

For CITIZEN CREDIT™
CO-OP BANK LTD

Authorised Signatory

(Kupen hve Lakhs four Thousand Only)
CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001



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NON JUDICIAL गोंवा
JAN 22 2021

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D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

INDIA STAMP DUTY

GOA

SCAN C

Name of Purchaser M/s PRIORITY CONSTRUCTIONS

Reg 316

P Reg-3516

Serial-316

dt :- 31/2/2021

CERTIFIED
TRUE XEROX COPY



DEED OF SALE

THIS **DEED OF SALE** is made at Panaji on this 22nd day of
JANUARY, 2021.

Madraik
A. Madkar
P. Madkar

P. M. f.
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J. A.

BETWEEN

1. Mr. RAJESH SHIVAJI PEDNEKAR, son of late Shivaji Yeshwant Pernekar alias Xiva Yeshwant Pednekar 47 years of age, _____, married, Indian National, and his wife;

2. Mrs. SADHIKA RAJESH PEDNEKAR, wife of Mr. Rajesh Pednekar, 34 years of age, _____, 9111 6779, married, Indian National, both residents of H. No. 279, Babuso Bhat, Near Real Soda Factory, Tonca, Caranzalem, Goa;

3. Mrs. SWATI SHIVAJI PEDNEKAR alias **PREETI PARESH WATVE**, wife of late Paresh Gurudas Watve, 44 years of age, PAN Card No. _____, Aadhar Card No. _____, widow, Indian National, resident of H. No. 789/16, SDM, Sanjay Nagar Behind Vetal Temple, Porvorim, Bardez, Goa;

4. Mrs. PRAMODINI SHIVAJI PEDNEKAR alias **NISHA JEETENDRA MADCOICAR**, wife of Mr. Jeetendra Sadanand Madcoicar, 51 years of age, PAN Card No. _____, Aadhar Card No. _____, married, Indian National and her husband;

5. Mr. GITENDRA MADCOICAR alias **JEETRANDRA SADANAND MADKAIKAR**, son of Sadanand Madcoicar, 52 years of age, PAN Card No. _____, Aadhar Card No. _____, married, Indian National, both resident of H.no. A/176/B, Savitri Niwas, Betim, Bardez, Goa and ALL jointly and severally hereinafter referred to as the "**OWNERS/VENDORS**" (which expression shall unless repugnant to

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the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) of the **FIRST PART**.

AND

M/S. PRIORITY CONSTRUCTIONS a Partnership firm, duly constituted under the Indian Partnership Act, 1932, having its office at "Priority Signature", 2nd Floor, Above Honda Showroom, New Taleigao Bypass Road, Taleigao, Tiswadi - Goa, Pan no. AAGFN5636B duly represented herein by its partners **1. Mr. SWAPNEEL ULHAS PRABHU NACHINOLCAR**, son of Mr. Ulhas Gopal Nachinolcar, 37 years of age, Occupation Business, Aadhaar Card No. , Mobile No. 9823226540 and **2. Mr. PARIND ULHAS PRABHU NACHINOLCAR**, son of Mr. Ulhas Gopal Nachinolcar, 41 years of age, Occupation Business, Aadhaar Card No. , Mobile No. 9822756774 and both Indian Nationals, residing at 'Anantdeep', Odlem Bhat, Taleigao, Goa. Hereinafter referred to as the "**PURCHASERS**" (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their heirs, successors, legal representatives and assigns) of the **SECOND PART**.

WHEREAS, there exists property known as "GORBHAT" also known as "SOCHIACHI TALEI" surveyed under survey no. 110/5 of Village Taleigao admeasuring 9662 sq. mts., situated at St. Inez, Taleigao, within the local limits of Village Panchayat of Taleigao, Tiswadi Taluka, District of North Goa, State of Goa and which property is a part of whole property described in the Land Registration Office of the Sub District of Ilhas under no. **14661 at folio 166V at Book B-**

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38(New) and Matriz no. 57 and which property is hereinafter referred to as the **SAID PROPERTY** and is described in details in the Schedule I hereunder.

AND WHEREAS the said property described under no.14661 is inscribed in favour of Shri. Babuso Crisna Naik since 1946. The said Shri. Babuso Crisna Naik was married to Laxmi Babuso Naik.

AND WHEREAS upon death of Babuso Krishna Naik and Laxmi Babuso Naik alias Laaximi Babuso Naik, an inventory proceeding was initiated before Senior Civil Judge at Panaji bearing Inventory Proceeding No.72/2017/A and as per the Family settlement and consent terms dated 22/11/2018, the OWNERS/VENDORS were allotted their respective shares in the said property which was listed as Item No. II in the Inventory Proceeding.

AND WHEREAS in terms of the minutes of meeting of the Conference of parties and family settlement/ Consent terms drawn and filed in Inventory Proceeding No.72/2017/A before Senior Civil Judge at Panaji, it was resolved to divide the said property and to facilitate the division of the said property, a plan was prepared by all the interested parties and accepted by all the interested parties.

AND WHEREAS accordingly Plot "C" shown in the said plan admeasuring 1207.75 sq. mtrs. was resolved by all the interested parties to be allotted to the OWNERS/VENDORS by drawing a chart of partition.



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AND WHEREAS, by a Judgement and decree dated 3/01/2019 passed in Inventory Proceeding No.72/2017/A before Senior Civil Judge at Panaji the said Plot "C" was allotted as per the consent terms dated 23/01/2018 to the OWNERS/VENDORS.

AND WHEREAS, the OWNERS/VENDORS have represented to the PURCHASERS that the said **Plot "C"** forming a portion of the said property is more particularly described in Schedule-II written hereunder and delineated in Red in the Plan annexed to this deed (hereinafter referred to as the said Plot "C") are in exclusive possession of the OWNERS/VENDORS upon being allotted the same in Inventory Proceeding No.72/2017/A.



AND WHEREAS, the PURCHASERS approached the OWNERS/VENDORS, with a proposed scheme of development and construction of the **commercial cum residential building comprising of flats and shops** in the SAID PROPERTY.

AND WHEREAS, in terms of Agreement for Development and Sale dated 11/03/2019, the OWNERS/VENDORS herein, along with the owners of other allotted Plots, agreed to allow the PURCHASERS to develop the said property (including the said PLOT "C") on such terms as agreed therein and the PURCHASERS agreed to pay consideration to the OWNERS/VENDORS as per Schedule II of the said Agreement.

AND WHEREAS, by a Memorandum of Understanding dated 11/12/2019 (executed on 12/12/2019) executed between the OWNERS/VENDORS and the PURCHASERS, the parties agreed to

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modify/ amend the terms of payment of consideration for the sale of the said PLOT "C".

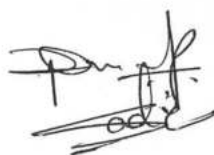
AND WHEREAS, by way of the Agreement for Development and Sale dated 11/03/2019, Memorandum of Understanding dated 11/12/2019 (executed on 12/12/2019), the parties agreed to sell the said PLOT "C" to the PURCHASERS for the consideration more particularly mentioned in Para 2 written here below in this deed.

AND WHEREAS, the OWNERS/VENDORS are now desirous of selling to the PURCHASERS and the PURCHASERS are desirous of purchasing the said PLOT "C" for a total consideration of Rs. 1,11,71,000/- (Rupees. One Crore Eleven Lakhs Seventy One thousand only) the consideration more particularly mentioned in Para 2 here below, on such terms and conditions as reduced hereinafter.

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

1. In pursuance to the agreement arrived between the parties and in consideration of a total amount of Rs. 1,11,71,000/- (Rupees. One Crore Eleven Lakhs Seventy One thousand only), the consideration more particularly mentioned in Para 2 here below, the OWNERS/VENDORS do hereby transfer and convey by way of Sale unto the PURCHASERS all that **PLOT "C"** admeasuring **1207.75 sq. mtrs** forming part of the larger property known as "GORBHAT" also known as "SOCHIACHI TALEI" surveyed under survey no. 110/5 of Village Taleigao, more particularly described

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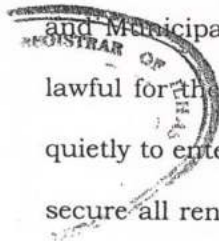


in SCHEDULE-II written hereunder and delineated in Red in the Plan annexed to this deed; together with all the rights title and interest with its appurtenances as well as all the estate, interest, property, structures, possession, benefits, claims, demands, use whatsoever at law and in equity of the OWNERS/VENDORS upon the said Plot "C" TO HAVE AND TO HOLD all in singular and every part thereof hereby granted, conveyed, assured and transferred by way of sale, expressed or intended to be with their rights and appurtenances UNTO AND TO THE USE and benefit of the PURCHASERS forever subject however to the payment by the PURCHASERS of all the taxes, rents, assessments, rates and duties, now and hence chargeable, upon the same or which may become henceforth payable in respect thereof to the Government and Municipality or any other lawful authority and it shall be lawful for the PURCHASERS from time to time peacefully and quietly to enter upon possess and enjoy the said Plot "C" and to secure all rents and profits thereof and of every part thereof to and for their own use and benefit without any suit, eviction, interruption and claim, demand whatsoever for or by the OWNERS/VENDORS and anybody acting on his behalf.

2. The consideration paid/payable to the VENDORS/ each of the VENDORS by the PURCHASERS are as under:

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A. Consideration paid in Cash:

		NAME	PAID	Chq Amt	TDS deducted
1	15.02.2019	Rajesh Shivaji Pednekar	1,00,000.00	99,000.00	1,000.00
2	18.02.2019	Sadhika Rajesh Pednekar	1,00,000.00	99,000.00	1,000.00
3	11.03.2019	Rajesh Shivaji Pednekar	1,10,000.00	1,08,900.00	1,100.00
4	11.03.2019	Sadhika Rajesh Pednekar	1,10,000.00	1,08,900.00	1,100.00
5	14.03.2019	Rajesh Pednekar	12,40,000.00	12,27,600.00	12,400.00
6	05.12.2019	Rajesh Shivaji Pednekar	6,25,000.00	6,18,750.00	6,250.00
7	05.12.2019	Sadhika Rajesh Pednekar	6,25,000.00	6,18,750.00	6,250.00
8	28.02.2019	Swati Shivaji Pednekar / Preeti paresh watve	2,00,000.00	1,98,000.00	2,000.00
9	11.03.2019	Swati Shivaji Pednekar / Preeti paresh watve	2,20,000.00	2,17,800.00	2,200.00
10	18.02.2019	Pramodini Shivaji Pednekar / Nisha Jitendra Madcaikar	1,00,000.00	99,000.00	1,000.00
11	18.02.2019	Gitendra Madcoicar	1,00,000.00	99,000.00	1,000.00
12	11.03.2019	Pramodini Shivaji Pednekar / Nisha Jitendra Madcaikar	1,10,000.00	1,08,900.00	1,100.00
13	11.03.2019	Gitendra Madcoicar	1,10,000.00	1,08,900.00	1,100.00
Total:			37,50,000.00	37,12,500.00	37,500.00



The OWNERS/VENDORS do hereby admit and acknowledge the receipt of the aforesaid amounts.

A. Consideration paid by way of Built up area:

I. The Following premises have been allotted in a building constructed by the Purchaser known as "**Estrada Royale**" to the Owners/Vendors No. 1 & 2 as part Consideration for purchase of the said PLOT "C":

All that Shop No. 202 admeasuring 80 sq. mtrs. on Ground Floor, in a building constructed by the Purchaser known as Estrada Royale in Plot No. 2A/I admeasuring 2393 Square forming part of property known as "Tollem" or "Gorcu Tollem, "Gharlem Talem or Gharka Talem surveyed under survey No.132/1 of village Ella, within

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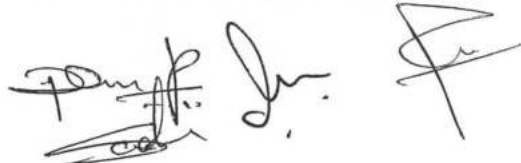
the limits of village panchayat Ella, Taluka Tiswadi and Registration sub-District of Ilhas, District North Goa, State of Goa and which property is described in the office of Land Registration Ilhas under No.3844 at Folio 168 of Book B-10(New) and is not enrolled in the Taluka Revenue office and is bounded On The North by the property surveyed under Survey no.132/1, On The South by the property surveyed under Survey no.132/1, On The East by the property surveyed under Survey no.130/1 and On The West by the property surveyed under Survey no.132/1.

The premises described above are allotted by Memorandum of Understanding dated 22/03/2019 (executed on 06/04/2019) to the Owners/ Vendors no. 1 & 2 in lieu of the saleable area of 86.3 sq. mtrs payable as consideration under the Agreement for Development & Sale dated 11/03/2019

II. The Following premises have been allotted in a building constructed by the Purchaser known as "**PRIORITY EROS**" to the Owners/ Vendors no.3 as part Consideration for purchase of the said PLOT "C":

All that Flat No. F-1 admeasuring 88 sq. mtrs. on the First Floor of Building known "PRIORITY EROS" constructed on a land admeasuring 1104 Square meters surveyed under survey no. 391/5-A of village Socorro identified as ALTO PORVORIM situated at Porvorim, within limits of Village Panachayat of Socorro, Taluka Bardez, Registration Sub District of Bardez, and which is a part of the property described under No. 37305 at folio181 (v) of Book B-95

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identified as GAICHO GOLCHO or MATO or GAICHO GOLCHO MATO in the office of Land Registrar Bardez and is enrolled in the Taluka Revenue office under Matriz no.265 and is bounded On The North by the property under Survey no. 391/5 of Village Socorro, On The South by the property under Survey no. 391/6 of Village Socorro, On The East by the property under Survey no. 391/5(part) of Village Socorro and On The West by the property under Survey no. 391/1 of Village Socorro.

The premises described above are allotted by Memorandum of Understanding dated 22/03/2019 (executed on 06/04/2019) to the Owners/ Vendors no.3 in lieu of the saleable area of 86.3 sq. mtrs payable as consideration under the Agreement for Development & Sale dated 11/03/2019.

III. The Following premises have been allotted in a building constructed by the Purchaser known as **"PRIORITY EROS"** to the Owners/ Vendors no. 4 & 5 as part Consideration for purchase of the said PLOT "C":

All that Flat No. F-2 admeasuring 88 sq. mtrs. on the First Floor of Building known "PRIORITY EROS" constructed on a land admeasuring 1104 Square meters surveyed under survey no. 391/5-A of village Socorro identified as ALTO PORVORIM situated at Porvorim, within limits of Village Panachayat of Socorro, Taluka Bardez, Registration Sub District of Bardez, and which is a part of the property

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Registrar
Bardez

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described under No. 37305 at folio 181 (v) of Book B-95 identified as GAICHO GOLCHO or MATO or GAICHO GOLCHO MATO in the office of Land Registrar Bardez and is enrolled in the Taluka Revenue office under Matriz no. 265 and is bounded On The North by the property under Survey no. 391/5 of Village Socorro, On The South by the property under Survey no. 391/6 of Village Socorro, On The East by the property under Survey no. 391/5(part) of Village Socorro and On The West by the property under Survey no. 391/1 of Village Socorro.



The premises described above are allotted by Memorandum of Understanding dated 22/03/2019 (executed on 06/04/2019) to the Owners/ Vendors no. 4 & 5 in lieu of the saleable area of 86.3 sq. mtrs payable as consideration under the Agreement for Development & Sale dated 11/03/2019.

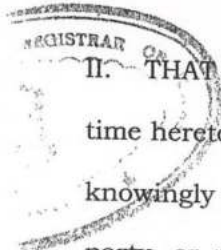
Separate sale deed/s with respect to the above mentioned with respect to the above mentioned consideration paid/payable by way of built up area will be executed before the concerned Sub-Registrar.

3. The OWNERS/VENDORS declare to the PURCHASERS and upon execution hereof the OWNERS/VENDORS for themselves, their heirs, legal representatives, executors, administrators, successors and assigns covenants with the PURCHASERS as follows:

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I. THAT notwithstanding any act, deed, matter or thing whatsoever by the OWNERS/VENDORS or by any person/s claiming by, from, through, under or trust for them, they, the VENDORS have not made, done committed, omitted, or knowingly or willingly suffered to the contrary, and that the OWNERS/VENDORS have in themselves, whilst executing this deed, good right, full power, lawful title, and absolute authority to execute this deed and convey, transfer and assure the said Plot "C" hereby conveyed transferred or assured or intended so to be unto and to the use and benefit of the PURCHASERS in the manner hereby done;



II. THAT the OWNERS/VENDORS have not at any time hereto before made, done executed omitted or knowingly or willingly permitted, suffered or been party, or privy to any act, deed, matter, or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the said Plot "C" or in the manner hereby done or whereby or by reason or means whereof the same or any part thereof are, is, can, shall or may be charged, encumbered, impeached or prejudicially affect the estate, title or otherwise howsoever of the said Plot "C".

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III. THAT the said Plot "C" is free and clear and freely and clearly and absolutely and forever discharged by the OWNERS/VENDORS well and sufficiently saved, defended, kept harmless, indemnified of, from and against all former and other title, charges and whatsoever either already or to be hereafter had, made, executed occasioned or suffered by the OWNERS/VENDORS or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.



IV. THAT it shall be lawful for the PURCHASERS ^{from} time to time and at all times hereafter peaceably and quietly to hold, have, occupy, possess and enjoy the said Plot "C" hereby conveyed, transferred and for their own use and benefit without any suit, lawful eviction, interruption, claim and/or demand whatsoever from or by the OWNERS/VENDORS, their heirs, administrators, executors, legal representative, successor/s and/or permitted assign or any of them or from or by any person or persons claiming or to claim by, from, under or in trust for them or any of them.

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III. THAT the said Plot "C" is free and clear and freely and clearly and absolutely and forever discharged by the OWNERS/VENDORS well and sufficiently saved, defended, kept harmless, indemnified of, from and against all former and other title, charges and whatsoever either already or to be hereafter had, made, executed occasioned or suffered by the OWNERS/VENDORS or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

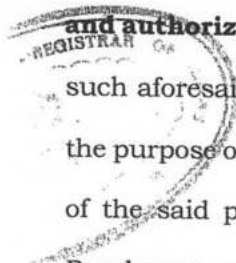


IV. THAT it shall be lawful for the PURCHASERS ^{from} time to time and at all times hereafter peaceably and quietly to hold, have, occupy, possess and enjoy the said Plot "C" hereby conveyed, transferred and for their own use and benefit without any suit, lawful eviction, interruption, claim and/or demand whatsoever from or by the OWNERS/VENDORS, their heirs, administrators, executors, legal representative, successor/s and/or permitted assign or any of them or from or by any person or persons claiming or to claim by, from, under or in trust for them or any of them.

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V. THAT the OWNERS/VENDORS shall and will from time to time and at all time hereafter at the request of the PURCHASERS sign such further documents, papers, whatsoever, including application for transfer of the said Plot "C" in favour of the PURCHASERS in all Government records, Survey records, electricity and water department, whatsoever for the purpose of perfecting PURCHASERS title to the said Plot and for these purposes the OWNERS/VENDORS jointly and severally, are hereby **nominating, constituting and appointing the PURCHASERS, any of the partners of the PURCHASERS, as their attorney and authorized representative** to sign and execute such aforesaid documents as may be necessary for the purpose of having the ownership and possession of the said property recorded in the name of the Purchasers or his nominee/s in all government records including the office of the Mamlatdar, Talathi, Panchayat, survey records, etc. and in view of this sale the OWNERS/VENDORS do hereby give, grant and declare his **NO OBJECTION** for adding the name of the PURCHASER in record of rights, Panchayat records etc. including from all other government records relating to the said PLOT "C"



J. Wadkar
Notary Public
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without any further notice or reference to the OWNERS/VENDORS.

VI. AND FURTHER THAT the said Plot "C" hereby conveyed, transferred and assured unto the PURCHASERS was until the transfer hereby affected was of the exclusive possession and complete ownership the OWNERS/VENDORS, and is not subject to any encumbrances or tenancy.

VII. THAT all rates, taxes or outgoing dues and payable in respect of the said Plot "C" and every part thereof have been paid regularly and no parts thereof is or are in arrears.



VIII. THAT the said property derives its access through an 8 mtrs. road already existing in Survey No. 110/1. The OWNERS/VENDORS assure that road/access which is marked in Blue on the Plan annexed to this Deed shall always be kept as an access road to said property by the OWNERS/VENDORS. The said Plot D derives its access from a 6 mtrs. wide access 3 mtrs each through Plots A (on its Southern boundary) & B (on its Northern boundary) as defined in consent terms dated 22/11/2018 in the Inventory proceedings 72/2017/A.

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IX. THAT should there be found at any time hereafter any defect in the title of the OWNERS/VENDORS to the said Plot "C" or any part thereof of any kind whatsoever or access to the said Plot "C", the OWNERS/VENDORS and their heirs, executors administrators, successor/s, legal representatives, and permitted assigns shall be liable to the Purchasers, its legal representatives, executors, administrators, successor/s and assigns or any of them in full the value of the said property including the improvements made thereon as on the date the defect is made known to the PURCHASER and any loss sustained by reason thereof.



X. THAT there are no proceedings for acquisition or requisition pending in respect of the property/ Plot "C" or any part thereof and further the said Plot "C" is not sub judice or subject matter of any pending suit, litigation or proceedings.

4. That for the purpose of stamp duty and registration the property conveyed / transferred is valued at Rs. 1,11,71,000/- (Rupees. One Crore Eleven Lakhs Seventy One thousand only), which is the market value of the property and requisite stamp duty is paid thereon.
5. The OWNERS/VENDORS and the PURCHASERS hereby declare that the property in transaction do not belong to Schedule

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Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

6. No Objection Certificate for Sale of the said Plot "C" is issued by the Planning and Development Authority Vide NOC dated 11/11/2020 bearing No. GPPDA/49(6)/161/TAL/678/2020.
7. Stamp duty and the registration fees of this Sale Deed have been paid by the PURCHASERS hereto.

SCHEDULE - I

(Description of the SAID PROPERTY)

ALL THAT property known as "GORBHAT" also known as "SOCHIACHI TALEI" surveyed under survey no. 110/5 of Village Taleigao admeasuring **9662 sq. mts.**, situated at St. Inez, Taleigao, within the local limits of Village Panchayat of Taleigao, Tiswadi Taluka, District of Goa, described in the Land Registration Office of the Sub District of Ilhas under no. **14661 at folio 166V at Book B-38(New)**, Matriz No.57 and bounded as under: -

On the East: - By Part of the said Property surveyed under Survey no.110/5 of Village Taleigao acquired by Government for Goa Sewage Treatment Plant beyond that by St. Inez Nallah.

On the West:- By Property surveyed under survey no.110/4 of Village Taleigao.

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On the North: - By Property surveyed under surveyno.110/2
of Village Taleigao and survey No.111 of
Village Taleigao.

On the South: - By Nallah.

SCHEDULE - II

(Description of the **SAID PLOT "C"**)

ALL THAT PLOT identified as **PLOT "C"** admeasuring **1207.75**
sq. mtrs forming part of the larger in property known as "GORBHAT"
also known as "SOCHIACHI TALEI" surveyed under survey no. 110/5
of Village Taleigao, and delineated in Red in the Plan annexed to this
deed and more particularly described in Schedule-I written above and
bounded as under: -

On the East: - By Part of the said Property surveyed under
Survey no.110/5 of Village Taleigao acquired by
Government for Goa Sewage Treatment Plant
beyond that by St. Inez Nallah;

On the West: - By Plot "A" of the said Property surveyed under
Survey no.110/5 of Village Taleigao;

On the North: - By Property surveyed under surveyno.110/2 of
Village Taleigao;

On the South: - By Plot "D" of the said Property surveyed under
Survey no.110/5 of Village Taleigao.

IN WITNESS WHEREOF, the PARTIES hereto have signed this
deed at the place and on the date and year herein above mentioned.

Smadkai
M. Madkai
M. P. A.

P. M. P.
M. P. A.

J. P. A.
M. P. A.

SIGNED, SEALED AND DELIVERED
 BY THE WITHIN NAMED
 "OWNER/VENDOR"

1. Mr. RAJESH SHIVAJI PEDNEKAR



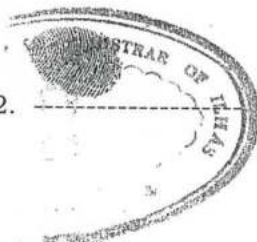
[Signature]



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____



[Signature]
 Mr. Madhukar
 Pednekar

[Signature]

[Signature]

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
"OWNER/VENDOR"

2. Mrs. SADHIKA RAJESH PEDNEKAR



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1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____



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A. Madhavan
P. A.

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SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
"OWNER/VENDOR"

3. Mrs. SWATI SHIVAJI PEDNEKAR
alias PREETI PARESH WATVE



Preety



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

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N. Madhukar
P. D.

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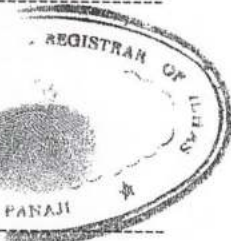
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
"OWNER/VENDOR"

4. Mrs. PRAMODINI SHIVAJI PEDNEKAR
alias NISHA GITENDRA MADCOICAR



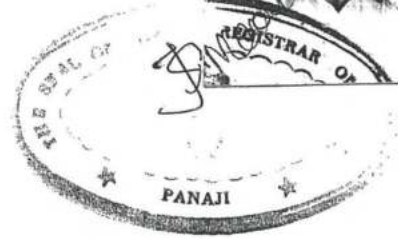
N. Madkaikar

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



N. Madkaikar
N. Madkaikar
N. Madkaikar

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
"OWNER/VENDOR"
5. Mr. GITENDRA MADCOICAR



Gitendra Madcoicar

1. _____

1. _____

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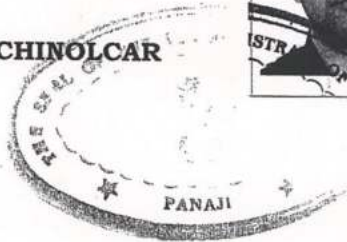


Gitendra Madcoicar
No. Madcoicar,
Panaji

[Handwritten signatures]

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER
M/S. PRIORITY CONSTRUCTIONS
through by its Partner

1. Mr. SWAPNEEL ULHAS PRABHU NACHINOLCAR



1. -----



1. -----



2. -----



2. -----



3. -----



3. -----



4. -----



4. -----



5. -----

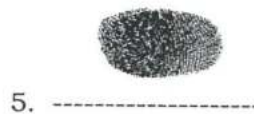
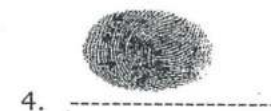
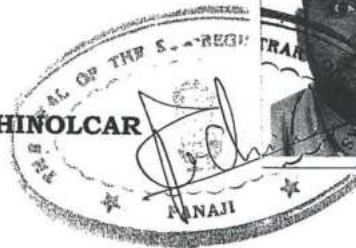


5. -----

*Madhukar
N. Madhukar
Partner*

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED PURCHASER
M/S. PRIORITY CONSTRUCTIONS
through its Partner

2. Mr. PARIND ULHAS PRABHU NACHINOLCAR




Arundhika
Ar madhain
Balu



WITNESSES:



1. DINESH. PAI Depai

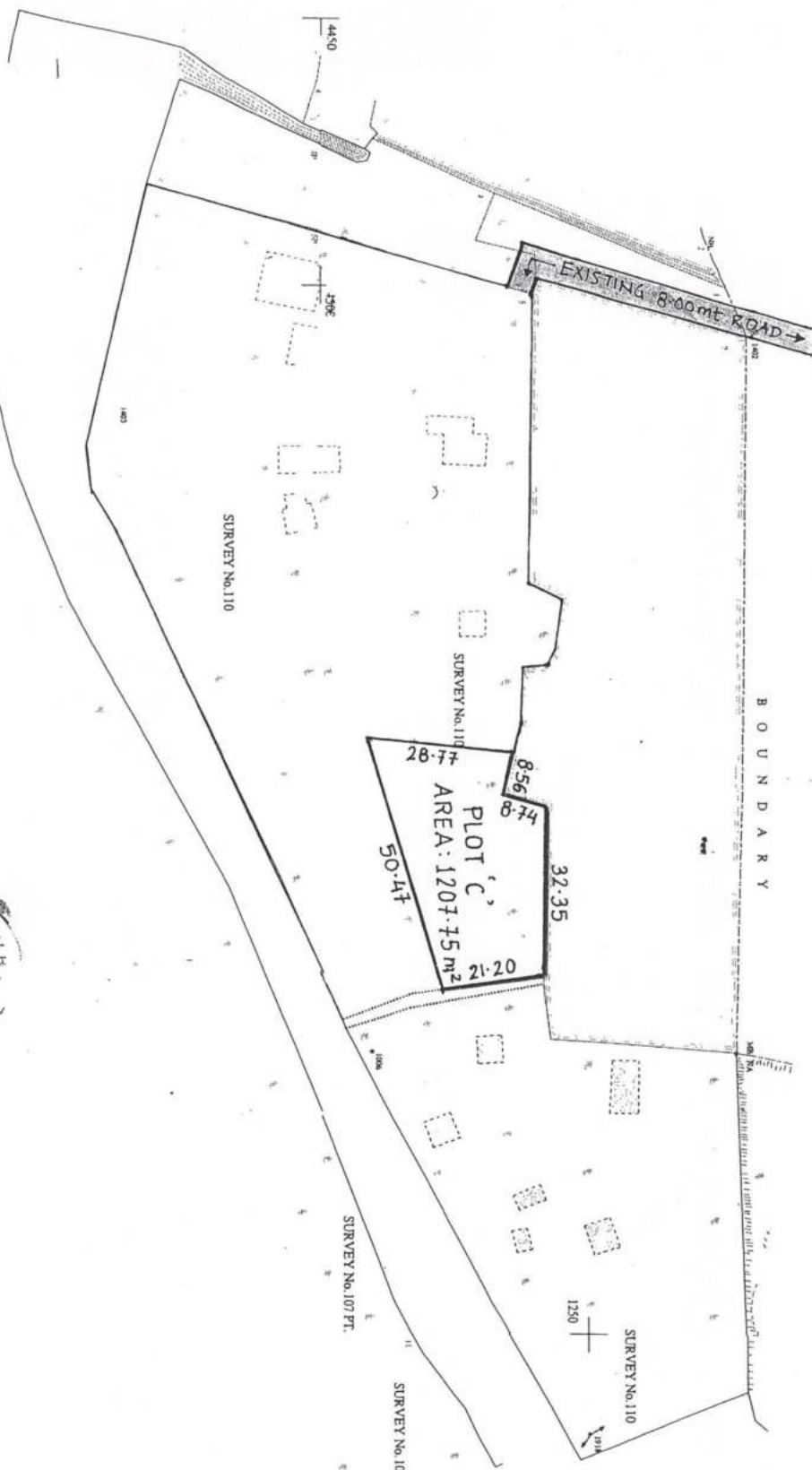
2. GAURISH .S. PAI 





Madkairan
no madkairan
wpaly



Jmadkoulkan
 Admadkoulkan
 Baly

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Feb-2021 03:02:11 pm

Document Serial Number :- 2021-PNJ-316

Presented at 01:02:37 pm on 03-Feb-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Tiswadi along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	502700
2	Registration Fee	390990
3	Mutation Fees	2500
4	Processing Fee	470
Total		896660

Stamp Duty Required :502700/-

Stamp Duty Paid : 504000/-

Presenter









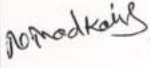









Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>SWAPNEEL ULHAS PRABHU NACHINOLCAR Partner Of PRIORITY CONSTRUCTIONS ,Father Name:Ulhas Gopal Nachinolcar, Age: 37,</p> <p>Marital Status: ,Gender:Male,Occupation: Business, Address1 - Anantdeep, Odlem Bhat, Taleigao, Goa, Address2 - , PAN No.: AAGFN5636B</p>			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>RAJESH SHIVAJI PEDNEKAR , Father Name:Shivaji Yeshwant Pernekar, Age: 47,</p> <p>Marital Status: Married ,Gender:Male,Occupation: Business, HNo. 397, Babuso Bhat, Near Real Soda Factory, Tonca, Caranzalem, Goa, PAN No.: AYOPP2245A</p>			




2/3/2021




NGDRS : National Generic Document Registration System

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	SADHIKA RAJESH PEDNEKAR , Father Name:Mirza Shaikh, Age: 34, Marital Status: Married ,Gender:Female,Occupation: Housewife, HNo. 397, Babuso Bhat, Near Real Soda Factory, Tonca, Caranzalem, Goa, PAN No.: BTAPP6801J			
3	SWATI SHIVAJI PEDNEKAR , Father Name:Shivaji Pednekar, Age: 44, Marital Status: Widow ,Gender:Female,Occupation: Housewife, HNo. 397, Babuso Bhat, Near Real Soda Factory, Tonca, Caranzalem, Goa, PAN No.: ADGPW6813E			
4	PRAMODINI SHIVAJI PEDNEKAR , Father Name:Shivaji Pednekar, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Housewife, H. no.B176-A, Savitri Niwas, Betim, Bardez, Goa, PAN No.: CQKPM3203K			
5	GITENDRA MADCOICAR , Father Name:Sadanand Madcoicar, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Other, H.no.B176-A, Savitri Niwas, Betim, Bardez, Goa, PAN No.: CQKPM3204Q			
6	SWAPNEEL ULHAS PRABHU NACHINOLCAR Partner Of PRIORITY CONSTRUCTIONS , Father Name:Ulhas Gopal Nachinolcar, Age: 37, Marital Status: ,Gender:Male,Occupation: Business, Anantdeep, Odlem Bhat, Taleigao, Goa, PAN No.: AAGFN5636B			
7	PARIND ULHAS PRABHU NACHINOLCAR Partner Of PRIORITY CONSTRUCTIONS , Father Name:Ulhas Gopal Nachinolcar, Age: 41, Marital Status: ,Gender:Male,Occupation: Business, Anantdeep, Odlem Bhat, Taleigao, Goa, PAN No.: AAGFN5636B			

Witness:

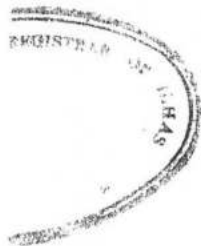
I/We individually/Collectively recognize the Purchaser, Owner,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: GAURISH SESU PAI, Age: 25, DOB: , Mobile: 9011915711 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403004, H no 71 western street near Ganesh Temple NIO Dona Paula Goa, H no 71 western street near Ganesh Temple NIO Dona Paula Goa, Panaji, Tiswadi, NorthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: DINESH PAI, Age: 37, DOB: , Mobile: 9890922560 , Email: , Occupation: Business , Marital status : Married , Address: 403501, 707 Mahalsa Niwas State Bank Colony Alto Torda Porvorim Bardez Goa , 707 Mahalsa Niwas State Bank Colony Alto Torda Porvorim Bardez Goa , Penha-de-franca, Bardez, NorthGoa, Goa			


Sub-Registrar
~~SUB-REGISTRAR~~
ILHAS

Document Serial Number :- 2021-PNJ-316



Document Serial No:-2021-PNJ-316

Book :- 1 Document
Registration Number :- **PNJ-1-316-2021**
Date : 04-Feb-2021




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

SUB - REGISTRAR
T.HAS



CERTIFIED
TRUE XEROX COPY


ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014

1681

Reg. No.
Dated..... 5/2/2021

