Sold To/Issued To: Bhuvanish Sadanand S For Whom/ID Proof:







₹ 0675000/-ZERO SIX SEVEN FIVE ZERO ZERO ZERO

0ther 38152621638267257859-00001268 3815282 35/02/02/2021-RDI

For CITIZENCREDIT

Authorised Signatory

Name of Purchaser: Bhuvanish Sadanand Sheth



2021 KP2 -4597 01/12/2011

DEED OF SALE

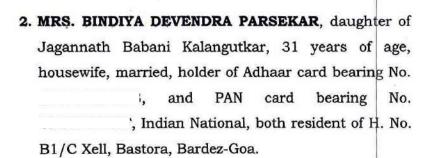
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THIS DEED OF SALE is made and executed at Mapusa, Bardez-Goa, on this 1st day of December, 2021.

BETWEEN

1. MR. DEVENDRA RAMDAS PARSEKAR alias DEVENDRA R. PARSHEKAR, Son of Mr. Ramdas Laxman Parshekar, 35 years of age, business, married to Mrs. Bindiya Devendra Parsekar, holder of Adhaar card bearing No. , and PAN card no.

l, Indian National, and his wife;



3. MR. SWAPNIL SANTOSH PADWAL alias SWAPNIL S. PADWAL, Son of Mr. Santosh Ramchandra Padwal, 29 years of age, business, married, holder of Adhaar card bearing No. , and PAN card no. , Indian National, resident of H. No. 109, Mainath Bhati, Arpora, Bardez-Goa; and his wife;



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4. MRS.ANKITA SWAPNIL PADWAL, daughter of Mr. Gurudas Naik, 27 years of age, housewife, married, holder of Adhaar card bearing No. , and PAN card no. , Indian National, both resident of H. No. 69/2/6 B behind Mr. Farmer Nursery, St. Anthony Wado, near Fitness pump GYM, Guirim, North Bardez-Goa, hereinafter referred hereinafter called "THE VENDORS/SELLERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) OF THE FIRST PART;



AND

1. MR. RAHUL MOHAN NADKARNI ALIAS RAHUL M NADKARNI, Son of Mohan Mahadev Nadkarni, 45 years of age, business, married, holder of Adhaar card bearing No. , and PAN card no. , Indian National, permanent resident of B-105/106, Devashri Garden, Near Corporation Bank, Porvorim, Bardez - Goa;



Marialk

- 2. MR. BHUVANISH SADANAND SHETH, Son of Sadanand S. Sheth, 46 years of age, business, married, holder of Adhaar card bearing No. , and PAN card no.. , Indian National, permanent resident of Flat No. B 13-102(463/F2), Nova Cidade Complex, Village Panchayat Pilerne Marra, Porvorim, North Goa, Alto-Porvorim, Goa-403521;
- 3. MRS. SHIVANI SHIVANAND NAIK, Wife of Shivanand Y Naik, 54 years of age, business, married, holder of Adhaar card bearing No., and PAN card no., Indian National, permanent resident of H.No. 52, Yeshwant Niwas Ansabhat, Mapusa, Bardez Goa 403507., hereinafter called "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, nominees, and assigns) of the SECOND PART

WHEREAS there exists a Property known as "FULANCHO ZENDO" also known as "FULANCHO ZELO" totally admeasuring 775 sq.mts., situated at Arpora, Bardez, Goa, within the limits of the Village Panchayat of Arpora, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa,



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described in the Land Registration Office of Bardez under No.18821 of Book No. B-47(New) at Folio 89 and Inscribed under No.3840 at pages 90v of Book B-26 old but not found enrolled in the Taluka Revenue Office of Matirz Predial now surveyed under Survey No. 190/11 of Village Arpora, Bardez- Goa, which property is more particularly described in Schedule-I written herein below and hereinafter referred to as the "SAID PROPERTY".



AND WHEREAS the SAID PROPERTY originally belonged to Givinda Sinai Quencro and his wife Rucminim Sinainim or Rucmabae, which SAID PROPERTY interms of Deed of Succession dated 16th February at pages 2 of Book 375 of the notary of Bardez Division Licentiate Guilherme Lobo, devolved upon their only son Datarama Sinai Quencro married to Gongabai also known as Gangabai.

AND WHEREAS the said Datarama Sinai Quencro and his wife Gongabai also known as Gangabai, sold the SAID PROPERTY to Caxinata Ananta Sinai Quencro alias Caxinata Sinai Quencro, Manguexa Panduronga Quencre, Arvinda Panduronga Quencre and Jagajivana Panduronga Quencre in terms of Deed dated 16th



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February, laid down at pages 2 of Book No. 375 of notary of Bardez Judicial Division, Pinto de Menezes.

AND WHEREAS upon the death of INVENTATRIADOS namely Shri Ananta Manguesh Sinai Quencro alias Anant Sinai Kenkare and his wife Smt. Durgabai alias Durgabai Sinainim an Inventory Proceeding bearing No. 29/1976/C came to be initiated before the Civil Judge Senior Division at Mapusa, Bardez-Goa, and wherein the SAID PROPERTY was listed to Item No. 10 in the aforementioned Inventory Proceedings and the same came to be allotted in terms of Final Chart of Allotment and Final Order to (1) Mr. Manohar Panduronga Kenkre also known as Mangesh P. Kenkre, also known as Manguesh Pandurang Kenkare, (2). Mr. Arvinda Panduronga Kenkre also known as Arivind P. Kenkre also known as Arvind Pandurang Kenkare, and (3). Mr. Jagjivan Panduronga Kenkre also known as Jagjivan P. Kenkre also known as Jagajivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkre.

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AND WHEREAS a Special Civil Suit bearing No. 123/90/B, instituted before the Court of the Civil Judge Senior Division at Mapusa, Bardez-Goa, and interms of Final Order dated 18/12/2002, the SAID

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PROPERTY came to be allotted to Mr. Jagivan Panduronga Kenkre also known as Jagjivan P. Kenkre also known as Jagjivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkre and his wife Mrs. Usha Jagajivan Kenkare.

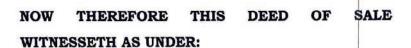
AND WHEREAS vide Deed of Sale dated 05/04/2016 bearing Registration No. BRZ-BK1-01771-2016, CD No. BRZD778, dated 05/04/2016, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa-Goa, the said Mr. Jagjivan Panduronga Kenkre also known as Jagjivan P. Kenkre also known as Jagjivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkare also known as Jagjivan Pandurang Kenkre and his wife Mrs. Usha Jagajivan Kenkare, sold the SAID PROPERTY to (1). Mr. Vijaykumar Dattaram Halankar alias Vijaykumar D. Halarnkar, (2) Mr. Samir Suryakant Nanodkar alias Mr. Samir S. Nanodkar and (3). Mr. Natha Rohidas Sakhalkar.

AND WHEREAS vide Deed of Sale dated 19/03/2019 bearing Registration No. BRZ-1-965-2019, Book 1 Document, dated 08/04/2019, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa-Goa,

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the said (1). Mr. Vijaykumar Dattaram Halankar alias Vijaykumar D. Halarnkar, (2) Mr. Samir Suryakant Nanodkar alias Mr. Samir S. Nanodkar and (3). Mr. Natha Rohidas Sakhalkar, along with their respective spouses sold the SAID PROPERTY to VENDORS herein.

AND WHEREAS the VENDORS herein have agreed to sell to the PURCHASERS herein the SAID PROPERTY for a total consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) which is the full and final Consideration of the Present Deed, on the following terms and conditions as laid down herein below.



- 1. In lieu of the above agreement and upon the payment of the total agreed consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only), paid by the **PURCHASERS** herein to the **VENDORS**, as follow;
- (i). A sum of Rs. 14,00,000/- (Rupees Fourteen lakhs only) paid vide cheque bearing No. 000158, drawn of HDFC Bank, Panjim Branch on 03/08/2021,.
- (ii). A sum of Rs. 7,00,000/- (Rupees Seven lakhs only) paid vide cheque bearing No. 704356, drawn on Indian Overseas Bank, Porvorim Branch on 02/08/2021,.





- (iii). A sum of Rs. 21,00,000/- (Rupees Twenty One lakhs only) paid vide cheque bearing No. 704355, drawn on Indian Overseas Bank, Porvorim Branch on 02/08/2021,
- (iv). A sum of Rs. 26,62,500/- (Rupees Twenty Six lakhs Sixty Two Thousand Five Hundred only) paid vide DD bearing No. 198909, drawn on Indian Overseas Bank, Porvorim Branch on 29/11/2021,
- (v). A sum of Rs. 26,62,500/- (Rupees Twenty Six lakhs Sixty Two Thousand Five Hundred only) paid vide DD bearing No. 198908, drawn on Indian Overseas Bank, Porvorim Branch on 29/11/2021,
- (vi). A sum of Rs. 26,62,500/- (Rupees Twenty Six lakhs Sixty Two Thousand Five Hundred only) paid vide DD bearing No. 198910, drawn on Indian Overseas Bank, Porvorim Branch on 29/11/2021,
- (vii). A sum of Rs. 26,62,500/- (Rupees Twenty Six lakhs Sixty Two Thousand Five Hundred only) paid vide DD bearing No. 198911, drawn on Indian Overseas Bank, Porvorim Branch on 29/11/2021,
- (viii). A sum of Rs. 1,50,000/-(Rupees One Lakh Fifty Thousand Only) deducted towards TDS @ 1% and paid to the Income Tax account of the VENDORS vide BSR No. 0271852, Challan Nos. 50684, 50562, 50649, dated 29/11/2021, which amount the VENDORS do hereby

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acknowledge of having received from the PURCHASERS towards the sale of SAID PROPERTY, as shown in the plan annexed to this deed in red colour lines the is more particularly described in Schedule-I written herein below, together with all their rights, title, interest, privileges, easements whatsoever to have and to hold the same unto the PURCHASERS absolutely and forever as his own upon execution of this Deed of Sale/Conveyance Deed.

- 2. The total consideration Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only), has been paid to the VENDORS by the PURCHASERS, as mentioned in clause No. 1, hereinabove, which Payment the VENDORS herein acknowledges of having received from the PURCHASERS herein towards the sale of the SAID PROPERTY.
- 3. That the VENDORS hereby conveys and transfers all their right, title, interest, privilege, easement, and appurtenances in the SAID PROPERTY, herein under sold and conveyed would be quietly without any encumbrances be held and enjoyed by the PURCHASERS absolutely and the rents and profits arising out of the PROPERTY shall wholly belong PURCHASERS absolutely without any interruption by the VENDORS or any other person claiming through or under

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the VENDORS and without any disturbance or interruption by any other person whatsoever and the SAID PROPERTY is free from any other encumbrances/charges Lien or Claims over the SAID PROPERTY nor there are any judicial or quasi-judicial proceedings nor there is any notice under Land Acquisition Act Land Revenue code or any other statutory provisions.

- 4. The VENDORS do hereby assures the PURCHASERS that the VENDORS have absolute, Valid and Marketable title and has absolute right, full power and absolute authority to sell, release, transfer and convey the SAID PROPERTY and the SAID PROPERTY is not a subject matter of any dispute or litigation.
- 5. The VENDORS covenants with the PURCHASERS that they have not entered into any kind of agreements/Memorandum of understandings with any other THIRD PARTY with respect to the SAID PROPERTY.
- 6. The PURCHASERS agrees and binds themselves to pay punctually and regularly on taking over possession of the SAID PROPERTY, their share in all rates, taxes, dues, impositions, outgoings expenses and burdens, condition imposed upon the SAID PROPERTY by the

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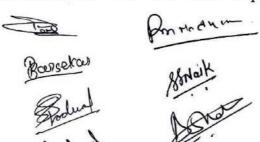
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Panchayat, the Government, Revenue Authorities, or any other Authorities.

7. It is agreed that the VENDORS or their respective heirs, executors and administrators or any of them shall and will from time to time and at all times hereafter, at the request and the cost of the PURCHASERS, do and execute, or cause to be done or executed, all such further and other acts, deeds, matters, things, conveyances and assurances in the law whatsoever, for better and more perfectly assuring the SAID PROPERTY, unto and to the use of the PURCHASERS, his successors and assigns as shall be reasonably required.

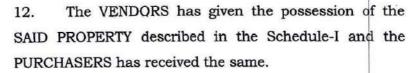


- 8. The VENDORS confirms having handed over vacant, peaceful and physical possession of the PROPERTY in favour of the PURCHASERS herein.
- 9. The VENDORS covenant with the PURCHASERS that there are no encumbrances and or charges of whatsoever nature in respect of the SAID PROPERTY hereby transferred by virtue of this deed.
- 10. That the VENDORS shall at all times hereafter duly perform and observe these covenants and shall keep the said PURCHASERS and his heirs representatives



inclusive of any person claiming through and claiming under them indemnified and save harmless against all suits, proceedings, charges, claims, demands or any of them on their account in respect to the SAID PROPERTY hereby conveyed by virtue of this deed and such claims shall be settled by the VENDORS at their own cost without disturbing the title and possession of the PURCHASERS.

11. The VENDORS do hereby covenant that they are the owner of the SAID PROPERTY, hereby sold and have power to sell. The PURCHASERS shall be entitled to hold and enjoy the rents and profits received thereof without any interruption from the VENDORS or any person claims through or under the VENDORS and that the right, title, interest along with the SAID PROPERTY sold by the VENDORS to the PURCHASERS is free from any encumbrances and from any charges payable upon this date.







13. The present market value of the SAID PROPERTY is Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only),and the corresponding stamp duty of Rs. 67,50,000/- (Rupees Sixty Seven Lakhs Fifty Thousand only) is paid herewith.

14. The VENDOR hereby declares that the SAID PROPERTY and SAID PROPERTY in transaction does not belong to Schedule Caste/ Schedule Tribe, pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.



SCHEDULE-I

(SAID PROPERTY)

ALL THAT Property known as "FULANCHO ZENDO" also known as "FULANCHO ZELO" totally admeasuring 775 sq.mts., situated at Arpora, Bardez, Goa, within the limits of the Village Panchayat of Arpora, Taluka and Registration Sub-District of Bardez, District of North Goa,

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State of Goa, described in the Land Registration Office of Bardez under No.18821 of Book No. B-47(New) at Folio 89 and Inscribed under No.3840 at pages 90v of Book B-26 old but not found enrolled in the Taluka Revenue Office of Matirz Predial now surveyed under Survey No. 190/11 of Village Arpora, Bardez-Goa,

OLD BOUNDARIES

EAST: By Property of Joao Francisco Monteiro,

WEST: By Property belonging to the heirs of Francisco Caetano da Cunha,



NORTH: By Property belonging to the heirs of Francisco Caetano da Cunha,

SOUTH: By the Property of Sebastiao Maira Viegas,

NEW BOUNDARIES

EAST: By Properties bearing Survey Nos. 190/12, 13,

14, 15, 16,

Ransekan

Merial

WEST: By Property bearing Survey No. 190/10,

NORTH: By Property bearing Survey No. 190/2,

SOUTH: By the Property bearing Survey No. 190/20 and 19,

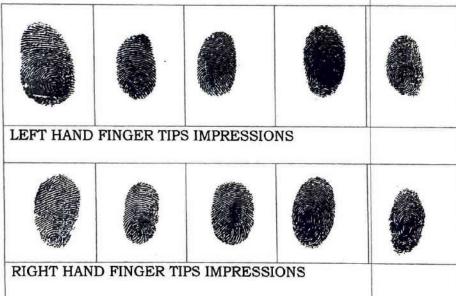
IN WITNESS WHEREOF, the Parties hereto have signed and executed this DEED OF SALE on this date hereinabove mentioned in the simultaneous presence of the witnesses signing below.

SIGNED AND DELIVERED BY WITHINNAMED THE VENDOR NO.1,





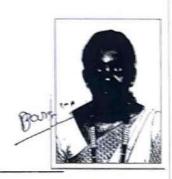
MR. DEVENDRA RAMDAS PARSEKAR alias DEVENDRA R. PARSHEKAR



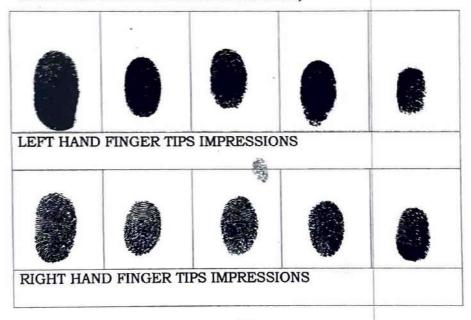
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SIGNED AND DELIVERED BY WITHINNAMED THE VENDOR NO.2,

Bargeton



MRS. BINDIYA DEVENDRA PARSEKAR,





Hm Hm

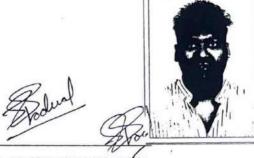
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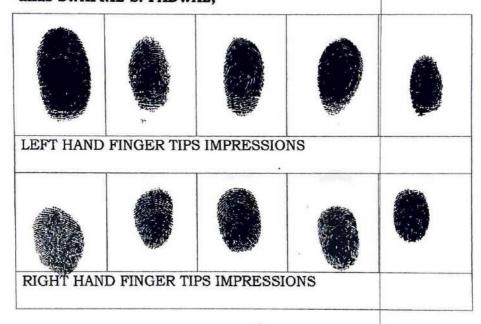
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ASSIGN TO

SIGNED AND DELIVERED BY WITHINNAMED THE VENDOR NO.3,



MR. SWAPNIL SANTOSH PADWÁL alias SWAPNIL S. PADWAL,



Bonsekan Randik Bonsekan Mandaik Andred Detrot

SIGNED AND DELIVERED BY WITHINNAMED THE VENDOR NO.4,





MRS.ANKITA SWAPNIL PADWAL,











LEFT HAND FINGER TIPS IMPRESSIONS











RIGHT HAND FINGER TIPS IMPRESSIONS

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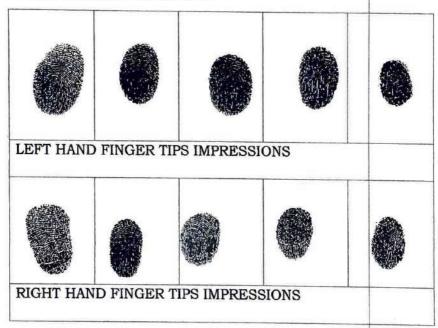
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SIGNED AND DELIVERED BY WITHINNAMED THE PURCHASER NO.1

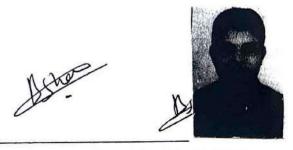


MR. RAHUL MOHAN NADKARNI ALIAS RAHUL M NADKARNI

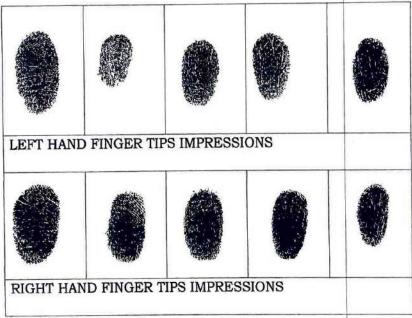


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SIGNED AND DELIVERED BY WITHINNAMED THE PURCHASER NO.2



MR. BHUVANISH SADANAND SHETH



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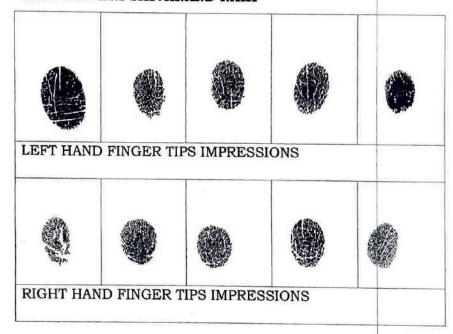
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SIGNED AND DELIVERED BY WITHINNAMED THE PURCHASER NO.3



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MRS. SHIVANI SHIVANAND NAIK



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IN THE PRESENCE OF:

1. Adv Aniket R. Mandrekar

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2. Adv Vibhav V. Karekar

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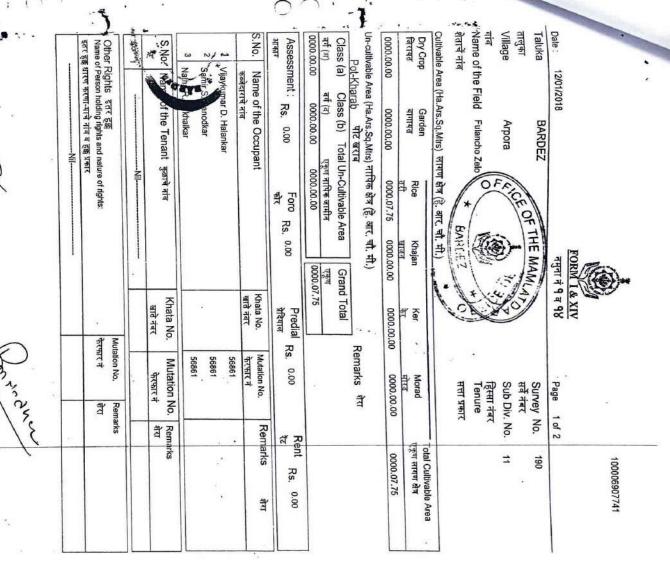
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Date: Taluka 12/01/2018

BARDEZ

तालुका

Village

Arpora

गांव

Name of the Field Fulancho Zelo

शेताचें नांव



Page 2 of 2 Survey No.

सर्वे नंबर

Sub Div. No. हिस्सा नंबर

Tenure सत्ता प्रकार

Year	Name of the Mode Se	Season Na	Name	Irrigated बागायत Ha.Ara.Sq.Mts हे. आर. ची. मी.	Unirrigated जिरायत Ha Ars. Sq. Mis है, आट. ची. मी.	Land not Available for cultivation तापिक अभीत		Source of irrigation	Remarks शेरा	
वर्ष		मासम	मौसम of Crop पिकाचे नांव			Nature प्रकार	Area क्षेत्र Ha.Ara.Sq.Mts हे. बार. ची. मी.	सिंचनांचा प्रारि	1000	
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1976-7	Manchar Soiru Sinai Bandy e	SELF	KHARIF	PADDY	00,00,000	0000.07.75		0000,000.00	RAIN WATER	
197 7 7	Manohar Soiru Sinai Bandy e	SELF	KHARIF	PADDY	0000.00.00	0000.07.75 .		00.00.00	RAIN WATER	
197	Manohar Solru Sinai Bandy e	SELF	KHARIF	PADDY	000.00.00	0000.07.75		0000,000	RAIN WATER	
1979-8	Manohar S. Sinai Bandye	SELF	KHARIF	PADDY	0000.07.75	000.00.000		0000.000	RAIN WATER	lac.
<u> </u>	Bandye				End of Repor	rt	_	COTIFIED	COPY	5

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

Copy applied for on Copy ready for delivering

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Mamiatdar of Barde Mapusa - Gea

uzeg,



Government of Goa

Directorate of Settlement and Land Records Survey Plan

BARDEZ Taluka,

ARPORA VIIIage

Reference No.: 1000000008206 Scale 1:1000 190/2 190/3--190/12 190/13 190/14 190/15 190/20 190/16 190/19



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Government of Goa

Document Registration Summary 2

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

Print Date & Time: - 02-Dec-2021 10:29:50 am

Document Serial Number :- 2021-BRZ-4597

Presented at 10:19:43 arn on 02-Dec-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar,

Bardez along with fees paid as follows

along with lees paid	1920 - 194	Rs.Ps
Sr.No	Description	675000
1	Stamp Duty	
2	Registration Fee	450000
	Mutation Fees	1000
4		2080
	Processing Fee	4420000
	Total	1128080

Stamp Duty Required :675000/-

Stamp Duty Paid 675000/-

Presenter

_	1.6.14	Photo	Thumb	Signature
ol	Party Name and Address			
4.4	RAHUL MOHAN NADKARNI ALIAS RAHUL M NADKARNI ,Father Name:Mohan Mahadev Nadkarni,Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B 105 106 Devashri Garden Near Corporation Bank Porvorim Bardez Goa, Address2 - , PAN No.:			Pratidum

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DEVENDRA RAMDAS PARSEKAR Alias DEVENDRA R PARSHEKAR, Father Name:Mr Ramdas Laxman Parshekar, Age: 35, Marital Status: Married ,Gender:Male,Occupation: Business, H No. B1-C Xell, Bastora, Bardez-Goa, PAN No.:			Tes
2	BINDIYA DEVENDRA PARSEKAR , Father Name:Jagannath Babani Kalangutkar, Age: 31, Marital Status: Married ,Gender:Female,Occupation: Housewife, H No B1-C Xell, Bastora, Bardez-Goa, PAN No.:			Bursekan
3	SWAPNIL SANTOSH PADWAL Alias SWAPNIL S PADWAL, Father Name:Santosh Ramchandra Padwal, Age: 29, Marital Status: Married ,Gender:Male,Occupation: Business, H. No. 109, Mainath Bhati, Arpora, Bardez-Goa, PAN No.:			Bound

4	ANKITA SWAPNIL PADWAL , Father Name:Gurudas Naik, Age: 27, Marital Status: Married ,Gender:Female,Occupation: Housewife, H No. 69-2-6 B behind Mr. Farmer Nursery, St. Anthony Wado, riear Ftiness pump GYM, Guirim, North Bardez-Goa, PAN No.:		Radud
5	RAHUL MOHAN NADKARNI ALIAS RAHUL M NADKARNI, Father Name:Mohan Mahadev Nadkarni, Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, B 105 106 Devashri Garden Near Corporation Bank Porvorim Bardez Goa, PAN No.:	19	Dartid
100	BHUVANISH SADANAND SHETH, Father Name:SADANAND S SHETH, Age: 46, Marital Status: Married, Gender:Male,Occupation: Business, Flat No B 13 102 463-F2 Nova Cidade Complex Village Panchayat Pileme Marra, Porvorim, North Goa, Alto-Porvorim, Goa, PAN No.:		Marie Contraction of the Contrac
7	SHIVANI SHIVANAND NAIK , Father Name: Shivanand Y Naik, Age: 54, Marital Status: Married ,Gender: Female, Occupation: Business, H.No. 52, Yeshwant Niwas Ansabhat, Mapusa, Bardez Goa, PAN No.:		Horait

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: ANIKET RAJENDRA MANDREKAR, Age: 29, DOB: 1992-11-05, Mobile: , Jemail: , Occupation: Advocate , Marital status: Married , Address: 403521, LQG 197, LQG 197, Penha-de-franca, Bardez, NorthGoa, Goa	N. W.		MALA
2	Name: VIBHAV VIJAYKUMAR KAREKAR,Age: 29,DOB: 1992- 04-28 ,Mobile: ,Email: ,Occupation:Advocate , Marital status : Married , Address:403101, SALVADOR DO MUNDO, SALVADOR DO MUNDO, Salvador-do-mundo, Bardez, NorthGoa, Goa			Multon

Document Serial Number :- 2021-BRZ-4597

Document Serial No:-2021-BRZ-4597

Book :- 1 Document

Registration Number :- BRZ-1-4475-2021

Date: 02-Dec-2021

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

SUB-REGISTRAR BARDEZ