



गोवा GOA

Serial No. 4074 Place of Vendor MARGAO Date: 8/12/2020 02388

Value of Stamp Paper: 20000/-

Name of Purchaser: Taxa Projects

Residence: Name of Father:

Purpose: Transacting Parties

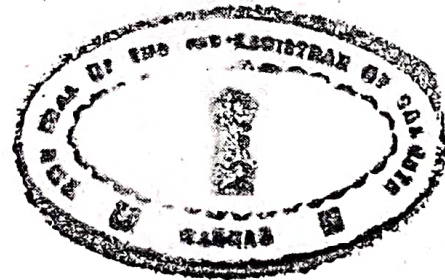
As there is no one single paper for the value of Rs. 147500/-
 Attached stamp papers for the completion of the value are
 attached along with.

Stamp of Sign
 Mr. B. V. WALKAR
 Lic. No. 100/2016/AC-1
 Margao Goa

Signature of Purchaser

Bhushan Vinod Thakker

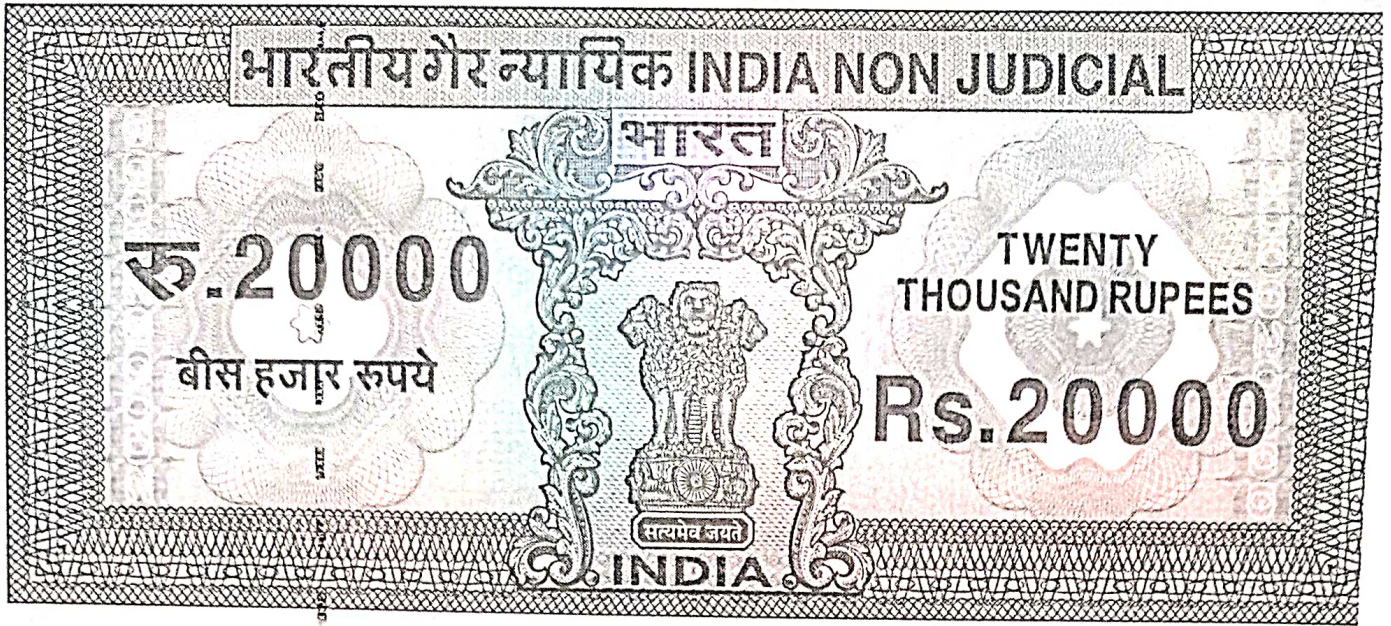
Bhushan



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

Serial No. 4074 Place of Vendor MARGAO Date: 8/12/2020 023889

Value of Stamp Paper: 20000/-

Name of Purchaser: Isra Project

Residence: Name of Father:

Purpose: Transacting } Parties }

As there is no one single paper for the value of Rs. 147500/-
Additional stamp papers for the completion of the value are
attached along with.Stamp of the Agent.
Mr. J. L. WALKAR
Lic. No. 1/2016/AC-1
Margao Goa

Signature of Purchaser



DEED OF SALE



गोवा GOA

Serial No. 4074 Place of Vendor MARGAO Date: 8/12/2020

023891

Value of Stamp Paper: 20000/-

Name of Purchaser: J. S. R. Projects

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 147500/-

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

Stamp Vendor's Sign.

M. K. WALKAR

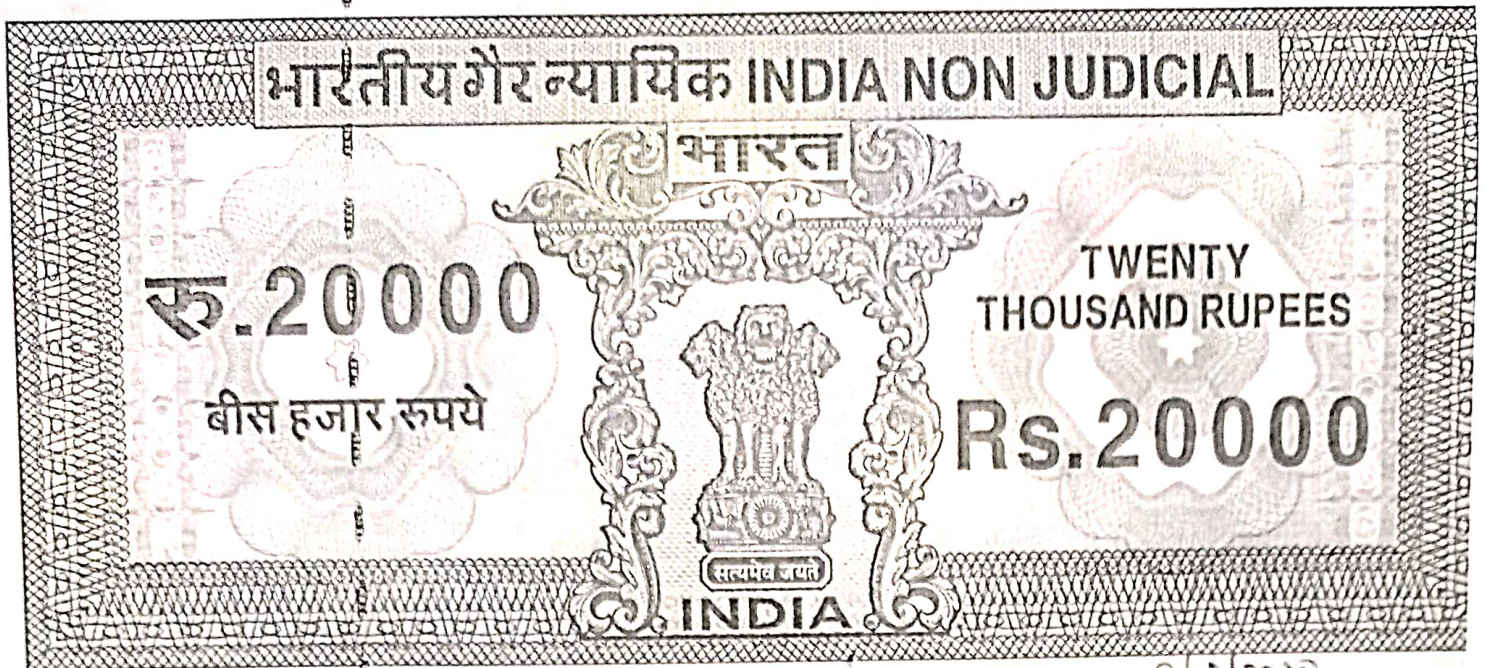
Lic. No. ENLICH/2016/AC-I

Margao Goa

Signature of Purchaser



DEED OF SALE



गोवा GOA

Serial No. 4074 Place of Vendor: MARGAO Date: 8.12.2020
Value of Stamp Paper: 20000/- 023891
Name of Purchaser: Tata Projects
Residence: Name of Father:
Purpose: Transacting }
Parties }
As there is no one single paper for the value of Rs. 147500/-
Additional stamp papers for the completion of the value are
attached along with. Scanned
Stamp of Vendor: KOLWALKAR
Lic. No. 11011201MAC-I
Signature of Purchaser

DEED OF SALE

[Signature]

Chrusan

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

भारत
सत्यमेव जयते
INDIA

गोवा GOA

Serial No. 4074 Place of Vendor (MARGAO) Date 8/12/2020 023892
Value of Stamp Paper: 20000/-
Name of Purchaser: Isca Project
Residence: Name of Father:
Purpose: Transacting }
Parties }
As there is no one single paper for the value of Rs. 147500/-
Additional stamp papers for the completion of the value are
attached along with. 40000/-
Stamp Vendor's Sign. WALKAR
Mr. WALKAR
L. WALKAR
No. WALKAR
Signature of Purchaser



DEED OF SALE

[Signature]

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000



INDIA

गोवा GOA

Serial No. 4074 Place of Vender MARGAO Date 8/12/2020

023893

Value of Stamp Paper: 20000/-

Name of Purchaser: Isca Projects

Residence: Name of Father:

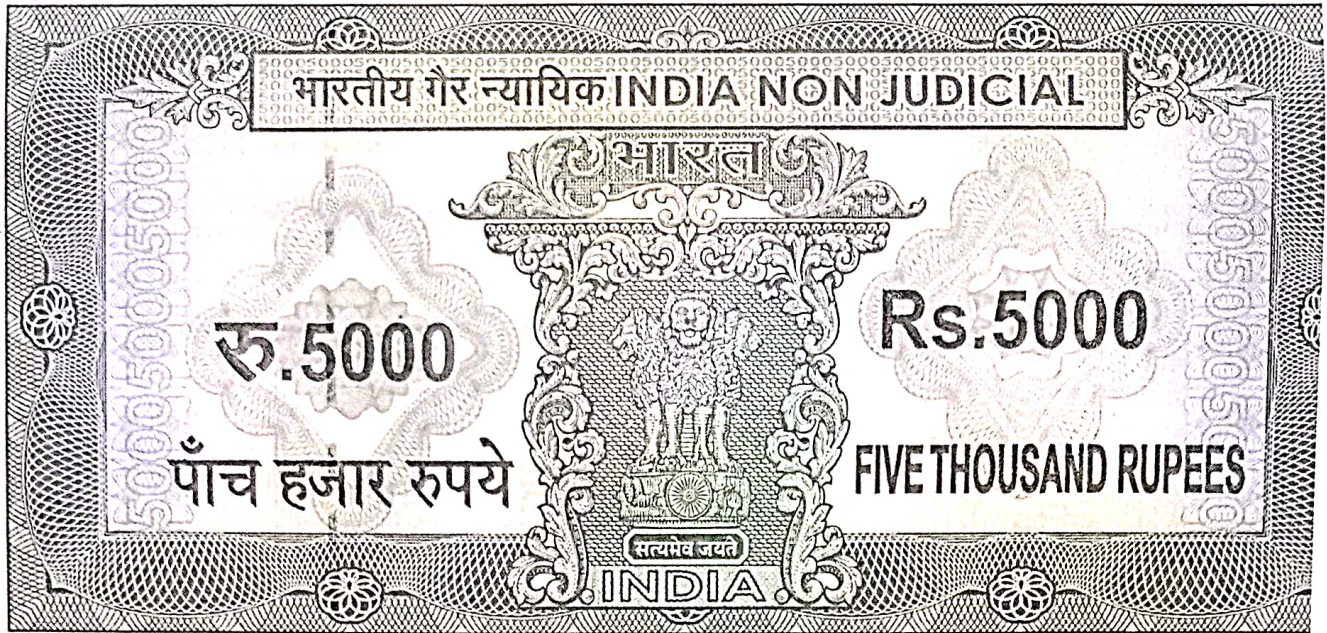
Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 147500/-
Additional stamp papers for the completion of the value are
attached along with.Stamp Vendor's Sign.
Mrs. SAILOR S. KOLWALKAR
Lic. No. JUD VEN-LIC/2016/AC-1
Margao Goa

Signature of Purchaser



DEED OF SALE



गोवा GOA



Serial No. 4074 Place of Vendor MARGAO 8/12/2020 15879
 Value of Stamp Paper: 5000/-
 Name of Purchaser: Isra Projects
 Residence: Name of Father:
 Purpose: Transacting }
 Parties }
 As there is no one single paper for the value of Rs. 14,1500/-
 Additional stamp papers for the completion of the value are
 attached along with. 4000
 Stamp Vendor's Sign. Saloni
 Mrs. SALONI S. KOLWALKAR
 Lic No JUD/VEN-LIC/1/2016/AC-I
 Margao-Goa
 Signature of Purchaser Isra

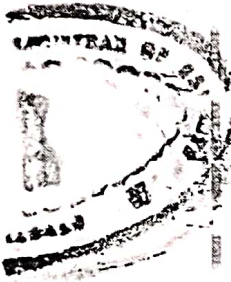
DEED OF SALE

Saloni

Isra

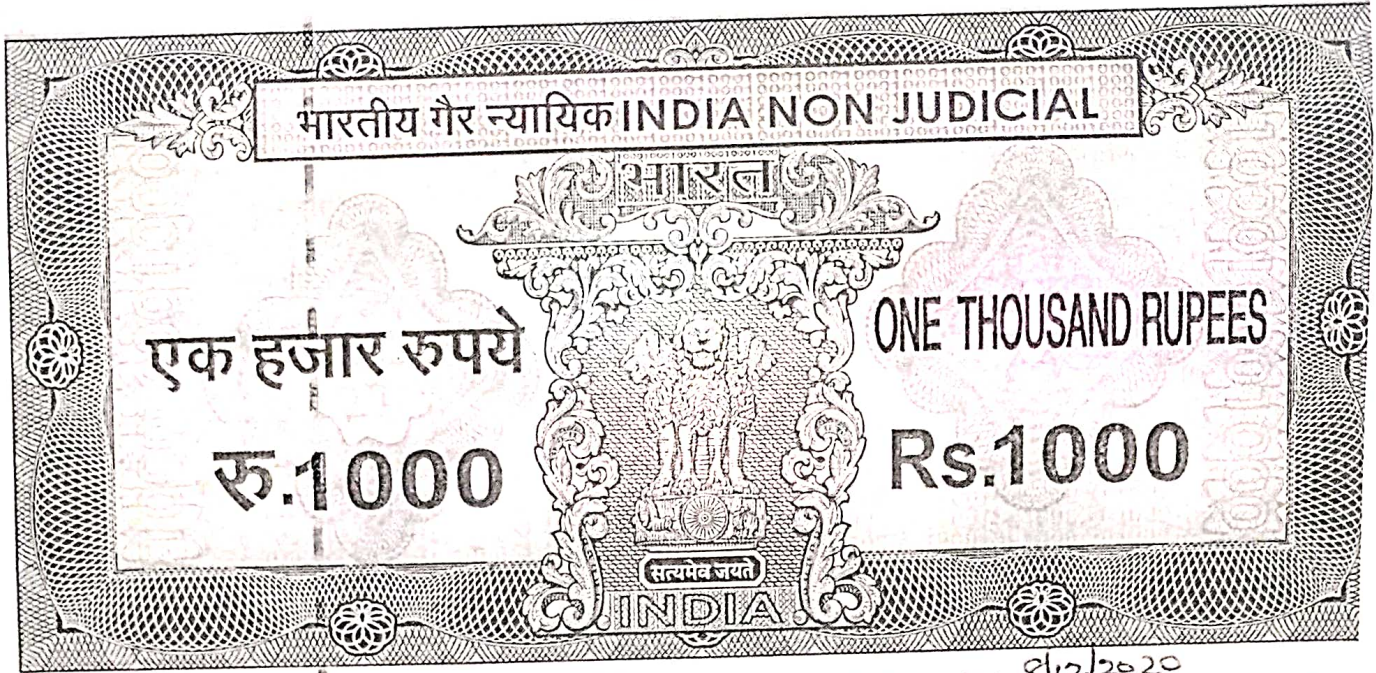


गोवा GOA



Serial No. 4074... Stamp of Vendor MARGAO Date: 8/12/2020 547775
 Value of the property: 1000/-
 Name of the purchaser: Isma Project
 Residence: Name of Father:
 Purpose: Transacting Parties }
 As there is no single paper for the value of Rs. 147500/-
 Additional stamp papers for the completion of the value are
 attached along with. *Isma*
 Stamp Vendor's Sign.
 Mrs. Smt. S. S. WALKAR
 Lic No. 3001VEN-LIC/1/2016/AC-1
 Margao-Goa
 Signature of Purchaser

DEED OF SALE



गोवा GOA

Serial No. 4074, Place of Vendor MARGAO Date: 8/12/2020

547776

Value of Stamp Paper: 1000/-

Name of Purchaser: Issa Pargash

Residence: Name of Father:

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 147500/-
 Additional stamp papers for the completion of the value are
 attached along with.

Stamp Vendor's Sign: \$coloa
 Mrs. SALONI S. KOLWALKAR
 Lic No. JUD/VEN-LICH/2016/AC-1
 Margao-Goa

Signature of Purchaser

DEED OF SALE



गोवा GOA

Serial No. 4074 Place of Vendor MARGAO Date: 8/2/2020

583746

Value of Stamp Paper 500/-

Name of Vendor Isra Projects

Residence: Name of Father

Purpose: Transacting Parties

As there is no one single paper for the value of Rs. 147500/-
 Additional stamp papers for the completion of the value are
 attached along with.

Stamp Vendor's Sign. *[Signature]*
 Mrs. M. S. KOLWALKAR
 Lic. No. ALNEN-LIC/1/2016/AC-I
 Margao Goa

Signature of Purchaser *[Signature]*

DEED OF SALE

[Signature]
[Signature]

THIS DEED OF SALE is made and executed at Margao, Goa on this 4th day of December month in the year Two Thousand and Twenty (04/12/2020).

BETWEEN

1. MRS. NAKITA JOLLY VADASSERY, age about 28 years, daughter of Jolly Vadassery, Service, Married, Aadhar No. [REDACTED], PAN [REDACTED] resident of Flat No.208, B-Wing, Madhuban Co-operative Hsg Sty., Subhash Tekdi, Ulhasnagar - 4, Near Dr. Babasaheb Ambedkar Chowk, Ulhasnagar, Thane, Maharashtra, 421004, represented herein by her husband MR. PRASENJEET HARISH KHANDERAO, son of Harish Sakharam Khanderao, age about 37 years, Married, in Service, Aadhar No. [REDACTED], PAN [REDACTED], both resident of Flat No.208, B-Wing, Madhuban Co-operative Hsg Sty., Subhash Tekdi, Ulhasnagar - 4, Near Dr. Babasaheb Ambedkar Chowk, Ulhasnagar, Thane, Maharashtra, 421004, vide Power of Attorney executed before the Notary Dr. Satish C. Srivastavi on 04/12/2020 at Mumbai with Reg No. 2849/23.02.2025, and her husband;
2. MR. PRASENJEET HARISH KHANDERAO, son of Harish Sakharam Khanderao, age about 37 years, Married, in Service, Aadhar No. [REDACTED], PAN [REDACTED], both resident of Flat No.208, B-Wing, Madhuban Co-operative Hsg Sty., Subhash Tekdi, Ulhasnagar - 4, Near Dr. Babasaheb Ambedkar Chowk, Ulhasnagar, Thane, Maharashtra, 421004, hereinafter referred to as "the VENDORS" (which expression

[Signature]

[Signature]



unless repugnant to the context or meaning thereof shall mean and include their heirs, successors, executors, administrators and assigns) OF THE ONE PART;

AND

1. **ISTA PROJECTS**, a sole proprietorship having its registered office at Flat No 301, 3rd Floor, Adimma Apartment, Boat Club Road, Sangamwadi, Pune 411001, represented herein by its Proprietor, Mr. **BHUSHAN VINOD THAKKER** Age 32, Married, holder of PAN No. [REDACTED], Aadhar [REDACTED], residing at Unit:14, Plot:357, Shamji Ladha Building, Bhandarkar Road, Near HDFC Bank, Matunga (E), Mumbai-400019, Maharashtra hereinafter referred to as the "PURCHASER" (which expressions unless repugnant to the context or meaning thereof shall mean and include his heirs, successors, executors, administrators and assigns) OF THE OTHER PART;

WHEREAS all the parties to this Deed are Indian Nationals.

AND WHEREAS there exists a property known as "VALDO DE NARSONALI or ASSONASHI VISSINASHI", situated at Village Sraulim, within the limits of Village Panchayat of Sraulim, taluka of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete nor enrolled in the Land Revenue Office for Matríz, but identified in the Survey records of village Panchayat of Sraulim under Survey



No.82/1 having an area of 9125 Sq. Mtrs which property is more particularly described in **SCHEDULE -I** hereunder appearing and hereinafter referred to as the **"SAID PROPERTY"** for brevity sake.

AND WHEREAS the said property originally belonged to late **Mr Joaquim Manuel Dore Da Silva** and upon his death, inventory proceedings were instituted in the Court of the Civil Judge Senior Division, Margao, being Inventory Proceeding No. 5979, wherein among other properties, the Said Property was enlisted under item No.6.

AND WHEREAS as per the final Judgement Order and Decree dated 15.02.1934, the Said Property was allotted to **Mr Joao Filipe Francisco Jascinto Da Piedade Da Silva**, son of late Joaquim Manuel Dore da Silva.

AND WHEREAS subsequently, upon the death of Mr Joao Filipe Francisco Jascinto da Piedade da Silva, inventory proceedings were instituted in the Court of the Civil Judge Senior Division, Margao, being Inventory Proceeding No. 43/73, wherein among other properties, the Said Property was enlisted under item No.58, and in the final Chart of Partition, the Said Property was allotted to **Mrs Maria Leonar da Fonseca Dore Silva Naik** married to Mr Mahadev Sagun Naik, with usufructuary rights to their mother/mother in law, Mrs Maria Emelina Da Fonseca.

AND WHEREAS Mrs Maria Leonar da Fonseca Dore Silva Naik and her husband Mr Mahadev Sagun Naik, along with their



mother/mother in law, Mrs Maria Emelina Da Fonseca sold the Said Property to Mr Mario Assunto Agnelo Marchon and his wife Mrs Lizette Faleiro Marchon, by virtue of a Deed of Sale dated 07-01-1991 duly registered in the Office of the Sub Registrar of Salcete, at Margao, under Registration No.272 at Pages 1 to 17 of Book No.1, Volume No.173 dated 06-02-1991.

AND WHEREAS thereafter, said Mr Mario Assunto Agnelo Marchon and his wife Mrs Lizette Faleiro Marchon, sold the Said Property to Mrs Sharon Lucinda Vaz and her husband Mr Rajesh Arab along with one Mr Royston Joseph Caetano Costa, vide Deed of Sale dated 28-05-2007 duly registered in the Office of the Sub Registrar of Salcete, at Margao, under Registration No.2677 at Pages 275 to 300 of Book No.2483 dated 31.05.2007, wherein as per the Deed of Sale dated 28.05.2007 Mrs Sharon Lucinda Vaz and her husband Mr Rajesh Arab and Mr Royston Joseph Caetano Costa and wife were the joint owners in title and possession of the Said Property in equal proportionate ratio.

AND WHEREAS, subsequently, Mr Royston Joseph Caetano Costa had agreed to develop the Said Property in order to construct a multistoried building, and Mrs. Sharon Lucinda Vaz and her husband Mr Rajesh Arab had agreed for the same and accordingly, the said understanding was reduced to writing by a Memorandum of Understanding dated 28.05.2007, wherein said Mr Royston Joseph Caetano Costa agreed to develop the Said Property on his own and to allot to Mrs. Sharon Lucinda Vaz and her husband Mr Rajesh Arab herein, a super built-up area of 1,150

A handwritten signature in black ink, appearing to be "Rajesh Arab".

A handwritten signature in black ink, appearing to be "Sharon Lucinda Vaz".



Sq. Mtrs, besides had also agreed to allot an independent plot of 800 Sq.Mtrs in the Said Property.

AND WHEREAS based on such understanding between Mrs Sharon Lucinda Vaz and her husband Mr Rajesh Arab and said Mr Royston Joseph Caetano Costa, Mrs Sharon Lucinda Vaz along with her husband Mr Rajesh Arab filed a Suit in the Court of the IIIrd Addl. Civil Judge Senior Division, Margao, being Reg. Civil Suit No.304/2012/III against said Mr Royston Joseph Caetano Costa, and his wife Mrs Nandira Lilia Ricardinha Pereira, for the purpose of separating and partitioning the said 800 Sq. Mtrs of portion from the rest of the Said Property.

AND WHEREAS the Court of the IIIrd Addl. Adhoc Senior Civil Judge, Margao, decreed the suit and accordingly vide Judgement, Order and Decree dated 31.12.2012 an area of 800 Sq. Mtrs. was separated as per the plan, and thus with effect from 31.12.2012, the title in the separated area of 800 Sq. Mtrs. came to vest in the name of Mrs Sharon Lucinda Vaz and her husband Mr Rajesh Arab, which area of 800 Sq. Mtrs., is more particularly described in SCHEDULE II hereunder appearing and hereinafter referred to as the "SAID PLOT" for brevity sake.

AND WHEREAS vide Deed of Sale dated 10/10/2014 duly registered in the office of the Sub Registrar of Salcete, at Margao under Registration No.MGO BK1-04525-2014, Book -1, CD Number MGOD79 dated 13/10/2014, Mrs Sharon Lucinda Vaz



and her husband Mr Rajesh Arab, sold the Said Plot to Mrs Maria Jolly Vadassery and her husband Mr Jolly Vadassery

AND WHEREAS the said Mrs Maria Jolly Vadassery and her husband Mr Jolly Vadassery along with their younger daughter Miss Malecia Vadassery as Consenting Party, vide Deed of Gift dated 29/05/2017 duly registered in the office of the Sub Registrar of Salcete, at Margao under Registration No.MGO-BK1-02370-2017, CD Number MGOD112 dated 30/05/2017, gifted the SAID PLOT to their daughter Mrs Nakita Vadassery, the VENDOR No.1 herein.

AND WHEREAS by virtue of the said Deed of Gift dated 29/05/2017 the VENDOR No. 1 became the exclusive, sole and absolute owner in possession of the Said Plot.

AND WHEREAS Vendor No 1 made an application for Partition before the Court of the Dy. Collector & S.D.O of Salcete, at Margao-Goa, and the Court was pleased to pass Judgement/Order in Case No. L.R.C/PART/Seraulim/49/2018/3109 granting the said partition, the plot bearing Survey No. 82 Sub Div No.1 situated at Seraulim Village of Salcete Taluka, and the new Sub Division 1-A was formed.

AND WHEREAS the VENDORS herein are desirous of selling the SAID PLOT admeasuring an area of 800 Sq. mtrs. which is now a distinct and independent Plot in the property surveyed under Survey No. 82/1-A situated at village Seraulim, taluka of Salcete Goa to the PURCHASER.



AND WHEREAS the PURCHASER has taken inspection of all the documents pertaining to the title of the VENDORS in respect of Said Plot and is satisfied with the right and title of the VENDORS to undertake the sale of the above Said Plot.

AND WHEREAS the PURCHASER has requested the VENDORS to execute the present Deed of Sale in respect of SAID PLOT in favour of the PURCHASER more particularly described in SCHEDULE II hereinafter appearing

AND WHEREAS the parties hereto have mutually agreed upon the terms thereof.

NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS UNDER:

For the total price consideration of Rs.49,15,000/- (Rupees Forty Nine Lakhs Fifteen Thousand Only.) paid by the PURCHASER to the VENDOR, expressly admitted and acknowledged the receipt thereof, by way of a

- 1) The sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) paid to the vendor through R.T.G.S. U.T.R No: ICICR42020102200578289 dated 22/10/2020 from ICICI Bank Ltd , Matunga (East) Branch.



- 2) The sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) paid to the vendor through R.T.G.S. U.T.R No:ICICR42020110500872999 dated 05/11/2020 from ICICI Bank Ltd , Matunga(East) Branch
- 3) The sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) paid to the vendor through R.T.G.S. U.T.R No:HDFCR52020120361101281 dated 03/12/2020 from HDFC bank Ltd , Matunga (East) Branch
- 4) The sum of Rs.9,15,000/- (Rupees Nine Lakhs Fifteen Thousand Only) paid to the vendor through R.T.G.S. U.T.R No: HDFCR52020120361185412 dated 03/12/2020 from HDFC bank Ltd , Matunga(East) Branch
- 5) The sum of Rs.10,00,000/- (Rupees Ten Lakhs Only) paid to the vendor through Cheque No:024888 dated 03/12/2020 from ICICI Bank Ltd , Matunga(East) Branch

the VENDORS do hereby admit and acknowledge to have received the entire price consideration, the VENDORS do hereby convey and transfer by way of absolute Sale UNTO the PURCHASER the SAID PLOT fully described in SCHEDULE-II hereinafter appearing and delineated in red in the plan annexed hereto, so that the PURCHASER for all times hereafter and from



today to HOLD, HAVE, POSSESS and ENJOY the SAID PLOT along with all rights, interest, easements, privileges, benefits, advantages, etc. available to the said SAID PLOT or to the owner thereof, free of all encumbrances described in SCHEDULE-II.

1. The VENDORS have delivered vacant, lawful, peaceful, physical and legal possession of the Said Plot to the PURCHASER and the PURCHASER has taken vacant, lawful, peaceful, physical, actual and exclusive possession thereof.
2. The VENDORS covenants that they have not entered into any Agreement and/or Agreement for Sale or Sale Deed with any other person/s, company, or purchaser/s and/or received from them any earnest money deposit, advance or deposit in respect of the said plot.
3. The VENDORS covenants that they have clear, legal, and marketable title to the said plot and have subsisting right and authority to sell the same and assure the PURCHASER that they shall indemnify the PURCHASER and shall keep it indemnified in future also in case of any defect or dispute as regards the said plot.
4. The VENDORS hereby indemnifies that if the PURCHASER is evicted from the said plot hereby sold, due to any defect in title, the VENDOR shall refund to the PURCHASER the consideration received, by them towards the sale of their right under this Deed of Sale.



5. All claims, taxes, land revenues and other dues of any authority, if any, payable in respect of the aforesaid plot up to the date of this Deed of Sale shall be the responsibility of the VENDORS and thereafter of the PURCHASERS.
6. The VENDORS covenants with the PURCHASER that they shall and will upon the requests and cost of the PURCHASER do or cause to be done or execute all such lawful acts, deeds or things, further and more perfectly conveying and assuring unto the PURCHASER and placing the PURCHASER in possession of the same, according to the true interest and meaning of this Deed as shall or may be necessary or reasonably be required.
7. The VENDORS further covenant and give their expressed No Objection to the PURCHASER to apply to the Authorities concerned to transfer the "SAID PLOT" on to its name by way of mutations/delineations, partition, Sanad, licenses, approvals, transfer of house tax, electricity, water etc wherever required in all concerned offices, in respect of the "SAID PLOT" hereby sold.
8. That the VENDORS hereby save harmless and keep indemnified the PURCHASER from and against all losses, charges, costs or expenses suffered or incurred by the PURCHASER by reason of:
 - (a) There being any defect in the title of the VENDORS to the "SAID PLOT" conveyed hereunder,



- (b) There being any encumbrances, liens, charges on the "SAID PLOT" conveyed hereunder, and / or
- (c) There being any litigation with any person or persons as regards the title, claim or interest of any nature to or in the "SAID PLOT" conveyed hereunder.

9. That for the purpose of the stamp duty it is hereby declared that the market value of "SAID PLOT" hereby sold admeasuring 800 Sq. mtrs. is estimated at Rs.49,15,000/- (Rupees Forty Nine Lakhs Fifteen Thousand Only.) which is the fair market value. The Stamp Duty amounting to Rs.1,47,460/- (Rupees One Lakhs Forty Seven Thousand Four Hundred Sixty Only) has been paid herein.

SCHEDULE I

(Description of the said property)

All the property known as "VALDO DE NARSONALI or ASSONASHI VISSINASHI", situated at Village Seraulim, within the limits of Village Panchayat of Seraulim, taluka of Salcete, District of South Goa, State of Goa, not described in the Land Registration Office of Salcete nor enrolled in the Land Revenue Office for Matriz, but identified in the Survey records of village Panchayat of Seraulim under Survey No.82/1 having an area of 9125 Sq. Mtrs" and is bounded as whole on the:

East : by property of heirs of Mariano melo and Comunidade of Adsulim;



West :with Joaquim Pascoal da Silva, Comunidade of Adsulim and Minguel David Fernandes

North :with Comunidade of Adsulim and

South : with the heirs of Francisco Fernandes

The same is presently bounded as under-

On the East : by boundary of village Duncolim;

On the West :by boundary of village Colva;

On the North :by boundary of village Betalbatim; and

On the South : by property belonging to Silvia Elisa da Piedade Silva bearing Survey No.82/2

SCHEDULE II

(Description of Said Plot)

All that Plot which was is a part of the entire property described in Schedule - 1 above, which is admeasuring an area of 800 Sq.Mtrs. and is now a distinct and independent plot, situated at Village Seraulim, Taluka of Salcete, district of South Goa, State of Goa, and identified in the survey records of village Panchayat of Seraulim under Survey No. 82/1-A. The Said Plot is shown within red colour lines in the plan annexed hereto and forming part of this Deed.

The Said Plot is bounded on the -

East : by property surveyed under Survey No.82/1(part);



West by 10 mtrs. wide panchayat road;

North: by property surveyed under Survey No.82/1(part);

South : by property surveyed under Survey No. 82/2;

Having dimensions on the eastern boundary as 25 mts; western boundary as 25.10 mts; northern boundary as 33.10 mts; and southern boundary as 30.10 mts.

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

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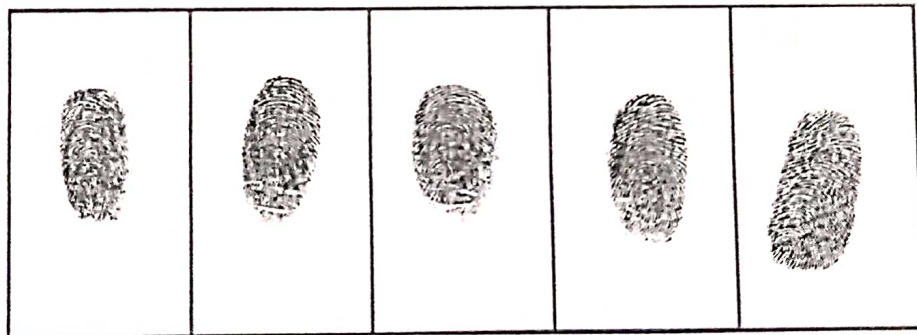
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SIGNED AND DELIVERED by the Within named VENDOR No. 2.
MR. PRASENJEET HARISH KHANDERAO for self and
asconstituted attorney of VENDOR No. 1 MRS. NAKITA JOLLY

(Left hand fingers impression of MR. PRASENJEET HARISH
KHANDERAO)



(Right hand fingers impression of MR. PRASENJEET HARISH
KHANDERAO)

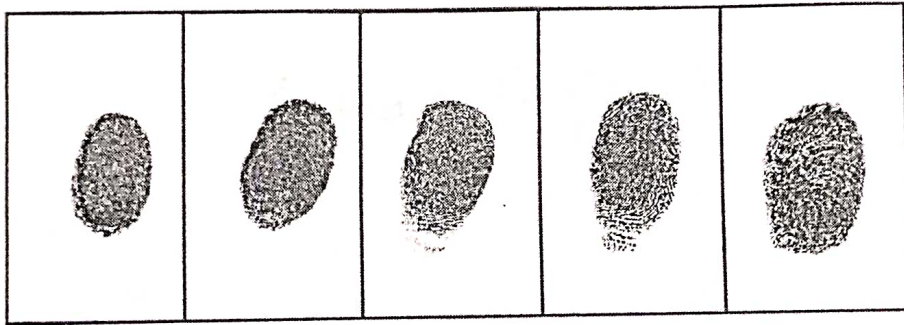




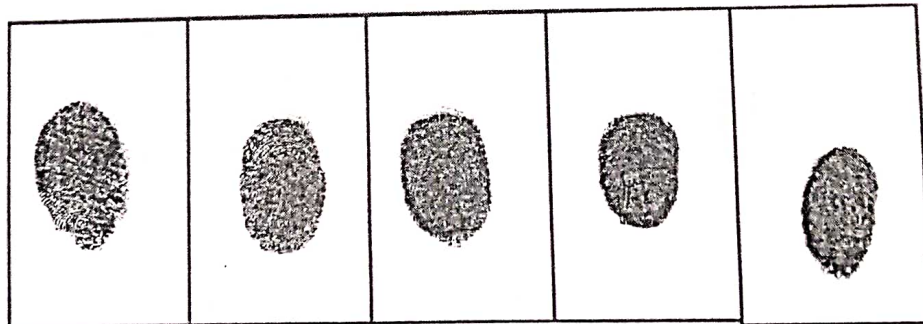
Bhushan

SIGNED AND DELIVERED by the Within named PURCHASER,
ISTA PROJECTS, a sole proprietorship, represented by its proprietor
Mr. BHUSHAN VINOD THAKKER

(Left hand fingers impression of Mr. BHUSHAN VINOD THAKKER)



(Right hand fingers impression of Mr. BHUSHAN VINOD THAKKER)





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[Handwritten signature]



WITNESSES:

1. Jeynawar V. Sureshankar 
2. Prashant V. Vainankar 





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

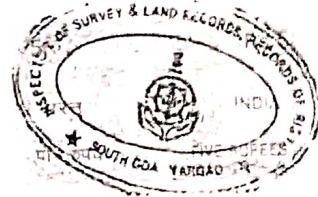


Plan Showing plots situated at
Village : SERAULIM
Taluka : SALCETE
Survey No./Subdivision No. : 82/ 1-A
Scale : 1:1000

INWARD NO CMAR19-52407

(Signature)

(Sudesh K.N Bhureli)
Inspector of Survey & Land Records
Margao-Goa



1-A SURVEY No.82

2-A

(Signature)

Generated By : PRASAD P. S. DESSAI, (F.S.)
On : 31-07-2019

(Signature)
Compared By: 1/8/2019

(Signature)

(Signature)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 14-Dec-2020 11:12:14 am

Document Serial Number :- 2020-MGO-3632

Presented at 11:12:40 am on 14-Dec-2020 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	147500
2	Registration Fee	98300
3	Processing Fee	540
Total		246340

Stamp Duty Required :147500/-

Stamp Duty Paid : 147500/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BHUSHAN VINOD THAKKER As Sole Proprietor Of ISTA PROJECTS ,S/o - D/o Vinod Thakker Age: 32, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Unit 14, Plot 357, Shamji Ladha Building, Bhandarkar Road, Near HDFC Bank, Matunga (E), Mumbai, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRASENJEET HARISH KHANDERAO ,S/o - D/o Harish Sakharam Khanderao Age: 37, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Flat No.208, B-Wing, Madhuban Co-operative Hsg Sty., Subhash Tekdi, Ulhasnagar 4, Near Dr. Babasaheb Ambedkar Chowk, Ulhasnagar, Thane, Maharashtra, Address2 - , PAN No.: [REDACTED]			
2	BHUSHAN VINOD THAKKER As Sole Proprietor Of ISTA PROJECTS ,S/o - D/o Vinod Thakker Age: 32, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Unit 14, Plot 357, Shamji Ladha Building, Bhandarkar Road, Near HDFC Bank, Matunga (E), Mumbai, Address2 - , PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PRASHANT VAINGANKAR, 46 ,1974-04-25 ,9881638265 , ,Service , Marital status : Married 403005, House No. 282 St. Agostinho Santacruz Tiswadi Goa, House No. 282 St. Agostinho Santacruz Tiswadi Goa Calapor, Tiswadi, NorthGoa, Goa			
2	YESHWANT VASANT SUKHTHANKAR, 46 ,1974-10-11 ,9881638265 , ,Self Employed , Marital status : Married 403401, House No 185 Borim Ponda Goa, House No 185 Borim Ponda Goa Borim, Ponda, SouthGoa, Goa			



Prashant
12/11/20
Civil Registrar
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Sub Registrar
Salcete

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14/12/2020*

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

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Sub Registrar
Salcete

