GOVERNMENT OF GOA
REGISTRATION DEPARTMENT
Office of the Civil Registrar-cum-Sub Registrar, Salcete

STAMP DUTY CERTIFICATE

2397

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of :₹ 4320000/-

(Rupees Forty Three Lakhs Twenty Thousands only)

PAID VIDE E-RECEIPT NO 202300410341 DATED :25-May-2023,

IN THE GOVERNMENT TREASURY.

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202300028831
DOCUMENT SERIAL NUMBER	:	2023-MGO-2347
DATE OF PRESENTATION	:	29-May-2023
DOCUMENT REGISTRATION NUMBER	:	MGO-1-2287-2023
DATE OF REGISTRATION	:	29-May-2023
NAME OF PRESENTER	:	Siddhaya Pai Angle
REGISTRATION FEES PAID	:	₹2160000/-
PROCESSING FEES PAID	:	₹1420/-
MUTATION FEES PAID	:	₹6500/-

Government of Goa
Directorate of Accounts

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31

Echallan No. 202300410341

e-Receipt

Department : 10 - NOTARY SERVICES **Echallan Date :** 25/05/2023 12:07:56

Name and Address of Party : NanuEstates | 8550998361
Nanu House Varde Valaulicar Road Margao

Service: Stamp Duty

	Amount
Stamp Duty	₹ 4320000.00

Total Amount : ₹ 4,320,000.00

(Rs. Forty Three Lakh Twenty Thousand Only)

Department Data: 202300028831 NOTARY|202300028831 NOTARY

Bank ref No: CKX0130581
Status: Success
Payment Date: 25/05/2023 14:26:13
Payment Gateway: SBI_MOPS

Print Date: 25/05/2023 14:26:19

Siddhaya Pai Angle Adv.
2023-MGO-2347
29/5/2023

DEED OF SALE

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THIS DEED OF SALE is made and executed at Margao, Salcete, Goa, on this 25th day of May, of the year 2023;

BETWEEN

1. Mr. **RAJAN K. PANANDIKER** alias **RAJAN KESHAV PAI PANANDIKAR** alias **RAJAN KESHAV PANANDIKER**, alias **RAJAN KESHAN PANANDIKER** son of late Quexova Hori Poi Panandiker alias Keshav Hari Pai Panandikar, aged 63 years, U.S. National of Indian Origin holding Overseas Citizen of India Card No. [redacted] also holding Income Tax PAN [redacted], Email ID rajan.panandiker@gmail.com, Mobile Phone No +1-513-307-4722, occupation, retired married; and his wife,

2. Mrs. **ALKA RAJAN PANANDIKER**, daughter of late Govind Poi Raiturkar, aged 59 years, U.S. National of Indian Origin holding Overseas Citizen of India Card No. [redacted], also holding Income Tax PAN [redacted], Email ID: alka.panandiker@gmail.com, Mobile Phone No. +1-513-324-3345, housewife, both residing at 4360 Tylers Estates Drive, West Chester, OH 45069, USA; presently at B3, CD Bougainvillea, Seraulim, Salcete, Goa 403 708; hereinafter referred to as "**the FIRST VENDORS**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all their heirs, successors, legal

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representatives, administrators, executors and assigns) OF THE FIRST PART;

AND

1. Mr. **PAVAN KESHAV PAI PANANDIKER** alias **PAVAN KESHAV PANANDIKAR**, son of late Keshav Hari Pai Panandiker, aged 57 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted], Email ID: panandikarpavan@gmail.com, Mobile Phone No. 9822126770, business, married; and his wife,

2. Mrs. **RESHA PAVAN PANANDIKAR**, daughter of Manguesh Meghashvam Kuvelkar, aged 53 years, Indian National holding Income Tax PAN [redacted], Aadhaar Card No. [redacted] Email ID: reshapanandikar@gmail.com, Mobile Phone No. 8149730064, housewife, both residing at Flat No. A-202, Daffodil, C. D. Flower Valley, St. Joaquim Road, Borda, Margao, Goa 403 602; hereinafter referred to as "**the SECOND VENDORS**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns) OF THE SECOND PART;

AND

NANU ESTATES PRIVATE LIMITED, a Company duly incorporated under The Companies Act, 1956 and registered with

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the Registrar of Companies at Panaji, Goa, under Corporate Identity No. U70200GA2007PTC005509 2007-2008, with its Registered Office at House No. 15/1448, 'Nanu House', Behind Grace Church, Varde Valaulicar Road, Margao, Goa 403 601, holding Income Tax PAN Card [redacted], Email ID: info@nanu.co.in; hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant or contrary to the context or meaning thereof, shall mean and include all its Directors, successors in office, legal representatives, administrators, executors and assigns) OF THE THIRD PART;

WHEREAS the member No. 2 of **the SECOND VENDORS** is represented herein by her husband and the duly Constituted Attorney, the member No. 1 of **the SECOND VENDORS**, by virtue of Power of Attorney dated 10-04-2023 executed before Ms. Philomena De Silva, the Notary of Margao, Goa, under her Registration No. 2204/2023; a notarised true photo copy whereof is being presented to the Sub-Registrar of Salcete at Margao, Goa, along with the Deed;

AND WHEREAS **the PURCHASER** is represented herein by its Director, Shri. **Niresh Pravas Naik**, son of Pravas K. Naik, aged 46 years, Indian National holding Income Tax PAN [redacted], Aadhaar No. [redacted], Email ID: niresh@nanu.co.in, Mobile Phone No. 9822125057, businessman,

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married, residing at House No. 2833, "Krishnasheel", Monte-Hill, Borda, Margao, Goa 403 602; by virtue of Resolution dated 29.11.2007 of its Board of Directors, Xerox true copy whereof is being presented to the Sub-Registrar of Salcete at Margao, Goa, along with the Deed;

AND WHEREAS there exists in the City of Margao, a land being the property known as "RIVONTOLOIBATA" or "SANTUXENOILE (Plot-A)" wherein there exists a residential house, which land falls within the Aquem-Alto Ward of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa; which is fully described in the **SCHEDULE** hereto and hereinafter referred to as "the Subject Land" for the purpose of brevity and convenience;

AND WHEREAS the Subject Land is described in the Land Registration Office of Salcete under **Description No. 44163** of Book-B. No. 115 of the New Series, and it is inscribed w.e.f. 02.11.1960 under **Inscription No. 47652** of Book-G. No. 56 of the same Land Registration Office, in favour of Mr. Quexova Hari Poi Palondicar;

AND WHEREAS the said registered owner, Mr. Keshav Hari Pai Panandikar along with his wife, Mrs. Usha Keshav Pai Panandiker, gifted the Subject Land to their son and daughter-in-law viz. **the FIRST VENDORS** herein, vide the **Deed of Gift**

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dated **02.02.2006** duly registered in the Office of the Sub-Registrar of Salcete at Margao, Goa, under No. 743 at pages 118 to 148 of Book No. I, Volume No. 1959 on 15.02.2006;

AND WHEREAS the said Deed of Gift in favour of **the FIRST VENDORS** herein has been executed by the other son of the said registered owners, viz., Mr. Pavan Keshav Pai Panandiker i.e. the member No. 1 of **the SECOND VENDORS** herein, in the capacity of the 'Consenting Party', but although he was married at that time, his wife viz., Mrs. Resha Pavan Pai Panandiker, was not the party to the said Deed of Gift, in any capacity;

AND WHEREAS, the parents of the male members of **the FIRST VENDORS** and **the SECOND VENDORS** viz., Mr. Keshav Hari Pai Panandikar and his wife, Mrs. Usha Keshav Pai Panandikar had been the owners in possession of another premises of Shop bearing No. 263 situated at Mariano Gracias Road in the cloth market area of Margao City; which property has been gifted by the said parents in favour of member No. 1 of **the SECOND VENDORS**;

AND WHEREAS, **the FIRST VENDORS** and **the SECOND VENDORS**, who have excellent relationship in between them, have realized that the gifts made by their parents and parents-in-law are totally disproportionate and **the SECOND VENDORS** shall have to receive part of the value from the sale of the Subject

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Land, so as to equalize the shortfall in the value of the above mentioned property gifted to **the SECOND VENDORS**; and consequently **the SECOND VENDORS** shall also have share in the ownership of the Subject Land;

AND WHEREAS **the FIRST VENDORS** and **the SECOND VENDORS** have amicably worked out the shortfall in the value of the property gifted to **the SECOND VENDORS**;

AND WHEREAS **the PURCHASER** has proposed to purchase the Subject Land from **the FIRST VENDORS** and **the SECOND VENDORS** for a total price consideration of Rs.7,20,00,000/- (Rupees Seven Crores Twenty Lakhs Only) and the **the FIRST VENDORS** and **the SECOND VENDORS** have agreed to sell the same to **the PURCHASER**;

AND WHEREAS it is amicably settled between **the FIRST VENDORS** and **the SECOND VENDORS** that in the above said total price for sale of the Subject Land, the entitlement of **the FIRST VENDORS** shall be Rs.5,50,00,000/- (Rupees five Crores Fifty Lakhs only) and the entitlement of **the SECOND VENDORS** shall be Rs.1,70,00,000/-(Rupees One Crore Seventy Lakhs only).

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NOW THIS DEED WITNESSES AS FOLLOWS:

1. For a total price consideration of **Rs.7,20,00,000/-** (Rupees Seven Crores Twenty Lakhs Only), paid by **the PURCHASER** to **the FIRST VENDORS** and **the SECOND VENDORS** in the manner stated hereafter, **the FIRST VENDORS** and **the SECOND VENDORS** do hereby jointly CONVEY, TRANSFER and CONFIRM, by way of absolute sale, UNTO and in favour of **the PURCHASER**, the Subject Land described in the **SCHEDULE** 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 together with all the rights, interests, privileges, advantages, easements, access, benefits, whatsoever, available to the Subject Land or the holder thereof, free of any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including any party claiming through, under or on behalf of **the FIRST VENDORS** and **the SECOND VENDORS** or their predecessors in title.

2. Out of the said total price consideration of Rs.7,20,00,000/- (Rupees Seven Crores Twenty Lakhs Only), **the**

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PURCHASER has paid to **the FIRST VENDORS** their share of **Rs.5,50,00,000/-** (Rupees Five Crores Fifty Lakhs Only) in such total price consideration, in the manner stated hereunder:-

(a) **Rs.65,78,000/-** (Rupees Sixty Five Lakhs Seventy Eight Thousand Only) towards Tax Deducted at Source on Rs.2,75,00,000/- at the rate of 23.92% thereon, paid to the credit of the member No. 1 of **the FIRST VENDORS** against his Income Tax PAN, to the Income Tax Department, vide Challan No. 23481 dated 22-05-2023;

(b) **Rs.2,09,22,000/-** (Rupees Two Crores Nine Lakhs Twenty Two Thousand Only) paid vide Cheque No. 000971 dated 22-05-2023 drawn on Margao branch of Bank of Baroda, drawn in the name of member No. 1 of **the FIRST VENDORS**;

(c) **Rs.65,78,000/-** (Rupees Sixty Five Lakhs Seventy Eight Thousand Only) towards Tax Deducted at Source on Rs.2,75,00,000/- at the rate of 23.92% thereon, paid to the credit of the member No. 2 of **the FIRST VENDORS** against her Income Tax PAN, to the Income Tax Department, vide Challan No. 23834 dated 22-05-2023;

(d) **Rs.2,09,22,000/-** (Rupees Two Crores Nine Lakhs Twenty Two Thousand Only) paid vide Cheque No. 000972 dated

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22-05-2023 drawn on Margao branch of Bank of Baroda, drawn in the name of member No. 2 of **the FIRST VENDORS**.

3. Out of the said total price consideration of Rs.7,20,00,000/- (Rupees Seven Crores Twenty Lakhs Only), **the PURCHASER** has paid to **the SECOND VENDORS** their share of **Rs.1,70,00,000/-** (Rupees One Crore Seventy Lakhs Only) in such total price consideration, in the manner stated hereunder:-

   (a) **Rs.85,000/-** (Rupees Eighty Five Thousand Only) towards Tax Deducted at Source on Rs.85,00,000/- at the rate of 1% thereon, paid to the credit of the member No. 1 of **the SECOND VENDORS** against his Income Tax PAN, to the Income Tax Department, vide Challan No. 22699 dated 22-05-2023;

   (b) **Rs.84,15,000/-** (Rupees Eighty Four Lakhs Fifteen Thousand Only) paid vide Cheque No. 000973 dated 22-05-2023 drawn on Margao branch of Bank of Baroda, drawn in the name of member No. 1 of **the SECOND VENDORS**;

   (c) **Rs.85,000/-** (Rupees Eighty Five Thousand Only) towards Tax Deducted at Source on Rs.85,00,000/- at the rate of 1% thereon, paid to the credit of the member No. 2 of **the**

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SECOND VENDORS against her Income Tax PAN, to the Income Tax Department, vide Challan No. 23066 dated 22-05-2023;

(d) **Rs.84,15,000/-** (Rupees Eighty Four Lakhs Fiften Thousand Only) paid vide Cheque No. 000974 dated 22-05-2023 drawn on Margao branch of Bank of Baroda, drawn in the name of member No. 2 of **the SECOND VENDORS**.

4. **The FIRST VENDORS** and **the SECOND VENDORS** do hereby acknowledge having received the entire price consideration from **the PURCHASER** in the manner stated herein above and they do hereby discharge **the PURCHASER** from payment thereof.

5. **The FIRST VENDORS** and **the SECOND VENDORS** hereby declare having delivered to **the PURCHASER**, the possession of the Subject Land, and **the PURCHASER** acknowledges to have received such possession from **the FIRST VENDORS** and **the SECOND VENDORS**.

6. **The FIRST VENDORS** and **the SECOND VENDORS** covenants with **the PURCHASER** as under: -

(a) That **the FIRST VENDORS** and **the SECOND VENDORS** are the exclusive owners in possession of the

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Subject Land hereby sold and every part thereof, and that **the FIRST VENDORS** and **the SECOND VENDORS** have 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 or any part thereof is the subject matter of any notification under The Land Acquisition Act, 1894, or The Right To Fair Compensation And Transparency In Land Acquisition, Rehabilitation And Resettlement Act, 2013, or any other law of compulsory acquisition of land;

(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

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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 FIRST VENDORS** and **the SECOND VENDORS** to the Subject Land hereby sold and to every part thereof is free, clear and marketable;

(h) That **the FIRST VENDORS** and **the SECOND VENDORS** 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, which claims shall be restricted to any additional documents or claims made by any third party substantiated by valid documents;

(i) That the total area of the Subject Land hereby sold is shown as 1,369 square meters in the property card i.e. Form-D maintained by Margao City Survey, in respect of Chalta Nos. 112 to 115 of P. T. Sheet No. 227. However, in the event it is later found more or less than the said area shown in property card, then such excess area is also deemed to have been conveyed and transferred by **the FIRST VENDORS** and **the SECOND VENDORS** in favour of **the PURCHASER** herein, without requirement of any document or additional price, since the sale of the

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Subject Land hereby made is the entire land. Similarly, upon such measurement, if the area of the Subject Land is found to be less than the survey records, **the PURCHASER** shall not be entitled to claim refund of the price from **the FIRST VENDORS** and **the SECOND VENDORS** proportionate to such shortfall in the area; and

(j) That **the FIRST VENDORS** and **the SECOND VENDORS** 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 unto or 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**.

7. **The FIRST VENDORS** and **the SECOND VENDORS** do hereby express their consent and no objection for **the PURCHASER** to apply for mutation of records in Form-D in respect of the Subject Land described in the **SCHEDULE** hereto and further express their consent and No Objection to record the name of **the PURCHASER** as the sole occupant of the Subject Land. **The FIRST VENDROS** and **the**

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SECOND VENDORS do hereby further express that in the proceedings of such mutation, the Sub-Registrar/Land Revenue/Survey Authority/Collector/Addl. Collector/Deputy Collector need not issue any Notice to **the FIRST VENDORS** and **the SECOND VENDORS** and service of such Notice is hereby expressly waived by **the FIRST VENDORS** and **the SECOND VENDORS**.

8. The existing old house situated within the Subject Land, is in dilapidated condition and separately surveyed under Chalta Nos. 113 and 114 of P. T. Sheet No. 227 for an area of 143 square meters, which is also hereby sold bears Municipal House Nos. 5/1, 5/4 and 5/5 and the same house is provided with two Electrical connections under C.A. No. 60004565630 & 60004565713 and one Water Connection under Consumer ID No. 31011149, Code No. MMAC0200120, Meter No. J2232933. **The FIRST VENDORS** and **the SECOND VENDORS** do hereby grant their No Objection either for cancellation/discontinuation of the same or for transfer of all the above mentioned records in the name of **the PURCHASER** in the relevant government records.

9. **The FIRST VENDORS** and **the SECOND VENDORS** have executed an Affidavit granting their No Objection for carrying out mutation of survey records and for transfer of all

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other concerned records as stated herein above, in the name of **the PURCHASER**.

10. Market value of the Subject Land hereby along with the existing old house hereby sold is also Rs.7,20,00,000/- and stamp duty thereon at the rate of 6% works out to Rs.43,20,000/-, which is paid on this Deed.

SCHEDULE

(Description of the Subject Land hereby sold)

Item-1

ALL THAT open land denominated '**Rivontoloibata**' or '**Santuxenoilem (Plot-A)**' wherein there exists a old house, situated in the **ward Aquem of Margao City**, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, being the land described in the Land Registration Office of Salcete under **Description No. 44163** of Book-B. No. 115 of the new series, enrolled under **Matriz No. 215** of Margao Town and surveyed under **Chalta No. 112 of P. T. Sheet No. 227** of Margao City Survey, having an area of **1,196 square meters** or thereabouts, and as a whole, bounded as under:-

East: By Road;

West: By water drain and thereafter by property bearing Chalta Nos. 109 and 111 of P. T. Sheet No. 227

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North: By property bearing Chalta No. 103 of P. T. Sheet No. 227; and

South: By part of the same bigger property bearing Chalta No. 115 of P. T. Sheet No. 227 and thereafter by Road.

Item-2

ALL THAT open land denominated '**Rivontoloibata**' or '**Santuxenoilem (Plot-A)**' wherein there exists a old house, situated in the **ward Aquem of Margao City**, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, being the land described in the Land Registration Office of Salcete under **Description No. 44163** of Book-B. No. 115 of the new series, enrolled under **Matriz No. 215** of Margao Town and surveyed under **Chalta No. 115 of P. T. Sheet No. 227** of Margao City Survey, having an area of **30 square meters** or thereabouts, and as a whole, bounded as under:-

East: By Road;

West: By land bearing Chalta No. 116 of P. T. Sheet No. 227;

North: By part of the same bigger property bearing Chalta No. 112 of P. T. Sheet No. 227; and

South: By Road.

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Item-3

ALL THAT existing old dilapidated house situated within the open land described under **Item-1 of SCHEDULE** hereinabove described, which house is independently surveyed under **Chalta No. 113 of P. T. Sheet No. 227** of Margao City Survey, for an area of **75 square meters** and bounded as under:-

East: By the old existing house bearing Chalta No. 114 of P. T. Sheet No. 227 and also by the open land of the same bigger property bearing Chalta No. 112 of P. T. Sheet No. 227;

West: By the open land of the same bigger property bearing Chalta No. 112 of P. T. Sheet No. 227;

North: By the open land of the same bigger property bearing Chalta No. 112 of P. T. Sheet No. 227; and

South: By part of the said old house and by the open land of the same bigger property bearing Chalta No. 112 of P. T. Sheet No. 227.

Item-4

ALL THAT existing old dilapidated house situated within the open land described under **Item-1 of SCHEDULE** hereinabove described, which house is independently surveyed under **Chalta No. 114 of P. T. Sheet No. 227** of Margao City Survey, for an area of **68 square meters** and bounded as under:-

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East: By part of the old existing house and by the open land of the same bigger property bearing Chalta No. 112 of P. T. Sheet No. 227;

West: By part of the old existing house under Chalta No. 113 of P. T. Sheet No. 227 and by the open land of the same bigger property bearing Chalta No. 112 of P. T. Sheet No. 227;

North: By the open land of the same bigger property bearing Chalta No. 112 of P. T. Sheet No. 227; and

South: By part of the said old house and by the open land of the same bigger property bearing Chalta No. 112 of P. T. Sheet No. 227.



Notes:

1. The properties described hereinabove under **Item-1**, **Item-2**, **Item-3** and **Item-4** of the **SCHEDULE**, as a whole, is described as under:-

   All that property denominated '**Rivontoloibata**' or '**Santuxenoilem (Plot-A)**' wherein there exists a old house, situated in the **ward Aquem of Margao City**, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa, being the land described in the Land Registration Office of Salcete under **Description No. 44163** of Book-B. No. 115 of the new series, enrolled under **Matriz No. 215** of Margao Town and surveyed under **Chalta No. 112, 113, 114 and 115 of P. T. Sheet No. 227** of Margao City Survey, together having an area

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of **1,369 square meters** or thereabouts, and as a whole, bounded as under:-

East: By Road and thereafter by property bearing Chalta No. 193 of P. T. Sheet No. 227;

West: Partly by water drain and thereafter by properties bearing Chalta Nos. 109 and 111 of P. T. Sheet No. 227 and partly by Chalta No. 116 of P. T. Sheet No. 227;

North: By property bearing Chalta No. 103 of P. T. Sheet No. 227; and

South: By Road.

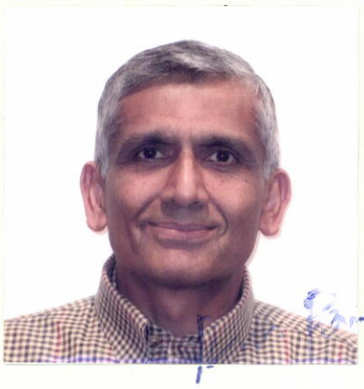
2. The Subject Land hereby sold is shown marked in red colour hatched lines in the copy of the Survey Plan thereof annexed to this Deed forming integral part of this Deed.

3. The existing old house which is in dilapidated condition and situated within the Subject Land is having an area of 143 square meters and is independently surveyed under Chalta Nos. 113 and 114 of P. T. Sheet No. 227 of Margao City Survey, for an area of 75 square meters and 68 square meters, respectively. The Open land of the Subject Land bears Chalta No. 112 and 115 of P. T. Sheet No. 227 of Margao City Survey, having an area of 1,196 square meters and 30 square meters, respectively; total area being 1,369 square meters.

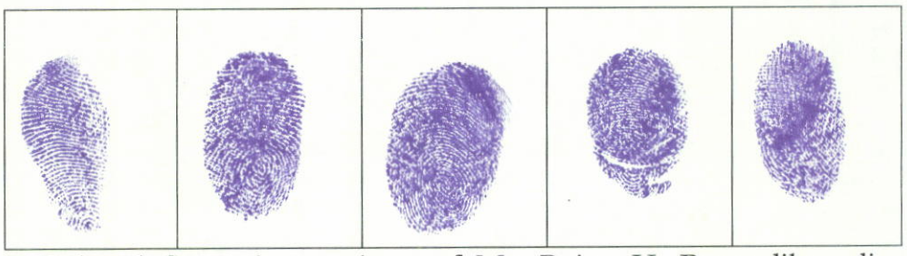
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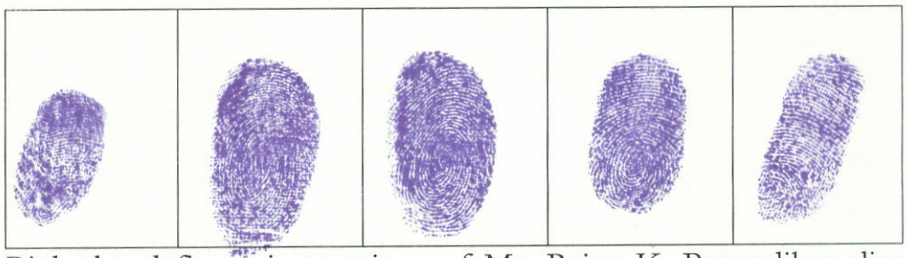
IN WITNESS WHEREOF the parties hereto have signed this Deed, on the day, month and the year first hereinabove written.



SIGNED AND DELIVERED by the within named Member No. 1 of the FIRST VENDORS, Mr. **Rajan K. Panandiker** alias **Rajan Keshav Pai Panandikar** alias **Rajan Keshav Panandiker**, alias **Rajan Keshan Panandiker**

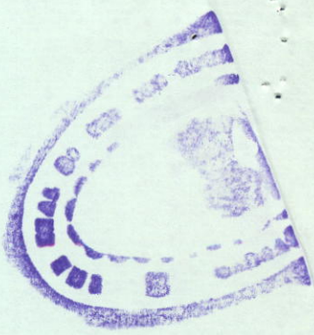


Left hand finger impressions of Mr. Rajan K. Panandiker alias Rajan Keshav Pai Panandikar alias Rajan Keshav Panandiker, alias Rajan Keshan Panandiker



Right hand finger impressions of Mr. Rajan K. Panandiker alias Rajan Keshav Pai Panandikar alias Rajan Keshav Panandiker, alias Rajan Keshan Panandiker

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Alka R. Panandiker

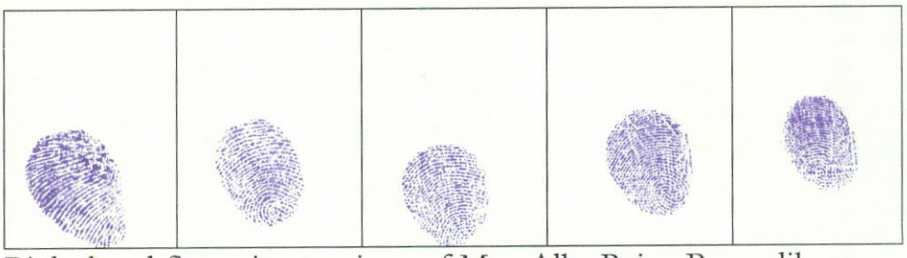


Alka Rajan Panandiker

SIGNED AND DELIVERED by the within named Member No. 2 of the FIRST VENDORS, Mrs. **Alka Rajan Panandiker**



Left hand finger impressions of Mrs. Alka Rajan Panandiker



Right hand finger impressions of Mrs. Alka Rajan Panandiker

Alka RKP. ARP. PKP

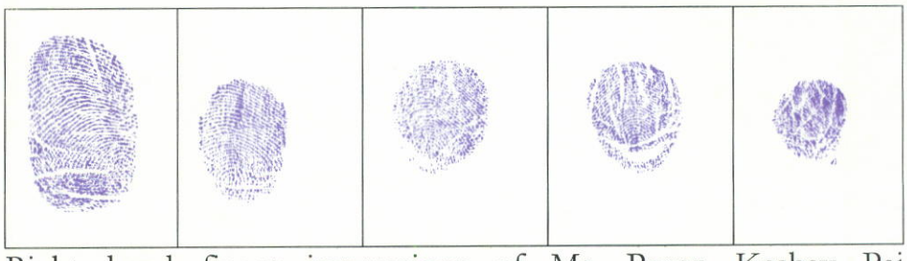


PKPanandkar

SIGNED AND DELIVERED by the within named Member No. 1 of the SECOND VENDORS, Mr. **Pavan Keshav Pai Panandiker** alias **Pavan Keshav Panandikar** for self and as a constituted attorney for the Member No. 2 of the SECOND VENDORS



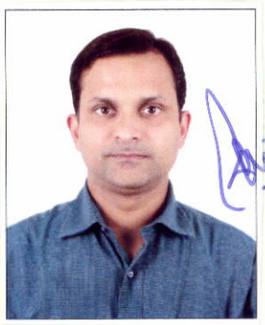
Left hand finger impressions of Mr. Pavan Keshav Pai Panandiker alias Pavan Keshav Panandikar



Right hand finger impressions of Mr. Pavan Keshav Pai Panandiker alias Pavan Keshav Panandikar

PKP. APP

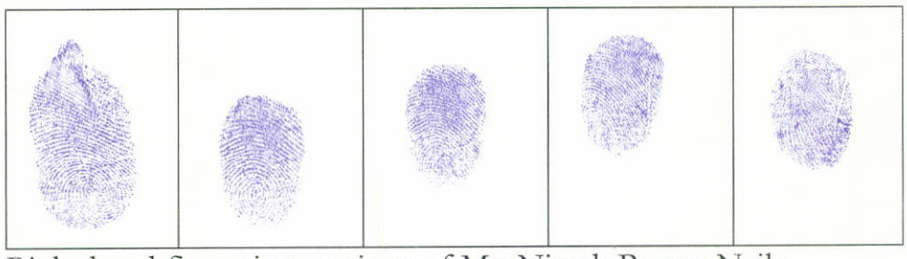
PKP



SIGNED AND DELIVERED by
the within named **PURCHASER**,
Nanu Estates Private Limited,
by its Director
Mr. **Niresh Pravas Naik**



Left hand finger impressions of Mr. Niresh Pravas Naik



Right hand finger impressions of Mr. Niresh Pravas Naik

WITNESSES:

1. _____
Mr. Jagdish Yeshwant Pai
H.No.111, Mokhard, Shristhal,
Canacona, Goa - 403702.

2. _____
Mr. Antonio Mariano Quadros
55/A, Pateapur, Nuvem, Margao,
Salcete, Goa - 403601.

PKP PKP

Government Of Goa

Directorate of Settlement and Land records

Survey Plan

Taluka Name : Margao Village Name :Margao

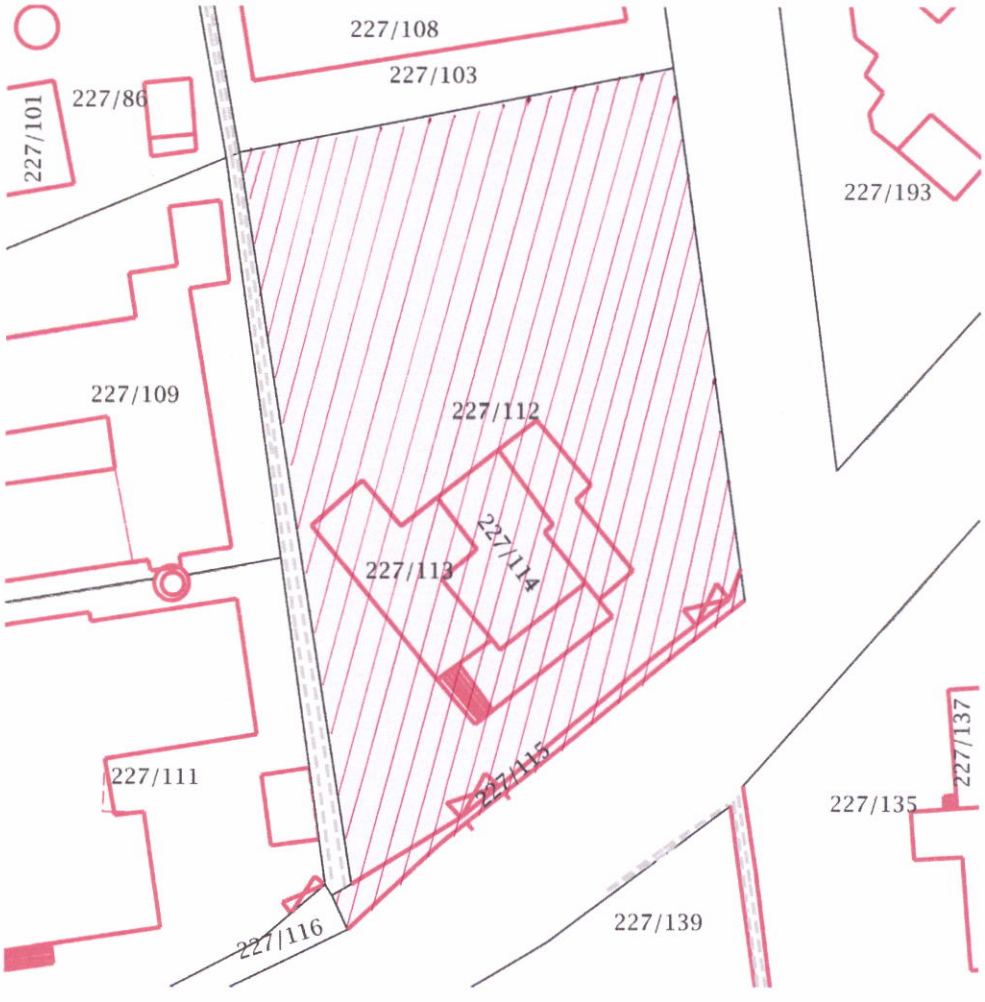
Survey No./ Subdiv No : 227/112 to 115

Appln date: 8/3/23

Ref. No. :10832

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Scale 1:500

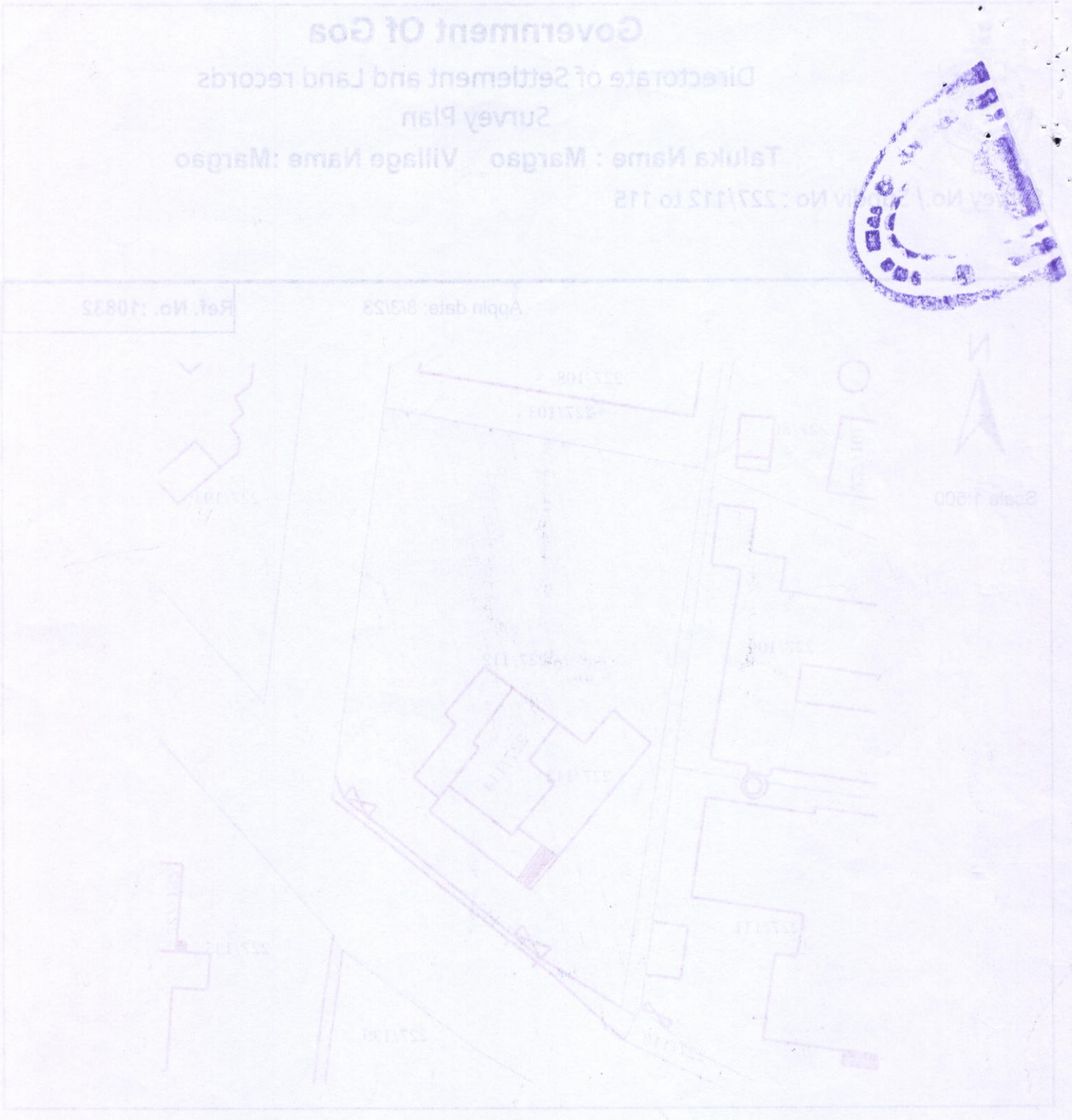


PKP

PKP

Report Generated By: PURUSHOTTAM FALDESSAI **Print Size :** A4

This record is computer generated on 15/03/2023 14:34:24 as per Online Ref No.10832. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd. 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website https://egov.goa.nic.in/dslr.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **29-May-2023 01:05:57 pm**

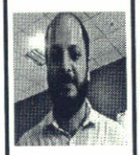
Document Serial Number :- **2023-MGO-2347**

Presented at **12:19:26 pm** on **29-May-2023** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Salcete** along with fees paid as follows

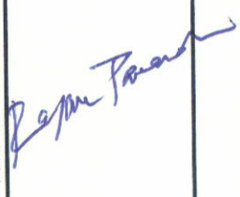
Sr.No	Description	Rs.Ps
1	Stamp Duty	4320000
2	Registration Fee	2160000
3	Mutation Fees	6500
4	Processing Fee	1420
	Total	**6487920**

Stamp Duty Required :**4320000/-** Stamp Duty Paid : **4320000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Siddhaya Pai Angle ,Father Name:**Harshal Pai Angle,**Age:** 32, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, **Address1 -** House No. 1673, Sanvorcotto, Cuncolim, Salcete, Goa 403 703, **Address2 -** , **PAN No.:**[redacted]			

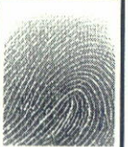
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Rajan K Panandiker Alias Rajan Keshav Pai Panandikar Alias Rajan Keshav Panandiker Alias Rajan Keshan Panandiker , Father Name:Late Quexova Hori Poi Panandiker Alias Keshav Hari Pai Panandikar, Age:** 63, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Other, B3, CD Bougainvillea, Seraulim, Salcete, Goa, **PAN No.:**[redacted]			
2	**Alka Rajan Panandiker , Father Name:Late Govind Poi Raiturkar, Age:** 58, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, B3, CD Bougainvillea, Seraulim, Salcete, Goa, **PAN No.:**[redacted]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	**Pavan Keshav Pai Panandiker Alias Pavan Keshav Panandikar , Father Name:Late Keshav Hari Pai Panandiker, Age:** 57, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Flat No. A202, Daffodil, CD Flower Valley, St. Joaquim Road, Borda, Margao, Goa, **PAN No.:**[redacted]			PKPanandikar
4	**Pavan Keshav Pai Panandiker Alias Pavan Keshav Panandikar , Father Name:Late Keshav Hari Pai Panandiker, Age:** 57, **Marital Status:** ,**Gender:**Male,**Occupation:** Business, Flat No. A202, Daffodil, CD Flower Valley, St. Joaquim Road, Borda, Margao, Goa 403 602, **PAN No.**[redacted]**, as Power Of Attorney Holder for Resha Pavan Panandikar**			PKPanandikar
5	**Siddhaya Pai Angle , Father Name:Harshal Pai Angle, Age:** 32, **Marital Status:** ,**Gender:**Male,**Occupation:** Service, House No. 1673, Sanvorcotto, Cuncolim, Salcete, Goa 403 703, **PAN No.**[redacted]**, as Power Of Attorney Holder for Niresh P. Naik As Director Of Nanu Estates Private Limited**			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Jagdish Yeshwant Pai,Age: 64,DOB: 1959-05-12 ,Mobile: 8308210967 ,Email: ,Occupation:Service , Marital status : Married** , Address:403702, H.No.111 Mokhard Shristhal, H.No.111 Mokhard Shristhal, Canacona, Canacona, SouthGoa, Goa			
2	Name: **Antonio Mariano Quadros,Age: 51,DOB: 1972-04-10 ,Mobile: 8308210967 ,Email: ,Occupation:Service , Marital status : Married** , Address:403601, 55 A Pateapur, 55 A Pateapur, Nuvem, Salcete, SouthGoa, Goa			

Sub Registrar

Civil Registrar -Cum- Sub Registrar Salcete

Document Serial Number :- **2023-MGO-2347**

Document Serial No:-2023-MGO-2347

Book :- 1 Document

Registration Number :- **MGO-1-2287-2023**

Date : 29-May-2023

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

Samir V. Denai
L.D.C

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Salcete
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 29-May-2023 13:07:19
Date of Receipt: 29-May-2023

Receipt No : 2023-24/2/978
Serial No. of the Document : 2023-MGO-2347
Nature of, Document : **Conveyance - 22**
Received the following amounts from **Siddhaya Pai Angle** for Registration of above Document in Book-1 for the year 2023

Registration Fee	2160000	E-Challan(Online fee)	• Challan Number : 202300411575 • CIN Number : CKX0150527	2160000
Processing Fee	1420	E-Challan(Online fee)	• Challan Number : 202300411575 • CIN Number : CKX0150527	1420
Total Paid	**2161420** (Rupees Twenty One Lakhs Sixty One Thousands Four Hundred And Twenty only)			

Probable date of issue of Registered Document: / /

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 Dated **29-May-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar