08.1978 and Circular No. 16/04/2011 RD dated 06/06/2011 issued by the Government of Goa.

SCHEDULE

(Of the SAID PROPERTY hereby sold)

ALL THAT landed Property known as "NICLOBHAT" or "NAGLOBATTA" or "MAZILWADO" or "MAGILVADDO" admeasuring 2,125.00 Sq. Meters, situated in the Village Nagoa, within the limits of Village Panchayat of Nagoa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No. 41143 of Book B No. 106 of New Series, enrolled under Matriz No. 251, surveyed under Survey No. 3/4 of Nagoa Village and bounded as under:-

East	:	By property of Antoneta Bernadette D'Souza under
:	:	Survey No. 3/5 of Nagoa Village;
West	:	By property of Comunidade of Nagoa under survey
		No. 3/3 of Nagoa Village;

Mr. Cherupallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

North : By the public road; and
 South : By property of Francisco Simao Cabral under survey
 No. 3/9 of Nagoa Village and partly by of Antoneta
 Bernadette D'Souza under Survey No. 3/5 of Nagoa
 Village.

The SAID PROPERTY is shown in the plan annexed hereto which forms
 the part of this deed.

IN WITNESS WHEREOF the parties hereto have set and subscribed their
 respective hands on the day, date, month and the year first herein above
 mentioned.



Johny Varghese *Albino A. Fernandes* *Edward P. Fernandes*
 Mr. Cherupullin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

SEALED AND DELIVERED BY THE WITHIN NAMED
DORS:

CHERUPALLIN JOHNY VARGHESE

as member no. 1 of the VENDORS &
constituted attorney of the
member no. 2 of the VENDORS
in party of the FIRST PART
in the presence of...



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF

MR. CHERUPALLIN JOHNY VARGHESE

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF

MR. CHERUPALLIN JOHNY VARGHESE

Mr. Cherupallin J. Varghese Mr. Albino A. Fernandes Mr. Edward P. Fernandes

SEALED AND DELIVERED BY THE WITHIN NAMED
 USER:

EDAL BUILDERS PRIVATE LIMITED

presented by its Directors

Mr. ALBINO ANAND FERNANDES

The Partner No. (i) of the

Party of the SECOND PART

in the presence of.....

EDAL BUILDERS PRIVATE LIMITED



DIRECTOR



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **Mr. ALBINO ANAND FERNANDES**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **Mr. ALBINO ANAND FERNANDES**



Mr. Cherupallin J. Varghese



Mr. Albino A. Fernandes



Mr. Edward P. Fernandes

EDWARD PHILIP FERNANDES

The Partner No. (ii) of the
Party of the SECOND PART
in the presence of.....

EDAL BUILDERS PRIVATE LIMITED

DIRECTOR



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF Mr. EDWARD

PHILIP FERNANDES

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF Mr. EDWARD

PHILIP FERNANDES

Witnesses:

1. *Ganesh M. Kuchwelta*
2. *Miguel Afonso*

Cherupallin J. Varghese *Albino A. Fernandes* *Edward P. Fernandes*

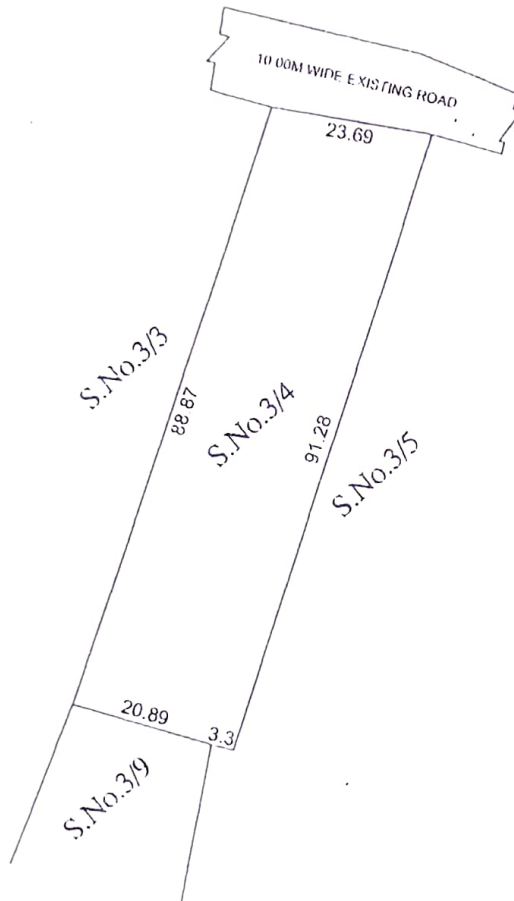
PLAN

ING PROPERTY BEARING SURVEY NO.
NAGOA VILLAGE OF SALCETE TALUKA

AREA OF THE PROPERTY = 2125.00 SQM



SCALE 1:1000



EDAL BUILDERS PRIVATE LIMITED

1.

DIRECTOR

EDAL BUILDERS PRIVATE LIMITED

2.

REGISTRAR


VENDOR'S

PURCHASER'S



Government of Goa

Document Registration Summary 2

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

Date & Time : - 24-Dec-2024 01:13:35 pm

Document Serial Number :- 2024-MGO-6447

Presented at 01:04:36 pm on 24-Dec-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1130000
2	Registration Fee	678000
3	Mutation Fees	2000
4	Processing Fee	2060
Total		1812060

Stamp Duty Required :1130000/-

Stamp Duty Paid : 1130100/-

Sender

Party Name and Address	Photo	Thumb	Signature
Mr. ALBINO ANAND FERNANDES IS REPRESENTED AS A DIRECTOR OF EDAL BUILDERS PRIVATE LIMITED ,,Age: , Marital Status: ,Gender:,Occupation: , Address1 - H. No. 463/6/GF55, Shop No. 5, Royal Classic Building, Navelim, Salcete, Goa, Address2 - , PAN No.:			

Sender

Party Name and Address	Photo	Thumb	Signature
CHERUPALLIN JOHNY VARGHESE , Father Name:Mr. C. J. Varghese, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Service, Flat No. 2, First Floor Priyanka Enclave, Tolsanzor, Near Babu Naik's House Aquem, Margao, Goa resident of Flat No. 2, First Floor, Priyanka Enclave, Tolsanzor, Near Babu Naik's, Aquem, Margao, Goa, PAN No.:			
Mr. ALBINQ ANAND FERNANDES IS REPRESENTED AS A DIRECTOR OF EDAL BUILDERS PRIVATE LIMITED ,, Age: Marital Status: ,Gender:,Occupation: , H. No. 463/6/GF55, Shop No. 5, Royal Classic Building, Navelim, Salcete, Goa, PAN No.:			

Party Name and Address	Photo	Thumb	Signature
WARD PHILIP FERNANDES IS REPRESENTED AS DIRECTOR OF EDAL BUILDERS PRIVATE LIMITED , , Age: Marital Status: , Gender:, Occupation: , H. No. 463/6/GF55, Shop No. 5, Royal Classic Building, Navelim, Salcete, Goa, PAN No.:			
CHERUPALLIN JOHNY VARGHESE IS THE POA OF SONIA E. VARGHESE , Father Name: Mr. C. J. Varghese, Age: 60, Marital Status: , Gender:Male, Occupation: Service, , PAN No.: , as Power Of Attorney Holder for SONIA E. VARGHESE			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GAURISH MAHESH KUDCHADKAR , Age: 43, DOB: 1981-09-02 , Mobile: _____, Email: _____ Occupation: Advocate , Marital status : Married , Address: 403601, Margao, Salcete, South Goa, Goa			
2	Name: MIGUEL AFONSO , Age: 45, DOB: _____, Mobile: _____ _____, Email: _____, Occupation: Business , Marital status : Married , Address: 403716, Benaulim, Salcete, South Goa, Goa			



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