

TRUE COPY



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Serial No. 764.....Place of Vend MARGAO Date: 18/11/2022

118100

Value of Stamp Paper Rs. 25,000/-

Name of Purchaser: M/s. EDITICE DEVELOPERS

Residence:.....Name of Father:.....

Purpose:.....Transacting }  
Parties }

As there is no one single paper for the value of Rs. 1,05,000/-  
Additional stamp papers for the completion of the value are  
attached along with.

Govt. Authorized Stamp Vendor's Sign.

SANMA VIPAL NAGWEKAR

Shop No. G-6, Damarita Residency,

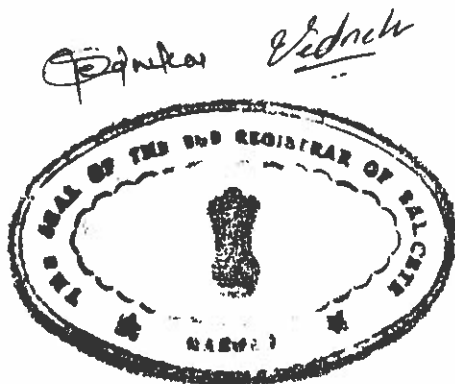
Near MID Office, Fatorda, Margao-Goa

Lic. No. JUD/VEN-LIC/7/2021/AC.11/11/2021

Signature of Purchaser

MR. FAIZAN SHAIKH

## DEED OF SALE OF UNDIVIDED SHARE



ShaiKH

ShaiKH

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Serial No. 768 Place of Vend MARGAO Date: 18/11/2022 147366  
Value of Stamp Paper Rs. 5,000/-  
Name of Purchaser: M/S. EDIFIC DEVELOPERS  
Residence: ..... Name of Father: .....  
Purpose: ..... Transacting }  
Parties }  
As there is no one single paper for the value of Rs. 5,05,000/-  
Additional stamp papers for the completion of the value are  
attached along with.

Govt. Authorized Stamp Vender's Sign.  
SANMA VIPAL NAGWEKAR  
Shop No. G-5, Damarita Residency,  
Near PWD Office, Fatorda, Margao-Goa  
Lic. No. JUDIVEN-LIC/7/2021/AC-II/13801

Jayant/raiph  
Signature of Purchaser

### DEED OF SALE OF UNDIVIDED SHARE



Betulcar Vednet

Jaikh Jayant/raiph

TRUE COPY



गोवा GOA

Serial No. 763.....Place of Vend MARGAO Date: 18/11/2022

118099

Value of Stamp Paper Rs. 25,000/-

Name of Purchaser: M/s. EDITICE DEVELOPERS

Residence:.....Name of Father:.....

Purpose:.....Transacting }  
Parties }

As there is no one single paper for the value of Rs. 1,05,000/-  
Additional stamp papers for the completion of the value are  
attached along with.

Govt. Authorized Stamp Vendor's Sign.  
S. NMA VIPAL NAGWEKAR  
Shop No. C-4, Damarka Residency,  
Near PWD Office, Fatorda, Margao-Goa  
Lic. No. JUD/VEN-LIC/7/2921/AC-TU/13001

Signature of Purchaser



**DEED OF SALE OF UNDIVIDED SHARE**

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*Lajouf Kaph*

*Shain*

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Serial No. 765 ..... Place of Vend MARGAO Date: 18/11/2022 079897  
Value of Stamp Paper Rs.: 20,000/-  
Name of Purchaser: M/s. EDITICE DEVELOPERS  
Residence: ..... Name of Father: .....  
Purpose: ..... Transacting }  
Parties }

Govt. Authorized Stamp Vendor's Sign.  
S-NMA VIPAL NAGWEKAR  
Shop No. G-6, Damarita Residency,  
Near PWD Office, Fatorda, Margao-Goa  
Lic. No. JUD/VEN-LIC/7/2021/AC-11/17601

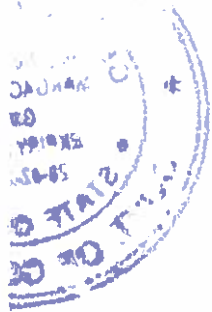
**Signature of Purchaser**

## **DEED OF SALE OF UNDIVIDED SHARE**

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~~Laurie Ralph~~

Naresh



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Serial No. 767 Place of Vend MARGAO Date: 18/11/2022

061907

Value of Stamp Paper Rs. 15,000/-

Name of Purchaser: M/S EDITIES DEVELOPERS

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 15,000/-

Additional stamp papers for the completion of the value are attached along with.

Govt. Authorized Stamp Vendor's Sign.  
SANMA VIPAL NAGWEKAR  
Shop No. G-6, Damarita Residency,  
Near PWD Office, Fatorda, Margao-Goa  
Lic. No. JUDVEN-LIC/7/2021/AC-IT/13601

Signature of Purchaser

## DEED OF SALE OF UNDIVIDED SHARE

*Signature* *Signature*

*Signature*

*Signature*

*Signature*

TRUE COPY



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Serial No. 766 Place of Vend MARGAO Date: 18/11/2022

061908

Value of Stamp Paper Rs.: 15,000/-

Name of Purchaser: M/S EDITICE DEVELOPERS

Residence: ..... Name of Father: .....

Purpose: ..... Transacting }  
Parties }

As there is no one single paper for the value of Rs. 15,000/-

Additional stamp papers for the completion of the value are  
attached along with.

Govt. Authorized Stamp Vendor's Sign.  
E. NMA VIPAL NAGWEKAR  
Shop No. G-4, Damarita Residency,  
Near PWD Office, Fatorda, Margao-Goa  
Lic. No. JUD/VEN-LIC/7/2021/AC-II/13501

[Signature]  
Signature of Purchaser

## DEED OF SALE OF UNDIVIDED SHARE



[Signature] [Signature]

[Signature]

[Signature]

[Signature]

THIS DEED OF SALE is made, executed and entered at Margao, Salcete, Goa, on this Eighteenth Day of the Month of November of the year Two Thousand and Twenty Two; (18-11-2022);



1. MR. SANDEEP VASSANT PEDNEKAR, son of Mr. Vassant Pednekar aged about 48 years, Married, Occupation business, Holder of Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED] and his wife;



1. MRS. VAISHALI SANDEEP PEDNEKAR, daughter of late Mr. Shankarrao Jadhav aged about 48 years, Married, Occupation business Holder of Pan Card No. [REDACTED] and Aadhar Card No. [REDACTED] and both resident of Flat No. S-1 B Building, Utkarsh Residency, Pundalik Nagar, Near Sulabh International Office, Alto Betim, Bardez, North Goa 403521, and hereinafter referred to as the "VENDORS/TRANSFERORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, successors, executors, administrators, legal representatives, Attorneys and permitted assigns) of the **FIRST PART**;



AND

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1). **M/S. EDIFICE DEVELOPERS**, a Partnership Firm constituted under the Indian Partnership Act, & duly registered in the office of the Registrar of Firms of Salcete under Registered Certificate No. **MGO-F-40-2020**, having its registered office at 349, Tembim, Salcete, Margao, South Goa, Goa, 403720, consisting of its Partners 1). **MR. FAIZAN SHAIKH**, Son of Mr. Mohamed Hussain Shaik, aged about 28 years, Bachelor, Occupation business, Holder of Pan Card No. [REDACTED] & Aadhar Card No. [REDACTED], Resident of HNo. 349, Ozro Camurlim, Raia, Salcete, Goa, 403720; 2). **MR. AKHTAR SHAIKH** son of Late Shaikh Kassim, aged about 64 years, married, Occupation business, Holder of Pan Card No. [REDACTED] J, & Aadhar Card No. [REDACTED], & resident of HNo. 679, Near Nehru College, Chandrawada, Fatorda, Margao, Salcete, South Goa, 403602 ; & 3). **MR. SHAIKH MOHAMED ABU SUFIYAN**, son of Mr. Akhter Shaikh, aged about 23 years, bachelor, Occupation business, Holder of Pan Card bearing No. [REDACTED] & Aadhar Card No. [REDACTED] & resident of H.No. 679, Near Nehru College, Chandrawada, Fatorda, Margao, Salcete, South Goa, 403602 and hereinafter referred to as the



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**"PURCHASERS/TRANSFEREES"** (which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include their heirs, successors, administrators, executors, legal representatives, Attorneys and permitted assigns) of the **SECOND PART**;



**WHEREAS** all the parties to this Deed of Sale are Indian Nationals and competent to contract.

**AND WHEREAS** there exists all that property known as **"TOLLOI CHONDROVADDO"**, registered in the Land Registration Office of Salcete division under New Series and inscribed in the Land Revenue Office Under No. 1957, situated at Fatorda, within the jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, and Surveyed under Chalta No. 24 of P.T. Sheet No. 25 and hereinafter referred to as the **SAID LARGER PROPERTY** and more fully described under Schedule-A herein below .



**AND WHEREAS** the Said Larger Property originally belonged to Mr. Francisco Noronha and his wife Mrs. Adelina Rebello, who both sold a portion (Group A-2), of the larger property , admeasuring an area of 735.00 sq. mtrs, being the part and parcel of the larger property known as **"TOLLOI CHONDROVADDO"**

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unto and in favour of Mrs. Varsha Vasant Pednekar, who purchased the same by virtue of the Deed of Sale dated: 19-11-1976, duly registered in the Office of Sub-Registrar of Salcete at Margao under Registration No. 1384, at Pages 209 to 212, Vol. 167, on 16-12-1976, who thereby became the absolute Owner and in possession of the Said Plot and hereinafter referred to as the SAID PLOT" for the sake of brevity and convenience, and morefully described under Schedule-B hereinunder and the SAID PLOT is the subject-matter of sale under these presents .



**AND WHEREAS** the said Mrs. Varsha Pednekar alias Varsha Vasant Pednekar alias Varsha Vassant Pednekar expired on 28-01-2020 and her husband Mr. Vasant Pednekar alias Vassant Pednekar alias Vasant Parseram Pednekar expired on 21-05-2007, leaving behind as their sole and universal heirs their four Children namely Mr. Sanjay Bala Vassant Pednekar (Bachelor), Mr. Sandeep Vassant Pednekar married to Mrs. Vaishali Sandeep Pednekar, the VENDORS herein, Mr. Sudesh Vasant Pednekar married to Mrs. Sarita Sudesh Pednekar and Mr. Sachit Vassant Pednekar married to Pooja Sachit Pednekar who were so declared and qualified by virtue of Deed of Qualification of Heirship, drawn on 9-11-2020, in the office of the Notary Public EX-officio



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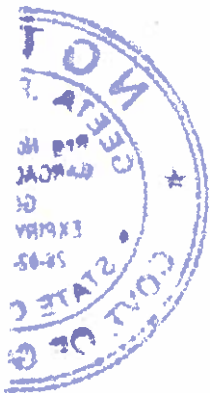
of the Judicial Division of Salcete at Margao recorded at folio 43 to 44V of Book No. 1680, who all thus acquired by inheritance the possessory right and title interest of ownership in respect of the SAID PLOT being the VENDORS/TRANSFERORS herein.



AND WHEREAS the Form-D of the property Card in respect of Chalta Nos. 24 of P.T. Sheet No. 25 of Margao City Survey in the survey records stand recorded in the names of the Mrs. Varsha Vasant Pednekar.



AND WHEREAS the VENDORS/TRANSFERORS herein along with their other siblings and their respective spouses namely Mr. Sanjay Bala Vasant Pednekar (Bachelor), Mr. Sudesh Vasant Pednekar married to Mrs. Sarita Sudesh Pednekar and Mr. Sachit Vasant Pednekar married to Pooja Sachit Pednekar as mentioned herein above jointly acquired by inheritance the possessory right and title interest of ownership in respect of the SAID PLOT, which plot is more fully described in the SCHEDULE-B hereinbelow appearing and hereinafter referred to as "THE SAID PLOT", for the sake of brevity and convenience, by virtue of Deed of Qualification of Heirship, drawn on 9-11-2020, in the office of the Notary Public EX-officio of the Judicial Division of Salcete at Margao recorded at folio 43 to 44V of Book No. 1680.



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AND WHEREAS the undivided 1/4<sup>th</sup> share of the VENDORS/TRANSFERORS in THE SAID PLOT amounts to 25% of the total holding thus admeasuring an area of 183.75 square meters which the VENDORS/TRANSFERORS have been in possession and enjoyment of their entire 1/4<sup>th</sup> undivided share in THE SAID PLOT and paying taxes and levies thereon;



AND WHEREAS the rest undivided share in THE SAID PLOT amounting to 75 % of the total holding thus admeasuring an area of 551.25 square meters belongs to the co-owners of the family as acquired through the same Deed of Qualification of Heirship, drawn on 9-11-2020, in the office of the Notary Public EX-officio of the Judicial Division of Salcete at Margao recorded at folio 43 to 44V of Book No. 1680 which they the said other co-owners have been in possession and enjoyment of their entire 3/4<sup>th</sup> undivided share in THE SAID PLOT and paying taxes and levies thereon;



AND WHEREAS the PURCHASERS/TRANSFEREES are fully satisfied with the title of the VENDORS/TRANSFERORS to their entire 1/4<sup>th</sup> undivided share in THE SAID PLOT amounting to 25 % of the total holding thus admeasuring an area of 183.75 square meters described in the SCHEDULE-B herein under and to sell or agree to sell to their entire 1/4<sup>th</sup> undivided share in THE



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SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters to any person of their choice which includes the present PURCHASERS/TRANSFEREES also.

AND WHEREAS the VENDORS/TRANSFERORS herein have given due notice/Offer to the other Co-owners of the SAID PLOT in lieu of their right to pre-emption to purchase the entire 1/4<sup>th</sup> undivided share of the VENDORS/TRANSFERORS herein and which notice has been duly served upon the other Co-owners, and the other co-owners have expressed their NON INTEREST to purchase the same and given their respective N.O.C's:

NOC from Mr. Sanjay Bala Vassant Pednekar duly executed and notarized before Notary Geeta P. Kantak Reg. no. 40592 dated 09-11-2022),

NOC from Mr. Sudesh Vasant Pednekar and Mrs. Sarita Sudesh Pednekar duly executed and notarized before Notary Honorina Araujo Sr.no. 3131 dated 05-11-2022,

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*Sudesh*

*Geeta P. Kantak*

*Sarita*

*Sudesh*

NOC from Mr. Sachit Vassant Pednekar and Pooja Sachit Pednekar duly executed and notarized Notary Geeta P. Kantak Reg. no. 40554 and have given their CONSENT for the present Sale of undivided share of the present sellers in the SAID PLOT to the VENDORS/TRANSFERORS unto the PURCHASER/TRANSFeree.

AND WHEREAS the VENDORS/TRANSFERORS are hereby desirous to sell / transfer / dispose of their entire 1/4<sup>th</sup> undivided share in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters and have thereby expressed their consent and the PURCHASERS/TRANSFerees are desirous of purchasing from the VENDORS/TRANSFERORS their entire 1/4<sup>th</sup> undivided share in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters and have expressed their readiness to purchase the said entire 1/4<sup>th</sup> undivided share in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters, THE SAID PLOT has been described more fully in Schedule-B hereinbelow, from the VENDORS/TRANSFERORS for a total Consideration of Rs. 35,00,000/- (RUPEES THIRTY FIVE LAKHS ONLY), on such terms and conditions hereinafter mentioned.

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Sachit Pooja

**NOW THIS DEED OF SALE WITNESSETH AS UNDER:**

1. That in pursuance of the said agreement and in consideration of the sum of **Rs. 35,00,000/- (RUPEES THIRTY FIVE LAKHS ONLY)** paid by the PURCHASERS / TRANSFEREES to the VENDORS/TRANSFERORS, the receipt whereof the VENDORS/TRANSFERORS do hereby jointly admit, confirm and acknowledge for all purposes and intents and of the same forever acquit, release and discharge the PURCHASERS/TRANSFEREES and they the VENDORS/TRANSFERORS as beneficial owner thereof do hereby convey, sell, transfer, grant, assign and assure unto the PURCHASERS/TRANSFEREES, free from any encumbrances, charges, liens or litigations of whatsoever nature their entire 1/4<sup>th</sup> undivided share in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters, THE SAID PLOT has been more fully described in SCHEDULE-B herein below, together with all its easements and appurtenances, ways, paths, water, water courses, right, title, interest, claim and demand whatsoever of the VENDORS/TRANSFERORS do hereby convey to HAVE, HOLD, OWN, ENJOY, OCCUPY and POSSESS the same to



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and by the PURCHASERS/TRANSFEREES absolutely and forever as their own and as usually pass on such sale, subject to the payment of all local taxes, duties and assessments by the PURCHASERS/TRANSFEREES their heirs, successors, legal representative, executors, administrators and assigns absolutely and forever, free from encumbrances, charges, liens whatsoever in the manner aforesaid hereafter.



2. The PURCHASERS/TRANSFEREES may hereafter peacefully and quietly possess, hold and enjoy the entire 1/4th undivided share of the VENDORS/TRANSFERORS in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters as their own property without any interruption or disturbance, claim or demand on the part of the VENDORS/TRANSFERORS or the previous owners or on the part of any person/s claiming through or under them or on their behalf whatsoever.

3. The total consideration of Rs.35,00,000/- (RUPEES THIRTY FIVE LAKHS ONLY), is herewith paid by the PURCHASERS/TRANSFEREES to the VENDORS/TRANSFERORS in following mode and manner:

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a) An amount of Rs. 17,50,000 /- (RUPEES SEVENTEEN LAKHS FIFTY THOUSAND ONLY), paid by the PURCHASERS/TRANSFEREES herein as advance by means of DEMAND DRAFT bearing No.004386, Dated:10-11-2022, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR NO. 2 herein.

b) An amount Rs. 17,50,000 /- (RUPEES SEVENTEEN LAKHS FIFTY THOUSAND ONLY), is paid by the PURCHASERS/TRANFEREES herein towards the full and final consideration amount by means of DEMAND DRAFT bearing No.004387, Dated:10-11-2022, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR NO. 1 herein, the receipt whereof of all the above amounts of consideration is hereby jointly and compositely acknowledged by the VENDORS/TRANSFERORS as having received and realized the same from the PURCHASERS/TRANSFEREES today wholly and absolutely.





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4. That the full, legal possession of the entire 1/4<sup>th</sup> undivided share of the VENDORS/TRANSFERORS in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters is herewith delivered by the VENDORS/TRANSFERORS in charge of the PURCHASERS/TRANSFEREES, on this date of the execution of the present Deed of Sale and the PURCHASERS/TRANSFEREES shall lawfully and exclusively possess the entire 1/4<sup>th</sup> undivided share of the VENDORS/TRANSFERORS in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters without any interference from the VENDORS/TRANSFERORS, or the previous owners and predecessors in title or anyone claiming through them or on their behalf.

5. The PURCHASERS/TRANSFEREES have hereby purchased the entire 1/4<sup>th</sup> undivided share of the VENDORS/TRANSFERORS in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters WILLINGLY and after inspection of all the title documents as also after the inspection of the present condition of THE SAID PLOT purely on AS IS WHERE IS BASIS.



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6. That the VENDORS/TRANSFERORS have declared to the PURCHASERS/TRANSFEREES as follows:

a) That the entire 1/4th undivided share of the VENDORS/TRANSFERORS in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters hereby sold is absolutely free from any encumbrances, mortgage, charges, claims and demands or liens by way of inheritance, succession, will, sale, agreement, lease whatsoever and that the VENDORS/TRANSFERORS have a clear and marketable title to sell their entire 1/4th undivided share in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters, with an absolute authority to alienate and dispose, re-sell the same without any restraint and inhibition from whomsoever.

b) That the VENDORS/TRANSFERORS have full right and absolute authority to sell their entire 1/4th undivided share in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters in favour of the PURCHASERS/TRANSFEREES and their entire 1/4th undivided share in THE SAID PLOT amounting to 25% of

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the total holding thus admeasuring an area of 183.75 square meters is not a subject matter of any acquisition by the order of the Government under the Land Acquisition Act or any other government order or ordinance having the force of law whatsoever.



c) That there are no dues payable by the VENDORS/TRANSFERORS in respect of their entire 1/4th undivided share in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters to the previous owners, either by way of original consideration or otherwise or of any other nature whatsoever.



d) That the VENDORS/TRANSFERORS shall fully co-operate with the PURCHASERS/TRANSFEREES to get this present Deed of Sale duly registered with the Office of the Sub-Registrar of Salcete at Margao with the PURCHASERS/TRANSFEREES paying the appropriate amount of Stamp Duty and on payment of the prescribed registration fees calculated at the market value and consideration of Rs.35,00,000/- (RUPEES THIRTY FIVE LAKHS ONLY).

e) That THE SAID PLOT is earmarked and Notified as a Settlement 2 zone as per the Regional Plan, of Goa, with the South Goa Town and Country Planning Department at Margao.

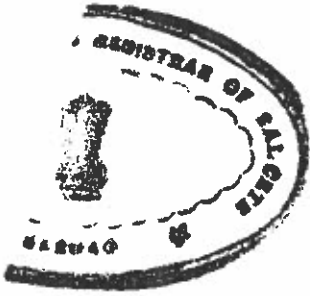
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f) All the taxes and other outgoings pertaining to their entire 1/4th undivided share of the VENDORS/TRANSFERORS in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters stand fully paid till date by the VENDORS/TRANSFERORS and Upon the tendering of possession of their entire 1/4th undivided share of the VENDORS/TRANSFERORS in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters to the PURCHASERS/TRANSFEREES, herewith, any taxes and all the other outgoings payable to the concerned authorities and Government department after such date shall be payable by the PURCHASERS/TRANSFEREES and shall be borne exclusively by the PURCHASERS/TRANSFEREES.

7. The PURCHASERS/TRANSFEREES agree and declare that they have gone through all the title deeds and are satisfied with the marketability, Validity and the clarity of the title and competency of the VENDORS/TRANSFERORS to enter in to this deed of sale.

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8. Upon taking the possession of the entire 1/4th undivided share of the VENDORS/TRANSFERORS in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters by the PURCHASERS/TRANSFEREES from the VENDORS /TRANSFERORS the PURCHASERS/TRANSFEREES undertake that they shall use the same solely for the purposes permissible and authorized by the law of the land and not for any other purpose with consent of the other Co-owners.

9. The VENDORS/TRANSFERORS hereby give their full consent and N.O.C. to carry out the mutation Proceedings in respect of their entire 1/4th undivided share in THE SAID amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters in favour of the PURCHASERS/TRANSFEREES.

10. The entire cost, expenses including stamp duty, notarization registration and other incidental charges for the execution of these presents shall be borne exclusively by the PURCHASERS/TRANSFEREES.

11. The VENDORS/TRANSFERORS hereby agree and covenant to sign all the necessary papers and co-operate with the PURCHASERS/TRANSFEREES for the purpose of

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effective transfer of their entire 1/4th undivided share in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters in favour of the PURCHASERS/TRANSFEREES. However, for such transfer, all the necessary documents shall be prepared by the PURCHASERS/TRANSFEREES and all the costs for such transfer including stamp duty shall be borne exclusively by the PURCHASERS/TRANSFEREES.



12. That the PURCHASERS/TRANSFEREES undertake and agree not to carry out in the area hereby agreed to be purchased any activity that will create bad smell, noise, dirty water, smoke or any kind of nuisance or pollution affecting the convenience of the people dwelling in the vicinity and to the other co-owner of the property.



13. The VENDORS/TRANSFERORS hereby undertake to absolutely indemnify and keep indemnified the PURCHASERS /TRANSFEREES against any claim, demand, charge or Tenancy or Mundkarial rights or of Whatsoever nature either existing or that may be prospectively claimed by any person, entity, or the previous vendors or the Developers or any person acting and claiming through them and on their behalf in respect of their entire 1/4th undivided share in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters.



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14. In case the PURCHASERS/TRANSFEREES finds that there is a need for executing a Deed of Rectification or any other documents subsequently, then the VENDORS/TRANSFERORS, and the PURCHASERS/TRANSFEREES hereto undertake to execute the same as and when required by the PURCHASERS/TRANSFEREES.

15. The VENDORS/TRANSFERORS hereby covenant to give their N.O.C. to the PURCHASERS/TRANSFEREES for the purposes of getting the electricity connection and water connection and other records, etc. if any in respect of their entire 1/4th undivided share in THE SAID PLOT amounting to 25% of the total holding thus admeasuring an area of 183.75 square meters transferred in the name of the PURCHASERS/TRANSFEREES.

16. The VENDORS/TRANSFERORS hereby declare that the Subject matter of this Deed does not belong to nor is owned by any person belonging to Schedule Caste or Schedule Tribe and as such the previous sanction of the Collector of South Goa District, Margao is not required for registering the present Deed of Sale in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978, of Secretary (Revenue), Government of Goa.

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SCHEDULE - A(DESCRIPTION OF THE LARGER PROPERTY):-


ALL THAT larger Property known as "TOLLOI CHONDROVADDO", registered in the Land Registration Office under New Series and inscribed in the Land Revenue Office Under No. 1957, situated at Fatorda, within the jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, and is bounded as under:

BOUNDS OF THE PROPERTY:


|               |                                                                |
|---------------|----------------------------------------------------------------|
| On the East:  | by the property of Anthonio Barbosa;                           |
| On the West:  | by the property of Ligorio Vaz;                                |
| On the North: | by the property of the heirs of Joaquim da Piedade Silva; And; |
| On the South: | by hillock.                                                    |




Pedro

Vedrick

Ligorio Vaz

Raikh

Raikh

SCHEDULE-B(DESCRIPTION OF THE ENTIRE PLOT)


ALL THAT separated & distinct portion of the larger property described in Schedule-A hereinabove, admeasuring an area of 735.00 sq. mtrs. of the portion (Group A-2) bearing separate Chalta No.24 of P.T. Sheet No.25 of City survey of Margao City and which entire plot is bounded as under:

Bounds of the said Plot:


On the East : by the property of Atmaram Palondekar;

On the West : by the public road;

On the North : by the property of Francisco Noronha; &

On the South : by the property of Assis Francisco Noronha.

THE SAID PLOT is marked in red colour in the PLAN annexed.



Palondekar

Vednech

*Jaigaukai*

Jaigaukai

*Jaigaukai*

SCHEDULE-C(DESCRIPTION OF UNDIVIDED SHARE SOLD HEREBY  
IN THE SAID PLOT)

ALL THAT Entire 1/4<sup>th</sup> UNDIVIDED SHARE of the VENDORS/TRANSFERORS in the SAID PLOT to the extent of 25% admeasuring an area of 183.75 Sq. Mts, of the PLOT admeasuring an area of 735.00 square meters more particularly described in Schedule B hereinabove, surveyed under Chalta No. 24 of P.T. Sheet No. 25,



IN WITNESS WHEREOF the parties hereto and hereunto have set and subscribed their respective hands to this Deed on the day, month and year first hereinabove mentioned.



Bednaka

Madnet

Jaigoukhaiph

Jaiph

[Signature]

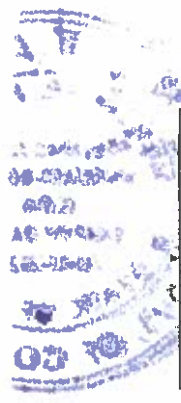
SIGNED, SEALED AND DELIVERED  
by the within named VENDOR/TRANSFEROR NO. 1  
MR. SANDEEP VASSANT PEDNEKAR



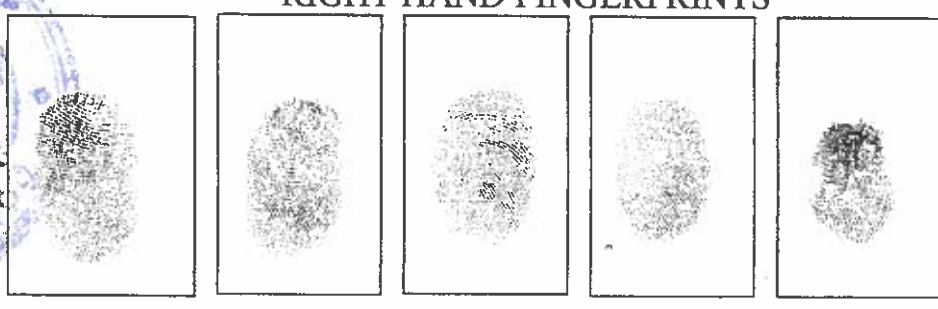
*Pednekar*



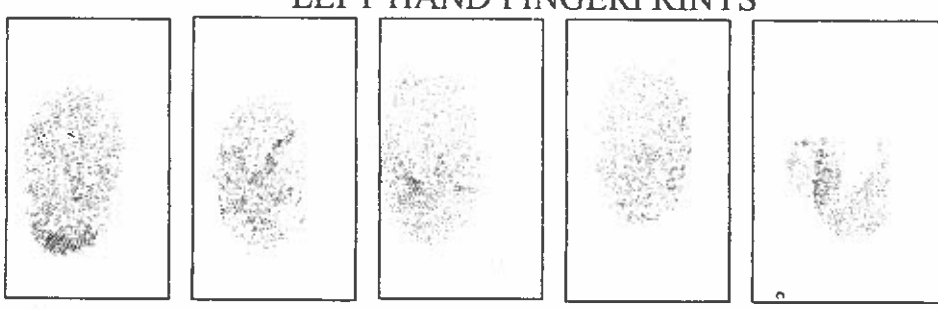
MR. SANDEEP VASSANT PEDNEKAR



RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*Pednekar* *Vedant*

*Jaigay Khap*

*Jaigay*

*[Signature]*

SIGNED, SEALED AND  
DELIVERED

By the within named VENDOR /

TRANSFEROR NO.2

MRS. VAISHALI SANDEEP PEDNEKAR °



*Pednekar*

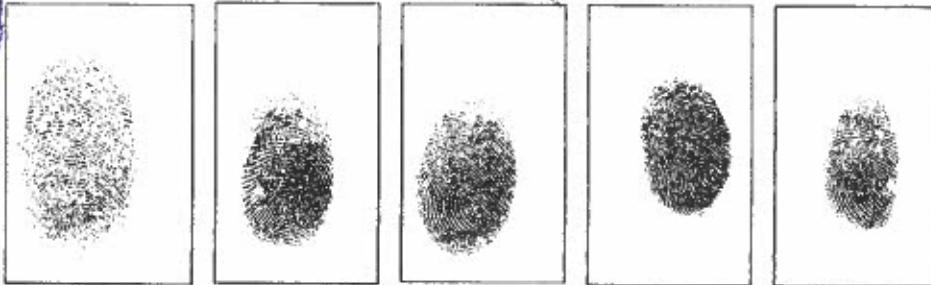
*Pednekar*



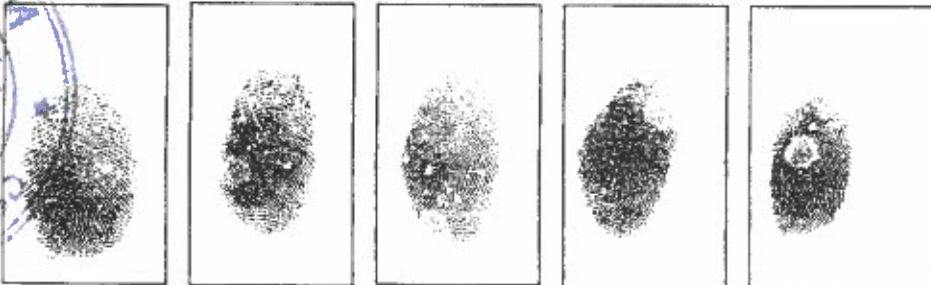
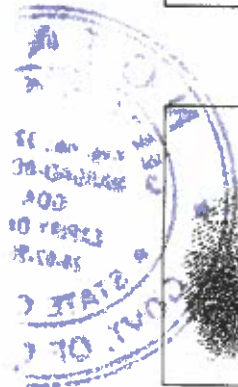
MRS. VAISHALI  
PEDNEKAR

SANDEEP

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*Pednekar*

*Pednekar*

*Sandeep Pednekar*

*Vaishali*

*Sandeep*

SIGNED, SEALED AND DELIVERED

By the within named PURCHASER/TRANSFeree

M/S. EDIFICE DEVELOPERS

Represented by its Partner No. 1

MR. FAIZAN SHAIKH

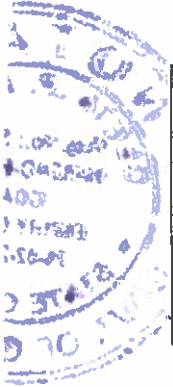


*faizan shaikh*

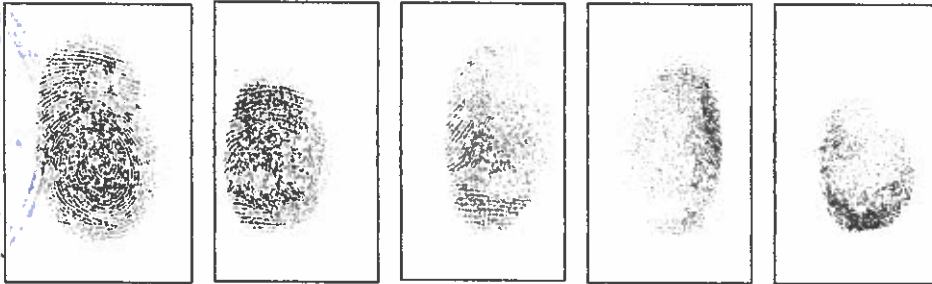
*faizan shaikh*



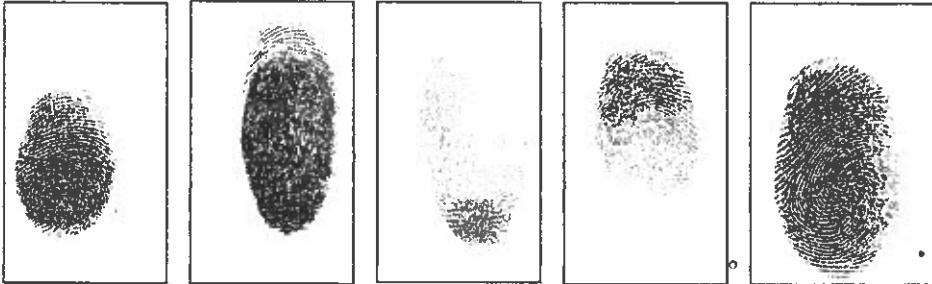
MR. FAIZAN SHAIKH



RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*faizan shaikh*

*faizan shaikh*

*Shaikh*

*faizan shaikh*

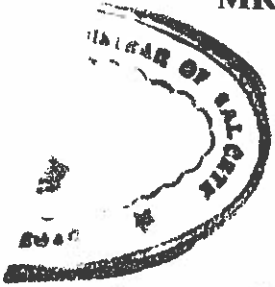
**SIGNED, SEALED AND DELIVERED**

By the within named **PURCHASER/TRANSFeree**

**M/S. EDIFICE DEVELOPERS**

**Represented by its Partner No. 2**

**MR. AKHTAR SHAIKH**



*[Signature]*

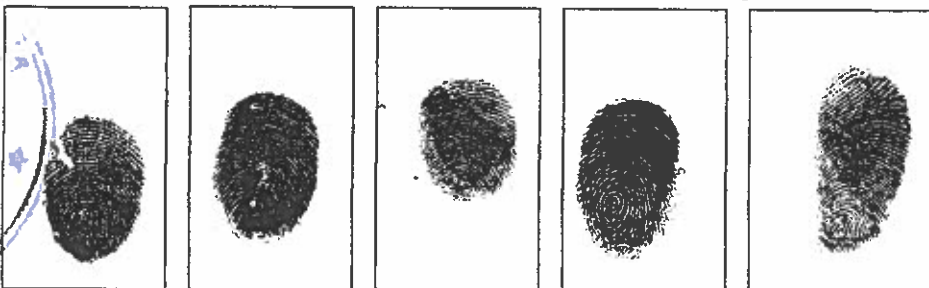
**MR. AKHTAR SHAIKH**



**RIGHT HAND FINGERPRINTS**



**LEFT HAND FINGERPRINTS**



*[Signature]*

*Akhtar Shaikh*

*[Signature]*

*[Signature]*

SIGNED, SEALED AND DELIVERED

By the within named PURCHASER/TRANSFeree

M/S. EDIFICE DEVELOPERS

Represented by its Partner No. 3

MR. SHAIKH MOHAMED ABU SUFIYAN



*Signature*

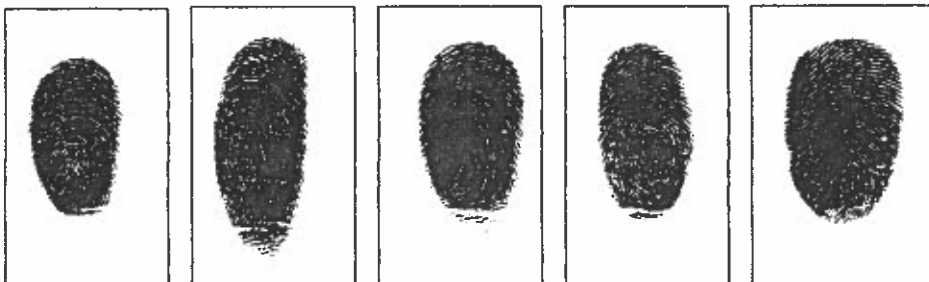
*Signature*

MR. SHAIKH MOHAMED ABU SUFIYAN

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*Bedwale Vednu*

*Signature*

*Signature*

*Signature*

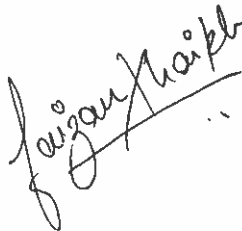
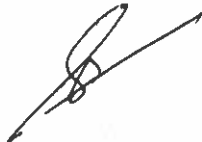


IN THE PRESENCE OF WITNESSES:

1. **Mr. Kalidas M. Vernekar,**  
R/o F-9, Sanchayani, Anant Vishwa, Hsg Sty,  
Vidhyanagar, Gogol, Margao, Salcete, Goa.



2. **Mr. Majaz Shaikh.**  
R/o H. No. 349, Tembim, Camorlim,  
Raia, Salcete, Goa.



TRUE COPY



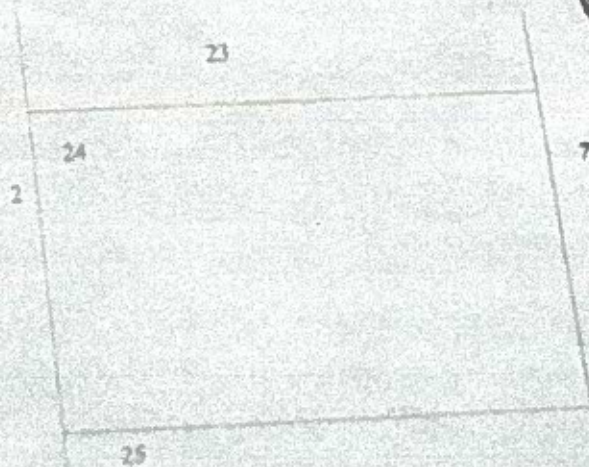
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MARGAO-GOA



Plan Showing plots situated at  
Village : MARGAO  
Taluka : SALCETE  
P.T.Sheet No.25/ Chalta No.24  
Scale : 1:500

30/17-02.C/MAR20/11332

(Savio C. Silveira)  
Inspector of Survey & Land Records  
Margao-Goa



Generated By : Madhukar N. Joshi  
On : 19-02-2020

Compared By : K.H. Gaude



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 21-Nov-2022 10:34:27 am

Document Serial Number :- 2022-MGO-4466

Presented at 10:31:35 am on 21-Nov-2022 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       | 105000 |
| 2     | Registration Fee | 105000 |
| 3     | Mutation Fees    | 1000   |
| 4     | Processing Fee   | 1500   |
| Total |                  | 212500 |

Stamp Duty Required : 105000/-

Stamp Duty Paid : 105000/-

Presenter

| Sr.No | Party Name and Address                                                                                                                                                                                                                    | Photo | Thumb | Signature |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | MR FAIZAN SHAIKH , Father Name: Mr Mohamed Hussain Shaik, Age: 28,<br>Marital Status: Bachelor , Gender: Male, Occupation: Business,<br>Address1 - 349, Tembim, Salcete, Margao, South Goa,<br>Address2 - Salcete,<br>PAN No.: [REDACTED] |       |       |           |

Execlter

| Sr.No | Party Name and Address                                                                                                                                                                                                                                                                | Photo | Thumb | Signature |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | SANDEEP VASSANT PEDNEKAR , Father Name: Mr Vassant Pednekar, Age: 48,<br>Marital Status: Married , Gender: Male, Occupation: Business,<br>Flat No. S-1 B Building, Utkarsh Residency, Pundalik Nagar, Near Sulabh International Office, Alto Betim, North Goa,<br>PAN No.: [REDACTED] |       |       |           |
| 2     | VAISHALI SANDEEP PEDNEKAR , Father Name: Mr, Age: 48,<br>Marital Status: Married , Gender: Female, Occupation: Business,<br>Flat No. S-1, B Building, Utkarsh Residency, Pundalik Nagar, Near Sulabh International Office, Alto Batim, Bardez, North Goa,<br>PAN No.: [REDACTED]      |       |       |           |
| 3     | MR FAIZAN SHAIKH , Father Name: Mr Mohamed Hussain Shaik, Age: 28,<br>Marital Status: Bachelor , Gender: Male, Occupation: Business,<br>349, Tembim, Salcete, Margao, South Goa Salcete,<br>PAN No.: [REDACTED]                                                                       |       |       |           |
| 4     | MR AKHTAR SHAIKH , Father Name: Mr Shaikh Kassim, Age: 64,<br>Marital Status: Married , Gender: Male, Occupation: Business,<br>349, Tembim, Salcete, Margao, South Goa Salcete,<br>PAN No.: [REDACTED]                                                                                |       |       |           |

| Sr.NO | Party Name and Address                                                                                                                                                                                          | Photo                                                                               | Thumb                                                                               | Signature                                                                           |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 5     | MR SHAIKH MOHAMED ABU SUFIYAN , Father Name:Mr Akhtar Shaikh, Age: 23,<br>Marital Status: Bachelor ,Gender:Male,Occupation: Business,<br>349, Tembim, Salcete, Margao, South GoaSalcete,<br>PAN No.: [REDACTED] |  |  |  |

Witness:

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

| Sr.No | Party Name and Address                                                                                                                                                                                                                                                              | Photo                                                                               | Thumb                                                                               | Signature                                                                           |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1     | Name: MAJAZ SHAIKH, Age: 23, DOB: 1999-10-06 , Mobile: 9545262241 , Email: , Occupation: Business , Marital status : Married , Address: 403720, H No. 349 Tembim Camorlim Raia, H No. 349 Tembim Camorlim Raia, Raia, Salcete, South Goa, Goa                                       |  |  |  |
| 2     | Name: KALIDAS VERNEKAR, Age: 73, DOB: 1949-05-19 , Mobile: 9923490339 , Email: , Occupation: Self Employed , Marital status : Married , Address: 403601, F-9, F-9, SANCHAYANI ANANT VISHWA CO-OPERATIVE HOUSING SOCIETY LIMITED, Vidhyanagar Gogol, Margao, Salcete, South Goa, Goa |  |  |  |

Sub Registrar

- CUM -

- REGISTRAR -

Document Serial Number :- 2022-MGO-4466



Document Serial No:-2022-MGO-4466

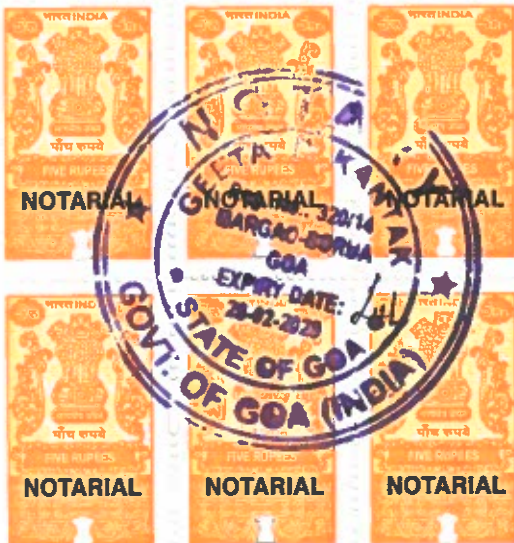
Book :- 1 Document  
Registration Number :- **MGO-1-4366-2022**  
Date : 21-Nov-2022

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

**SUB REGISTRAR  
- CUM -  
SUB REGISTRAR  
SALCETE**

**CERTIFIED TO BE A TRUE  
COPY OF THE ORIGINAL**

**GEETA P. KANTAK  
NOTARY  
SALCETE TALUKA  
State of Goa (India)  
Reg. No: 12674-2024  
Date: 22-02-2024**



(Rupees Two Lakh Sixty Two Thousand Five Hundred Only)

**TRUE COPY**

1

Phone No: 9645262241  
Sold To/Issued To:  
EDIFICE DEVELOPERS  
For Whom/ID Proof:  
AAIFE3783G



MAR-23-2023 12:34:48

₹ **0262500/-**  
ZERO TWO SIX TWO FIVE ZERO ZERO

Other  
38152481679874888460-00005688  
3815248 36/02/04/2021-RD1

Name of Purchaser..... Edifice Developers

1646

For CITIZEN CREDIT CO-OP. BANK LTD.



*[Signature]*  
Authorized Signatory

MR. FAIZAN SHAIKH - *[Signature]*



## DEED OF SALE

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

**THIS DEED OF SALE** is made, executed and entered at Margao, Salcete, Goa, on this Twenty Fourth Day of the Month of March of the year Two Thousand and Twenty Three (24-03-2023),

## BETWEEN

1. **MR. SANJAY VASANT PEDNEKAR**, son of Mr. Vasant Pednekar aged about 55 years, Bachelor, Occupation Service, Holder of **Pan Card No.** \_\_\_\_\_ Service and **Aadhar Card No.** \_\_\_\_\_ and resident of H. No. 54/3, Borsulim, Cansaulim, Salcete-Goa 403712;

2. **MR. SUDESH VASANT PEDNEKAR**, son of Mr. Vasant Pednekar aged about 46 years, Married, Occupation Service, Holder of **Pan Card No.** \_\_\_\_\_ and **Aadhar Card No.** \_\_\_\_\_, and his wife;

3. **MRS. SARITA SUDESH PEDNEKAR**, daughter of Mr. Tanu Naik aged about 48 years, Married, Occupation Housewife, Holder of **Pan Card No.** \_\_\_\_\_ and **Aadhar Card No.** \_\_\_\_\_, and both resident of and resident of H. No. 2182, Chandra Wado, Near Assis Noronha House, Fatorda, Margao 403602;



*Sanjay Vasant Pednekar* *Sudesh Vasant Pednekar* *Sarita Sudesh Pednekar* *Tanu Naik* *Assis Noronha*

4. **MR. SACHIT V PEDNEKAR**, son of Mr. Vasant Pednekar aged about 42 years, Married, Occupation Service Holder of Pan Card No. \_\_\_\_\_ and Aadhar Card No. \_\_\_\_\_, and his wife;

5. **MRS. POOJA SACHIT V PEDNEKAR**, daughter of Mr. Datta Kanolkar, aged about 40 years, Married to Sachit V Pednekar, Occupation Housewife, Holder of Pan Card No. \_\_\_\_\_ and Aadhar Card No. \_\_\_\_\_, and both resident of and resident of Fatorda, Margao Goa-403602 and hereinafter compositely referred to as the “**VENDORS /TRANSFERORS**” (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and includes their respective heirs, successors, executors, administrators, legal representatives, Attorneys and permitted assigns) of the **FIRST PART**;

## AND

1). **M/S. EDIFICE DEVELOPERS**, a Partnership Firm constituted under the Indian Partnership Act, & duly registered in the office of the Registrar of Firms of Salcete under Registered Certificate No. **MGO-F-40-2020**, having its

*Signature of Sachit V Pednekar*  
*Signature of Pooja Sachit V Pednekar*  
*Signature of Datta Kanolkar*  
*Signature of Vasant Pednekar*  
*Signature of Pooja Pednekar*  
*Signature of Kanolkar*

registered office at 349, Tembim, Salcete, Margao, South Goa, Goa, 403720, consisting of its Partners 1). **MR. FAIZAN SHAIKH**, Son of Mr. Mohamed Hussain Shaik, aged about 29 years, Bachelor, Occupation business, Holder of **Pan Card No.**

**& Aadhar Card No. :** 3, Resident

of HNo. 349, Ozro Camurlim, Raia, Salcete, Goa, 403720; 2).

**MR. AKHTAR SHAIKH** son of Late Shaikh Kassim, aged about 65 years, married, Occupation business, **Holder of Pan Card No.** **& Aadhar Card No.** 03-

resident of H No. 679, Near Nehru College,

Chandrawada, Fatorda, Margao, Salcete, South Goa, 403602; 3).

**MR. SHAIKH MOHAMED ABU SUFIYAN**, son of Mr. Akhter Shaikh, aged about 24 years, bachelor, Occupation business, **Holder of Pan Card bearing No.** **&**

**Aadhar Card No.** , & resident of H. No. 679,

Near Nehru College, Chandrawada, Fatorda, Margao, Salcete,

South Goa, 403602, and hereinafter Compositely referred to as

the **"PURCHASERS/TRANSFEREES"** (which expression

shall unless repugnant to the context and meaning thereof be

deemed to mean and include their heirs, successors,

administrators, executors, legal representatives, Attorneys and

permitted assigns) of the **SECOND PART**;

**WHEREAS** all the parties to this Deed of Sale are Indian Nationals and competent to contract.

*Faizan Shaikh*

*Shedim*

*A*

*Shaikh*

*Shedim*

*Shedim*

*Shedim*

*Shedim*



AND WHEREAS there exists all that property known as "TOLLOI CHONDROVADDO", registered in the Land Registration Office of Salcete division under New Series and inscribed in the Land Revenue Office Under No. 1957, situated at Fatorda, within the jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, and Surveyed under Chalta No. 24 of P.T. Sheet No. 25 and hereinafter referred to as the SAID LARGER PROPERTY and more fully described under Schedule-A herein below .



AND WHEREAS the Said Larger Property originally belonged to Mr. Francisco Noronha and his wife Mrs. Adelina Rebello Xavier, who both sold a portion of the larger property, admeasuring an area of 735.00 sq. mtrs, being the part and parcel of the larger property known as "TOLLOI CHONDROVADDO" unto and in favour of Mrs. Varsha Vasant Pednekar, who purchased the same by virtue of the Deed of Sale dated: 19-11-1976, duly registered in the Office of Sub-Registrar of Salcete at Margao under Registration No. 1384, at Pages 209 to 2012, Vol. 167, on 16-12-1976, who thereby became the absolute Owner and in possession of the Said Plot and hereinafter referred to as the SAID PLOT" for the sake of brevity and convenience, and morefully described under Schedule-B herein under and the SAID PLOT is the subject-matter of sale under these presents.

*Francisco Noronha* *Adelina Rebello* *Varsha Vasant Pednekar*

*Pednekar*  
*Ranella*

AND WHEREAS the said Mrs. Varsha Pednekar alias Varsha Vasant Pednekar alias Varsha Vasant Pednekar expired on 28-01-2020 and her husband Mr. Vasant Pednekar alias Vasant Pednekar alias Vasant Parseram Pednekar expired on 21-05-2007, leaving behind as their sole and universal heirs their four Children namely Mr. Sanjay Bala Vasant Pednekar (Bachelor), Mr. Sandeep Vasant Pednekar married to Mrs. Vaishali Sandeep Pednekar, Mr. Sudesh Vasant Pednekar married to Mrs. Sarita Sudesh Pednekar and Mr. Sachit Vasant Pednekar married to Pooja Sachit V Pednekar, who were so declared and qualified by virtue of Deed of Qualification of Heirship, drawn on 9-11-2020, in the office of the Notary Public EX-officio of the Judicial Division of Salcete at Margao recorded at folio 43 to 44V of Book No. 1680, who thus acquired by inheritance the possessory right and title interest of ownership in respect of the SAID PLOT being the VENDORS/TRANSFERORS herein.

AND WHEREAS the Form-D of the property Card in respect of Chalta Nos. 24 of P.T. Sheet No. 25 of Margao City Survey in the survey records stand recorded in the names of the Mrs. Varsha Vasant Pednekar.

AND WHEREAS the said Mr. Sandeep Vasant Pednekar and his wife Mrs. Vaishali Sandeep Pednekar, sold their entire  $\frac{1}{4}$  undivided rights in the SAID PLOT, described in Schedule-B

*Sanjay Bala Vasant Pednekar* *Sandeep Vasant Pednekar* *Sudesh Vasant Pednekar* *Sachit Vasant Pednekar* *Vaishali Sandeep Pednekar*

hereinbelow to the PURCHASER herein by virtue of Deed of Sale of Undivided Shares, dated: 18-11-2022, duly registered in the Office of Sub-Registrar of Salcete, at Margao, under Registration No.MGO-1-4366-2022, CD No., Book I Document, On 21-11-2022.

AND WHEREAS the remainder undivided 3/4<sup>th</sup> share in THE SAID PLOT described in Schedule-B hereinbelow, admeasuring an area of 551.25 square meters belongs to the said Mr. Sanjay Bala Vasant Pednekar (Bachelor), Mr. Sudesh Vasant Pednekar and his wife Mrs. Sarita Sudesh Pednekar and Mr. Sachit Vasant Pednekar and his wife Pooja Sachit Pednekar which they the said VENDORS/TRANSFERORS herein have been in possession and enjoyment of their entire 3/4<sup>th</sup> undivided share in THE SAID PLOT morefully described in Schedule-B hereinbelow which the subject matter of Sale under this Deed .

AND WHEREAS by virtue of Agreement for Sale of Plot dated:25-11-2022, duly registered in the Office of Sub-Registrar of Salcete at Margao under registration no.MGO-1-4496-2022, Book:-1 Document, on 29-11-2022, the present VENDORS/TRANSFERORS have agreed to sell the SAID PLOT morefully described in Schedule-B hereinbelow to the PURCHASERS/TRANSFEREES herein within a period of 6 months from the execution thereof .

*Sanjay Bala Vasant Pednekar*

*Sudesh Vasant Pednekar*

*Sarita Sudesh Pednekar*

*Sachit Vasant Pednekar*

*Pooja Sachit Pednekar*

TRUE COPY

8

AND WHEREAS the PURCHASERS/TRANSFEREES are fully satisfied with the title of the land owners as well as the VENDORS/TRANSFERORS to the SAID PROPERTY and the SAID PLOT described in the SCHEDULE-A & B herein under and the rights of the VENDORS/TRANSFERORS of the SAID PLOT and to sell or agree to sell any part of the SAID PROPERTY to any person of their choice which includes the present PURCHASERS/TRANSFEREES also.

AND WHEREAS the VENDORS/TRANSFERORS are now hereby desirous to sell/transfer/dispose of their full share in the SAID PLOT and have thereby expressed their consent and the PURCHASERS/TRANSFEREES are desirous of purchasing the Full remainder share in the SAID PLOT and has expressed their readiness to purchase the SAID PLOT described more fully in Schedule-B hereinbelow, from the VENDORS/TRANSFERORS for a total Consideration of RS. 1,25,00,000/- (RUPEES ONE CRORE TWENTY FIVE LAKHS ONLY), on such terms and conditions hereinafter mentioned.

NOW THIS DEED OF SALE OF PLOT WITNESSETH AS UNDER:

*[Signatures]*

1) That in pursuance of the said agreement and in consideration of the sum of **RS. 1,25,00,000/- (RUPEES ONE CRORE TWENTY FIVE LAKHS ONLY)**, paid by the PURCHASERS/TRANSFEREES to the VENDORS/TRANSFERORS, the receipt whereof the VENDORS/TRANSFERORS do hereby jointly admit, confirm and acknowledge for all purposes and intents and of the same forever acquit, release and discharge the PURCHASERS/TRANSFEREES and they the VENDORS/TRANSFERORS as beneficial owners thereof do hereby convey, sell, transfer, grant, assign and assure unto the PURCHASERS, free from any encumbrances, charges, liens or litigations of whatsoever nature all that undivided 3/4<sup>th</sup> share of the VENDORS in the **PLOT of Land**, admeasuring an area of **551.25 square metres**, forming a part of the larger property morefully described in Schedule-A hereinbelow, Surveyed under Chalta No. 24 of P.T. Sheet No. 25 and situated at Fatorda, within the jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, which is as shown on the Plan annexed hereto in red border, and morefully described under SCHEDULE-B hereinunder and hereinafter referred to as the "**SAID PLOT**" together with all its easements and appurtenances, ways, paths, water, water courses, right, title, interest, claim and demand whatsoever of the VENDORS/TRANSFERORS and the developers in or to the



*Faizaul Haq*

*Shahid R*

*Shahid R*

*Shahid R*

*Shahid R*

SAID PROPERTY hereby conveyed to **HAVE, HOLD, OWN, ENJOY, OCCUPY and POSSESS** the same to and by the PURCHASERS/TRANSFEREES absolutely and forever as their own and as usually pass on such sale, subject to the payment of all local taxes, duties and assessments by the PURCHASERS/TRANSFEREES their heirs, successors, legal representative, executors, administrators and assigns absolutely and forever, free from encumbrances, charges, liens whatsoever in the manner aforesaid hereafter.

2) The PURCHASERS/TRANSFEREES shall hereafter peacefully and quietly possess, hold and enjoy the SAID PLOT as their own property without any interruption or disturbance, claim or demand on the part of the VENDORS/TRANSFERORS or the previous owners or on the part of any person/s claiming through or under them or on their behalf whatsoever.

3) The total consideration of RS. 1,25,00,000/- (RUPEES ONE CRORE TWENTY FIVE LAKHS ONLY), is herewith paid by the PURCHASERS/TRANSFEREES to the VENDORS/TRANSFERORS by means of Cheques the details of which are as follows:-

*Signature 1*  
*Signature 2*  
*Signature 3*  
*Signature 4*  
*Signature 5*

a). An amount of Rs.1,00,000/- (RUPEES ONE LAKH ONLY), is paid as advance payment by means of vide Demand Draft bearing 004393, dated: 22-11-2022, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR No. 1 herein.

b). An amount of Rs.1,00,000/- (RUPEES ONE LAKH ONLY), is paid as advance payment by means of vide Demand Draft bearing 004392, dated: 22-11-2022, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR No. 2 herein.

c). An amount of Rs.1,00,000/- (RUPEES ONE LAKH ONLY), is paid as advance payment by means of vide Demand Draft bearing 004396, dated: 22-11-2022, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR No. 3 herein.

d). An amount of Rs.1,00,000/- (RUPEES ONE LAKH ONLY), is paid as advance payment by means of vide Demand Draft bearing 004395, dated: 22-11-2022, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR No. 4 herein.

e). An amount of Rs.1,00,000/- (RUPEES ONE LAKH ONLY), is paid as advance payment by means of vide Demand Draft bearing 004394, dated: 22-11-2022, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR No.5 herein.

*[Signatures]*

f). An amount of Rs.39,59,000/- (RUPEES THIRTY NINE LAKHS FIFTY NINE THOUSAND ONLY), is paid as advance payment by means of vide Demand Draft bearing 004769, dated: 10-04-2023, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR No.1 herein.

g) An amount of Rs.41,000/- (RUPEES FOURTY ONE THOUSAND ONLY), has been deducted towards TDS of 1 % under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs.41,000/- (RUPEES FOURTY ONE THOUSAND ONLY), excluding education Cess, deposited by Challan No.06988, Dated:10-04-2023, to the Income Tax Authorities and duly acknowledged, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR NO.1 herein.

h). An amount of Rs.17,59,000/- (RUPEES SEVENTEEN LAKHS FIFTY NINE THOUSAND ONLY), is paid as advance payment by means of vide Demand Draft bearing 004770, dated:10-04-2023, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR No.2 herein.

i). An amount of Rs.2,00,000/- (RUPEES TWO LAKHS ONLY), is paid as advance payment by means of Cash on 16-02-2023, favouring the VENDOR/TRANSFEROR No.2 herein.

*[Signature]*  
*[Signature]*

*[Signature]*

*[Signature]*

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*[Signature]*

*[Signature]*

*[Signature]*

j) An amount of Rs.20,000/- (RUPEES TWENTY THOUSAND ONLY), is paid as advance payment by means of Cash on 30-03-2023, favouring the VENDOR/TRANSFEROR No.2 herein.

k). An amount of Rs.21,000/- (RUPEES TWENTY ONE THOUSAND ONLY), has been deducted towards TDS of 1 % under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs.21,000/- (RUPEES TWENTY ONE THOUSAND ONLY), excluding education Cess, deposited by Challan No.07158, Dated:10-04-2023, to the Income Tax Authorities and duly acknowledged, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR NO.2 herein

l). An amount of Rs.19,79,000/- (RUPEES NINETEEN LAKHS SEVENTY NINE THOUSAND ONLY), is paid as advance payment by means of vide Demand Draft bearing 004771, dated: 10-04-2023, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR No.3 herein

m). An amount of Rs.21,000/- (RUPEES TWENTY ONE THOUSAND ONLY), has been deducted towards TDS of 1 % under the Income Tax Act 1961, issued by the Income Tax

*Signature*  
*Speedy*

*Signature*

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Officer. The said TDS Amount of Rs.21,000/- (RUPEES TWENTY ONE THOUSAND ONLY), excluding education Cess, deposited by Challan No.07291, Dated:10-04-2023, to the Income Tax Authorities and duly acknowledged, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR NO.3 herein

n). An amount of Rs.19,79,000/- (RUPEES NINETEEN LAKHS SEVENTY NINE THOUSAND ONLY), is paid as advance payment by means of Cheque bearing 000243, dated: 11-04-2023, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR No.4 herein;

o). An amount of Rs.21,000/- (RUPEES TWENTY ONE THOUSAND ONLY), has been deducted towards TDS of 1 % under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs.21,000/- (RUPEES TWENTY ONE THOUSAND ONLY), excluding education Cess, deposited by Challan No. 07627, Dated:10-04-2023, to the Income Tax Authorities and duly acknowledged, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR NO.4 herein

p). An amount of Rs.21,000/- (RUPEES TWENTY ONE THOUSAND ONLY), has been deducted towards TDS of 1 % under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs.21,000/- (RUPEES TWENTY ONE THOUSAND ONLY), excluding education

*Fajay Khair*  
*Specimen*

*[Signature]*

*Khair*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

Cess, deposited by Challan No. 07771, Dated:10-04-2023, to the Income Tax Authorities and duly acknowledged, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR NO.5 herein



q). An amount of Rs.19,79,000/- (RUPEES NINETEEN LAKHS SEVENTY NINE THOUSAND ONLY), is paid as advance payment by means of Cheque bearing 000244, dated: 11-04-2023, through account No.136605000616, Drawn on the ICICI Bank, Arlem Branch, favouring the VENDOR/TRANSFEROR No.5 herein, the receipt whereof is hereby jointly acknowledged by the VENDORS/TRANSFERORS as having received the same from the PURCHASERS/TRANSFEREES today.

4) That the full, vacant, legal and physical possession of the SAID PLOT is herewith delivered by the VENDORS/TRANSFERORS in charge of the PURCHASERS/TRANSFEREES, on this date of the execution of the present Deed of Sale and the PURCHASERS/TRANSFEREES shall lawfully and exclusively possess the SAID PLOT without any interference from the VENDORS/TRANSFERORS, or the previous owners and predecessors in title or anyone claiming through them or on their behalf.



*Signature*  
*Signature*

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*Signature*

*Signature*

5) The VENDORS/TRANSFERORS has forthwith handed over to the PURCHASERS/TRANSFEREES all the documents pertaining to the SAID PROPERTY and all other relevant documents pertaining to the SAID PLOT and outgoings in respect of the civil amenities availed in the SAID PLOT on the execution of these presents.

6) The PURCHASERS/TRANSFEREES have hereby purchased the SAID PLOT after inspection of all the title documents as also after the inspection of the present condition of the SAID PLOT and the PURCHASERS/TRANSFEREES shall not be entitled to point out any defects etc in the SAID PLOT to the VENDORS/TRANSFERORS for claiming any damage from the VENDORS/TRANSFEROR and the PURCHASERS/TRANSFEREES shall also not raise any objection in this respect except for any latent defect or disrepair that is deliberately concealed by the VENDORS/TRANSFERORS at the time of this sale in respect of the SAID PLOT.

7) That the VENDORS/TRANSFERORS have declared to the PURCHASERS/TRANSFEREES as follows:

a) That the SAID PLOT hereby sold is absolutely free from any encumbrances, mortgage, charges, claims and demands or liens by way of inheritance, succession, will, sale, agreement, lease whatsoever and that the VENDORS/TRANSFERORS have a clear and marketable title to sell the SAID PROPERTY

*Signature 1*  
*Signature 2*  
*Signature 3*  
*Signature 4*  
*Signature 5*

b) That the VENDORS/TRANSFERORS have a full right and absolute authority to sell the SAID PLOT in favour of the PURCHASERS/TRANSFEREES and the SAID PLOT is not a subject matter of any acquisition by the order of the Government under the Land Acquisition Act or any other government order or ordinance having the force of law whatsoever.

c) That there are no dues payable by the VENDORS/TRANSFERORS in respect of the SAID PROPERTY to the, previous owner, either by way of original consideration or otherwise or of any other nature whatsoever.

d) That all the outgoings pertaining to the SAID PLOT and payable to the Margao Municipal Council, Electricity Department, P.W.D. Department, in respect of the amenities enjoyed till date are paid fully to the concerned Departments and there are no arrears pending in respect of the same.

e) That the present Deed of Sale is herewith duly registered with the Office of the Sub-Registrar of Salcete at Margao, with the appendage of the appropriate amount of Stamp Duty and on payment of the prescribed registration fees calculated at the market value and consideration of RS. 1,25,00,000/- (RUPEES ONE CRORE TWENTY FIVE LAKHS ONLY).



*Registrar*

*Chairman*

*Member*

*Member*

*Member*

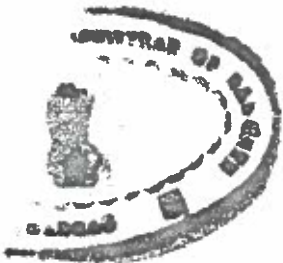
*Secretary*

f) That the SAID PLOT is earmarked and Notified as a Settlement zone as per the Regional Plan, of Goa, with the South Goa Town and Country Planning Department at Margao.

8) Upon the tendering of possession of the SAID PLOT to the PURCHASERS/TRANSFEREES, herewith, any taxes and all the other outgoings payable to the concerned authorities and Government department after such date shall be payable by the PURCHASERS/TRANSFEREES shall be borne exclusively by the PURCHASERS/TRANSFEREES.

9) The PURCHASERS/TRANSFEREES agrees and declares that they have gone through all the title deeds and are satisfied with the marketability, Validity and the clarity of the title and competency of the VENDORS/TRANSFERORS to enter into this deed of sale.

10) Upon taking the possession of the SAID PLOT by the PURCHASERS/TRANSFEREES from the VENDORS/TRANSFERORS the PURCHASERS/TRANSFEREES undertakes that they shall use the same solely for the purposes permissible and authorized by the law of the land and not for any other purpose.



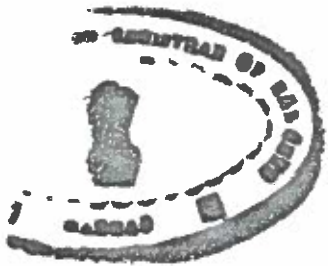
*Jaizau Khair* *Jaizau* *Jaizau* *Jaizau* *Jaizau* *Jaizau*

11) The Records of Rights in respect of the SAID PLOT stand recorded in the name of the previous VENDORS/TRANFERORS and the VENDORS/TRANSFERORS hereby give their full consent and N.O.C. to carry out the mutation Proceedings in respect of the SAID PLOT, in favour of the PURCHASERS/TRANSFEREES.

12) The entire cost, expenses including stamp duty, notarization registration and other incidental charges for the execution of these presents shall be borne exclusively by the PURCHASERS/TRANSFEREES.

13) The VENDORS/TRANSFERORS hereby agree and covenant to sign all the necessary papers and co-operate with the PURCHASERS/TRANSFEREES for the purpose of effective transfer of the SAID PLOT in favour of the PURCHASERS/TRANSFEREES. However, for such transfer, all the Necessary Document shall be prepared by the PURCHASERS/TRANSFEREES and all the costs for such transfer including stamp shall be borne exclusively by the PURCHASERS/TRANSFEREES.

14) That the PURCHASERS/TRANSFEREES undertakes and agrees not to carry out in the area hereby agreed to be purchased any activity that will create bad smell, noise, dirty water, smoke or any kind of nuisance or pollution affecting the convenience of the people dwelling in the vicinity.

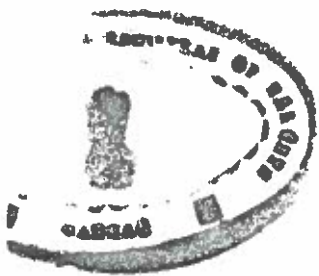


*Jaizaul Haque* *Shahid* *[Signature]* *[Signature]* *[Signature]* *Jedneem Roudker*

15) The VENDORS/TRANSFERORS hereby undertake to absolutely indemnify and keep indemnified the PURCHASERS /TRANSFEREES against any claim, demand, charge or Tenancy or Mundkarial rights or of Whatsoever nature either existing or that may be prospectively claimed by any person, entity, or the previous vendors or the developers or any person acting and claiming through them and on their behalf in respect of the SAID PLOT to the extent of the amount received by the VENDORS/TRANSFERORS as the consideration of the SAID PLOT.

16) Further the VENDORS/TRANSFERORS hereby covenant that they have a clear and marketable title to the SAID PLOT with an absolute authority to alienate and dispose, Resale the same without any restraint and inhibition from whomsoever.

17) In case the PURCHASERS/TRANSFEREES finds that there is a need for executing a Deed of Rectification/Declaration/Ratification/Addendum, then the VENDORS/TRANSFERORS, and the PURCHASERS/TRANSFEREES hereto undertakes to execute the same as and when required by the PURCHASERS/TRANSFEREES



*Signature 1*  
*Signature 2*  
*Signature 3*  
*Signature 4*  
*Signature 5*

18) The PURCHASERS/TRANSFEREES are at their liberty to apply for and obtain electricity connection and water connection and other civic amenities in their name in respect of the SAID PLOT transferred in the name of the PURCHASERS/TRANSFEREES and the VENDORS do hereby give their N.O.C in respect thereof herewith.

19) In the event of failure on the part of either of the parties hereto to comply with the explicit terms and conditions pertaining to the present deed of Sale in respect of the SAID PLOT, the aggrieved party hereby reserves a full and absolute legal right against the erring party to seek appropriate legal remedies in the Criminal and Civil Courts of law as available under the law in force.

20) The PURCHASERS/TRANSFEREES specifically declares that they are entitled to the exclusive ownership of the SAID PLOT only and shall not be entitled to claim any rights of whatsoever nature in respect of the larger Property described in Schedule-A hereinabove.



*Signature of Vendor*  
*Signature of Purchaser*  
*Signature of Purchaser*  
*Signature of Purchaser*  
*Signature of Purchaser*

21) The VENDORS/TRANSFERORS hereby declare that the Subject matter of this Deed does not belong nor is owned by Schedule Caste or Schedule Tribe and as such the previous sanction of the Collector South Goa District, Margao is not required for registering the present Deed of Sale in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978, of Secretary (Revenue), Government of Goa.

22) That the parties hereto have already signed an Agreement for Sale of Plot dated:25-11-2022, duly registered in the Office of Sub-Registrar of Salcete at Margao under registration no.MGO-1-4496-2022, Book:-1 Document, on 29-11-2022 and 2.90% of stamp duty of Rs. 3,62,500/- and Full registration Fees of 3 % was paid simultaneously with the execution of the said Agreement dated: 25-11-2022, Calculated at the Market Value of Rs. 1,25,00,000/- which is being remitted / adjusted with the present deed as provided under circular no.35/4/2003-RD dated 6.9.2006 issued by the Revenue Department, Government of Goa, Porvorim, Bardez, Goa and the remainder 2.1 % of the stamp duty amounting to Rs. 2,62,500/- are paid herewith this Deed.



*Jaizankh* *Jaizankh* *Jaizankh* *Jaizankh* *Jaizankh* *Jaizankh*

**SCHEDULE - A****(DESCRIPTION OF THE LARGER PROPERTY):-**

ALL THAT Property known as "TOLLOI CHONDROVADDO", admeasuring an area of 735.00 sq. mts., registered in the Land Registration Office under New Series and inscribed in the Land Revenue Office Under No. 1957, situated at Fatorda, within the jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, and Surveyed under Chalta No. 24 of P.T. Sheet No. 25 and is bounded as under:

**BOUNDS OF THE PROPERTY:**

On the East: By the property of Anthonio Barbosa;

On the West: By the property of Ligorio Vaz;

On the North: By the property of the heirs of Joaquim da Piedade Silva; &;

On the South: By hillock.



*Handwritten signatures and initials:*  
 1. *Faizou Kripk*  
 2. *Shah*  
 3. *[Signature]*  
 4. *[Signature]*  
 5. *[Signature]*  
 6. *[Signature]*  
 7. *[Signature]*

**SCHEDULE-B**  
**(DESCRIPTION OF THE 3/4<sup>th</sup> UNDIVIDED SHARE**  
**IN THE SAID PLOT SOLD HEREBY)**

ALL THAT Entire 3/4<sup>th</sup> undivided share of the VENDORS/TRANSFERORS in the SAID PLOT to the extent of 75% admeasuring an area of 551.25 Sq. Mts, being the undivided Three Fourth of the PLOT totally admeasuring an area of 735.00 square meters, forming part of THE ENTIRE PROPERTY described in the SCHEDULE -A hereinabove written and the said PLOT is bounded as follows:-

**Bounds of the said Plot:**

On the East : By the property of Atmaram Palondekar;

On the West : By the public road;

On the North : By the property of Francisco Noronha; &

On the South : By the property of Assis Francisco Noronha..



*Signature of Atmaram Palondekar*  
*Signature of Francisco Noronha*  
*Signature of Assis Francisco Noronha*  
*Signature of [illegible]*

IN WITNESS WHEREOF the parties hereto and hereunto have set and subscribed their respective hands to this Deed on the day, month and year first hereinabove mentioned.



**SIGNED, SEALED AND DELIVERED**

By the within named **VENDOR/TRANSFEROR NO. 1**

**MR. SANJAY VASANT PEDNEKAR**

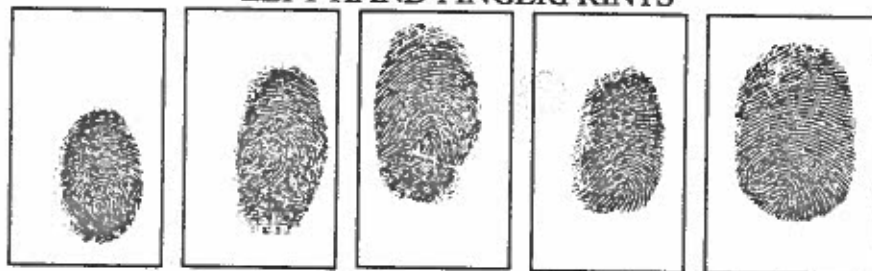


**MR. SANJAY VASANT PEDNEKAR**

**RIGHT HAND FINGERPRINTS**



**LEFT HAND FINGERPRINTS**



*Signature 1* *Signature 2* *Signature 3* *Signature 4* *Signature 5* *Signature 6*

**SIGNED, SEALED AND DELIVERED**

By the within named **VENDOR/TRANSFEROR NO. 2**

**MR. SUDESH VASANT PEDNEKAR**

*[Handwritten signature]*

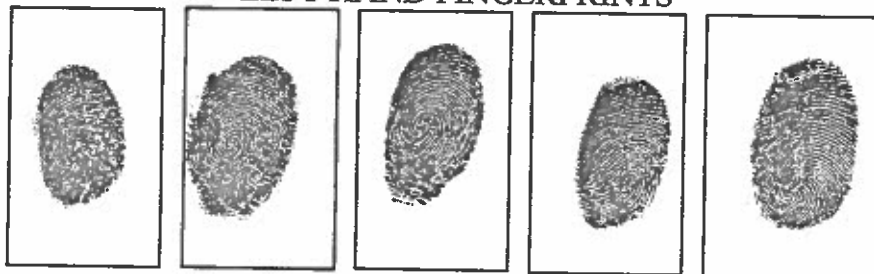


**MR. SUDESH VASANT PEDNEKAR**

**RIGHT HAND FINGERPRINTS**



**LEFT HAND FINGERPRINTS**



*[Handwritten signatures and names: Rajan Kaph, Raikh, [unclear], Pednekar, and Pednekar]*

SIGNED, SEALED AND DELIVERED

By the within Named VENDOR/TRANSFEROR No.3

MRS. SARITA SUDESH PEDNEKAR



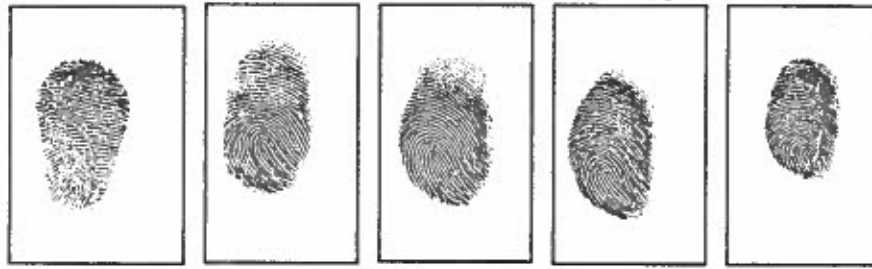
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MRS. SARITA SUDESH PEDNEKAR

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



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*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

SIGNED, SEALED AND DELIVERED

By the within Named VENDOR/TRANSFEROR No.4

MR. SACHIT V PEDNEKAR

*Sachit*

*Sachit*



MR. SACHIT V PEDNEKAR



RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*Sachit*

*Sachit*

*Sachit*

*Sachit*

*Sachit*

*Sachit*

SIGNED, SEALED AND DELIVERED

By the within Named VENDOR/TRANSFEROR No.5

MRS. POOJA SACHIT V PEDNEKAR

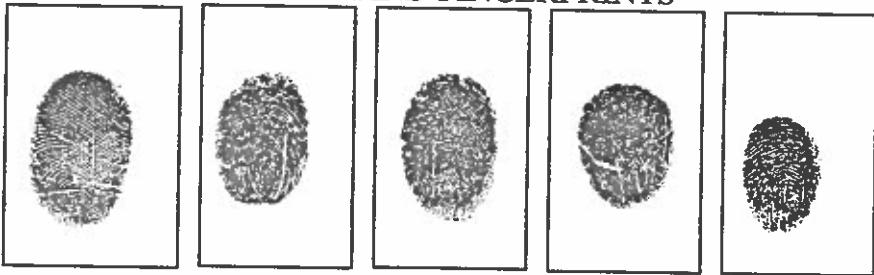


*Pednekar*

*Pednekar*

MRS. POOJA SACHIT V PEDNEKAR

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*Sachit Pednekar*      *Sachit Pednekar*      *Pednekar*      *Pednekar*

SIGNED, SEALED AND DELIVERED

By the within named PURCHASERS/TRANSFEREES

M/S. EDIFICE DEVELOPERS

Represented by its Partner No. 1

MR. FAIZAN SHAIKH

*Signature of Mr. Faizan Shaikh*

*Signature of Mr. Faizan Shaikh*



MR. FAIZAN SHAIKH

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*Signature of Mr. Faizan Shaikh*

*Signature of Mr. Shaikh*

*Signature of Mr. Shaikh*

*Signature of Mr. Shaikh*

*Signature of Mr. Shaikh*

SIGNED, SEALED AND DELIVERED

By the within named PURCHASERS/TRANSFEREES

M/S. EDIFICE DEVELOPERS

Represented by its Partner No. 2

MR. AKHTAR SHAIKH



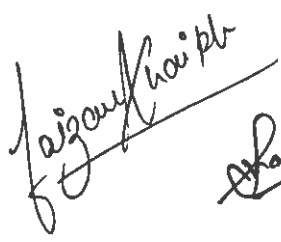
  
MR. AKHTAR SHAIKH

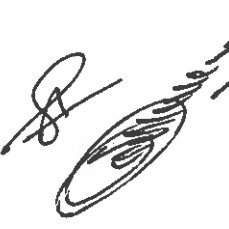
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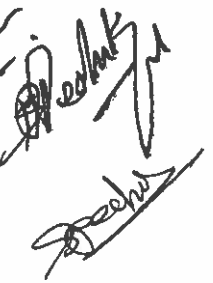


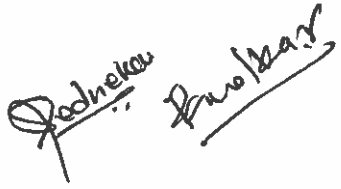
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Faizouf Shaikh

  
Akhtar Shaikh

  
Akhtar Shaikh

  
Akhtar Shaikh

**SIGNED, SEALED AND DELIVERED**

By the within named **PURCHASERS/TRANSFEERS**

**M/S. EDIFICE DEVELOPERS**

**Represented by its Partner No. 3**

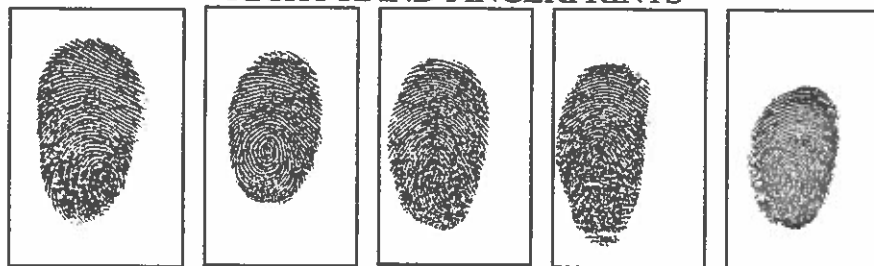
**MR. SHAIKH MOHAMED ABU SUFIYAN**



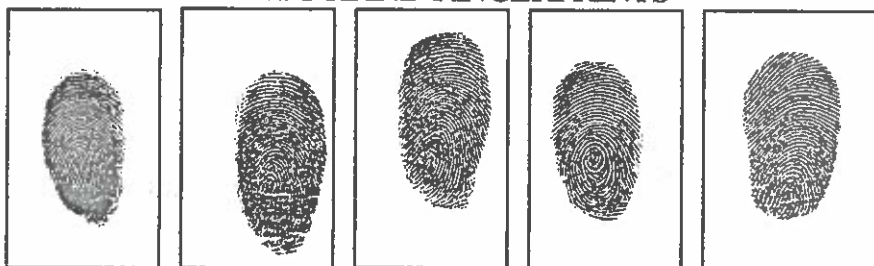
*Signature*

**MR. SHAIKH MOHAMED ABU SUFIYAN**

**RIGHT HAND FINGERPRINTS**



**LEFT HAND FINGERPRINTS**



**IN THE PRESENCE OF WITNESSES:**

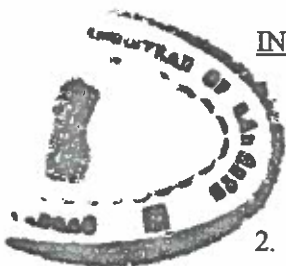
**Mr. Kalidas .M. Vernekar,**  
R/o. H. No. 108, CD Signature Society,  
Gogal, Margao, Salcete, South-Goa.

**2. Mr. Manhaj Shaikh,**  
R/o. H. No. 349, Tembim, Camorlim,  
Raia, Salcete-Goa.

*Signature*

*Signature*

*Signatures of witnesses and other parties:*  
*Manhaj Shaikh* *Signature* *Signature* *Signature* *Signature* *Signature* *Signature*



TRUE COPY



**Government Of Goa**  
**Directorate of Settlement and Land records**  
**Survey Plan**

**Taluka Name : Margao Village Name :Margao**

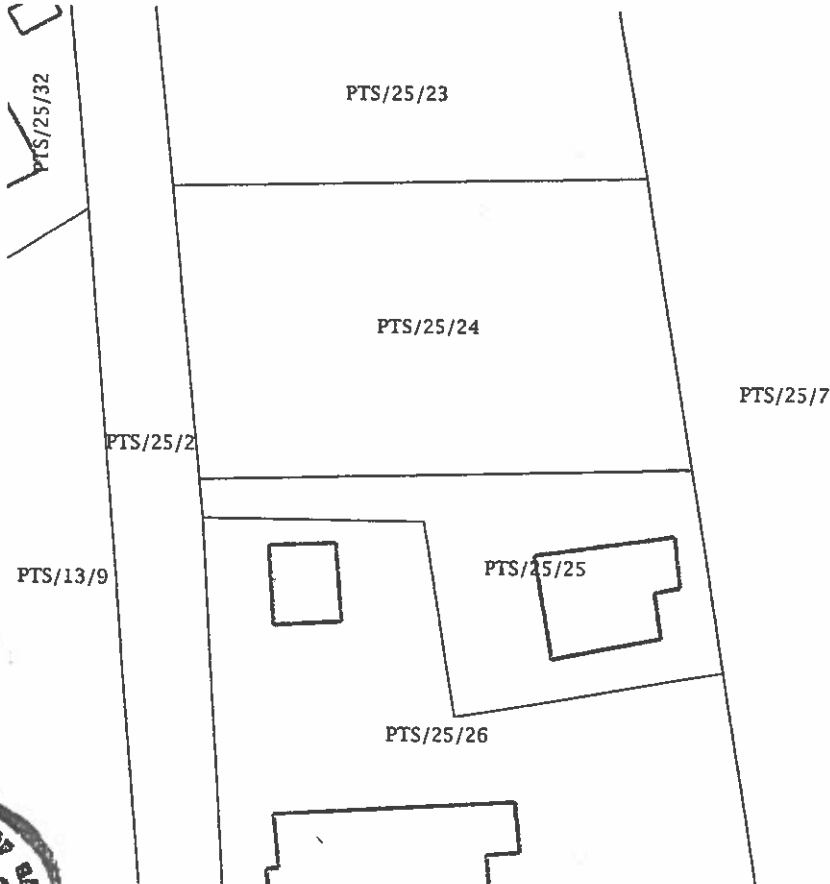
**Survey No./ Subdiv No : PTS/25/24**

Appln date: 07/12/2022

Ref. No. :57927



Scale 1:500



*Ruchita Madkaikar*

*Ruchita*

*Ruchita*

*Ruchita*

*Ruchita*

Report Generated By: RUCHITA MADKAIKAR

Print Size : A4

This record is computer generated on 08/12/2022 12:29:39 as per Online Ref No.57927. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://egov.goa.nic.in/dslr>.



## Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 17-Apr-2023 12:23:31 pm

Document Serial Number :- 2023-MGO-1646

Presented at 12:20:04 pm on 17-Apr-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

| Sr.No | Description      | Rs.Ps  |
|-------|------------------|--------|
| 1     | Stamp Duty       | 262500 |
| 2     | Registration Fee | 500    |
| 3     | Mutation Fees    | 1500   |
| 4     | Processing Fee   | 1620   |
| Total |                  | 266120 |

Stamp Duty Required :262500/-

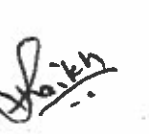
Stamp Duty Paid : 262500/-

## Presenter

| Sr.No | Party Name and Address                                                                                                                                                            | Photo | Thumb | Signature |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | MR FAIZAN SHAIKH ,Age: 29,<br>Marital Status: Bachelor ,Gender:Male,Occupation: Business,<br>Address1 - 349 Tembim Salcete Margao South Goa, Address2 -<br>Salcete,<br>PAN No.: . |       |       |           |

## Executer

| Sr.No | Party Name and Address                                                                                                                                                                                           | Photo | Thumb | Signature |
|-------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | SANJAY VASANT PEDNEKAR , Father Name:Mr Vasant Pednekar, Age: 55,<br>Marital Status: Bachelor ,Gender:Male,Occupation: Service, H.<br>No. 513 Benaulim Cansaulim Salcete Goa,<br>PAN No.: .                      |       |       |           |
| 2     | SUDESH VASANT PEDNEKAR , Father Name:Mr Vasant Pednekar, Age: 46,<br>Marital Status: Married ,Gender:Male,Occupation: Service, H<br>No. 2182 Chandra Wado Near Assis Noronha House Fatorda Margao,<br>PAN No.: . |       |       |           |
| 3     | SARITA SUDESH PEDNEKAR , Father Name:Mr Tanu Naik, Age: 48,<br>Marital Status: Married ,Gender:Female,Occupation: Housewife, H No. 2182 Chandra Wado Near Assis Noronha House Fatorda Margao,<br>PAN No.: .      |       |       |           |
| 4     | SACHIT V PEDNEKAR , Father Name:Mr Vasant Pednekar, Age: 42,<br>Marital Status: Married ,Gender:Male,Occupation: Service, Fatorda Margao Salcete Goa,<br>PAN No.: .                                              |       |       |           |

| Sr.NO | Party Name and Address                                                                                                                                   | Photo                                                                               | Thumb                                                                               | Signature                                                                           |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 5     | POOJA SACHIT V PEDNEKAR , Father Name:Mr Datta Kanolkar, Age: 40, Marital Status: Married ,Gender:Female,Occupation: Housewife, Fatorda Margao, PAN No.: |  |  |  |
| 6     | MR FAIZAN SHAIKH , , Age: 29, Marital Status: Bachelor ,Gender:Male,Occupation: Business, 349 Tembim Salcete Margao South GoaSalcete, PAN No.:           |  |  |  |
| 7     | MR AKHTAR SHAIKH , , Age: 65, Marital Status: Married ,Gender:Male,Occupation: Business, Tembim Salcete Margao Salcete GoaSalcete, PAN No.:              |  |  |  |
|       | MR SHAIKH MOHAMED ABU SUFIYAN , , Age: 24, Marital Status: Bachelor ,Gender:Male,Occupation: Business, Tembim Salcete MargaoSalcete, PAN No.:            |  |  |  |

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

| Sr.NO | Party Name and Address                                                                                                                                                                                                                       | Photo                                                                                 | Thumb                                                                                 | Signature                                                                             |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1     | Name: MANHAJ SHAIKH, Age: 21, DOB: , Mobile: , Email: , Occupation: Other , Marital status : Married , Address: 403720, H. No. 349 Tembim Camorlim Raia South Goa , H. No. 349 Tembim Camorlim Raia South Goa , Raia, Salcete, SouthGoa, Goa |  |  |  |
| 2     | Name: KALIDAS MUKUND VERNEKAR, Age: 73, DOB: 1949-05-19, Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403601, H No. 108, H No. 108, CD SIGNATURE, Gogal, Margao, Salcete, SouthGoa, Goa                |  |  |  |

  
Sub Registrar  
-Cum-  
Sub Registrar  
Salcete

Document Serial Number :- 2023-MCG-1646



TRUE COPY

Document Serial No:-2023-MGO-1646

Book :- 1 Document

Registration Number :- MGO-1-1607-2023

Date : 17-Apr-2023

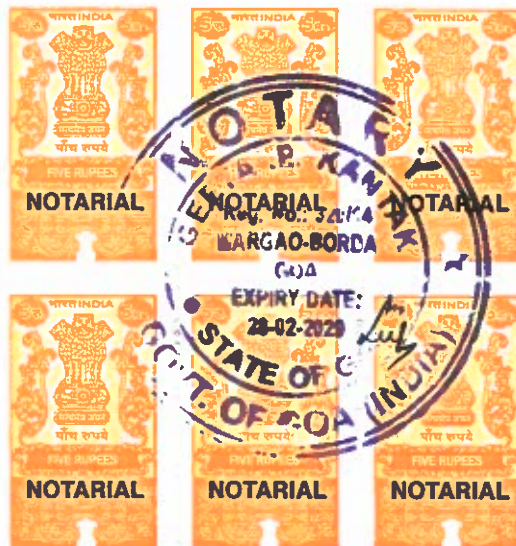


*[Signature]*

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

*[Signature]*  
Civil Registrar  
-Cum-  
Sub Registrar  
Salcete

Civil Registrar  
-Cum-  
Sub Registrar  
Salcete

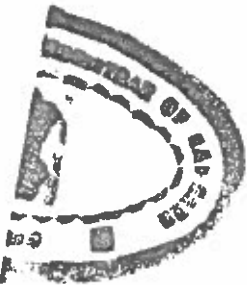


CERTIFIED TO BE A TRUE  
COPY OF THE ORIGINAL

*[Signature]*

GEETA P. KANTAK  
NOTARY  
SALCETE TALUKA  
State of Goa (India)

Reg. No. 12675-2024  
Date: 22-02-2024



# Receipt

TRUE COPY

Original Copy

## FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 04-Jul-2022 11:45:52

Date of Receipt: 04-Jul-2022

Receipt No : 2022-23/2/1398

Receipt No : 2022-23/2/1398

Serial No. of the Document : 2022-MGO-2590

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

Received the following amounts from **MR FAIZAN SHAIKH** for Registration of above Document in Book-1 for the year 2022

|                   |                                                                                    |           |                                                              |        |
|-------------------|------------------------------------------------------------------------------------|-----------|--------------------------------------------------------------|--------|
| Registration Fee  | 943140                                                                             | E-Challan | • Challan Number : 202200521543<br>• CIN Number : CPABTNVAG9 | 943140 |
| Processing Fee    | 3040                                                                               | E-Challan | • Challan Number : 202200521543<br>• CIN Number : CPABTNVAG9 | 1510   |
|                   |                                                                                    | E-Challan | • Challan Number : 202200561786<br>• CIN Number : CPABUZIPN4 |        |
| <b>Total Paid</b> | <b>946180 ( Rupees Nine Lakh Forty Six Thousands One Hundred And Eighty only )</b> |           |                                                              |        |

Probable date of issue of Registered Document: / /



TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

**Name of the Person Authorized :**

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **04-Jul-2022**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar

Phone No:  
Sold To/Issued To:  
EDIFICE DEVELOPERS  
For Whom/ID Proof:  
AAIFE3783G

CITIZENCREDIT  
CREDIT CO-OP. BANK LTD.  
St. Joaquin Road  
Borda, Margao-403603

GOA  
गोवा

INDIA NON JUDICIAL



सत्यमेव जयते  
भारतीय गैर न्यायिक



₹ 1414710/-

ONE FOUR ONE FOUR SEVEN ONE ZERO

38152481654864536425-0000302  
3815248 35/02/04/2021-RDI

Other

259 TRUE COPY

Name of Purchaser..... EDIFICE DEVELOPERS.

For CITIZENCREDIT CO-OP. BANK LTD.



Sahfluelm  
Authorised Signatory



EDIFICE DEVELOPERS -

*Signature*



## DEED OF SALE

*Signature*

*Signature*

*Signature*

*Signature*

*Signature*

*Signature*

**THIS DEED OF SALE** is made, executed and entered at Margao, Salcete, Goa, on this Twentieth Day of the Month of June of the year Two Thousand and Twenty Two (20-06-2022).

**BETWEEN**

1. **MR. SHAMBHU ATMARAM PAI PANANDIKER**, son of late Atmaram Xembu Pai Palondicar, aged about 89 years, Retired, holder of PAN NO. \_\_\_\_\_, and OCI Card Holder and holder of Passport No. \_\_\_\_\_, and his wife;

2. **MRS. ANJALI SHAMBHU PAI PANANDIKER**, daughter of Krishnarai Amembar, aged about 79 years, occupation Retired, holder of PAN NO. \_\_\_\_\_ and O.C.I. Card No. \_\_\_\_\_, both American Nationals and presently residing at 1908 Holly hill Dr Austin Texas USA & both represented herein by their duly constituted Attorney their relative **MR. VIJAY MUKUND KAMAT**, son of Mr. Mukund Kamat, aged about 53 years, Holder of Pan Card No. \_\_\_\_\_, & Aadhar Card No. \_\_\_\_\_

Indian National, Resident of 116, Hemmady Regency, 1<sup>st</sup> Floor, near S.B.I Personal Banking branch,



*(Signatures)*

*(Signatures)*

*(Signature)*

*(Signature)*

*(Signature)*

*(Signature)*

*(Signature)*

Malbhat Margao, Salcete, South Goa, , by virtue of the Specific Power of Attorney for Execution Signing and Registration of Deed of Sale of Plots Dated: 01-03-2022, at Austin Texas, before the Notary Public state of Texas, Mr. Amy Jantho, on 02-03-2022, as Apostilled under the Convention of Hague Dated: 05-10-1961, and duly Certified under Section 32 of the Goa Stamp Duty rules on 18-05-2022, by the office of the Additional Collector-II South Goa, at Margao, vide Certificate bearing Ref No. JUD/POA/STP-DUTY/2022/6959;

3. **MR. VISHVAMBHER ATMARAM PAI PANANDIKER, alias, VISHVANATH ATMARAM PAI PANANDIKAR**, son of late Atmaram Xembhu Poi Palondicar, aged about 87 years, married with a prenuptial agreement for separation of assets, Academician, holder of PAN NO. , Aadhar Card No.:

Mobile.: Email ID.:vapp07@gmail.com, Indian National, residing at Panandikar Chambers, 4th Floor, M. L. Furtado Road, Margao, Goa;

4. **MR. SHANU ATMARAM PAI PANANDIKER**, son of late Atmaram Xembu Poi Palondicar, aged about 88 years, married, retired, holder of PAN NO. , Aadhar card no. , Mobile. Email ID.:shanupai.panandiker@gmail.com; and his wife;

*[Handwritten signatures and names]*  
 Raj  
 Vishvanath Panandikar  
 Shanu Panandikar  
 Rajan Khosla  
 Rajan

The image shows two circular stamps. The top stamp is from the 'GOVT. OF INDIA' and the bottom stamp is from the 'ADMINISTRATOR OF BALUCHISTAN'.

6. **MR. KAMLESH ATMARAM PAI PANANDIKER**, son of late Atmaram Shambhu Pai Panandiker, aged about 83 years, married, retired, Indian National, residing at HNO. 262, Dando Behinf ICICI Bank Margao, Salcete, Goa 403601, holder of **PAN NO.** , &

Email ID.:kamleshpai@gmail.com; and his wife;

1/1/2018  
Raj

7. **MRS. MANGALA KAMLESH PAI PANANDIKER**, daughter of Purushottam Govind Chitnis, aged about 71 years, occupation Businesswoman, holder of PAN NO. , & O.C.I Card No. , Mobile No. Email ID: mangalapai8@gmail.com, American National, residing at 19425 Vineridge Roa, Excelsior, MN, 55331 U.S.A both represented herein by their constituted Attorney their Brother in Law/Brother **MR. PRASAD PURXOTTAM CHITNIS**, son of Purxottam Govind Chitnis, aged about 58 years, Holder of Pan Card No. , & Aadhar Card No. , Occupation Business, Married, Resident of HNo. 84, Pitruachaya, Davorlim, Navelim, Salcete, Goa, Margao, by virtue of the Specific Power of Attorney Dated: 18-02-2022, duly Notarized before the Notary Mr. Sanjay Malkarnekar, at Margao under Registration No. 37/2022, on 18-02-2022 ;
8. **MRS. RAJANI RAMCHANDRA PAI PANANDIKER**, daughter of Vinayak Damodar Bale and widow of late Ramchandra Atmaram Pai Panandikar, aged about 80 years, housewife, holder of PAN NO. , Aadhar Card No.: , Indian National, residing at H.No. 262, Minguel Loyola Furtado Road Margao Goa, and represented herein by her constituted Attorney her Son **MR. ROHIT RAMCHANDRA POI**

*Sanjay Malkarnekar*

*mm*

*Raj*

*Purushottam Govind Chitnis*  
*Purushottam Govind Chitnis*  
*Panandikar*  
*Rohit*

**PANANDIKER**, son of late Ramchandra Atmaram Pai Panandiker, aged about 49 years, divorcee, businessman, holder of PAN NO. , Aadhar Card No.:

, Mobile.: , Email ID.:rohitpai@yahoo.com, Indian National, residing at H. No. 262, Minguel Loyola Furtado Road Margao Goa, by virtue of the General Power of Attorney Dated: 03-04-2014, duly Registered, in the office of the Sub-registrar of Salcete at Margao, under Registration No. MGO-BK4-00036-2014, in CD Number MGOD76 on 03-04-2014, and;

9. **MR. ROHAN RAMCHANDRA PAI PANANDIKER**, son of late Ramchandra Atmaram Pai Panandiker, aged about 51 years, married, businessman, holder of PAN NO.

, Aadhar Card No.: , Mobile.: , Email ID.:rohanrpai@gmail.com, and his wife;

10. **MRS. NUTAN ROHAN PAI PANANDIKAR**, daughter of Narayan Vasudev Ghodge , aged about 47 years, occupation service, holder of PAN NO.

Aadhar Card No. , Email ID.:npanadiker@gmail.com, both Indian Nationals, both residing at H. No. 262, 14<sup>TH</sup> Ward Minguel Loyola Furtado Road Margao Goa;

*[Handwritten signatures and stamps]*

*[Signature: Ramchandra Atmaram Pai]*  
*[Signature: Rohan Ramchandra Pai]*  
*[Signature: Nutan Rohan Pai]*  
*[Signature: Ghodge]*  
*[Signature: Ghodge]*  
*[Signature: Ghodge]*

11. **MR. ROHIT RAMCHANDRA POI PANANDIKER**, son of late Ramchandra Atmaram Pai Panandiker, aged about 49 years, divorcee, businessman, holder of PAN NO.

Aadhar Card No.:

Mobile.: , Email ID.: rohitpai@yahoo.com, Indian National, residing at H. No. 262, Minguel Loyola Furtado Road Margao Goa; all hereinafter jointly referred to as "the **VENDORS/TRANSFERORS/LANDOWNERS**" (which expression, unless repugnant to the context or meaning thereof, shall mean and include all their heirs, legal representatives, administrators, executors and assigns) of the **FIRST PART**.

**AND**

- 1). **M/S. EDIFICE DEVELOPERS**, a Partnership Firm constituted under the Indian Partnership Act, & duly registered in the office of the Registrar of Firms of Salcete under Registered Certificate No. , Holding **Pan Card No.** having its registered office at 349, Tembim, Salcete, Margao, South Goa, Goa, 403720, consisting of its Partners 1). **MR. FAIZAN SHAIKH**, Son of Mr. Mohamed Hussain Shaik, aged about 28 years, Bachelor,

*[Handwritten signatures and initials]*

*[Signature: Rohit Panandiker]*  
*[Signature: Ramchandra Atmaram Pai Panandiker]*  
*[Signature: Faizan Shaikh]*  
*[Signature: Mohamed Hussain Shaik]*  
*[Signature: Raj]*  
*[Signature: Vro]*

Occupation business, Holder of Pan Card No.

& Aadhar Card No.

1, Resident of HNo. 349,

Ozro Camurlim, Raia, Salcete, Goa, 403720; 2). MR.

AKHTAR SHAIKH son of Late Shaikh Kassim, aged about

64 years, married, Occupation business, Holder of Pan Card

No. 4

& Aadhar Card No.

4, &

resident of HNo. 679, Near Nehru College, Chandrawada,

Fatorda, Margao, Salcete, South Goa, 403602; & 3). MR.

SHAIKH MOHAMED ABU SUFIYAN, son of Mr. Akhter

Shaikh, aged about 23 years, bachelor, Occupation business,

Holder of Pan Card bearing No.

& Aadhar

Card No.

& resident of HNo. 679, Near

Nehru College, Chandrawada, Fatorda, Margao, Salcete, South

Goa, 403602 & and hereinafter referred to as the

"PURCHASER/TRANSFeree" (which expression shall

unless repugnant to the context and meaning thereof be deemed

to mean and include their heirs, successors, administrators,

executors, legal representatives, Attorneys and permitted

assigns) of the SECOND PART;

WHEREAS all the Vendors to this Deed of Sale are Indian Nationals and competent to contract and the Purchaser is a Partnership Firm whose partners are Indian Nationals and competent to enter in to this Deed.

*(Handwritten signatures and names of the vendors and the purchaser firm partners)*

AND WHEREAS the VENDORS No. 1 and 2 herein hold absolute right to the said property to the extent of 1/5<sup>th</sup> undivided share admeasuring an area of 571.6 sq. mts. in the said property which is valued at Rs. 61,39,556/- (RUPEES SIXTY ONE LAKHS THIRTY NINE THOUSAND FIVE HUNDRED AND FIFTY SIX ONLY).

AND WHEREAS the VENDORS No. 1 and 2 herein have executed the above Power of Attorney as mentioned in the cost title with selling rights in favour of a third party which stands duly apostilled under the Convention of Hague Dated: 05-10-1961, and duly Certified under Section 32 of the Goa Stamp Duty rules on 18-05-2022, by the office of the Additional Collector-II South Goa, at Margao, vide Certificate bearing Ref No. JUD/POA/STP-DUTY/2022/6959 and was duly lodged for adjudication with a Office of The Additional Collector South Goa as required under the provision of Section 32 of the Indian Stamp Act 1899, and the same is duly adjuridicated vide Certificate Dated: 18-05-2022 and an appropriate amount of Stamp Duty of Rs. 2,14,885/-(RUPEES TWO LAKHS FOURTEEN THOUSAND EIGHT HUNDRED EIGHTY FIVE ONLY) stands duly paid to the Government of Goa vide Challan No. 114 in respect of the proposed transfer of 1/5<sup>th</sup> undivided right held by the VENDORS No. 1 and 2 herein

*[Handwritten signatures and initials]*

**AND WHEREAS** there exist **ALL THAT PLOT N** in Item No. 30, of the Inventory final list of assets being the part and Parcel of the larger property known as 'Chondravado' (Lote N) and registered in the Land Registration Office of Salcete under No. 43,000, New Series and the property is enrolled in the Matriz under Nos. 1966 and 1999 and morefully described under Schedule-A hereinunder and hereinafter referred to as the "SAID FIRST PROPERTY" for the sake of convenience and brevity.

**AND WHEREAS** there exist another Plot **ALL THAT PLOT O** in Item No. 31 of final list of assets in inventory proceedings, being the part and Parcel of the larger property known as 'Chondravado' (Lote O) and registered in the Land Registration Office of Salcete under No. 43,005, New Series and the property is enrolled in the Matriz under Nos. 1966 and 1999. Both these properties are situated at ward Chondravado of Margao, and corresponding each one of them 1/15 of the above property, within the bounds and jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa and morefully described under Schedule-A hereinunder and hereinafter referred to as the "SAID SECOND PROPERTY" for the sake of convenience and brevity.

1. Panandita  
Raj

2. Panandita Jejan  
Raj

AND WHEREAS both the properties are Surveyed under Chalta Nos. 7 and 8 of P.T. Sheet No. 25 of Margao City Survey admeasuring an area of 2518 Sq. Mts, and 340.00 Sq. Mts respectively and the SAID FIRST & SECOND PROPERTY above shall herein after compositely referred to as the SAID PROPERTIES" wherever the context so necessitates in this Deed.

AND WHEREAS the Said Properties originally belonged to Mr. Xavier Barbosa and his wife Mrs. Anna Miranda, Mr. Caetano Barbosa and his wife Mrs. Sebastiana Colaco who both sold Plot N and Plot O being the part and parcel of the larger property known as 'Chondravado' unto and in favour of Mr. Vishwambhar Atmaram Pai Panandiker, who purchased the same by virtue of the Deed of Sale (Translated in English) dated 07-07-1964 drawn at pages 70 overleaf of book number 1217 of office in the Judicial Sub-Division of Salcete, Margao City, who thereby became the absolute Owner and in possession of the Said Plots.

AND WHEREA a Special Civil Suit No. 30 of 1974 was filed by the plaintiffs namely MR. RAMCHANDRA ATMARAM PAI PANANDIKER and his wife MRS. RAJANI RAMCHANDRA PAI PANANDIKER v/s defendants namely SHRI. ATMARAMA XEMBU POI PALONICAR and his wife SMT. SITABAI ATMARAMA PALONDICAR, SHRI. SHAMBHU ATMARAM

*[Handwritten signatures and initials]*

*[Signature: Ramchandra Atmaram Pai Panandiker]*  
*[Signature: Rajani Ramchandra Pai Panandiker]*  
*[Signature: Shri. Atmarama Xembu Poi Palonicar]*  
*[Signature: Smt. Sitabai Atmarama Palondicar]*  
*[Signature: Shri. Shambhu Atmaram]*  
*[Initials: vb]*





PAI PANANDIKER and his wife SMT. ANJALI SHAMBHU PAI PANANDIKER, SHRI. VISHVAMBHER ATMARAM PAI PANANDIKER and his wife SMT. ARUNA VISHWAMBHAR PAI PANANDIKER, SHRI. SHANU ATMARAM PAI PANANDIKER and his wife SMT. KUNDA SHANU PAI PANANDIKER, SHRI. KAMLESH ATMARAM PAI PANANDIKER and his wife SMT. MANGALA KAMLESH PAI PANANDIKER and H.U.F. of Palondicar Family, represented by its former Karta; whereupon all were made as defendants for the dissolution of the H.U.F. of Palondicar Family which was accordingly dissolved by Decree dated 02-12-1974 and Order dated 02-12-1974, wherein the Said Property was enlisted as Item No. 30 and 31 which was allotted to defendants No. 5 Shri. Vishwambhar Atmaram Pai Panandiker who was married to Smt. Aruna Vishwambhar Pai Panandiker, under separation of Assets in 1/6<sup>th</sup> share of the Said Property.

AND WHEREAS the said Smt. Sitabai Atmarama Palondicar expired on 01-03-1983 leaving behind her husband Shri. Atmarama Xembu Poi Palondicar as the plaintiff as the widower and the above defendants are the heirs of his deceased wife except her daughter Mrs. Vijayalakshmi Vinayak Kamat who is the

*Handwritten signatures and names:*  
 1. *Atmarama Xembu Poi Palondicar*  
 2. *Atmarama Xembu Poi Palondicar*  
 3. *Vijayalakshmi Vinayak Kamat*  
 4. *Panandiker*  
 5. *Shri*  
 6. *vd*

widow of Vinayak Kamat relinquished off her rights over the said property in the share of her mother under Article 2029 vide Deed of Succession cum Relinquishment drawn on 12-04-1983 by the Office of the Civil Registrar cum Sub-Registrar, Notary Ex-Officio of Salcete at Margao, and recorded at Folio 89V to 91 in the Book of Deeds at No. 1293.

AND WHEREAS a Special Civil Suit No. 147 of 1983/A was filed in the Court of the Civil Judge, Senior Division, Margao-Goa for Declaration of Division cum allotment of Assets by metes and bounds amongst the Palondicar Family members and accordingly the said suit was Order and decreed by Judgment and Order dated 07-11-1983 and Decree dated 07-11-1983.

AND WHEREAS as per Annexure-C the said properties were listed at Item No. 30 and 31 and the same was divided into five (5) equal parts or sub-plots which were designated as Sub-Plot-A; Sub-Plot-B; Sub-Plot-C; Sub-Plot-D and Sub-Plot-E;

AND WHEREAS the said Sub-plots were accordingly allotted to following persons ie. the sons namely:

- i. Ramchandra Atmaram Pai Panandiker -- Sub-Plot-A
- ii. Shambu Atmaram Pai Panandiker -- Sub-Plot-B
- iii. Vishwambhar Atmaram Pai Panandiker -- Sub-Plot-C

*[Handwritten signatures and initials]*  
v6

- iv. Shanu Atmaram Pai Panandiker -- Sub-Plot-D
- v. Kamlesh Atmaram Pai Panandiker. -- Sub-Plot-E.

AND WHEREAS accordingly the said property was jointly owned by the abovenamed Ramchandra Atmaram Pai Panandiker; Shambu Atmaram Pai Panandiker; Vishvambher Atmaram Pai Panandiker; Shanu Atmaram Pai Panandiker and Kamlesh Atmaram Pai Panandiker;

AND WHEREAS the said Shri. Atmarama Xembu Poi Palondicar died in the status of widower on 13-12-2003 at Margao leaving behind his testamentary disposition or Deed of Will drawn on 30-09-1993 by the Office of the Civil Registrar cum Sub-Registrar, Notary Ex-Officio of Salcete at Margao, and recorded at Folio 70V to 73 in the Book of Will at No. 203 and by this will the testator Late Shri. Atmarama Xembu Poi Palondicar bequeathed all his moveable and immoveable properties except his shares in private Limited companies unto and in favour of his five sons namely Mr. Ramchandra Atmaram Pai Panandiker married to Rajani Ramchandra Panandiker, Shri. Shambhu Atmaram Poi Palondicar married to Anjali Shamboo Panandiker, Shri. Vishvambher Atmaram Pai Panandikar married to Aruna Vishvambhar Panandikar, Shri. Shanu Atmaram Pai Panandiker married to



*[Handwritten signatures and initials]*  
v6

Kunda Shanu Panandiker and Shri. Kamlesh Atmaram Pai Panandiker married to Mangala Kamlesh Panandiker with the obligation that they should give their shares to their grandchildren namely Shri. Venkatesh Vinayak Kamat, Vinaya Rajiv Shinkre and Smt. Vidya Baiju Parthan.

AND WHEREAS the said Vijayalakshmi Vinayak Kamat daughter of Late Shri. Atmarama Xembu Poi Palondicar and widow of Vinayak Kamat died intestate and without executing any will or gift nor any other disposition of her last wish who predeceased her father but leaving behind her three children namely Venkatesh Vinayak Kamat married to Nandini Venkatesh Kamat, Vinaya Rajiv Shinkre married to Rajiv Mukund Shinkre and Vidya Baiju Kamat Parthan married to Baiju Parthan as her sole and universal heirs, and that the said children Venkatesh, Vinaya and Vidya alongwith their respective spouses have relinquished and assigned their Illiquid and undivided Rights to Inheritance of their late mother/mother-in-law the said Vijayalakshmi Vinayak Kamat by a Notarial Deed of Gratuitous Assignment of Undefined and Unascertained Rights to Inheritance and Declaration for Succession drawn on 14-12-1995 recorded at Folio 24 in the Book of Deeds at No. 1373, in terms of Article two thousand and twenty nine of the Portuguese Civil Code.



*[Handwritten signatures and initials]*

*[Signature: Venkatesh]*  
*[Signature: Vinaya]*  
*[Signature: Vidya]*  
*[Signature: Nandini]*  
*[Signature: Rajiv]*  
*[Signature: Mukund]*  
*[Signature: Baiju]*  
*[Signature: Parthan]*

*[Initials: VJ]*

AND WHEREAS the said Smt. Vinaya Vinayak Kamat alias Vinaya Rajiv Shinkre daughter of late Shri. Vinayak Venkatesh Kamat along with her husband Shri. Rajiv Mukund Shinkre, Shri. Venkatesh Vinayak Kamat son of late Shri. Vinayak Venkatesh Kamat along with his wife Smt. Nandini Venkatesh Kamat and Smt. Vidya Baiju Kamat Parthan daughter of late Shri. Vinayak Venkatesh Kamat along with her husband Shri. Baiju Parthan, have released/Relinquished freely all their illiquid and undivided rights which they had acquired or are entitled to the estate and inheritance left by their said grandfather/grand-father-in-law Late Shri. Atmarama Xembu Poi Palondicar, where they all relinquished their rights vide Deed of Relinquishment of Rights drawn on 13-08-2004 duly recorded at Folio 16 to 17 of Deed Book No. 1467 by the Office of the Civil Registrar cum Sub-Registrar, Notary Ex-Officio of Salcete at Margao.



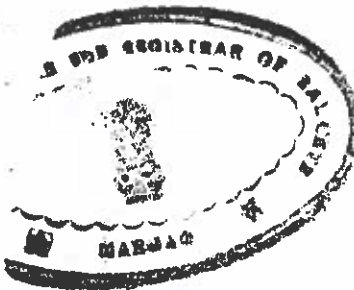
AND WHEPEAS the said Mr. Ramchandra Atmaram Pai Panandiker son of late Shri. Atmaram Shambhu Pai Panandiker expired on 19-12-2003 at Margao intestate and without executing any gift or will nor any other disposition of his last wish leaving behind his widow **Smt. Rajani Ramchandra Panandikar** as moiety-sharer and his two sons namely **Rohan Ramchandra**



*[Handwritten signatures and names:]*  
 1. Pai Panandiker  
Ramchandra  
Rohan  
Rajani  
Panandiker  
Shambhu  
Atmaram  
Shinkre  
Nandini  
Vinayak  
Kamat  
Baiju  
Parthan  
Vidya  
Kamat  
Parthan

**Pai Panandikar who married to Nutan Rohan Panandikar and Rohit Ramchandra Pai Panandikar married to Gauri Rohit Panandiker as his sole and universal heirs, who are so declared and qualified by virtue of the Deed of Declaration for Succession of Heirs dated: 07-07-2004 duly recorded at Folio 26V of Deeds Book No. 1465 in the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao.**

**AND WHEREAS by virtue of the Deed of Declaration for Succession of Heirs dated: 07-07-2004 duly recorded at Folio 26V of Deeds Book No. 1465 in the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao, upon the death of the said Shri. Atmaram Shambhu Pai Panandiker as stated in the above para his daughter-in-law, children, grandsons namely Smt. Rajani Ramchandra Panandiker, Rohan Ramchandra Pai Panandikar who married to Nutan Rohan Panandikar and Rohit Ramchandra Pai Panandikar married to Gauri Rohit Panandiker, Shri. Shambhu Atmaram Poi Palondicar and his wife Anjali Shambhu Panandiker, Shri. Vishvambhar Atmaram Pai Panandikar and his wife Aruna Vishvambhar Panandikar, Shri. Shanu Atmaram Pai Panandiker and his wife Kunda Shanu Panandiker and Shri. Kamlesh Atmaram**



*[Handwritten signatures and names:]*  
 1/ Atmaram Shambhu Pai Panandiker  
 Nutan Rohan Panandikar  
 Rohit Ramchandra Pai Panandikar  
 Shri. Shambhu Atmaram Poi Palondicar  
 Shri. Vishvambhar Atmaram Pai Panandikar  
 Shri. Shanu Atmaram Pai Panandiker  
 Shri. Kamlesh Atmaram

*[Handwritten mark:]* ✓

**Pai Panandiker and his wife Mangala Kamlesh Panandiker** are declared as the sole and universal heirs and also by that capacity being the present day owners of the Said Plots N and O both forming a part of the said Property which is fully described in Schedule-A and B hereinbelow.

**AND WHEREAS** VENDOR NO. 3 is married at Bombay under the Hindu Marriage Act and his marriage is registered at Bombay with a Prenuptial Agreement. Hence his marriage is not governed under the regime of Communion of Assets but under the regime of Separation of Assets thus his wife does not acquired legal rights to the SAID PROPERTIES hence her concurrence to this Deed of Sale is Not Legally required as per Law.

**AND WHEREAS** the said Mr. Rohit Ramchandra Pai Panandikar the VENDOR NO. 11 herein was married to Mrs. Gauri Rohit Panandiker and their marriage has been dissolved by the Judgment Dated: 25-04-2014 filed in Marriage Petition No. 35/2013/II passed in the Court of the IIND Addl. Civil Judge Senior Division, Margao-Goa.



**AND WHEREAS** the said VENDOR NO.11 Mr. Rohit Ramchandra Pai Panandikar and his wife Mrs. Gauri Rohit Panandiker cancelled their entry of their marriage registration



*[Handwritten signatures and initials]*  
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**AND WHEREAS** the said Mr. Rohit Ramchandra Pai Panandikar entered into an Agreement dated 22-03-2013 with his wife Mrs. Gauri Rohit Panandiker for the partition and separation of Assets/properties and in pursuance to the Said Agreement the Said Mr. Rohit Panandiker and his divorced wife Mrs. Gauri Panandiker file a special Inventory Proceedings vide No. 25/2018/I, for separation of Assets/properties before the Court of the Ist Addl. Senior Civil Judge South Goa, at Margao, and which proceedings are Decreed by the said Court vide Consent Decree Dated: 10-01-2020, thus all the rights of Mrs. Gauri Panandiker in the Communion of properties stand Relinquished and extinguished in favour of the VENDOR NO.12 Mr. Rohit Panandiker.



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AND WHEREAS the Form D in respect of Chalta Nos. 7 and 8 of P.T. Sheet No. 25 of Margao City Survey dated 06-05-2019, in the survey records stand recorded in the names of the present VENDORS.

AND WHEREAS the Total area of sale under this instrument is 2858.00 Sq. Mts. and payment of the Consideration herein is computed @ of Rs. 10,741/- Per Square Meter.

AND WHEREAS accordingly the SAID PROPERTY is now exclusively and jointly owned by the VENDORS/TRANSFERORS herein;

AND WHEREAS the PURCHASER/TRANSFeree is intending to purchase the SAID PLOTS described in Schedule A&B hereinbelow and Present VENDORS/TRANSFERORS are intending to sell the SAID PLOTS.

AND WHEREAS the SAID PROPERTIES are as per the distinct demarcation existing on the survey plans thus there is no necessity to obtain the N.O.C under Section 49(6) of the Act from the Town and Country Planning Department for sale of the Said Subject Properties.



*[Handwritten signatures and names]*  
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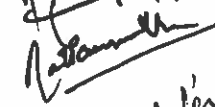
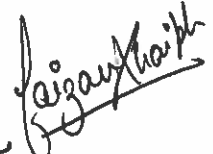
AND WHEREAS the PURCHASER/TRANSFeree is fully satisfied with the title of the previous land owners as well as the VENDORS/TRANSFERORS to the SAID PROPERTIES and the SAID PROPERTIES described in the SCHEDULE-A & B herein under and the rights of the VENDORS/TRANSFERORS of the SAID PROPERTIES and to sell or agree to sell any part of the SAID PROPERTIES to any person of their choice which includes the present PURCHASER/TRANSFeree also and as a part of Scrutiny and due diligence of Title the PURCHASER/TRANSFeree had published a public notice for the proposed purchase of the SAID PROPERTIES Dated 18-05-2022, duly published in the local daily newspaper Diya Advertising thereby inviting any objections of whatsoever nature towards the proposed sale pertaining to the SAID PROPERTIES and no objections from whomsoever till date is notified to the Advocate of the PURCHASER/TRANSFeree upon the lapse of the said Notice period .



AND WHEREAS there exist two occupants who are currently occupying the present properties partly to an extent of 150.00 Sq. Mts.



AND WHEREAS the PURCHASER is fully aware of the existence of the Occupants upon the SAID PROPERTIES.


AND WHEREAS the VENDORS/TRANSFERORS are hereby desirous to sell/transfer/dispose of the SAID PROPERTIES and have thereby expressed their consent and the PURCHASER/TRANSFeree is desirous of purchasing the SAID PROPERTIES and has expressed its readiness to purchase the SAID PROPERTIES described more fully in Schedule 'A' & 'B' hereinbelow, from the VENDORS/TRANSFERORS for a total Consideration of Rs. 3,06,97,778/- (RUPEES THREE CRORES SIX LAKHS NINETY SEVEN THOUSAND SEVEN HUNDRED SEVENTY EIGHT ONLY), on such terms and conditions hereinafter mentioned.

1). That in pursuance of the said agreement above and in consideration of the sum of **Rs. 3,06,97,778/- (RUPEES THREE CRORES SIX LAKHS NINETY SEVEN THOUSAND SEVEN HUNDRED SEVENTY EIGHT ONLY)**, paid by the

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Raj  
V

A Pandey  
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Pandey Raj

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The seal of the Registrar of Salaries is an oval-shaped emblem. It features a central shield with a crown on top. The shield is divided into four quadrants, each containing a different symbol. The text "REGISTRAR OF SALARIES" is written in a circular border around the central shield. The seal is stamped in a dark ink, and the overall image is in black and white.

Vairamandla

Raj

Panandker

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B.

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g). An amount of **Rs. 22,71,635/-(RUPEES TWENTY TWO LAKHS SEVENTY ONE THOUSAND SIX HUNDRED THIRTY FIVE ONLY)**, is paid by means of a Demand Draft Dated:09-06-2022, drawn on the ICICI Bank, Margao branch, vide DD No. 004847, favouring the VENDOR NO. 7 herein;

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i). An amount of **Rs. 7,59,770/-(RUPEES SEVEN LAKHS FIFTY NINE THOUSAND SEVEN HUNDRED SEVENTY ONLY)**, is paid by means of a Demand Draft Dated:09-06-2022, drawn on the ICICI Bank, Margao branch, vide DD No. 004844, favouring the VENDOR NO. 9 herein;

j). An amount of **Rs. 7,59,770/-(RUPEES SEVEN LAKHS FIFTY NINE THOUSAND SEVEN HUNDRED SEVENTY ONLY)**, is paid by means of a Demand Draft Dated:09-06-2022, drawn on the ICICI Bank, Margao branch, vide DD No. 004845, favouring the VENDOR NO. 10 herein;

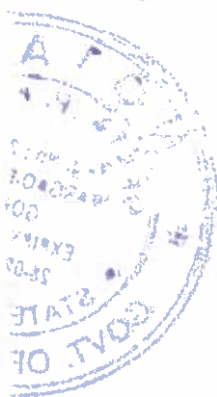
k). An amount of **Rs. 15,19,540/-(RUPEES FIFTEEN LAKHS NINETEEN THOUSAND FIVE HUNDRED FORTY ONLY).** is paid by means of a Demand Draft Dated:09-06-2022, drawn on the ICICI Bank, Margao branch, vide DD No. 004846, favouring the VENDOR NO. 11 herein;

the VENDOR NO. 11 herein,

**(3.1) The Following Amounts are paid Towards TDS as applicable in force;**

i). An amount of **Rs. 15,96,284/- (RUPEES FIFTEEN LAKHS NINETY SIX THOUSAND TWO HUNDRED EIGHTY FOUR ONLY)** has been deducted as TDS @26% based on the respective percentage of share of the Vendors/Transferors Nos. 1 & 2 they being O.C.I Holders and the relevant section applicable as per the residential status of the Vendors/Transferors and has been deducted as follows:

ia). TDS of **Rs. 7,98,142/- (RUPEES SEVEN LAKH NINTY EIGHT THOUSAND ONE HUNDRED AND FOURTY TWO)** @26% u/s 195 of his share of **Rs. 3069777/- (Rupees Thirty Lakhs Sixty Nine Thousand Seven Hundred Seventy Seven Only)**, payable to MR. SHAMBHU ATMARAM PAI PANANDIKER Pan Card No., ACHPA0088K Non Resident Indians, Vide Challan No. 281 & Challan Serial No. 02684, through ICIC Bank, through ICIC Bank, Dated: 16-06-2022, to the Income Tax Authorities and duly acknowledged, debited to account No. 136605000616.



*N. P. Panandiker*  
*W. M. S.*  
*Raj*  
*W*  
*Shambhu*  
*Panandiker*  
*Shambhu*  
*Shambhu*  
*Shambhu*

ib). TDS of Rs. 7,98,142/- (RUPEES SEVEN LAKH NINTY EIGHT THOUSAND ONE HUNDRED AND FOURTY TWO), @26% u/s 195 of her share of Rs. 3069777/- (Rupees Thirty Lakhs Sixty Nine Thousand Seven Hundred Seventy Seven Only), payable to MRS. ANJALI SHAMBHU PAI PANANDIKER, Pan Card No. AJZPP9364Q, Non Resident Indians, Vide Challan No. 281 & Challan Serial No. 02684, through ICIC Bank, Dated: 16-06-2022, to the Income Tax Authorities and duly acknowledged, debited to account No. 136605000616.



ic). An amount of Rs. 61,396/- (RUPEES SIXTY ONE THOUSAND THREE HUNDRED NINETY SIX ONLY) @1% u/s 194IA Income Tax Act 1961, issued by the Income Tax Officer, of his share of Rs. 61,39,555/- payable to VENDOR/TRANSFEROR No. 3 being Indian citizens, deposited by Challan No.280 & Challan Serial No. 05235, through ICIC Bank, Dated: 08-06-2022, to the Income Tax Authorities and duly acknowledged, debited to account No. 136605000616.



id). An amount of Rs. 30,698/- (RUPEES THIRTY THOUSAND SIX HUNDRED NINETY EIGHT ONLY) @1% u/s 194IA Income Tax Act 1961, issued by the Income Tax Officer, of his share of 30,69,777/- payable to VENDOR/TRANSFEROR No. 4



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ik). An amount of Rs. 15,349/- (RUPEES FIFTEEN THOUSAND THREE HUNDRED FOURTY NINE ONLY) @1% u/s 194IA Income Tax Act 1961, issued by the Income Tax Officer, of his share of Rs. 15,34,889/- payable to VENDOR/TRANSFEROR No. 11 being Indian citizens, deposited by Challan No. 280 & Challan Serial No. 07936, through ICIC Bank, Dated: 08-06-2022, to the Income Tax Authorities and duly acknowledged, debited to account No. 136605000616.

The Purchaser/Transferee has already obtained a TDS certificate to the Vendors/Transferors once the same has been made available by the income tax department and the receipt of the above payments whereof is hereby jointly and severally acknowledged by the VENDORS/TRANSFERORS as having received and realized fully from the PURCHASER/TRANSFEE today.

4). That the full, vacant, legal and physical possession of the SAID PROPERTIES, alongwith the Said Occupants is herewith delivered by the VENDORS/TRANSFERORS in charge of the PURCHASER/TRANSFEE, on this date of the execution of the present Deed of Sale and the PURCHASER/TRANSFEE shall lawfully and exclusively possess the SAID PROPERTY without any interference from the VENDORS/TRANSFERORS, or the previous owners and predecessors in title or anyone claiming through them or on their behalf.

*[Handwritten signatures and stamps]*

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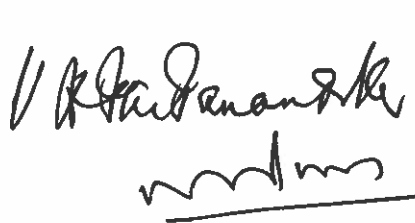
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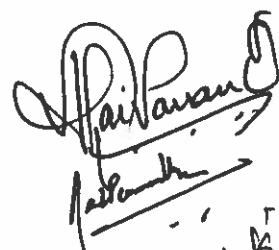
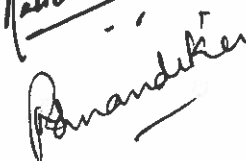
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5). The VENDORS/TRANSFERORS has forthwith handed over to the PURCHASER/TRANSFEE all the documents pertaining to the SAID PROPERTY including; **Original Sale Deed (Translated in English) Dated: 07-07-1964 drawn at pages 70 overleaf of book number 1217 of office in the Judicial Sub-Division of Salcete, Margao City and Certified copy of the Deed of Declaration for Succession of Heirs Dated: 07-07-2004 duly recorded at Folios 26V of Deeds Book No. 1465 in the Notary Public Ex-Officio of the Judicial Division of Salcete at Margao, and all other documents pertaining to the SAID PROPERTIES Vis-a Vis other documents by virtue of which the erstwhile owners owned and possessed the SAID PROPERTIES and all other relevant documents pertaining to the SAID PROPERTIES and outgoings in respect of the civil amenities availed in the SAID PROPERTIES on the execution of these presents.**

6). The PURCHASER/TRANSFEE have hereby purchased the SAID PROPERTIES after inspection of all the title documents as also after the inspection of the present condition of the SAID PROPERTIES alongwith the liability to settle the said Occupants and the PURCHASER/TRANSFEE shall be able to raise any objections in this respect for any latent defect or disrepair that is








deliberately concealed by the VENDORS/TRANSFERORS at the time of this sale in respect of the SAID PROPERTIES.

7). That the VENDORS/TRANSFERORS have declared to the PURCHASER/TRANSFEEE as follows:

a) That the SAID PROPERTIES hereby sold is absolutely free from any encumbrances, save and except the Said Occupants, mortgage, charges, claims and demands or liens by way of inheritance, succession, will, sale, agreement, lease whatsoever and that the VENDORS/TRANSFERORS have a clear and marketable title to sell the SAID PROPERTY.

b) That the VENDORS/TRANSFERORS have a full right and absolute authority to sell the SAID PROPERTIES in favour of the PURCHASER/TRANSFEEE and the SAID PROPERTIES is not a subject matter of any acquisition by the order of the Government under the Land Acquisition Act or any other government order or ordinance having the force of law whatsoever.

c) That there are no dues payable by the VENDORS /TRANSFERORS in respect of the SAID PROPERTY to the previous owner, either by way of original consideration or otherwise or of any other nature whatsoever.

*[Handwritten signatures and stamps]*

*[Signature: Raj]*  
*[Signature: Ramandian]*  
*[Signature: Rajgopal Singh]*  
*[Signature: Raj]*  
*[Signature: Raj]*

*[Stamp: REGISTRAR OF SALICRE, INDIA]*  
*[Stamp: ATOR, INDIA]*

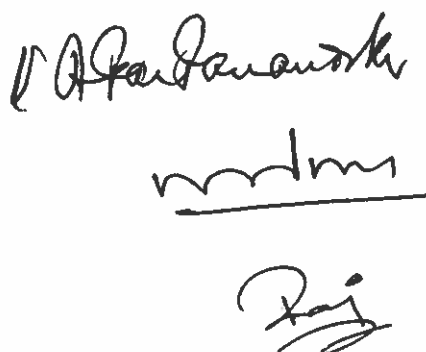
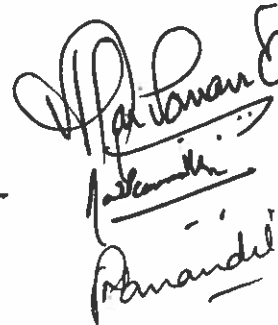
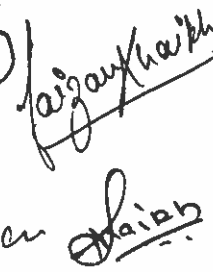
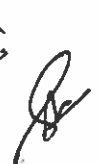
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d) That all the outgoings pertaining to the SAID PROPERTIES and payable to the Margao Municipal Council, Electricity Department, P.W.D. Department, in respect of the amenities enjoyed till date are paid fully to the concerned Departments and there are no arrears pending in respect of the same.

e) That the present Deed of Sale is herewith duly registered with the Office of the Sub-Registrar of Salcete at Margao, with the appendage of the appropriate amount of Stamp Duty and on payment of the prescribed registration fees calculated at the market value of **Rs. 3,14,38,000/- (RUPEES THREE CRORES FOURTEEN LAKHS THIRTY EIGHT THOUSAND ONLY) @ Rs. 11,000/- Sq. Mts.**

f) That the SAID PROPERTIES are earmarked and Notified as a Settlement zone as per the Regional Plan, of Goa 2021 with the South Goa Town and Country Planning Department at Margao as verified from the latest Zoning Certificate issued by the Town & Country Planning Department, South Goa District Office, Margao-Goa and the VENDORS /TRANSFERORS have not obtained Conversion Sanad from the office of the Collector under section 32 of the Goa Daman and Diu Land Revenue Code 1968.




g) That there are no tenants in the use, possession of the SAID PROPERTY or any part thereof, whether lawful or otherwise, However there are Occupants occupying a small portion of the SAID PROPERTIES, which is to the knowledge of the PURCHASER ;

h) That the tenure of the SAID PROPERTY is freehold;

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



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1) That there are no dues payable to the Government or any other authorities against **the SAID PROPERTY** hereby sold or any part thereof;

m) That no third party consent / no objection, including from any authority, is required to be obtained for the purpose of effective completion of the sale and transfer of **the SAID PROPERTY** in favour of the **PURCHASERS** as contemplated herein;

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 2. Harmandir  
Wadim  
Raj  
 3. Harmandir  
Wadim  
Raj

8). upon the tendering of possession of the SAID PROPERTIES to the PURCHASER/TRANSFeree herewith, any taxes and all the other outgoings payable to the concerned authorities and Government department after such date shall be payable by the PURCHASER/TRANSFeree shall be borne exclusively by the PURCHASER/TRANSFeree.

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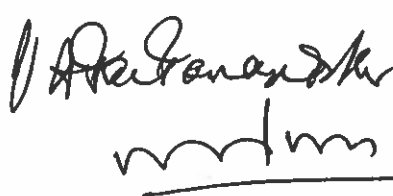
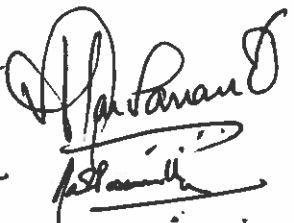
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12). The entire cost, expenses including stamp duty, notarization registration and other incidental charges for the execution of these presents shall be borne exclusively by the PURCHASER/TRANSFEEE.

13). The VENDORS/TRANSFERORS hereby agree and covenant to sign all the necessary papers and co-operate with the PURCHASER/TRANSFEEE for the purpose of effective transfer of the SAID PROPERTIES in favour of the PURCHASER/TRANSFEEE. However, for such transfer, all the Necessary Document shall be prepared by the PURCHASER/TRANSFEEE and all the costs for such transfer including stamp shall be borne exclusively by the PURCHASER/TRANSFEEE.

14). The VENDORS/TRANSFERORS hereby undertake to absolutely indemnify and keep indemnified the PURCHASER /TRANSFEEE against any claim, demand, charge or Tenancy or Mundkarial rights or of Whatsoever nature either existing or that may be prospectively, except the said Occupants, claimed by any person, entity, or the previous vendors or the developers or any person acting and claiming through them and on their behalf in respect of the SAID PROPERTIES to the extent of the amount

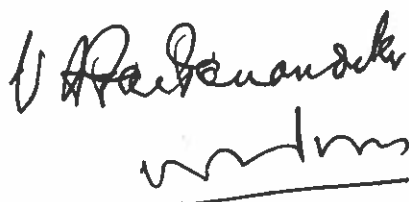
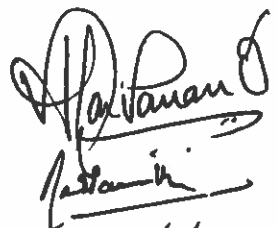
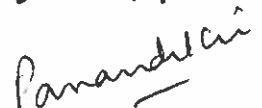
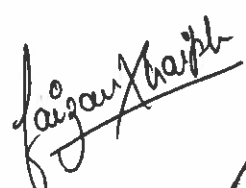
  
  
  
  
  
  
  
  
  
  


received by the VENDORS/TRANSFERORS as the consideration of the SAID PROPERTIES.

15). Further the VENDORS/TRANSFERORS hereby covenant that they have a clear and marketable title to the SAID PROPERTIES with an absolute authority to alienate and dispose, Resale the same without any restraint and inhibition from whomsoever including the Said Occupants which is not charged or encumbered in any manner.

16). In case the PURCHASER/TRANSFeree finds that there is a need for executing a Deed of Rectification/Declaration/Ratification/Addendum, then the VENDORS/TRANSFERORS, and the PURCHASER/TRANSFeree hereto undertakes to execute the same as and when required by the PURCHASER/TRANSFeree at the PURCHASER'S Cost.

17). The PURCHASER/TRANSFeree is at its liberty to apply for and obtain electricity connection and water connection and other civic amenities in their name in respect of the SAID PROPERTIES transferred in the name of the


V6





**ALL THAT PROPERTY** Namely (i). **PLOT N** in Item No. 30, being the part and Parcel of the larger property known as 'CHONDRROVADO' and stand registered in the Land Registration Office of Salcete under No. 43,000, New Series and the property is enrolled in the Taluka Revenue office of Salcete under Matriz Nos. 1966 and 1999, and corresponding each one of them 1/15<sup>th</sup> of the property, within the bounds and jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, and Surveyed under Chalta No. 7, of P.T Sheet No. 25, admeasuring an area of **2518.00 sq** and the the Said Property is bounded as follows:-

On the East : by the property bearing Chalta No. 8 of P.T. Sheet No.25 of Margao City Survey;

On the West : by the property bearing Chalta No. 23, 24, 25 & 26 of P.T. Sheet No. 25 of Margao City Survey;

On the North : by the property bearing Chalta No. 5 of P.T. Sheet No. 25 of Margao City Survey;

On the South : by the property bearing Chalta No. 12 of P.T. Sheet No. 25 of Margao City Survey.

Vasanthakumari

Raj

Panandian

Srinivasan

Laxman

B



**(DESCRIPTION OF THE PROPERTY HEREBY SOLD**  
**BEING PLOT O )**

On the East : by the property bearing Chalta No. 12 of P.T. Sheet No. 8 of Margao City Survey;

On the West : by the property bearing Chalta No. 7 of P.T. Sheet No. 25 of Margao City Survey;

On the North : by the property bearing Chalta No. 6 of P.T. Sheet No. 25 of Margao City Survey;

On the South : by the property bearing Chalta No. 12 of P.T. Sheet No. 25 of Margao City Survey.

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written

Parmanand  
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Raj  
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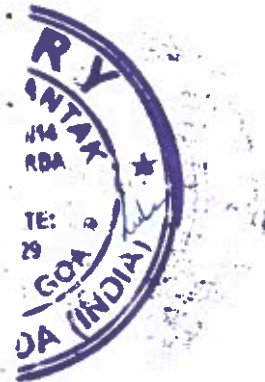
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IN WITNESS WHEREOF the parties hereto and hereunto have set and subscribed their respective hands to this Deed on the day, month and year first hereinabove mentioned.

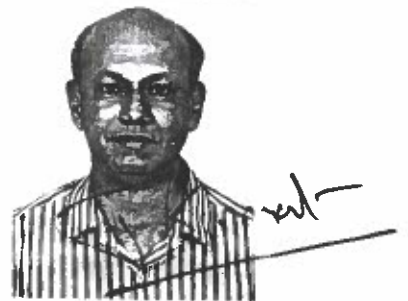
**SIGNED, SEALED AND DELIVERED**

By the withinnamed **VENDOR/TRANSFEROR/LANDOWNER**  
**NO.1& 2 through their Constituted Attorney**

**MR. VIJAY KAMAT**

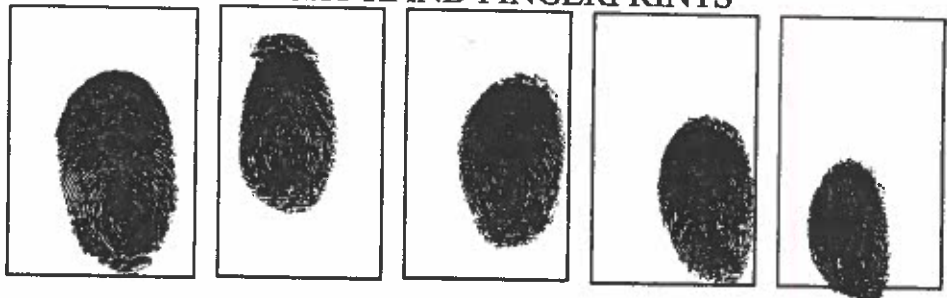


*V. Kamat*

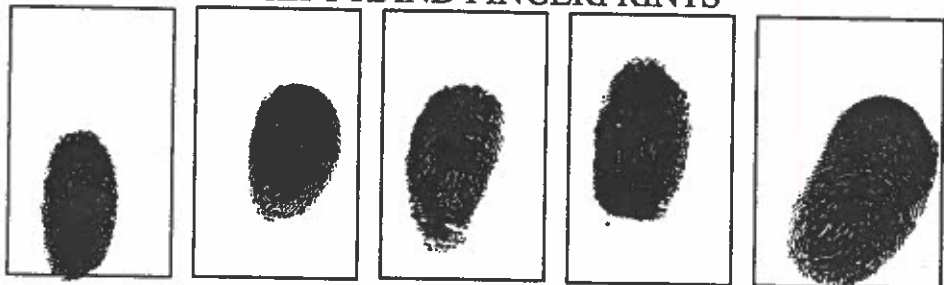


**MR. VIJAY KAMAT**

**RIGHT HAND FINGERPRINTS**



**LEFT HAND FINGERPRINTS**



*V. Kamat*

*V. Kamat*

*V. Kamat*

*V. Kamat*

*V. Kamat*

*V. Kamat*

*V. Kamat*

*V. Kamat*

SIGNED, SEALED AND DELIVERED

By the withinnamed VENDOR/TRANSFEROR/LANDOWNER  
No. 3 MR. VISHVAMBHER ATMARAM PAI PANANDIKAR,  
alias, VISHVANATH ATMARAM PAI PANANDIKAR



*V. G. Panandikar*

*V. G.*

*ndk*

MR. VISHVAMBHER ATMARAM PAI PANANDIKAR alias,  
VISHVANATH ATMARAM PAI PANANDIKAR

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*V. G. Panandikar*  
*ndk*

*V. G. Panandikar*  
*Panandikar*

*V. G. Panandikar*

*ndk*

*Pai*

*ndk*

*ndk*

SIGNED, SEALED AND DELIVERED  
By the withinnamed VENDOR/TRANSFEROR/LANDOWNER  
No. 4 & 5 through their Constituted Attorney  
MR. RAJ SHANU PAI PANANDIKER

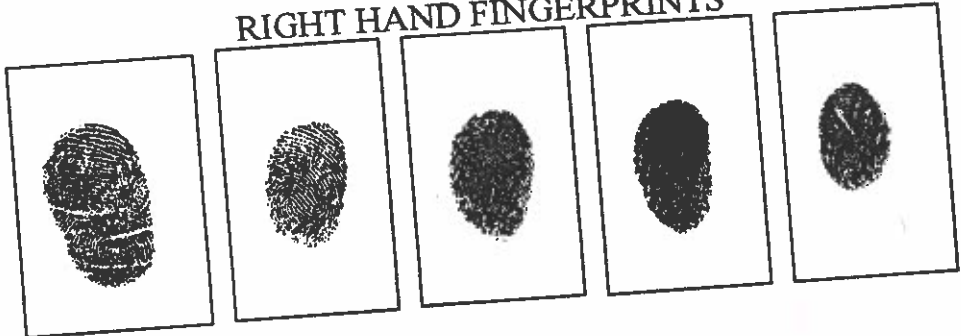


*[Handwritten signature of Mr. Raj Shanu Pai Panandiker]*

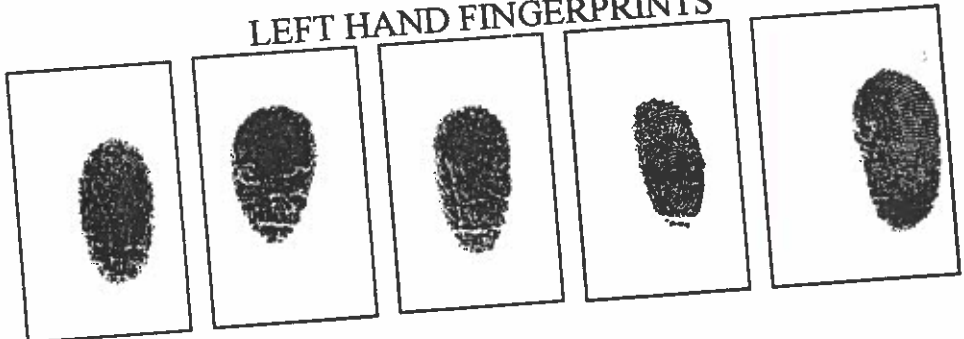


MR. RAJ SHANU PAI PANANDIKER

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*[Handwritten signatures and initials of Mr. Raj Shanu Pai Panandiker and others]*

SIGNED, SEALED AND DELIVERED

By the withinnamed VENDOR/TRANSFEROR/LANDOWNER  
No. 6 & 7, through their constituted Attorney  
MR. PRASAD PURXOTTAM CHITNIS



*[Handwritten signature]*



MR. PRASAD PURXOTTAM CHITNIS

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



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SIGNED, SEALED AND DELIVERED

By the withinnamed VENDOR/TRANSFEROR/LANDOWNER

No. 9 MR. ROHAN RAMCHANDRA PAI PANANDIKER



*[Handwritten signature]*

*[Handwritten signature]*

MR. ROHAN RAMCHANDRA PAI PANANDIKER

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*[Handwritten signatures and names: Rohan Ramchandra Pai Panandiker, Rohan Ramchandra Pai Panandiker, Rohan Ramchandra Pai Panandiker, Rohan Ramchandra Pai Panandiker, Rohan Ramchandra Pai Panandiker]*

V8

SIGNED, SEALED AND DELIVERED

By the withinnamed VENDOR/TRANSFEROR/LANDOWNER

No. 10 MRS. NUTAN ROHAN PAI PANANDIKAR



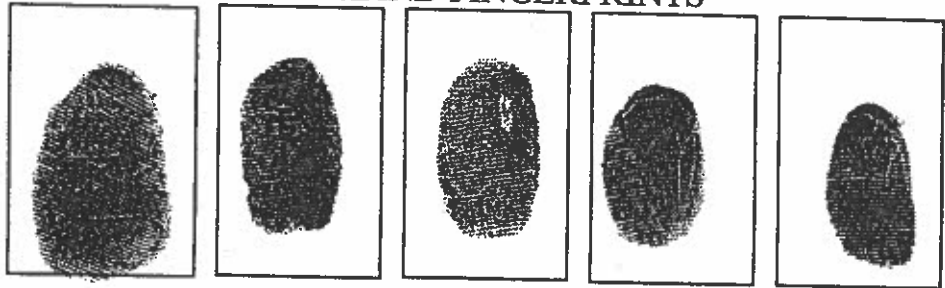
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*Panandikar*

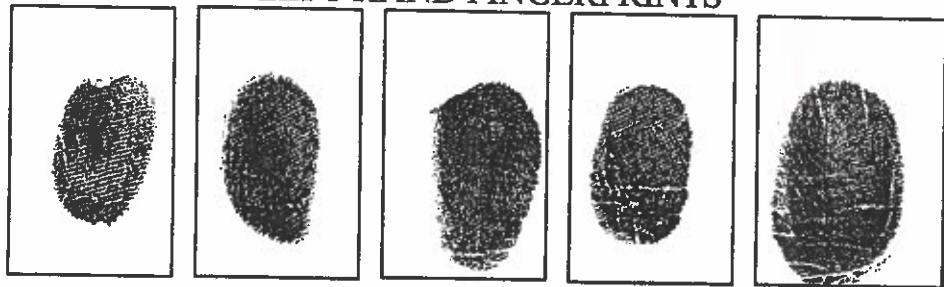


MRS. NUTAN ROHAN PAI PANANDIKAR

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



*V. A. Panandikar*

*Pai*

*Pai*

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SIGNED, SEALED AND DELIVERED

By the withinnamed VENDOR/TRANSFEROR/LANDOWNER

No. 11, for self & as Constituted Attorney for

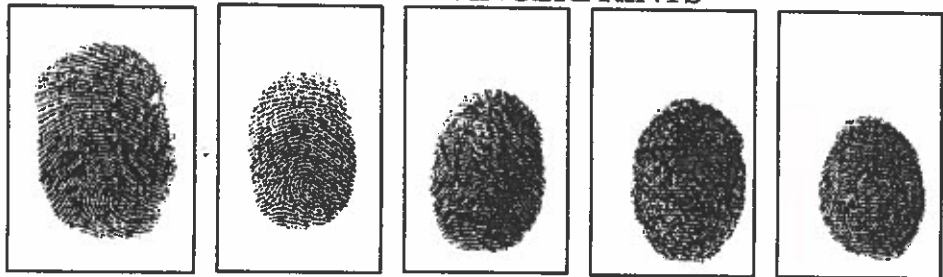
VENDOR NO.8

MR. ROHIT RAMCHANDRA POI PANANDIKER

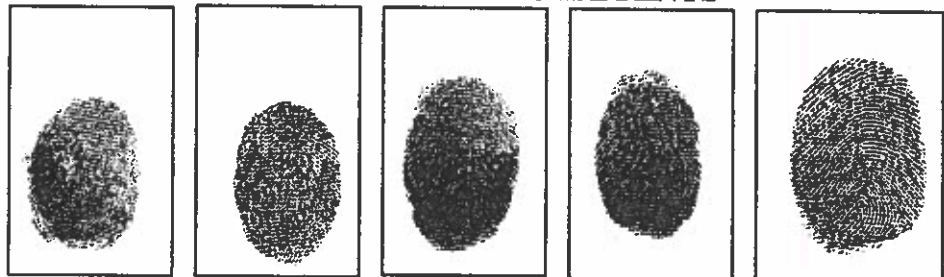


MR. ROHIT RAMCHANDRA POI PANANDIKER

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



**SIGNED, SEALED AND DELIVERED**

By the within named **PURCHASER/TRANSFeree**

**M/S. EDIFICE DEVELOPERS, a partnership firm**

**Represented by its Partner No. 1**

**MR. FAIZAN SHAIKH**



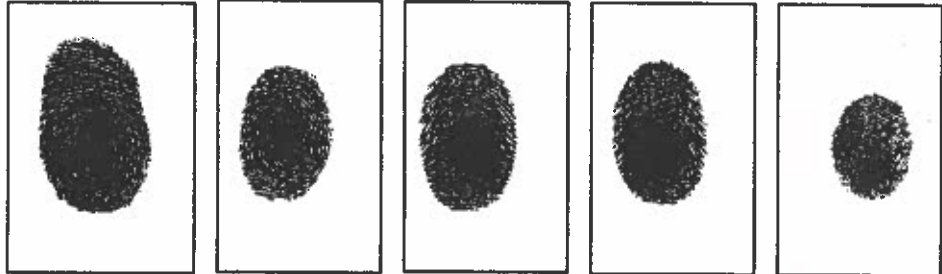
*Signature of Mr. Faizan Shaikh*

*Signature of Mr. Faizan Shaikh*

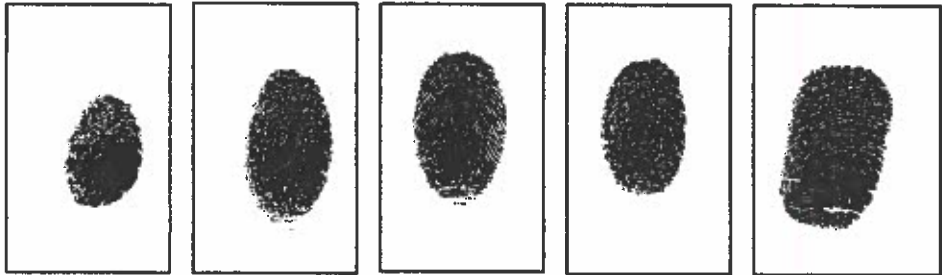


**MR. FAIZAN SHAIKH**

**RIGHT HAND FINGERPRINTS**



**LEFT HAND FINGERPRINTS**



*Signatures of Mr. Faizan Shaikh and other partners of M/S. Edifice Developers.*

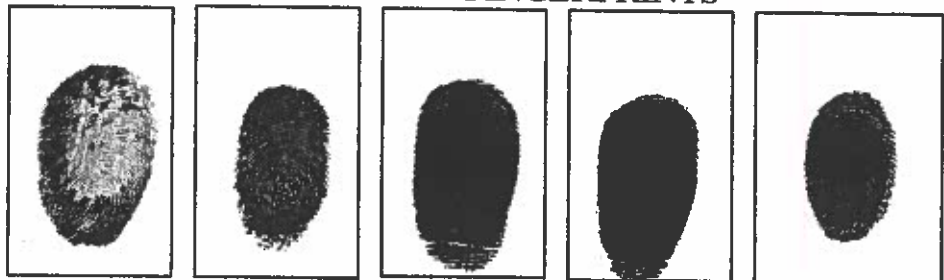


**SIGNED, SEALED AND DELIVERED**

By the within named **PURCHASER/TRANSFeree**  
**M/S. EDIFICE DEVELOPERS, a partnership firm,**  
 Represented by its Partner No. 3  
**MR. SHAIKH MOHAMED ABU SUFIYAN**




**MR. SHAIKH MOHAMED ABU SUFIYAN**

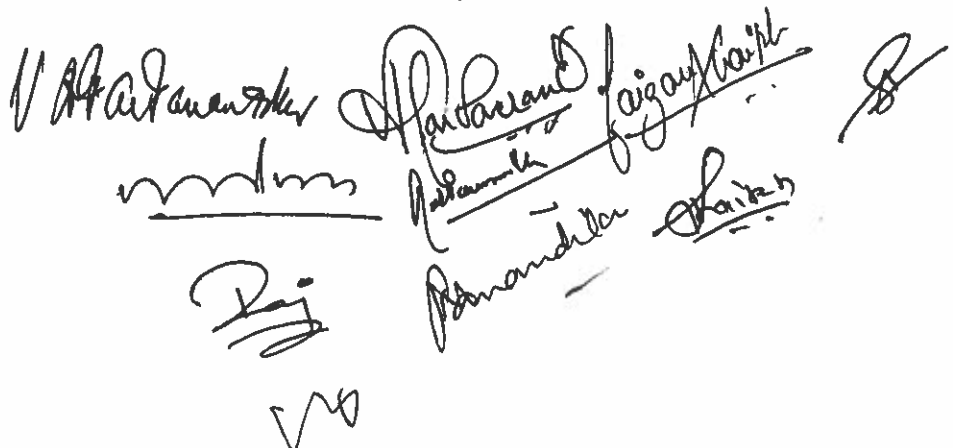
**RIGHT HAND FINGERPRINTS****LEFT HAND FINGERPRINTS****IN THE PRESENCE OF WITNESSES:**

**1. Mr. Kalidas M. Vernekar,**

R/o. F-9, Sanchayani, Anant Vishwa, Hsg Sty,  
 Vidhyanagar, Gogol, Margao, Salcete, Goa.

**2. Mr. Suhail Anwar Khan**

R/o. 65/G-A/1, Arlem Raia, Salcete, Goa.



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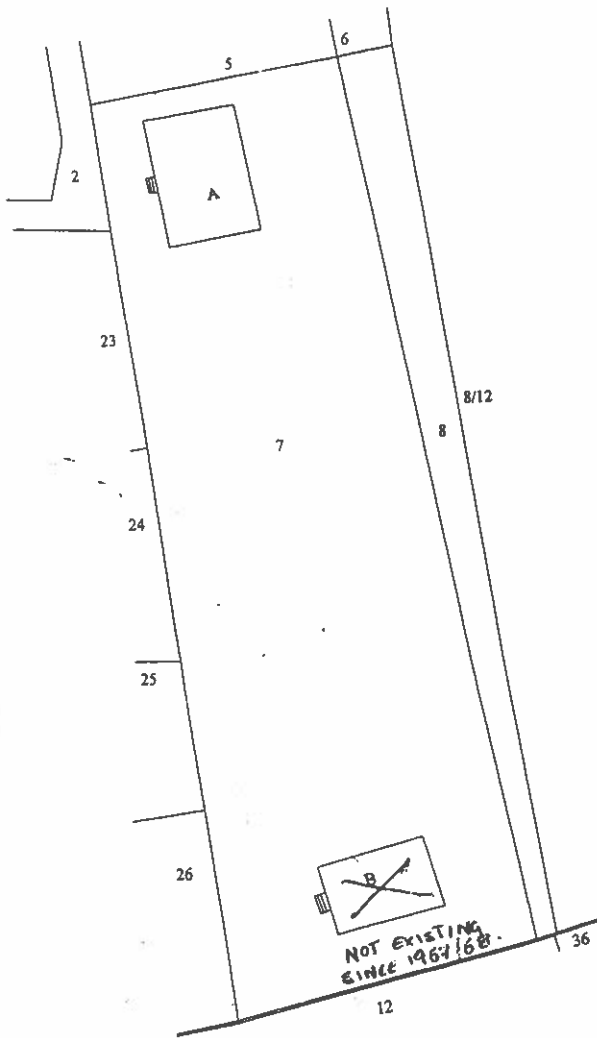


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MARGAO-GOA

Plan Showing plots situated at  
Village : MARGAO  
Taluka : SALCETE  
P.T. Sheet No. 25/ Chaita No. 7 & 8  
Scale : 1:500

Record No: CMAR19-32107

*#8 hant*  
(Sudish K.N. Bhairati)  
Inspector of Survey & Land Records  
Margao Goa.



Generated By : DILIP NAIK  
On : 14-05-2019

Compared By : K.B. Gaud

*[Handwritten signatures]*  
Rhandilari

*[Handwritten signatures]*  
Vijay K. K. K.

TRUE COPY



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 04-Jul-2022 11:46:07 am

Document Serial Number :- 2022-MGO-2590

Presented at 11:06:47 am on 04-Jul-2022 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       | 1414800 |
| 2     | Registration Fee | 943140  |
| 3     | Mutation Fees    | 3500    |
| 4     | Processing Fee   | 3040    |
| Total |                  | 2364480 |

Stamp Duty Required :1414800/-

Stamp Duty Paid : 1414810/-

Presenter

| Sr.NO | Party Name and Address                                                                                                                                                                                                      | Photo | Thumb | Signature |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | MR FAIZAN SHAIKH ,Father Name:Mr Mohamed Hussain Shaik, Age: 28,<br>Marital Status: Bachelor ,Gender:Male,Occupation: Business, Address1 - Office No. 349, Tembim, Salcete, Margao, South Goa, Address2 - Salcete, PAN No.: |       |       |           |

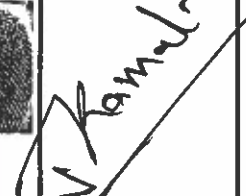
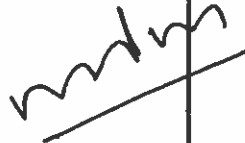
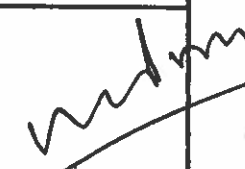
Executer

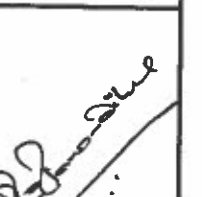
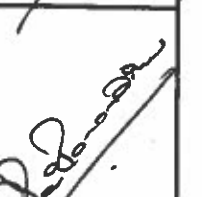
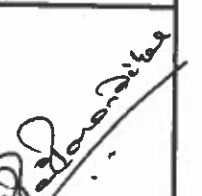
| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                   | Photo | Thumb | Signature |
|-------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 1     | MR VIJAY MUKUND KAMAT , Father Name:Mr Mukund Kamat, Age: 53,<br>Marital Status: ,Gender:Male,Occupation: Other, 116 Hemmady Regency 1st Floor near SBI Personal Banking Branch Malbhat Margao, PAN No.: , as Power Of Attorney Holder for ANJALI SHAMBHU PAI PANANDIKER |       |       |           |

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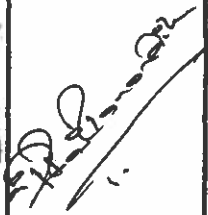
| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                                      | Photo | Thumb | Signature |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----------|
| 2     | VISHAVAMBHAR ATMARAM PAI PANANDIKER Alias<br>VISHVANATH ATMARAM PAI PANANDIKER , Father<br>Name:MR ATMARAM XEMBHU POI PALONDICAR, Age: 87,<br>Marital Status: Married ,Gender:Male,Occupation: Other,<br>Panandikar Chambers 4th Floor M. L. Furtado Road, Margao<br>Goa,<br>PAN No.: ..... |       |       |           |
| 3     | ROHAN RAMCHANDRA PAI PANANDIKER , Father<br>Name:MR RAMCHANDRA ATMARAM PAI PANANDIKER,<br>Age: 51,<br>Marital Status: Married ,Gender:Male,Occupation: Business,<br>H. NO. 262, 14th Ward Minguel Loyola Furtado Road Margao,<br>PAN No.: /                                                 |       |       |           |
| 4     | ROHAN RAMCHANDRA PAI PANANDIKER , Father<br>Name:MR RAMCHANDRA ATMARAM PAI PANANDIKER,<br>Age: 51,<br>Marital Status: Married ,Gender:Male,Occupation: Business,<br>H. NO. 262, 14th Ward Minguel Loyola Furtado Road Margao,<br>PAN No.:                                                   |       |       |           |
| 5     | NUTAN ROHAN PAI PANANDIKAR , Father Name:MR<br>NARAYAN VASUDEV GHODGE, Age: 47,<br>Marital Status: Married ,Gender:Female,Occupation: Service,<br>H. NO. 262, 14th Ward, Minguel Loyola Furtado Road Margao<br>Goa,<br>PAN No.:                                                             |       |       |           |
| 6     | NUTAN ROHAN PAI PANANDIKAR , Father Name:MR<br>NARAYAN VASUDEV GHODGE, Age: 47,<br>Marital Status: Married ,Gender:Female,Occupation: Service,<br>H. NO. 262, 14th Ward, Minguel Loyola Furtado Road Margao<br>Goa,<br>PAN No.:                                                             |       |       |           |
| 7     | ROHIT RAMCHANDRA POI PANANDIKER , Father<br>Name:MR RAMCHANDRA ATMARAM PAI PANANDIKER,<br>Age: 49,<br>Marital Status: Married ,Gender:Male,Occupation: Business,<br>H. NO. 262, Minguel Loyola Furtado Road Margao,<br>PAN No.:                                                             |       |       |           |
| 8     | ROHIT RAMCHANDRA POI PANANDIKER , Father<br>Name:MR RAMCHANDRA ATMARAM PAI PANANDIKER,<br>Age: 49,<br>Marital Status: Married ,Gender:Male,Occupation: Business,<br>H. NO. 262, Minguel Loyola Furtado Road Margao,<br>PAN No.:                                                             |       |       |           |

| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                                | Photo | Thumb | Signature |
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| 9     | VISHAVAMBHAR ATMARAM PAI PANANDIKER Alias<br>VISHVANATH ATMARAM PAI PANANDIKER , Father<br>Name:MR ATMARAM XEMBHU POI PALONDICAR, Age: 87,<br>Marital Status: Married ,Gender:Male,Occupation: Other,<br>Panandikar Chambers 4th Floor M. L. Furtado Road, Margao<br>Goa,<br>PAN No.: |       |       |           |
| 10    | VISHAVAMBHAR ATMARAM PAI PANANDIKER Alias<br>VISHVANATH ATMARAM PAI PANANDIKER , Father<br>Name:MR ATMARAM XEMBHU POI PALONDICAR, Age: 87,<br>Marital Status: Married ,Gender:Male,Occupation: Other,<br>Panandikar Chambers 4th Floor M. L. Furtado Road, Margao<br>Goa,<br>PAN No.: |       |       |           |
| 11    | MR FAIZAN SHAIKH , Father Name:Mr Mohamed Hussain<br>Shaikh, Age: 28,<br>Marital Status: Bachelor ,Gender:Male,Occupation:<br>Business, Office No. 349, Tembim, Salcete, Margao, South<br>GoaSalcete,<br>PAN No.:                                                                     |       |       |           |
| 12    | MR FAIZAN SHAIKH , Father Name:Mr Mohamed Hussain<br>Shaikh, Age: 28,<br>Marital Status: Bachelor ,Gender:Male,Occupation:<br>Business, Office No. 349, Tembim, Salcete, Margao, South<br>GoaSalcete,<br>PAN No.:                                                                     |       |       |           |
| 13    | MR AKHTAR SHAIK , Father Name:Mr Shaikh Kassim, Age:<br>64,<br>Marital Status: Married ,Gender:Male,Occupation: Business,<br>Office No. 349, Tembim, Salcete Margao SalceteSalcete,<br>PAN No.:                                                                                       |       |       |           |
| 14    | MR AKHTAR SHAIK , Father Name:Mr Shaikh Kassim, Age:<br>64,<br>Marital Status: Married ,Gender:Male,Occupation: Business,<br>Office No. 349, Tembim, Salcete Margao SalceteSalcete,<br>PAN No.:                                                                                       |       |       |           |
| 15    | MR SHAIKH MAHAMED ABU SUFIYAN , Father Name:Mr<br>Akhter Shaikh, Age: 23,<br>Marital Status: Bachelor ,Gender:Male,Occupation:<br>Business, Office No. 349, Tembim, Salcete, Margao Salcete<br>GoaSalcete,<br>PAN No.:                                                                |       |       |           |

| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                     | Photo                                                                                 | Thumb                                                                                 | Signature                                                                             |
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| 16    | MR SHAIKH MAHAMED ABU SUFIYAN , Father Name:Mr Akhter Shaikh, Age: 23,<br>Marital Status: Bachelor ,Gender:Male,Occupation: Business, Office No. 349, Tembim, Salcete, Margao Salcete GoaSalcete,<br>PAN No.:                                                              |    |    |    |
| 17    | VIJAY MUKUND KAMAT , Father Name:MR MUKUND KAMAT, Age: 53,<br>Marital Status: ,Gender:Male,Occupation: Other, 116 Hemmady Regency 1st Floor near SBI Personal Banking Branch, Malbhat Margao,<br>PAN No.: , as Power Of Attorney Holder for ANJALI SHAMBHU PAI PANANDIKER  |    |    |    |
| 18    | VIJAY MUKUND KAMAT , Father Name:MR MUKUND KAMAT, Age: 53,<br>Marital Status: ,Gender:Male,Occupation: Other, 116 Hemmady Regency 1st Floor near SBI Personal Banking Branch, Malbhat Margao,<br>PAN No.: , as Power Of Attorney Holder for SHAMBHU ATMARAM PAI PANANDIKER |    |    |    |
| 19    | VIJAY MUKUND KAMAT , Father Name:MR MUKUND KAMAT, Age: 53,<br>Marital Status: ,Gender:Male,Occupation: Other, 116 Hemmady Regency 1st Floor near SBI Personal Banking Branch, Malbhat Margao,<br>PAN No.: , as Power Of Attorney Holder for ANJALI SHAMBHU PAI PANANDIKER  |  |  |  |
| 20    | VIJAY MUKUND KAMAT , Father Name:MR MUKUND KAMAT, Age: 53,<br>Marital Status: ,Gender:Male,Occupation: Other, 116 Hemmady Regency 1st Floor near SBI Personal Banking Branch, Malbhat Margao,<br>PAN No.: , as Power Of Attorney Holder for SHAMBHU ATMARAM PAI PANANDIKER |  |  |  |
| 21    | PRASAD PURXOTTAM CHITNIS , Father Name:MR PURXOTTAM GOVIND CHITNIS, Age: 58,<br>Marital Status: ,Gender:Male,Occupation: Business, H. NO. 84, Pitru chaya, Davorlim, Navelim, Salcete Goa,<br>PAN No.: , as Power Of Attorney Holder for MANGALA KAMLESH PAI PANANDIKER    |  |  |  |
| 22    | PRASAD PURXOTTAM CHITNIS , Father Name:MR PURXOTTAM GOVIND CHITNIS, Age: 58,<br>Marital Status: ,Gender:Male,Occupation: Business, H. NO. 84, Pitru chaya, Davorlim, Navelim, Salcete Goa,<br>PAN No.: , as Power Of Attorney Holder for KAMLESH ATMARAM PAI PANANDIKER    |  |  |  |

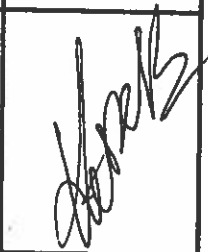
| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                                           | Photo                                                                                 | Thumb                                                                                 | Signature                                                                             |
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| 23    | PRASAD PURXOTTAM CHITNIS , Father Name:MR<br>PURXOTTAM GOVIND CHITNIS, Age: 58,<br>Marital Status: ,Gender:Male,Occupation: Business, H. NO.<br>84, Pitruachaya, Davorlim, Navelim, Salcete Goa,<br>PAN No.: , as Power Of Attorney Holder for<br>MANGALA KAMLESH PAI PANANDIKER                 |    |    |    |
| 24    | PRASAD PURXOTTAM CHITNIS , Father Name:MR<br>PURXOTTAM GOVIND CHITNIS, Age: 58,<br>Marital Status: ,Gender:Male,Occupation: Business, H. NO.<br>84, Pitruachaya, Davorlim, Navelim, Salcete Goa,<br>PAN No.: , as Power Of Attorney Holder for<br>KAMLESH ATMARAM PAI PANANDIKER                 |    |    |    |
| 25    | MR ROHIT RAMCHANDRA POI PANANDIKER , Father<br>Name:MR RAMCHANDRA ATMARAM PAI PANANDIKER,<br>Age: 49,<br>Marital Status: ,Gender:Male,Occupation: Business, H. NO.<br>262, Minguel Loyola Furtado Road Margao,<br>PAN No.: , as Power Of Attorney Holder for<br>RAJANI RAMCHANDRA PAI PANANDIKER |    |    |    |
| 26    | MR ROHIT RAMCHANDRA POI PANANDIKER , Father<br>Name:MR RAMCHANDRA ATMARAM PAI PANANDIKER,<br>Age: 49,<br>Marital Status: ,Gender:Male,Occupation: Business, H. NO.<br>262, Minguel Loyola Furtado Road Margao,<br>PAN No.: , as Power Of Attorney Holder for<br>RAJANI RAMCHANDRA PAI PANANDIKER |  |  |   |
| 27    | RAJ SHANU PAI PANANDIKER , Father Name:MR SHANU<br>ATMARAM PAI PANANDIKER, Age: 45,<br>Marital Status: ,Gender:Male,Occupation: Business, Krishna<br>Amrut Nargar, Margao Saalcete Goa ,<br>PAN No.: , as Power Of Attorney Holder for<br>KUNDA SHANU PAI PANANDIKER                             |  |  |  |
| 28    | RAJ SHANU PAI PANANDIKER , Father Name:MR SHANU<br>ATMARAM PAI PANANDIKER, Age: 45,<br>Marital Status: ,Gender:Male,Occupation: Business, Krishna<br>Amrut Nargar, Margao Saalcete Goa ,<br>PAN No.: , as Power Of Attorney Holder for<br>SHANU ATMARAM PAI PANANDIKER                           |  |  |  |
| 29    | RAJ SHANU PAI PANANDIKER , Father Name:MR SHANU<br>ATMARAM PAI PANANDIKER, Age: 45,<br>Marital Status: ,Gender:Male,Occupation: Business, Krishna<br>Amrut Nargar, Margao Saalcete Goa ,<br>PAN No.: , as Power Of Attorney Holder for<br>KUNDA SHANU PAI PANANDIKER                             |  |  |  |

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| Sr.NO | Party Name and Address                                                                                                                                                                                                                                         | Photo                                                                               | Thumb                                                                               | Signature                                                                           |
|-------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 30    | RAJ SHANU PAI PANANDIKER , Father Name:MR SHANU ATMARAM PAI PANANDIKER, Age: 45,<br>Marital Status: , Gender:Male,Occupation: Business, Krishna Amrut Nargar, Margao Saalcete Goa ,<br>PAN No.: , as Power Of Attorney Holder for SHANU ATMARAM PAI PANANDIKER |  |  |  |

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

| Sr.NO | Party Name and Address                                                                                                                                                                                                                                                        | Photo                                                                                | Thumb                                                                                | Signature                                                                            |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| 1     | Name: Suhail Anwar Khan, Age: 29, DOB: 1992-11-25<br>, Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403720, 65/G-A/1 Alfa Hsg Colony Bare Bhat , 65/G-A/1 Alfa Hsg Colony Bare Bhat , Raia, Salcete, South Goa, Goa                         |   |   |   |
| 2     | Name: KALIDAS VERNEKAR, Age: 73, DOB: 1949-05-19<br>, Mobile: , Email: , Occupation: Self Employed , Marital status : Married , Address: 403601, F-9, F-9, SHANCHAYANI ANANT VISHWA CO-OPERATIVE HOSUING SOCIETY LIMITED , Vidhyanagar Gogol, Margao, Salcete, South Goa, Goa |  |  |  |

*Qunee*

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*Geeta P. Kantak*

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

**SUB REGISTRAR**  
**SALCETE**



CERTIFIED TO BE A TRUE  
COPY OF THE ORIGINAL

*Geeta P. Kantak*  
**GEETA P. KANTAK**  
**NOTARY**  
**SALCETE TALUKA**  
**State of Goa (India)**

Reg. No.: 12676-2024  
Date: 27.02.2024