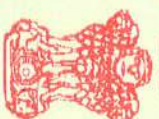


(Repres Fifteen kals Sixty Two thousand Six Hundred Twenty Five Only

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521
D-5/STP(V)/C.R./35/34/2011-RD



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Rs 1562625/- PB7147

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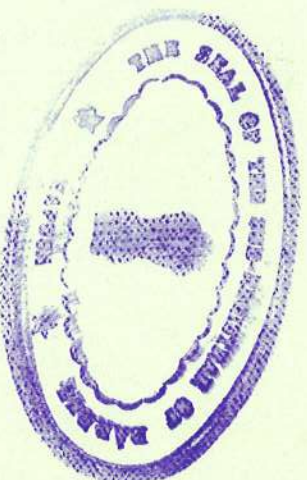
GOA

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Name of Purchaser Casa luxury Realty Seven LLP

HR
Authorized Signatory

2019-BR2-865
28/03/2019.



DEED OF SALE

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THIS DEED OF SALE is executed on this Twenty Sixth day of March of the Year Two Thousand Nineteen (26/03/2019), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

B E T W E E N

1. Dr. FRANCIS P. CANDES alias **FRANCIS PELAGIO CANDES**, son of late Pelagio Candes, aged about 71 years, married, Doctor, Indian National, holding PAN :AAAPC4684J and his wife,

2. Dr. NIRMALA F. CANDES alias **Dr. NIRMALA FRANCIS CANDES**, wife of Dr. Francis P. Candes alias Francis Pelagio Candes, aged about 68 years, married, Doctor, Indian National, holding PAN :AAAPC6206A, both residents of I.C Colony, Borivali (West), Mumbai – 400103,

3. Mr. JAYRAM BANODKAR alias **JAYRAM DAMODAR BANODKAR**, son of Damodar Banodkar, aged about 64 years, married, businessman, Indian National, holding PAN:AAIPB5131ID and his wife,

4. Mrs. PRATHIBHA J. BANODKAR alias **PRATIBHA JAYRAM BANODKAR**, wife of Mr. Jayram Banodkar alias Jayram Damodar Banodkar, aged about 63years, married, housewife, Indian National, holding PAN : ABLPB5124A, both residing at A/102,Lopez Residency, Opp. Shantidhan Hospital, Kandarapada, Dahisar, Mumbai – 400 068, hereinafter, for brevity's sake, being referred to as the “**VENDORS**” (which expression shall be deemed to mean and



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include their respective heirs, administrators, legal representatives, executors, successors and/or assigns jointly and/or severally, wherever the context or meaning shall so require or permit) **OF THE ONE PART;**

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2) CASA LUXURY REALTY SEVEN LLP, a Limited Liability Partnership, having its Registered Office at First Floor, Impression House, 42A, G.D. Ambekar Marg, Wadala (W), Mumbai, Maharashtra, India, with LLPIN No: AAN-0636, and Pan Card No.AANFC6967H, represented herein by its Designated Partner, **Mr. VISHAL SUBHEDAR**, son of Mr. Laxman Rajaram Subhedar, aged about 44 years, married, Service, Indian National, residing at 17/3, Laxmi Niwas, Gokhale Road (South) Mumbai – 400028, Maharashtra, having been authorized vide LLP Resolution dated 01/03/2019, hereinafter, for brevity's sake, being referred to as the **"PURCHASER"**(which expression shall unless repugnant to the context be deemed to mean and include its partners for time being their heirs and the last surviving partners jointly and severally wherever the context or meaning shall so require or permit) **OF THE OTHER PART;**

(Vendor No.2 - Dr. NIRMALA F. CANDES alias Dr. NIRMALA FRANCIS CANDES has been represented in this Deed by her husband Vendor No.1 - Dr. FRANCIS P. CANDES alias FRANCIS PELAGIO CANDES, in terms of Power of Attorney dated 11/01/2018 executed before Mr. Ashok M Pandya, Advocate & Notary at Borivali



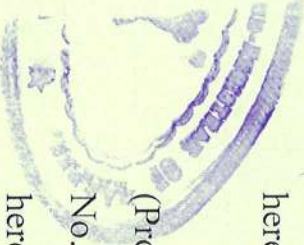
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(West) Mumbai, certified true copy of the Power of Attorney has been filed along with this Deed)

WHEREAS there exists An immovable property admeasuring 2550.00 square meters, surveyed under Survey No.137/16, forming an independent and distinct property of the larger property known as "ODIECHO SORVO" or "ALTA" situated at Assagao Village, within the local limits of the Village Panchayat of Assagao, Taluka & Registration Sub-District of Bardez, District of North Goa, in the State of Goa, inscribed in the Land Registration Office under No. 26812 of Book G 32 Bardez and described under No. 14059 of Book B-36 New, and enrolled in the Taluka Revenue Office(Matriz) under No. 1783, bearing old Cadastral Survey No. 645, surveyed under new Survey No. 137/16, more particularly described in the Schedule -I- herein below mentioned;



(Property admeasuring 2550.00 square meters, surveyed under Survey No.137/16, situated at Assagao Village, Bardez, Goa, shall hereinafter, for brevity's sake be referred as "**the said property**").

AND WHEREAS the said property originally belonged to Mr. Louis Jose Raposo and his wife, Mrs. Anna Maria Francisco Evelima De Souza alias Evelina Raposa who were residents of Assagao;

AND WHEREAS said Mr. Louis Jose Raposo alias Luis Jose Raposo and his wife, Mrs. Ana Maria Francisca Evelima D Souza e Raposo alias Evelina Raposa sold the said property to Mr. Clemento Francisco Xavier Fernandes alias Clemente Florencio Xavier Fernandes;



Raposo

AND WHEREAS , the said Deed of Sale dated 23.04.1935 stands executed and recorded before Notary of Bardez at Mapusa Francisco Pinto De Menezes at folios 71 reverse and 72 in his Book 414.

AND WHEREAS said Mr. Clemento Francisco Xavier Fernandes alias Clemente Florencio Xavier Fernandes was married to Mrs. Ruby Mary Fernandes;

AND WHEREAS upon foresaid purchase, said property stands inscribed in the name of said Mr. Clemento Francisco Xavier Fernandes under Inscription No.26812 issued by the Land Registrar of Bardez at Mapusa, Goa;



AND WHEREAS name of said Mr. Clemento Francisco Xavier Fernandes, stands recorded in the Record of Surveyor (Registo Do Agrimensor) against Cadastral Survey No.645, of Village Assagao, of Bardez Taluka issued by the Directorate of Settlement and Land Records;

AND WHEREAS the name of the said Mr. Clemento Francisco Xavier Fernandes has been wrongly recorded as " Ramed Xavier/ Remid Shavier "in the survey records pertaining to the said property.

AND WHEREAS name of said Mr. Clemento Francisco Xavier Fernandes alias Clemente Florencio Xavier Fernandes stands wrongly recorded in the Index of Land as Remid Shaverse ;

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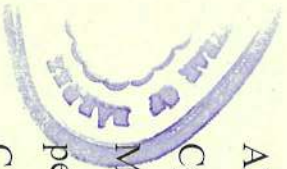
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AND WHEREAS In Form IX pertaining to the said property, the aforesaid entry continues as an "Occupant since before survey" as per the Entry dated 25/11/1971.

AND WHEREAS , Subsequently, said Mrs. Ruby Mary Fernandes wife of Mr. Clemento Francisco Xavier Fernandes instituted proceedings under Section 103 of the Goa Land Revenue Code, 1968, bearing Case No. 18/450/LRC/Misc., in the Court of the Deputy Collector & Sub-Divisional Officer, Mapusa Sub-Division, Mapusa-Goa, seeking correction of the survey records by recording her husband's name as an "Occupant" in respect of the said property by deleting the name of said Ramed Xavier appearing therein.

AND WHEREAS Vide Order dated 06/08/1990 passed by the Deputy Collector & S.D.O, Mapusa Sub-Division, Mapusa-Goa, the Mamlatdar of Bardez, Goa was directed to correct the survey records pertaining to the said property by recording the name of said Mr. Clemento Francisco Xavier Fernandes in the column of "Occupant" of Survey Form I & XIV pertaining to the said property instead of Ramed Xavier.

AND WHEREAS, accordingly the name of said Mr. Clemento Francisco Xavier Fernandes came to be mutated in the column of "Occupant" of the Survey Form I & XIV pertaining to the said property bearing Survey No.137/16.



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Ramed Xavier

AND WHEREAS the said entry again continues in the column of "Occupant" of the manual (handwritten) Survey Form I & XIV pertaining to the said property.

AND WHEREAS said Mr. Clemento Francisco Xavier Fernandes expired on 08/03/1983 leaving behind his wife, Mrs. Ruby Mary Fernandes as his widow and moiety holder and following children as his heirs:-

- (i) Mrs. Philomena Ann Dias alias Philomena Ivy Anne Fernandes E Dias, married to Mr. Albert Dias alias Albert Joaquim Francisco Pedro Dias and
- (ii) Anthony Stanley Fernandes alias F.A.S. Fernandes, married to Mrs. June Marjorie Fernandes alias Smt. J. M. Fernandes.

AND WHEREAS upon the death of aforesaid Mr. Clemento Francisco Xavier Fernandes, a Deed of Declaration, Succession or Qualification of heirs dated 29/01/1991, was drawn at pages 64 to 67V Book No.637, in the Office of the Notary Ex-Officio of Tiswadi at Panaji and aforesaid persons were declared as his successors;

AND WHEREAS in terms of Deed of Sale dated 07/08/1995, executed between said Mrs. Ruby Mary Fernandes, a widow, Mrs. Philomena Ann Dias alias Philomena Ivy Anne Fernandes E Dias and her husband, Mr. Albert Dias alias Albert Joaquim Francisco Pedro Dias; Mr. Francis Anthony Stanislaw Fernandes alias Francis Anthony Stanley Fernandes alias F.A.S. Fernandes and his wife Mrs. June Marjorie Fernandes alias Smt. J. M. Fernandes, as Vendors



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therein and **Dr. FRANCIS P. CANDES alias FRANCIS PELAGIO CANDES**, as Purchaser therein, said Vendors sold and transferred the said property in favour of the Purchaser therein;

AND WHEREAS said Deed of Sale dated 07/08/1995, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under Registration No. 463, at Book No. 1, Volume No.370 on 11/03/1996;

AND WHEREAS by virtue of said Deed of Sale dated 07/08/1995, said **Dr. FRANCIS P. CANDES alias FRANCIS PELAGIO CANDES** married to **Dr. NIRMALA F. CANDES alias Dr. NIRMALA FRANCIS CANDES**, became the exclusive and absolute owners of the said property;



AND WHEREAS in terms of Deed of Sale dated 24/10/2016, executed between said **Dr. FRANCIS P. CANDES alias FRANCIS PELAGIO CANDES** and his wife **Dr. NIRMALA F. CANDES** alias **Dr. NIRMALA FRANCIS CANDES**, as Vendors therein and **Mr. JAYRAM BANODKAR** alias **JAYRAM DAMODAR BANODKAR**, represented by his wife **Mrs. PRATHIBHA J. BANODKAR** alias **PRATHIBHA JAYRAM BANODKAR**, as Purchaser therein, said Vendors sold and transferred the 1/3rd undivided right and share admeasuring 850.00 square meters of the said property to the Purchaser therein;

AND WHEREAS said Deed of Sale dated 24/10/2016, stands registered in the Office of the Sub-Registrar of Bardez at Mapusa,



Goa, under Registration No. BRZ-BK1-04552-2016, CD No. BRZD783 on 31/10/2016;

AND WHEREAS by virtue of said Deed of Sale dated 24/10/2016, said Mr. JAYRAM BANODKAR alias JAYRAM DAMODAR BANODKAR, married to Mrs. PRATHIBHA J. BANODKAR alias PRATHIBHA JAYRAM BANODKAR became the 1/3rd owners of undivided share and right of the said property which is equivalent to 850.00 square meters;

AND WHEREAS name of said Dr. Francis Pelagio Candes and Mr. Jayram Banodkar alias Jayram Damodar Banodkar stands recorded in Form I & XIV in respect of the said property bearing Survey No.137/16 as occupant thereof, against mutation entry No.52738 and 59360.



AND WHEREAS Advocate of the Purchaser, Mrs. Meera N. Medhekar, had published a Public Notice in the local newspapers "Navhind Times" on 02/03/2019 and in "Marathi Daily "Tarun Bharat" on 04/03/2019, for inviting objections from public if any for proposed sale of the said property but till date objections were not received from any person/s;

AND WHEREAS the Vendors above named desire to sell their respective undivided share in the said property;

AND WHEREAS the Purchaser above named have approached the Vendors to purchase the said property;

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AND WHEREAS the Vendors have represented to the Purchaser that the said property is free from any registered/unregistered encumbrances, liens, charges and there are no requisition proceedings and they have not created any mortgage, lien and charge on the said property;

AND WHEREAS Vendors also represented to the Purchaser that Vendors have not entered into any agreement for sale either verbally or in writing, nor have received any court summons in respect of the said property;

AND WHEREAS the Vendors state and declare that:-

(i) That the said Property is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.

(ii) That there are no tenants and/or mundkars having any rights or claims over the said Property.

(iii) The Vendors are the lawful owner in actual possession of the said property and is entitled to enter into the present Deed with the Purchaser.

(iv) No part of the said Property is covered /affected by any reservation or any Government order adversely affecting the area of the said Property.



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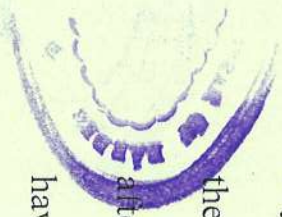
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(v) The said Property is free from any encumbrances, charges, liens, attachments, claims and demands of any nature whatsoever, and that the Vendors have not received any injunction or restraint order from any Court, Authority or Tribunal in regard to the development/disposal of the said Property, or any part thereof and the Vendors are fully entitled to enter into this understanding with the Purchaser as hereinafter stated.

(vi) The said Property is not the subject matter of any litigation or any legal proceedings pending before any court or Tribunal also that the said property is not the subject matter of any attachment before or after judgment of any court / Tribunal nor do any person or persons have any claim in respect of the said property neither in law nor in equity.

(vii) The Vendors and any person(s) have not created any rights that may adversely affect the said Property or interfere with the rights of the Purchaser under this Deed.

(viii) The said Property is free from all encumbrances and no Bank, Financial Institution or such other entity have any charge, claim, lien, over the said Property.



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AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchaser and the Purchaser shall purchase all that property admeasuring 2550.00 square meters, surveyed under Survey No.137/16, forming an independent and distinct property of the larger property known as "ODIECHO SORVO" or "ALTA" situated at Assagao Village, within the local limits of the Village Panchayat of Assagao, Taluka & Registration Sub-District of Bardez, District of North Goa, in the State of Goa, inscribed in the Land Registration Office under No. 26812 of Book G 32 Bardez and described under No. 14059 of Book B-36 New, and enrolled in the Taluka Revenue Office(Matriz) under No. 1783, bearing old Cadastral Survey No.645, surveyed under new Survey No. 137/16, for total consideration of Rs.3,47,25,000/- (Rupees Three Crores Forty Seven Lakhs Twenty Five Thousand Only), which is the present market price of the said property and considered fair market value.

NOW, THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER :-

1. In pursuance of the said agreement and in consideration of the said sum of Rs.3,47,25,000/- (Rupees Three Crores Forty Seven Lakhs Twenty Five Thousand Only), paid to the Vendors by the Purchaser less tax deducted at source of Rs. 3,47,250/- (Rupees Three Lakhs Forty Seven Thousand Two Hundred and Fifty Only). The balance sum of Rs. 3,43,77,750/- (Rupees Three Crores Forty Three Lakhs Seventy Seven Thousand Seven Hundred and

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Fifty Only) is hereby paid as per details in payment Schedule-II herein below written prior to the execution of these presents (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser), THEY the Vendors, Nos. 1 and 2 being owners of $2/3^{\text{rd}}$ share i.e. 1700.00 square meters and Vendors No. 3 and 4 are owners of $1/3^{\text{rd}}$ share i.e. 850.00 square meters in the said property, do hereby sell, assign, release, transfer, convey and assure unto the Purchaser FOR EVER ALL that property admeasuring 2550.00 square meters, surveyed under Survey No.137/16, forming an independent and distinct property of the larger property known as "ODIECHO SORVO" or "ALTA" situated at Assagao Village, within the local limits of the Village Panchayat of Assagao, Taluka & Registration Sub-District of Bardez, District of North Goa, in the State of Goa, inscribed in the Land Registration Office under No. 26812 of Book G 32 Bardez and described under No. 14059 of Book B-36 New and enrolled in the Taluka Revenue Office(Matriz) under No. 1783, bearing old Cadastral Survey No. 645, and now surveyed under new Survey No. 137/16, being more particularly described in the SCHEDULE-I hereunder written and, for better cleanness, being delineated on the plan ANNEXURE annexed hereto and thereon shown surrounded in red color boundary lines, TOGETHER WITH all singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied, or enjoyed therewith or reputed or known as part or member thereof to belong or to be appurtenant thereto AND also



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together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said property or any part thereof AND ALL the estate, right, title, interest, use, claiming by, from through, under or in trust of them hath done, committed omitted or knowingly or willingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said Property hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the Purchaser from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the said Property hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit, without any suit, eviction, interruption, claim ad demand whatsoever from or by the Vendors or their survivors or from or by any person or persons lawfully or equitably, inheritance, property possession, benefit, claim and demand whatsoever at law and in equity of the Vendors, in to, out of or upon the said Property or any part thereof TO HAVE AND TO HOLD all and singular the said Property hereby granted conveyed and assured or express so to be with all their rights, members and appurtenances UNTO and to the use and the benefits of the FOREVER, subject however to the payments of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Panchayat authorities or any other public body in respect thereof.



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2. AND THE Vendors do hereby for themselves, their heirs, executors and administrators, covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Property hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time, and at all times hereafter at the request and cost of Vendors do and execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better and further and more perfectly and absolutely granting and assuring said property and every part thereof hereby granted unto and to the use of the Purchaser in the manner aforesaid, as shall or may be reasonably required by the Purchaser its successors or assigns or its Successor-in-interest.

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4. AND the Vendors do hereby covenant with the Purchaser that they the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting or conveying the said Property in the manner aforesaid or whereby the same or any part thereof, is, can or may be charges, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser that the said Property hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever and, that if for any defect in the title of the Vendors the Purchaser is deprived of the whole or any part of the said property, the Vendors shall compensate the Purchaser and/or its successors-in-interest.

6. The Vendors have put the Purchaser today into peaceful, vacant and physical possession of the said Property, which is duly acknowledged by the Purchaser.

7. The said Property is valued and purchased for Rs. 3,47,25,000/- (Rupees Three Crores Forty Seven Lakhs Twenty Five Thousand Only), therefore, this deed is embossed on stamp papers valued at Rs. 15,62,625/- (Rupees Fifteen Lakhs Sixty Two Thousand Six Hundred and Twenty Five Only) which is borne and paid by the Purchaser.

8. The Vendors do hereby gives their explicit consent to delete the names of the Vendors from the Form I & XIV bearing Survey

No. 137/16, of the said Property and enter the name of Purchaser as Occupant thereof,

9. The Vendors as well as the Purchaser do not belong to Scheduled Caste/Scheduled Tribes as per notification no. RD/LAND/LRC/318/77, dated 21/08/1978.

SCHEDULE I HEREINABOVE REFERRED TO:

(Description of the Property)

ALL THAT piece or parcel of land admeasuring 2550.00 square meters, surveyed under Survey No.137/16, forming an independent and distinct property of the larger property known as "ODIECHO SORVO" or "ALTA" situated at Assagao Village, within the local limits of the Village Panchayat of Assagao, Taluka & Registration Sub-District of Bardez, District of North Goa, in the State of Goa, inscribed in the Land Registration Office under No. 26812 of Book G 32 Bardez and described under No. 14059 of Book B-36 New , and enrolled in the Taluka Revenue Office(Matriz) under No. 1783, bearing old Cadastral Survey No. 645, surveyed under new Survey No. 137/16, and bounded as under:-

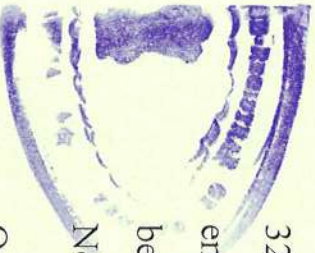
On or towards the North: by Survey No.137/14 and 137/15,

On or towards the South: by a road,

On or towards the West: by Survey No. 137/17 and 137/19 and

On or towards the East: by Survey No. 139/2, 139/4 and 137/5 and partly by road of the Village of Assagao in Bardez Taluka.

(Said property more particularly described hereinabove, for better clearness, are delineated on the plan (ANNEXURE) annexed hereto and thereon is shown surrounded by red colored boundary lines.



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SCHEDULE II
(MODE OF PAYMENT)

TO VENDORS Nos.1 & 2, BEING OWNERS OF 2/3rd i.e.
1700.00 SQUARE METRES UNDIVIDED SHARE IN THE
SAID PROPERTY.

1. D.D. No.488557,
Dated: 20/03/2019,
Drawn on AXIS BANK, MUMBAI.

Rs.1,14,59,250/-

2. D.D. No.488553,
Dated: 20/03/2019,
Drawn on AXIS BANK, MUMBAI.

Rs. 1,14,59,250/-



3. **TDS @1%**
TO VENDOR Nos. 3 & 4 BEING OWNERS OF 1/3rd, i.e. 850.00
square meters undivided share in the said property.

Rs . 2,31,500/-

4. D.D. No.488555,
Dated: 20/03/2019,
Drawn on AXIS BANK, MUMBAI.

Rs. 57,29,625/-

5. D.D. No.488552,
Dated: 20/03/2019,
Drawn on AXIS BANK, MUMBAI.

Rs. 57,29,625/-

6. **TDS @ 1%**
Rs. 1,15,750/-

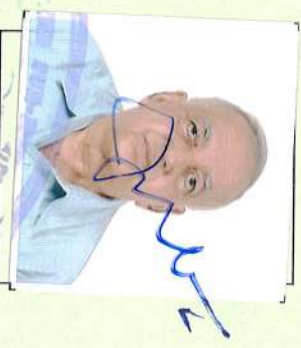
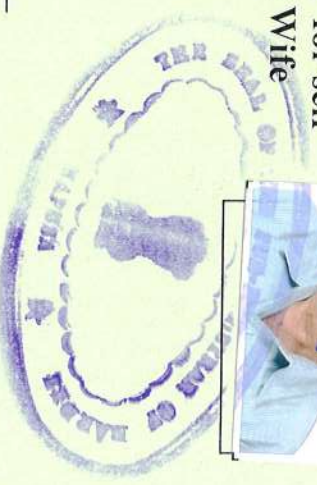
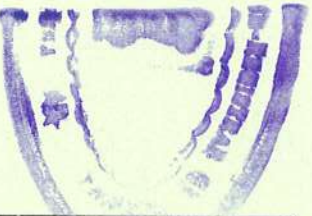
(Rupees Three Crore Forty Seven Lakhs Twenty Five Thousand
Only)

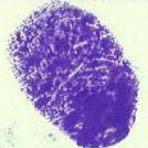
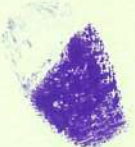
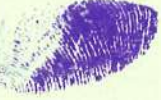
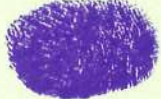
Dr. M. Banodkar

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below;

SIGNED AND DELIVERED BY
WITHINNAMED VENDOR No. 1
DR. FRANCIS P. CANDES
alias **FRANCIS PELAGIO CANDES** for self
and Power of Attorney holder for his Wife
Dr. NIRMALA F. CANDES alias
Dr. NIRMALA FRANCIS CANDES





				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				



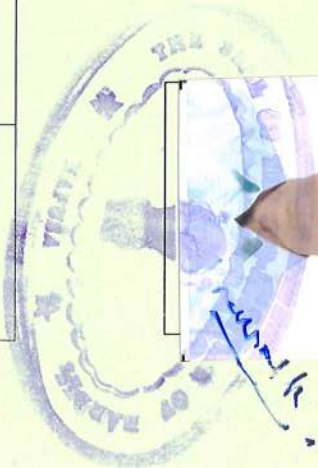


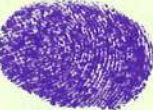
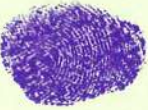




WITHIN NAMED VENDOR No. 3
Mr. JAYRAM BANODKAR alias
Mr. JAYRAM DAMODAR BANODKAR

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LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

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WITHINNAMED VENDOR No. 4
Mrs. PRATHIBHA J. BANODKAR alias
Mrs. PRATIBHA JAYRAM BANODKAR

Banodkar



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				



Banodkar

Banodkar

Banodkar

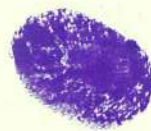
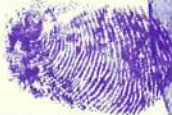
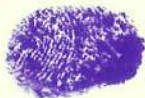
Banodkar

SIGNED AND DELIVERED BY
WITHINNAMED PURCHASER
CASA LUXURY REALTY SEVEN LLP
Through its Designated Partner,
(Mr. VISHAL L. SUBHEDAR)



Mr. Subhedar

Mr. Subhedar

				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				



IN THE PRESENCE OF:

1. *Mr. Jeevan (Aashu Reddy)*
2. *Mr. Subhedar (Aish Subhedar)*

Mr. Subhedar

Mr. Subhedar

Mr. Subhedar

Mr. Subhedar



FORM I & XIV

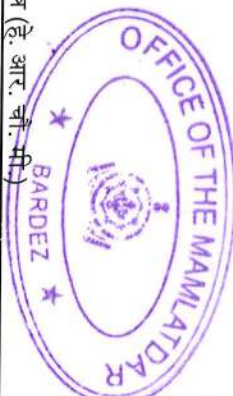
Date: 13/07/2017

नमुना नं १ व १४

Page 1 of 1

Taluka BARDEZ
तालुका
Village Assagao
गांव
Name of the Field Alta
शेताचे नांव

Survey No. 137
सर्वे नंबर
Sub Div. No. 16
हिसा नंबर
Tenure
सत्ता प्रकार



Cultivable Area (Ha,Ars,Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop	Garden	Rice	Khajan	Ker	Morad	Total Cultivable Area
जिरायत	बागायत	तरी	खाजन	केर	मोरड	एकूण लागण क्षेत्र
0000.25.25	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.25.25

Un-cultivable Area (Ha,Ars,Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेर

Class (a)	Class (b)	Total Un-Cultivable Area	Grand Total
वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन	एकूण
0000.00.00	0000.00.25	0000.00.25	0000.25.50

Assessment : Rs. 0.00	Foro Rs. 0.00	Predial Rs. 0.00	Rent Rs. 0.00
आकार	फोर	प्रेडियाल	रेंट

S.No.	Name of the Occupant	Khata No.	Mutation No.	Remarks
1	कन्वेदाराचे नांव Dr. Francis Peiagio Candes	खाते नंबर	52738	शेर
2	JAYRAM BANODKAR alias JAYRAM DAMODAR BANODKAR		59360	

S.No.	Name of the Tenant कुळाचे नांव	Khata No.	Mutation No.	Remarks
1	Nil	खाते नंबर	फेरफार नं	शेर

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क शरण करणा-याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं	Remarks शेर
Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year	Name of the Cultivator	Mode	Season	Name of Crop	Irrigated	Unirrigated	Land not Available for Cultivation	Area	Source of Irrigation	Remarks
वर्ष	लागण करणा-याचे नांव	रीत	सौसम	पिकाचे नांव	बागायत	जिरायत	नापिक जमीन	क्षेत्र	सिंचनाचा प्रारि	शेर
	नांव	Nil			Ha Ars Sq.Mts हे. आर. चौ. मी.	Ha Ars Sq.Mts हे. आर. चौ. मी.	Nature प्रकार	Ha Ars Sq.Mts हे. आर. चौ. मी.		

End of Report

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

Vendor Purchaser

1) Dr. Francis Peiagio Candes
2) JAYRAM BANODKAR
3) BANODKAR

Copy delivered on 15/7/17
Copying Fees Rs 15/-
Paid vide TR 5 Receipt
Dated 14.7.17

Mamlatdar of Bardez
Mapusa-Goa

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Jayram Banodkar Alias Jayram Damodar Banodkar ,S/o - D/o Damodar Banodkar Age: 64, Marital Status: Married , Gender:Male,Occupation: Business, Address1 - A-102, Lopez residency Kandarapada, Dadar (West) Mumbai - 400 068, Address2 - , PAN No.: AAIPB5191D			
3	Prathibha J Banodkar Alias Pratibha Jayram Banodkar ,S/o - D/o Wife Of Jayram D Banodkar Age: 63, Marital Status: Married , Gender:Female,Occupation: Housewife, Address1 - A-102, Lopez Residency, Opp. Shantidhan Hospital, Kandarapada, Dadar(West) Mumbai 400 068, Address2 - , PAN No.: ABLPB5124A			
4	VISHAL LAXMAN SUBHEDAR ,S/o - D/o Laxman Subhedar Age: 46, Marital Status: , Gender:Male,Occupation: Service, Address1 - Laxmi Niwas Dadar, Address2 - , PAN No.: AUPPS3581F			
5	Dr Francis P Candes Alias Francis Pelagio Candes ,S/o - D/o Late Pelagio Candes Age: 71, Marital Status: Married , Gender:Male,Occupation: Doctor, Address1 - IC Colony Borivali, Address2 - , PAN No.: AAAPC4684J			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	AALISHA MEDHEKAR, 30 , ,9561399658 , Advocate , Marital status : Unmarried 403001 Panaji, Tiswadi, NorthGoa, Goa			
2	MANOJ HARMALKAR, 35 , ,9823522102 , Service , Marital status : Married 403512 Agarvado, Pernem, NorthGoa, Goa			

Amal Kumar
Sub-Registrar
SUB-REGISTRAR
BARDEZ

Document Serial No:-2019-BRZ-865

Book :- 1 Document

Registration Number :- **BRZ-1-850-2019**

Date : 28-Mar-2019

Hemal K. V. K.

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

**SUB-REGISTRAR
BARDEZ**

