

(RUPEES TEN LAKHS ONLY)

Citizencredit co-operative Bank Ltd.

Mapusa Branch, 1

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 403 507

For CITIZENCREDIT™  
CO-OP BANK LTD

भारत



INDIA

STAMP DUTY

00000

GOA

NON JUDICIAL

Rs. ≈ 1000000 ≈ 11.3.2019

365430

GOA

\*\*One\*\*Zero\*\*Zero\*\*Zero\*\*Zero\*\*Zero\*\*Zero\*\*Zero\*\*

2229 7416268

Authorised Signatory

Name of Purchaser Rio Luxury Homes Pvt Ltd

For CITIZENCREDIT™  
CO-OP BANK LTD

*Non*

Authorised Signatory

(RUPEES THREE LAKHS FIFTY THOUSAND ONLY)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 403 507

भारत



INDIA

STAMP DUTY

00000

GOA

NON JUDICIAL

Rs. ≈ 0350000 ≈ 11.3.2019

365430

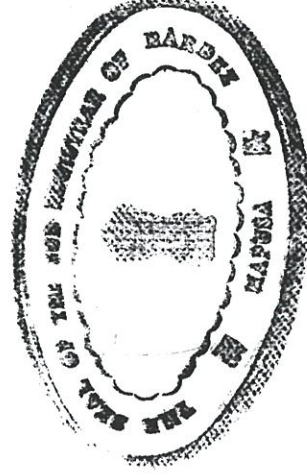
GOA

\*\*Zero\*\*ThreeFive\*\*Zero\*\*Zero\*\*Zero\*\*Zero\*\*Zero\*\*

2230 5815427

2019-BRZ-1014  
5-4-2019

Name of Purchaser Rio Luxury Homes Pvt Ltd



DEED OF SALE

THIS DEED OF SALE is made at Mapusa Goa, on this

5<sup>th</sup> day of March in the year 2019.

*Abha*  
*Mapusa*  
*Mapusa*

Rs. —

**BETWEEN**

1. **MR. NAZARIOUS MARCUS FELIX LOBO**, son of Mr. Marcus Felix Lobo, age 53 years, married. Indian National, holding PANCARD NO. AAAPL1526G, Phone No.9820012925, and his wife;
2. **MRS. JENNIFER NAZARIOUS LOBO**, service, age 54 years, Indian National, holding PANCARD NO. **AACPL7792A**, Phone No.9820012925, both resident of Flat No. 201, Vanmali Apts, Plot No. 188, She-re-Punjab Society, Mahalakali Caves Road, Anaheri (E), Mumbai 400093.
3. **MR. PRADEEPSINH ISHWARSINH TARSADIYA**, son of Mr. Ishwarsinh Tarsadiya, age 52 years, married, businessman, Indian National holding PANCARD NO. **ABRPT3151F**, Phone No. 9825146810, and his wife;
4. **MRS. JYOTSANABEN PRADEEPSINH TARSADIYA**, married, housewife, age 48 years, Indian National, holding PANCARD NO. **AGHPT0628E**, Phone No. 9825146810, both resident of C-3, Pruthvi Row House, Nr. Panna Tower, Anand Mahal Road, Adajan, Surat.
5. **MR. MAHESHWAR MANAHOR GOVENKAR**, son of Mr. Mr. Manohar Govenkhar, age 45 years, married, Indian National, holding PANCARD NO. APEPG6068H, Phone No. 9158472411, and his wife;



  
 Manohar Govenkhar  
  
 Jennifer Nazarious Lobo  


6. **MRS. SHILPA MAHESHWAR GOVENKAR**, married age 43 years, married, housewife, Indian National, holding PANCARD NO. AROPG4455A, Phone No. 9158472411, both resident of H. No. 320/3/EA, Guddem, Siolim Bardez, Goa.

7. **MR. SATISH RAMA DESAI**, son of Mr. Rama Desai, age 40 years, bachelor, business, Indian National, holding PANCARD NIO. ATBPD0201E, resident of H. No. 45, Khalchawada, Virnoda, Pernem, Goa, hereinafter called as "THE VENDORS" (which expression shall repugnant to the context or meaning thereof be deemed to include their heirs, successors, executors, administrators and assigns) of the ONE PART



AND

**RIO LUXURY HOMES PRIVATE LIMITED**, with its registered office at Redrock Elegance, Near Petrol Pump, Marna, Siolim, Bardez, Goa, holding PANCARD NO. **AAHCR5557P**, represented through its Managing Director, **MR. RIYAZ RAMZANALI SOMANI**, son of Mr. Ramzanali Somani, age 38 years, businessman, holding PANCARD NO. **AVBPS3567L** Aadhar Card no.707769677178, Email ID [riyazsomani@riogroup.co.in](mailto:riyazsomani@riogroup.co.in), Phone No.8888922333, Resident of 301, Next Avenue, 29<sup>th</sup> Road, Bandra West, Mumbai 400050, appointed with Resolution dated 4<sup>th</sup> April 2016 of Board of Directors, hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors, executors, administrators and assigns ) of the OTHER PART.

*(Handwritten signatures and initials)*

Whereas the Vendor No. 2 is represented through her lawful attorney, the vendor No. 1 herein vide General Power of Attorney dated 09/01/2007 executed before Sub- Registrar of Andheri No. 4/251/2007. A copy of the General Power of Attorney is annexed hereto.

AND WHEREAS the vendor No. 4 is represented through her lawful attorney, the vendor No.3 herein vide Power of Attorney dated 10/10/2017 executed before Notary, Dipak.D.Dalal, Surat under Sr. No. 5544/2017. A copy of the Power of Attorney is annexed hereto.

AND WHEREAS the vendor No. 6 is represented through her lawful attorney, the vendor No.5 herein vide General Power of Attorney dated 02/07/2016 executed before Notary, Adv. Geeta M. Payaji, Goa, under Reg.No. 149/17 dated 08/03/2017. A copy of General Power of Attorney is annexed hereto.



AND WHEREAS there exists a property known as **“VANGOR Batta or EDSSODEACHEM BATTA” or “MARAD” or GALVAN**, situated at Cunchelim, Mapusa Bardez Taluka and Sub-District of Bardez, district of North Goa, State of Goa, described as a whole in the Land Registration Office of Bardez under no. 9541 of Book B 25 new of 5<sup>th</sup> addition, enrolled in the Taluka Revenue office under No. 748 of 3<sup>rd</sup> circumscription of Bardez, totally admeasuring 8667 sq. mts (hereinafter referred as the **Said Property**)

AND WHEREAS the Property originally belonged to Shri. Anita Eknath Chatim and others who gifted part of the said property admeasuring 30000 sq. mts under letter C of same property bearing Chalta No. 21-E of P.T. Sheet No. 10, City Survey Mapusa of Survey No. 82/6, situated at Cunchelim, Mapusa to Pandurang N. Vaigankar and his wife Mrs.Lalita Vaigankar and Dilip N. Vaigankar and his wife Mrs. Baby D. Vaigankar by gift deed dated 14/9/1998 registered in the office of Sub- registrar of Bardez under No. 1344, Book I, vol. 607 dated 15/9/1998.

AND WHEREAS the co-owners executed Partition deed dated 20/11/2000 and plot E admeasuring 8667 sq. mts was allotted to Dilip N. Vaigankar & his wife Mrs. Baby alias Deepali D. Vaigankar which is registered in the office of Sub Registrar of Bardez under No. 2161, Book I, vol. 777 dated 13/11/2000 and by virtue of the partition, they become absolute owners of property bearing Chalta No. 21-E of P.T. Sheet No. 10, City Survey Mapusa. Accordingly partition is carried out by Dy. Collector & SDO, Mapusa as per order No. 15/403/2000/PART/ LAND dated 06/07/2001 and their names are recorded in Form D maintained by City Survey Mapusa.

AND WHEREAS the plot admeasuring 251 sq.mts was sold to Avi Krishna Naik and others by deed of sale dated 13/4/2011 registered in the office of Sub-Registrar of Bardez under No.BRZ-BK1-01876-2011, CD NO. BRZD160 dated 13/4/2011.




AND WHEREAS Dilip N. Vaigankar and his wife being owners sold plot admeasuring 3999 sq.mts bearing Chalta No. 21-E of P.T. sheet No. 10, City Survey Mapusa to the vendors herein vide Deed of sale dated 11/09/2015 registered in the office of Sub- Registrar of Bardez under No. BRZ-BK1-07982-2015, CD NO. BRZD772 dated 23/09/2015. Accordingly the said plot is mutated in their names and as per records of City Survey Mapusa the plot bearing Chalta No. 21-E-3 of P.T. sheet No.10 is confirmed in form D issued by Inspector of survey and land records Mapusa, Goa.

AND WHEREAS the said property is converted from residential use as per sanad No. 4/93/CNV/AC-III/2016/639 dated 14/06/2009 issued by Add1.Collector-III, Mapusa, Goa. A copy of the Sanad alongwith the plan is attached hereto.



AND WHEREAS the vendors being absolute owners in possession of the converted plot have agreed to sell plot admeasuring sq.mts Chalta No.21-E of P.T. Sheet No. 10, City Survey Mapusa described in the Schedule II to the purchaser and the purchaser agreed to purchase the same at and for the price of Rs. 3,00,00,000/- (Rupees Three Crores only) free from encumbrances, charges and demands.





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

1. That in pursuance of the said agreement and in consideration of payment of the sum of Rs. 3,00,00,000/- (Rupees Three crore only) out of which sum of i) Rs.50,00,000/- (Rupees Fifty Lacs only) is paid to vendor no. 7 vide RTGS dated 05/10/2018, ii) Rs. 25,00,000/- (Rupees Twenty Five Lakhs only) is paid to vendor No. 5 vide Cheque no. 000756 dated 05/10/2018, iii) Rs. 50,00,000/- (Rupees Fifty Lacs only) is paid to vendor No. 1 vide. DD no. 024063 dated 11/01/2019, iv) Rs. 50,00,000/- (Rupees Fifty Lacs Only) is paid to vendor No. 3 vide DD No. 024067 dated 16/01/2019, v) Rs. 15,00,000/- (Rupees Fifteen Lacs only) is paid to vendor No. 5 vide Cheque No. 000799 dated 13/02/2019 making total of Rs. 1,90,00,000/- ( Rupees One Crore Ninety Lacs only) and paid TDS of Rs. 75,000/- via Net-banking dated 02/03/2019 in the name of Mahesh Govekar, TDS of Rs. 75,000/- via Net-Banking dated 02/03/2019 in the name of Satish Desai, TDS of Rs. 75,000/- via Net-banking dated 02/03/2019 in the name of Nazarius Lobo, TDS of Rs. 75,000/- via Net-Banking dated 02/03/2019 in the name of Pradeepsinh I. Tarsadiya, making Total Rs. 3,00,000/- (Rupees Three lacs Only) and the balance sum of Rs. 34,25,000/- (Rupees Thirty Four Lacs Twenty Five Thousand only) paid vide Cheque No. 000800 dated 04/03/2019 paid to Mahesh Govekar, Rs. 24,25,000/- (Rupees Twenty Four lacs Twenty Five Thousand only) paid vide Cheque No. 000801 dated 04/03/2019, paid to Satish Desai Rs. 24,25,000/- (Rupees Twenty Four Lacs Twenty Five Thousand only) Paid vide Cheque No. 000802 dated 04/03/2019 paid to Nazarius Lobo and Rs. 24,25,000/- (Rupees Twenty Four Lacs only) paid vide Cheque No. 000806 dated 04/03/2019, Paid to Pradeepsinh I. Tarsadiya making total Rs. 3,00,00,000/- (Rupees Three Crore Only) (the receipt of which the vendors do hereby admit and acknowledge and of and from the same and every part thereof release and discharge the purchaser forever) the Vendors as owners of said plot described in the Schedule II hereunder written, do hereby transfer, convey and assure by way of sale unto the Purchaser, privilage and easements,





appurtenances whatsoever TO HAVE AND TO HOLD unto the Purchaser forever.

2. on account of the receipt of the entire consideration paid by the Purchaser to the vendors towards the said plot, the receipt and payment of which the Vendors do hereby admit and acknowledge! The Vendors do hereby grant, Convey, sell, transfer and assure, unto the Purchaser, the said plot alongwith undivided proportionate rights in thee said property and all ways, paths, passages , easements, privileges, and appurtenance whatsoever to the said property and to the said plot or any part thereof now or anytime heretofore usually held , used, occupies or enjoyed therewith or reputed to belong and be appurtenant thereto , and all the estate, right, titles, interests and claims whatsoever both by law or in equity of the Vendors into or out of the said property and the said plot hereby, granted, conveyed, sold, transferred and assured or (otherwise expressed and intended to be UNTO AND TO THE USE of the Purchaser.

3. The vendors do hereby covenant with the Purchaser that not withstanding any act , deed or thing done or executed by the vendors, or knowingly suffered to the contrary by them the vendors now do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure the said plot hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO HE USE of the Purchaser and that the Purchaser shall at all times hereafter peacefully and quietly own, possess, develop and enjoy the same and receive the profits thereof without any lawful eviction, interruption, ( claims and deeds whatsoever from or by the Vendors or any other person/s whomsoever lawfully, equitably or otherwise claiming through them.



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*[Handwritten signature]*  
*[Handwritten signature]*



4. The Vendors further covenant with the Purchaser to save the Purchaser harmless, indemnify and keep Purchaser indemnified from or against all encumbrances, charges, damages, liens, claims demands and equities whatsoever, and at all times hereafter at the request of the Purchaser to execute all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the said plot as aforesaid,. And every part/s thereof UNTO AND TO USE of the Purchaser, as shall or may reasonably required.
5. The Vendors do hereby assure the Purchaser that they have an absolute, valid, marketable title, absolute right, full power and absolute authority to sell, release, transfer, and convey the said plot.
6. The Vendors do hereby assure the Purchaser that they have not created any charge or encumbrances on the said plot hereby sold nor is there any lien, charge or claim on the said plot or any part thereof in the course off Judicial or Quasi Judicial proceedings.
7. The Vendors do hereby assure the Purchaser that they have not entered into any other agreement with any other person/persons/body of individuals for the sale (or transfer by any other nature of the said plot or any other part thereof in favour of the purchaser and the vendors and their successors interest , liquidators, executors, administrators and assigns covenant with the purchaser to indemnify the Purchaser from or against the from or against all encumbrances, charges, defeats, and equities whatsoever or any third party from any person on the said plot hereby sold and/or any part thereof and further covenant that if on account of defect of title of the Vendors to the said property the said plot, the Purchaser is deprived of the said plot hereby sold or any part thereof ( the Vendors undertake to compensate totally for all the losses and (damages) substantiated by the Purchaser.



8. The Vendors assures the Purchaser that there are no arrears and or dues payable on the said plot to any other local or Government body. Similarly the said Plot for any part thereof as not the subject matter of any dispute or land acquisition or any other part thereof is proposed for any land acquisition
9. The vendors do hereby covenant with the Purchaser that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered to the contrary, the vendors are now lawfully seized and possessed of the plot hereby conveyed, free from all encumbrances charges, claims, demands and attachments or defects in title whatsoever.
10. The purchaser shall hereafter peacefully hold, use, possess and enjoy the plot as his own without any claims or demands whatsoever from the vendors or any other persons whomsoever.
11. The vendors do hereby covenant and declare that the plot hereby transferred or intended to be transferred is free from all encumbrances, charges, equities, claims or demands whatsoever and the vendors have not done anything whereby the plot may be subject to any attachments or lien of any court or person whatsoever and that the vendors covenant to save harmless, indemnify and keep indemnified the Purchaser from or against all encumbrances, charges, equities claims or demand whatsoever.




12. The vendors and all persons claiming under them further covenant that the vendors shall and will from time to time upon the request and at the cost of the Purchaser do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the plot and every part thereof unto the purchaser and placing the purchaser in possession of the same according to the true intent and meaning of this deed as shall be or may be reasonably required.

13. The Vendors and the Purchaser hereby declare that the parties in transaction do not belong to Schedule Caste/ Schedule Tribes pursuant to the Notification no. RD/ LAND/ LRC/318/77 dated 21/08/1978

14. The market value of the plot is Rs. 3,00,00,000/- (Rupees Three Crore only) and the stamp duty of Rs. 1,50,000/- (Rupees Thirteen lacs Fifty Thousand only) is paid hereto.

### SCHEDULE I

ALL THAT property known as "**VANGOR BATTA or EDSSODEACHEM BATTA or PAULISTANCHEM BATTA ,or MARAD or GALVAN**" situated at Cunchelim , Mapusa, Bardez taluka and Sub- district of Bardez, District of North Goa State of Goa, Described as a whole in the Land Registration Office of Bardez under No 9541 of Book B 25 new of 5<sup>th</sup> addition, enrolled in the Taluka Revenue office under no 748 of 3<sup>rd</sup> Circumscription of Bardez, totally admeasuring 8667 sq.mts and bounded as under

*Aditya*  
  
  


**On the East : By Property bearing survey no.**

**10/21-D**

**On the West : By Property bearing survey no.**

**10/21 & 10/21-F**

**On the North : By main Road.**

**On the south: By Property bearing survey no**

**81/11 & 78/11**

**SCHEDULE II**

All that plot admeasuring 3999 sq.mts bearing Chalta no 21-E-3 of P.T Sheet No. 10, City Survey Mapusa, being part and parcel of whole property "VANGOR BATA" or

**EDSSODEACHEM BATA or PAULISTANCHEM BATA, MARAD or GALVAN** situated at Cunchelim Mapusa is bounded as under

**On the East : by Property bearing survey no. 10/21-D**

**On the West : by Property bearing survey no. 10/21**

**On the North : By remaining part of same property and property bearing survey no. 10/21-E**

**On the south: by Property bearing survey no 81/11 & 78/11;**

This plot is shown in the plans annexed to this deed for all legal purposes.

IN WITNESS WHEREOF, the Vendors through attorney and the Purchaser have put their respective hands, on the date, month and the year, first hereinabove mentioned in the presence of two witnesses:





**SIGNED AND DELIVERED**  
By the Vendors/Seller



*[Handwritten signature]*

Mr. Nazario Marcus Felix Lobo

VENDORS/SELLER

*[Handwritten signature]*



1. \_\_\_\_\_



1. \_\_\_\_\_

2. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



5. \_\_\_\_\_

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

SIGNED AND DELIVERED  
By the Vendors/Seller



MR. PRADEEPSINH ISHWARSINH TARSADIYA  
VENDORS/SELLER

*[Handwritten signature]*  
*[Handwritten signature]*



1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

1. \_\_\_\_\_

2. \_\_\_\_\_

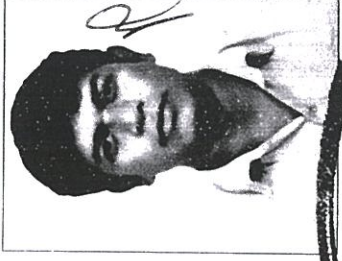
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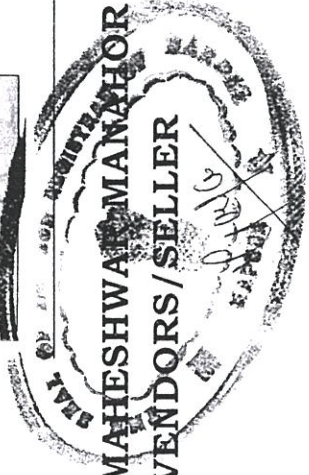
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SIGNED AND DELIVERED  
By the Vendors/Seller



*Handwritten signature*



MR. MAHESHWAR MANAHOR GOVENKAR  
VENDORS / SELLER



1. \_\_\_\_\_



1. \_\_\_\_\_



2. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



5. \_\_\_\_\_



*Handwritten signatures and notes:*  
Also—  
[Signature]  
[Signature]  
[Signature]

**SIGNED AND DELIVERED**  
By the Vendors/Seller

*Satish*



**MR. SATISH RAMWADESAI,**  
**VENDOR/SELLER**



1.  \_\_\_\_\_

2.  \_\_\_\_\_

3.  \_\_\_\_\_

4.  \_\_\_\_\_

5.  \_\_\_\_\_

*Satish*

1.  \_\_\_\_\_

2.  \_\_\_\_\_

3.  \_\_\_\_\_

4.  \_\_\_\_\_

5.  \_\_\_\_\_

*Satish*

*Registrar of Companies*

*Satish*

*Satish*

*Risc*













**SIGNED AND DELIVERED**  
By the Purchaser

Rso —






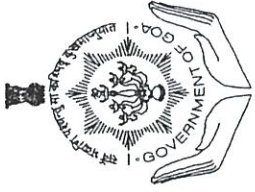
Rso —

**MR. RIYAZ RAMZANALI SOMANI**  
PURCHASER  
Director

- |   |          |   |          |
|---|----------|---|----------|
|    | 1. _____ |    | 1. _____ |
|  | 2. _____ |  | 2. _____ |
|  | 3. _____ |  | 3. _____ |
|  | 4. _____ |  | 4. _____ |
|  | 5. _____ |  | 5. _____ |

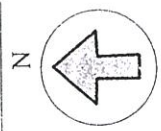
**Witness**

1. Nisha Gaonkar 
2. Evita Fernandes 
- Rso — 



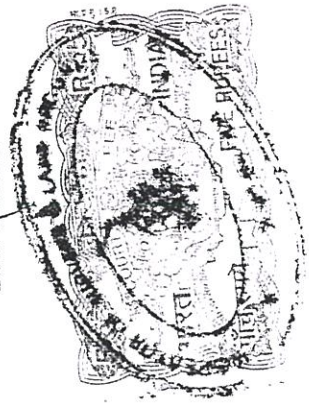
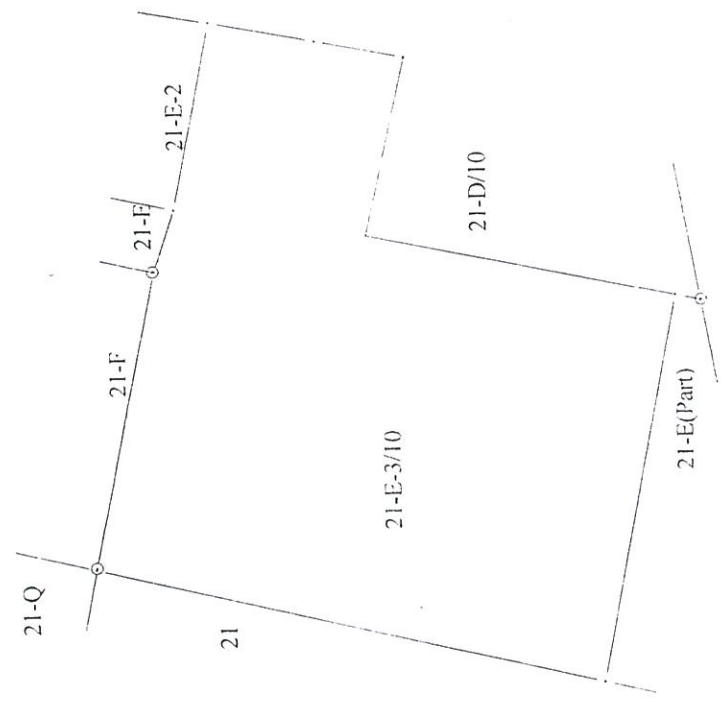
GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
 MAPUSA - GOA

Inward No: 5378



Plan Showing plots situated at  
 Village : CUNCHELIM  
 Taluka : BARDEZ  
 P.T.Sheet No./Chalta No. : 10/ 21-E-3  
 Scale : 1:1000

*[Signature]*  
 (Rajesh K. Pai Kuchelkar)  
 Inspector of Survey &  
 Land Records.

*[Signature]*

Generated By : Pratap Moulekar (D'Man Gr. II)  
 On : 18-06-2018

Compared By:

*[Signature]*

*[Signatures]*

VENDOR

PURCHASER

GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Inspector of surveys & land records.  
MAPUSA - GOA

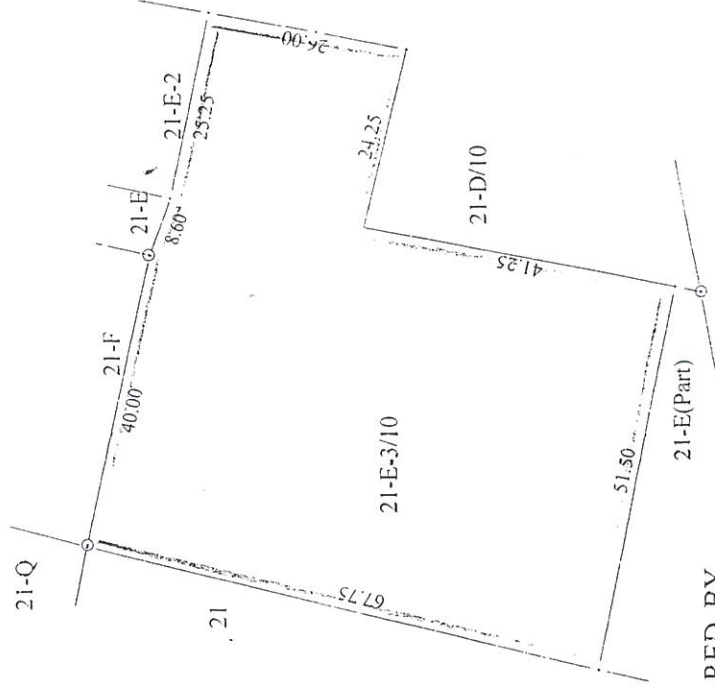
PLAN

OF THE LAND BEARING CHALTA NO. 21-E-3 OF P.T. SHEET NO. 10  
SITUATED AT CUNCHELM (MAPUSA) CITY OF BARDEZ TALUKA  
APPLIED BY MAHESHWAR GOVENKAR, FOR CONVERSION OF USE OF LAND FROM  
FOR CONVERSION OF USE OF LAND FROM  
AGRICULTURAL INTO NON AGRICULTURAL PURPOSE, VIDE CASE NO.  
4/93/CNV/AC-III/2018/508 DATED 17-05-2018, FROM THE OFFICE OF THE  
ADDITIONAL COLLECTOR-III, MAPUSA - GOA.

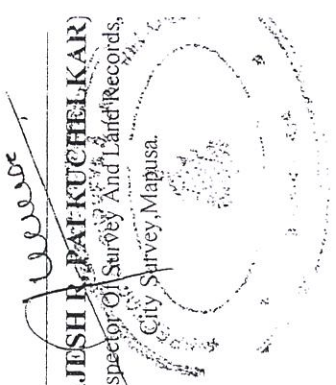
SCALE : 1:1000



AREA APPLIED FOR CONVERSION. .... 3999 Sq. Mts.



(RAJESH R. PATKUCHELKAR)  
Inspector of Survey And Land Records,  
City Survey, Mapusa.



PREPARED BY

*Chari*

CHANDRASHEKAR G. CHARI  
Field Surveyor

VERIFIED BY:

*Yogesh B. Mashelkar*

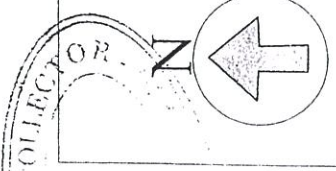
YOGESH B. MASHELKAR  
Head Surveyor

SURVEYED ON: 22/05/2018

FILE NO: 42/CNV/CITY/MAP/18

Additional Collector - III  
Merth, Mapusa - Goa

*Aditya*  
*Chandrashekar G. Chari*  
*Yogesh B. Mashelkar*



Goa.

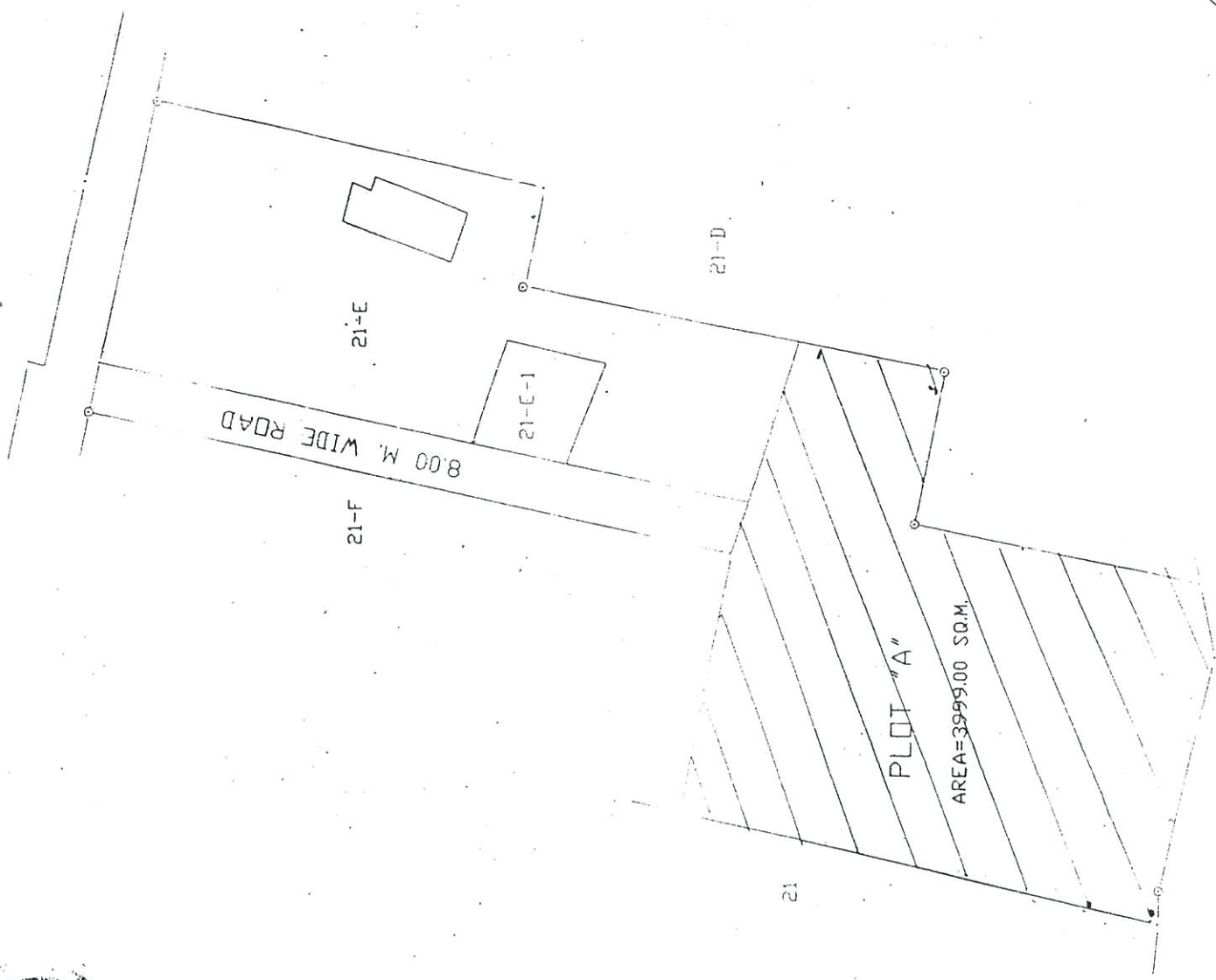
PLAN

SHOWING PLOT 'A' WITH IN PLOT HAVING P.T. SHEET No. 10/ CHALTA No 21  
OF VILLAGE CUNCHELM IN BARDEZ TALUKA.

SCALE-1:1000

AREA OF THE PLOT. "A" =3999.00 SQ. M.

N



S.No. 81/11

S.No. 78/11

दिलीप नानु वायसगाकर

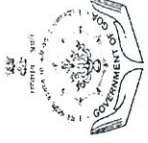
श्री वी दिपाली दि. वायसगाकर

VENDOR

Handwritten signature of the Vendor, Dilip Nanu Vaisgalkar.

Handwritten signature of the Purchaser, Shri. V. Dipalji D. Vaisgalkar.

PURCHASER



**Government of Goa**  
**Document Registration Summary 2**

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

Print Date & Time : - 05-Apr-2019 01:04:38 pm

Document Serial Number : - 2019-BRZ-1014

Presented at 12:04:02 pm on 05-Apr-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1350000
2	Registration Fee	1050000
3	Mutation Fees	2500
4	Processing Fee	660
<b>Total</b>		<b>2403160</b>

Stamp Duty Required : 1350000













Stamp Duty Paid : 1350000

**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Maheshwar Manohar Govenkar ,S/o - D/o Manohar Govenkar  Age: 45,  <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b> Service,  <b>Address1</b> - House No 320-3-EA10 Guddem Siolim Bardez  Goa, <b>Address2</b> - ,  <b>PAN No.:</b> APEPG6068H</p>			







**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Riyaz Ramzanali Somani ,S/o - D/o Ramzanali Somani  Age: 38,  <b>Marital Status:</b> Married ,<b>Gender:</b>Male,<b>Occupation:</b>  Business, <b>Address1</b> - Redrock Elegance Opposit Paramount  Home Marna Siolim Bardez Goa, <b>Address2</b> - ,  <b>PAN No.:</b> AVBPS3567L</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>Nazarious Lobo ,S/o - D/o Marcus Felix Lobo Age: 53, Marital Status: Married , Gender: Male, Occupation: Service, Address1 - Flat No 201 Vanmali Apts Plot No 188 She- re- Punjab Society Mahakali Caves Road Andheri E Mumbai 400093, Address2 - , PAN No.: AAAPL1526G</p>			
3	<p>Pradeepsinh Ishwarsinh Tarsadiya ,S/o - D/o Ishwarsinh Tarsadiya Age: 52, Marital Status: , Gender: Male, Occupation: Service, Address1 - C-3 Pruthvi Row houseNr Panna Tower Anand Mahal Road Adajan Surat, Address2 - , PAN No.: ABRPT3151F</p>			
4	<p>Maheshwar Manohar Govenkar ,S/o - D/o Manohar Govenkar Age: 45, Marital Status: Married , Gender: Male, Occupation: Service, Address1 - House No 320-3-EA10 Guddem Siolim Bardez Goa, Address2 - , PAN No.: APEPG6068H</p>			
5	<p>Satish Rama Desai ,S/o - D/o Rama Desai Age: 40, Marital Status: Married , Gender: Male, Occupation: Service, Address1 - House No 45 Khalchwada Virnoda Pernem Goa, Address2 - , PAN No.: ATBPD0201E</p>			

**Witness:**

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Nisha Gaonkar, 32 ,1986-05-06 ,7798715533 , , Service , Marital status : Married 403507 Mapusa, Bardez, NorthGoa, Goa</p>			
2	<p>Evita Fernandes, 25 ,1993-07-11 ,7798681501 , , Service , Marital status : Unmarried 403517, 2711D Gaunsavaddo Sodiem Siolim Bardez Goa, 2711D Gaunsavaddo Sodiem Siolim Bardez Goa Siolim, Bardez, NorthGoa, Goa</p>			

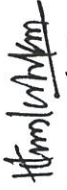
  
Sub Registrar  
**SUB-REGISTRAR**  
**BARDEZ**

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Sub Registrar(Office of the ~~CJB~~ Registrar-cum-Sub Registrar, Bardez)

**REGISTRAR  
BARDEZ**

