

(Rupees Three lakhs Sixteen thousand Only) 231

Phone No:
Sold To/Issued To:
VISHNU SITARAM PRABH
For Khom/ID Proof:
6911 6808 4479



JUL-12-2022 16:31:56
₹ 0316000/-
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Other
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3816248 36/02/04/2021-RD1

Name of Purchaser Vishnu Sitaram Prabhu Nasnodkar.

For CITIZEN CREDIT CO-OP. BANK LTD.



[Signature]
Authorised Signatory

Vishnu Sitaram Prabhu Nasnodkar [Signature]



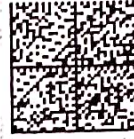
DEED OF SALE

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(Rupees Only nine thousand five hundred only)

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Phone No: 9822387528
Sold To/Issued To:
VISHNU S P NASNODKAR
For Whom/ID Proof:
691168084479



JAN-09-2023 12:40:46
₹ 0039500/-
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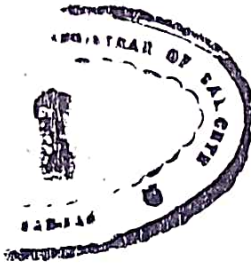
CITIZEN CREDIT CO-OP. BANK LTD.



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Authorised Signatory

Name of Purchaser..... *VISHNU S. P. NASNODKAR*



DEED OF SALE

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DEED OF SALE

This Deed of Sale is made at Margao-Goa on this 10th day of the month of January in the Christian Year Two Thousand Twenty Three (10/01/2023) at Margao, Taluka of Salcete, District of South Goa, in the State of Goa:

BETWEEN

- 1) **MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO**, Daughter of Late Joao Piedade Jeronimo Fernandes, aged 57 years, married, Occupation service, Indian national, holder of Pan Card No: _____, Aadhaar Card No: _____, and her husband
- 2) **MR. ALVITO A M ARAUJO**, Son of David Araujo, aged 66 years, married, Retired, Indian national, holder of Pan Card No: _____, Aadhaar Card No: _____, both residents of H.No. 557, Ubo Dando, Santa Cruz, Tiswadi-North Goa-403005.
MR. FILIPE FERNANDES, Son of Late Joao Piedade Jeronimo Fernandes alias Jeronio Fernandes, aged 54 years, unmarried, Occupation service, Indian national, holder of Pan Card No: _____, Aadhaar Card No: _____, Mobile No. 9922656936, resident of H.No. 523, Pequeno, Pulvaddo, Near Patrocino Chapel Salcete-South Goa-403716.
- 4) **MRS. TEREZA PASQUELINA FERNANDES**, Daughter of Late Joao Piedade Jeronio Fernandes, aged 44 years, married, Occupation housewife, Indian national, Aadhaar Card No: _____, and her husband
- 5) **MR. WILSON ROBERT AGNELO GONSALVES**, Son of Mr. Cirilo Gonsalves, aged 53 years, married, Self Employed, Indian national, holder of Pan Card No: _____, Aadhaar Card No: _____, Mobile No. 7588134201, both resident of H.No. 15, Montepic Police Quarters, Comba, Margao- Goa, Salcete-Margao-403601.
- 6) **MR. DOMNIC SAVIO FERNANDES**, Son of Mr. Joao Piedade Jeronimo Fernandes, aged 42 years, unmarried, Occupation service, Indian national, holder of Pan Card No: _____, Aadhaar Card No: _____



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, Mobile No. 7020486264 resident of resident of H.No. 523, Pequeno, Pulvaddo, Near Patrocino Chapel, Benaulim, Salcete-South Goa-403716.

- 7) **MR. SILVER FERNANDES**, Son of Mr. Joao Piedade Jeronimo Fernandes, aged 35 years, unmarried, Occupation service, Indian national, holder of Pan Card No: , Aadhaar Card No: , Mobile No. 8180977286, resident of resident of H.No. 523, Pequeno, Pulvaddo, Near Patrocino Chapel, Benaulim, Salcete-South Goa-403716, hereinafter referred to as **"OWNERS/VENDORS"** (which expression shall unless repugnant to its context of meaning thereof, be deemed to mean and include their heirs, executors, legal representatives, administrators, successors and assigns) of the **FIRST PART**.

AND

- 1) **MR. VISHNU SITARAM PRABHU NASNODKAR** owner of **M/S SAIDHAM BUILDER & DEVELOPERS**, S/o Mr. Sitaram Prabhu Nasnodkar, age 44 years, married, business, holder of Pan Card No: , and Aadhaar No. , Mobile No. 9284790193, Indian national, r/o Flat.No.CG2, Ground Floor, Behind Bank of Maharashtra, Gogol, Margao, Salcete, South Goa, Goa 403601; hereinafter referred to as the **'DEVELOPER/PURCHASER'** (which expression, unless repugnant or contrary to the meaning thereof, shall mean and include them, all their heirs, legal representatives, successors, administrators, executors and assigns) of the **SECOND PART**.

ALL the parties to this Deed are Indian Nationals.

WHEREAS the **VENDOR no. 2** is represented by his Power of Attorney holder his wife **MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO** vide Power of Attorney dated 15/06/2022 executed before Notary Virendra K. Dessai under Reg. No. 25870 dated 15/06/2022.

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Filed. *VPS* *Caruip*

WHEREAS there exists Plot of Land in the middle portion of a landed property known as "SALBATA" or SURIBATA" situated at the ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaulim, Salcete-Goa, which property is not registered in the Land Registration Office of Salcete at Margao but the same is registered in the Land Revenue Roll (Matriz Predial) of Margao u/no. 492, and is surveyed Survey No. 145, Sub Div. No. 3, in the Village of Benaulim, Salcete-Goa, admeasuring 1225sq.mts. which is more fully described in SCHEDULE-I. Herein after referred as 'SAID PROPERTY'.

WHEREAS the SAID PLOT originally belonged to said Smt. Lira Luizia Noronha e Lobo, Shri. Luis Jose Ermani Tadeu Floriano Serafino de Perpetuo Socorro Noronha e Lobo, Smt. Alina Terezinha Noronha e Lobo, Smt. Ana Carenine Noronha Lobo, Shri Camilo Cunha, Smt. Maria Ceslana Catrina Noronha Lobo e Gouveia, Shri George Antonio Gaueia, Shri. Joao Alano Noronha e Lobo, Miss. Salvia Maria Leila Noronha e Lobo and Shri. Antonio Arul Noronha e Lobo.



AND WHEREAS in the said plot there was a mundcarial house of the said VENDORS.

WHEREAS the said Smt. Lira Luizia Noronha e Lobo, Shri. Luis Jose Ermani Tadeu Floriano Serafino de Perpetuo Socorro Noronha e Lobo, Smt. Alina Terezinha Noronha e Lobo, Smt. Ana Carenine Noronha Lobo, Shri Camilo Cunha, Smt. Maria Ceslana Catrina Noronha Lobo e Gouveia, Shri George Antonio Gaueia, Shri. Joao Alano Noronha e Lobo, Miss. Salvia Maria Leila Noronha e Lobo and Shri. Antonio Arul Noronha e Lobo sold the 'Said Property' admeasuring 1225 sq mts described in SCHEDULE-I to Shri. Jeronimo alias Jeronio Fernandes and Smt. Filomena Marques who are parents of VENDORS via Deed of Sale dated 23/3/1981 in the office of

the Sub Registrar of Salcete under No. 368 of pages 173 to 180 of Book No. I, Volume No. 249 dated 6/7/1982.

AND WHEREAS said Shri. Jeronimo Fernandes and Smt. Filomena Marques expired leaving behind the said VENDORS who are the legal heirs via Deed of Succession dated 07/09/2015 before Sub Registrar of Canacona at pages 35 to 37 reverse of Notarial Book of Deeds no. 48 dated 18/11/2015.

AND WHEREAS the said VENDORS have done the separate Partition under Case no. 3/ISLR/PART/BENA/684/22/1184 dated 19/07/2022 under Survey no. 145/3-A admeasuring 1188sq.mts.

AND WHEREAS the VENDORS has mutated the said Plot wherein the name of all the legal heirs of Shri. Jeronimo Fernandes is figuring in the occupants column of Form 1 & 14 under Survey no. 145/3-A admeasuring 1188sq.mts. under Mutation no. 94018.

AND WHEREAS after partition now 'Said Property' admeasures an area of 1188 sq. mts. which is surveyed under survey no. 145/3-A which is part of the said property known as "SALBATA" or SURIBATA" situated at the ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaulim, Salcete-Goa described in the SCHEDULE-II, herein after referred to as SAID PLOT.

AND WHEREAS the PURCHASER approached the VENDORS with a proposal that he will construct such commercial and residential building in the said Plot after obtaining all required permissions, licences, approvals etc at his own costs and expenses and some premises there shall be allotted to the VENDORS being owner of the said property and some to the PURCHASER towards his services and carrying out such construction.

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AND WHEREAS the PURCHASER has already for construction of such building obtained required Technical Clearance Order under Ref. No. TPM/32966/Ben/145/3P/2022/1638 dated 30/3/2022 along with approved plan and Construction Licence under Ref. no. VPCB/12/2022-2023 dated 29/06/2022 from the Village Panchayat Cana Benaullim.

AND WHEREAS the PURCHASERS has approached the VENDORS to sell the 'Said Property' admeasuring an area of 1188sq.mts. for the total consideration of Rs. 79,00,000/- (Rupees Seventy Nine Lakh Only) and hereinafter referred to as "SAID PROPERTY" described in the SCHEDULE-II.

AND WHEREAS the PURCHASERS herein after examining the title of the VENDORS and being satisfied with same agreed to purchase the said 'Said Property' admeasuring 1188 sq mts for the total consideration of Rs. 79,00,000/- (Rupees Seventy Nine Lakh Only) and hereinafter referred to as "SAID PROPERTY" described in the SCHEDULE-II.

AND WHEREAS the present Sale is being entered into for the Sale of the Said Plot and to give title to the said PURCHASERS as per the terms and conditions as made out in the present Deed of Sale as under

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the aforesaid Deed and in consideration of the sum of Rs. 79,00,000/- (Rupees Seventy Nine Lakh Only) to be paid by the PURCHASER to the VENDORS in the manner stated hereinafter, THEY, the VENDORS above named as beneficial owners do hereby sell, assign, transfer, convey, grant and assure unto in favour of the PURCHASER all 'Said Property' admeasuring 1225 sq mts (but as per Survey records in Form 1 & 14 it shows the area as 1188sq.mts.) hereinafter referred to as "SAID PROPERTY" described in the SCHEDULE-II hereunder and depicted in the plan annexed hereto with its boundaries delineated in red colour, free from encumbrances, charges and demands whatsoever

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excluding undivided share in land proportionate to said five flats & three shops to be constructed for the **VENDORS, TOGETHER WITH** all and singular courts, yards, ways, privileges, rights, members and appurtenances whatsoever to the said piece or parcel of land or ground belonging or appertaining to the same or any part thereof **AND** all the estate, right, interest, title, use, inheritance, possession, benefit, claim and demand whatsoever both at law and in equity of the **VENDORS** in, to or upon the said piece or parcel of land, being the said property, **TO HAVE AND TO HOLD** the same unto the use of the **PURCHASER** absolutely and forever.

2. At the request of the **VENDORS**, the consideration amount of Rs. 79,00,000/- (Rupees Seventy Nine Lakh Only), has been paid in the manner prescribed herein under:-
 - a) An amount of Rs. 5,00,000/- (Rupees Five Lakh Only) has been paid herewith to the Vendor no. 3. The Vendor admit the receipt of the said amount. The said Vendor no. 3 shall be allotted Flat no. S3 admeasuring 60sq.mts. on second floor and Shop no. G5 admeasuring 20sq.mts. on ground floor as per the plan annexed herewith.
 - b) An amount of Rs. 1,00,000/- (Rupees One Lakh Only) has been paid to the Vendor no. 6 herewith. The said Vendor no. 6 shall be allotted Flat no. S1 admeasuring 60sq.mts. on second floor and Shop no. G4 admeasuring 20sq.mts. on ground floor as per the plan annexed herewith.
 - c) An amount of Rs. 1,00,000/- (Rupees One Lakh Only) has been paid to the Vendor no. 7 herewith. The said Vendor no. 7 shall be allotted Flat no. S5 admeasuring 60sq.mts. on second floor and Shop no. G3 admeasuring 20sq.mts. on ground floor as per the plan annexed herewith.
 - d) The said Vendor no. 1 & 2 shall be allotted Flat no. S4 admeasuring 60sq.mts. on second floor as per the plan annexed herewith.
 - e) The said Vendor no. 4 & 5 shall be allotted Flat no. S2 admeasuring 90sq.mts. on second floor as per the plan annexed herewith.



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- f) An amount of Rs. 7900/-(Rupees Seven Thousand Nine Hundred only) has been paid as TDS @ 1% vide Challan Sr. No. 70995, BSR Code. 0510011 dated 07/07/2022 has been paid by the PURCHASERS which has been deducted from Vendors amount. The said receipt of the TDS is attached herewith.
- g) An amount of Rs. 7900/-(Rupees Seven Thousand Nine Hundred only) has been paid as TDS @ 1% vide Challan Sr.No. 70927, BSR Code. 0510011 dated 07/07/2022 has been paid by the PURCHASERS which has been deducted from Vendors amount. The said receipt of the TDS is attached herewith.
- h) An amount of Rs. 15,800/-(Rupees Fifteen Thousand Eight Hundred only) has been paid as TDS @ 1% vide Challan Sr.No. 72491, BSR Code. 0510011 dated 07/07/2022 has been paid by the PURCHASERS which has been deducted from Vendors amount. The said receipt of the TDS is attached herewith.
- i) An amount of Rs. 15,800/-(Rupees Fifteen Thousand Eight Hundred only) has been paid as TDS @ 1% vide Challan Sr.No. 72355, BSR Code. 0510011 dated 07/07/2022 has been paid by the PURCHASERS which has been deducted from Vendors amount. The said receipt of the TDS is attached herewith.
- j) An amount of Rs. 15,800/-(Rupees Fifteen Thousand Eight Hundred only) has been paid as TDS @ 1% vide Challan Sr.No. 72538, BSR Code. 0510011 dated 07/07/2022 has been paid by the PURCHASERS which has been deducted from Vendors amount. The said receipt of the TDS is attached herewith.
- k) An amount of Rs. 15,800/-(Rupees Fifteen Thousand Eight Hundred only) has been paid as TDS @ 1% vide Challan Sr.No. 72455, BSR Code. 0510011 dated 07/07/2022 has been paid by the PURCHASERS which has been



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deducted from Vendors amount. The said receipt of the TDS is attached herewith.

In lieu of making payment of the balance price consideration of Rs. 72,00,000/- (Rupees Seventy Two Lakh Only), the **VENDORS** have authorised the **PURCHASER** to utilize the same for construction of the above listed premises, hereinafter referred to as "the owner's premises" for the sake of brevity and convenience, to be transferred to the **VENDORS** on ownership basis, upon its completion, namely 4 (four) Single bedroom Flats, 1 (one) double bedroom flat, 3 (three) Shops, namely Flat Nos. S1, S2, S3, S4 & S5 located on the Second Floor and Shop Nos. G3, G4 & G5 located on the ground floor, as per the approved plan, towards the sale price or the consideration of the said property.

3. The **VENDORS** do hereby covenant with the **PURCHASER** as follows:

(i) They have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the Said Plot.

(ii) The Said Plot is not subject to any pending litigation and or attachments from any court of law or department or authority whomsoever.

(iii) They have not agreed, committed or contracted or entered into any agreement for sale, M.O.U. or lease, license or any other Agreement or understanding, under whatsoever nomenclature, whether oral or in writing, with any third party or third parties in respect of the Said Plot.

(iv) That there is no charge on the Said Plot of any Bank or credit society or other financial institution nor they have mortgaged the Said Plot with any private financier.

(v) That neither the Said Plot nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statute, law and/ or Regulation



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and/ or under any subsisting Order, Judgment andor Decree of any Court of Law.

(vi) That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any Court of Law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the Said Plot, the **VENDORS** shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/ objections in the Said Plot from the considerations determined herin and the Purchaser shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the **VENDORS** for any such settlement made by them with the third party.

(vii) That they the **VENDORS**, have in themselves good right, full power and absolute authority to sell the said property to the **PURCHASER** in the manner aforesaid and that they have clear, marketable and subsisting title to the said property;

(viii) That the **PURCHASER** may thereafter peaceably and quietly enter upon, possess, hold, use and enjoy the said property as his own property without any interruption or claim or demand on the part of the **VENDORS** or any person or persons claiming from, through or under them;

(ix) That the **VENDORS** undertake to indemnify and save harmless the **PURCHASER**, his heirs, executors, successors and assigns from or against all encumbrances, charges or equities and suitably compensate them for all losses, damages, costs and expenses, if any, suffered by them by reason of any defect in title of the **VENDORS** in respect of the said property or breach of any covenant herein combined;



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- 4) The VENDORS do hereby authorise and grant their No Objection to the PURCHASER to effect the mutation of the survey records in respect of the said property in his name. The Vendors shall also be authorized to retain/add their names in the Survey Records upon the allotment of Flts in their names by the Purchaser and shall not delete the name of the Vendors appearing in the Occupant Column of Form 1 & 14.
- 5) The VENDORS hereby authorize the PURCHASER to get surveyed in his name, the said Plot purchased by him by the present Deed in the Survey Records and shall further do or cause to do all such things as are required for mutation, partition of the survey Records in respect of the said PLOT in the name of the PURCHASER on the strength of this deed without any separate no objection, notice to the VENDORS and the PURCHASER shall be free to transfer Land Survey Record of the said Plot in his name and the VENDORS shall give reasonable assistance and co-operation as and when requested by the PURCHASER and shall also to execute or sign no objection, application, affidavit, undertaking, declaration or any other document if required to have effect-full to transfer of the said Plot in his name.
- 6) The PURCHASER shall construct and allot for the VENDORS by constructing the said 4 (four) Single bedroom Flats, 1 (one) double bedroom flat, 3 (three) Shops, namely Flat Nos. S1, S2, S3, S4 & S5 located on the Second Floor and Shop Nos. G3, G4 & G5 located on the ground floor, to be allotted and constructed for the VENDORS towards the part of the consideration of Sale, within a period of 36 (Thirty Six) months from the date of execution of this Deed and shall be constructed as per specifications annexed hereto. The VENDORS shall pay all house tax, GST, Infrastructure tax, electricity charges, maintenance charges etc. in respect of the said Flats and Shops to be allotted and constructed for them. The VENDORS further shall become members of any housing society or any other body formed in said building complex and sign all papers, forms, declarations, pay membership fee, contributions, stamp duty, registration charges etc.



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- 7) All the cost, expenses, including stamp duty, registration charges of any deeds and documents to be excuted in furtherance to this and for transfer of said Five Flats and Three shops shall be borne by the VENDORS only.
- 8) The VENDORS shall be free to sell any or all the said Five Flats or three Shops allotted to them to any of thir choice and the PURCHASER shall sign all such agreements, deeds.
- 9) The VENDORS shall have no claim, title or interest of whatsoever nature in remaining premises along with proportionate share other then said 4 (four) Single bedroom Flats, 1 (one) double bedroom flat, 3 (three) Shops, namely Flat Nos. S1, S2, S3, S4 & S5 located on the Second Floor and Shop Nos. G3, G4 & G5 located on the ground floor, allotted to VENDORS.
- 10) The PURCHASER shall be free to sell other flats or premises to his choice without the consent/permission from VENDORS, other then said 4 (four) Single bedroom Flats, 1 (one) double bedroom flat, 3 (three) Shops, namely Flat Nos. S1, S2, S3, S4 & S5 located on the Second Floor and Shop Nos. G3, G4 & G5 located on the ground floor, allotted to VENDORS.
- 11) If at any time prior to the exeution of Deed and handing over the respective premises to the VENDORS as stipulated in this deed, the Floor Area Ratio presently applicable to the said proeprty is increased, such increase shall ensure exclusively for the benefit of the PURCHASER & VENDORS.
- 12) That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of the Secretary (Revenue) Government of Goa, VENDORS,



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hereby declare that the subject matter of this sale, does not belong nor is owned by Schedule Caste or Schedule Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale. The VENDORS also confirm and declare that they are not members of the Schedule Castes or Schedule Tribes community.

- 13) The said PLOT is located at Benaullim Village, Salcete, Goa, admeasuring 1188 sq mts. The market value of the said undivided share hereby sold is Rs. 79,00,000/- (Rupees Seventy Nine Lakhs Only) of which Stamp Duty of Rs. 3,55,500/- (Rupees Three Lakhs Fifty Five Thousand Five Hundred only) paid herewith.

SCHEDULE-I

ALL THAT Plot of Land is the middle portion of a landed property known as "SALBATA" or SURIBATA" situated at the ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaullim, Salcete-Goa, which property is not registered in the Land Registration Office of Salcete at Margao but the same is registered in the Land Revenue Roll (Matriz Predial) of Margao u/no. 492, and is surveyed Survey No. 145, Sub Div. No. 3, in the Village of Benaullim, Salcete-Goa, admeasuring 1225sq.mts. which is constituting a separate and distinct property is as such bounded as under:

EAST: by the property of Bemédios Joao Fernandes,

WEST: by the water drain,

NORTH: by Margao Benaullim public road and

SOUTH: by the properties presently held by Algira Fernandes, Divina Silva and others.

SCHEDULE-II

ALL THAT SAID PLOT' admeasuring 1188sq.mts. which is part of the property known as "landed property known as "SALBATA" or SURIBATA" situated at the ward Pequeno Pulwado, in the Village Panchayat of Cana-Benaullim, Salcete-Goa, more fully described in



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SCHEDULE-I herein above which is constituting a separate and distinct property is as such bounded as under,
EAST: by the property of Bemedios Joao Fernandes,
WEST: by the water drain,
NORTH: by Margao Benaulim public road and
SOUTH: by the properties presently held by Algira Fernandes, Divina Silva and others.

The said PLOT is delineated in red colour boundary lines on the plan attached to the Deed.

IN WITNESS WHEREOF the parties above named have set and subscribed their respective hands on the day, month and the year first herein above mentioned in the presence of two attesting witnesses.

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THE VENDORS:

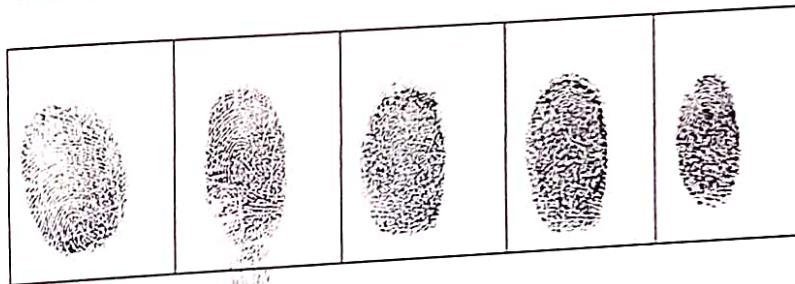
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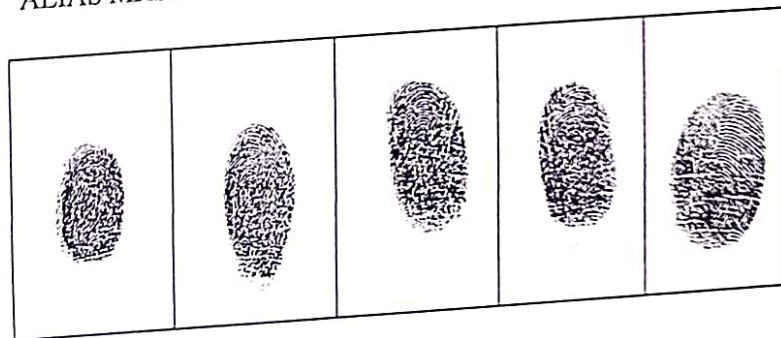


(MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO for self and on behalf of VENDOR NOS. 2.

Right hand fingerprints of MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO



Left hand fingerprints of MRS. CAROLINA FRANSISCA FERNANDES ALIAS MRS. CAROLINA FRANCISCA ARAUJO



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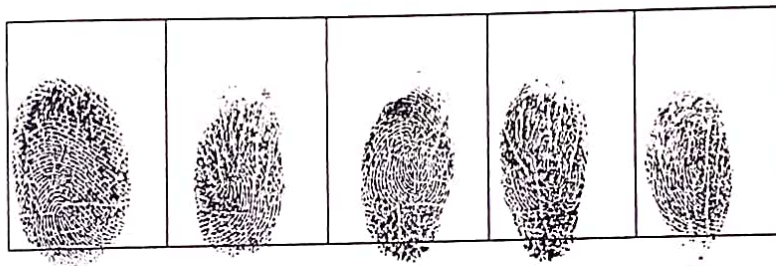
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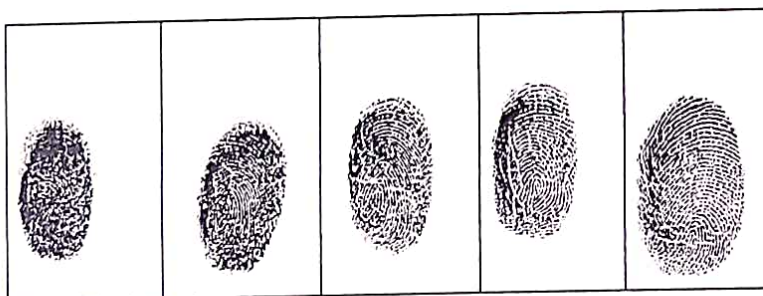


MR. FILIPE FERNANDES

Right hand fingerprints of MR. FILIPE FERNANDES



Left hand fingerprints of MR. FILIPE FERNANDES



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THE VENDORS:

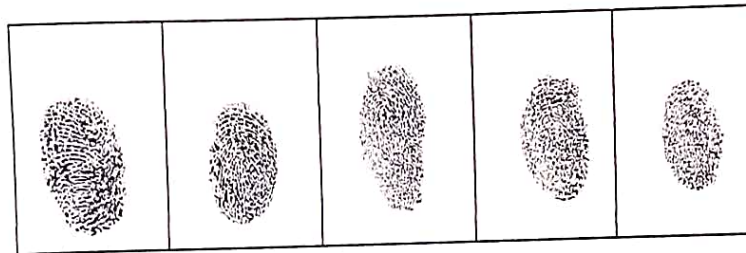
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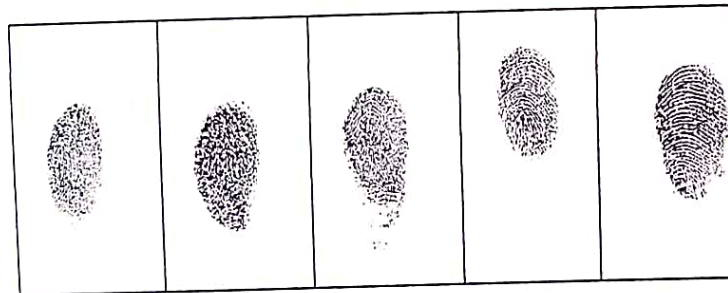
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MRS. TEREZA PASQUELINA FERNANDES

Right hand fingerprints of MRS. TEREZA PASQUELINA FERNANDES



Left hand fingerprints of MRS. TEREZA PASQUELINA FERNANDES



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THE VENDORS:

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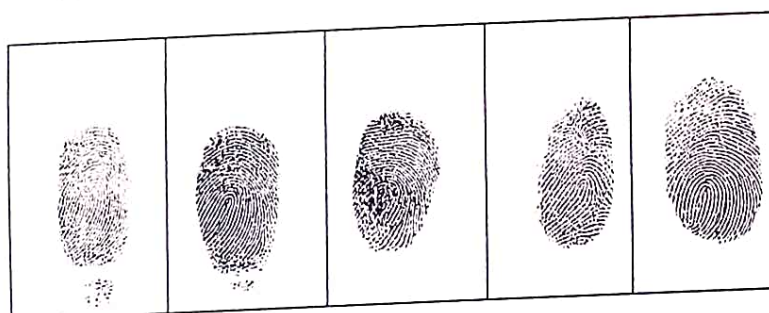
[Signature]

MR. WILSON ROBERT AGNELO GONSALVES

Right hand fingerprints of MR. WILSON ROBERT AGNELO GONSALVES



Left hand fingerprints of MR. WILSON ROBERT AGNELO GONSALVES



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

THE VENDORS:

5.

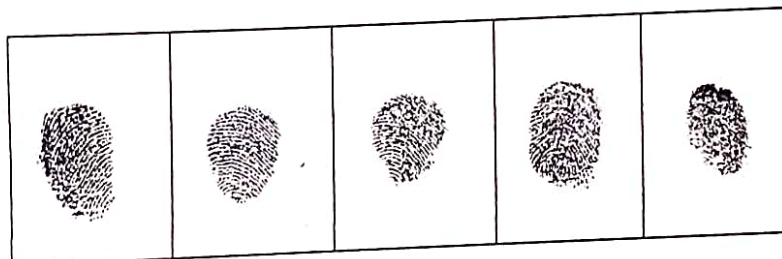
Savo

Savo

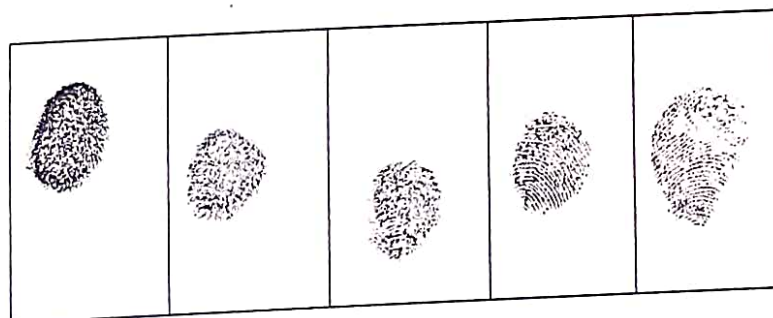


MR. DOMNIC SAVIO FERNANDES

Right hand fingerprints of MR. DOMNIC SAVIO FERNANDES



Left hand fingerprints of MR. DOMNIC SAVIO FERNANDES



SFD

Savo

L.V.

Cavip

DBE

Plus

Enasnodkar

THE VENDORS:

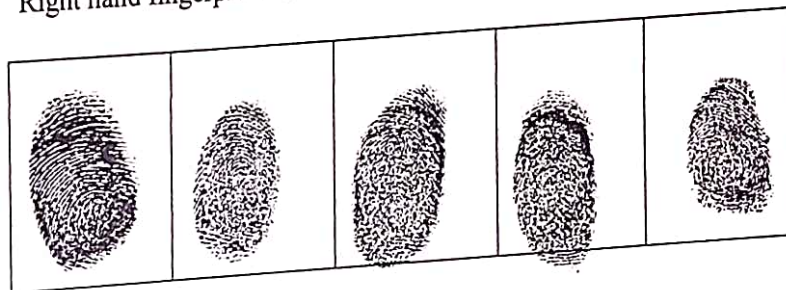
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SAD

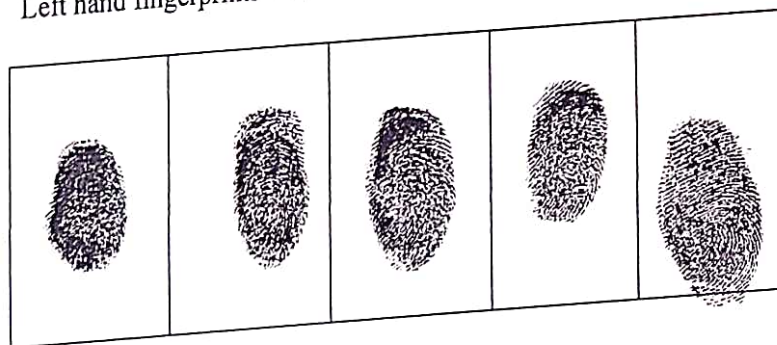


MR. SILVER FERNANDES

Right hand fingerprints of MR. SILVER FERNANDES



Left hand fingerprints of MR. SILVER FERNANDES



SAD

Suno

JBE

~~Signature~~

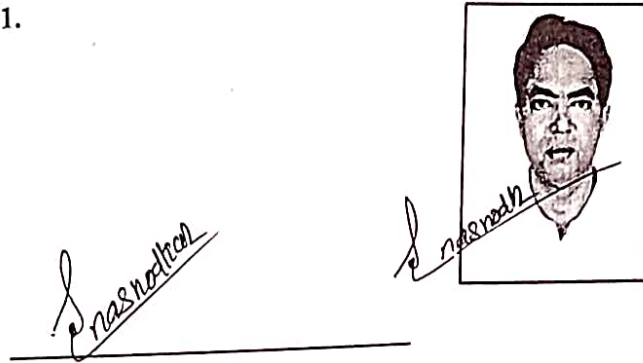
Znasnodkan

File

Cunip

THE PURCHASER:

1.

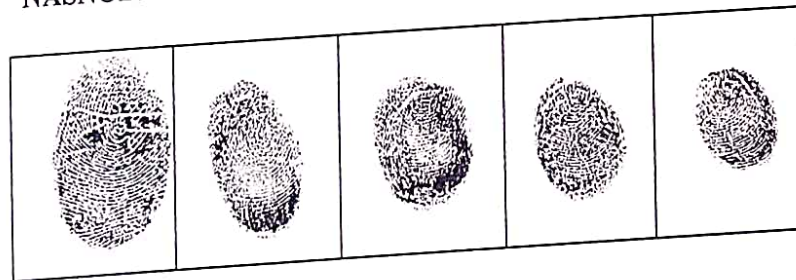


(MR. VISHNU SITARAM PRABHU NASNODKAR)

Right hand fingerprints of MR. VISHNU SITARAM PRABHU
NASNODKAR



Left hand fingerprints of MR. VISHNU SITARAM PRABHU
NASNODKAR



SPD

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

WITNESSES

1. ASHISH . S. BONDRE *Ashish*

2. PRASHANT S. PAI *Angle*

Chinchinin GOA

SAD *same*
File *VR* *for Dm* *nasrodcar*
Camp



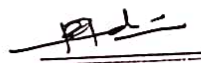


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

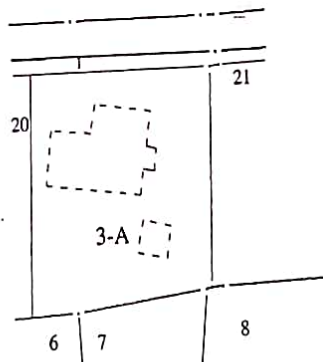
20-07 :CMAR22-36934




Plan Showing plots situated at
Village : BENAULIM
Taluka : SALCETE
Survey No./Subdivision No. : 145/3-A
Scale : 1:1000


Inspector of Survey & Land Records
Margao-Goa


S No.51



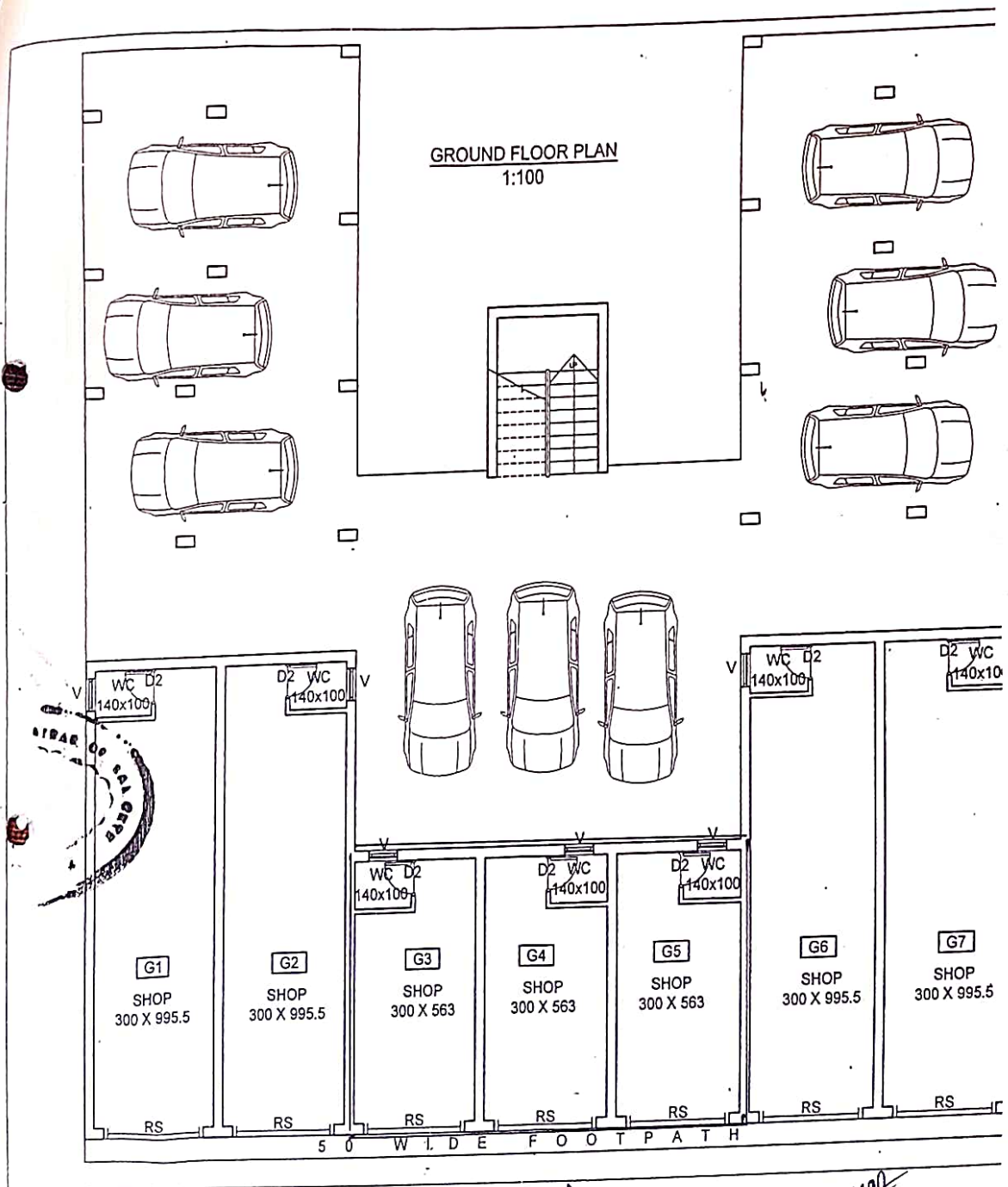
SURVEY No.145


Generated By : JABEEN SHAIKH
On : 29-07-2022

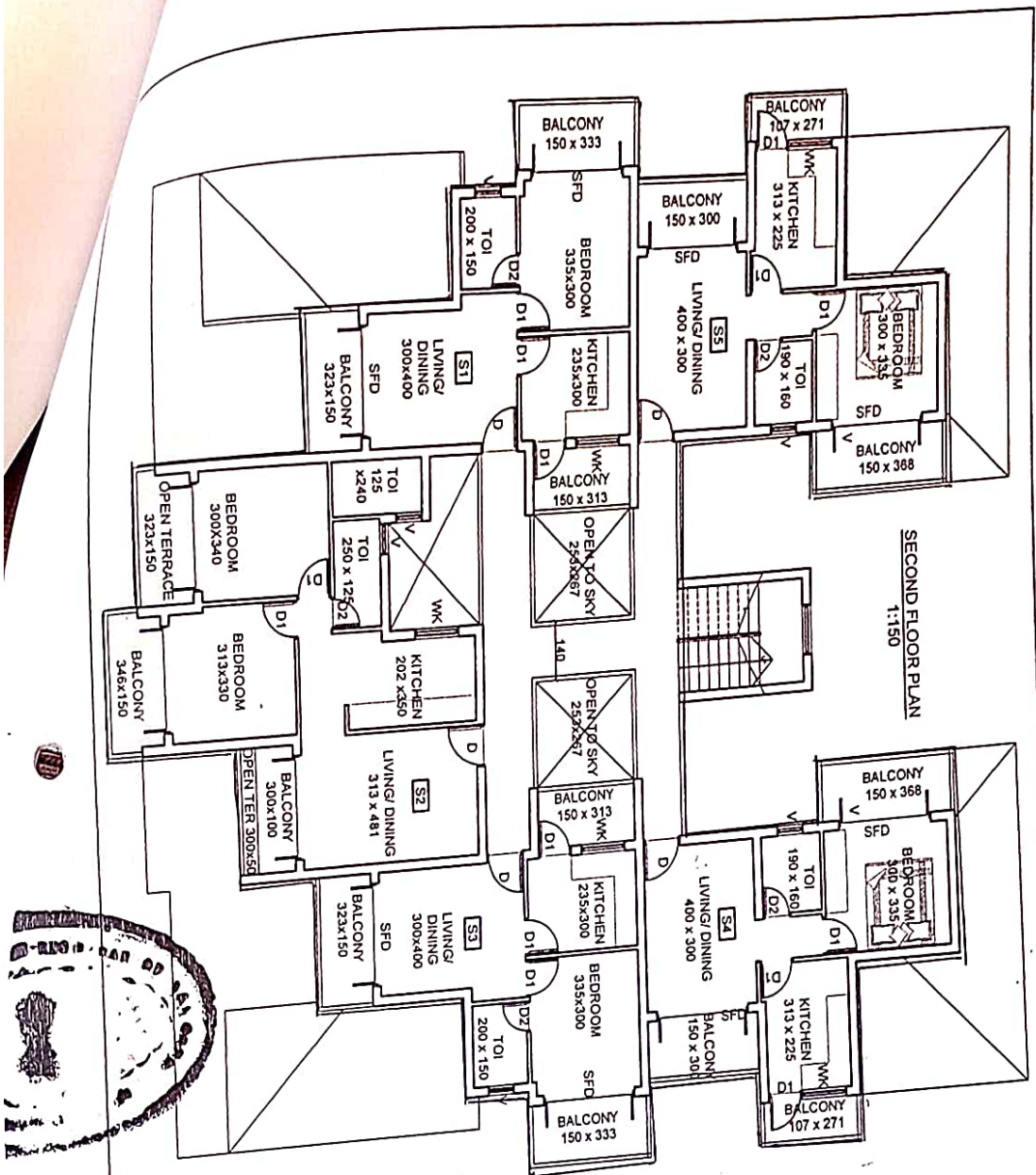
File No.: 3/ISLR/PART/SAL/BEN/684/22


Computered By:





8/10
 done by *[Signature]*
 JRG
 Carip
 S. nasrullah



SECOND FLOOR PLAN
1:150

SALE AREAS	
FLAT NO.	S.B.U.A (m ²)
S1	60.13
S2	80.55
S3	60.13
S4	60.13
S5	60.13

PROPOSED BUILDING FOR SAI DHAM
on SURVEY NO. 145 / 3 (Part) at
BENALIM VILLAGE of SALTETE
TALUKA - GOA.

RAJEEV M. SUKHTHANKER
ARCHITECT (B. Arch (Hon.) AIAA)
F-1, FIRST FLOOR, FATIMA CHAUDERS,
NEAR, FATIMA CONVENT, MARGAO - GOA.
PH:- 2737170, 2735061
Email:- archrajm@gmail.com

SPD Same File. [Signature] [Signature] [Signature]



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 17-Jan-2023 03:32:37 pm

Document Serial Number :- 2023-MGO-231

Presented at 03:29:25 pm on 17-Jan-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	355500
2	Registration Fee	237000
3	Mutation Fees	2000
4	Processing Fee	1820
Total		596320

Stamp Duty Required :355500/-
















Stamp Duty Paid : 355500/-

Presenter

Party Name and Address	Photo	Thumb	Signature
VINU SITARAM PRABHU NASNODKAR Owner Of MS SAIDHAM BUILDER And DEVELOPERS ,Father Name:Sitaram Prabhu Nasnodkar, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat.No.CG2, Ground Floor, Behind Bank of Maharashtra, Gogol, Margao, Salcete, South Goa, Goa 403601, Address2 - , PAN No.:			







Executer


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CAROLINA FRANSISCA FERNANDES ALIAS CAROLINA FRANCISCA ARAUJO , Father Name:Late Joao Piedade Jeronimo Fernandes, Age: 57, Marital Status: Married ,Gender:Female,Occupation: Service, H.No. 557, Ubo Dando, Santa Cruz, Tiswadi-North Goa-403005, PAN No.:			
2	FILIFE FERNANDES , Father Name:Late Joao Piedade Jeronimo Fernandes Alias Jeronio Fernandes, Age: 54, Marital Status: Unmarried ,Gender:Male,Occupation: Service, H. No. 523, Pequeno, Pulvaddo, Near Patrocino Chapel Salcete- South Goa, PAN No.:			
3	TEREZA PASQUELINA FERNANDES , Father Name:Late Joao Piedade Jeronio Fernandes, Age: 44, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No. 15, Montepic Police, Quarters, Comba, Margao- Goa, Salcete-Margao, PAN No.:			

Party Name and Address		Photo	Thumb	Signature
5	WILSON ROBERT AGNELO GONSALVES , Father Name: Cirilo Gonsalves, Age: 53, Marital Status: Married, Gender: Male, Occupation: Self Employed, H.No. 15, Montepic Police Quarters, Comba, Margao-Goa, Salcete-Margao-403601, PAN No.			
6	DOMNIC SAVIO FERNANDES , Father Name: Joao Piedade Jeronimo Fernandes, Age: 42, Marital Status: Unmarried, Gender: Male, Occupation: Service, H.No. 523, Pequeno, Pulvaddo, Near Patrocino Chapel, Benaulim, Salcete-South Goa-403716, PAN No.:			
6	SILVER FERNANDES , Father Name: Joao Piedade Jeronimo Fernandes, Age: 35, Marital Status: Unmarried, Gender: Male, Occupation: Service, H.No. 523, Pequeno, Pulvaddo, Near Patrocino Chapel, Benaulim, Salcete-South Goa-403716, PAN No.:			
7	VISHNU SITARAM PRABHU NASNODKAR Owner Of MS SAIDHAM BUILDER And DEVELOPERS, Father Name: Sitaram Prabhu Nasnodkar, Age: 44, Marital Status: Married, Gender: Male, Occupation: Business, Flat.No.CG2, Ground Floor, Behind Bank of Maharashtra, Gogol, Margao, Salcete, South Goa, Goa 403601, PAN No.:			
8	CAROLINA FRANSISCA FERNANDES ALIAS CAROLINA FRANCISCA ARAUJO , Father Name: Late Joao Piedade Jeronimo Fernandes, Age: 57, Marital Status: , Gender: Female, Occupation: Service, H.No. 557, Ubo Dando, Santa Cruz, Tiswadi-North Goa-403005, PAN No.: , as Power Of Attorney Holder for ALVITO A M ARAUJO			

Witness:

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

Party Name and Address		Photo	Thumb	Signature
1	Name: PRASHANT SHASHIKANT PAI ANGLE, Age: 37, DOB: 1985-04-02, Mobile: 9923576719, Email: , Occupation: Service, Marital status : Married, Address: 403715, H.No. 617 Dandeavaddo Chinchinim Salcete South Goa, H.No. 617 Dandeavaddo Chinchinim Salcete South Goa, Chinchinim, Salcete, South Goa, Goa			
2	Name: ASHISH SHASHIKANT BONDRE, Age: 50, DOB: , Mobile: 9284790193, Email: , Occupation: Service, Marital status : Married, Address: 403601, H.No. 214, H.No. 214, Nr. Vithal Mandir Comba Margao Salcete South Goa, Margao, Salcete, South Goa, Goa			


 Sub Registrar
 - CUM -
 REGISTRAR
 SOUTH GOA

Document Serial No:-2023-MGO-231

Book :- 1 Document

Registration Number :- MGO-1-225-2023

Date : 17-Jan-2023



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

Samir K. Denai

L.D.C



REGISTRAR
- CUM -
SUB-REGISTRAR
SALCETE

