

# 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: 11-Jan-2024 14:10:51  
Date of Receipt: 11-Jan-2024

Receipt No : 2023-24/9/8383

Serial No. of the Document : 2024-BRZ-263

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

Received the following amounts from **PARSHURAM L DESAI PARTNER OF RAJAS ESTATE DEVELOPERS**  
for Registration of above Document in Book-1 for the year 2024

Registration Fee	229500	E-Challan(Online fee)	• Challan Number : 202300928515 • CIN Number : 202335904065741	229500
Processing Fee	1740	E-Challan(Online fee)	• Challan Number : 202300928515 • CIN Number : 202335904065741	3500
<b>Total Paid</b>	<b>233000 ( Rupees Two Lakh Thirty Three thousand only)</b>			

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 :

*Santak Kumar Sh.*

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 **11-Jan-2024**

Signature of the person receiving the Document

Signature of the Sub-Registrar

Signature of the Presenter

Signature of the Sub-Registrar

TRUE COPY OF ORIGINAL

Phone No:  
Sold To/Issued To:  
Deepak Abbey  
For Whom/ID Proof:  
Pan card

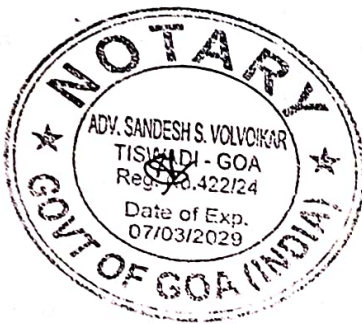


₹ 0344250/-

Other  
3348284-0000744  
07/03/2029

For CITIZEN CREDIT  
CO-OP BANK LTD.  
MAPUSA BRANCH

*Deepak Abbey*  
Manager / Authorised Signatory



2024-BR1-263  
11/124

# DEED OF SALE

*Deepak Abbey*     *Goat*     *Deepak Abbey*  
A.S. Singh



This DEED OF SALE is made at Mapusa, Bardez, Goa, on this 5<sup>th</sup> day of December, of the year Two Thousand and Twenty Three (05/12/2023).

BETWEEN

1) MRS. JOSEPHINE HERCULAN SOARES ALIAS JOSEPHINA  
HERCULAN SOARES ALIAS JOSEPHINE FERNANDES, daughter  
of Francisco Patricio Soares alias Patrick Soares alias Patrick  
Anthony Soares, 51 years of age, Married, service, Indian  
National holding PAN card No.: & Aadhaar Card  
No.: , HER HUSBAND

2) MR. RUDOLPH FERNANDES, Son of Hyacinth Fernandes, 51  
years of age, married Service, Indian National , holding Adhar  
Card No. and Pan Card No.  
both residents of Dolvin Apartments, Flat No. 202, Sherly Rajan  
Road, Off Carter Road, Bandra (west) Mumbai 400050, (IN  
THIS ACT REPRESENTED BY HIS WIFE MRS. JOSEPHINE  
HERCULAN SOARES ALIAS JOSEPHINA HERCULAN SOARES  
ALIAS JOSEPHINE FERNANDES (VENDOR NO. 1 HEREIN) BY  
VIDE POWER OF ATTORNEY, REGISTERED AND EXECUTED  
BEFORE ADVOCATE AND NOTARY P.C DWIVEDI,  
MAHARSHTRA BEARING SERIAL NO. 149 BOOK NO. 01, ON  
05/06/2021

3) MR. VALERIOUS FREDDIE SOARES ALIAS VALERINO FREDDIE  
SOARES, Son of Francisco Patricio Soares alias Patrick Soares  
alias Patrick Anthony Soares, 55 years of age, married, Service,  
holding Adhar Card No. and Pan Card No.

Indian National, (IN THIS ACT REPRESENTED BY



*[Signatures]*  
17.8.2024





HIS SISTER, MRS. JOSEPHINE HERCULAN SOARES ALIAS JOSEPHINA HERCULAN SOARES ALIAS JOSEPHINE FERNANDES (VENDOR NO. 1 HEREIN) BY VIDE POWER OF ATTORNEY, REGISTERED AND EXECUTED ON DECEMBER 2020, BEFORE ADVOCATE AND NOTARY P.C DWIVEDI, MAHARSHTRA BEARING SERIAL NO. 381 BOOK NO. 02, ON 07/07/2021, AND HIS WIFE

- 4) MRS. MARIA CLARET SOARES, daughter of Mariano Adriano Abel Fernandes, 55 years of age, Married, Housewife, Indian National, holding Aadhar Card No. \_\_\_\_\_ and Pan Card No. \_\_\_\_\_, Both residents of 1/19, Sheriar Tawoosian Building, St Paul Street, Dadar, Mumbai-400014, (IN THIS ACT REPRESENTED BY HER SISTER-IN-LAW, MRS. JOSEPHINE HERCULAN SOARES ALIAS JOSEPHINA HERCULAN SOARES ALIAS JOSEPHINE FERNANDES (VENDOR NO. 1 HEREIN) BY VIDE POWER OF ATTORNEY, REGISTERED AND EXECUTED ON DECEMBER 2020, BEFORE ADVOCATE AND NOTARY P.C DWIVEDI, MAHARSHTRA BEARING SERIAL NO. 381 BOOK NO. 02, ON 07/07/2021

- 5) MRS. CLOVER JANE SOARES, daughter of Pascoal Valentino Fernandes, wife of Late Rufus Anthony Soares, aged 65 years, widow, retired, U.S.A. citizen, holding OCI holder bearing OCI Card No. \_\_\_\_\_, Holding U.S.A. Passport No. \_\_\_\_\_, resident of 6054, Alexander Avenue Alexandria VA 22310 U.S.A.; (IN THIS ACT REPRESENTED BY HER SISTER -IN- LAW, MRS. JOSEPHINE HERCULAN SOARES ALIAS

*[Signature]*

*[Signature]*

*[Signature]* 17.8.2021





JOSEPHINA HERCULAN SOARES ALIAS JOSEPHINE FERNANDES (VENDOR NO. 1 HEREIN) BY VIDE POWER OF ATTORNEY, REGISTERED AND EXECUTED ON 06/10/2022, BEFORE ADVOCATE AND NOTARY N.C GAONKAR, NOTARY MAPUSA, BARDEZ-GOA, SERIAL NO. , ON 06/10/2022, hereinafter referred to as "THE VENDORS", (which expression shall unless repugnant to the context or meaning thereof shall be deemed to include their Legal heirs, successors, executors, administrators, legal representative and assigns) OF THE FIRSTPART.

AND

- 1) M/S. RAJAS ESTATE DEVELOPERS , having its registered office at , First Floor, F Building , Devashri Green Phase 2 B, Porvorim, Bardez, North Goa having Pan Card No. in this act represented herein by its Partner, (1) MR. PARSHURAM L DESAI, son of Lingappa Desai aged about 37 years, married, Indian National, Business, holding Adhar Card No. , Pan Card No. and resident of House No. 9/33/ILL, Dattawadi Mapusa, Goa 403507, (2) MR. DEEPAK ABBEY, s/o Mahendra Pratap Abbey, aged 51 years, married, Business, having Pan Card No , Aadhar Card No. , Indian National, and r/o F-702, Krishna Apra Residency, Plot E8 Sec 61, Noida, Chhajarsi, Uttar Pradesh-201307, and (3) MR. SANTOSH KUMAR JHA, Son of Ramavatar Jha, aged 55 years, married, Service, Indian National, holder of PAN Card No. , holder of Aadhar Card No. 9841-



*Parashuram L. Desai*  
*Santosh Kumar Jha*

*Deepak Abbey*  
*A.S. Singh*





neither described in the Land Registration office nor enrolled in the Land Revenue Office and is bounded as follows:

- East : By the property surveyed under survey no. 35/5  
and 35/6 in the name of Luciana Q De Sa;
- West : By the footpath and survey No. 36/8;
- North : By the property surveyed under survey No. 5/4 in the  
name of Monica Noronha;
- South : By the sub divided plot "B" of the same whole property  
surveyed under survey no. 35/5

The dimensions of the said plot are as follows:

- On or the towards the East : 5.50 +3.00+11.50 mts
- On or the towards the West : 19.00 mts
- On or the towards the North : 34.00+2.00+16.30 mts
- On or the towards the South : 39.00 mts



AND WHEREAS THE SAID PLOT WAS ALLOTTED TO Vendors herein by virtue of Decree/ Judgement dated 12/11/2009 passed in the Inventory Proceeding No. 272/04/B by the Court of the Civil Judge Senior Division of Bardez "B" Court at Mapusa, Goa and is further registered in the Office of the Sub Registrar of Bardez, Mapusa, Goa bearing registration No. 178 at Pages 79 to 146 Book I Volume 2937 on 05/12/2010, and their names were appearing in the Form I and XIV of the said Plot against Mutation No. 37664 and 74873 .

x *[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*




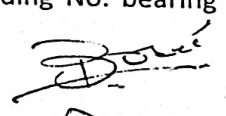



And whereas the Owners/ Vendors herein had entered into Memorandum of Understanding with M/S. A M PATEL REALTY PRIVATE LIMITED, having its registered office at Ruchika Arcade, Opp. Khadkeshwar Mandir, Khadkeshwar, Aurangabad, Maharashtra 431001, represented herein by its Director, MR. BHAVEN BHASKARBHAI AMIN, to purchase the said property and due to some personal and financial issue, the said Party could not execute Deed of the sale with the Owners herein and transferred all its/his right and share by entering and executing MOU dtd. 20/11/2023 executed before Adv and Notary Deepti Kandolkar, bearing registration No. 3064/2023 on 27/11/2023 with Parshuram Desai and he have paid Rs. 5,00,000/- (Rupees Five Lakhs only ) for transferring rights and interest in his favour and given consent/permission to the Owners to sell and transfer the said Plots A admeasuring an area of 850 sq mts in favour of the Purchaser( Parshuram L Desai) herein and giving his written consent and NOC by way of this MOU for selling said Plot to the above Purchasers. If any objection or issues are raised by A M Realty or its representative, the Purchasers herein will handle and resolve it and the Vendors herein are indemnified and shall not be held responsible in any ways.



AND WHEREAS the Vendors have got their Plot partitioned from the Department of the Inspector of Land of Survey Records, Mapusa by Vide Order dated 02/06/2023 in Case bearing No. ISLR/ PART/ MRA/470/1297 and got a separate Holding No. bearing Survey No.

x  

  
 AS. S. S. S.



35/5-A and the vendors name are appearing against Mutation No. 88755. (HEREINAFTER REFERRED TO AS THE SAID PLOT -A)

AND WHEREAS the owners are in the ownership, seized and possessed of and otherwise well and sufficiently entitled to the "SAID PLOT A".

AND WHEREAS the PURCHASER approached VENDORS to purchase the said Plot identified as "A" admeasuring an area of 850 sq mts which is more particularly described in Schedule hereunder written.

AND WHEREAS the Vendors are in peaceful possession, uninterrupted, continuous possession without any threat or interference from any person or authority as to title or right to the beneficent and full use and enjoyment thereof with respect to the said Plot A

AND WHEREAS the Vendors are thus the absolute owners in possession of and are otherwise well and sufficiently entitled to, the said Plot-A and that besides them no other persons (s) have any right, title, interest or claim on or over the said Plot A;

AND WHEREAS the Vendors agreed to sell and the Purchasers agreed to purchase the said plot A on joint and equal basis on the terms and conditions agreed in this present sale deed.



*Handwritten signature*

*Handwritten signature*









Bardez, more particularly described in the SCHEDULE IV hereunder written for total consideration of Rs. 76,50,000/- (Rupees Seventy Six Lakhs and Fifty Thousand only) And the Purchaser herein have paid the said amount of (1) Rs. 40,00,000/- (Rupees Forty Lakhs only) by Demand Draft /DDis paid by the Purchaser No. 2, and Rs. 36,50,000 (Thirty Six Lakhs and Fifty Thousand only) is paid by vide DD (Demand Draft) by Purchaser No. 1, at the time of executing of this Present Deed of Sale, the receipt is hereby acknowledge by the Vendors herein.

2) AND THAT the VENDORS do hereby covenant with the Purchaser that:

- a) Notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary by the Vendors or by any 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 and convey transfer assign and assure said Plot Aunto and to the use of the Purchaser.
- b) The purchaser shall and may at all times hereafter peaceably and quietly own hold and possess enjoy said Plot Aand receive rents, profits and all benefits thereof for their own use and benefit without any lawful eviction interruption claim or demand whatsoever by and from the vendors or any other person lawfully or equitably claiming from through or under



*[Signature]*

*[Signature]* *[Signature]* *[Signature]*



or in trust for the Vendors or any of their predecessors in title.

- c) The Vendors do hereby undertake that they shall at all times hereafter do perform execute or cause to be done performed and executed all such acts deeds and things whatsoever which may be necessary for further better and more perfectly assuring the said Plot A and every part thereof unto and to the use of the Purchasers according to the true intent and meaning of this deed or reasonably required.
- d) The Vendors are now lawfully seized said Plot A free from any charge, encumbrances or defects of whatsoever nature and have absolute right and title to convey the same by way of sale without let or hindrance of any kind whatsoever.
- e) The vendors have absolute power and authority to sell the said Plot A in the manner aforesaid and the Purchaser may hereafter on the execution of this deed peacefully and quietly possess and enjoy the same in any manner without any claims or demands whatsoever from the vendors or persons or demands whatsoever from the Vendors or persons claiming through or under them or on their behalf or their predecessors in the title.
- f) The Vendors shall at the times co-operate with the Purchasers for making good/ratifying the defect if any in the present conveyance by executing necessary Deed(s) in respect thereof.
- g) The vendors shall at all times indemnify and keep indemnified the Purchaser herein against loss damage cost charges

*[Signature]* *[Signature]*

*[Signature]*  
*[Signature]*

*A.S. Singh*





expense if any suffered by reason of fault of the Vendors or due to any breach of the Covenants

3) AND THAT the VENDORS hereby further covenant to co-operate and to execute all necessary documents for Mutation in the Record of rights to include the name of the Purchaser as an occupant. This deed shall be construed as no objection of the Vendors for the Mutation of name of the purchaser in survey records in respect of said Plot A.

4) AND THAT the VENDORS hereby further covenant and declare that:

- a) The vendors have not entered into any agreement arrangement, understanding, document, instrument, concerning the said Plot A nor have agreed to sell or otherwise transferred their rights, share or interest in the said Plot A in any manner whatsoever to any person other than the purchaser.
- b) The said Plot A or any part thereof is not a subject matter of acquisition or requisition under the Land Acquisition Act 1984 or any law in Force.
- c) There are no outstanding encumbrances, mortgage, charges and liens in respect of the said Plot A
- d) No order or direction of any court Tribunal or Authority prohibits or impedes the beneficent use of the said Plot A.

*[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]* 17.8.8.24





- 5) The VENDORS further declare that they have Sell/sold their right in said Plot A, in favour of PURCHASERS out of disposal share and without reserving them the usufructory right.
- 6) The said Plot for the purpose of said stamp Duty the market value of plot for sale herein is said forth in this Deed is valued at Rs. 76,50,000/- (Rupees Seventy Six Lakhs and Fifty Thousand only) as such the market value is of the said property. Stamp duty is paid accordingly.
- 7) The PURCHASER accepts the DEED OF SALE made by them by the VENDORS with thanks.
- 8) THAT there are no easements or right of way running through or over the said Plot A.
- 9) And that the Vendors have today handed over to the Purchaser a physical possession of the said Plot A.
- 10) That the said schedule property is non agricultural property. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserve Bank of India Guidelines. The office of the Sub-Registrar-cum-Civil Registrar-Bardez, shall not be responsible if the parties violate FEMA and RBI Guidelines.
- 11) The Vendors and Purchaser hereby declare that the said plot/property as described in the SCHEDULE herein of this present Deed of Sale does not belong to the Schedule Caste and Schedule Tribes, Community in pursuant to Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.



*[Signature]*

*[Signature]* *[Signature]* *[Signature]* 7.8.8.2



12) The Purchaser may enter their name in the survey records bearing Survey nos. bearing 35/5-A of Village Marra Taluka Bardez, State of Goa and the Vendors do hereby give their no objection.

#### SCHEDULE (PLOT A)

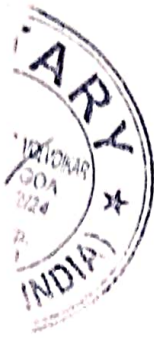
ALL THAT THE IMMOVABLE Plot 'A' admeasuring an area of 850 sq mts comprised of the Northern part or portion of the original immovable property known as "Baimchem Batta or Borichem Batta situated in the village Marra, bearing 35/5-A of Village Marra Taluka Bardez, within the limits of the Village Panchayat of Marra, Bardez Taluka sub District of Bardez District of North Goa and State of Goa Plot A, neither described in the Land Registration office nor enrolled in the Land Revenue Office is bounded as follows:

East : By the property surveyed under survey no. 35/5 and 35/6 in the name of Luciana Q De Sa  
West : By the footpath and survey No. 36/8  
North : By the property surveyed under survey no. 35/4 in the name of Monica Noronha  
South : by the sub divided plot "B" of the same whole property surveyed under survey no. 35/5

IN WITNESS WHEREOF the PARTIES OF THE FIRST PART and the SECOND PARTY being Vendors, Purchasers along with the witnesses hereto have signed and subscribed their signatures hereunto at Mapusa, Bardez, Goa on the day, month and year first abovementioned.

*[Signature]*

*[Signature]* *[Signature]*  
*[Signature]* A.S.S.-1

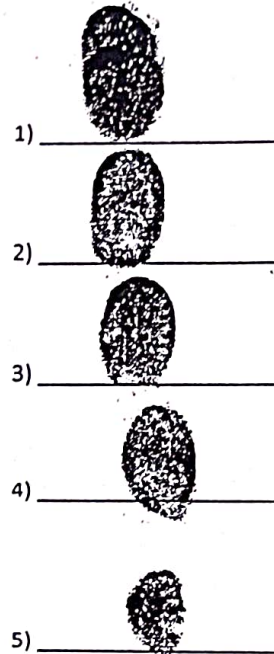
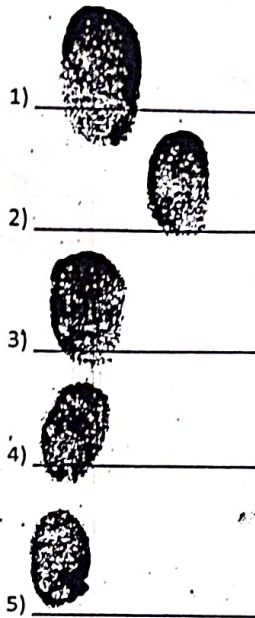


*Handwritten signature: Fernandes*

Signed Sealed and Delivered  
By the within named Vendor  
**JOSEPHINE HERCULAN SOARES**  
**ALIAS JOSEPHINA HERCULAN SOARES**  
**ALIAS JOSEPHINE FERNANDES,**  
**FOR SELF AND POA FOR VENDOR NO 2 TO 5**

L. H. F. P.

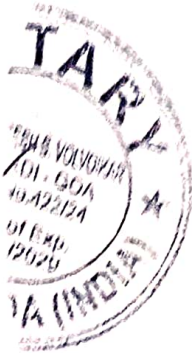
R. H. F. P.



*Handwritten signatures: Fernandes and P.H.*

*Handwritten signatures: [Signature] and A.S. Singh*





16



*[Handwritten signature]*

Signed Sealed and Delivered  
By the within named Purchaser No. 1  
M/S. RAJAS ESTATE DEVELOPERS  
Through Its Partner,  
MR. PARSHURAM L DESAI


L. H. F. P.

R. H. F. P.

1) 


1) 

2) 

2) 

3) 

3) 

4) 

4) 

5) 

5) 



*[Handwritten signature]* *[Handwritten signature]*

*[Handwritten signature]*  
*[Handwritten signature]* A.S. Singh



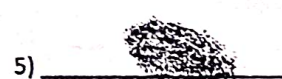
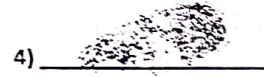
17



Signed Sealed and Delivered  
By the within named Purchaser No. 1  
M/S. RAJAS ESTATE DEVELOPERS  
Through its Partner  
MR. DEEPAK ABBEY

L. H. F. P.

R. H. F. P.



*Handwritten signatures: "Ramesh" and "S. S."*

*Handwritten signatures: "B. B." and "A. B. Singh"*



18

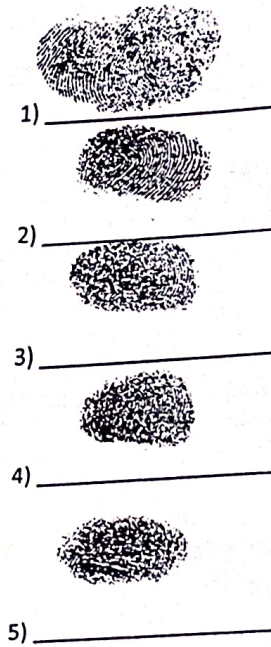
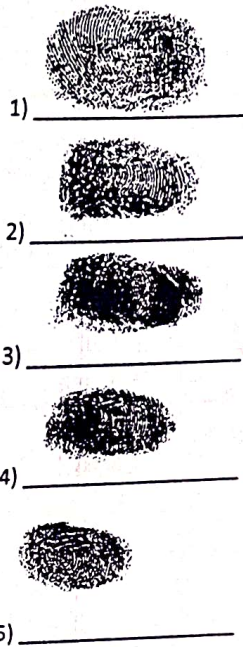


*S. S.*

Signed Sealed and Delivered  
By the within named Purchaser No. 1  
M/S. RAJAS ESTATE DEVELOPERS  
Through its Partner  
MR. SANTOSH JHA

L. H. F. P.

R. H. F. P.



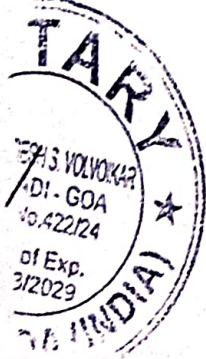
x *Santosh Jha*

*S. S.*

*Desai*

*Chitney A.S.S. Ltd*





19



A.S. Singh  
Signed Sealed and Delivered  
By the within named Purchaser No. 2  
**MR. ABHISHEK SINGHAL**

L. H. F. P.

R. H. F. P.

1) 


1) 

2) 

2) 

3) 

3) 

4) 

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5) 

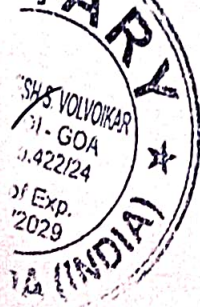


for order

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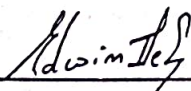
Abhishek Singh



20

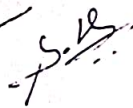
WITNESSES:-

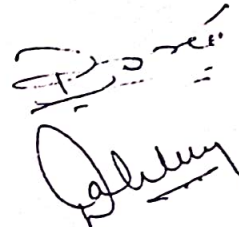
Sign :   
Name : Mr. Sandeep B Otavaneekar  
Address : House No. 343/1, Assagao, Bardez, Goa

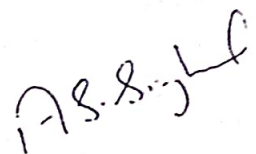
Sign :   
Name : Mr. Edwin De Sa  
Address : House No. 402/6, Marra, Pilerne, Bardez, Goa-403114













**Government of Goa**  
**Directorate of Settlement and Land Records**  
**Survey Plan**

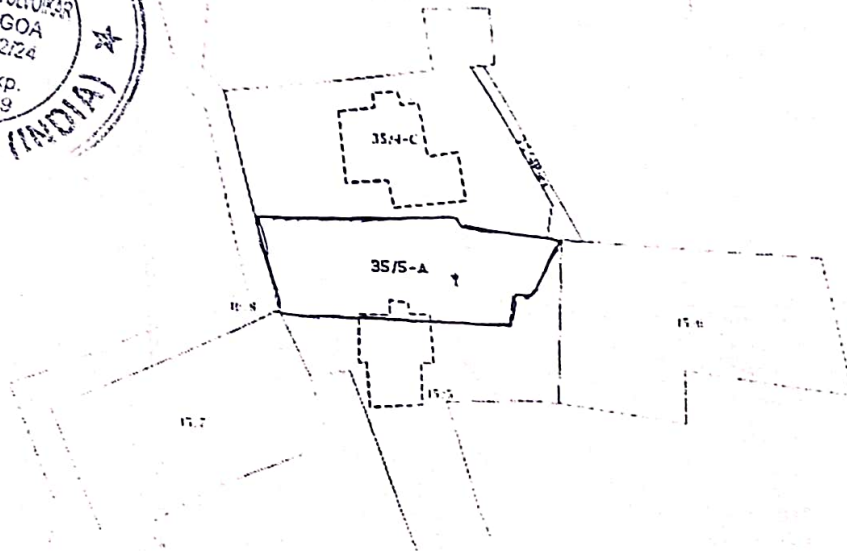
BARDEZ Taluka

MARRA Village



Scale 1:1000

Reference No.: 1000000494312



*Fernandes*

*AS*  
*Shetty*

*Bozal*

*AB. Singh*





24

FORM I & XIV  
नमुना नं १ व १४

100017431713

Date: 12/07/2023

Page 1 of 2

Taluka BARDEZ

तानुका

Village Marra

गांव

Name of the Field Balchem Batta

शेताचें नांव

Survey No. 35

सर्वे नंबर

Sub Div. No. 5-A

हिस्सा नंबर

Tenure 00

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोगड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.08.30	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.08.30

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Class (b) Total Un-Cultivable Area

वर्ग (अ)	वर्ग (ब)	एकूण नापिक जमीन
0000.00.20	0000.00.00	0000.00.20

Grand Total
0000.08.50

Remarks शेंग

As per order

No.ISLR/PART/BAR/MRA/470/22/1297 dated

02-06-2023 received from Inspector of Survey &amp;

Assessment आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Land Records लँड रेकॉर्ड्स	Mapusa Goa मपुसा गोवा	Adjustment अडजस्टमेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Josephine Herculan Soares		88755	
2	Rudolph Fernandes		88755	
3	Valerious Freddie Soares		88755	
4	Maria Claret Soares		88755	
5	Clover Jane Soares		88755	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Nil			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार Nil		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated वागायत Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Land not Available for Cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mis हे. आर. चौ. मी.	Source of irrigation गिंचनाचा ग्रांति	Remarks शेंग
	Nil									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



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FORM I & XIV

नमुना नं १ व १४

100017431713

Date : 12/07/2023

Taluka BARDEZ

ता.नु.का  
Village Marra

गांव  
Name of the Field Bainchem Batta

शेताचें नांव

Page 2 of 2

Survey No. 35

म.व. नं.बर  
Sub Div. No. 5-A

हिस्सा नं.बर

Tenure 00

मत्ता प्रकार





Government of Goa

## Document Registration Summary 2

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

Print Date &amp; Time : - 11-Jan-2024 12:42:39 pm

Document Serial Number :- 2024-BRZ-263

Presented at 12:33:04 pm on 11-Jan-2024 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	344300
2	Registration Fee	229500
3	Mutation Fees	1500
4	Processing Fee	1740
Total		577040

Stamp Duty Required :344300/-

Stamp Duty Paid : 344300/-

## Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	PARSHURAM L DESAI PARTNER OF RAJAS ESTATE DEVELOPERS ,Father Name:LINGAPPA DESA, Age: 37, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No. 9/33/ILL, Dattawadi Mapusa, Goa 403507, Address2 - , PAN No.:			



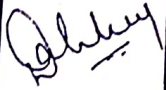





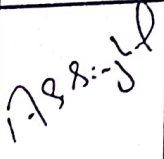
## Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	JOSEPHINE HERCULAN SOARES ALIAS JOSEPHINA HERCULAN SOARES ALIAS JOSEPHINE FERNANDES , Father Name:Francisco Patricio Soares Alias Patrick Soares Alias Patrick Anthony Soares, Age: 51, Marital Status: Married ,Gender:Female,Occupation: Service, resident of Dolvin Apartments, Flat No. 202, Sherly Rajan Road, Off Carter Road, Bandra (west) Mumbai-400050,, PAN No.:			



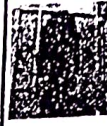





NO	Party Name and Address	Photo	Thumb	Signature
2	<b>JOSEPHINE HERCULAN SOARES ALIAS JOSEPHINA HERCULAN SOARES ALIAS JOSEPHINE FERNANDES ,</b> <b>Father Name:Francisco Patricio Soares Alias Patrick Soares</b> <b>Alias Patrick Anthony Soares,, Age: 51,</b> <b>Marital Status: ,Gender:Female,Occupation: Service, Dolvin</b> <b>Apartments, Flat No. 202, Sherly Rajan Road, Off Carter Road,</b> <b>Bandra (west) Mumbai-400050,</b> <b>PAN No.: , as Power Of Attorney Holder for</b> <b>RUDOLPH FERNANDES</b>			
3	<b>JOSEPHINE HERCULAN SOARES ALIAS JOSEPHINA HERCULAN SOARES ALIAS JOSEPHINE FERNANDES ,</b> <b>Father Name:Francisco Patricio Soares Alias Patrick Soares</b> <b>Alias Patrick Anthony Soares, Age: 51,</b> <b>Marital Status: ,Gender:Female,Occupation: Service, Dolvin</b> <b>Apartments, Flat No. 202, Sherly Rajan Road, Off Carter Road,</b> <b>Bandra (west) Mumbai-400050,</b> <b>PAN No.: , as Power Of Attorney Holder for</b> <b>MARIA CLARET SOARES</b>			
4	<b>JOSEPHINE HERCULAN SOARES ALIAS JOSEPHINA HERCULAN SOARES ALIAS JOSEPHINE FERNANDES ,</b> <b>Father Name:Francisco Patricio Soares Alias Patrick Soares</b> <b>Alias Patrick Anthony Soares, Age: 51,</b> <b>Marital Status: ,Gender:Female,Occupation: Service, Dolvin</b> <b>Apartments, Flat No. 202, Sherly Rajan Road, Off Carter Road,</b> <b>Bandra (west) Mumbai-400050,</b> <b>PAN No.: , as Power Of Attorney Holder for</b> <b>VALERIOUS FREDDIE SOARES ALIAS VALERINO FREDDIE SOARES</b>			
5	<b>JOSEPHINE HERCULAN SOARES ALIAS JOSEPHINA HERCULAN SOARES ALIAS JOSEPHINE FERNANDES ,</b> <b>Father Name:Francisco Patricio Soares Alias Patrick Soares</b> <b>Alias Patrick Anthony Soares, Age: 51,</b> <b>Marital Status: ,Gender:Female,Occupation: Service, Dolvin</b> <b>Apartments, Flat No. 202, Sherly Rajan Road, Off Carter Road,</b> <b>Bandra (west) Mumbai-400050,</b> <b>PAN No.: , as Power Of Attorney Holder for</b> <b>CLOVER JANE SOARES</b>			
6	<b>PARSHURAM L DESAI PARTNER OF RAJAS ESTATE DEVELOPERS , Father Name:LINGAPPA DESA, Age: 37,</b> <b>Marital Status: Married ,Gender:Male,Occupation: Business,</b> <b>House No. 9/33/ILL, Dattawadi Mapusa, Goa 403507,</b> <b>PAN No.:</b>			

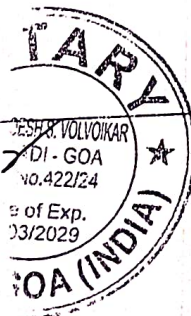


Sr.NO	Party Name and Address	Photo	Thumb	Signature
7	DEEPAK ABBEY PARTNER OF RAJAS ESTATE DEVELOPERS Father Name: Mahendra Pratap Abbey, Age: 51, Marital Status: , Gender: Male, Occupation: Business, F-702, Krishna Apra Residency, Plot E8 Sec 61, Noida, Chhajarsi, Uttar Pradesh-201307, PAN No.:			
8	SANTOSH KUMAR JHA PARTNER OF RAJAS ESTATE DEVELOPER , Father Name: Ramavatar Jha, Age: 55, Marital Status: , Gender: Male, Occupation: Business, House No. 252, Bela Vista, Near Alua Hotel, Sangolda, Bardez, North Goa 403511, PAN No.:			
9	ABHISHEK SINGHAL , Father Name: Shanker Lal Singhal,, Age: 40, Marital Status: Married , Gender: Male, Occupation: Business, C- 97, Ashok Vihar Phase-1, Ashok Vihar, Saraswati Vihar, North West, Delhi-110052, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: EDWIN DE SA, Age: 69, DOB: 1954-03-06 , Mobile: Email: , Occupation: Other , Marital status : Married , Address: 403114, HOUSE NO 402-6 MARRA PILERNE BARDEZ GOA , HOUSE NO 402-6 MARRA PILERNE BARDEZ GOA , Marra, Bardez, North Goa, Goa			
2	Name: SANDEEP OTAVANEKAR, Age: 43, DOB: , Mobile: Email: , Occupation: Service , Marital status : Married , Address: 403507, HOUSE NO 343/7 MUNANG ASSAGAO BARDEZ GOA, HOUSE NO 343/7 MUNANG ASSAGAO BARDEZ GOA, Assagao, Bardez, North Goa, Goa			



Sub Registrar

SUB-REGISTRAR  
BARDEZ

Document Serial Number :- 2024-BRZ-263



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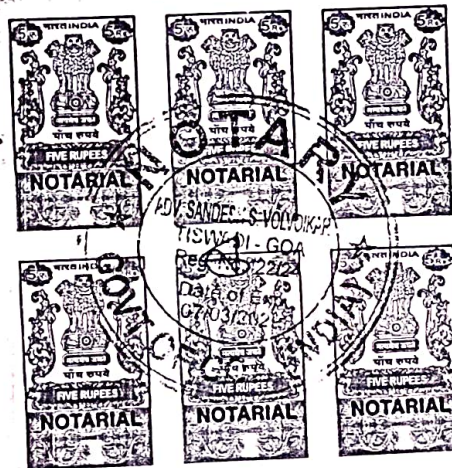
Document Serial No:-2024-BRZ-263

Book :- 1 Document  
Registration Number :- BRZ-1-550-2024  
Date : 01-Feb-2024

*Solankar*

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

SUB-REGISTRAR  
BARDEZ



CERTIFIED XEROX COPY  
OF THE ORIGINAL

Sr./Reg. No. 1488 /2024

Dated. 19/05/2024

*Sandesh S. Volvoikar*  
19/05/2024

Sandesh S. Volvoikar  
ADVOCATE & NOTARY  
Govt. of Goa (India)  
Panaji, Tiswadi - Goa 403 001