

For CITIZEN CREDIT
CO-OP BANK LTD

Authorised Signatory

(Rupees Six Lakhs Seventy eight Thousand two hundred fifty six)

CITIZEN CREDIT CO-OP BANK LTD

E-320, RUA DE OUREN

PANAJI, GOA 403 001

D-5/STPM/C.R./35/B/2006-RD(PART-III)



श्रीरक्ष 40388 NON JUDICIAL टाग

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R.0678240/- PB6818

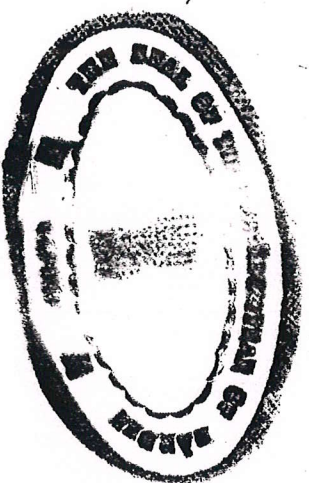
INDIA

STAMP DUTY

GOA

Name of Purchaser Casa Luxury Realty Seven LLP.

4646/18
02/11/2018



DEED OF SALE

For Casa Luxury Realty Seven LLP

Designated Partner

Designated Partner

REG_1_54585_6

Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA BARDEZ
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 3139

Print Date Time: 02/Nov/2018 12:04 PM
Date of Receipt: 02/Nov/2018

Serial No. of the Document: 4646

Mode of Document: Sale

Received the following amounts from Sri Vishal Subhedar for Registration of above Document in Book-1 for the year 2018

Rs. Ps

Registration Fee	527520.00
Processing Fees	390.00

Total : 527910.00

Amount in words: Rupees Five Lakh Twenty Seven Thousand Nine Hundred Ten Only.

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below.

Name of the Person Authorized: Mr. Arun

Specimen Signature of the Person Authorized

For Casa Luxury Realty Seven LLP

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT Designated Partner

The Registered Document has been handed over to

Signature of the person receiving the Document

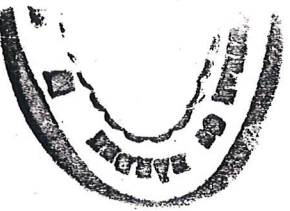
Signature of the Sub-Registrar

Designed and Developed by C-DAC ACTS Pune

THIS DEED OF SALE is executed on this Second day of November, of the Year Two Thousand Eighteen (02/11/2018), at Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa;

B E T W E E N

1. Mr. **DANNY FERNANDES**, son of late Lucas Fermiano Martinho, aged about 41 years, married, businessman, holding PAN AAHPF7659M and his wife,



2. Mrs. **GLANCY GRACIAS**, wife of Mr. Danny Fernandes and daughter of Mr. Xavier Gracias, aged about 37 years, married, housewife, holding PAN AWWPG1772H both Indian Nationals, residents of House No.34-A/931, Church Street, Socorro, Alto-Porvorim, Bardez, Goa, both of them, hereinafter, collectively referred to as “**VENDORS**” (which expression shall be deemed to mean and include their respective heirs, administrators, legal representatives, executors, successors and/or assigns jointly and/or severally, wherever the context or

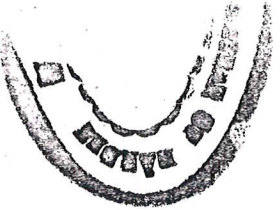
For Casa Luxury Realty Seven LLP

Designated Partner

meaning shall so require or permit) OF
THE ONE PART;

AND

3. CASA LUXURY REALTY SEVEN LLP, a Limited Liability Partnership, having its Registered Office at First Floor, Impression House, 42A, G.D. AmbekarMarg, Wadala (W), Mumbai, Maharashtra, India, with LLPIN No: AAN-0636, and Pan Card No.AANFC6967H, represented herein by its Designated Partner, **Mr. VISHAL SUBHEDAR**, son of Mr. LaxmanRajaramSubhedar, aged about 44 years, married, Service, Indian National, residing at 17/3, LaxmiNiwas, Gokhale Road (South) Mumbai – 400028, Maharashtra, he having been authorized vide LLP Resolution dated 30/10/2018, hereinafter, for brevity's sake, being referred to as the “**PURCHASERS**”(which expression shall unless repugnant to the context be deemed to mean and include its partners for time being their heirs and the last surviving partners jointly and severally wherever the context or meaning shall so



For Casa Luxury Realty Seven LLP

Designated Partner

require or permit) **OF THE OTHER
PART;**

WHEREAS there exists a piece and parcel of land admeasuring 975.00 square meters as per Land Records, and 1004.00 square meters actual area existing on site, bearing Survey No.14/2, of the larger property known as "PEDEM" also known as "SANCOACHI ARADI", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office, formerly surveyed under old Cadastral Survey No.5744, more particularly described in the Schedule- I herein below mentioned;

(Piece and parcel of land admeasuring 975.00 square meters as per Land Records, and 1004.00 square meters actual area existing on site, bearing Survey No.14/2, of the larger property known as "PEDEM" also known as "SANCOACHI ARADI", situated at Anjuna, Bardez, Goa, shall hereinafter for brevity's sake, be referred to as "the said property");


For Casa Luxury Realty Seven LLP


Designated Partner

AND WHEREAS the said property originally belonged to Mrs. Rita Maria Fernandes, widow of Aleixo Caetano de Souza and her son, Josinho de Souza, who were residents of Anjuna, Bardez, Goa;

AND WHEREAS names of said Mrs. Rita Maria Fernandes, widow of Aleixo Caetano de Souza and her son, Mr. Josinho de Souza stands recorded in the Book of Registration of the Land Surveyor, as per extract issued by Asst. Survey & Settlement Officer, Panaji, on 13/6/2014;



AND WHEREAS the name of said Mr. Josinho D'Souza stands recorded in Form III, Index of Lands dated 14/08/2018, in the occupant column as Occupant thereof;

AND WHEREAS said Mrs. Rita Maria Fernandes, expired leaving behind her said son, Mr. Josinho de Souza, married to Mrs. Clara Apolina D'Souza, as her only legal heir;

AND WHEREAS in terms of Deed of Sale dated 23/11/1981, executed between said Mr. Josinho De Souza and his wife, Mrs. Clara

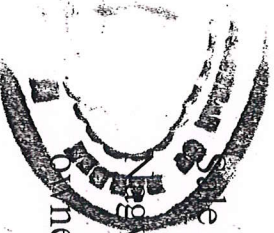
For Casa Luxury Realty Seven LLP

Designated Partner

ApolinaD' Souza,as Vendors therein and Mr. Harichandra M. Nagvenkar, as Purchaser therein, said Vendors sold and transferred the said property to the Purchaser therein;

AND WHEREAS said Deed of Sale dated 23/11/1981 stands registered in the Office of the Sub- Registrar of Bardez at Mapusa, Goa, under Registration No. 189 at Pages 25 to 28 of Book No. I, Volume No. 172 on 08/3/1982;

AND WHEREAS by virtue of said Deed of Sale dated 23/11/1981, said Mr. Harichandra M. Nagvenkar became the exclusive and absolute owner of the said property;



AND WHEREAS subsequently, vide Deed of Sale dated 23/02/1996, executed between said Mr. Harichandra M. Nagvenkar and his wife, BhanumatiNagvenkar, as Vendors therein and Ms. Caroline King, as Purchaser therein, said Vendors sold and transferred the said property to the Purchaser therein;

For Casa Luxury Realty Seven LLP

Designated Partner

AND WHEREAS said Deed of Sale dated 23/02/1996, stands registered in the office of the Sub- Registrar of Bardez, at Mapusa, Goa, under Registration No.1765 of Book No. 1, Volume No.417, on 06/9/1996;

AND WHEREAS by virtue of said Deed of Sale dated 23/02/1996, said Ms. Caroline King became the exclusive and absolute owner of the said property;

AND WHEREAS in terms of Deed of Sale 18/3/2009, said Ms. Caroline King, a spinster as Vendor therein and Mr. Roy Rosario Fernandes and Mr. Danny Fernandes, as Purchasers therein, said Vendor sold and transferred the said property in equal shares to the Purchasers therein;

AND WHEREAS said Deed of Sale 18/3/2009, stands registered in the Sub- Registrar of Bardez, at Mapusa, Goa, under Reg. No. 623 at Pages 77 to 95 of Book No. I, Volume No. 2771 on 19/03/2009;

AND WHEREAS by Deed of Sale dated 07/7/2010, executed between said Mr. Roy Rosario



For Casa Luxury Realty Seven LLP

Designated Partner

Fernandes and his wife, Mrs. Tessa Gonsalves alias Tessa Fernandes, as Vendors therein and said co-owner, Mr. Danny Fernandes, as Purchaser therein the said Vendors sold and transferred their undivided ½ share in the said property to Mr. Danny Fernandes;

AND WHEREAS said Deed of Sale dated 07/7/2010, stands registered in the office of the Sub-Registrar of Bardez, under Reg. No. BRZ-BK1-02492-2010, CD No. BRZD73, on 07/07/2010;

AND WHEREAS by virtue of said Deed of Sale dated 07/7/2010, said Mr. Danny Fernandes, being co-owner of other half, became the exclusive and absolute owner of the said property;

AND WHEREAS the name of said Mr. Danny Fernandes stands recorded in Form I & XIV in respect of the said property, bearing Survey No. 14/2 as occupant thereof against mutation entry No.52400;

AND WHEREAS Advocate of the Purchasers, Mrs. Meera N. Medhekar, had published a Public Notice in the local newspapers
For Casa Luxury Homes



Designated Partner

“NavhindTimes” dated 29/08/2018, for inviting objections from public if any, for proposed sale of the said property but till date objections were not received from any person/s;

AND WHEREAS the Vendors desire to sell the said property;

AND WHEREAS above named Purchasers has approached the Vendors to purchase the said property;

AND WHEREAS the Vendors have represented to the Purchasers that the said property is free from any registered/unregistered encumbrances, liens, charges and there are no requisition proceedings and they have not created mortgage, lien and charge on the said property;

AND WHEREAS Vendors also represented to the Purchasers that Vendors have not entered into any agreement for sale either verbally or in writing, nor has received any court summons in respect of the said property;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchasers and the Purchasers shall purchase all that piece and parcel of land admeasuring 975.00

For Casa Luxury Realty Seven LLP

Designated Partner

square meters as per Land records, and 1004.00 square meters actual area existing on site, bearing Survey No.14/2, of the larger property known as "PEDEM" also known as "SANCOACHI ARADI", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office, formerly surveyed under old Cadastral Survey No.5744, for total consideration of Rs.1,50,72,000/- (Rupees One Crore Fifty Lakhs Seventy Two Thousand Only), which is present market price of the said property and considered fair market value.

**NOW, THEREFORE, THIS DEED OF
SALE WITNESSES AS UNDER :-**



1. In pursuance of the said agreement and in consideration of the said sum of Rs.1,50,72,000/- (Rupees One Crore Fifty Lakhs Seventy Two Thousand Only), paid to the Vendors by the Purchasers less tax deducted at source of Rs.1,50,720/- (Rupees One Lakh Fifty Thousand Seven Hundred and Twenty Only). The balance sum of Rs.1,49,21,280/- (Rupees One

Crore Forty Nine Lakhs Twenty

For Casa Luxury Realty Seven LLP

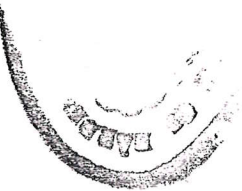
  

Designated Partner

OneThousand Two Hundred and Eighty Only) is hereby paid as per details mentioned in payment Schedule-II herein below written, prior to the execution of these presents (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchasers), THEY the Vendors, as the absolute and exclusive owners of the said property, do hereby sell, assign, release, transfer, convey and assure unto the Purchasers FOR EVER ALL that piece and parcel of land admeasuring 975.00 square meters as per Land records, and 1004.00 square meters actual area existing on site, bearing Survey No.14/2, of the larger property known as "PEDEM" also known as "SANCOACHI ARADI", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office, bearing old Cadastral Survey No.5744, being more particularly described in the

SCHEDULE-I- hereunder written and for
For Casa Luxury Realty Seven LLP


Designated Partner



better clearness, being delineated on the plan ANNEXURE annexed hereto and thereon shown surrounded in red color boundary lines, TOGETHER WITH all singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied, or enjoyed therewith or reputed or known as part or member thereof to belong or to be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said property or any part thereof AND ALL the estate, right, title, interest, use, claiming by, from through, under or in trust of them hath done, committed, omitted or knowingly or willingly, suffered to the contrary the Vendors now have in itself good right, full power and absolute authority to grant, convey and assure the said Property hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND that it shall be lawful for the Purchasers from time to time

For Casa Luxury Realty Seven LLP

Designated Partner

and at all times hereafter peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the said Property hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit, without any suit, eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or from or by any person or persons lawfully or equitably, inheritance, property possession, benefit, claim and demand whatsoever at law and in equity of the Vendors, in to, out of or upon the said Property or any part thereof TO HAVE AND TO HOLD all and singular the said Property hereby granted conveyed and assured or express so to be with all their rights, members and appurtenances UNTO and to the use and the benefits of the Purchasers FOREVER, subject however to the payments of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Panchayat authorities or any other public body in respect thereof.

For Casa Luxury Realty Seven LLP

Designated Partner

2. AND THE Vendors do hereby for themselves, their heirs, executors and administrators, covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.



3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Property hereby granted or any part thereof by from, under or in trust for them the Vendors or their

For Casa Luxury Realty Seven LLP

Designated Partner

survivors or any of them shall and will from time to time, and at all times hereafter at the request and cost of Vendors do and execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better and further and more perfectly and absolutely granting and assuring said property and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid, as shall or may be reasonably required by the Purchasers its successors or assigns or its successors-in-interest..

4. AND the Vendors do hereby covenant with

the Purchasers that they the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting or conveying the said Property in the manner aforesaid or whereby the same or any part thereof, is, can or may be charges, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

For Casa Luxury Realty Seven LLP

Designated Partner



5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchasers that the said Property hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever and, that if for any defect in the title of the Vendors the Purchasers is deprived of the whole or any part of the said property, the Vendors shall compensate the Purchasers and/or its successors-in-interest.

6. The Vendors have put today the Purchasers into peaceful, vacant and physical possession of the said Property, which is duly acknowledged by the Purchasers.



7. The said Property is valued and purchased for Rs.1,50,72,000/- (Rupees One Crore Fifty Lakhs Seventy Two Thousand Only), therefore, this deed is embossed on stamp papers valued at Rs.6,78,240/- (Rupees Six Lakhs Seventy Eight Thousand Two Hundred and Forty Only), which is borne and paid by the Purchasers.

8. The Vendors hereby gives their explicit consent to delete ~~their names~~ from Form I

For Casa Luxury Realty Seven LLP

Designated Partner

& XIV bearing Survey No. 14/2, of the said Property and enter the name of Purchasers as Occupant thereof,

9. The Vendors as well as the Purchasers does not belong to Scheduled Caste/Scheduled Tribes as per notification no. RD/LAND/LRC/318/77, dated 21/08/1978.

For Casa Luxury Realty Seven LLP

Designated Partner

SCHEDULE I HEREINABOVE REFERRED

(Description of the Property)

ALL THAT piece "and parcel of land admeasuring 975.00 square meters as per Land records, and 1004.00 square meters actual area existing on site, bearing Survey No.14/2, of the larger property known as "PEDEM" also known as "SANCOACHI ARADI", situated at Anjuna, within the local limits of the Village Panchayat of Anjuna, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, neither described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office, formerly surveyed under old Cadastral Survey No.5744, neither described in the Land Registration Office of Bardez, nor enrolled in the Taluka Revenue Office, said property as an independent and distinct entity is bounded as under :-



On or towards the North: by Rivulet,
On or towards the South: partly by a pond
(Survey No.14/22) and partly by Survey
No.14/20,
On or towards the East: by Survey No.13/1
and 13/2, and
On or towards the West: by Survey
No.14/22, 14/3 and 14/1.

For Casa Luxury Realty Seven LLP

Designated Partner

(Said property, more particularly described hereinabove, for better clearness, are delineated on the plan (ANNEXURE) annexed hereto and thereon is shown surrounded by red colored boundary lines.)



For Casa Luxury Realty Seven LLP

Designated Partner



SCHEDULE II

(MODE OF PAYMENT)

1. D. D. No. 003340,

Dated 01/11/2018,

Drawn on AXIS BANK LTD

DADAR WEST, MUMBAI

In favour of Mrs. Glancy Gracias

Rs. 74, 60,640/-

2. D. D. No. 00339,

Dated 01/11/2018,

Drawn on AXIS BANK LTD,

DADAR WEST MUMBAI

In favour of Mr. Danny Fernandes

Rs. 55,85,640/-



3. RTGS No. UTIBR52018110200350177

on 02/11/2018

Through Axis Bank,

Dadar (E) Mumbai, Branch

in favour of Mr. Danny Fernandes

Rs. 18,75,000/-

4. TDS @ 1%

Rs. 1,50,720/-

Total

Rs. 1,50,72,000/-

(Rupees One Crore Fifty Lakhs Seventy Two Thousand Only)

For Casa Luxury Realty Seven LLP

Designated Partner

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to these presents on the day, month, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below;

SIGNED AND DELIVERED BY
WITHINNAMED VENDOR NO.1



Mr. DANNY FERNANDES



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For Casa Luxury Realty Seven LLP

Designated Partner

SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR NO.2

Mrs. GLANCY GRACIAS



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

For Casa Luxury Realty Seven LLP

Designated Partner

SIGNED AND DELIVERED BY
WITHINNAMED PURCHASERS
CASA LUXURY REALTY SEVEN LLP
Represented by its Designated Partner,

For Casa Luxury Realty Seven LLP

N. Subhadar
Designated Partner

Mr. VISHAL LAXMAN SUBHEDAR.



				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

IN THE PRESENCE OF:

1. Dr. Jeevendra (Adv. Ashwin Medhewar)
2. Vinod Harijan

For Casa Luxury Realty Seven LLP

[Signature]
Designated Partner

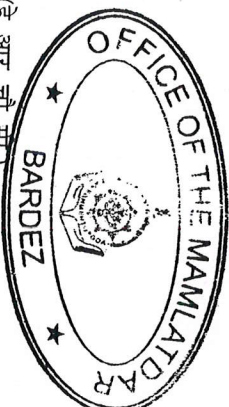

FORM I & XIV
 नसुता नं १ व १४

Date : 31/10/2018

Page 1 of 1

Taluka **BARDEZ**
 तालुका
 Village **Anjuna**
 गांव
 Name of the Field
 शेताचें नांव

Survey No. **14**
 सर्वे नंबर
 Sub Div. No. **2**
 हिस्सा नंबर
 Tenure
 सत्ता प्रकार



Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajlan खाजल	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.09.75	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.09.75

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेरत

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण
0000.00.00	0000.00.00	0000.00.00	0000.09.75

Assessment आकार	Rs. 0.00	Foro फोर	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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No. क्र.सं.	Name of the Occupant कळवेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरत
1	Janny Fernandes		52400	
1	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरत
1	Nil			

Other Rights इतर हक्क
 Name of Person holding rights and nature of rights:
 इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Mutation No. फेरफार नं	Remarks शेरत
Nil	

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Source of irrigation सिंचनाचा शरि	Remarks शेरत
	Nil									

CERTIFIED COPY

Copy applied for Report **21/10/18**
 End of Report
 Copy ready for delivering on

Copy delivered on **21/10/18**Copying Fees Rs. **45/-** RupeesPaid vide TR 5 Receipt **248134**Dated **21/10/18**

For Casa Luxury Realty Seven LLP
 N.V. Subhakar
 Designated Partner

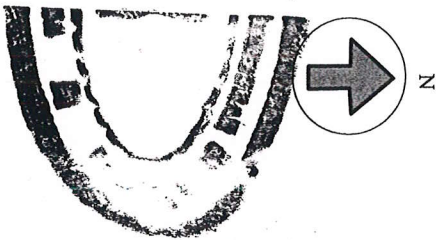
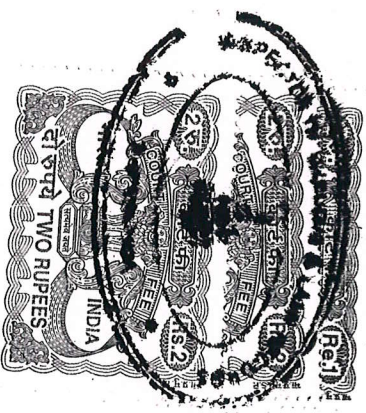
Mamlatdar of Bardez
 Mapusa - Goa



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

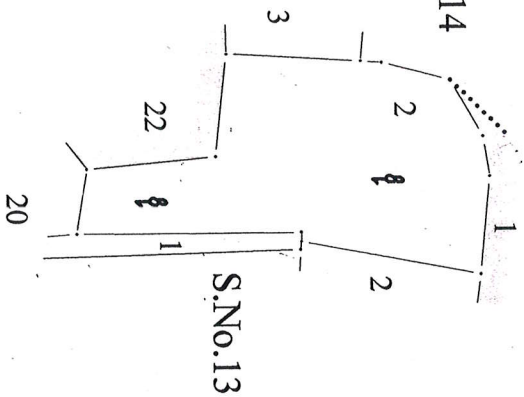
Inward No: 10513

Plan Showing plots situated at
Village : ANJUNA
Taluka : BARDEZ
Survey No./Subdivision No. : 14/ 2
Scale : 1 : 1000



(~~Rajesh K. Pai Kuchelkar~~)
Inspector of Survey &
Land Records.

SURVEY No. 14



For Casa Luxury Realty Seven LLP

Designated Partner

Generated By : Pratap Moulekar (DM/an Gr. II)
On : 01-11-2018

20111101 (P.S.)
Compared By:

REG_1_54585_6

Office of Sub-Registrar Bardez
Government of Goa

Print Date & Time : 02-11-2018 12:04:39 PM

Document Serial Number : 4646

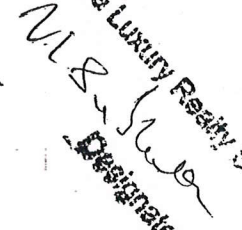
Presented at 11:17:00 AM on 02-11-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	527520.00
2	Processing Fees	390.00
Total :		527910.00

Stamp Duty Required: 678240.00

Stamp Duty Paid: 678240.00

Vishal Subhedar presenter

Name	Photo	Thumb Impression	Signature
Vishal Subhedar, S/O Laxman Rajaram Subhedar , Married, Indian, age 44 Years, Service, r/o 17/3, Laxmi Niwas, Gokhale Road, (South) Mumbai-400028 Maharashtra Designated Partner of CASA LUXURY REALTY SEVEN LLP, having office at First Floor, Impression House, 42A, G.D,Ambekar Marg, Wadala (W), Mumbai, Maharashtra, holding Pan no AANFC6967H, Vide Resolution dated 30/10/2018			 For Casa Luxury Realty Seven LLP Designated Partner

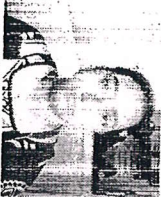
Endorsements

Executant

1. Danny Fernandes, S/o Late Lucas Fermiano Martinho, Married, Indian, age 41 Years, Business, r/oH.No.34/A (931), Church Street, Alto Porvorim, Bardez-Goa PAN No. AAHPF7659M

Photo	Thumb Impression	Signature
		

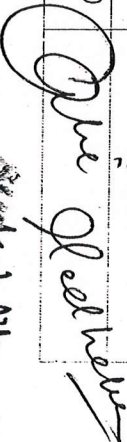
2. Glancy Gracias, W/O Danny Fernandes and D/O Xavier Gracias, Married, Indian, age 37 Years, House- Wife, r/oH.No.34/A (931), Church Street, Alto Porvorim, Bardez-Goa Pan no AWWPG1772H

Photo	Thumb Impression	Signature
		

3 . Vishal Subhedar, S/O Laxman Rajaram Subhedar, Married,Indian, age 44 Years,Service,r/o 17/3, Laxmi Niwas, Gokhale Road, (South) Mumbai-400028 Maharashtra Designated Partner of CASA LUXURY REALTY SEVEN LLP, having office at First Floor, Impression House, 42A, G.D. Ambekar Marg, Wadala (W), Mumbai, Maharashtra, holding Pan no AANFCC6967H, Vide Resolution dated 30/10/2018

Photo	Thumb Impression	Signature
		 For Casa Luxury Realty Seven LLP Designated Partner

Identification

No.	Witness Details	Signature
1	Adv Aalisha Medhekar , D/O Nivrutti Medhekar, UnMarried, Indian, age 30 Years, Advocate, r/o Panaji Goa	

Mutation fees of Rs 1000/- is paid vide challan no 201800945204 dated 02/11/2018 TDS paid through HDFC Bank Rs 1,50,720/- dated 01/01/2018

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

1646/2018

Book-1 Document
Registration Number BRZ-BK1-04776-2018
CD Number BRZD805 on
Date 08-11-2018

Sub-Registrar (Bardez)

Scanned By 

Signature 

Designed and Developed by C-DAC, ACTS, Pune

SUB-REGISTRAR
BARDEZ