

For CITIZEN CREDITTM
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CITIZEN CREDIT CO-OP BANK LTD. भारत 28727 NON JUDICIAL
SURVEY NO. 125/2, PLOT NO. 158 152938 MAY 15 2021
NEAR TEEN BUILDING
ALTO, PORVURDA
BARDEZ - GOA - 403522 11:31
D-5/STP(V)/C.A./28/54/2011-60 R.0260000/- PB7147
INDIA STAMP DUTY GOA

Name of Purchaser PSYK INFRA LLP

Reg : - 1274
P Reg : - 8177
Serial : - 1324
dt : - 4/6/2021



DEED OF SALE

THIS DEED OF SALE is made at Panaji,
Tiswadi, Goa, on this 15th day of May, 2021 ;

B E T W E E N

1. Shri. **ANTONIO CAETANO FERNANDES** alias **ANTHONY FERNANDES** alias **TONY FERNANDES**, son of Shri. Jose Joaquim Fernandes, 56 years of age, married, businessman, Indian National, Holder of PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED] and his wife ;

2. Smt. **INDIRA FERNANDES**, daughter of Anthonio Paes, 52 years of age, married, house-wife, Indian National, Holder of PAN Card No. [REDACTED], Aadhar Card No. [REDACTED], Mobile No. [REDACTED] and both residing at House No. 1143, Sengundo Bairro, Santa Cruz, Tiswadi, Goa - 403005, hereinafter jointly referred to as the '**VENDORS**' (which expression shall unless repugnant to the context or meaning thereof mean and include their heirs successors, executors, administrators and assigns) OF THE FIRST PART and this deed is duly presented by Vendor No. 2 Smt. Indira Fernandes on behalf of her husband Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes, Vendor No. 1 vide Power of Attorney dated 15/10/2020, duly executed before the Sub-Registrar of Tiswadi at Panaji, Goa under Serial No. 2020-PNJ-1519 having Registration No. PNJ-POA Register- 49-2020 dated 15-Oct-2020 ;



A N D

3. M/S. PSYK INFRA LLP, a limited liability Partnership Firm having commenced its business from the date of incorporation i.e. 28/03/2019, having LLP Identification No. AAO-6864, PAN Card No. [REDACTED], having its registered office at 502, 5th Floor, Unitech City Centre, Panaji, Tiswadi, Goa - 403001 and represented in this Deed through their Authorized Partner **Shri. KAMLESH YESHWANT KAREKAR**, son of late Shri. Yeshwant Karekar, 35 years of age, Businessman, married, Indian National, residing at House No. 30, 'Radha Krishna Niwas', Ward 5, Gavlim Bhat, Chimbhel, Tiswadi, Goa, Having PAN Card No. [REDACTED], Aadhaar No. [REDACTED], DIN No. 08191518, Mobile No. [REDACTED], Email Id : kamleshkarekar@gmail.com; hereinafter jointly referred to as the '**PURCHASERS**' (which expression shall repugnant to the context of meaning thereof shall mean and include its partners as and when admitted and/or successors in interest, wherever the context or meaning shall so require or permit) **OF THE SECOND PART.**

WHEREAS there exists an immovable property admeasuring about 11,225 sq. mts. and known as '**CUJIRA**' or '**ODLEM CUJIRA**', situated at Village Cujira, within the Village Panchayat limits of Cujira, Taluka of



Tiswadi, District of North Goa, State of Goa, which is described as whole in the Land Revenue Office of Ilhas, Panaji under No. 199 of Book B-3 Old at Page 268 and enrolled in the Matriz Predial No 12 in the Taluka Revenue Office and is presently surveyed under Survey no. 9 Sub-Division No. 3 of the Village Cujira and same is more particularly described in the Schedule-I herein under written and same shall be referred to as the '**SAID ENTIRE PROPERTY**'.

AND WHEREAS the Said Entire Property originally belonged to Shri. Bhicu Fondu Camotim Ghanekar who was married to Smt. Rukmini Ghanekar, both of whom are deceased and that out of their said wedlock they had four children namely (1) Fondu Bhicu Camotim Ghanekar, (2) Keshav Bhicu Camotim Ghanekar, (3) Naguesh Bhicu Camotim Ghanekar and (4) Govind Bhicu Camotim Ghanekar, all of whom are also since deceased.

AND WHEREAS Shri. Fondu Bhicu Camotim Ghanekar was married to Smt. Eshoda Fondu Camotim Ghanekar, both of whom are deceased and that out of their said wedlock they had 3 children namely Shri. Mohan Fondu Camotim Ghanekar, Smt. Shalini Fondu Camotim Ghanekar and Smt. Suxila Fondu Camotim Ghanekar.

AND WHEREAS Shri. Fondu Bhicu Camotim Ghanekar was married in second nuptails to Smt.



Kamlabai Fondu Bhicu Camotim Ghanekar and out of the said second wed-lock they had one child namely Dr. Bhicaji Fondu Camotim Ghanekar.

AND WHEREAS Smt. Shalini Fondu Camotim Ghanekar and Smt. Suxila Fondu Camotim Ghanekar along with their respective husbands have relinquished their respective rights, share and title in the Said Entire Property by executing various Deed of Relinquishment.

AND WHEREAS Shri. Keshav Bhicu Camotim Ghanekar was married to Smt. Hirabai Keshav Camotim Ghanekar and that out their said wed-lock they had six children - 3 sons namely Shri. Venkatesh Keshav Camotim Ghanekar; Shri. Damodar Keshav Camotim Ghanekar; Shri. Dattatray Keshav Camotim Ghanekar and 3 daughters namely Smt. Sunanda Keshav Camotim Ghanekar; Smt. Vasanti Keshav Camotim Ghanekar; Smt. Rekha alias Sumitra Keshav Camotim Ghanekar.

AND WHEREAS all the three daughters namely Smt. Sunanda Keshav Camotim Ghanekar; Smt. Vasanti Keshav Camotim Ghanekar; Smt. Rekha alias Sumitra Keshav Camotim Ghanekar along with their respective husbands have relinquished their respective rights, share and title in the Said Entire Property by executing various Deed of Relinquishment.



AND WHEREAS Shri. Naguesh Bhicu Camotim Ghanekar was married to Smt. Mirabai Naguesh Camotim Ghanekar and that out of their said wedlock they had 4 children namely Shri. Vinay alias Ranu Naguesh Camotim Ghanekar, Smt. Lata Naguesh Camotim Ghanekar, Smt. Sudha Naguesh Camotim Ghanekar and Smt. Geeta Naguesh Camotim Ghanekar.

AND WHEREAS all the three daughters namely Smt. Smt. Lata Naguesh Camotim Ghanekar, Smt. Sudha Naguesh Camotim Ghanekar and Smt. Geeta Naguesh Camotim Ghanekar along with their respective husbands have relinquished their respective rights, share and title in the Said Entire Property by executing appropriate Deed of Relinquishment.

AND WHEREAS Shri. Govind Bhicu Camotim Ghanekar was married to Smt. Prembai Govind Camotim Ghanekar and that out of their said wedlock they had 3 children namely Shri. Gurumath Govind Camotim Ghanekar, Smt. Jyoti Govind Camotim Ghanekar and Smt. Sheila Govind Naguesh Camotim Ghanekar.

AND WHEREAS the two daughters namely Smt. Jyoti Govind Camotim Ghanekar and Smt. Sheila Govind Naguesh Camotim Ghanekar along with their respective husbands have relinquished their respective rights, share



and title in the Said Entire Property by executing appropriate Deed of Relinquishment.

AND WHEREAS there was an amicable partition by mutual understanding between the above parties whereby Southern Part of the Said Entire Property to the extent of 5193 sq. mts was being enjoyed and possessed exclusively by Dr. Mohan Fondu Camotim Ghanekar and Dr. Bhicaji Fondu Camotim Ghanekar.

AND WHEREAS by a Deed of Partition dated 24/August/1992, executed between Dr. Mohan Fondu Camotim Ghanekar and Dr. Bhicaji Fondu Camotim Ghanekar, which is duly registered in the Office of the Sub Registrar of Ilhas at Panaji, Goa under Registration No. 102/93 filed in the Book No. 1 Volume 210, wherein Dr. Mohan Fondu Camotim Ghanekar and Dr. Bhicaji Fondu Camotim Ghanekar partitioned the Southern Part of the Said Entire Property into 2 portions namely Portion "A" being allotted to Dr. Bhicaji Fondu Camotim Ghanekar admeasuring an area of 2597 sq. mts. and Portion "B" admeasuring an area of 2597 sq. mts. being allotted to Dr. Mohan Fondu Camotim Ghanekar.

AND WHEREAS by another Deed of Partition dated 16/October/2008, which is duly registered before the Sub Registrar of Ilhas at Panaji, Goa under Registration No. 3071 at Pages 44 to 90 Book I Volume 2021 dated







24/10/2008, the same shall hereinafter be referred to as the "Said Deed of Partition", wherein remaining and the balance area of the Said Entire Property with the consent of Dr. Bhicaji Fondu Camotim Ghanekar married to Sunanda Bhicaji Camotim Ghanekar and Dr. Mohan Fondu Camotim Ghanekar married to Smt. Suhasini Mohan Camotim Ghanekar were partitioned and sub divided amongst the remaining legal heirs.

AND WHEREAS by the Said Deed of Partition, the Plot "C" admeasuring 1499 sq. mts. situated on the Eastern side of the Said Entire Property was further sub divided into three parts namely Plot C-1, Plot C-2 and Plot C-3 and accordingly Plot C-1 admeasuring 500 sq. mts. was allotted to ~~Shri~~ Shri Venkatesh Keshav Camotim Ghanekar ; Plot C-2 admeasuring 499.50 sq. mts. was allotted to Shri. Damodar Keshav Camotim Ghanekar and lastly Plot C-3 admeasuring 499.50 sq. mts. was allotted to Shri. Dattaray Keshav Camotim Ghanekar and his wife Smt. Poornima Dattatray Camotim Ghanekar.

AND WHEREAS by the Said Deed of Partition, the Plot "D" admeasuring 1499 sq. mts. situated on the North Eastern side of the Said Entire Property was allotted to Shri. Vinay alias Ranu Naguesh Camotim Ghanekar.

AND WHEREAS by the Said Deed of Partition, the Plot "E" admeasuring 1499 sq. mts. situated on the West



Northern side of the Said Entire Property was allotted to Shri. Gurunath Govind Camotim Ghanekar and his wife Smt. Geeta Govind Camotim Ghanekar.

AND WHEREAS Dr. Mohan Fondu Camotim Ghanekar and his wife Smt. Suhasini Mohan Camotim Ghanekar sold their entire right, share and title in Said Plot B admeasuring 2597 sq. mts. to the Vendor No. 1 by a Deed of Sale dated 11/January/2010, which is duly registered before the Sub Registrar of Ilhas at Panaji, Goa under Registration No. 148 at Pages 444 to 457 Book No. I Volume 2178 dated 13/1/2010 and the Said Plot B is more particularly described in the Schedule-II herein under written and same shall be referred to as the '**SAID PLOT B**'.

AND WHEREAS Shri. Damodar Keshav Camotim Ghanekar sold the Said Plot C-2 admeasuring 499.50 sq. mts. to the Vendor No. 1 by a Deed of Sale dated 28/March/2011, which is duly registered before the Sub Registrar of Ilhas/Tiswadi at Panaji, Goa under Registration No. PNJ-BK1-00836-2011 CD Number PNJD7 on date 28-03-2011 and the Said Plot C-2 is more particularly described in the Schedule-III herein under written and same shall be referred to as the '**SAID PLOT C-2**'.

AND WHEREAS Shri. Dattatray Keshav Camotim Ghanekar and his wife Smt. Poornima Dattatray Camotim







Ghanekar sold the Said Plot C-3 admeasuring 499.50 sq. mts. to the Vendor No. 1 by a Deed of Sale dated 28/March/2011, which is duly registered before the Sub Registrar of Ilhas/Tiswadi at Panaji, Goa under Registration No. PNJ-BK1-00837-2011 CD Number PNJD7 on date 28-03-2011 and the Said Plot C-3 is more particularly described in the Schedule-IV herein under written and same shall be referred to as the '**SAID PLOT C-3**'.

AND WHEREAS vide Deed of Rectification dated 16/March/2016, which is duly registered before the Sub Registrar of Ilhas/Tiswadi at Panaji, Goa under Registration No. PNJ-BK1-00630-2016 CD Number PNJD15 on date 18-03-2016, executed between Shri. Dattatray Keshav Camotim Ghanekar and his wife Smt. Poornima Dattatray Camotim Ghanekar and the Vendor No. 1, the Plan enclosed to the Principle Deed of Sale dated 11/January/2010, and the area of the Said Plot No. B was duly rectified to be 2364 sq. mts. as against the area of 2597 sq. mts. as mentioned in the Deed of Sale Deed of Sale dated 11/January/2010.

AND WHEREAS Vendor No. 1 thereafter developed a part of the Said Entire Property admeasuring bearing Survey no. 9 Sub-Division no. 3 of Village Cujira of Tiswadi Taluka and obtained Conversion Sanad for the Entire Said Property admeasuring 4447 sq. mts. from the Office of the

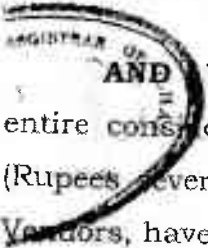
Collector, North Goa District, Panaji, vide letter under Reference No. RB/CNV/TIS/AC-II/31/2012 dated 4/5/2013 on the basis of approved Conversion Report No. TIS/7626/CUJ/TCP/13/117 dated 18/1/2013, issued by the Town and Country Planning Department and accordingly the change of use of land came to be approved as per law.

AND WHEREAS the Vendors have amalgamated a part of Plot B (Part) admeasuring an area of 413.40 sq. mts., of part of Plot C-2 (Part) admeasuring an area of 310 sq. mts and a part of Plot C-3 (Part) admeasuring an area of 30.50 which are totally admeasuring 753.90 sq. mts. and the Said Amalgamated Plot is more particularly described in Schedule -V herein under written and is delineated in red colour and the Said Amalgamated part of Plot B(Part), Plot C-2 (Part) and Plot C-3 (Part) shall hereinafter be jointly referred to as the '**SAID PLOT**'.

AND WHEREAS the Town and Country Planning Department, Tiswadi Taluka Office, Panaji has issued a No Objection Certificate to the Vendors vide Reference No. TIS/555/49(6)/MOP/TCP/2021/743 dated 23/4/2021, for executing a Deed of Sale of the Said Plot admeasuring an area of 753.90 sq. mts. out the Said Amalgamated Plot in the Said Entire Property bearing Survey No. 9 of Sub Div. No. 3 of Village Cujira and which also describes that the Said Plot falls in the '**Settlement Zone**'.

AND WHEREAS Vendor No. 2 Smt. Indira Fernandes, acquired the right in the Said Plot by virtue of marriage with her husband Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes, Vendor No. 1 under the Regime of Communion of Assets as applicable in the State of Goa and therefore both of them became the owners in equal shares of the Said Plot.

AND WHEREAS the Vendors are interested to sell and the Purchaser is interested to purchase from the Vendors the amalgamated Said Plot and more particularly described in the Schedule-V hereunder written and delineated in red color in the plan annexed hereto for a total consideration of ₹ 74,00,000/- (Rupees seventy four lakhs only) which is also its present market value.

 **AND WHEREAS** the Purchasers having paid the entire consideration of the sale price of ₹ 74,00,000/- (Rupees seventy four lakhs only) of the Said Plot to the Vendors, have requested the Vendors to execute a Deed of Sale of the same in their favour and the Vendors have agreed to execute the same on the terms and conditions hereinafter appearing.

NOW THEREFORE THIS DEED
WITNESSES AS UNDER :

1. In pursuance of the said oral Agreement and in consideration of the sum of ₹ 74,00,000/- (Rupees seventy four lakhs only) which has been paid by the Purchaser to the Vendors i.e. (i) a sum of ₹ 25,00,000/- (Rupees twenty five lakhs only) by a cheque bearing No. 256754 dated 25/2/2020, drawn on Canara Bank, Panaji Branch, Panaji, Goa ; (ii) a sum of ₹ 10,00,000/- (Rupees ten lakhs only) by a cheque bearing No. 256755 dated 11/5/2020, drawn on Canara Bank, Panaji Branch, Panaji, Goa and (iii) a sum of ₹ 38,26,000/- (Rupees thirty eight lakhs twenty six thousand only) by a cheque bearing No. 256757 dated 15/5/2021, drawn on Canara Bank, Panaji Branch, Panaji, Goa are paid in favour of Vendors No. 1 (the receipt of which the Vendors do hereby jointly and severally admit and acknowledge) and accordingly ₹ 74,000/- (Rupees seventy four thousand only) being Tax Deducted at Source (TDS) @ 1 % (one) percent on the total consideration under the provisions of Income Tax Act, 1961 has been paid by the Purchasers to the Income Tax Department to the credit of the Permanent Account Number (PAN) of the Vendors equally forthwith and the payment challan/receipt in respect thereof has been handed over to the Vendors on the date of execution of this deed, the Vendors as the lawful and exclusive owners, do hereby grant, convey, assure and transfer by way of sale unto the Purchasers the Said Plot described in detail in the Schedule- V hereunder



written and shown delineated in red colour in the plan annexed hereto AND ALL THE estate, right, title, interest, claim, demand, inheritance, use or trust whatsoever both at law and in equity of the Vendors or their predecessors-in-title unto, upon or out of the Said Plot and every part thereof and all deeds, writings, documents and evidences of title which in any ways relate to the Said Plot or any part or parcel thereof and which now or hereafter shall or may be in the custody, power or possession of the Vendors or any person from whom the Vendors can or may procure the same, TO HAVE AND TO HOLD all and singular the Said Plot and every part thereof hereby granted, conveyed, assured and transferred by way of sale or expressed or intended ~~so to be~~ with their rights, members and appurtenances unto ~~and to~~ the use and benefit of the Purchaser forever as ~~absolute~~ owner as are normally conveyed in such sales, subject to the payment by the Purchaser of all taxes, rates, rents, dues, duties and fees now payable or hereafter to become payable to the State Government or Panchayat or any other local, public or other authority or body.

2. The Vendors do hereby covenant with the Purchasers, that notwithstanding any act, deed or thing whatsoever by the Vendors or by any of their predecessors-in-title or ancestors, made, done, executed or knowingly suffered to the contrary the Vendors had at all material times heretofore and now have good right, full power

and absolute authority and indefeasible title to grant, convey, ~~assure~~ and transfer by way of sale the Said Plot hereby sold or expressed or intended to be sold unto and to the use of the Purchasers in the manner aforesaid.

3. The Purchasers shall and may from time to time and at all times ~~hereinafter~~ peaceably and quietly enter upon, own, hold, occupy, possess and enjoy the Said Plot and every part thereof and receive the rents, issues and profits thereof for his own use and benefit without any interruption, claim and demand whatsoever from or by the Vendors or any persons ~~claiming~~ from, under or in trust for them or in any of their predecessors-in-title.

AND THAT freely and clearly absolutely acquitted, exonerated and released or otherwise at the cost of the Vendors well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, title, claims, charges, liens, debts, attachments and encumbrances whatsoever either already or to be hereafter had, made, occasioned or suffered by the Vendors or any of their predecessors-in-title or ancestors or any person or persons lawfully or equitably claiming as aforesaid.



AND THAT if for any defect in the title of the Vendors or their predecessors-in-title, the Purchasers or their successors-in-title, heirs, executors, administrators, assigns, legal representatives, nominees and transferees are at any time dispossessed of any part or whole of the Said Plot, then the Vendors undertake to compensate the Purchaser for the price paid for the Said Plot and other expenses incurred in respect of the same by virtue of this deed.

AND FURTHER THAT the Vendors and all persons claiming through them or from their predecessors-in-title shall and will from time to time and at all times hereafter at the request and cost of the Purchasers or their successors-in-title or nominees do and execute all such acts, deeds and things whatsoever for further, better and more perfectly assuring the Said Plot and every part thereof unto and to the use of the Purchasers according to the true intent and meaning of this deed as shall be or may be reasonably required.

4. It is agreed by the Vendors and the Purchasers that, the Government of Goa had acquired an area belonging to the Vendors in the Said Property and the Vendors herein have not claimed compensation towards the said

acquisition from the Government of Goa and the Vendors hereby give the entire right to the Purchasers to claim F.A.R. towards the said acquired road in respect of the Said Plot hereby sold by them in favour of the Purchasers herein.

5. That the Vendors hereby declare that they have no objection for the Purchasers effecting Mutation Entry in respect of the Said Plot in the Records of Right/Survey Records and subsequent partition of his holdings without any notice to the Vendors.

6. The Vendor No. 2 Smt. Indira Fernandes, has no objection of whatsoever nature, if the above cheques are drawn in favour of her husband Shri. Antonio Caetano Fernandes alias Anthony Fernandes alias Tony Fernandes, Vendor No. 1.

7. The total consideration of the Said Plot hereby sold is ₹ 74,00,000/- (Rupees seventy-four lakhs only) for this Deed and which is also its present market value the consideration and accordingly a Stamp Duty of ₹ 2,60,000/- (Rupees two lakhs sixty thousand only) is paid by the Purchasers.



SCHEDULE - I HEREINABOVE REFERRED TO
(Description of the 'SAID ENTIRE PROPERTY')

ALL THAT IMMOVABLE PROPERTY immovable property admeasuring about 11,225 sq. mts. and known as '**CUJIRA**' or '**ODLEM CUJIRA**', situated at Village Cujira, within the Village Panchayat limits of Cujira, Taluka of Tiswadi, District of North Goa, State of Goa, which is described as whole in the Land Revenue Office of Ilhas, Panaji under No. 199 of Book B-3 Old at Page 268 and enrolled in the Matriz Predial No 12 in the Taluka Revenue Office and is presently surveyed under Survey no. 9 Sub-Division No. 3 of the Village Cujira and the same is bounded as follows :-

Towards the North : By remaining part of the same Property surveyed under Survey No. 9/3 of Village Cujira;

Towards the South : By a 6 meters wide road and land surveyed under Survey No. 7/1 and 8/1 of Village Cujira;

Towards the East : By land surveyed under Survey No. 3/5 and 7/1 of Village Cujira ;

Towards the West : By Water drain and remaining part of the Property surveyed under Survey No. 9/3 of Village Cujira;



SCHEDULE - II HEREINABOVE REFERRED TO
(Description of the 'SAID PLOT 'B')

ALL THAT Plot of Land bearing Plot 'B' admeasuring 2363 sq. mts. forming a part and parcel of the Said Entire Property which is more particularly described in the Schedule-I herein and through which there is a proposed 6 metres wide Road passing in the North to South direction and the Said Plot 'B' and the same is bounded as under :-

Towards the North : By Plots 'C' and 'D' of the Said Entire Property ;

Towards the South : By a 6 meters wide road and land surveyed under Survey No. 7/1 and 8/1 of Village Cujira;

 Towards the East : By land surveyed under Survey No. 3/5 and 7/1 of Village Cujira ;

Towards the West : By Plot 'A' of the Said Entire Property ;

SCHEDULE - III HEREINABOVE REFERRED TO
(Description of the 'SAID PLOT 'C-2')

ALL THAT Plot of Land bearing Plot 'C-2' admeasuring 499.50 sq. mts. forming a part and parcel of the Said Entire Property which is more particularly described in the Schedule-I herein and the Said Plot 'C-2' is bounded as under :-







Towards the North: By Property bearing Survey Nos. 9/6,
9/7 and 9/8 of Village Cujira;

Towards the South: By Plot 'B' of the Said Entire Property;

Towards the East: By Plot 'C-1' of the Said Entire Property;

Towards the West: By Plot 'C-3' of the Said Entire Property;

SCHEDULE - III HEREINABOVE REFERRED TO
(Description of the 'SAID PLOT 'C-3')

ALL THAT Plot of Land bearing Plot 'C-3'
admeasuring 499.50 sq. mts. forming a part and parcel of
the Said Entire Property which is more particularly
described in the Schedule-I herein and the Said Plot 'C-3'
is bounded as under :-

Towards the North: By Property bearing Survey Nos. 9/5,
and 9/6 of Village Cujira of Taluka
Tiswadi ;

Towards the South: By Plot 'B' of the Said Entire Property ;

Towards the East: By Plot 'C-2' of the Said Entire Property;

Towards the West: By Plot 'D' of the Said Entire Property;



SCHEDULE - V HEREINABOVE REFERRED TO
Description of the 'SAID PLOT'
hereby sold by the Vendors to the Purchasers

ALL THAT Plot of admeasuring an area of **753.90 sq. mts.** and which is forming a part of the bigger property known as known as '**CUJIRA**' or '**ODLEM CUJIRA**', situated at Village Cujira, within the Village Panchayat limits of Cujira, Taluka of Tiswadi, District of North Goa, State of Goa, which is described as whole in the Land Revenue Office of Ilhas, Panaji under No. 199 of Book B-3 Old at Page 268 and enrolled in the Matriz Predial No 12 in the Taluka Revenue Office and is presently surveyed under Survey no. 9 Sub-Division No. 3 of the Village Cujira and the same is bounded as follows :-



Towards the North: By Property bearing Survey Nos. 9/6 and 9/7 of Village Cujira of Tiswadi Taluka ;

Towards the South: By a Public Road ;

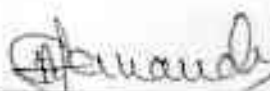
Towards the East : By Property bearing Survey Nos. 9/3-A of Village Cujira of Tiswadi Taluka ;

Towards the West: By reaming part of the same Property Survey Nos. 9/3 of Village Cujira of Tiswadi Taluka ;

IN WITNESS WHEREOF the parties hereto have set their respective hands on the day, month, year and the place hereinabove written in the presence of the witnesses.

SIGNED AND DELIVERED
BY THE WITHINNAMED
VENDORS

1.


ANTONIO CAETANO FERNANDES PHOTOGRAPH
alias **ANTHONY FERNANDES**
alias **TONY FERNANDES.**




L. H. FINGER PRINTS OF ANTONIO CAETANO
FERNANDES alias ANTHONY FERNANDES alias TONY
FERNANDES.


R. H. FINGER PRINTS OF ANTONIO CAETANO
FERNANDES alias ANTHONY FERNANDES alias TONY
FERNANDES.







2.

Sherman

INDIRA FERNANDES



PHOTOGRAPH



L.H. FINGER PRINTS OF INDIRA FERNANDES.



R. H. FINGER PRINTS OF INDIRA FERNANDES.

di/da

Sherman

Sherman

SIGNED AND DELIVERED
BY THE WITHINNAMED
PURCHASERS M/S. PSYK INFRA
LLP RESPRESENTED BY ITS
AUTHORISED PARTNER.

For PSYK Infra LLP

[Signature]
Designated Partner



[Signature]

3. KAMLESH YESHWANT KAREKAR PHOTOGRAPH.



L. H. F. P. OF KAMLESH YESHWANT KAREKAR.



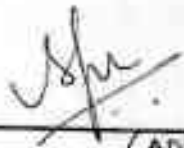
R. H. F. P. OF KAMLESH YESHWANT KAREKAR.

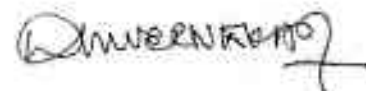
[Signature]

[Signature]

[Signature]

IN THE PRESENCE OF :

1. 
(ADV. S. NAGNOLKAR)

2. Deepak Vernekar 



Amender





Document Serial No:-2021-PNJ-1324

Book :- 1 Document
Registration Number :- PNJ-1-1274-2021
Date :- 04-Jun-2021


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



Receipt

Original Copy

FORM T- RECEIPT FOR FEE RECEIVED
Office of the Civil Registrar-cum-Sub Registrar, Tiswadi
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 04-Jun-2021 10:56:26

Date of Receipt: 04-Jun-2021

Receipt No : 2021-22/4/407

Serial No. of the Document : 2021-PN-1324

Nature of Document : **Conveyance - 22**

Received the following amounts from **KAMLESH YESHWANT KAREKAR AS AUTHORISED PARTNER OF PSYK INFRA LLP** for Registration of above Document in Book-1 for the year 2021

Registration Fee	185000	E-Challan	* Challan Number : 202100494069 * CIN Number : CPAAVJPWH2	185000
Processing Fee	650	E-Challan	* Challan Number : 202100494069 * CIN Number : CPAAVJPWH2	800
Total Paid	185800 (Rupees One Lakh Eighty Five Thousands Eight Hundred only)			

Probable date of issue of Registered Document: 1 /

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 :

ADV. SWARNIL NASHOLKAR /
ADV. AKSHAY SHIRODAR

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 **04-Jun-2021**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar