

Phone No:
Sold To/Issued To:
Ishom Estate Pvt Ltd
For Khom/ID Proof:
Pancard



JAN-10-2023 10:00:02

₹ 2000000/-
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For CITIZEN CREDIT™
CO-OP BANK LTD

Authorized Signatory



✓ Sr. No. 2023-BR2-221
13/01/2023

DEED OF SALE

M. S. S. S.

[Signature]

Ishom Estate Private Limited
[Signature]
Authorized Signatory

This Deed of Sale is made and executed at Mapusa - Goa, on this 13th day of the month of January, of the year Two Thousand and Twenty Three. (13/01/2023).

BETWEEN

1a) **MRS. MAGDALANE D'SOUZA** alias **MRS.**

MAGDALENE DSOUZA, wife of Zesald Oscar D'souza, aged about 55 years, daughter of late Caitano Santana Fernandes, Housewife, Indian National, Aadhaar Card No. [REDACTED], holding Permanent Account Number (PAN) [REDACTED] and her husband,

1b) **MR. ZESALD OSCAR D'SOUZA**, son of Sabino D'souza, aged about 55 years, , in service, Indian National, Aadhaar Card No. [REDACTED], holding Permanent Account Number (PAN) [REDACTED] both residents of H.No. 12-3, Punola, Uccassaim, Bardez Goa 403507, hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

AND

ISHOM ESTATE PVT LTD, a duly registered Company, having corporate identity No. U74999DL2017PTC323700 and PAN Card No. [REDACTED] having registered office at H. No. 97-B GF,

M. Souza

Zesald Oscar D'souza

Jelgunkar

Authorized Signatory

Ishom Estate Private Limited



Manak Shaw road, Anupam Gardens, Saiduljabag, Delhi, South Delhi, DL 110068 IN, represented herein by its Director, **MR. AKSHAY CHAUDHRY** son of Ajay Chaudhry, 39 years of age, married, holder of pan card no. [REDACTED] Indian national, r/o E-47, sector 39, Near Ryan International school, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201301 IN hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** vide Board of Directors resolution no 09/2022-23 dated 13.12.2022 represented herein through duly constituted Power of Attorney Holder **Mrs. Nikeeta Velguenkar** wife of Mr. Rajaram Bagkar, daughter of Mr. Yeshwant Velguenkar, major, 32 years of age, Indian National, Service, married, Holder of PAN Card bearing no. [REDACTED], Aadhar Card bearing No- [REDACTED] and resident of H.No. 3/95, Mudda Wado, Saligao Bardez Goa vide Power of Attorney dated 20.12.2022 duly notarized before the Notary Public Adv. Madhumita Avadhut Nayak Salatry bearing Registration No. 7615/2022 at Mapusa, Bardez Goa of the **SECOND PART**.

AND WHEREAS there exist a Property known as an 'Kupechem Bhat' also known as 'Kupenche Bhat' alias

M. Souza

[Signature]

Nikeeta Velguenkar
 Estate Private Limited
 Authorized Signatory



'Horta' alias 'Kuvleachem Bhat', described under No. 2150 at folios two hundred seventy three reverse of book B old and not enrolled in Land Revenue Office and presently surveyed under No. 24/1 admeasuring 4350 sq. mts and situated at Pomburpa, Olaulim, Bardez Goa, within the jurisdiction of the village Panchayat of Olaulim, Sub- District and Taluka Bardez, District North Goa and state of Goa, herewith referred as "**The Said Property**", more particularly described in the Schedule hereinafter.

AND WHEREAS the SAID PROPERTY originally belonged to Mrs. Maria Leonildes Toscano who died in the year 1947 and upon her death the same came to be owned and possessed by operation of law by late Maria Elisa Toscano Ticlo who was the only heir of the said Maria Leonildes Toscano.

AND WHEREAS after the demise of the said Maria Elisa Toscano Ticlo, the SAID PROPERTY was succeeded by Mr. Brass Cilvino D'souza who is the only son and sole heir of said Mrs. Maria Elisa Toscano Ticlo.

AND WHEREAS Mr. Brass Cilvino D'souza was married to Mrs. Modesta D'souza Ticlo under regime of assets and both became the absolute owners of the Said Property by operation of law in force.

Brass D'souza

Modesta D'souza

Reliance Estate Private Limited
Authorized Signatory

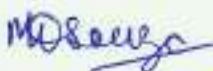


AND WHEREAS vide Deed a Sale dated 16.01.1998 bearing registration no. 179, book no. I volume no. 513 registered on 21.01.1998, the said Mr. Brass Cilvino D'souza and his wife Mrs. Modesta D'souza Ticlo sold the Said Property to Mr. Caetan Santan Fernandes and his wife Mrs. Ana A. Fernandes.

AND WHEREAS the said Mr. Caetan Santan Fernandes and Mrs. Ana A. Fernandes have 5 daughters namely:-

1. Mrs. Maria Joseph Fernandes married to Mr. Nicholas Nativity Fernandes,
2. Mrs. Valentina Diana Fernandes married to Mr. Ladislau Domnica Fernandes,
3. Mrs. Jessie Josphina Fernandes married to Mr. Laurenco Valois De Piedade Fernandes,
4. Mrs. Percila F. A. Fernandes married to Mr. Godfrey Carmo Fernandes and
5. Mrs. Magdalena Fernandes married to Mr. Zesald Oscar D'souza.

AND WHEREAS vide Deed of Sale dated 18.02.2003, bearing Reg No. 379, at pages 250 to 259, Book No. I, Volume No. 987 on 19.02.2003, Mr. Caetano Santan Fernandes, his wife Mrs. Ana Ancesany Fernandes and their daughters Mrs. Maria Joseph Fernandes and her husband Mr.




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Nicholas Nativity Fernandes, Mrs. Valentina Diana Fernandes and her husband Mr. Ladislau Domnica Fernandes, Mrs. Jessie Josphina Fernandes and her husband Mr. Laurengo Valois De Piedade and Mrs. Magdalina Fernandes all represented through their Power Of Attorney holder Mr. Zesald Oscar D'souza together sold a portion admeasuring 330 sqmtrs (Plot- 12) out of total Said property to one of the daughter Mrs. Percila F. A. Fernandes and her husband Mr. Godfrey Carmo Fernandes.

AND WHEREAS Deed of Succession dated 09/04/2003 came to be initiated before the Civil Registrar Cum Sub Registrar at Mapusa on the death of Caetano Santana Fernandes. That the wife was acknowledged as the moiety holder with the daughters being the Legal Heirs namely:-

1. Mrs. Ana Fernandes (Wife of Mr. Caetano Fernandes)
2. Mrs. Maria Joseph Fernandes (Daughter of Mr. Caetano Fernandes),
3. Mrs. Valentina Diana Fernandes (Daughter of Mr. Caetano Fernandes),
4. Mrs. Jessie Josphina Fernandes (Daughter of Mr. Caetano Fernandes),
5. Mrs. Percila F. A. Fernandes (Daughter of Mr. Caetano Fernandes) and



M. D'souza

Zesald Oscar D'souza

Ishon Estate Private Limited
[Signature]
 Authorised Signatory

6. Mrs. Magdalina Fernandes (Daughter of Mr. Caetano Fernandes).

AND WHEREAS Mrs. Ana Ancesany Fernandes, Mrs. Maria Joseph Fernandes and her husband Mr. Nicholas Nativity Fernandes, Mrs. Valentina Diana Fernandes and her husband Mr. Ladislau Domnica Fernandes, Mrs. Jessie Josphina Fernandes and her husband Mr. Laurenco Valois De Piedade, Mrs. Percila F. A. Fernandes and her husband Mr. Godfrey Carmo Fernandes through their Power of Attorney holder Mr. Zesald Oscar D'souza sold the Said Property totally admeasuring 4350 sqmtrs to Mrs. Magdalene D'souza vide Deed of Sale dated 27.02.2009 registered under no. 466, at pages 287 to 300, Book - I, volume no. 2757 on 5.3.2009.

AND WHEREAS Mrs. Magdalene D'souza became the sole and exclusive owner of the Said Property, whose name stands mentioned in records of right of form 1&14.

AND WHEREAS the name of one Deliciosa Costilin was wrongly surveyed in the record of rights with respect to the ownership of the Said Property. That vide Order dated 18.08.1989 passed in Case No. 18/55/86/LRC/MISC, the Deputy Collector of

M. Souza

D. Souza

Ishor Estate Private Limited

 Authorised Signatory



North Goa at Mapusa directed the concern Mamlatdar of Bardez at Mapusa to correct the said records of right thereby deleting the name of Mrs. Deliciosa Costalin.

AND WHEREAS the above named VENDORS declare that they own and possess the SAID PROPERTY, admeasuring 4350 Square Meters, situated at Olaulim Village, and which is described under **SCHEDULE** hereunder written.

AND WHEREAS the above named VENDORS have represented to the PURCHASER herein that the SAID PROPERTY is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s including Confirming Parties herein.

AND WHEREAS the VENDORS have also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the SAID PROPERTY.

AND WHEREAS the VENDORS have represented to the PURCHASER:

- a) That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the SAID PROPERTY and that they are in lawful occupation, possession and enjoyment of the SAID PROPERTY.





Isham Estate Private Limited

 Authorized Signatory



- b) That the SAID PROPERTY is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- c) That no other person/persons including Confirming Parties herein other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the SAID PROPERTY or have any right, claim or interest over the same or any part thereof and that the VENDORS have absolute right to dispose and/or sell the SAID PROPERTY and/or deal with it in any manner whatsoever.
- d) That there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encumbrances, liens and/or charges.
- e) That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS regarding the SAID PROPERTY;




M. S. Sanyal

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Ishora Estate Private Limited
[Signature]
Authorised Signatory

- f) That neither the SAID PROPERTY nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
- g) That neither the SAID PROPERTY nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.
- h) That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U with any party with respect to the SAID PROPERTY.
- i) That there are no dues or any other liability outstanding in respect of the SAID PROPERTY.
- j) That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS, or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID



M. Souza

[Signature]

[Signature]
 Estate Private Limited
 Authorized Signatory

PROPERTY unto and to the use of the PURCHASER.

AND WHEREAS solely relying and fully believing the said representations of the VENDORS as true, the PURCHASER approached the VENDORS for sale of the SAID PROPERTY to itself.

AND WHEREAS the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the SAID PROPERTY more particularly described under SCHEDULE hereunder written, to the PURCHASER.

AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the SAID PROPERTY from the VENDORS and the VENDORS have agreed to sell the SAID PROPERTY to the PURCHASER for a total price and/or consideration of **Rs. 4,00,00,000/- (Rupees Four Crores Only)**, which is its fair market value.

AND WHEREAS the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or

M. Souza

[Signature]

Ishora Estate Private Limited
[Signature]
 Authorised Signatory



transfer the Said Property more particularly described under Schedule hereunder written, to the Purchaser.

AND WHEREAS the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the SAID PROPERTY unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:

NOW THIS DEED OF SALE WITNESSETH

AS UNDER:-

1. That in consideration of payment of **Rs. 4,00,00,000/- (Rupees Four Crores Only)** which amount after deduction of TDS @ 1% equivalent to **Rs. 4,00,000 (Rupees Four Lakhs Only)** works out to **Rs. 3,96,00,000/- (Rupees Three Crores Ninety Six Lakhs Only)**, which is the entire consideration paid to the Vendors, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule hereunder written and is delineated in **RED** in the plan annexed hereto as Annexure- I together with all

M. Souza

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[Signature]
 Ishya Estate Private Limited
 Authorized Signatory



trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no




M. Louza

[Signature]

Ishon Estate Private Limited
[Signature]
 Authorised Signatory

dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

3. The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASER today. The PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY mentioned in Schedule hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the SAID PROPERTY hereby purchased in all other public records, village records, etc.



M. D. Souza

Di. Souza

Di. Souza
 Director and Secretary
 Di. Souza & Co. Private Limited

4. The VENDORS covenant that in case any defect is found in the title of the VENDORS to the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.

5. That the VENDORS hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

6. That VENDOR do hereby assure the PURCHASER that the SAID PROPERTY hereby sold by the VENDORS is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said property by way of sale.



M. Louza

[Signature]

Ishum Estate Private Limited
[Signature]
Authorized Signatory

7. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.
8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.
9. That in case of increase in area of the said property is found on loco at any time in future on resurvey, then the same shall exclusively owned and possessed and enjoyed by the Purchaser and the Purchaser shall be free and open to carry out the resurvey from the concerned authorities in his favor and the VENDORS, or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.
10. The VENDORS and the PURCHASER hereby declare that the SAID PROPERTY in transaction



M. D. ...

[Signature]

[Signature]
Authorized Signatory

... Estate Private Limited

does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

11. The price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 20,00,000/- (Rupees Twenty Lakhs Only)** has been affixed herewith.

SCHEDULE

(SAID PROPERTY)

ALL THAT Property known as an 'Kupechem Bhat' also known as 'Kupenche Bhat' alias 'Horta' alias 'Kuvlechem Bhat', described under No. 2150 at folios two hundred seventy three reverse of book B old and not enrolled in Land Revenue Office and presently surveyed under No. 24/1 admeasuring 4350 sq. mts and situated at Pomburpa, Olaulim, Bardez Goa, within the jurisdiction of the village Panchayat of Olaulim, Sub- District and Taluka Bardez, District North Goa and state of Goa and is bounded as under :-

Towards the North :- By the boundary of Village Aldona;

Towards the South:- By the Road;

Towards the East :- By the property bearing Sy No. 24/2, village Olaulim;

Towards the West :- By the property bearing Sy No. 24/4, 24/6 and 24/7 of village Olaulim.

M. Souza

[Signature]

[Signature]
Authorized Signatory



SCHEDULE II
(CONSIDERATION)

RS.4,00,00,000/- (RUPEES FOUR CRORE ONLY)

PAYABLE TO VENDOR 1A	
Total Payable to Vendor 1a	Rs.2,00,00,000/-
Advance Paid to Vendor 1a	Rs. 3,00,000/-
Less TDS deducted @ 1%	Rs. 2,00,000/-
Net Paid on execution of this Deed for Sale	Rs. 1,98,00,000/-

PAYABLE TO VENDOR 1B	
Total Payable to Vendor 1b	Rs.2,00,00,000/-
Less TDS deducted @ 1%	Rs. 2,00,000/-
Net Paid on execution of this Deed for Sale	Rs. 1,98,00,000/-

M. Saunza

[Signature]

Ishom Estate Private Limited











[Signature]
Authorised Signatory



IN WITNESS WHEREOF the parties to these presents have signed and subscribed their respective hands on the 13th day of January of the year Two Thousand and Twenty Three , herein above mentioned.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR NO. **1a**
MRS. MAGDALENE D'SOUZA
alias **MRS. MAGDALENE DSOUZA**



- | | |
|--|--|
| 1.  | 1.  |
| 2.  | 2.  |
| 3.  | 3.  |
| 4.  | 4.  |
| 5.  | 5.  |


M. Souza


D'Souza


Island Estate Private Limited
fulgentere
Authorized Signatory


SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR NO. **1b**
MR. ZESALD OSCAR D'SOUZA




1.  _____

1.  _____

2.  _____

2.  _____

3.  _____

3.  _____

4.  _____

4.  _____

5.  _____

5.  _____

Mosouza

Zesald

Jelgunkar

Johnson Estate Private Limited

Authorized Signatory



SIGNED, SEALED AND DELIVERED
 BY THE WITHIN NAMED PURCHASER
ISHOM ESTATE PVT LTD
 represented by its Director
MRS. NEELAM NAGPAL
MR. AKSHAY CHAUDHARY
 Through Authorized Signatory
MRS. Nikeeta Velguenkar



Velguenkar

1.  _____


1.  _____

2.  _____

2.  _____

3.  _____

3.  _____

4.  _____

4.  _____

5.  _____

5.  _____



M. D. Souza

A. S. D. S.

Ishom Estate Private Limited
Nikeeta Velguenkar
 Authorized Signatory

WITNESSES:-

1. Adv. SAVIO MONTEIRO,
Major aged 32 years, married,
Advocate, Indian National,
Resident of Fetorim Piedade,
Diwar, Tiswadi Goa.



2. Adv. ALISHA POLLE,
Major aged 34 years, married,
Advocate, Indian National,
Resident of Canca Bardez Goa.



M. Souza




Estato Private Limited
Felgueras
Authorized Signatory



Government of Goa
 Directorate of Settlement and Land records
 Survey Plan
 Bardez Taluka, Olavali Village
 Survey No.: 24 , Subdivision No.: 1

Scale 1:2000

Reference No.: REV192222280



This record is computer generated on 07-11-2022 01:16:28. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

Islahin Estate Private Limited
 Authorized Signatory
[Signature]

M. Souza

[Signature]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 13-Jan-2023 10:56:41 am

Document Serial Number :- 2023-BRZ-221

Presented at 10:50:24 am on 13-Jan-2023 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	2000000
2	Registration Fee	1200000
3	Mutation Fees	2000
4	Processing Fee	5100
Total		3207100

Stamp Duty Required :2000000/-



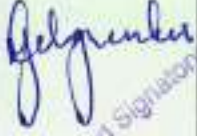
Stamp Duty Paid : 2000000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	NIKEETA VELGUENKAR ,Father Name:YESHWANT VELGUENKAR, Age: 32, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - H.NO. 3-95, MUDDA WADO SALIGAO BARDEZ GOA, Address2 - , PAN No.: [REDACTED]			


Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAGDALANE DSOUZA Alias MRS MAGDALENE DSOUZA , Father Name:Late Caitano Santana Fernandes, Age: 55, Marital Status: Married ,Gender:Female,Occupation: Housewife, HNo 12-3, Punola, Ucassaim, Bardez Goa, PAN No.: [REDACTED]			
2	ZESALD OSCAR DSOUZA , Father Name:Mr Sabino Dsouza, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Service, HNo 12-3, Punola, Ucassaim, Bardez Goa, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	NIKEETA VELGUENKAR , Father Name:YESHWANT VELGUENKAR, Age: 32, Marital Status: ,Gender:Female,Occupation: Advocate, H.NO. 3-95, MUDDA WADO SALIGAO BARDEZ GOA, PAN No.: [REDACTED] , as Power Of Attorney Holder for AKSHAY CHAUDHRY DIRECTOR OF ISHOM ESTATE PVT LTD			 Authorised Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Savio Monteiro, Age: 32, DOB: , Mobile: 9823195247 , Email: , Occupation: Advocate , Marital status : Married , Address: 403403, Fetorim Piedade Diwar Tiswadi Goa, Fetorim Piedade Diwar Tiswadi Goa, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: Alisha Vaman Polle, Age: 34, DOB: , Mobile: 8806401247 , Email: , Occupation: Advocate , Marital status : Married , Address: 403510, H.no. 443 Prerna Nr. Rashtroli Temple Canca Bardez Goa, H.no. 443 Prerna Nr. Rashtroli Temple Canca Bardez Goa, Canca, Bardez, NorthGoa, Goa			


Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-221

Book :- 1 Document

Registration Number :- **BRZ-1-207-2023**

Date : 13-Jan-2023

Arjun

**SUB-REGISTRAR
BARDEZ**

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

Scanned by Lakshada Parab (Deo)

[Signature]



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 13-Jan-2023 10:58:14

Date of Receipt: 13-Jan-2023

Receipt No : 2022-23/9/4877

Serial No. of the Document : 2023-BRZ-221

Nature of, Document : **Conveyance - 22**

Received the following amounts from **NIKEETA VELGUENKAR** for Registration of above Document in Book-1 for the year 2023

Registration Fee	1200000	E-Challan(Online fee)	• Challan Number : 202201011065 • CIN Number : CPACICRGQ7	1200000
Processing Fee	5100	E-Challan(Online fee)	• Challan Number : 202201011065 • CIN Number : CPACICRGQ7	10000
Total Paid	1210000 (Rupees Twelve Lakhs Ten Thousands only)			

Probable date of issue of Registered Document: / /



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 :

Ramnath Naik

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **13-Jan-2023**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar