



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Goa

e-Stamp

Certificate No. : IN-GA00011914119711X
 Certificate Issued Date : 15-Apr-2025 04:17 PM
 Account Reference : NONACC (SV)/ ga20001604/ QUEPEM/ GA-SGA
 Unique Doc. Reference : SUBIN-GAGA2000160400019747043816X
 Purchased by : MS CHANDRAKANTA CONSTRUCTIONS
 Description of Document : Article 5 Agreement or its records or memorandum of an agreement
 Property Description : PLOT OF LAND AREA 546 AQ.MTS, SUY NO.125/3^A, VILLAGE SANGUEM, SANGUEM GOA
 Consideration Price (Rs.) : 6,00,600
 (Six Lakh Six Hundred only)
 First Party : HERAMB SHANTARAM KARPE
 Second Party : MS CHANDRAKANTA CONSTRUCTIONS
 Stamp Duty Paid By : MS CHANDRAKANTA CONSTRUCTIONS
 Stamp Duty Amount(Rs.) : 17,500
 (Seventeen Thousand Five Hundred only)



Please write or type below this line

IN-GA00011914119711X

101/2025

Agreement for sale

HKarpe

Sharf

PF 0000176718

Statutory Alert:

1. The authenticity of this Stamp Certificate issued by e-stamp is verified at www.shriestamp.com or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.

This Agreement for Development and Sale is executed at
Sanguem - Goa on this 15th day of April of the year 2025.
(15-04/2025)

[Signature]

BETWEEN

1. MR HERAMB SHANTARAM KARPE, son of late Shri Shantaram Karpe, aged 48 yrs, married, service, holding Pan Card No.AGRPK7260P, Aadhar Card No.8572 6517 4114 & Mobile No.9766659220 and his wife;
2. MRS HARSHITA HERAMB KARPE, wife of Mr. Heramb Karpe, aged 45 yrs, married, service, holding Pan Card No.ELGPK6995F, Aadhar Card No.7138 9496 9512 & Mobile No. 9766659220, both Indian Nationals and residents of H. No.11/1, Near Paikamaan Temple, Bazaar Wada, Sanguem - Goa 403704, hereinafter referred to as "LAND OWNERS" (which expression unless repugnant to the context or meaning thereof shall include their heirs, legal representatives, administrators, executors and assigns) of the FIRST PART.

AND

M/S. CHANDRAKANTA CONSTRUCTIONS, a Partnership Firm registered before the Registrar of Firms under no.197 dated 21st September 2005, having its principal place of business at Bepquegal, Curchorem - Goa, holding Pan Card No.AAFFC1021Q, represented herein by its Partner MR. SAMEER CHANDRAKANT NAIK, son of late Shri Chandrakant Naik, aged 46 yrs, married, business, holding Aadhar Card No.3290 6772 5334 & Mobile No.9822129931, Indian National & resident of Kanta Apartments, Bepquegal, Curchorem - Goa 403706, hereinafter referred to as "THE BUILDERS" (which expression unless repugnant to the context or meaning thereof shall include their successors in interest, heirs,

[Signature: HKarpe]

[Signature: Sameer]



legal representatives, administrators, executors and assigns) of the SECOND PART.

WHEREAS the LAND OWNER NO. 1 is represented in this Agreement by his duly constituted Power of Attorney the LAND OWNER NO. 2 vide General Power of Attorney dated 12/05/2022 duly executed and registered under no.766/2022 dated 12/05/2022 before Notary Tushar Vinayak Karmalkar, State of Goa.



AND WHEREAS there exists a Landed Property known as "OHEABAGA" or "AAIAMOLO" situated at Cotto, within jurisdiction of Sanguem Municipal Council, Taluka and Sub-District of Sanguem, District of South Goa, State of Goa, described in the former Land Registration Office at Quepem under no.20728 at folio 66 of Book No B-56, not enrolled in the Taluka Revenue Office of Sanguem and surveyed under no.125/3 of Village Sanguem and bounded:

On the East : By partly by river, road and survey no.125/2

On the West: By road and partly by reserved Plot B within
the said property

On the North: By partly road and partly by survey no.125/1

On the South: By survey no.126/1.

Herein after referred to as "The Said Property"

AND WHEREAS the said property was purchased by Xantabai Gonsu Naique alias Xanta Gonsu Forgento alias Shantul G. Kakodkar from its owner Kamala Raje Wadiar by virtue of Deed of Sale and Acquittance dated 11/10/1940 recorded at folio 78 verse onwards in the Notarial Book No.350 of the Notary Jeronimo Salvador Constantino Socrates Da Costa with office at, Afonso de Albuquerque Road, Ilhas.

AND WHEREAS Xantabai Gonsu Naique alias Xanta Gonsu Forgento alias Shantul G. Kakodkar expired leaving behind her sole and universal heir namely Vassundara Cacodkar alias Sarita Vasant Fatarpekar alias Sarita Fatarpekar.

AND WHEREAS Vassundara Cacodkar alias Sarita Vasant Fatarpekar alias Sarita Fatarpekar was married to Vasant Fatarpekar who expired leaving behind his only son namely Pravin Fatarpekar married to Madhavi Pravin Fatarpekar.

AND WHEREAS Pravin Fatarpekar expired leaving behind as his sole and universal heir Mr. Chirag Fatarpekar (son) and Smt Madhavi Pravin Fatarpekar as moiety sharer.

AND WHEREAS the LAND OWNERS acquired right, title & interest in the Plot No. 9 admeasuring an area of 282.55 sq. mts., being part of the said property surveyed under no.125/3 of Village Sanguem Taluka Sanguem by virtue Deed of Sale dated 19/09/2017 duly registered under Book - 1 Document Registration Number SGM-BK1-00409-2017 CD Number SGMD5 on Date 20-09-2017 in the Office of the Sub Registrar, Sanguem - Goa.

AND WHEREAS the LAND OWNERS acquired right, title & interest in the Plot No. 2 admeasuring an area of 264.73 sq. mts., being part of the said property surveyed under no.125/3 of Village Sanguem Taluka Sanguem by virtue Deed of Sale dated 26/11/2019 duly registered under Book - 1 Document Registration Number SGM-1-201-2019 Date: 11-Dec-2019 in the Office of the Sub Registrar, Sanguem - Goa.

AND WHEREAS pursuant to the partition of holdings, Plot No. 9 admeasuring an area of 282 sq. mts., was surveyed under no.125/3-A of Village Sanguem Taluka Sanguem and

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Plot No. 2 admeasuring an area of 264 sq. mts., was surveyed under no.125/3-D of Village Sanguem Taluka Sanguem.

AND WHEREAS the area admeasuring 264 sq. mts. surveyed under no.125/3-D of Village Sanguem Taluka Sanguem was amalgamated with area admeasuring 282 sq. mts., surveyed under no.125/3-A of Village Sanguem Taluka Sanguem and the newly formed amalgamated land holding is bearing survey no.125/3-A admeasuring an area of 546 sq. mts. hereinafter referred to as "The Said Plot" and more particularly described in Schedule I herein below mentioned.

AND WHEREAS the name of the LAND OWNER NO 1 is recorded in the occupant column of Survey no 125/3-A of Village Sanguem, Taluka Sanguem.

AND WHEREAS the BUILDERS have approached the LAND OWNERS with proposal to develop the said plot and to execute Agreement with the BUILDERS to enable them to develop the said plot by constructing a multi storied building and to sell the built up area in the said multi storied building.

AND WHEREAS the BUILDERS have agreed to allot super built up area to the LAND OWNERS as per the specifications which is more particularly described in Schedule - II & III respectively herein below mentioned

AND WHEREAS after allotment of the super built up area to the LAND OWNERS along with proportionate undivided share in the land corresponding to the said super built up area, it is agreed by the LAND OWNERS that remaining super built up area of the said plot shall be exclusively owned and possessed by the BUILDERS herein and accordingly the BUILDERS herein are entitled to sell the said super built up area along with proportionate undivided share in the land corresponding to the said super built up area



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to any third party of the choice of the BUILDERS or to retain himself the said super built up area.

AND WHEREAS the LAND OWNERS have accepted the proposal of the BUILDERS on the terms and condition setout herein

NOW THIS AGREEMENT FOR DEVELOPMENT AND SALE WITNESSETH AS UNDER:

1. That the LAND OWNERS herein have agreed to convey and transfer the said plot to the BUILDERS for the purpose of development of the said plot by constructing multi storied building to be built by the BUILDERS entirely at their own costs and expenses on the said plot which shall be named as "KANTA'S SHREE PAIK".
2. That in consideration of transfer of the said plot the BUILDERS have agreed to allot super built up area to the LAND OWNERS as described in Schedule - II here in below mentioned in exchange of price of the said plot which is agreed for Rs.6,00,600/- (Rupees Six Lakhs Six Hundred Only).
3. The LAND OWNERS herein have agreed to transfer the said plot by executing Deed of Sale/Conveyance in favor of BUILDERS after receipt of the occupancy certificate from Sanguem Municipal Council and at the time of giving possession of the allotment of super built up area in favor of the LAND OWNERS as described in Schedule - II here in below mentioned.
4. That LAND OWNERS accordingly have also agreed to execute Irrevocable Power of Attorney in favor of the BUILDERS for acquiring absolute right over the said plot and to transfer the super built up area in favor of the prospective purchasers of the said proposed



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building excluding the super built up area allotted to the LAND OWNERS herein.

5. That the aforesaid Irrevocable Power of Attorney shall be valid till transfer of the allotted super built up area in favor of the prospective purchasers of the said proposed building by the BUILDERS and execution of Deed of Exchange between the parties.
6. That in case if society is formed then the BUILDERS shall be entitled to execute Deed of Conveyance or any other document in respect of the said plot to convey and transfer the said plot in favor of the society or association on the strength of Irrevocable Power of Attorney executed by the LAND OWNERS.
7. The LAND OWNERS are free to sell the super built up area allotted to them as per Schedule - II here in below mentioned to any prospective purchasers of their choice along with corresponding right to the land in the said plot. Likewise the BUILDERS are free to sell their super built up area to any prospective purchasers of their choice along with corresponding right to the land in the said plot by entering into Agreement for Construction & Sale/Agreement for Sale and/or signing as a consenting party to the Deed of Mortgage if the Prospective Purchaser desires to avail loan from any banks or financial institutions.
8. The LAND OWNERS have assured to the BUILDERS that the LAND OWNERS are fully entitled to enter into this Agreement with the BUILDERS and the LAND OWNERS have full right and authority to sign, execute any Agreement for Development & Sale or to transfer the entire right, title and interest in the said plot to the BUILDERS herein and the LAND OWNERS have not entered into any Agreement with third party in respect of the said plot and further the LAND OWNERS have not mortgaged, charged or created any encumbrances in or over the said plot or



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any part thereof and also have not done any act, deeds, matters and things whereby the development of the said plot may be prevented or affected in any manner whatsoever.

9. The LAND OWNERS have accordingly transferred entire right, interest and possession of the said plot to the BUILDERS as on today and the BUILDERS are free to develop the said plot by construction of multi storied building as stated herein above.
10. That the BUILDERS are accordingly entitled to submit plan/s of the building/s to the respective authorities for the approval by consuming maximum FAR available to the said plot and accordingly is entitled to demolish existing structure/s and built temporary structure/s over the said plot for the purpose of proceeding with new construction over the said plot.
11. That the LAND OWNERS declare that the LAND OWNERS have clear and marketable title over the said plot and in case if it is found that the title is defective and there are more heirs and if at any time dispute of heir ship arises then it is entire responsibility of the LAND OWNERS to settle the same at their own cost within a period of three months from the date of dispute and if it cannot be settled then the BUILDERS are entitled for refunds, reasonable compensation for damages and other expenditure incurred by the BUILDERS.
12. The LAND OWNERS declare that the LAND OWNERS have not executed any Agreement in favor of any other person or persons in respect of the said plot nor the LAND OWNERS have created any third party interest in respect of the said plot and in case if the BUILDERS find that there is any other Agreement or transfer of right and interest by the LAND OWNERS to any third party before execution of this



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Agreement then the LAND OWNERS shall be liable to compensate the BUILDERS.

13. It is expressly made clear that the LAND OWNERS are not liable to contribute any amount for the construction of the building/s and same is exclusive responsibility of the BUILDERS and the LAND OWNERS are entitled to the super built up area of the premises indicated in Schedule - II free of cost and ready for occupation.
14. After the execution of this Agreement the BUILDERS shall be entitled to obtain licenses and other approvals from concerned authorities such as development permission and other approvals required for the construction of multi storied building on the said plot in the name of M/S. CHANDRAKANTA CONSTRUCTION. The LAND OWNERS hereby expressly gives their consent and no objection for the said purpose.
15. The BUILDERS shall be permitted by the LAND OWNERS to enter upon the said plot and carry out any developmental activities therein by engaging Laborers, Engineers, Supervisors, Contractors and Sub-Contractors to do the said work of the development like leveling, filling, digging etc.
16. The LAND OWNERS shall sign all such applications, forms, affidavits, declarations, plans etc as required by the BUILDERS in respect of the said plot immediately after the execution of this Agreement and for the purpose of applying for obtaining license from Sanguem Municipal Council and other approvals required for the said project.
17. The BUILDERS shall be at liberty to allot shops and residential premises in the proposed building and/or enter into any package deal or arrangement for allotment of such premises at such price and on such



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terms and conditions without any intimation to the LAND OWNERS except the proposed super built up area to be allotted to the LAND OWNERS.

18. It is expressly provided that the BUILDERS shall be entitled to create charge, mortgage, encumber or offer as security for any loan, the shops or residential premises in the proposed building upon the completion of construction thereof excluding the super built up area allotted to the LAND OWNERS herein and provided that the LAND OWNERS shall in no event be liable in respect of the repayment of loan for which the premises in the proposed building are charged, mortgaged and/or encumbered as aforesaid.
19. The LAND OWNERS agree with the BUILDERS that the BUILDERS shall be entitled to raise loans or finance from any Banks, Government or Co-operative Banks or any Finance Corporation or any other financial institution or any other authority or body or corporation or any individual without mortgaging the said Development project or in any way encumbering the share of the super built up area to be constructed for the LAND OWNERS along with corresponding right of the LAND OWNERS in the said plot, it is further agreed that the LAND OWNERS shall not in any way be liable to repay such loan or any part thereof by virtue of this Agreement.
20. The BUILDERS shall prepare plan/s of the proposed multi storied building/s & modify or revise the plan/s of the building/s and construct the building/s as per the approved plan/s and sell the same except the super built up area allotted to the LAND OWNERS herein.
21. The LAND OWNERS shall not be liable in any way for any claim from the prospective purchaser of Flats/Shops or other structures in the building/s to be constructed by the BUILDERS in the said plot for compensation or loss for non performance of the



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agreement with such prospective purchaser and it is the exclusive responsibility of the BUILDERS.

22. The LAND OWNERS shall not be liable for any litigation/s and/or order/s of the court for compensation or costs that may be granted by any court arising out of any agreement between the BUILDERS and prospective purchaser of the flats and shops or other structure in the building/s constructed by the BUILDERS in the said plot by virtue of this Agreement and it is sole responsibility of the BUILDERS.
23. That the BUILDERS shall complete the construction of multi storied building within two years from the date of receiving construction license, however this period of two years shall be extended in case of unforeseen circumstances suffered by the BUILDERS on account of shortage of construction materials or any legal hindrance in the activities. Similarly in case any problem occurs by an act of God or any nature of impediment to halt the construction or natural calamities or by any act of Government to stop the construction then the BUILDERS shall not be liable for any damages.
24. In case if there is any objection as regards title to the said plot of the LAND OWNERS then the LAND OWNERS should settle the same at their own costs within a period three months from the date of objection and due to the above problem if construction is delayed then the period of delay should be counted for delivery of possession of the super built up area allotted to the LAND OWNERS.
25. The arrangement of water and electricity for the purpose of construction shall be exclusively at the cost of the BUILDERS.
26. The BUILDERS shall be entitled to enter into separate contract in their own name with the Engineer, Architect, Supervisor, Labour Contractor and other technical person/s and consultant/s for carrying out the



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said development and also entitled to transfer this project to any other third party based on the terms and conditions incorporated in this agreement.

27. The BUILDERS at the time of handing over actual legal possession of the super built up premises to the prospective purchaser including the LAND OWNERS shall execute deed of sale/transfer for handing over possession of the respective premises.
28. Upon transfer of the premises agreed to be transferred, the LAND OWNERS shall as and when called upon by the BUILDERS execute Deed of Conveyance either in favour of Builder or his nominee/s or in favour of co-operative society or company or condominium of the purchasers of premises in the proposed building. All such Deed/s & Agreement/s shall be prepared exclusively by the BUILDERS.
29. That the LAND OWNERS shall also sign and execute a Irrevocable Power of Attorney in favour of the BUILDERS which shall empower and authorize the BUILDERS to do all such acts, deeds and things as are required, necessary or expedient for the purpose of developing the said plot. The Irrevocable Power of Attorney shall form the subject of such Power of Attorney within the meaning of sec.202 of the Indian Contract Act 1872.
30. The BUILDERS herein reserve their right to join other partner/s by forming a legal entity i.e. private limited company or partnership firm for the purpose of development.
31. The BUILDERS shall complete the entire project within two years from the date of obtaining the construction license. In case the BUILDERS fail to complete the said work within two years or after a grace period of another six months or abandon the work for such period, this Agreement shall stand terminated at the discretion of the LAND OWNERS. In case of such termination, the LAND OWNERS shall be sole owners of the said plot with whatever



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construction raised in the said plot by the BUILDERS by that time and the LAND OWNERS shall be entitled to complete the said building/s and sell the same to any purchaser/s of their choice or to purchaser/s with whom any Agreement is found entered at the time of termination by accepting the balance amount due from such purchaser/s. Further in case of such termination the BUILDERS will have no right to claim over the construction raised at the site except for suitable compensation by the LAND OWNERS towards the amount spent by the BUILDERS for construction of the proposed building.

32. That BUILDERS shall be entitled to obtain electricity & water connection to the premises in the proposed building and to register the premise/s for house tax records in the name of the prospective purchaser/s by filing their no objection cum affidavit without intervention of the LAND OWNERS.
33. It is hereby agreed that all expenses incurred by the BUILDERS towards personal documentation of the LAND OWNERS shall be exclusively borne by the LAND OWNERS.
34. The true, fair and actual market value of the said plot is Rs.6,00,600/- (Rupees Six Lakhs Six Hundred Only) and appropriate stamp duty of Rs.17,500/- (Rupees Seventeen Thousand Five Hundred Only) is paid herewith.



SCHEDULE - I

ALL THAT Plot of Land admeasuring an area of 546 sq. mts., being part of the landed property known as "OHEABAGA" or "AAIAMOLO" situated at Cotto, within jurisdiction of Sanguem Municipal Council, Taluka and Sub-District of Sanguem, District of South Goa, State of Goa, described in the former Land Registration Office at Quepem under no.20728 at folio 66 of Book No B-56, not enrolled in the Taluka Revenue Office of Sanguem, surveyed under no.125/3-A of Village Sanguem and bounded:

On the East : By 6.00 mts wide road

On the West: By road

On the North: By 6.00 mts wide road

On the South: By Plot B surveyed under no.125/3

SCHEDULE - II

The super built up area allotted to the Land Owners is as follows:

Land Owners are entitled to one double bedroom Flat on the first floor & one double bedroom Flat on the second floor in the proposed multi storied building.

SCHEDULE - III

Specification of the Flat/s to be allotted to the Land Owners is as follows:

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- In the event the Land Owners desire for specifications other than mentioned hereinabove, than any difference in price of the specifications desired by the Land Owners shall be borne by the Land Owners.

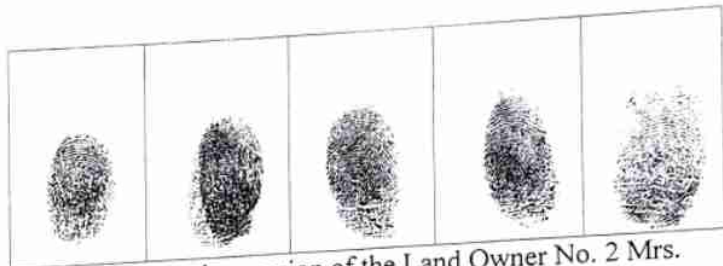
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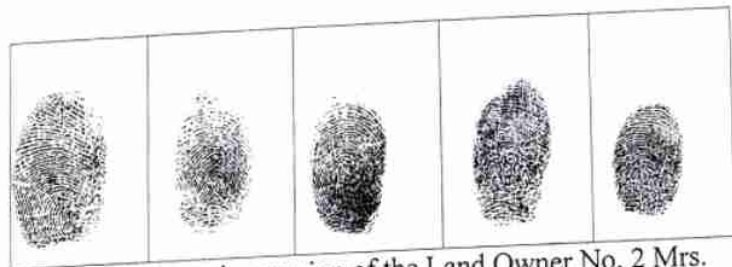
SIGNED AND DELIVERED BY THE)
 WITHIN NAMED LAND OWNER NO 2)
 MRS HARSHITA HERAMB KARPE)
 For self & as Attorney of the
 Land Owner No. 1



H Karpe
 (Mrs. Harshita Heramb Karpe)



Left hand finger impression of the Land Owner No. 2 Mrs.
 Harshita Heramb Karpe



Right hand finger impression of the Land Owner No. 2 Mrs.
 Harshita Heramb Karpe

H Karpe

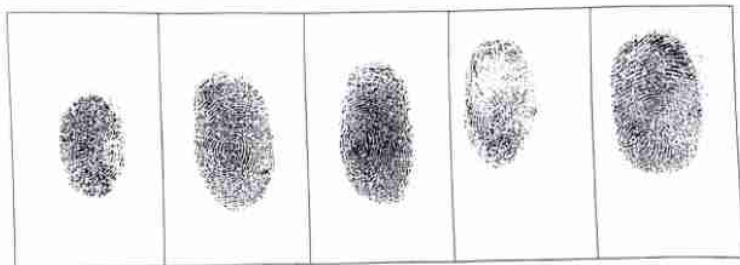
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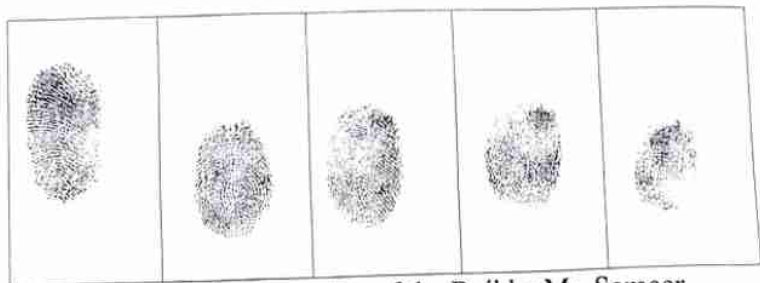
SIGNED AND ACKNOWLEDGED
 BY THE WITHINNAMED
 THE BUILDERS
 M/S. CHANDRAKANTA
 CONSTRUCTIONS
 Represented by its Partner
 Mr. Sameer Chandrakant Naik




 (Mr. Sameer Chandrakant Naik)



Left hand finger impression of the Builder Mr. Sameer Chandrakant Naik



Right hand finger impression of the Builder Mr. Sameer Chandrakant Naik









In presence of Witnesses:

1. Miss Shambhavi Prakash Nadkarni
Resident of H. No.85/A, Bendwada,
Sanguem - Goa 403704
Aadhar Card No.7250 4324 6326
Mobile No.9881886733

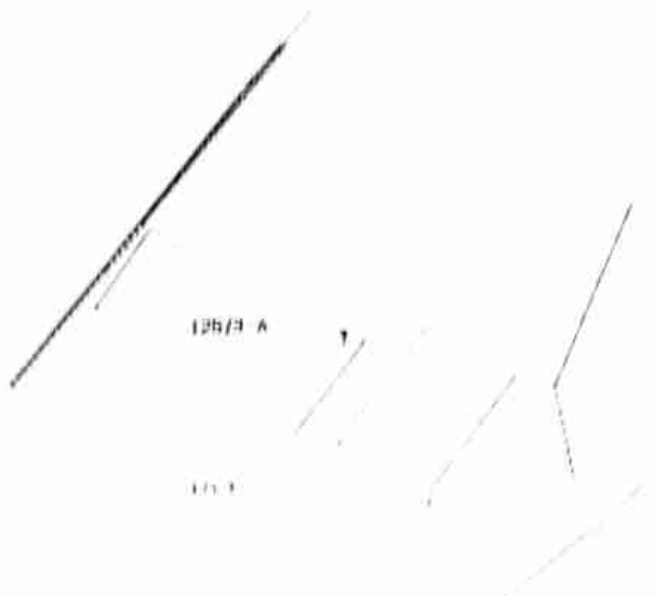
2. Shri Gurudatt Babuli Naik .
Resident of H. No.436b,
Devtewada, Near Sports Complex,
Curchorem - Goa 403706
Aadhar Card No.4132 3721 0490
Mobile No.9860453306



Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Sanguem Taluka, Sanguem Village
Survey No.: 125, Subdivision No.: 3-A

Scale 1:1000

Reference No.: CQUE23-14086-122830



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This record is computer generated on 08-09-2023 10:55:33. 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



Document Registration Summary I

Date :-16-Apr-2025

16/04/2025 11:00:11

- Market Value: ₹491400/-
- Consideration Amount: ₹600600 /-
- Paid Stamp Duty: ₹17500 /-

On Date 16-04-2025 Presented at Office of the
Civil Registrar-cum-Sub Registrar, Sanguem

Signature of Presenter

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

Receipt : 390424

Receipt Date : 16-04-2025

Presenter Name: Sameer Chandrakant Naik

Registration Fee ₹18020

Processing Fee ₹1080

Stamp Duty ₹17500

Total ₹36600

Payment Head	Amount To Be paid	Paid Amount	Balance Amount	Payment Mode	Payer Name	Reference No.	Payment Amount
Stamp Duty	17500	17500	0	E-STAMP	MS CHANDRAKANTA CONSTRUCTIONS	• Certificate Number : IN-GA00011914119711X	17500
Registration Fee	18020	18020	0	E-Challan(Online fee)		• Challan Number : 202500272872 • CIN Number : CPAFAMLR9	18020
Processing Fee	1080	1080	0	Payment to ITG	Sameer Naik	• Payment Reference : pay_OJgd81yqLF9vj • Receipt Number : fca053723337f93de689	1080
Sub Total	36600	36600	0				

Article : Agreement or its records or Memorandum of Agreement - 5



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 16-Apr-2025 12:56:22 pm

Document Serial Number :- 2025-SGM-101

Presented at 12:50:39 pm on 16-Apr-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Sanguem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	17500
2	Registration Fee	18020
3	Processing Fee	1080
Total		36600

Stamp Duty Required :17500/-

Stamp Duty Paid : 17500/-



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sameer Chandrakant Naik ,Father Name:Chandrakant Naik,Organization Name:Chandrakanta Constructions,Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Bepquegal, Curchorem - Goa, Address2 - Salcete Goa, PAN No.: AAFFC1021Q			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Harshita Heramb Karpe , Father Name:Shivanand Parker, Age: 45, Marital Status: Married ,Gender:Female,Occupation: Service, H. No.11/1, Near Paikamaan Temple, Bazaar Wada, Sanguem - Goa, PAN No.: ELGPK6995F			
2	Sameer Chandrakant Naik , Father Name:Chandrakant Naik, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Bepquegal, Curchorem - GoaSalcete Goa, PAN No.: AAFFC1021Q			
3	Harshita Heramb Karpe , Father Name: Shivanand Parker, Age: 45, Marital Status: ,Gender:Female,Occupation: Service, H. No.11/1, Near Paikamaan Temple, Bazaar Wada, Sanguem - Goa, PAN No.: ELGPK6995F , as Power Of Attorney Holder for Heramb Shantaram Karpe			

Witness:

I/We individually/Collectively recognize the Builder, POA Holder, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Shambhavi Prakash Nadkarni, Age: 31, DOB: 1993-08-11 Mobile: 9881886733, Email: , Occupation: Advocate, Marital status : Unmarried, Address: 403704, H.No.85/A, H.No.85/A, Bend Wada Sanguem - Goa, Sanguem, Sanguem, South Goa, Goa			
2	Name: Gurudatt Babuli Naik, Age: 48, DOB: 1977-02-03, Mobile: 9860453306, Email: , Occupation: Service, Marital status : Married, Address: 403706, 436 B Devtewada Near Sports Complex Deavtewada Curcholem - Goa, 436 B Devtewada Near Sports Complex Deavtewada Curcholem - Goa, Curcholem, Quepem, South Goa, Goa			

Sub Registrar

REGISTRAR
SANGUEM

Document Serial Number :- 2025-SGM-101

Document Serial No:-2025-SGM-101

Book :- 1 Document

Registration Number :- **SGM-1-97-2025**

Date : 17-Apr-2025

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


REGISTRAR
SANGUEM