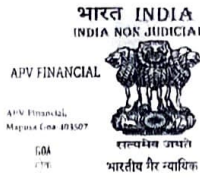


Phone No: 8010282442
Sold To/Issued To
Chandrashekhar Benka
For Whom/ID Proof
AHHPB6331N



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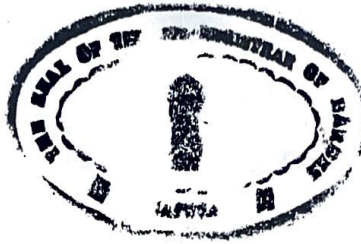
₹ 0431050/-

ZERO FOUR THREE ONE ZERO FIVE ZERO

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3816207 36/02/06/2021-PD11

For APV FINANCIAL

Authorized Signatory



2022-12-19-21

26/04/2022

AGREEMENT FOR CONSTRUCTION, DEVELOPMENT CUM SALE WITH POSSESSION

**THIS AGREEMENT FOR CONSTRUCTION, DEVELOPMENT CUM
SALE WITH POSSESSION** is made on this 26th day of APRIL 2022 at
Mapusa Bardez Goa.

(A)

Speedrekan 2/-

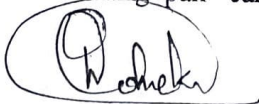
BETWEEN

1. **MR.DEEPAK DINANATH PEDNEKAR**, son of late Dinanath Pednekar, aged :58 years, occupation:- service, married, Indian National, Pan no. _____, Aadhar Card no. _____, Mob no. _____, and his wife,

2. **MRS.SUSHMA DEEPAK PEDNEKAR**, daughter of Pandurang Pandharinath Lotlikar, aged:46 year, married, Indian National, Pan no. _____, Aadhar Card no. _____, Mob no. _____ resident of H.no.204, St, Jerome Wado, Xelpem, Duler Mapusa-Goa herein after referred to as the '**FIRST PARTIES/OWNERS/VENDORS** (which expression shall unless repugnant to the context and / or meaning thereof be deemed to include their heirs, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

AND

MR.CHANDRASHEKHAR BENKAR, son of Chandrakant Benkar, age about 48 years , married, business, Indian National, holding pan card bearing no. _____, Aadhar card no. _____


Pednekar





i, mob no. , resident of HNO 193, Xelpem , Duler, Mapusa-Goa, proprietor of **M/s .S .R Developers**, a proprietary firm having office address at HNO 193, Xelpem , Duler, Mapusa-Goa, hereinafter called the **"SECOND PARTY/DEVELOPER/PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof include his heirs, executors, administrator and assigns) of the **SECOND PART**.

AND

(1) **MR.MARUTI MAHADEV PATIL**, son of Mahadev Patil, aged:-43 years, Occupation:business, married, Indian National, Pan no. , Aadhar Card no.), Mobile no and his wife,

(2) **MRS.MADHURI MARUTI PATIL**, daughter of Pundlik Dattu Koltikar, aged:-32 years, Occupation: service, married, Indian National, Pan no. , Aadhar card no. , Both resident of H.no.201, Xelpem Duler, Mapusa Bardez-Goa, 403507 hereinafter called the **"CONSENTING PARTIES"** (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, administrator and assigns) of the **THIRD PART**.

The block contains four handwritten signatures and one circular stamp. From left to right: a signature inside an oval, a signature with a large 'X' over it, a signature that appears to be 'Speed Nelson', and a simple circular mark.

WHEREAS, the consenting party no.2 is represented by her power of attorney holder, i.e her husband i.e Consenting party no.1 by virtue of General power of attorney dated 24/1/2022, executed before Notary Public Adv.S.G Deshprabhu under registration no.1004/2022 dated 24/01/22.

WHEREAS THE FIRST PARTIES HAVE REPRESENTED TO THE SECOND PARTY THAT:

- a. There exist a property known as “**CORMOLBOMBACHI BAR**”, situated at Duler, Mapusa, within the limit of Mapusa Municipal Council, Taluka, Bardez, Sub district of Bardez, District of North Goa, not registered in the Land Registration office of Bardez, having matríz no.44 and 846 and presently surveyed under P.T Sheet no.25 Chalta no.40, 41 and 42 of which P.T Sheet no.25 Chalta no.40 relates to the land admeasuring an area of 705 sq.mts and Chalta no.41 admeasuring 39 sq.mts relates to the small dilapidated structure of mud and that the Chalta no.42 admeasuring 24.00 sq.mts relates to a small old dilapidated cowshed. Hereinafter be referred to as ‘**THE SAID PROPERTY**’. More particularly described in Schedule:-I written herein under at the end.



AND WHEREAS, the said property originally belonged to Mr.Dinanath Sadashiv Pednekar and his wife Mrs.Suhashini Dinanath Pednekar resident of H.no.204, Jerome Wada, Xelpem, Duler Mapusa Bardez-Goa.



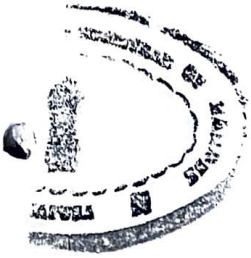
AND WHEREAS, the said Mr.Dinanath Sadashiv Pednekar and his wife Mrs.Suhashini Dinanath Pednekar, both expired on 9/04/2017 and 26/10/1978 respectively leaving behind their children namely:-(1) Deepak Dinanath Pednekar and his wife Mrs.Sushma Deepak Pednekar (Vendors herein) (2) Mrs.Rajendra Pernencar married to Mrs.Rachana Rajendra Pernencar, (3) Mrs.Iravotibai Dinanath Pernencar married to Mr. Dilipkummar Horichondra Raikar, (4) Mrs.Ujwala Dinanath Pednekar married to Pradipkumar Ananta Caroicar, (5)Mrs.Shvati Dinnath Pednekar married to Mr.Santoxa Naraina Raicar, and (6) Mrs.Sharmista Dinanath Pednekar married to Mr.Dinesh Balarak Raikar.

AND WHEREAS, upon the death of said Mr.Dinanath Sadashiv Pednekar and his wife Mrs.Suhashini Dinanath Pednekar, an inventory proceeding was initiated in the Hon'ble

Pednekar
Pednekar

P. 6/-

Civil Judge, Jr.Division bearing Inv.Proceeding no.369/2017/E and by virtue of the minutes of auction, held in the said inventory proceeding, the said property listed under Item no.1 was purchased in auction by the vendors herein and thus by virtue of Judgment and Order dated 8/12/2017, the said Item no.1 was allotted to the Vendors herein. Thus vendors herein are the absolute owners in possession of the said property.



AND WHEREAS, the vendors having acquired the legal right in the said property, became the absolute legal owners in possession of the said property and have entered into quiet and peaceful possession and ownership thereof and have continued to be in its quiet and peaceful enjoyment, performing various possessory acts, as the rightful owner thereof, without any opposition, objection, obstruction, interference, interruption, let or hindrance from anybody whomsoever in common.

AND WHEREAS the vendors have represented to the Purchaser that the said property is not subject to any notice or scheme or notification or proceedings under the Land Acquisition Act or Requisition, Administration of Evacuee


P. Pednekar

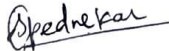


Properties Act, or any other claims, demands, charges, penalties by any statutory authority.

AND WHEREAS the vendors have further represented to the Purchaser that no attachment or notice/s from the central or state Government or any other local body or authority under any Act, or scheme or Legislative Enactment, Government Ordinance, Order or notification including Notice/ proceedings for Acquisition/ Requisition had / has been received by/ or served upon the VENDORS and that the said property or any part thereof is not subject to any attachment or recovery proceedings under the Income Tax Act, or any other act or statute, law or regulation;

AND WHEREAS The VENDORS herein have now resolved to Sell and dispose of the said property or any parties desiring to purchase the same as per the terms and condition to be agreed between the parties and at offered sale consideration price and the Second party knowing the offer for sale of the said property did approached the said

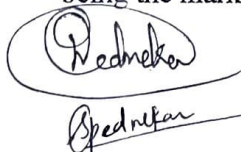







VENDORS and having believed all the above mentioned representations that come to be made to him by the said VENDORS, has expressed his readiness and willingness for the purchase of the said property with the intent to construct into it a multistoried building which shall be residential cum commercial building complex as per the building plan which shall be sanctioned and approved upon terms and conditions as agreed by and between the parties as under.

Further the parties upon negotiations held by and between them have both agreed and declare to purchase and sell the said property for the offered, agreed and consented sale price consideration to be paid in kind (the first party shall be delivered a ready use and fully constructed F.A.R up to 40% of the F.A.R permissible as per building approved plan by the Building Regulatory Authority which is valued at Rs.1,00,00,000/- (Rupees One Crore only), which shall be paid/ settled and transfer to the first party by the second party all in kind free from all encumbrances, charges, demands whatsoever. However, for the purpose of stamp duty, the value is assessed to **Rs.14746000/-(Rupees One Crore fortyseven lakhs forty six thousand only)** the same being the market value of the said plot and built up area.



Bednekar





9/-

NOW THIS AGREEMENT WITNESSETH AS UNDER

1. AGREEMENT:

(a) Vendors have agreed and considered to sell and the purchaser have agreed and consented to purchase the said property for the sale consideration as laid down in the clause 2 herein under which is to be paid to the vendors in the manner as agree by the purchaser to the vendors.

2. CONSIDERATION:

(a) Said property is sold by the first parties to the second party for the total sale price consideration of 1,00,00,000/- (one crore only), to be paid in kind more particularly described in Schedule written herein under at the end. The first party shall be delivered a ready to use and fully constructed residential premises having total built up area 355 square meter which is as under:

1. Two Residential Apartment admeasuring 105 sq.mts each on 2nd and 3rd floor,
2. 2BHK Apartment admeasuring 105 sq.mts on the Fourth floor, for the care taker.
3. Commercial premises i.e Shop no.2 &3 admeasuring

20 sq.mt each.


Pednekar



10/-

which sale consideration to be paid and adjusted in kind to the First party towards sale of said property is hereinafter described in the Schedule no.II. Hereinunder and referred to as **"THE SAID APARTMENT PREMISES"**.

b. It is agreed by and between parties for some reason it is not possible to get the approval in the manner as being represented to the second party and as a result of which if there is change in the built up area and situation of the Apartment as per the modified plan the second party and the First parties agree to renegotiate the consideration in kind to be delivered to the first party in the nature of premises and in such situation the first party declares to renegotiate and re choose the Apartments however in no case the area to be delivered to the first party shall be increased or decreased in any manner however any minor increase and decrease in the built up area as promised the same shall be compensated on other floors and first parties agree to the said arrangement.




P. Reddy

 11/-

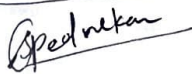

c. It is agreed, declared and consented by the parties that no any additional consideration in cash other then as agreed and laid above to be paid to the First parties nor shall be adjusted in any manner by the second party.

3. COST/CHANGES AND ALTERATION:

(a) The area of the said apartment to be constructed and to be handed over to the first party is finalized between the parties however there may be some variation in the built up area of the apartments at the time of obtaining approvals which changes are acceptable to the parties however the built up area as promised must be constructed and delivered to the first parties as agreed with the agreed variation in the approved building plan.

(b) The entire cost of the approval and sanction of the building plan and the cost towards associated work of approvals, sanctions, conversion to the project shall be borne by the Second Party only.



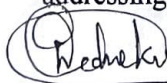




4. DELIVERY OF POSSESSION:-

(a) AS SOON AS the building plans are approved by the Second parties, the First Parties shall as matter of right will be entitled to have inspection of the approved plan identifying and showing said apartment to be given to the first parties.

(b) The SECOND PARTY shall construct and complete the said building project as per the approved sanctioned plan and shall hand over and deliver the possession of the said apartment within 24 months from the date of obtaining the approvals and permission for construction of the building project in the said property from all the concerned authorities such as Mapusa Municipal Council. Planning and Development Authorities and shall inform the **FIRST PARTIES** in writing about the completion of the said Apartment and shall call upon to take possession of the said apartment by addressing a letter to the First parties.





(c) THE SECOND PARTY will be allowed a reasonable extension of time if the possession of the SAID APARTMENT project is delayed by reasons of non availability of water supply or electric power, sewage connection or by reason of war, Civil Commotion or any act of God or non-delivery of possession is due to or is a result of any act, rule, regulation, notice, order, notification or circular of the Government of Goa or the Central Government, or due to any legal proceeding / Tribunal and or any other competent authority or other reason beyond the control of the Second party. In such events the second parties will incur no liability for any such delay in delivery of possession.

(d) Construction of the said apartment shall be as per specification mentioned in Schedule no.III with respect to quality of the work and any extra additional at the request of the First parties which is not stipulated in the agreement to be carried out by the party of the




 14/-

Second party in the said apartment to be constructed shall pay towards any such additional work.

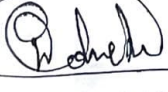
(e) The cost of transferring the said apartments in favour of the First party so as to signing and drafting of the sale deed and stamp duty shall be borne by the Second party.

5.DEFECTS:

(a) It is the duty of the First Parties to inspect, verify and satisfy themselves of the quality of construction of "THE SAID APARTMENT" and the same confirms to the details/Specifications agreed herein, while the same is being carried out and assure that the "SAID APARTMENTS" are complete and free from all defects and deficiencies at the time of taking delivery of possession.

(b) The letter acknowledging delivery of possession shall signify and be treated as conclusive, that the First parties are satisfied with the quality of construction of the "SAID APARTMENTS" and of




P. S. Srinivasan





15/-

6. AUTHORITY

Q. 1. Write down the following in Hindi.

Spednekan

9

~~Handwritten signature~~

the existing dilapidated structures existing therein and also authorized to dispose of the material post demolition in the manner the Second Party wishes to at his sole risk and outcome.

7. USE AND MAINTENANCE:-

(a) After expiry of 30 days from the date of calling upon the Purchaser to take possession of "THE SAID APARTMENTS",

- 
- i) The first parties shall be responsible to maintain the "SAID APARTMENTS" and ensure that the walls, partition wall, sewer, drains, pipes and appurtenances thereto are in good and tenable condition.
- ii) The Purchaser together with all other office/premises holders of building project shall be responsible, for maintaining the SAID PROPERTY, SAID BUILDING and all common amenities, facilities and areas.




 18/-

8. FORMATION OF ENTITY:-

i) For maintenance of all common amenities, facilities and area of Building to be constructed and said property including the accesses and approach roads, the First parties shall become the member and also shall cooperate and assist second party and the respective Purchasers of the premises, in forming an association of persons or such other entity (hereinafter referred to as an ENTITY). It shall be entirely at the discretion of the purchaser of respective premises to decide whether to form a co-operative society, a limited company, association of persons or any other entity. When the second party take a decision in this matter, all the purchasers including the First parties shall sign all forms, applications, deeds, and other requires documents as may be needed to form an entity.

ii) The First Parties and the person to whom the SAID APARTMENTS" may be let, sub-let, transferred,







assigned or given possession of by the First parties shall be governed by and shall observe and comply with all byelaws, rules and regulations and may be laid down by the Entity from time to time and shall also be governed by the laws which may be applicable to the Entity.

iii) The First Parties hereby agrees and undertakes to be a member of entity to be formed in the manner herein appearing and also from time to time to sign and execute all applications for registration and for membership and other papers and documents necessary for formation and registration of the entity and return to the second party the same within 10 days of the same being intimated to the Purchaser.

iv) All papers pertaining to the formation of the entity and rules and regulation thereof as also all the necessary deeds, deed of conveyance shall be prepared by the Second party or the advocate of the second party. All the cost, charges, fees, expenses including stamp duty,


Wadek

Spachmekan

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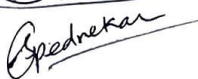
registration fees and other expenses in connection with preparation, execution and registration for the formation of the entity shall be borne by the first parties and other premises holders (which shall be contributed by such premises holder individually in such proportion as may be decided by the Sellers or the entity.

9. GENERAL

a) Provided it does not in any way affect or prejudice the right of the first parties in respect of the "SAID APARTMENTS", the Second Party shall be at liberty to sell, assign transfer or otherwise deal with their rights, title and interest in said property and or other premises being constructed in the said building project.

b) The parties shall be bound to sign all the papers and documents and do all the things and matter as the Second party may require from Vendors from time to time in this behalf for safeguarding, interalia the interest of the Vendors and the SECOND PARTY.








c)All letters, notice and communications to the Purchaser, by or under this agreement or otherwise shall be addressed on the following address:-

FIRST PARTIES/VENDORS:-

A) **MR.DEEPAK DINANATH PEDNEKAR**, son of late Dinanath Pednekar, aged :58 years, occupation:- service, married, Indian National, and his wife,

MRS.SUSHMA DEEPAK PEDNEKAR, daughter of Pandurang P. Lotlikar, wife of Deepak Pednekar, aged:46 year, married, Indian National, Both resident of H.no.204, Jerome Wado, Xelpem, Duler, Mapusa Bardez-Goa.

SECOND PARTY/ PURCHASER

MR.CHANDRASHEKHAR BENKAR , son of Chandrakant Benkar, age about 48 years , married, business, Indian National, holding pan card bearing no AHMPB6331N, Address: HNO 193, Xelpem, Duler, Mapusa-Goa.


Pednekar





THIRD PARTY/CONSENTING PARTIES

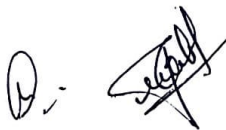
MR.MARUTI MAHADEV PATIL, son of Mahadev Patil, aged:- 43 years, Occupation:business, married, Indian National, and his wife, **MRS.MADHURI MARUTI PATIL**, daughter of Pundlik Dattu Koltikar, aged:-32 years, Occupation: service, married, Indian National, Both resident of H.no.201, Xelpem Duler, Mapusa Bardez-Goa, 403507.

d) Any change in the above address shall be notified to the parties by the either parties in writing.

e)If any one or more of this clauses of this agreement for any reason, are held to be invalid, illegal or unenforceable, such offending clauses shall not affect the other clauses of this agreement and same will be binding and valid in all other respect except such offending clauses.

f) Parties of the First party shall not interfere, hinder or pose any problem for the smooth development of the said property as agreed as per the approved plan.


Madhuri Maruti Patil


Maruti Mahadev Patil

g) The parties of the second part is authorized and eligible to change, alter and modify plan as per his choice however no such changes shall reduce or effect the built up area constructed and promise and agreed to be delivered to the first parties.

h) All the cost related to stamp duty and registration and other related cost until transfer of the said apartments to the first parties shall be borne by the second parties.

i) Parties have all agreed that all the disputes if any shall be adjudicated by the Court of Bardez only.

j) The Second Party is authorized to form a private limited company, Partnership firm wherein the second party shall be one of the director or partner and the Second party is further permitted to transfer, assign, and enter into any agreement for development of said property thereby transfer the right and benefit under this agreement to the said newly formed entity and such entity shall be bound by all the terms and condition as agreed and declared to by and between parties and said arrangement shall be done with written consent of the First Party.



Rohit Kumar
Bhadnekar





k) The developer shall get the project registered under the RERA Act and shall be bound by the RERA rules and regulations.

l) It is specifically agreed that subject to the aforesaid clauses, the time shall be essence of this contract.

m) In case of change in FAR, due to change in zone, the benefit thereto shall be attributed to the Developer/Purchaser alone and no such benefit shall be attributed to the Vendors on account of such increase in FAR and no Propective purchasers shall have any objection for increase in floors of the building in future.

SCHEDULE I

DESCRIPTION OF THE PROPERTY

All that immovable property known as "CORMOLBOMBACHI BAR", situated at Duler, Mapusa, within the limit of Mapusa Municipal Council, Taluka, Bardez, Sub district of Bardez, District of North Goa, not registered in the Land Registration office of Bardez but having matríz no. 844 and 846 and presently surveyed under P.T Sheet no.25 Chalta no.40, 41 and 42 of which P.T Sheet no.25 Chalta no.40 relates to the land admeasuring an area of 705


B. Pednekar





25/-

sq.mts and Chalta no.41 admeasuring 39 sq.mts relates to the small dilapidated structure of mud and that the Chalta no.42 admeasuring 24.00 sq.mts relates to a small old dilapidated cowshed and the said property is bounded as under:-

On the North:- By Internal Road

On the South:- by the property bearing P.T Sheet no.25 of Chalta no.43

On the East:- By internal road

On the West:- by Public main road.

SCHEDULE-II

(DESCRIPTION OF THE SAID APARTMENT TO BE DELIVERED TO THE FIRST PARTIES IN ADJUSTMENT TO THE SALE CONSIDERATION IN KIND)

- A. 3 flats of 2BHK having built up area of 105 super built up area each.
- B. 2 Shops having a total super built up of 40 sq.mts


P. Chakraborty





SCHEDULE-III

SPECIFICATION OF WORK/ITEMS

THE STRUCTURE:-

The building will be RCC framed structured using TMT steel and M-30 grade concrete. All internal Walls will be of 4" thick and the external wall thick brick/laterite masonry.

Flooring:- The flooring will be of vitrified tiles of reputed make for the entire office with skirting.

Internal Décor:- All walls and ceiling will be of cement mortar plastered and painted with paint of reputed make.

Doors:- The main door will be solid flush doors of thick teak ply with melamine polish on both sides. The door frames of the main door will be of solid wood.

Electrical Installation:- The electrical wiring will be concealed with Finolex cables or equivalent. All switches will be of SSK/Anchor or equivalent reputed make. Adequate power points for telephone, intercom and AC point will be provided.


P. Chakraborty





Toilet:- The toilet doors will be of solid flush doors/FRP or any other water proof material. The toilet door frame will be of granite/Marble or FRP or equivalent quality. There will be one wash basin and one commode(Western)

IN WITNESS WHEREOF the parties have sign this agreement for construction cum sale on the day month and year first herein abovementioned.

SIGNED AND DELIVERED BY WITHINNAMED FIRST PARTY
MR MR.DEEPAK DINANATH PEDNEKAR,

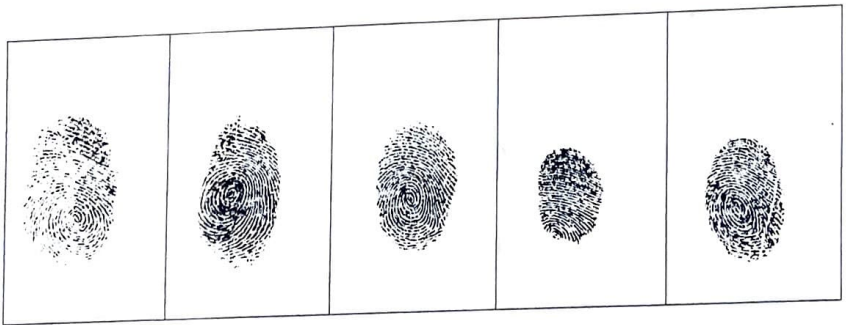


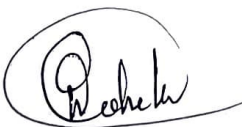
MR.DEEPAK D.PEDNEKAR,

L.H.T.I OF THE FIRST PARTY MR.DEEPAK DINANATH
PEDNEKAR,



R.H.T.I OF THE FIRST PARTY MR.DEEPAK DINANATH
PEDNEKAR,




Pednekar





SIGNED AND DELIVERED BY WITHIN NAMED FIRST
PARTY MRS.SUSHMA DEEPAK PEDNEKAR,



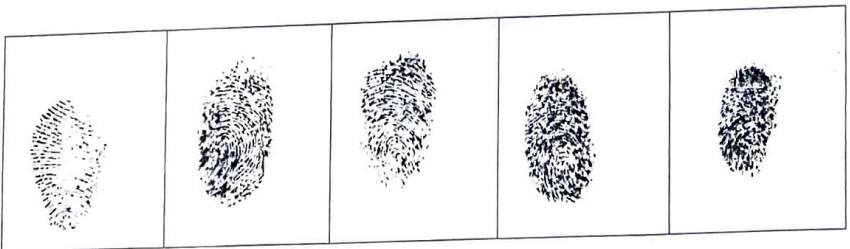
deepa

(S. Pednekar)

MRS.SUSHMA DEEPAK PEDNEKAR,
L.H.T.I OF THE FIRST PARTY MRS.SUSHMA DEEPAK
PEDNEKAR,



R.H.T.I OF THE FIRST PARTY MRS.SUSHMA DEEPAK
PEDNEKAR,



(S. Pednekar)
S. Pednekar

P.

S. Pednekar

30/-

SIGNED AND DELIVERED BY WITHINNAMED SECOND
PARTY MR.CHANDRASHEKHAR BENKAR.



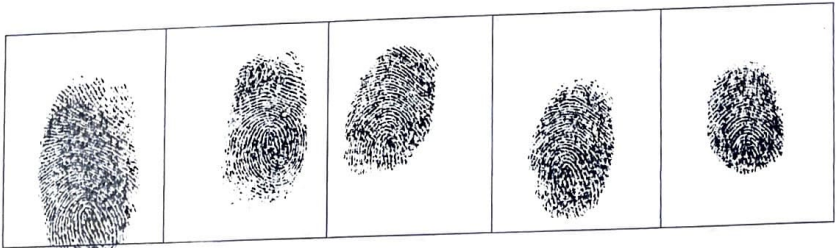
(_____)

MR.CHANDRASHEKHAR BENKAR.

R.H.T.I OF THE SECOND PARTY MR.CHANDRASHEKHAR
BENKAR.

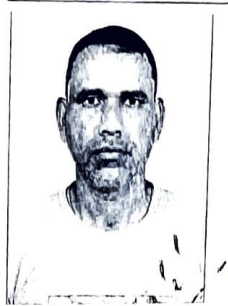


R.H.T.I OF THE SECOND PARTY MR.CHANDRASHEKHAR
BENKAR.



Chandrashekhhar Benkar

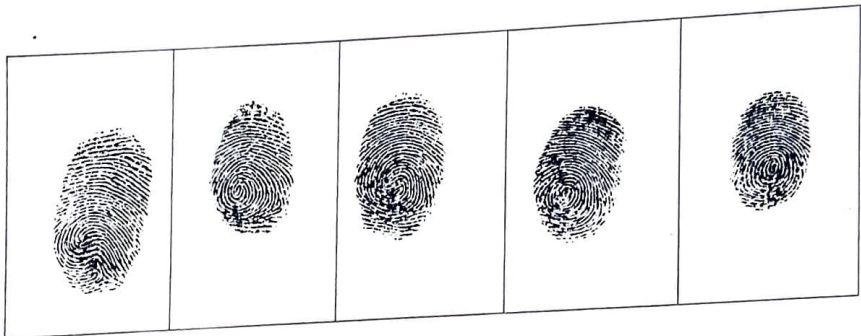
SIGNED AND DELIVERED BY WITHINNAMED THIRD PARTY
MR.MARUTI MAHADEV PATIL FOR SELF AND AS POWER OF
ATTORNEY FOR CONSENTING PARTY NO.2.



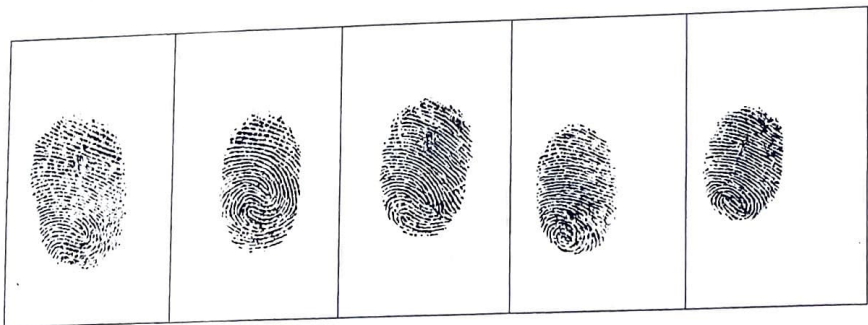
A handwritten signature in black ink, appearing to read 'Maruti M. Patil', enclosed within a hand-drawn rectangular box.

MR. MARUTI M. PATIL

R.H.T.I OF THE THIRD PARTY MR. MARUTI M. PATIL.



R.H.T.I OF THE THIRD PARTY MR. MARUTI M. PATIL.



A handwritten signature in black ink, appearing to read 'Bachela', enclosed within a hand-drawn oval shape.
A handwritten signature in black ink, appearing to read 'Bachnekar', written below the first signature.

A handwritten mark in black ink, resembling a stylized letter 'P' or 'D'.

A handwritten signature in black ink, appearing to read 'Bachnekar', enclosed within a hand-drawn rectangular box.

IN PRESENCE OF TWO WITNESSES

1. Miss Nandita Narayan Porob

d/o Shri Narayan Porob

aged:-26 years Occupation:-Advocate,

spinster, r/o Dangui Colony,

Mapusa, Bardez-Goa.....

Nandita

2. Adv. Pravir R. Sangodkar,

Son of Ravindra R. Sangodkar,

Aged:35 years, occupation lawyer,

Married, resident of H.no.302,

Liverament Wada, Sangolda

Bardez-Goa.....

Pravir

(Pravir)
Pravir Sangodkar

P.

[Signature]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 26-Apr-2022 12:50:14 pm

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Presented at 12:45:11 pm on 26-Apr-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	427700
2	Registration Fee	442380
3	Processing Fee	1480
Total		871560

Stamp Duty Required : 427700/-

Stamp Duty Paid : 431050/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHANDRASHEKHAR BENKAR , Father Name: CHANDRAKANT BENKAR, Age: 48, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - H.NO.193 XELPEM DULER MAPUSA BARDEZ GOA, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DEEPAK DINANATH PEDNEKAR , Father Name: Late Dinanath Pednekar, Age: 58, Marital Status: Married, Gender: Male, Occupation: Business, H NO.204 ST.JEROME WADO XELPEM DULER MAPUSA GOA, PAN No.:			
2	SUSHMA DEEPAK PEDNEKAR , Father Name: PANDURANG PANDHARINATH LOTLIKAR, Age: 46, Marital Status: Married, Gender: Female, Occupation: Housewife, H.NO.204 ST.JEROME WADO XELPEM DULER, PAN No.:			

Party Name and Address		Photo	Thumb	Signature
CHANDRASHEKHAR BENKAR , Father Name:CHANDRAKANT BENKAR, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, H.NO.193 XELPEM DULER MAPUSA BARDEZ GOA, PAN No.:				
4	MARUTI MAHADEV PATIL , Father Name:MAHADEV PATIL, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, H.NO.201 XELPEM DULER MAPUSA BARDEZ GOA, PAN No.:			
5	MARUTI MAHADEV PATIL , Father Name:MAHADEV PATIL, Age: 43, Marital Status: ,Gender:Male,Occupation: Business, H.NO.201 XELPEM DULER MAPUSA BARDEZ GOA , PAN No.: , as Power Of Attorney Holder for MADHURI MARUTI PATIL			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser, Consenting party, POA Holder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: AKSHAYA ROHIDAS KERKAR, Age: 23, DOB: 1998-05-20 , Mobile: , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403513, H.NO.15/A/4 KONIWADA COLVALE BARDEZ GOA, H.NO.15/A/4 KONIWADA COLVALE BARDEZ GOA, Colvale, Bardez, NorthGoa, Goa			
2	Name: PRAVIR R SANGODKAR, Age: 39, DOB: 1982-12-09 , Mobile: , Email: , Occupation: Advocate , Marital status : Married , Address: 403511, H NO.302 LIVERAMENT WADA SANGOLDA BARDEZ GOA, H NO.302 LIVERAMENT WADA SANGOLDA BARDEZ GOA, Sangolda, Bardez, NorthGoa, Goa			


26/04/2022
- Sub Registrar
SUB-REGISTRAR
BARDEZ

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Book :- 1 Document
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Date : 26-Apr-2022

M. B. Bant
26/04/2022

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

Scanned by Chaitali Pednekar, DEO Pednekar