



Original Copy

**FORM-T- RECEIPT FOR FEE RECEIVED**

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA SALCETE/MARGAO  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 23/Jan/2014 03:52 PM

Date of Receipt: 23/Jan/2014

Receipt No: 5103

Serial No. of the Document: 394

Nature of Document: Sale

Received the following amounts from Sri Chinmai Avinash Borker for Registration of above Document in Book-1 for the year 2014

Rs.Ps

Registration Fee	183000.00
Processing Fees	380.00
<b>Total :</b>	<b>183380.00</b>

Amount in words: Rupees One Lakh Eighty Three Thousand Three Hundred Eighty Only.

Probable date of issue of Registered Document: 24/01/2014

Signature of the Sub-Registrar

~~TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL~~

Please handover the Registered Document to the person named below:

Name of the Person Authorized: \_\_\_\_\_

Specimen Signature of the Person Authorized

Signature of the Presenter

~~TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT~~

The Registered Document has been handed over to \_\_\_\_\_

\_\_\_\_\_ on 24/1/14

Signature of the person receiving the Document

Signature of the Sub-Registrar

(Rupees: Two lakhs fifteen thousand five hundred only)

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SAPANA BERRER CO-OP, MSG SOCIETY LTD  
ST. JOQUIM ROAD, BORDA,  
MARGAO - GOA 403 602  
D-5/STP(V)/C.R./35/3/2011-80



भारत 08066 NON JUDICIAL  
120428 JAN 23 2014

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Rs.0213500/- PB7223

INDIA

STAMP DUTY

GOA

For CITIZEN CREDIT™  
Co-operative Bank Ltd.  
*Shankh*  
Authorized Signatory

Name of Purchaser *M/s AKAR INERA AND*  
*REALTY*

394



*Chinnai A. Borker*

### DEED OF SALE

THIS DEED OF SALE is made and executed at Margao,

*Nazima Ayyubim*

*Chinnai*

*[Signature]*

*[Signature]*



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Salcete, Goa, on this 23<sup>rd</sup> day of January, 2014;

**BETWEEN**

M/s. **BRIGHT DEVELOPERS**, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, with the Registrar of Firms at Margao, Goa, under No. 208 on 18-10-2006, having its Registered Office at Serenity Acres, Survey No. 146/19, Opp. NUSI Wockhardt Hospital, Panzorconi, Cuncolim, Salcete, Goa 403 703, holding Income Tax PAN AANFM7163M; represented herein by its both the Partners;

(a) Mr. **MOHAMMED AYYUB MOULANA**, son of M. Z. Abideen, aged about 53 years, Indian National, business, holding Income Tax PAN ACWPM1076G, married; and

(b) Mrs. **NAZIMA BANU**, daughter of Nazir Ahamad, aged about 40 years, Indian National, married, business person, holding Income Tax PAN AGHPM8587F; both residents of House No. 3/1152, Near Don Bosco College, Fatorda, Margao, Goa 403 602; hereinafter referred to as "the **VENDOR**" (which expression shall mean and include all its Partners, successors-in-office, their heirs, successors, legal representatives,

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REGISTRAR OF FIRMS

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administrators, executors and assigns) OF THE FIRST PART;

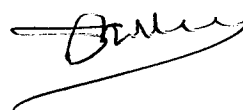
AND

M/s. **AKAR INFRA & REALTY**, a Partnership Firm, duly registered under the Indian Partnership Act, 1932, with the Registrar of Firms at Margao, Goa, under No. MGO-F256-2013 on 20-11-2013, having its Registered Office at 2<sup>nd</sup> Floor, Lake Plaza, Opp. Nehru Stadium, Fatorda, Margao, Goa 403602; holding Income Tax PAN AAYFA7243B; represented herein by all its Partners;

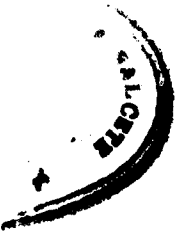
- (a) Mr. **AVINASH SADANAND BORKER**, son of Sadanand Borker, aged about 56 years, Indian National, business, holding Income Tax PAN ACAPB5784E, married; and
- (b) Mrs. **SANDHYA AVINASH BORKER**, daughter of Umanata Corongoto, aged about 55 years, Indian National, married, business person, holding Income Tax PAN AHHPB7825Q;
- (c) Mr. **CHINMAI AVINASH BORKER**, son of Avinash Sadanand Borker, aged about 29 years, Indian National, business, holding Income Tax PAN AJBPB3518J, married; all residents of Flat No. T-6/7/8,

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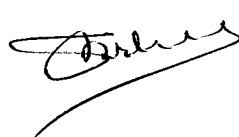
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P.M. Dias Residency, Borda, Margao, Goa 403602; hereinafter referred to as “the **PURCHASER**” (which expression shall mean and include all its Partners, successors-in-office, their heirs, successors, legal representatives, administrators, executors and assigns) **OF THE SECOND PART;**

WHEREAS one of the Partners of the **VENDOR**, namely, Mr. Mohammed Ayyub Moulana, is represented herein by his wife, Mrs. Nazima Banu, who is also the Partner of the **VENDOR**, by virtue of Special Power of Attorney dated 15-04-2013 executed before the Notary of Margao, Mr. Ganaraj S. Shirsat, under his Registration No. 16599, notarised Xerox copy whereof is being presented to the Sub-Registrar of Salcete at Margao, Goa, at the time of presentation of this Deed to him for the purposes of its registration under The Indian Registration Act, 1908;

AND WHEREAS there exists in the village of Cuncolim, within the limits of Cuncolim Municipal Council, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa, a property being the land denominated “**CUTTUBONA CHARAMURDY**”, which property is more fully described in the

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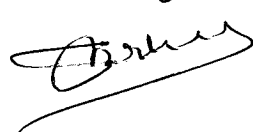
  


**SCHEDULE-I** hereinafter appearing and hereinafter referred to as "the entire property";

AND WHEREAS, as per the Remark No. 1 entered against the Description No. 7666 of Book-B. No. 3 of the old series of the Land Registration Office of Quepem entered with effect from 25.01.1876, half share of the entire property is inscribed in the name of Mr. Joao Luis Columbano Fernandes and his wife, Mrs. Maria Deodita Morais, on account of the Gift made in their favour by their mother-in-law/mother by name, Mrs. Rosa Catarina vide the Public Deed drawn by Notary of Salcete, Mr. Fillipe Nery Floriano Alvares on 10.01.1876 at pages 56 (overleaf) of his Notarial Book No. 87;

AND WHEREAS, with effect from 19.07.1930 and under Inscription No. 10120 of Book-G. No. 14 of the Land Registration Office of Quepem, the remaining half share of the entire property has been inscribed in favour of Mr. Tito Rafael Jose Antonio Vas on account of the purchase made by him vide the Public Deed dated 09.02.1919 drawn by Interim Notary of Salcete, Mr. Carapurcar at pages 25 (overleaf) to 26 (overleaf) of his Notarial Book No. 272 from Mr. Joao Faustino Pereira de Andrade and his wife, Mrs. D. Maria Benicia Marcelina das

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Augustias Rodrigues, who, on their turn, had purchased the same in the Public Judicial Auction held by the Civil Court of Judicial Division of Salcete in the Orfanological Inventory Proceedings initiated upon the death of Mr. Carlos Assumpcao Fernandes for the satisfaction of his household debt;

AND WHEREAS, in the Inventory Amongst Majors Proceedings No. 18821/73 filed before the Civil Judge, Senior Division of Salcete, upon the death of Mr. Antonio Felix dos Martires de Assumpcao Fernandes, it is disclosed that the properties possessed by said deceased were inherited by him from his predecessors by names Joao Luis Columbano Fernandes, Carlos de Assumpcao Fernandes, Antonio Roque Vidiciano Fernandes and Tito Rafael Jose Antonio Vas, which shows that both the said two half shares of the original owners, Mr Joao Luis Columbano Fernandes and Mr. Tito Rafael Jose Antonio Vas, were inherited by the deceased Mr. Antonio Felix dos Martires de Assumpcao Fernandes i.e. to say he became the owner of the entire property upon deaths of both the original owners viz. Mr Joao Luis Columbano Fernandes and Mr. Tito Rafael Jose Antonio Vas;

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AND WHEREAS, in the said Inventory Amongst Majors Proceedings No. 18821/73, the entire property is described under Item No. 16 of the description of assets of the deceased Mr. Antonio Felix dos Martires de Assumpcao Fernandes and vide the Final Order dated 21.11.1974 of the Civil Judge, Senior Division of Salcete at Margao, the said property was allotted to his heir, Mr. Antonio Vidiciano de Assumpcao Fernandes;

AND WHEREAS the said Mr. Antonio Vidiciano de Assumpcao Fernandes died as a bachelor on 29-06-2002, and, in the Public Deed of Cession and Succession drawn by Ex-Officio Notary Public of Salcete on 09.06.2004 at pages 16 onwards of his Deeds Book No. 1464, his brother Mr. Antonio Silvano de Assumpcao Fernandes has been declared as the sole heir of the said late Mr. Antonio Vidiciano de Assumpcao Fernandes;

AND WHEREAS, vide the Deed of Sale dated 14.09.2007 duly registered in the Office of the Sub-Registrar of Salcete under no. 4653 at pages 213 to 244 of Book No. I, Volume No. 2648 on 04.10.2007, the said owner, Mr. Antonio Silvano de Assumpcao Fernandes along with his wife, Mr. Angela Imaculada Fernandes sold

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to the **VENDOR** the southern part admeasuring 72,425 square meters of the entire property;

AND WHEREAS, further, vide the Deed of Sale dated 13.04.2009 duly registered in the Office of the Sub-Registrar of Salcete under No. 1792 at pages 1 to 17 of Book No. I, Volume No. 3371 on 27.04.2009 the said owner, Mr. Antonio Silvano de Assumpcao Fernandes along with his wife, Mr. Angela Imaculada Fernandes sold to the **VENDOR** the northern part i.e. the remaining part admeasuring 21,600 square meters, of the entire property;

AND WHEREAS, thus, the **VENDOR** became the exclusive owner in possession of the entire property, which is more fully described in **SCHEDULE-I** hereto;

AND WHEREAS the entire property was earlier surveyed, along with the neighbouring lands, under the common Survey No. 146/15 of Cuncolim Village in the name of the family of "Gomes";

AND WHEREAS, vide Judgment dated 10-03-1989 passed in D.C. No. 192 and D.C. No. 488 of Cuncolim Village, the said original Survey No. 146/15 of Cuncolim Village was partitioned into three survey holdings, namely, Survey No. 146/15, 146/18 and 146/19, and the entire

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property described in the **SCHEDULE-I** hereto is exclusively and separately allotted the Survey No. 146/19 of Cuncolim Village;

AND WHEREAS the **VENDOR** has proposed a scheme for development of the north-eastern part of the entire property which part has an area of **18,482.84 square meters**, by sub-dividing such part into smaller plots and to construct independent bungalows and/or row-bungalows in such plots, and had named such scheme as "**SERENITY ACRES**";

AND WHEREAS, for the purpose of such development, the **VENDOR** has obtained following permissions:-

- (a) Order for Conversion of Use of Land from agriculture to non-agriculture, granted by the Collector of South Goa, Margao, under Sanad No. COL/SG/CONV/03/2007 dated 27-02-2008, for an area of in respect of the said land admeasuring 21,600 square meters;
- (b) Order for Conversion of Use of Land from agriculture to non-agriculture, granted by the Addl. Collector of South Goa, Margao, under Sanad No. AC-II/SG/CONV/ 66/2007 dated 04-02-2008, for an area

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of in respect of the said land admeasuring 72,425 square meters;

- (c) Final NOC for sub-division of land in respect of Plots No. 1 to 20 granted by Town & Country Planning Department, Margao, vide their letter No. TPM/Sub-div/Cun/146/19/09/1754 dated 12-11-2009 with due approval of the plan there under;
- (d) Final NOC for sub-division of land in respect of Plots No. 21 to 43 granted by Town & Country Planning Department, Margao, vide their letter No. TPM/Sub-div/Cun/146/19/2011/3989 dated 03-08-2011 with due approval of the plan there under;
- (e) Final NOC for sub-division of land (in respect of Plots No. 1 to 20) granted by Cuncolim Municipal Council, Cuncolim, Goa, vide their letter No. CMC/Tech/sub-div/2009-10/2809 dated 20-11-2009 with due approval of the plan there under;
- (f) Final NOC for sub-division of land in respect of Plots No. 21 to 43 granted by Cuncolim Municipal Council, Cuncolim, Goa, vide their letter No. CMC/Tech/sub-div/2011-12/1178/12 dated 22-08-2011 with due approval of the plan there under;

AND WHEREAS the remaining land of the entire property is un-developed;

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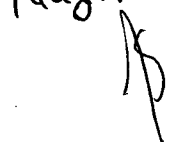
AND WHEREAS the **VENDOR** is a partnership firm constituted under the Indian Partnership Act, 1932, and its constitution has been changed from time to time and w. e. f. 28-11-2012, Mr. Mohammed Ayyub Moulana, and Mrs. Nazima Banu, are the only partners of the firm of the **VENDOR**;

AND WHEREAS on account of various reasons, beyond the control of the **VENDOR**, the **VENDOR** is not in a position to develop the un-developed part of the land in the entire property and, as such, the **VENDOR** has approached the **PURCHASER** with a proposal to sell to the **PURCHASER**, a distinct part admeasuring **3,388.70 square meters** of land forming distinct and separated part of the entire property, which part is more fully described in the **SCHEDULE-II** hereinafter appearing and hereinafter referred to as "the subject land" for the sake of brevity and convenience;

AND WHEREAS the **PURCHASER** has accepted such proposal;

AND WHEREAS the **VENDOR** has agreed to sell to the **PURCHASER** and the **PURCHASER** has agreed to purchase from the **VENDOR**, the subject land as described in the **SCHEDULE-II** hereinafter appearing.

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**NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:**

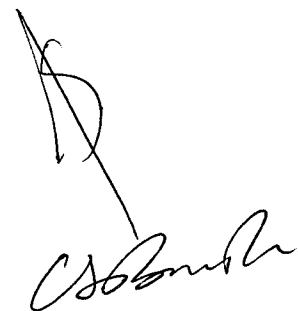
1. For a total price consideration of **Rs.60,99,660/-** (Rupees Sixty Lacs Ninety Nine Thousand Six Hundred Sixty Only), paid by the **PURCHASER** to the **VENDOR** in the manner stated hereinafter, the **VENDOR** does hereby CONVEY, TRANSFER and CONFIRM by way of absolute sale UNTO and in favour of the **PURCHASER** all that subject land more fully described in the **SCHEDULE-II** hereafter written and forming the distinct and separated part of the entire property described in the **SCHEDULE-I** hereto, along with all the compounds, fences, structures, trees, etc., whatsoever, situated therein, free from all encumbrances, obligations, claims, demands, whatsoever, so that the **PURCHASER**, for all times hereinafter, shall HOLD, HAVE POSSESS and ENJOY the subject land hereby sold, as the absolute owner thereof and with all the rights, interests, privileges, advantages, easements, benefits, whatsoever, available to the subject land or the holder thereof, free of any claim, obstruction, impediment, objections from whomsoever, including any party claiming through,

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under or on behalf of the **VENDOR** or their predecessors in title.

2. Out of the above said entire price consideration of **Rs.60,99,660/-** (Rupees Sixty Lacs Ninety Nine Thousand Six Hundred Sixty Only), a sum of **Rs.61,000/-** (Rupees Sixty One Thousand Only) is deducted by the **PURCHASER** towards Tax Deducted at Source (TDS) and the balance sum of **Rs.60,38,660/-** (Rupees Sixty Lacs Thirty Eight Thousand Six Hundred Sixty Only) is paid by the **PURCHASER** to the **VENDOR** vide Pay Order No. 000043 dtd 22-01-2014 drawn on Fatorda branch of HDFC Bank Ltd., receipt of which the **VENDOR** does hereby acknowledge to have received from the **PURCHASER** and discharges the **PURCHASER** from payment thereof. The **VENDOR** does hereby further acknowledge to have received from the **PURCHASER**, TDS Certificate for the said sum of Rs.61,000/- as stated hereinabove.
3. The **VENDOR** hereby declares having delivered to the **PURCHASER**, the possession of the subject land described in **SCHEDULE-II** hereto, and the **PURCHASER** acknowledges to have received such possession from the **VENDOR**.

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4. The **PURCHASER** declares that it has inspected all the title documents of the subject land hereby sold, which are produced to the **PURCHASER** by the **VENDOR**, and the **PURCHASER** hereby records its full satisfaction of the title thereof in favour of the **VENDOR** and that such title is free from all defects, clear of all encumbrances, subsisting and marketable.
5. The **VENDOR** covenants with the **PURCHASER** as under: -
  - (a) That the **VENDOR** is the exclusive owner in possession of the subject land hereby sold and every part thereof, and that the **VENDOR** has clear, unencumbered and valid title to the same and every part thereof;
  - (b) That neither the subject land hereby sold nor any part thereof is the subject matter of any agreement of sale or other transaction with any other person or party, whatsoever;
  - (c) That neither the subject land hereby sold nor any part thereof is matter of any notification under The Land Acquisition Act, 1894, or other law of compulsory acquisition of land;

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- (d) That neither the subject land hereby sold nor any part thereof is subject matter of any seizure, attachment, proclamation of sale under any law in force;
- (e) That the subject land hereby sold and every part thereof is free from all encumbrances, whatsoever;
- (f) That the subject land hereby sold and every part thereof, is not subject matter of any litigation, seizure, attachment or order restraining transaction or transfer or restrictive order of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;
- (g) That the title of the **VENDOR** to the subject land hereby sold and to every part thereof is free, clear and marketable;
- (h) That the **VENDOR** shall indemnify the **PURCHASER** against all and whatever claims, if raised by any person/s or party claiming any right, title, share and interest in the subject land hereby sold;

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- (i) That the subject land hereby sold is provided with unobstructed and uninterrupted proper road access, and that neither the **VENDOR** nor any party claiming through the **VENDOR** or its predecessors in title, shall obstruct or cause impediment or obstruction to the said road access provided to the subject land by the **PURCHASER** or the successors or nominee/s of the **PURCHASER**; and
- (j) That the **VENDOR** shall execute all further documents which may be found necessary by the **PURCHASER** to be executed for conferring or confirming proper and better title of the subject land hereby sold and every part thereof in favour of the **PURCHASER**, or for transferring all or whatever records in respect of the subject land hereby sold, exclusively in the name of the **PURCHASER**.
6. The **VENDOR** hereby accords its No Objection to the **PURCHASER** to change the name of the scheme from 'Serenity Acres' to any other name of the choice of the **PURCHASER**.
7. The **VENDOR** does hereby express its consent and no objection for the **PURCHASER** to apply for mutation


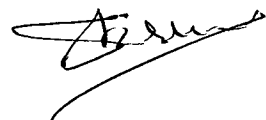
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of records in Form No. I & XIV in respect of the subject land hereby sold and further express its consent and No Objection to record the name of the **PURCHASER** as co-occupant thereof. Similarly, the **VENDOR** hereby expresses its consent and No Objection for the **PURCHASER** to apply for partition of the subject land purchased by the **PURCHASER** under this Deed. **The VENDOR** hereby further express that in such mutation and partition, the concerned Land Revenue/Survey Authority/Collector/Addl. Collector/ Deputy Collector need not issue any Notice to the **VENDOR** and service of such Notice is hereby expressly waived by the **VENDOR**.

8. **The VENDOR** does hereby declare that the subject land hereby sold and every part thereof, is not subject matter of any rights of Scheduled Castes or Scheduled Tribes, as contemplated in the Notification No. RD/LAND/LRC/318/99 dated 21-08-1977 of the Government of Goa.
9. Market Value of the subject land is also Rs.60,99,660/- and stamp duty thereon @ 3.5% is paid on this Deed. The entire property is earmarked as 'Settlement S1 Zone' in the Regional Plan for Goa 2001 & 2021, as per

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the Zoning Information issued by Town & Country Planning Department, Margao, Goa, vide its letter No. TPM/Zon-Inf/TCP/Sal/2013/5556 dated 11-12-2013, Xerox copy whereof is submitted to the Sub-Registrar of Salcete along with this Deed. Hence market value of the subject land is calculated considering its base value @ Rs.1,800/- per m<sup>2</sup> (Rs.2,000/- less 10%) in terms of Appendix to the base values contained in Order No. 17/1/Fixation of Land Rates/2012-RD/5004 dated 26-12-2012 and published in Series-I No. 40 of the Official Gazette of Govt. of Goa on 03-01-2013.

**SCHEDULE-I**  
**(Description of the entire property)**

ALL THAT property denominated "**CUTTUBONA CHARAMURDY**", situated in the village **Cuncolim**, within the limits of Cuncolim Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa; being the land described under **Description No. 7666** of Book-B. No. 3 of the old series pertaining to the Land Registration Office of Quepem, Goa, enrolled for the purposes of erstwhile Portuguese Land Revenue records pertaining to village Cuncolim under **Matriz No. 458**, surveyed under **Survey No. 146/19** of village

Nazima Ayyubim



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Cuncolim, admeasuring **94,025 square meters** or thereabouts, and bounded as under:-

East:- By properties bearing Survey Nos. 146/15, 149/7, 150/1, 150/25, 150/26, 152/1, 152/3, 152/5 and 152/7, all of village Cuncolim of Salcete Taluka;

West:- By properties bearing Survey Nos. 146/18, 153/1, 154/2 and 154/6, all of village Cuncolim of Salcete Taluka;

North:- By properties bearing Survey Nos. 146/18 and 146/15 of village Cuncolim of Salcete Taluka, and by Public Road in said Survey No. 146/15;


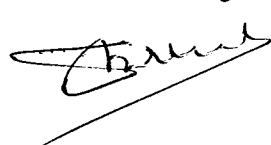
South:- By properties bearing Survey Nos. 155/1 and 152/10 of village Cuncolim of Salcete Taluka.

#### **SCHEDULE-II**

**(Description of the subject land hereby sold)**

ALL THAT distinct and separated part of the entire property described in the **SCHEDULE-I** hereinabove written, which part admeasures **3,388.70 square meters**, and shown marked in red colour hatched lines in the PLAN annexed to and forming part of this Deed.

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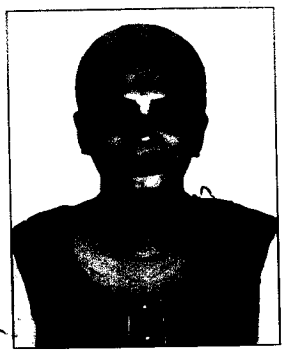
The said distinct part admeasuring 3,388.70 square meters hereby sold is bounded as under:-

- EAST: By road in the same entire property bearing Survey No. 146/19 of village Cuncolim;
- WEST: By remaining part of the same entire property bearing Survey No. 146/19 of village Cuncolim;
- NORTH: By road in the same entire property bearing Survey No. 146/19 of village Cuncolim; and
- SOUTH: By remaining part of the same entire property bearing Survey No. 146/19 of village Cuncolim.

IN WITNESS WHEREOF the parties hereto have signed this Deed, on the day, month and the year first hereinabove written.

Nazima Ayubim

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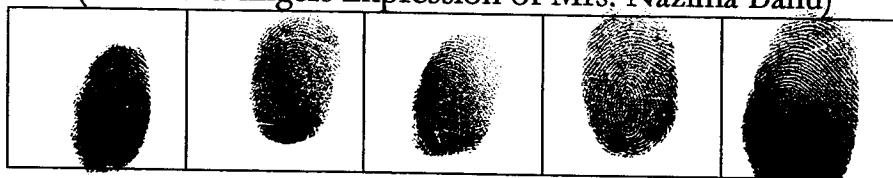


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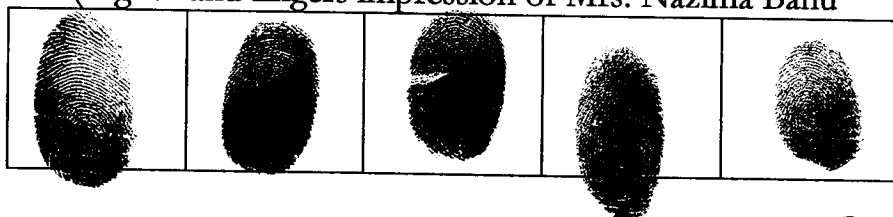
Nazima Ayyub m

SIGNED AND DELIVERED by the  
Within named, the **VENDOR**,  
M/s. Bright Developers, by its Partner,  
Mrs. Nazima Banu, for self and as  
duly Constituted Attorney for  
Mr. Mohammed Ayyub Moulana

(Left hand fingers impression of Mrs. Nazima Banu)



(Right hand fingers impression of Mrs. Nazima Banu)



Nazima Ayyub m

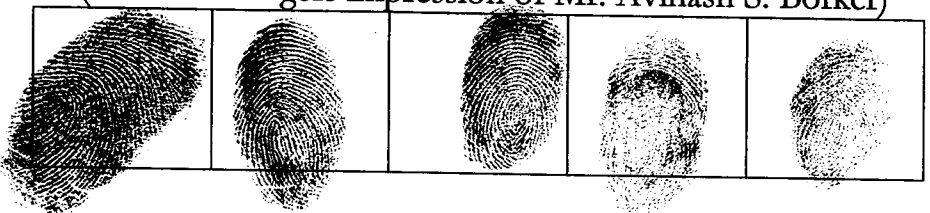
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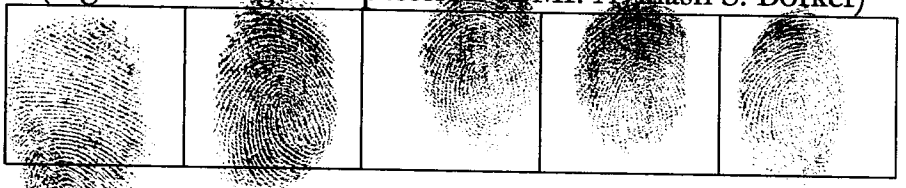


SIGNED AND DELIVERED by the  
Within named, the **PURCHASER**,  
M/s. Akar Infra & Realty,  
by its Partner,  
Mr. Avinash Sadanand Borker

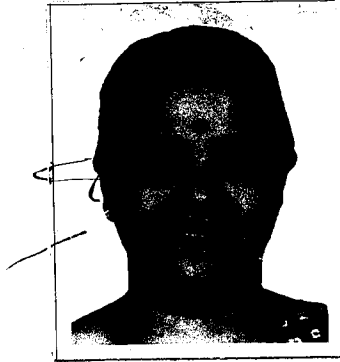
(Left hand fingers impression of Mr. Avinash S. Borker)



(Right hand fingers impression of Mr. Avinash S. Borker)



Nazima Ayyub.m



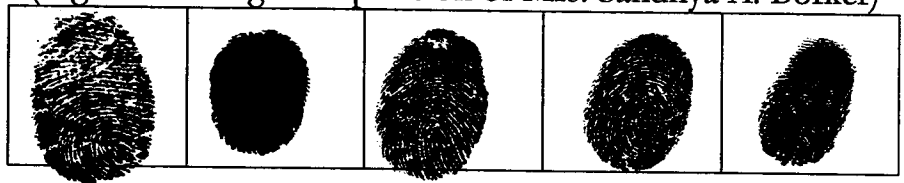
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SIGNED AND DELIVERED by the  
Within named, the **PURCHASER**,  
M/s. Akar Infra & Realty,  
by its Partner,  
Mrs. Sandhya Avinash Borker

(Left hand fingers impression of Mrs. Sandhya A. Borker)



(Right hand fingers impression of Mrs. Sandhya A. Borker)



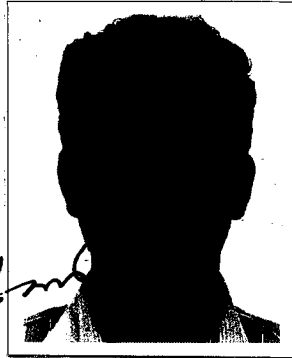
Nazima Ayyub.m

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



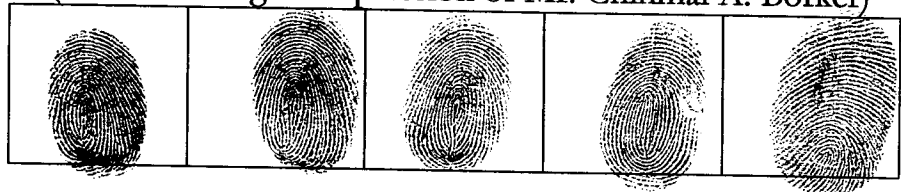


*Chinmai A. Borker*

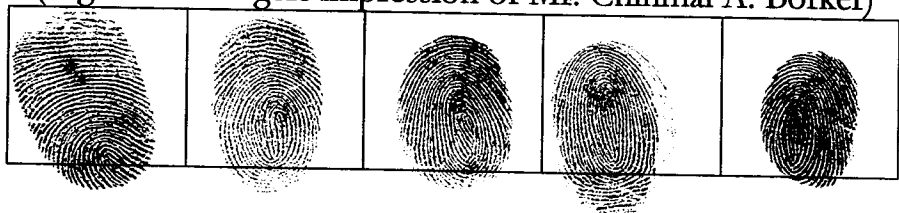
*Chinmai A. Borker*

SIGNED AND DELIVERED by the  
Within named, the **PURCHASER**,  
M/s. Akar Infra & Realty,  
by its Partner,  
Mr. Chinmai a. Borker

(Left hand fingers impression of Mr. Chinmai A. Borker)



(Right hand fingers impression of Mr. Chinmai A. Borker)



WITNESSES: 1. *Poojita* 2. *Shalini*

Name:- Pallavi S. N. Carhoren - Goa. Chaitali Naik Vasco - Goa.

Nazima Ayyub M

*[Signature]*

*Chinmai A. Borker*  
*[Signature]*



146 / 15

10 mt. Wide Road

146/18

8.0 mt. Wide Road

8.0 mt. Wide Road

6.0 mt. Wide Road

6.0 mt. Wide Road

6.0 mt. Wide Road

6.0 mt. Wide Road

6.0 mt. Wide Road

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6.0 mt. Wide Road

6.0 mt. Wide Road

6.0 mt. Wide Road

6.0 mt. Wide Road

6.0 mt. Wide Road

6.0 mt. Wide Road

149 / 7

150 / 1

150 / 25

150 / 26

152 / 1

152 / 3

152 / 5

SURVEY N.O. 146 / 19

153 / 1

154 / 2

154 / 6

154 / 10

155 / 1

152 / 10

3388.70 M<sup>2</sup>

103.00

32.90

*Handwritten signature*

Nazima Ayyub.M

*Handwritten signature*

*Handwritten signature*

PLAN  
SHOWING S.NO. 146 / 19 OF  
CUNCOIM VILLAGE, SALCETE TALUKA

## Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date &amp; Time : 23-01-2014 03:52:35 PM

Document Serial Number : 394




Presented at 02:46:00 PM on 23-01-2014 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	183000.00
2	Processing Fees	380.00
	<b>Total :</b>	<b>183380.00</b>

Stamp Duty Required: 213500.00

Stamp Duty Paid: 213500.00

Chinmai Avinash Borker presenter

Name	Photo	Thumb Impression	Signature
Chinmai Avinash Borker, S/o. Avinash Sadanand Borker , Married, Indian, age 29 Years, Business, r/o Flat No. T-6/7/8, P. M. Dias Residency, Borda, Margao, Goa. As a Partner of M/S. AKAR INFRA & REALTY having its office at 2nd Floor, Lake Plaza, Opp nehre Stadium, Fatorda, Margao, Goa. 403602			



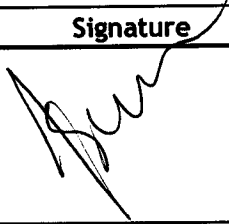
## Endorsements

## Executant


1 . Nazima Banu, D/o. Nazir Ahamad, Married, Indian, age 40 Years, House-Wife, r/o H. No. 3/1152, Near Don Bosco College, Fatorda, Margao, Goa. For self as a Vendor No. b and as a Constituted attorney of the Vendor No. a, Vide POA dated 15/04/2013 executed before the Notary Ganaraj S. Shirsat under Reg. No. 16599 at Margao.

Photo	Thumb Impression	Signature
		Nazima Ayyubim

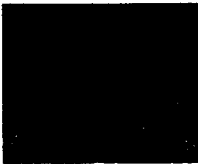


2 . Avinash Sadanand Borker, S/o.Sadanand Borker, Married,Indian,age 56 Years,Business,r/oFlat No.T-6/7/8,P.M.Dias Residency,Borda,Margao,Goa 403602 As the Partner of M/s.Akar Infra & Realty

Photo	Thumb Impression	Signature
		


3 . Sandhya Avinash Borker, D/o.Umanata Corongoto, Married,Indian,age 55 Years,Business,r/oFlat No.T-6/7/8,P.M.Dias Residency,Borda,Margao,Goa 403602 As the Partner of M/s.Akar Infra & Realty

Photo	Thumb Impression	Signature
		

4 . Chinmai Avinash Borker, S/o. Avinash Sadanand Borker, Married,Indian,age 29 Years,Business,r/oFlat No. T-6/7/8, P. M. Dias Residency, Borda, Margao, Goa. As a Partner of M/S. AKAR INFRA & REALTY having its office at 2nd Floor,Lake Plaza, Opp nehre Stadium, Fatorda, Margao, Goa. 403602

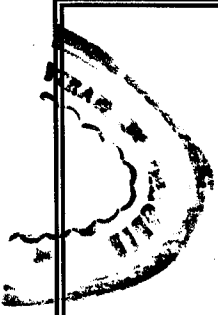
Photo	Thumb Impression	Signature
		

#### Identification

Sr No.	Witness Details	Signature
1	Harsha Arsekar , W/o. Ganpat Arsekar,Married,Indian,age 30 Years,Adv,r/o Verna, Salcete, Goa.	

  
Sub-Registrar

Suraj R. Vernekar  
Sub Registrar



Book-1 Document  
Registration Number MGO-BK1-00394-2014  
CD Number MGOD74 on  
Date 23-01-2014

Sub-Registrar (Salcete/Margao)

Scanned By:- *Shend*

Signature:- *S*

**Suraj R. Vernekar)**  
**Sub Registrar**

Designed and Developed by C-DAC, ACTS, Pune