

FOR CITIZEN CREDIT™  
CO-OP BANK LTD

Authorized Signatory

*Ten Lacs Ninety four thousand only*

CITIZEN CREDIT CO-OP BANK LTD

E-320, RUA DE OURÉM

PANAJI, GOA 403 001

40807

NON JUDICIAL

151295

DEC 05 2010



ONE ZERO ONE ONE ONE ZERO ZERO ONE

R. 1094000/- P86813

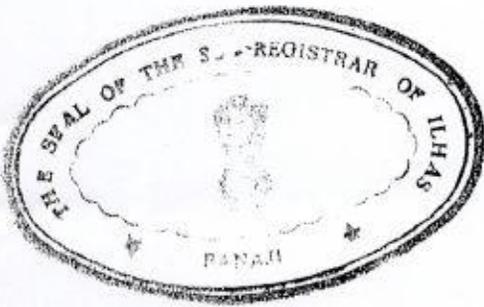
INDIA

STAMP DUTY

GOA

D-5/STPM/C.R./35/8/2006-RO(PART-III)

Name of Purchaser Rajesh Tarkar



Sr No 3447/2010  
07/12/2010

**DEED OF SALE**

*[Signature]*

*[Signature]*

*[Signature]*

THIS DEED OF SALE is made and executed at Panaji, Tiswadi-Ilhas Goa on this 06<sup>th</sup> day of the month of December, of the Christian year Two Thousand and Eighteen i.e. (06/12/2018).

**BETWEEN**

1. **SMT. NIRUPA UDDHAV PAWAR**, wife of Shri. Uddhav M. Pawar, married, age 43 years, service, holding Pan Card No. ANQPP8042A, Aadhaar Card No.4730 1386 1426, and her husband;
2. **SHRI. UDDHAV MAHADEV PAWAR**, son of Mahadev Bhairu Pawar, age 44 years, Married, Doctor, holding Pan Card No. AHHPP8250D, Aadhaar Card No. 8489 6513 8822, both Indian Nationals and resident of 244, Landscape Park Camp, Behind Reliance Web, Panaji, Goa 403001; herein after referred to as the '**VENDORS**' (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, successors, legal representatives and assigns) **OF THE FIRST PART.**

**AND**

1. **RAJDEEP BUILDERS**, sole Proprietorship concern having its office at 202, 2<sup>nd</sup> Floor, Mathias Plaza, Above Canara Bank, 18<sup>th</sup> June Road, Panaji, Goa, represented by its sole Proprietor **SHRI. RAJESH TARKAR**, 44 years of age, son of Shri. Ulo Tarkar, in business, married, Indian National, holder of Pan Card bearing No.AFOPT9698A, holder of Aadhaar Card bearing No.8284 2404 8761, Resident of Penthouse No.201, Rajdeep Residency, Raviraj Colony, Nagali Hills, Dona Paula, Tiswadi, Goa., hereinafter referred to as "**THE PURCHASER**" (which expression shall unless it be repugnant to the context

*Rajesh*

*Uddhav*

*Rajesh*

or meaning thereof shall mean and include its heirs, administrators, successors-in-title, legal representatives and Assigns) **OF THE SECOND PART;**

**WHEREAS** there exists a plot of land admeasuring an area of 4859 sq. mts forming part of the larger property known as "DURGAVADI" situated at Durgawado Village, Taleigao, Tiswadi Taluka, District North Goa, State of Goa, described in the land registration office under Description No.18740 of Book B- 50 new at Folio 8 V Matriz predial No.40 and surveyed under No.2/1 of the Village Durgawado, Taleigao-Goa, which property is more particularly described in **Schedule I** mentioned herein below and marked in red color in the plan annexed herewith and hereinafter referred to as the "**SAID PLOT**".

**AND WHEREAS** the Said Plot originally belonged to Shri. Pradeep J. Kaunte his wife Smt. Fermeena Pradeep Kaunte being allotted to them by virtue of Deed of Partition dated 09-02-1981 duly registered in the office of the Sub-registrar, Ilhas, under registered no.214 at pages 244 to 266 of Book I volume no.168 dated 08-07-1982, R/o. Alto Porvorim, Bardez Goa.

**AND WHEREAS** on 17-08-1995, Shri. Pradeep Kaunte approached the Goa State Co-operative Bank Ltd. (hereinafter referred to as the said Bank) and had obtained a loan amount of Rs.96,00,000/- (Rupees Ninety Six Lakhs Only). The said loan amount was secured by the said Bank by obtaining mortgage of the Said Plot belonging to Shri. Pradeep Kaunte as well as the property known as "MALLANS" bearing survey No.26/2 of Village Bainguinim belonging to Shri. Ravindra Navelkar who stood surety for Shri. Pradeep Kaunte.

**AND WHEREAS** Shri. Pradeep J. Kaunte although obtained the entire loan amount of Rs.96,00,000/- (Rupees Ninety-Six Lakhs





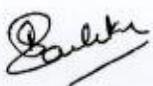


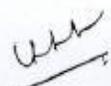
Only) in the year 1995, defaulted in repayment of the loan amount to the bank, as such a recovery case was initiated and filed by the said Bank against him and said surety before the Registrar of Co-operative Societies (Camp Court).

**AND WHEREAS** the Assistant Registrar of Co-operative Societies (Camp Court) whom the matter was allotted after hearing all the parties passed a Judgement and Order dated 23-02-1998 holding Shri. Pradeep J. Kaunte and another person named Shri. Ravindra C. P. Navelkar who stood surety to the said loan jointly and severally liable to pay the loan amount of Rs.1,51,58,684/- (Rupees One Crore Fifty One Lakhs Fifty Eight Thousand Six Hundred and Eighty Four Only) along with the interest at the rate of 23% from 01-01-1998 till full and final payment with loan amount due along with cost.

**AND WHEREAS** Shri. Pradeep J. Kaunte did not challenge the said Judgement and Order as such the said Judgement and Award attained finality and the said Bank initiated execution proceedings for execution of Award dated 23-2-1998; and accordingly, in execution proceedings the Said Plot belonging to Shri. Pradeep J. Kaunte came to be attached.

**AND WHEREAS** thereafter the Said Plot was put to the public auction held on 21-09-2000 and since there were no bidders, the Goa State Co-operative Bank Ltd., itself purchased the Said Plot for an amount of Rs.87,46,200/- (Rupees Eighty Seven Lakhs Forty Six Thousand and Two Hundred Only) from the Sales & Recovery Officer, who accordingly issued Sale Certificate dated 22-09-2000 in favour of the said Bank and by virtue of the said Sale Certificate of the Goa State Co-operative Bank Ltd. became the lawful owner of the Said Plot. The Said Plot was sold to the aforesaid Bank in the public auction held under the provisions of Rule 22(11) of the Multi State Co-operative Societies Rules, 1985.







Since Shri. Pradeep J. Kaunte did not apply to set aside the sale, under Rule 22(14) (i) of the Multi State Co-operative Societies Rules, 1985, the said sale was confirmed.

**AND WHEREAS** after the lapsed of more than three years Shri. Pradeep J. Kaunte filed the dispute on 03-01-2003 before the Arbitrator (Camp Court) challenging the Award dated 23.02.1998 and Sale dated 22.09.2000 and the said dispute came to be dismissed by the Arbitrator (Camp Court) vide judgement and Order dated 21-09-2006.

**AND WHEREAS** thereafter the Said Plot was put to auction by the Goa State Co-operative Bank Ltd., and it appears that since there were no bidders the auction could not be materialised and the said Bank thereafter issued a public notice in the local newspaper dated 13-03-2005 inviting bids from the buyers for the purchase of the Said Plot and since the bids received by the said Bank were too low to the executed price, the Bank decided not to sell the Said Plot.

**AND WHEREAS** thereafter the said Bank again issued a tender notice dated 25-03-2006, inviting sealed tenders for the sale of the Said Plot and pursuant to the same the Vendor No.1 herein submitted and quoted a highest bid amount of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only) for the Said Plot and as such as was declared as successful highest bidder and accordingly, the entire amount of Rs.65,00,000/- (Rupees Sixty Five Lakhs Only) was paid to the said Bank by Vendor No.1 herein; and accordingly, the Sale Deed dated 11-06-2006 came to be executed by the said Bank in favour of Vendor No.1 herein. Thereafter on 11-07-2006 the said Sale Deed was presented for registration before Sub-registrar, Ilhas, Goa.

Pradeep

U.S.R.



**AND WHEREAS** during that particular time Shri. Pradeep J. Kaunte filed the Writ Petition bearing no.516/2006 before the Hon'ble High Court of Bombay at Panaji, Goa on 09.10.2006, challenging the judgement and Award dated 23-02-1998 as well as the Sale Deed dated 11-06-2006, executed by the Goa State Co-operative Bank Ltd., in favour of Vendor No.1 herein in relation to the Said Plot. In the said Writ Petition the Hon'ble High Court by an Order dated 16-11-2006 directed Vendor No.1 herein to deposit certain amount to show her bonafide and subject to deposit of the said amount passed an interim Order and issued 'Rule' in the matter.

**AND WHEREAS** the aforesaid Writ Petition was finally heard by the Hon'ble High Court and by a Judgement and Order dated 23-03-2017 dismissed the said Writ Petition.

**AND WHEREAS** the matter was thereafter carried in Appeal by Shri. Pradeep J. Kaunte by filing a Special Leave Petition No. 18854/2017 before the Hon'ble Supreme Court of India which also came to be dismissed by the Hon'ble Supreme Court by its Order dated 21.08.2017.

**AND WHEREAS** in the meantime pursuant to the Judgement and Order passed by the Hon'ble High Court the Sale Deed which was presented for registration in the year 2006 has been duly registered by the Sub-registrar, Ilhas under registered no.235 at pages 39 to 86 Book No.1, volume no.2269, dated 27-04-2017 as per the order dated 21.03.3017 of the Hon'ble High Court of Bombay at Goa, under Writ Petition no.516 of 2006 and as such the Vendor No.1 herein became the lawful owner in possession of the Said Plot.

Pradeep J. Kaunte

Pradeep J. Kaunte

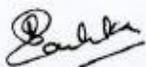
Pradeep J. Kaunte

**AND WHEREAS** the Vendor No.2 having married to the Vendor No.1 herein by virtue of applicability of the communion of assets both the Vendors have become the owners of the Said Plot.

**AND WHEREAS** PURCHASER herein now approached the VENDORS for purchase of Said Plot and the VENDORS have agreed to sell the **SAID PLOT** for the total consideration of **Rs. 2,42,95,000/- (Rupees Two Crores Forty Two Lakhs Ninety-Five Thousand Only)** which is its fair market value, thereby representing and declaring to the PURCHASER that-

- (i) That the Said Plot is not a subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act nor there is any lis-pendent or any judicial or quasi-judicial or statutory restrain against the conveyance of the Said Plot or any litigation or any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force and the title of the VENDORS, is subsisting, clear, free and marketable,
- (ii) That there are no tenants and/or mundkars having any rights or claims over the Said Plot
- (iii) That there are no encumbrances of whatsoever nature over the Said Plot by way of mortgage, charges, and/or liens in the name of the predecessor-in-title of the VENDORS.
- (iv) There is no Notification issued under any Ordinance Act, Statute/Rules or regulations affecting the Said Plot or acquiring the Said Plot No whereby VENDORS are prevented from selling the Said Plot.

**AND WHEREAS** based on the representation made by the VENDORS that the Said Plot is free from all encumbrances and/or defects in title and that the VENDORS have an absolute,







clear and marketable title to the Said Plot, the PURCHASER has agreed to purchase the Said Plot from the VENDORS.

**AND WHEREAS** Greater Panaji Planning and Development Authority has issued NOC dated 05.12.2018 under Section 49(6) of the Goa, Daman and Diu Town and Country Planning Act, 1974 for registration of the present Deed of Sale vide Ref. No.GPPDA/49(6)/78/951/2018.

**AND WHEREAS** the parties hereto have now decided to execute the Deed of Sale with respect to the Said Plot so as to completely convey the title in the Said Plot in favour of the PURCHASER.

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

1. That, in consideration of the sum of **Rs.2,42,95,000/- (Rupees Two Crores Forty Two Lakhs Ninety-Five Thousand Only)** paid by the PURCHASER to the VENDORS in the following manner:

- (a) Rs.10,00,000/- (Rupees Ten Lakhs Only) paid vide RTGS dated 30.01.2018 drawn on Canara Bank, Porvorim Branch paid in the name of Shri. Suresh Parulekar at the request of the Vendors;
- (b) Rs.1,00,00,000/- (Rupees One Crore Only) paid vide cheque No.033705 dated 05.12.2018 drawn on Oriental Bank of Commerce, Miramar Goa, paid in the name of M/s Alpha Impex Pvt. Ltd. at its Account No. 00396103 with EDC Limited, Panaji Goa., at the request of the VENDORS;
- (c) Rs. 65,00,000/- (Rupees Sixty Five Lakhs Only) paid vide cheque No.033706 dated 05.12.2018 drawn on Oriental Bank of Commerce, Miramar Goa, paid in the name of M/s Alpha Impex Pvt. Ltd. at its Account No. 00396103 with EDC Limited, Panaji Goa., at the request of VENDORS;

*Calvin*

*UUN*

*Calvin*

(d) Rs.65,52,050/- (Rupees Sixty Five Lakhs Fifty Two Thousand Fifty Only) paid vide cheque No.033707 dated 05.12.2018 drawn on Oriental Bank of Commerce, Miramar Goa, paid in the name of M/s Alpha Impex Pvt. Ltd. at its Account No. 00396103 with EDC Limited, Panaji Goa., at the request of VENDORS.

The Consideration amount Rs.2,42,95,000/- (Rupees Two Crores Forty Two Lakhs Ninety-Five Thousand Only) is paid by the PURCHASER after deduction of 1% TDS.

(the payment and receipt whereof the VENDORS do hereby admit and acknowledge); the VENDORS of and from the same and every part thereof do hereby acquit, release and discharge the PURCHASER; They the VENDORS as absolute owners do hereby grant, transfer, assign, assure and convey Said Plot more particularly described in the **Schedule I** hereunder written **TOGETHER WITH** all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the Said Plot usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the VENDORS into and upon the Said Plot and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER forever, as distinct and dis-annexed property from the VENDORS; SUBJECT HOWEVER to payment of all taxes, rates, assessments, dues and duties hereafter to become due and payable to the Government or any other Local or Public Body in respect thereof AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER that notwithstanding any act, deed or things done or executed by the VENDORS or knowingly suffered to the contrary the VENDORS now have in themselves good right, full power and

Barky

UW

[Signature]

absolute authority to grant the Said Plot hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE SAID PURCHASER in the manner aforesaid AND THAT the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the Said Plot and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming from, under or in trust for them AND FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the Said Plot or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Plot UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND THAT the PURCHASER shall and may at all times hereafter quietly and peacefully possess and enjoy the Said Plot and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the VENDORS or any person or persons lawfully or equitably claiming any estate or interest in the Said Plot or any part thereof or part of the same and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the Said Plot unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required.

2. The VENDORS have today put the PURCHASER in exclusive, absolute and unconditional possession of the Said Plot to be held owned and possessed by the PURCHASER forever and uninterruptedly by the PURCHASER as its absolute Owner in

Baker

W.H.W.



possession without any harm and hindrance from the VENDORS and/or any person on their behalf and the VENDORS do hereby jointly and severally indemnify the PURCHASER against all/any Third Party claims if made to the Said Plot which claim if any shall be settled by the VENDORS at their own cost without any way disturbing the title and possession of the Said PURCHASER.

3. That the VENDORS have assured and confirmed to the PURCHASER that they have not sold the Said Plot to any third person/persons or firm or company by way of any Deeds, Agreements or Memorandum of Understanding or Agreement for Assignment of Rights etc.

4. That the VENDORS covenants with the PURCHASER that the VENDORS have a marketable title to the Said Plot and the VENDORS assure the PURCHASER that they have not in any way encumbered, alienated and/or mortgaged the Said Plot nor there are any charges, lien, attachments, claims, demands with respect to the Said Plot and VENDORS are conveying the absolute and exclusive right, title, interest, ownership and possession of the Said Plot, unto the PURCHASER, free from any encumbrances and/or defects in the title and assured and/or released from all encumbrances.

5. The VENDORS covenant with the PURCHASER that the VENDORS have not done, permitted or knowingly and willingly suffered or been party to any act, whereby the VENDORS are prevented from conveying the Said Plot in the manner aforesaid.

6. That the VENDORS shall at all times, indemnify and keep the PURCHASER indemnified for defects and claims if any, in the title of the Said Plot and do all that is required, at the cost of the VENDORS to rectify the said defects, if any, without causing harm to the title and possession of the PURCHASER.

Quack      Ull      

7. That the VENDORS shall at all time do all that is required to better assure the title of the Said Plot in favour of the PURCHASER and agrees to sign, verify and execute all such other documents, instruments and applications as may be required to be signed, verified and executed in furtherance of the objects of these presents and in this pursuit, the VENDORS hereby accord their express no objection and/or consent to secure by way of mutation, the deletion of the name of the VENDORS, from the occupants column in the Record of Rights, of the Said Plot maintained under the Land Revenue Code and insertion of the name of the PURCHASER as occupant thereof and the VENDORS also do hereby give their explicit consent and no objection to the PURCHASER to get Partition proceedings conducted with respect to the Said Plot.

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

9. All expenses concerning the preparation, execution and registration of this Deed shall be borne by the PURCHASER without any reference to VENDORS.

10. That the consideration amount of the Said Plot is Rs. 2,42,95,000/- (Rupees Two Crores Forty Two Lakhs Ninety-Five Thousand Only) which is fair market value of the Said Plot, accordingly Stamp Duty of Rs.10,94,000/-(Rupees Ten Lakhs Ninety Four Thousand Only) at the rate of 4.5% is affixed herewith.

Baula

W

[Signature]

11. All notices to be served on the parties shall be deemed to be duly served if sent by registered post to the address herein above mentioned.

12. That the parties to this deed hereby declare that the Said Plot in transaction does not belong to Schedule Castes or Schedule Tribes pursuant to Notification No: RD/LND/LRC/318/77 dated 21.08.1978.

#### SCHEDULE - I

##### (DESCRIPTION OF THE SAID PROPERTY)

ALL THAT a plot of land admeasuring an area of 4859 sq. mts forming part of the larger property known as "DURGAVADI" situated at Durgawado Village, Taleigao, Tiswadi Taluka, District North Goa, State of Goa, described in the land registration office under Description No.18740 of Book B- 50 new at Folio 8 V Matriz predial No.40 and under Survey No.2/1 of the Village Durgawado, Taleigao, Goa and bounded as under:

**North:** Remaining 5/6<sup>th</sup> of Durgavadi belonging to Mr. Janardan V.M. Counto and his son Upendra J.N. Counto and Jagdish J.N. Counto.

**South:** Land belonging to Mukund Vaikunth Joshi

**East:** Paddy Field belonging to Comunidade de Calapur.

**West:** Remaining 5/6<sup>th</sup> of Durgawadi belonging to Mr. Janardan V.M. Counto and his son Upendra J.N. Counto and Jagdish J.M. Counto.

**IN WITNESS WHEREOF** the parties hereto have hereunto set their respective hands on the date, month and year aforementioned in the presence of the undersigned witnesses.

Boudha

Ullr



SIGNED, SEALED AND DELIVERED  
by the within named Vendor No. 1

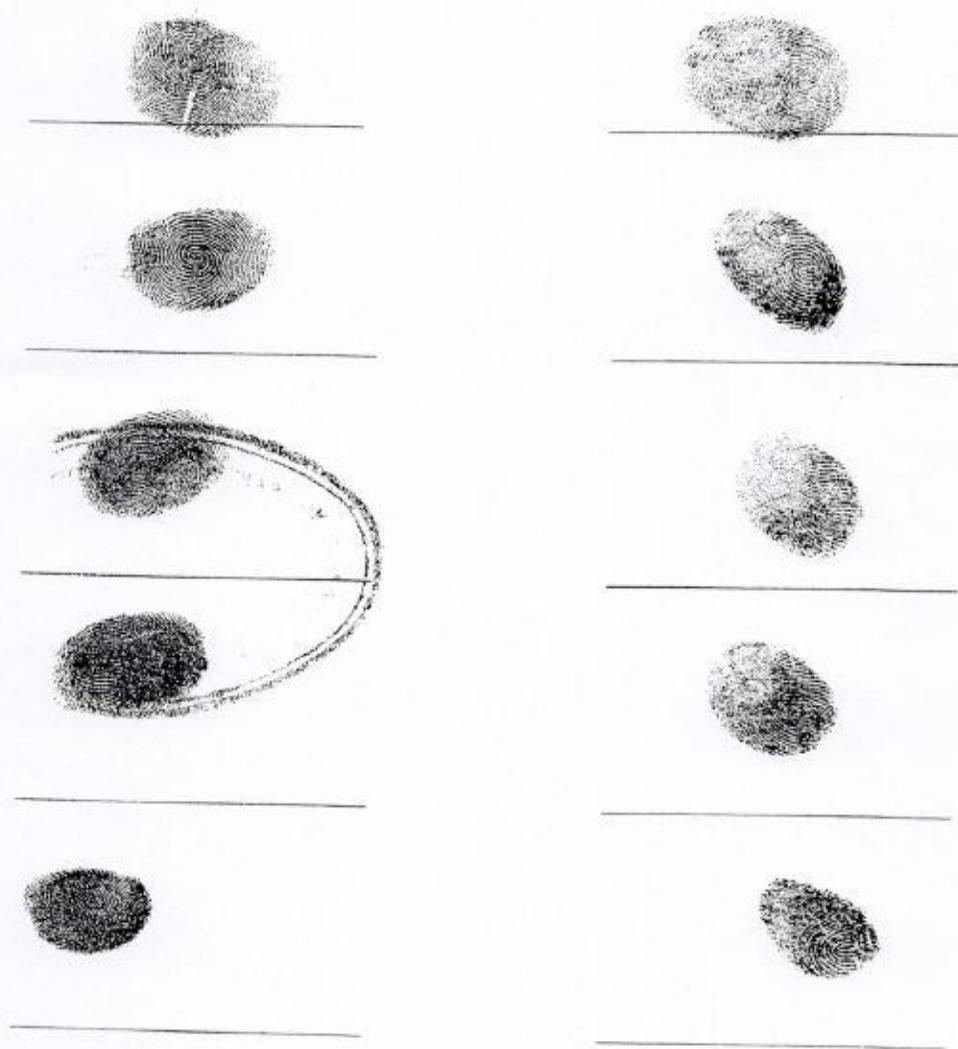
]  
]

*Pawar*

SMT. NIRUPA UDDHAV PAWAR



L. H. T. I.



*Pawar*

*Uddhav*

*Pawar*

SIGNED, SEALED AND DELIVERED  
by the within named Vendor No. 2

1  
1



Uddhav

SHRI. UDDHAV MAHADEV PAWAR



L. H. T. I.

L. H. T. I.

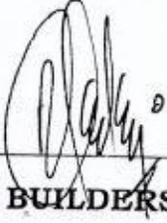


Uddhav

Uddhav

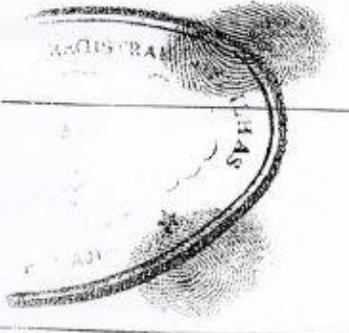
Uddhav

SIGNED, SEALED AND DELIVERED  
by the within named PURCHASER



RAJDEEP BUILDERS  
Through its sole Proprietor  
MR. RAJESH TARKAR

L. H. T. I.



Balk

WHL



1  
1



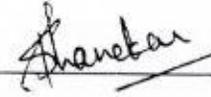
R. H. T. I.



**WITNESSES:**

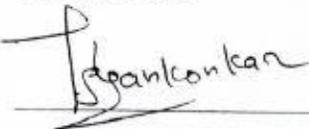
1. NAME :- Mrs. Sailee Thanekar  
HUSBAND's NAME :- Mr. Shailesh Thanekar  
AGE :- 38 years  
MARITAL STATUS :- Married  
OCCUPATION :- Service  
ADDRESS :- H.No. 604/A, Tikhan,  
Mayem Bicholim Goa

SIGNATURE :-

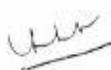
  
\_\_\_\_\_

2. NAME :- Mr. Sanjiv Kankonkar  
FATHER'S NAME :- Mr. Suryakant Kankonkar  
AGE :- 39 years  
MARITAL STATUS :- Married  
OCCUPATION :- Service  
ADDRESS :- H.No. 210, Borbhat, Behind  
Maruti Temple, Taleigao  
Panaji Goa

SIGNATURE :-

  
\_\_\_\_\_

  
\_\_\_\_\_

  
\_\_\_\_\_





GOVERNMENT OF INDIA  
Directorate of Settlement and Land Records  
PANAJI-GOIA

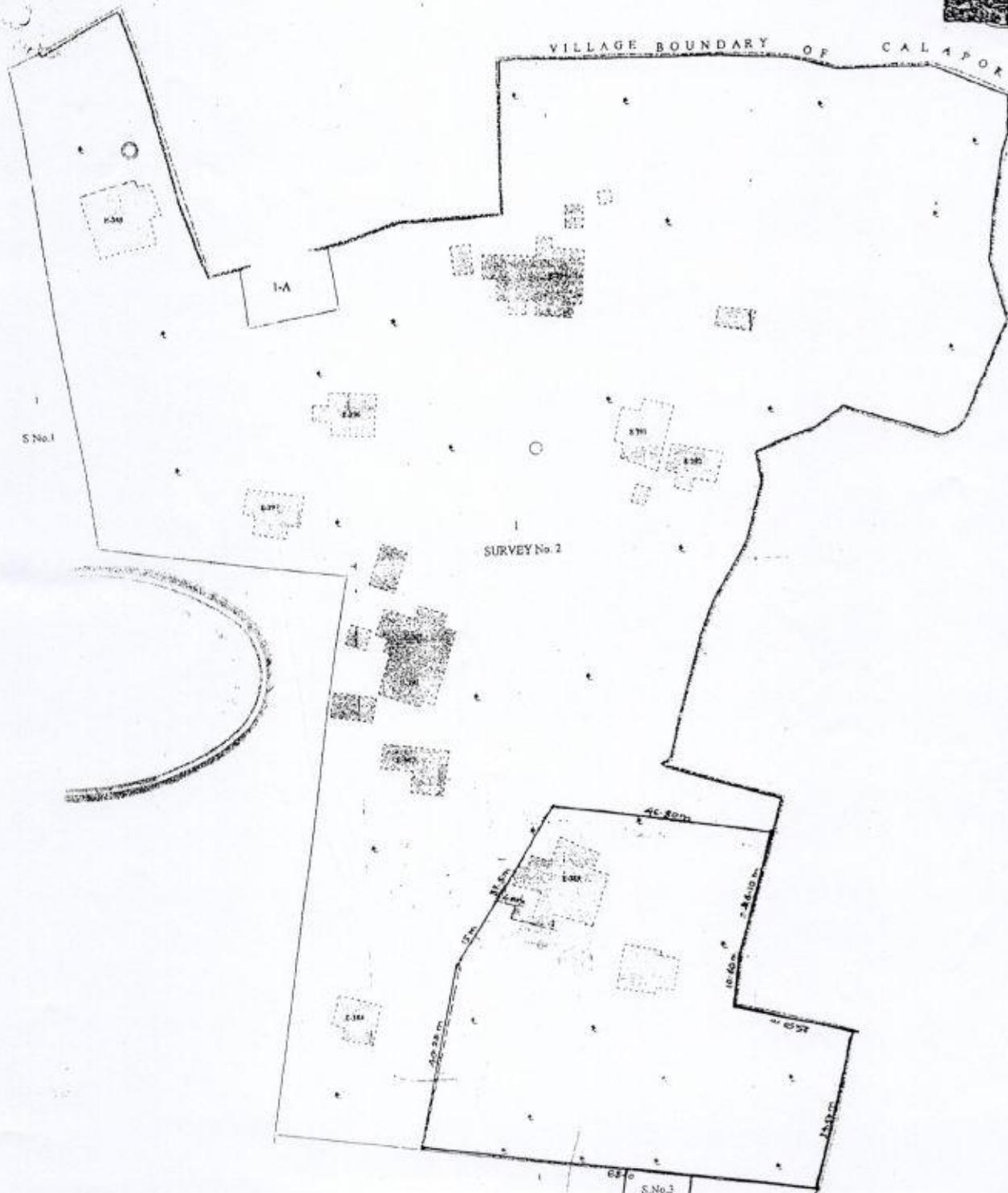
The showing plan shown in  
Village: DRUGAVADO  
Taluka: TERWAI  
Survey No./Sub. Div. No.: 2 / 1  
Scale: 1:250



Asstt. Surveyor  
and Survey & Settlement Officer  
Panaji-GOIA



VILLAGE BOUNDARY OF CALAPOR



Computerized by: [Signature]  
On: 12/01/14

S.No.3  
← 10m Road wide  
[Signature]  
Checked By: [Signature]

Path      use



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date &amp; Time : 07-12-2018 11:43:24 AM

Document Serial Number : 3447

Presented at 11:07:00 AM on 07-12-2018 in the office of the Sub-Registrar( Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	850330.00
2	Processing Fees	550.00
	<b>Total :</b>	850880.00

Stamp Duty Required: 1093275.00 Stamp Duty Paid: 1094000.00

Anant Mohan Kubal presenter

Name	Photo	Thumb Impression	Signature
Anant Mohan Kubal, s/o Mr. Mohan A. Kubal , Married, Indian, age 32 Years, Service, r/o H.No. 689, Devlay Near Shantadurga Temple, Candola, Ponda, Goa. PAN No. CETPK0718Q. Admits the execution on behalf of the Purchaser - Mr. Rajesh Tarkar- The Sole Proprietor of Rajdeep Builder- vide POA dated 23/08/2018, executed before the Sub Registrar Tiswadi under Sr. No. 2442/2018 and registered under Reg. No. PNJ-BKPOA-00054-2018, CD No. PNJD67 dated 23/08/2018.			

## Endorsements

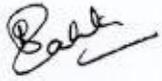
## Executant

1 . Anant Mohan Kubal, s/o Mr. Mohan A. Kubal, Married, Indian, age 32 Years, Service, r/o H.No. 689, Devlay Near Shantadurga Temple, Candola, Ponda, Goa. PAN No. CETPK0718Q. Admits the execution on behalf of the Purchaser - Mr. Rajesh Tarkar- The Sole Proprietor of Rajdeep Builder- vide POA dated 23/08/2018, executed before the Sub Registrar Tiswadi under Sr. No. 2442/2018 and registered under Reg. No. PNJ-BKPOA-00054-2018, CD No. PNJD67 dated 23/08/2018.

Photo	Thumb Impression	Signature

		
---	---	---

2 . Nirupa Uddhav Pawar, w/o Shri. Uddhav M. Pawar, Married, Indian, age 43 Years, Service, r/o 244, Landscape Park Campal, Behind Reliance Web, Panaji, Goa. 403001. PAN No. ANQPP8042A.

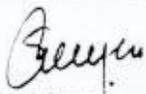
Photo	Thumb Impression	Signature
		

3 . Uddhav Mahadev Pawar, s/o Mahadev Bhairu Pawar, Married, Indian, age 44 Years, doctor, r/o 244, Landscape Park Campal, Behind Reliance Web, Panaji, Goa. 403001. PAN No. AHHPP8250D.

Photo	Thumb Impression	Signature
		

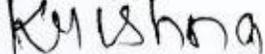
Identification

Sr No.	Witness Details	Signature
1	Adv. Sailee Thanekar , w/o Adv. Shailesh Thanekar, Married, Indian, age 38 Years, advocate, r/o H.No. 604A, Tikhazan, Mayem, Bicholim, Goa.	

  
Sub-Registrar

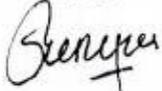
**SUB REGISTRAR**  
**THAS**

PDA NOC Ref. No. GPPDA/49(6)/78/951/2018 dated 05/12/2018, issued by the Greater Panaji Planning and Development Authority, Panaji, Goa. Mutation fees of Rs. 2,500/- paid vide Challan No. CR/TIS/MO/17265/2018-19 dated 07/12/2018. TDS of Rs. 2,42,950/- paid on 05/12/2018, through UCO Bank Online (Netbanking) E-Tax Acknowledgement No. AF7260050.

Scanned By:- 

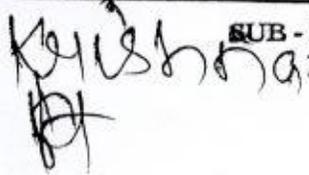
Signature:- 

Book-1 Document  
Registration Number PNJ-BK1-03320-2018  
CD Number PNJD70 on  
Date 07-12-2018



Sub-Registrar (Ilhas/Tiswadi)

Scanned By:-



**SUB - REGISTRAR**  
**ILHAS**

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

