



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

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

Stamp Duty Of :₹ 850000/-

(Rupees Eight Lakh Fifty Thousands only)

PAID VIDE E-RECEIPT NO 202400165982 DATED :01-Mar-2024,
IN THE GOVERNMENT TREASURY.



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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202400014939
DOCUMENT SERIAL NUMBER	:	2024-MGO-1264
DATE OF PRESENTATION	:	06-Mar-2024
DOCUMENT REGISTRATION NUMBER	:	MGO-1-1248-2024
DATE OF REGISTRATION	:	06-Mar-2024
NAME OF PRESENTER	:	SETTLELAND BUILDER & DEVELOPER, A Sole Proprietary Concern
REGISTRATION FEES PAID	:	₹510000/-
PROCESSING FEES PAID	:	₹3500/-
MUTATION FEES PAID	:	₹2000/-



**Government of Goa
Directorate of Accounts**

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



e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 01-03-2024 15:10:57

Name and Address of Party: ILYAS | 9022972547

Davorlim

Service:

Stamp Duty

Stamp Duty

Amount
₹ 850000.00

Total Amount: ₹ 850,000.00

(Rs. Eight Lakh Fifty Thousand Only)

Department Data:

202400014939 NOTARY|202400014939 NOTARY

Bank ref No:

Status:

Success

Payment Date:

01-03-2024 16:13:48

Reprint Date: 02/03/2024 11:22:21



MR. ILYAS DHALAYAT -

1264/24
06/03/24

DEED OF SALE

G. R. Caro

Gypen

Yashika P. Raut

usha P. Kare

THIS DEED OF SALE is made, executed and entered at Margao, Salcete, Goa, on this First Day of the Month of March of the year Two Thousand and Twenty Four (**01-03-2024**),

BETWEEN

✓ 1. **MR. RAMNATA SINAI CARO** alias **RAMNATH SINAI CARO** alias **RAMANATA SINAI CARO**, S/o late Gurudas Pundalik Kare, aged 91 years, married, retired, holding **Pan Card No.** [REDACTED], and **Aadhar Card No.** [REDACTED], Email Id. gurudascaro@gmail com, Mobile No. 9822101247 and his wife;



2. **MRS. KISHORI RAMNATA CARO**, D/o. late Narayana Ananta Raiturkar and W/o Ramnata Sinai Caro, aged 82 years, housewife, holding Pan Card No. [REDACTED], holding Aadhar card No. [REDACTED], both Indian Nationals and residents of Behind Bank of India Staff Colony, H. No.843/B, Siddharth, Madgaon, Margao, South Goa, 403601,

3. **MRS. USHA PUNDALIK KARE**, D/o late Pandurang Sinai Gharse and W/o late Pundalik Gurudas Kare, aged 88 years, widow, housewife, holding **Pan Card No.** [REDACTED], and **Aadhar Card No.** [REDACTED], Mobile No. [REDACTED], Indian National and resident of H. No. 171, Pavitra Colva Road, Madel Grande, Margao, South Goa, 403601;

G. R. Caro Raiturkar
[Signature]

[Signature]

S. R. Hodge

Vasla K. R. Raiturkar

[Signature]

[Signature]

Sy. R. Raiturkar

Usha P. Kare

[Signature]

4. **MRS. SHAILAJA SHASHIKANT SARDESSAI**, D/o late Pundalik Gurudas Kare and W/o Shashikant Sardessai, aged 65 years, married, service, holding **Pan Card No.** [redacted], and **Aadhar card No.** [redacted], Mobile No. [redacted] and her husband;

5. **MR. SHASHIKANT SHIVAJI SARDESAI** alias **SHASHIKANT SHIVAJI SARDESSAI**, S/o late Shivaji Sardesai alias Shivaji V. Sardesai, aged 71 years, doctor, holding **Pan Card No.** [redacted], and **Aadhar Card No.** [redacted], both Indian Nationals and residents of 3/F2, Siddharth Apt., Tonca Caranzalem, North, Goa, Tiswadi, Goa, 403002;



6. **MRS. VARSHA MANGUIRISH PAI RAIKAR**, D/o late Punalik Gurudas Kare and W/o Manguirish N. Pai Raikar, aged 62 years, married, housewife, holding **Pan Card No.** [redacted], and **Aadhar Card No.** [redacted], Mobile No. [redacted] and her husband;

7. **MR. MANGUIRISH NARACINHA PAI RAIKAR**, alias **MANGUIRISH NARASINHA PAI RAIKER**, S/o late Naracinha R. Pai Raiker alias Narasinha Pai Raiker, aged 68 years, businessman, holding **Pan Card No.** [redacted], and **Aadhar Card No.** [redacted], both Indian Nationals and residents of Plot No. 72, Sagar Society, Nio Dona Paula North Goa, Tiswadi, Goa, 403004;

G. R. Caro

Shankar

Shankar

Shankar

Raiker

Varsha N. Pai Raiker

Shankar

Shankar

Sy Pau

Usha P. Kare

Shankar

8. **MR. NARACINVA RAMAKANT SHENVI SANKOW**, S/o late Ramakant Vencatesh Shenvi Sankow, aged 66 years, married, advocate, holding **Pan Card No.** [redacted], and **Aadhar Card No.** [redacted], Mobile No [redacted], and his wife;

9. **MRS. SUFALA NARACINVA SHENVI SANKOW** alias **LAXMIBAI NARACINVA SHENVI SANKOW**, D/o late Shripad Vishnu Pai Vaidya and W/o Naracinva Ramakant Shenvi Sankow, aged 60 years, housewife, holding **Pan Card No.** [redacted], and **Aadhar Card No.** [redacted], both Indian Nationals and residents of H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703;

10. **MR. DATTARAJ RAMAKANT SANCOW** alias **DATTARAJ RAMAKANT SHENVI SANKOW** alias **DATTARAJ RAMAKANT SINAI SANCOW**, S/o late Ramakant Venkatesh Sancow, aged 65 years, married, businessman, holding **Pan Card No.** [redacted], and **Aadhar Card No.** [redacted], Mobile No. [redacted] and his wife;

11. **MRS. SHOBHA DATTARAJ SANCOW** alias **SHOBHA DATTARAJ SHENVI SANKOW**, D/o late Devanna Gopal Kamath and W/o Dattaraj Ramakant Sancow, aged 59 years, housewife, holding **Pan Card No.** [redacted], and **Aadhar Card No.** [redacted], both Indian Nationals and residents of H. No. 2430, N. H. 17, Mardicotto, Cuncolim, South Goa, 403703;

G. A. Caro

Shankar

Shankar

SVHodge

Paiker

Vaidya & Co. Paiker

Shankar

Shankar

SyPai

Usha P. Karre

Shankar



12.MR. ANISH D. SANCOW alias ANISH DATARAJ SINAI SANCOW alias ANISH DATTARAJ SHENVI SANKOW, S/o Dattaraj Ramakant Sancow alias Dataraj Ramanata Sinai Sancou, aged 31 years, married, businessman, holding **Pan Card No.** [REDACTED], and **Aadhar Card No.** [REDACTED], Mobile No. [REDACTED] and his wife;

13.MRS. PRAJAKTA SANDEEP NIGALYE, D/o Sandeep Nilkanth Nigalye and W/o Anish D. Sancow alias Anish Dataraj Sinai Sancou, aged 31 years, service, holding **Pan Card No.** [REDACTED], and **Aadhar Card No.** [REDACTED], both Indian Nationals and residents of H. No. 2430, Mardicatta, Cuncolim, Salcete, South Goa, 403703;

14.MR. PRADIP SARVOTTAM KUDCHADKER, S/o late Sarvottam Venkatesh Kudchadker, aged 74 years, married, retired, holding **Pan Card No.** [REDACTED], and **Aadhar Card No.** [REDACTED], Mobile No. [REDACTED] and his wife;

15.MRS. KIRAN PRADIP KUDCHADKER alias MRS. KUDCHADKER KIRAN PRADIP, D/o late Ramakanta Ramchandra Sancow and W/o Pradip Sarvottam Kudchadker, aged 67 years, housewife, holding **Pan Card No.** [REDACTED], and **Aadhar Card No.** [REDACTED], both Indian Nationals and residents of H. No. 517, Shirfod, Curchorem, South Goa, 403706;

G.R. Cero

Sankar

Pradip
Kudchadker

Pradip

Ramchandra Sancow

Kudchadker

Syrai

Usha R. Kaze

[Signature]

16.MR. VISHVAMBHAR CHITTARANJAN SINAI KENKARE, S/o late Chittaranjan Sinai Kenkare, aged 66 years, married, businessman, holding Pan card No. , and Aadhar card No. , mobile No. and his wife;

17.MRS. VINAYA VISHVAMBHAR SINAI KENKARE, D/o late Ramakant Shenvi Sancow and W/o Vishvambhar Chittaranjan Sinai Kenkare, aged 63 years, housewife, holding Pan Card No. , and Aadhar Card No. , both Indian Nationals and residents of 7/126/I, Manguirish Krupa, Maddicoto, Cuncolim, South Goa, 403703;

18.MRS. SANDHYA YOGESH PAI KUCHELKAR, D/o late Ushno Mukund Prabhucolwalkar and W/o Yogesh Pai Kuchelkar, aged 57 years, married, housewife, holding Pan Card No. , and Aadhar Card No. , Mobile No. , and her husband;

19.MR.YOGESH MOHANDAS PAI KUCHELKAR, S/o late Mohandas Ramnath Pai Kuchelkar, aged 61 years, businessman, holding Pan Card No. , and Aadhar Card No. , both Indian Nationals and residents of 5/1834, Muzawar Wada, Near Telephone Exchange, Sanquelim, North, Goa, 403505;

G.R. Caro

Rai...

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Vasla H. la. ...

SyPai

Widga
Srbhodge

Shadlee

Usha P. Kare

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20. **MRS. NISHITA RAJNISH TADKODKAR** alias **NISHITA RAJANEESH TADKODKAR**, D/o late Usno Mukund Poroba Colwalkar and W/o Rajnish Shashikant Tadkodkar, aged 52 years, married, service, holding **Pan Card No.** [redacted] and **Aadhar Card No.** [redacted], Mobile No. [redacted] and her husband;

21. **MR. RAJANEESH SHASHIKANT TADKODKAR** alias **MR. RAJNISH TADKODKAR**, S/o late Shashikant Vasudev Tadkodkar, aged 56 years, service, holding **Pan Card No.** [redacted], and **Aadhar Card No.** [redacted], both Indian Nationals and residents of 404-A, Wing Nasco Elegance 4th Cross, Bhagya Nagar, Belgaum, Tilakwadi, Karnataka 59006, and hereinafter for the sake brevity referred to as "**VENDORS/TRANSFERORS**", (which expression shall unless repugnant to the context or meaning hereof shall also mean and include their heirs, executors, administrators and assigns) of the **FIRST PART**.



AND

1. **MR. VIKAS DAMODAR GHODGE**, S/o late Damodar Vassudev Ghodge, aged 55 years, married, businessman, holding **Pan Card No.** [redacted], and **Aadhar Card No.** [redacted], Mobile No. [redacted], and his wife;

G. R. Caro

Paike

Sankar

Vaslo H. la. Bala

SyPei

Dhela

Shankar

S. V. Ghodge

M.

Usha H. Kare

[Signature]

2. **MRS. SIDDHA VIKAS GHODGE**, D/o. Yeshwant Raut Dessai and W/o Vikas Damodar Ghodge, aged 54 years, housewife, holding **Pan Card No.** , and **Aadhar Card No.** , both Indian Nationals and residents of Near Datta Mandir, H. No. 62/B, Toleband, Davorlim, Navelim, South Goa, 403707, hereinafter referred to as "**THE CONFIRMING PARTY**" (which expression shall unless it be repugnant to the context or meaning thereof to include their heirs successors, administrators and assigns) of the **SECOND PART**;

AND

1. **SETTLELAND BUILDER & DEVELOPER**, a sole proprietary concern of **MR. ILYAS ABDUL RAHOOF DHALAYAT** alias **MR. ILYAS DHALAYAT**, S/o Mr. Abdul Rauf Kasim Sab Dhalayat, aged 31 years, Married, Businessman, holding **Pan Card No.** and **Aadhar Card No.** 2 and resident of H. No. 77/1, Telaulim, Navelim, South Goa, Goa-403707 and hereinafter referred to as the "**PURCHASER/TRANSFEE**" (which expression shall unless repugnant to the context and meaning thereof be deemed to mean and include his heirs, successors, administrators, executors, legal representatives, Attorneys and permitted assigns) of the **THIRD PART**;



WHEREAS all the parties to this Deed of Sale are Indian Nationals and competent to contract.

G. R. Rao

Ganesh

Siddha

S. V. Ghodge

Raizer

Vasile H. B. Beldai

Shalenu

Shalenu

Sy Rai

Usha P. Kase

Usha P. Kase

AND WHEREAS the VENDOR NO. 1 herein is represented by his son MR. GURUDAS RAMNATH CARO ALIAS GURUDAS RAMNATA CARO, S/o Ramnath Gurudas Caro alias Ramnata Sinai Caro, aged 49 years, married, businessman, holding Pan Card No.

holding Aadhar Card No. _____, Indian National and as partner of M/s Ramnata Sinai Caro and Co., Margao, Goa, and resident of Near Apna Bazar, "SIDDHARTH", Behind B.O.I. Colony, Vidhyanagar, Aquem, Margao, Goa, 403601, by virtue of General Power of Attorney dated 01/02/2022 duly executed before Notary Geeta P. Kantak registered under No. 32948 dated 01/02/2022 which is valid and not revoked.

AND WHEREAS the VENDOR NO. 2 herein is represented by his son MR. GURUDAS RAMNATH CARO ALIAS GURUDAS RAMNATA CARO, S/o Ramnath Gurudas Caro alias Ramnata Sinai Caro, aged 49 years, married, businessman, holding Pan Card No. _____,

holding Aadhar Card No. _____, Indian National and as partner of M/s Ramnata Sinai Caro and Co., Margao, Goa, and resident of Near Apna Bazar, "SIDDHARTH", Behind B.O.I. Colony, Vidhyanagar, Aquem, Margao, Goa, 403601, by virtue of General Power of Attorney dated 19/02/2022 duly executed before Notary Geeta P. Kantak registered under No. 33317 dated 19-02-2022 which is valid and not revoked.

G.R. Caro

Raiken

Dankas

Rameta

Stbhodge

Karlo H. Laibak

Shankar

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Usha P. Kase

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AND WHEREAS the VENDOR NO. 9 herein is represented by her husband i.e. the VENDOR NO. 8 herein, by virtue of General Power of Attorney dated 28/01/2013 duly executed before Notary Shivprasad V. Manerker registered under No.1018 dated 28/01/2013 which is valid and not revoked.

AND WHEREAS the VENDOR NOS. 10 and 11 herein are represented by their brother/brother-in-law i.e. the VENDOR NO. 8 herein, by virtue of General Power Attorney dated 15/10/2012 duly executed before Notary Ashwita A. Dessai registered under No. 6872/2012 dated 15/10/2012 which is valid and not revoked.

AND WHEREAS the VENDOR NOS. 12 and 13 herein are represented by their uncle i.e. the VENDOR NO. 8 herein, by virtue of, Power of Attorney dated 10/04/2023 duly executed before Notary Satish S. S. Pilgaonkar registered under No.206/23 dated 10/04/2023 which is valid and not revoked.

AND WHEREAS the VENDOR NOS. 14 and 15 herein are represented by their brother-in-law/brother i.e. the VENDOR NO. 8 herein, by virtue of Power of Attorney dated 03/04/2023 duly executed before Notary Rajendra T. Naik registered under No. 2162/2023 dated 03/04/2023 which is valid and not revoked.

G.R. Cero

Zankar

Dholan

SVhodge

Raiker

Varla H. B. B. B.

SVdeshu

M.

SyPai

Usha B. Kare

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AND WHEREAS the VENDOR NOS. 16 and 17 herein are represented by their brother-in-law/brother i.e. the VENDOR NO. 8 herein, by virtue of Power of Attorney dated 17/04/2023 duly executed before Notary Jayant S. Prabhu Shanbhag registered under No. 2234/2023 dated 17/04/2023 which is valid and not revoked.

AND WHEREAS the VENDOR NO. 19 herein is represented by his wife i.e. the VENDOR NO. 18 herein, by virtue of General Power of Attorney dated 5/12/2012 duly executed before Notary Shivprasad V. Manerker registered under No. 11404 dated 05/12/2012 which is valid and not revoked.

AND WHEREAS the VENDOR NOS. 20 and 21 herein are represented by their sister/sister-in-law i.e. the VENDOR NO. 18 herein, by virtue of General Power of Attorney dated 28/01/2013 duly executed before Notary Shivprasad V. Manerkei registered under No. 1019 dated 28/01/2013 which is valid and not revoked.

AND WHEREAS there exists a **ALL THAT** property known as "SOCLEM NISSIANTUM" and as per survey records "AMBAT SHET", situated at Davorlim Village, within the limits and jurisdiction of Village Panchayat of Davorlim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration

G.R. Caro

Patel

Shankar

Shankar

S. V. Bhodge

Vasla N. P. Patel

Shankar

Shankar

S. V. Patel

Usha P. Kare

Shankar

Office of Salcete under No. 11168 of new series and enrolled in the Taluka Revenue office under Matriz No. 268, Surveyed under Survey No.68/8 of Village Davorlim, Salcete, Goa, admeasuring 1778 Sq. Mtrs. and morefully described under SCHEDULE-A herein under and hereinafter referred to as the SAID PROPERTY" for the sake of convenience and brevity.

AND WHEREAS the said property was originally owned by Pundolica Gurudas Sinai Caro, Ramanata Sinai Caro, Panduronga Sinai Garco, Sripada Sinai Garco and Vassanta Esso Edgo, who purchased the same vide Deed of Sale Dated: 17-08-1962, recorded at folio 6v to 9 of Deed Book No. 1169 and read with Deed of Rectification Dated: 31-07-1964, recorded at folio 94 to 95v of Book No. 1218, and the same property stands described in the Land registration office of Salcete under Land Registration No. 11168 and stands inscribed under No. 50324, in the name of Pudolica Gurudas Sinai Caro.

AND WHEREAS the said Panduronga Sinai Garco, expired on 13-08-1977, without executing any will or any other deposition of his last wish leaving behind his wife Mrs. Mirabai Garce, as his moiety share holder and as his sole and universal heirs his legitimate daughter Usha Garco married to Pundalic Gurudas Kare, as also expired Mr. Gopinath Ramchadra Sinai Gharse alias Gopinata Sinai Garco, in the status of married to Shrimatibai Sinai Garco alias Srimati Sinai Garco, leaving behind him his widowed wife Shrimatibai Sinai Garco alias Srimati Sinai Garco, as his moiety sharer and the said children namely

G. R. Caro

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Dinda

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J. R. Hodge

[Signature]
R. A. R.

Vassanta Esso Edgo

[Signature]
J. R. Hodge

[Signature]
S. R. R.

Usha D. Kare

[Signature]
J. R. Hodge



Sripada Sinai Garco married to Quixori Sripada Garco, Nalinimbai Sinai Garco alias Sudini Ramanata Soncou married to Ramanata Sinai Sancou and Comudinibai Garco alias Motibai Usno Colvalcar married to Usno Mucunda Colvalcar, as his sole and universal heirs and the fact of the above demise and declaration of heirship is witnessed by the Deed of Notarial Qualification (HABILITACAO), Drawn on 06-08-1979, at folio 53V of the book No. 1282, at Margao.

AND WHEREAS vide Agreement of Development, Exchange and Sale dated 14/02/1994, neither registered nor notarized, the said Pundolica Gurudas Sinai Caro and his wife Usha Pundalica Kare, Ramanata Gurudas Sinai Caro and his wife Kishori Ramanath Caro, Smt. Meerabai Pandurang Sinai Garco, Shri. Shripad Gopinath Garco and his wife Smt. Kishori Shripad Garco, entered into an Agreement of Development, Exchange and Sale dated 14/02/1994 with Shri Vikas Damodar Ghodge for Development and sale of the landed property and which Agreement was further modified and renewed by the concerned parties vide Agreement for Development and Sharing of Sole proceeds dated 19/07/2016, duly notarized before the notary A.V. Prabhu Dessai, under Reg. No. 7904/2016, on 27-07-2016.

AND WHEREAS the said Smt. Meerabai Pandurang Sinai Garco, expired at Margao on 02-06-1998, without executing any will leaving behind her sole and universal heir her legitimate daughter Usha Garco married to Pundalic Gurudas Kare witness by Notarial Deed of Succession of heirship Drawn on 22-10-1998, before the office of the Notary Ex-Officio of Salcete at Margao.



G.R. Caro

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[Signature]

[Signature]

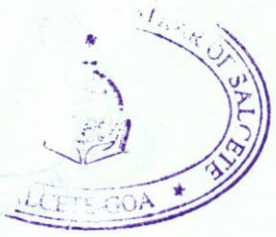
[Signature]

[Signature]

Usha P. Kare

[Signature]

AND WHEREAS the said Shri Vasant Yeshwant Hegde alias Vassanta Ezzo Edgo and his wife Smt. Sarita Hegde, filed a Special Civil Suit No. 323/1994/ III/(O), in the Court of the 3rd Additional Civil Judge, Senior Division, at Margao, which subsequently came to be registered as Regular Civil Suit No. 595/2000/III(N), against Shri Pundalik Gurudas Sinai Caro and other, which resulted in passing of the Judgment and Decree dated 15/07/2009 by the Adhoc Addl. District Judge II (FTC-II), Margao in Regular Civil Appeal No. 148/2008, that impugned Judgment and Decree is set aside and subsequent to which Shri Pundalik Gurudas Sinai Caro and others filed Regular Execution Application No. 9/2011/11 in the Court of the 2nd Addl. Senior Civil Judge, at Margao and Judgment was delivered on 03/08/2015 that decree holder shall directly approached and apply to the collector for correcting survey records according to the report of the commissioner confirmed by the Court.



AND WHEREAS vide Judgment and Order issued by the Collector of South Goa in Case No.LRC/Correction/14/2016/2756 dated 08/05/2017, filed by Usha Pundalik Kare and others as the area of survey no. 68/8 of Davorlim village was corrected to 1778 sq. mts. after necessary site inspection.

G. R. Caro

Sankar

D. S. da

S. V. hodge

Q. A. K.

Vasda K. P. Karai

M. S. da

M.

Sy. P. A.

Usha P. Kare

I. P. S.

AND WHEREAS the said Shri Pundalik Gurudas Sinai Caro, expired on 17/11/2013, leaving behind his wife the said Smt. Usha Pundalik Kare alias Usha Caro, as his moiety Share holder and as his sole and universal heirs his three children namely Audhut Caro alias Audhuth Pundalik Kare married to Sapna Audhut Caro, Shailaja Pundalik Kare alias Shailaja Shashikant Sardesai married to Dr. Shashikant Shivaji Prataprao Sardesia and Varsha Pundolica Caro alias Varsha Pundalik Kare alias Varsha Manguirish Pai Raikar married to Manguirish Naracinva Pai Raikar, as witnessed by the Deed of Testamentary Succession, Dated: 16-09-2020, and leaving a Public Will Dated: 09-04-2001, registered before the Notary Public Ex-Officio of Salcete Taluka at Margao Salcete Goa, as disposition of his last wish whereby he instituted all his three children as stated above, as his heirs bequeathing all his shares in all his estates, assets and properties in favour of his said three children, whereupon the SAID SUBJECT PROPERTY described under Schedule-A hereinabove stood specifically allotted/Bequeathed in 50-50%(equal Proportions) to both his daughters namely Mrs. Shailaja Pundalik Kare married to Mr. Srikant Shivaji Prataprao Sardesai and Mrs. Varsha Pundalik Kare married to Mr. Manguirish Pai Raikar and the only son namely Mr. Avdhut Caro was bequeather other properties, therein in the manner described in the said Public Will and the Deed of Consent given by the said Mr. Pundalik and his wife Mrs. Usha Kare.



G. R. Caro

Sapna
Audhut
P. Chodga

P. Raikar

Varsha H. Pai Raikar
S. Naracinva
Pai

S. Pai

Usha P. Kare

Usha P. Kare

AND WHEREAS the said Usno Mucunda Colvalcar, expired on 13-08-2007, without executing any wish/will or any other disposition of his last wish, leaving behind his widow, Comudinibai Garco alias Motibai Usno Colvalcar, as his moiety share holder and as his sole and universal heirs his two daughters namely Smt. Sandya Colvalcar alias Sandya Yoguesh Poi Cuchelcar and Kallyan Usno Colvalcar alias Nishita Rajnish Tadmokkar, as witnessed by the Deed of Succession Dated: 24-10-2007, recorded before the Notary Ex-Officio of Salcete at Margao at pages 71V to 72V of Book 1512.

AND WHEREAS subsequently also the said Kumudin Usno Parab Kolwalkar alias Cumudinim usno alias Comudinibai Garco alias Mtibai Usno Colvalcar, expired on 18-06-2019 and vide Deed of Succession and Qualification of Heirs Dated: 31-05-2022, recorded at folio 43 to 47 of Deed/Will Book No. 754, she left behind her as his sole and universal heirs her two daughters namely Smt. Sandya Colvalcar alias Sandya Yoguesh Poi Cuchelcar married to Shri Yogesh Mohandas Poi Cuchelkar and Kallyan Usno Colvalcar alias Nishita Rajnish Tadmokkar married to Shri. Rajnish Todkodkar.

AND WHEREAS the said Sripada Gopinath Sinai Garse and his wife Kishori Shripad Garse also expired, leaving behind two Wills Dated: 07-01-2005 & 06-06-2008 respectively, whereby they instituted all their heirs i.e nephews/nieces/cousins/relatives, as their heirs bequeathing all



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their shares in all their estates, assets and properties in favour of the legatees, ie. VENDORS NOS. 8 to 21 in the manner described in the said Public Wills. Thus the VENDORS NOS. 8 to 21 are made the necessary parties as co-owners of the said Property acquired under the Wills aforestated.

AND WHEREAS vide Land Zoning Certificate Dated: 01-11-2023, issued by the Town and Country Planning Department, Margao-Goa vide ref. No. TPM/Zon-Infm/5276/68/8/Davorlim/2023/5919, the said Property, morefully described in Schedule-A hereinbelow, falls under Settlement Zone.

AND WHEREAS by virtue of the documents elaborated above, the following are the present day VENDORS/TRANSFERORS of the said property, morefully described in Schedule-A hereinbelow.



- 1) Mr. Ramnata Sinai Caro alias Ramnath Sinai Caro alias Ramnata Sinai Caro and his wife;
- 2) Mrs. Kishori Ramnata Caro;
- 3) Mrs. Usha Pundalik Kare.
- 4) Mrs. Shailaja Shashikant Sardessai and her husband;
- 5) Mr. Shashikant Shivaji Sardesai alias Shashikant Shivaji Sardessai.
- 6) Mrs. Varsha Manguirish Pai Raikar and her husband;
- 7) Mr. Manguirish Naracinha Pai Raikar alias Manguirish Narasinha Pai Raiker.

G. R. Caro

Bankey

Shubhodge

P. Raiker

Varsha M. P. Raiker

Shubhodge

Sy. Pai

Usha P. Kare

Shubhodge

- 8) Mr. Naracinha Ramakant Shenvi Sankow and his wife;
- 9) Mrs. Sufala Naracinva Shenvi Saankow alias Laxmibai Naracinva Shenvi Sankow.
- 10) Mr. Dattaraj Ramakant Sankow alias Dattaraj Ramakant Shenvi Sankow alias Dattaraj Ramakant Sinai Sankou and his wife;
- 11) Mrs. Shobha Dattaraj Sankow alias Shobha Dattaraj Shenvi Sankow;
- 12) Mr. Anish D. Sankow alias Anish Dataraj Sinai Sankou alias Anish Dattaraj Shenvi Sankow and his wife;
- 13) Mrs. Prajakta Sandeep Nigalye
- 14) Pradip Sarvottam Kudchadker and his wife;
- 15) Mrs. Kiran Pradip Kudchadker.
- 16) Mr. Vishvambhar Chittaranjan Sinai Kenkare and his wife;
- 17) Mrs. Vinaya Vishvambhar Sinai Kenkare.
- 18) Mrs. Sandhya Yogesh Pai Kuchelkar and her husband;
- 19) Mr. Yogesh Mohandas Pai Kuchelkar.
- 20) Mrs. Nishita Rajnish Tadmokdar alias Nishita Rajaneesh Tadmokdar and her husband;
- 21) Mr. Rajnish Shashikant Tadmokdar alias Rajaneesh Shashikant Tadmokdar all are thus hereby appearing as the VENDORS in this Deed.



G. R. Rao

Raiker

Sankar
Duday
S. R. Hodge

Narada N. D. Rishi
S. R. Rishi
Jm

Sy. Rai
Usha P. Kare
Jm

AND WHEREAS some of the present VENDORS/TRANSFERORS namely Mr. Ramnata Sinai Caro, Mrs. Usha Pundalik Kare, Mrs. Shailaja Shashikant Sardessai, Mr. Shashikant Shivaji Sardessai, Mrs. Varsha Manguirish Pai Raikar, Mr. Manguirish Naracinha Pai Raikar, Mr. Naracinha Ramakant Shenvi Sankow, Mrs. Sufala Naracinva Shenvi Saankow, Mr. Dattaraj Ramakant Shenvi Sankow, Mr. Anish D. Sancow, Pradip Sarvottam Kudchadker, Mrs. Vinaya Vishvambhar Kenkare., Mr. Vishvambhar Chittaranjan Kenkare, Mrs. Sandhya Yogesh Pai Kuchelkar, Mr. Yogesh Mohandas Pai Kuchelkar, Mrs. Nishita Rajnish Tadkodkar & Mr. Rajnish Tadkodkar, got the survey mutation done and their names are recorded in Form No. I & XIV, in respect of Survey No. 68 Sub-Division No. 8 of Davorlim Village Dated: 25-10-2023, under mutation No. 100075.



AND WHEREAS the said arrangement agreed under the said Agreement for Development could not be concluded by the CONFIRMING PARTY and thus the CONFIRMING PARTY is a hereby not interested to give effects to the terms of the said Agreement and does hereby gives his absolute NO Objection and confirms for the sale of the SAID PROPERTY, in favour of the PURCHASER, upon the repayment of **Rs. 22,27,208/- (RUPEES TWENTY TWO LAKHS TWENTY SEVEN THOUSAND TWO HUNDRED EIGHT ONLY)**, payable to the CONFIRMING PARTY No.1 towards the expenses incurred by the CONFIRMING PARTY NO. 1 in defending the Litigation being the cost of Litigation, Lawyers fees, etc and other incidental legal processes handled by the CONFIRMING PARTY in connection thereto on behalf of the VENDORS herein.

G.R. Caro

Shankar

Pradip
Kudchadker

Raika

Varsha M. Pai Raikar

Sh. Sankow
Mr.

Sy. Pai

Usha P. Kare

Th. P.

AND WHEREAS the present PURCHASER/TRANSFeree has now approached the VENDORS/TRANSFERORS with a proposal to sell to him the SAID PROPERTY upon the payment of the Full consideration herewith and have therefore requested the PURCHASER/TRANSFeree to execute the present Deed of Sale in favour of the PURCHASER/TRANSFeree and which request is hereby consented to by VENDORS/TRANSFERORS in favour of the PURCHASER/TRANSFeree.

AND WHEREAS the PURCHASER/TRANSFeree is fully satisfied with the title of the VENDORS/TRANSFERORS to the SAID PROPERTY described in the SCHEDULE-A herein under and the rights of the VENDORS/TRANSFERORS of the SAID PROPERTY and to sell or agree to sell any part of the SAID PROPERTY to any person of her choice which includes the present PURCHASER/TRANSFeree also.



G. R. Rao

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Usha J. Kaire

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AND WHEREAS the VENDORS/TRANSFERORS are hereby desirous to sell/transfer/dispose of the SAID PROPERTY and have thereby expressed their consent and the PURCHASER/TRANSFeree is desirous of purchasing the SAID PROPERTY and has expressed his readiness to purchase the SAID PROPERTY , **admeasuring an area of 1778.00 Sq. Mts**, described more fully in Schedule-A hereinbelow, from the VENDORS/TRANSFERORS for a total Consideration of **Rs.1,70,00,000/- (RUPEES ONE CRORE SEVENTY LAKHS ONLY)**, on such terms and conditions hereinafter mentioned.

NOW THIS DEED OF SALE OF PLOT WITNESSETH AS UNDER:

- 1) That in pursuance of the said agreement and in consideration of the sum of **Rs.1,70,00,000/- (RUPEES ONE CRORE SEVENTY LAKHS ONLY)**, paid by the PURCHASER/TRANSFeree to the VENDORS/TRANSFERORS, the receipt whereof the VENDORS/TRANSFERORS do hereby jointly admit, confirm and acknowledge for all purposes and intents and of the same forever acquit, release and discharge the PURCHASER/TRANSFeree and they the VENDORS/TRANSFERORS as beneficial owners thereof do hereby **convey, sell, transfer, grant, assign and assure unto the PURCHASER**, free from any encumbrances, charges, liens or litigations of whatsoever nature all the Sub-Divided Property, admeasuring an area of **1778.00 Sq. Mts**, independently surveyed under Survey

G.R. Cero

Parker

Widya
P. Bhodge

Vasle H. B. Vasle
S. Vasle

Sy. Pai
Usha P. Kase
[Signature]



No. 68/8 of Village Davorlim, morefully described in SCHEDULE-A herein below situated at Davorlim Village, within the limits and jurisdiction of Village Panchayat of Davorlim, Taluka and Sub-District of Salcete, District of South Goa , State of Goa, described in the Land Registration Office of Salcete under No. 11168 of new series and enrolled in the Taluka Revenue office under Matriz No. 268, which is as shown on the Plan annexed hereto in red border, and morefully described in SCHEDULE-B, and hereinafter referred to as the **"SAID PROPERTY"** together with all its easements and appurtenances, ways, paths, water, water courses, right, title, interest, claim and demand whatsoever of the VENDORS/TRANSFERORS and the developers in or to the SAID PROPERTY hereby conveyed to **HAVE, HOLD, OWN, ENJOY, OCCUPY and POSSESS** the same to and by the PURCHASER/TRANSFEEE absolutely and forever as his own and as usually pass on such sale, subject to the payment of all local taxes, duties and assessments by the PURCHASER/TRANSFEEE his heirs, successors, legal representative, executors, administrators and assigns absolutely and forever, free from encumbrances, charges, liens whatsoever in the manner aforesaid hereafter.

2) The PURCHASER/TRANSFEEE shall hereafter peacefully and quietly possess, hold and enjoy the SAID PROPERTY as his own property without any interruption or disturbance, claim or demand on the part of the VENDORS/TRANSFERORS or the previous owners or on the part of any person/s claiming through or under them or on their behalf whatsoever.



 B.R. Caro Parker

 Jankar Kade H. de Paiva Syfai

 Dholm M. S. S. Usha B. Kare

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3) The total consideration of **Rs.1,70,00,000/- (RUPEES ONE CRORE SEVENTY LAKHS ONLY)**, is herewith paid by the PURCHASER/TRANSFeree to the VENDORS/TRANSFERORS by means of Demand Drafts the details of which are as follows:-

a) An amount of **Rs. 38,31,915/-(RUPEES THIRTY EIGHT LAKHS THIRTY ONE THOUSAND NINE HUNDRED FIFTEEN ONLY)**, is paid by means of Demand Draft, bearing No. 021295 Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No. 1 herein;

b) An amount of **Rs. 2,35,335/-(RUPEES TWO LAKH THIRTY FIVE THOUSAND THREE HUNDRED THIRTY FIVE ONLY)**, is paid by means of Demand Draft bearing No. 001569, Dated:26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 1 herein.

c) An amount of **Rs. 34,48,725/-(RUPEES THIRTY FOUR LAKHS FOURTY EIGHT LAKHS SEVEN HUNDRED TWENTY FIVE ONLY)**, is paid by means of Demand Draft, bearing No. 021299 Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No. 3 herein;

G.R. Caro

Paike

Sanjay

Shree

SVHodge

Vasle & Co. Pvt. Ltd.

SVHodge

SVHodge

Sy Pau

Usha P. Kare

SVHodge



d) An amount of **Rs. 2,11,800/- (RUPEES TWO LAKH ELEVEN THOUSAND EIGHT HUNDRED ONLY)**, is paid by means of Demand Draft bearing No. 001568, Dated: 26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 3 herein

e) An amount of **Rs. 8,62,180/- (RUPEES EIGHT LAKHS SIXTY TWO THOUSAND ONE HUNDRED EIGHTY ONLY)**, is paid by means of Demand Draft, bearing No. 021297 Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No. 4 herein;

f) An amount of **Rs. 52,951/- (RUPEES FIFTY TWO THOUSAND NINE HUNDRED FIFTY ONE ONLY)**, is paid by means of Demand Draft bearing No. 001572, Dated: 26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 4 herein.

g) An amount of **Rs. 8,62,180/- (RUPEES EIGHT LAKHS SIXTY TWO THOUSAND ONE HUNDRED EIGHTY ONLY)**, is paid by means of Demand Draft, bearing No. 021298 Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No. 5 herein;



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Vaslo H. Pa. Pachi

Wadkar

SK. S. S. S.

S. V. Hodge

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Sy. Pai

Ushad. Kare

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h) An amount of **Rs. 52,951/- (RUPEES FIFTY TWO THOUSAND NINE HUNDRED FIFTY ONE ONLY)**, is paid by means of Demand Draft bearing No. 001573, Dated: 26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 5 herein.

i) An amount of **Rs. 17,24,362/- (RUPEES SEVENTEEN LAKH TWENTY FOUR THOUSAND THREE HUNDRED SIXTY TWO ONLY)**, is paid by means of by means of Demand Draft, bearing No. 021291 Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No. 7 herein;

j) An amount of **Rs. 1,05,901/- (RUPEES ONE LAKH FIVE THOUSAND NINE HUNDRED ONE ONLY)**, is paid by means of Demand Draft bearing No. 001574, Dated: 26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 7 herein.

k) An amount of **Rs. 8,68,774/- (RUPEES EIGHT LAKH SIXTY EIGHT THOUSAND SEVEN HUNDRED SEVENTY FOUR ONLY)**, is paid by means of by means of Demand Draft, bearing No. 021292, Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No. 8 herein;



G. R. Rao

Sanjay

Widm

S. V. Hodge

Rai

Usha N. K. Kure

S. S. Kure

Mr.

Sy Rai

Usha N. Kure

Mr.

l)An amount of **Rs. 36,664/-(RUPEES THIRTY SIX THOUSAND SIX HUNDRED SIXTY FOUR ONLY)**, is paid by means of Demand Draft bearing No. 001577 Dated:26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 8 herein.

m)An amount of **Rs. 7,53,814/-(RUPEES SEVEN LAKH FIFTY THREE THOUSAND EIGHT HUNDRED FOURTEEN ONLY)**,is paid by means of by means of Demand Draft, bearing No. 021290, Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No.10 herein;

n)An amount of **Rs. 46,295/-(RUPEES FOURTY SIX THOUSAND TWO HUNDRED NINETY FIVE ONLY)**, is paid by means of Demand Draft bearing No. 001579, Dated:26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 10 herein.

o)An amount of **Rs. 1,14,959/-(RUPEES ONE LAKH FOURTEEN THOUSAND NINE HUNDRED FIFTY NINE ONLY)**,is paid by means of by means of Demand Draft, bearing No. 021289, Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No.12 herein;

B.R. Caro

Q. Aiken

Jankar

Vandana K. Bhat

Sy. Pai

W. D. G.

S. S. S. S.

Usha P. Kase

S. V. Ghodge

M.

T. H. S.



p) An amount of **Rs. 7,058/- (RUPEES SEVEN THOUSAND FIFTY EIGHT ONLY)**, is paid by means of Demand Draft bearing No. 001575, Dated: 26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 12 herein.

q) An amount of **Rs. 1,53,276/- (RUPEES ONE LAKH FIFTY THREE THOUSAND TWO HUNDRED SEVENTY SIX ONLY)**, is paid by means of Demand Draft, bearing No. 021294, Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No. 14 herein;

r) An amount of **Rs. 9,414/- (RUPEES NINE THOUSAND FOUR HUNDRED FOURTEEN ONLY)**, is paid by means of Demand Draft bearing No. 001576, Dated: 26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 14 herein.

s) An amount of **Rs. 1,53,276/- (RUPEES ONE LAKH FIFTY THREE THOUSAND TWO HUNDRED SEVENTY SIX ONLY)**, is paid by means of Demand Draft, bearing No. 021301 Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No. 16 herein;



G.R. Cora

Raika

Sankar

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Wadhodge

Usha H. P. Kare

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Usha P. Kare

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t) An amount of **Rs. 9,414/- (RUPEES NINE THOUSAND FOUR HUNDRED FOURTEEN ONLY)**, is paid by means of Demand Draft bearing No. 001578, Dated: 26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 16 herein.

u) An amount of **Rs. 5,10,718/- (RUPEES FIVE LAKH TEN THOUSAND SEVEN HUNDRED EIGHTEEN ONLY)**, is paid by means of Demand Draft, bearing No. 021296 Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No. 18 herein;

v) An amount of **Rs. 31,109/- (RUPEES THIRTY ONE THOUSAND ONE HUNDRED NINE ONLY)**, is paid by means of Demand Draft bearing No. 001571, Dated: 26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 18 herein.

w) An amount of **Rs. 5,10,718/- (RUPEES FIVE LAKH TEN THOUSAND SEVEN HUNDRED EIGHTEEN ONLY)**, is paid by means of Demand Draft, bearing No. 021296 Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the VENDOR/TRANSFEROR No. 20 herein;

G. R. Corso

P. A. L.

W. L. A.

V. L. A. B. K. A.

S. P. A.

S. V. L. A.

S. L. A.

Usha P. Kare

U. P. K.



x) An amount of **Rs. 31,109/- (RUPEES THIRTY ONE THOUSAND ONE HUNDRED NINE ONLY)**, is paid by means of Demand Draft bearing No.001570, Dated:26-02-2024, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 20 herein.

y) An amount of **Rs. 22,05,103/- (RUPEES TWENTY TWO LAKHS FIVE THOUSAND ONE HUNDRED THREE ONLY)**, is paid by means of Demand Draft, bearing No. 021300 Dated: 26-02-2024, through account No. 000405120530 drawn on the ICICI Bank, Mumbai Branch, favouring the CONFIRMING PARTY No. 1 herein, the receipt whereof of all the above amounts of consideration is hereby jointly and compositely acknowledged by the VENDORS/TRANSFERORS & CONFIRMING PARTY herein as having received and realized the same from the PURCHASER/TRANSFEE today wholly and absolutely.

z) **The Following Amounts are paid Towards 1% of TDS as applicable in force:**

i) An amount of **Rs. 41,083/- (RUPEES FOURTY ONE THOUSAND EIGHTY THREE ONLY)**, has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of

G.R. Caro

P. Aiker

Jankar
Wudan

Kashika P. Kure

Syrai

D. Khodge

M. S. Kure

Kashika P. Kure

[Signature]



Rs. 41,083/- (RUPEES FOURTY ONE THOUSAND EIGHTY THREE ONLY), including education Cess, deposited vide Challan No.06559, Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring the VENDOR/TRANSFEROR No. 1 herein;

ii) An amount of **Rs. 36,975/- (RUPEES THIRTY SIX THOUSAND NINE HUNDRED SEVENTY FIVE ONLY)**, has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of **Rs. 36,975/- (RUPEES THIRTY SIX THOUSAND NINE HUNDRED SEVENTY FIVE ONLY)**, including education Cess, deposited vide Challan No.01594, Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 3 herein;

iii) An amount of **Rs. 9,244/- (RUPEES NINE THOUSAND TWO HUNDRED FOURTY FOUR ONLY)**, has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of **Rs. 9,244/- (RUPEES NINE THOUSAND TWO HUNDRED FOURTY FOUR ONLY)**, including education Cess, deposited vide Challan No.01788, Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 4 herein;



G.R. Caro

P. Aiker

Shankar

Varsha H. P. B. B. B.

Syfa

Shubodha

Shilpa

Nisha P. Kase

Shubodha

Shilpa

iv) An amount of Rs. 9,244/- (RUPEES NINE THOUSAND TWO HUNDRED FOURTY FOUR ONLY), has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs. 9,244/- (RUPEES NINE THOUSAND TWO HUNDRED FOURTY FOUR ONLY), including education Cess, deposited vide Challan No.01992, Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 5 herein;

v) An amount of Rs. 18,488/- (RUPEES EIGHTEEN THOUSAND FOUR HUNDRED EIGHTY EIGHT RUPEES ONLY), has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs. 18,488/- (RUPEES EIGHTEEN THOUSAND FOUR HUNDRED EIGHTY EIGHT RUPEES ONLY), including education Cess, deposited vide Challan No.06432, Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 6 herein;



G. R. Rao

R. Aiker

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SVHodge

Karlo H. Paikar
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Usha P. Kare
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vi) An amount of Rs. 9,314/- (RUPEES NINE THOUSAND THREE HUNDRED FOURTEEN ONLY), has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs. 9,314/- (RUPEES NINE THOUSAND THREE HUNDRED FOURTEEN ONLY), including education Cess, deposited vide Challan No.07770, Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 8 herein;



vii) An amount of Rs. 8,082/- (RUPEES EIGHT THOUSAND EIGHTY TWO ONLY), has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs. 8,082/- (RUPEES EIGHT THOUSAND EIGHTY TWO ONLY), including education Cess, deposited vide Challan No.08021 Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 10 herein;

G. R. Rao

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P. Aiker

Karla H. Lal Zaidi

Spencer

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Syrai

Usha P. Kare

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viii) An amount of Rs. 1,233/- (RUPEES ONE THOUSAND TWO HUNDRED THIRTY TWO ONLY), has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs. 1,233/- (RUPEES ONE THOUSAND TWO HUNDRED THIRTY TWO ONLY), including education Cess, deposited vide Challan No.08055 Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 12 herein;

ix) An amount of Rs. 1,643/- (RUPEES ONE THOUSAND SIX HUNDRED FOURTY THREE ONLY), has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of Rs. 1,643/- (RUPEES ONE THOUSAND SIX HUNDRED FOURTY THREE ONLY), including education Cess, deposited vide Challan No.08150 Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 14 herein;



G.R. Cere

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x) An amount of **Rs. 1,643/- (RUPEES ONE THOUSAND SIX HUNDRED FOURTY THREE ONLY)**, has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of **Rs. 1,643/- (RUPEES ONE THOUSAND SIX HUNDRED FOURTY THREE ONLY)**, including education Cess, deposited vide Challan No.08092 Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 16 herein;

xi) An amount of **Rs. 5,473/- (RUPEES FIVE THOUSAND FOUR HUNDRED SEVENTY THREE ONLY)**, has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of **Rs. 5,473/- (RUPEES FIVE THOUSAND FOUR HUNDRED SEVENTY THREE ONLY)**, including education Cess, deposited vide Challan No.08181 Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 18 herein;



G. R. Caro

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xii) An amount of **Rs. 5,473/- (RUPEES FIVE THOUSAND FOUR HUNDRED SEVENTY THREE ONLY)**, has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of **Rs. 5,473/- (RUPEES FIVE THOUSAND FOUR HUNDRED SEVENTY THREE ONLY)**, including education Cess, deposited vide Challan No.08252 Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring VENDOR/TRANSFEROR No. 20 herein;

xiii) An amount of **Rs. 22,105/- (RUPEES TWENTY TWO THOUSAND ONE HUNDRED FIVE ONLY)**, has been deducted towards TDS under the Income Tax Act 1961, issued by the Income Tax Officer. The said TDS Amount of **Rs. 22,105/- (RUPEES TWENTY TWO THOUSAND ONE HUNDRED FIVE ONLY)**, including education Cess, deposited vide Challan No.08296 Dated:26-02-2026, to the Income Tax Authorities and duly acknowledged, Drawn on ICICI Bank, Navelim Branch, favouring CONFIRMING PARTY No. 1 herein;



G.R. Cero

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Shankar

Karsh N. P. B. B. B.

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S. S. S. S.

Usha P. Kare

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4) That the full, vacant, legal and physical possession of the SAID PROPERTY is herewith delivered by the VENDORS/TRANSFERORS in charge of the PURCHASER/TRANSFEE, on this date of the execution of the present Deed of Sale and the PURCHASER/TRANSFEE shall lawfully and exclusively possess the SAID PROPERTY without any interference from the Developer or the previous owners and predecessors in title or anyone claiming through them or on their behalf.

5) The VENDORS/TRANSFERORS has forthwith handed over to the PURCHASER/TRANSFEE all the documents pertaining to the SAID PROPERTY including the documents by virtue of which the erstwhile owners purchased the SAID PROPERTY and all other relevant documents pertaining to the SAID PROPERTY and outgoings in respect of the civil amenities availed in the SAID PROPERTY on the execution of these presents.

6) The PURCHASER/TRANSFEE has hereby purchased the SAID PROPERTY after inspection of all the title documents as also after the inspection of the present condition of the SAID PROPERTY and the PURCHASER/TRANSFEE shall not be entitled to point out any defects etc in the SAID PROPERTY to



G. R. Rao

Hanumanth

W. S. Reddy

W. S. Reddy

R. A. R. R.

Usha P. R. R.

Usha P. R. R.

Usha P. R. R.

S. P. R.

Usha P. R. R.

Usha P. R. R.

the VENDORS/TRANSFERORS and the PURCHASER/TRANSFREE shall also not raise any objection in this respect except for any latent defect or disrepair that is deliberately concealed by the VENDORS/TRANSFERORS at the time of this sale in respect of the SAID PROPERTY .

7) That the VENDORS/TRANSFERORS have declared to the PURCHASER/TRANSFREE as follows:

a) That the SAID PROPERTY hereby sold is absolutely free from any encumbrances, mortgage, charges, claims and demands or liens by way of inheritance, succession, will, sale, agreement, lease whatsoever and that the VENDORS/TRANSFERORS have a clear and marketable title to sell the SAID PROPERTY

b) That the VENDORS/TRANSFERORS has a full right and absolute authority to sell the SAID PROPERTY in favour of the PURCHASER/TRANSFREE and the SAID PROPERTY is not a subject matter of any acquisition by the order of the Government under the Land Acquisition Act or any other government order or ordinance having the force of law whatsoever.

G.R. Cero

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c) That there are no dues payable by the VENDORS/TRANSFERORS in respect of the SAID PROPERTY to the previous owner, either by way of original consideration or otherwise or of any other nature whatsoever.

d) That all the outgoings pertaining to the SAID PROPERTY and payable to the Village Panchayat, Electricity Department, P.W.D. Department, in respect of the amenities enjoyed till date are paid fully to the concerned Departments and there are no arrears pending in respect of the same.

e) That the present Deed of Sale is herewith duly registered with the Office of the Sub-Registrar of Salcete at Margao, with the appendage of the appropriate amount of Stamp Duty and on payment of the prescribed registration fees calculated at the market value and consideration of **Rs.1,70,00,000/- (RUPEES ONE CRORE SEVENTY LAKHS ONLY).**

f) That the SAID PROPERTY is earmarked and Notified as a Settlement zone as per the Regional Plan, of Goa, with the South Goa Town and Country Planning Department at Margao.

G. R. Leo

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Varde & La. Bulci

Sh. K. K.

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Wsha P. Kase

12/5



8) Upon the tendering of possession of the SAID PROPERTY to the PURCHASER/TRANSFEE, herewith, any taxes and all the other outgoings payable to the concerned authorities and Government department after such date shall be borne exclusively by the PURCHASER/TRANSFEE.

9) The PURCHASER/TRANSFEE agrees and declares that he has gone through all the title deeds and is satisfied with the marketability, Validity and the clarity of the title and competency of the VENDORS/TRANSFERORS to enter in to this Deed of Sale.

10) Upon taking the possession of the SAID PROPERTY by the PURCHASER/TRANSFEE from the VENDORS/TRANSFERORS the PURCHASER/TRANSFEE undertakes that he shall use the same solely for the purposes permissible and authorized by the law of the land and not for any other purpose.

11) The Records of Rights in respect of the SAID PROPERTY stand recorded in the name of the VENDORS/TRANSFERORS and the VENDORS/TRANSFERORS hereby give their full consent and N.O.C. to carry out the mutation Proceedings in respect of the SAID PROPERTY in favour of the PURCHASER/TRANSFEE.

G.R. Case

[Signature]
S. V. Chodga

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Vasda H. P. Bakeri

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Syrai

Usha P. Kere

[Signature]



12) The entire cost, expenses including stamp duty, notarization registration and other incidental charges for the execution of these presents shall be borne exclusively by the PURCHASER/TRANSFEEE.

13) The VENDORS/TRANSFERORS hereby agree and covenant to sign all the necessary papers and co-operate with the PURCHASER/TRANSFEEE for the purpose of effective transfer of the SAID PROPERTY in favour of the PURCHASER/TRANSFEEE. However, for such transfer, all the Necessary Document shall be prepared by the PURCHASER/TRANSFEEE and all the costs for such transfer including stamp shall be borne exclusively by the PURCHASER/TRANSFEEE.

14) That the PURCHASER/TRANSFEEE undertakes and agrees not to carry out in the area hereby agreed to be purchased any activity that will create bad smell, noise, dirty water, smoke or any kind of nuisance or pollution affecting the convenience of the people dwelling in the vicinity.

G.R. Rao

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Vaslo H. B. B. B.

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[Signature]

Usha P. Kare

[Signature]



15) The VENDORS/TRANSFERORS hereby undertake to absolutely indemnify and keep indemnified the PURCHASER/TRANSFREE against any claim, demand, charge or Tenancy or Mundkarial rights or of Whatsoever nature either existing or that may be prospectively claimed by any person, entity, or the previous vendors or the developers or any person acting and claiming through them and on their behalf in respect of the SAID PROPERTY to the extent of the amount received by the VENDORS/TRANSFERORS as the consideration of the SAID PROPERTY.

16) Further the VENDORS/TRANSFERORS hereby covenant that they have a clear and marketable title to the SAID PROPERTY with an absolute authority to alienate and dispose, Resale the same without any restraint and inhibition from whomsoever.

17) In case the PURCHASER/TRANSFREE finds that there is a need for executing a Deed of Rectification/Declaration/Ratification/Addendum, then the VENDORS/TRANSFERORS, CONFIRMING PARTY'S and the PURCHASER/TRANSFREE hereto undertakes to execute the same as and when required by the PURCHASER/TRANSFREE.

G. R. Rao

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Sanjay

Varsha H. Patil

Prudhan

S. R. Hodge

S. R. Hodge

Sy Rai

Usha P. Kare

[Signature]



18) The PURCHASER/TRANSFREE is at his liberty to apply for and obtain electricity connection and water connection and other civic amenities in his name in respect of the SAID PROPERTY transferred in the name of the PURCHASER/TRANSFREE and the VENDORS/TRANSFERORS do hereby give their N.O.C in respect thereof herewith.

19) In the event of failure on the part of either of the parties hereto to comply with the explicit terms and conditions pertaining to the present Deed of Sale in respect of the SAID PROPERTY, the aggrieved party hereby reserves a full and absolute legal right against the erring party to seek appropriate legal remedies in the Criminal and Civil Courts of law as available under the law in force.

20) The PURCHASER/TRANSFREE specifically declares that he is entitled to the exclusive ownership of the SAID PROPERTY only described in Schedule-A hereinabove.

G. R. Rao

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Usha K. K. K. K.

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Dudra

Srbhodge

Srlemi

Usha P. Kare

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21) The VENDORS/TRANSFERORS hereby declare that the Subject matter of this Deed 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 in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978, of Secretary (Revenue), Government of Goa.

22) That in case the PURCHASER/TRANSFEE is deprived from enjoying the whole or any part of the said Property sold hereby due to the defect in ownership or title of the VENDORS/TRANSFERORS, the VENDORS/TRANSFERORS full undertake to indemnify and to compensate, at all times the PURCHASER/TRANSFEE or its successors in interest, properly and adequately.

23) The PURCHASER shall be entitled to use the SAID PROPERTY for all the permissible usages of development by way of construction commercial and residential building/villa consisting of flat/shop/offices/garages etc. and there is not legal hindrance to carry out the same.

24) That the PURCHASER herein through his Advocate had published a Public Notice of Acquisition of the SAID PROPERTY in two local daily newspapers and upon the efflux no objections, claims, demand whatsoever are notified to the Advocates office and thus the diligence is complete.

G.R. Caro

Raiker

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Sanjay

Karla N. Bai Karai

Sy Bai

Prabhodge

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SCHEDULE - A**(DESCRIPTION OF THE LARGER PROPERTY)**

ALL THAT property known as "SOCLEM NISSIANTUM" and as per survey records "AMBAT SHET", situated at Davorlim Village, within the limits and jurisdiction of Village Panchayat of Davorlim, Taluka and Sub-District of Salcete, District of South Goa , State of Goa, described in the Land Registration Office of Salcete under No. 11168 of new series and enrolled in the Taluka Revenue office under Matriz No. 268, Surveyed under Survey No.68/8 of Village Davorlim, Salcete, Goa, admeasuring **1778 Sq. Mtrs.;**

BOUNDS OF THE SAID PROPERTY:

On the East: By survey no. 68/9 of Mr. Narayan Kirtanye;

On the West : By survey no. 68/7 of late Vasant Hegde;

On the North : By Nalla; and

On the South : By property of same name and public road.



G. R. Carr

R. Aiker

Jankar

Vasla H. Bai Rake

Sy Bai

J. B. Hodge

S. L. Lemi

Uska R. Kure

D. J. M.

J. M.

J. M.

IN WITNESS WHEREOF the parties hereto and hereunto have set and subscribed their respective hands to this Deed on the day, month and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED

By the within named **VENDORS/TRANSFERORS 1 & 2**,
are represented herein through their constituted attorney

MR. GURUDAS RAMNATH CARO alias
GURUDAS RAMNATA CARO



G.R. Caro

MR. GURUDAS RAMNATH CARO alias
GURUDAS RAMNATA CARO

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



G.R. Caro

G.R. Caro

Dr. A. S. V. Bhodge

Usha P. Kare

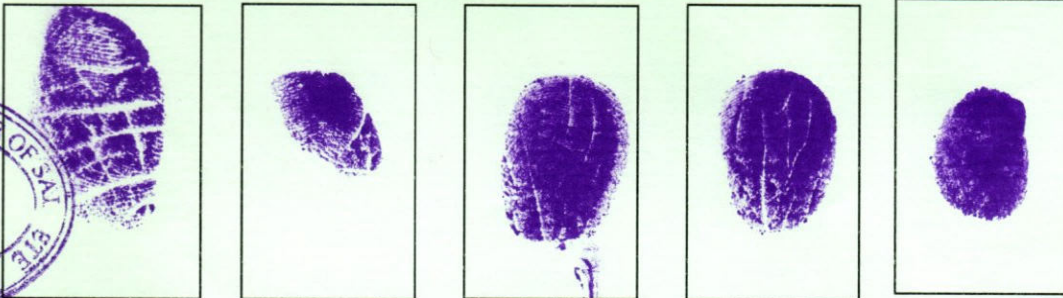
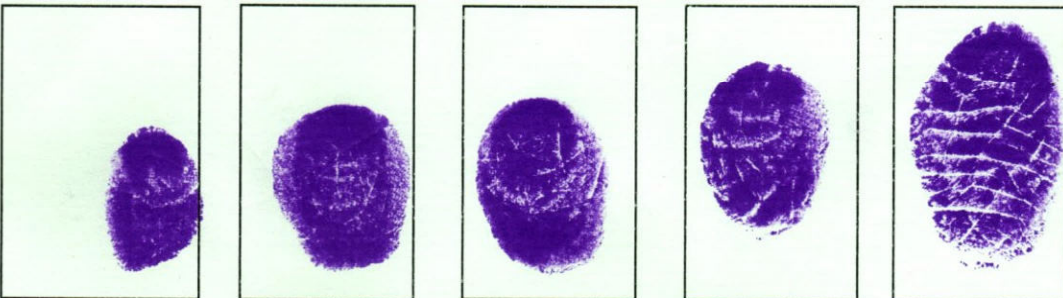
Usha P. Kare

Usha P. Kare

Sy. P. S.

Sy. P. S.

Sy. P. S.

SIGNED SEALED AND DELIVEREDBy the withinnamed **VENDOR/ TRANSFEROR No. 3****MRS. USHA PUNDALIK KARE**Usha P. Kare**MRS. USHA PUNDALIK KARE****RIGHT HAND FINGERPRINTS****LEFT HAND FINGERPRINTS**

G. R. Caro

Sankar

Prade

SV Ghodge

Paiker

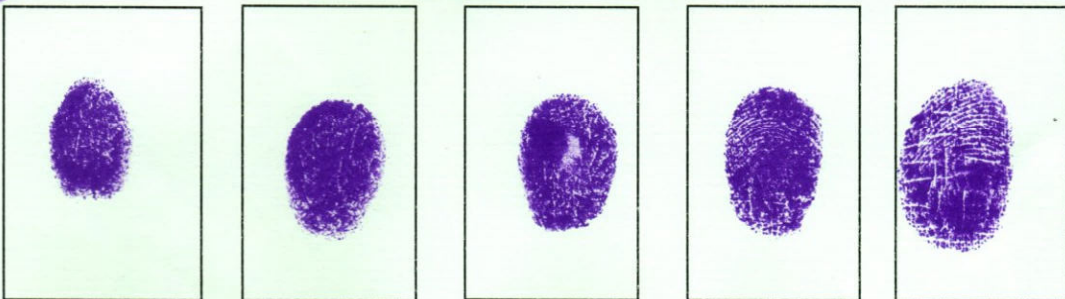
Vandana H. P. Palki

S. K. K. K.

S. P. P.

Usha P. Kare

[Signature]

SIGNED SEALED AND DELIVEREDBy the withinnamed **VENDOR/ TRANSFEROR No. 4****MRS. SHAILAJA SHASHIKANT SARDESSAI**
MRS. SHAILAJA SHASHIKANT SARDESSAI**RIGHT HAND FINGERPRINTS****LEFT HAND FINGERPRINTS**

G. R. Rao

D. K. Rao

D. K. Rao

S. R. Hodge

P. A. K.

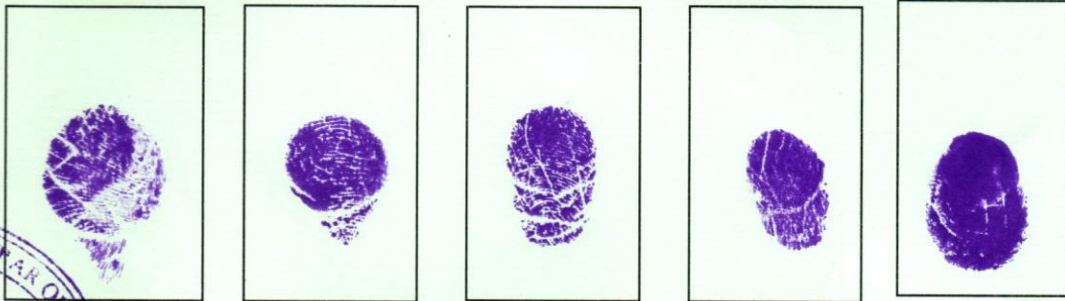
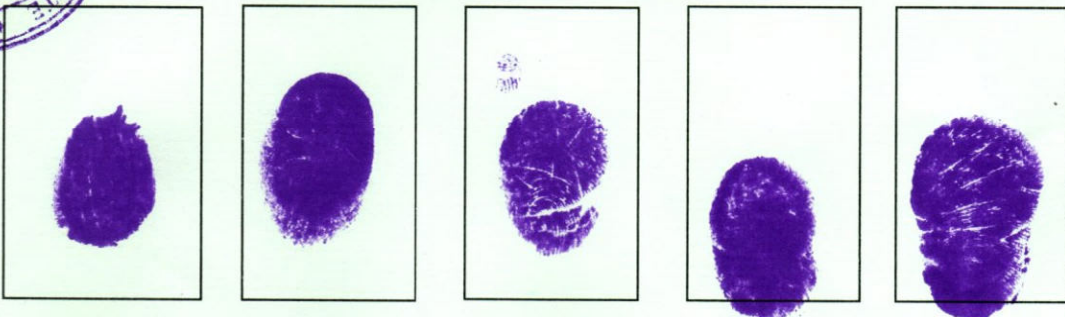
V. H. P. K.

S. R. Hodge

S. R. Hodge

V. H. P. K.

S. R. Hodge

SIGNED SEALED AND DELIVEREDBy the withinnamed **VENDOR/ TRANSFEROR NO. 5****MR. SHASHIKANT SHIVJI SERDESSAI****MR. SHASHIKANT SHIVJI SERDESSAI****RIGHT HAND FINGERPRINTS****LEFT HAND FINGERPRINTS**

G. R. Caro

Jankar

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S. R. Hodge

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Vishal H. Pai Belcar

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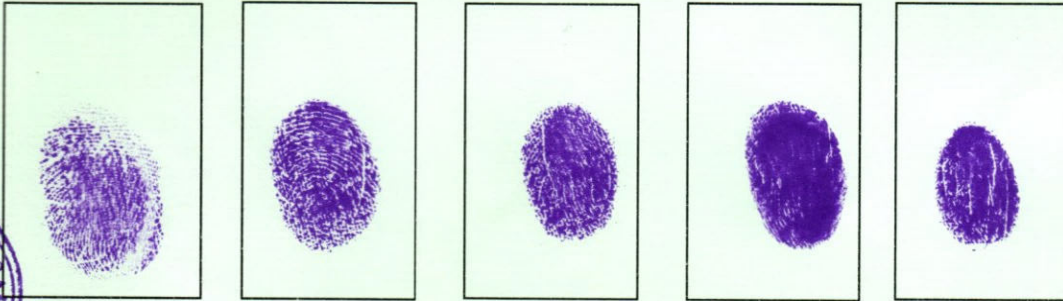
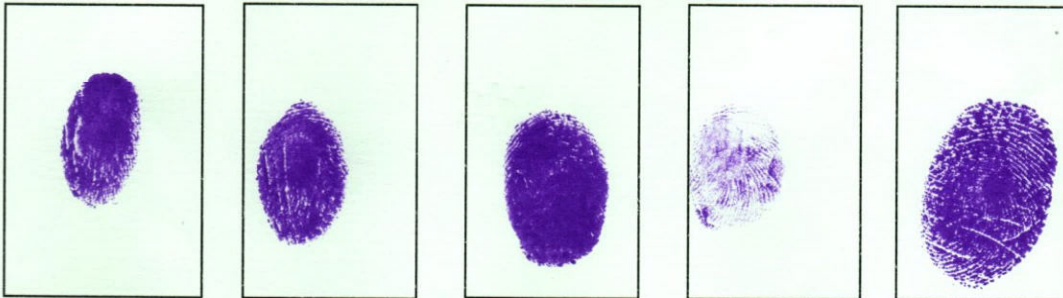
S. R. Hodge

Usha P. Kare

M.

SIGNED SEALED AND DELIVEREDBy the withinnamed **VENDOR/ TRANSFEROR NO. 6****MRS. VARSHA MANGUIRISH PAI RAIKAR**

Varsha M. Pai Raikar

MRS. VARSHA MANGUIRISH PAI RAIKAR**RIGHT HAND FINGERPRINTS****LEFT HAND FINGERPRINTS**

G.R. Caro

Sankar

D. S. Rao

S. V. Rhodge

Raikar

Varsha M. Pai Raikar

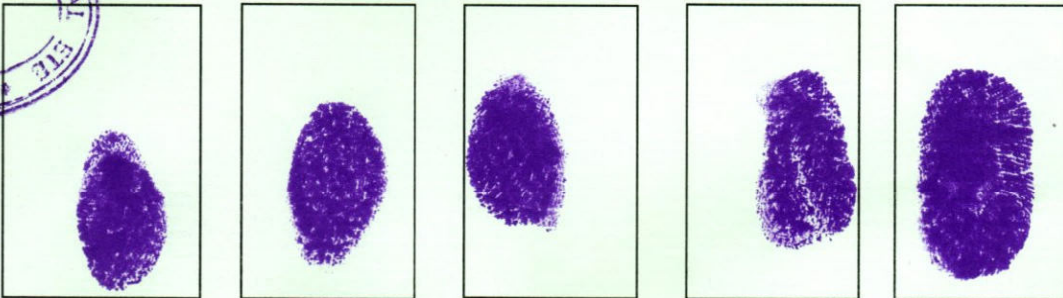
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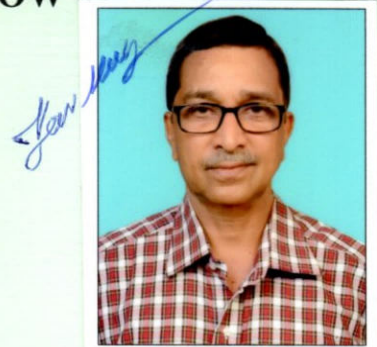
S. Y. Pai

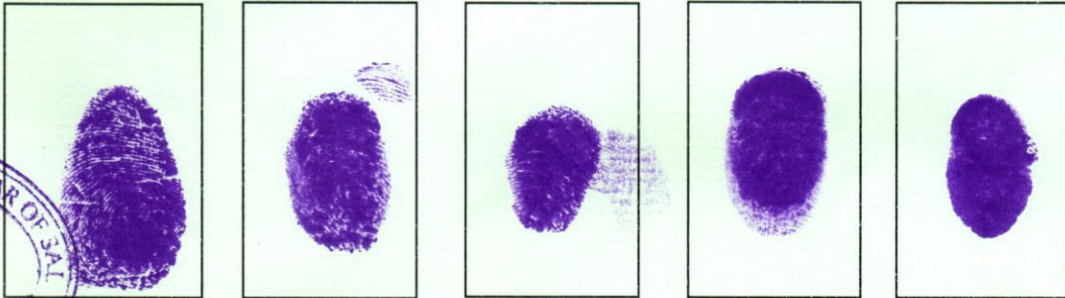
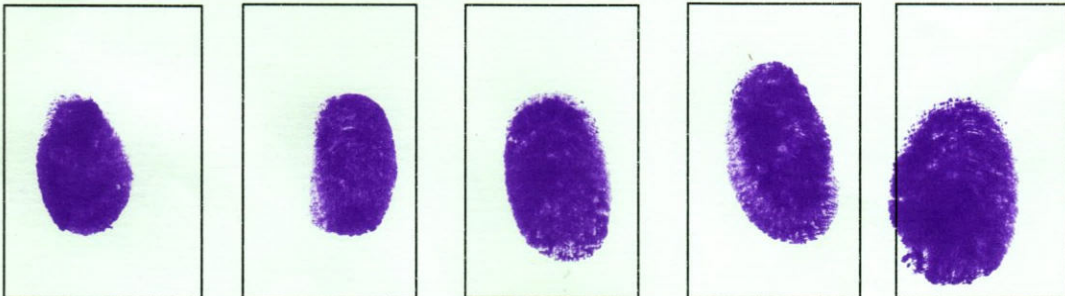
Usha P. Kase

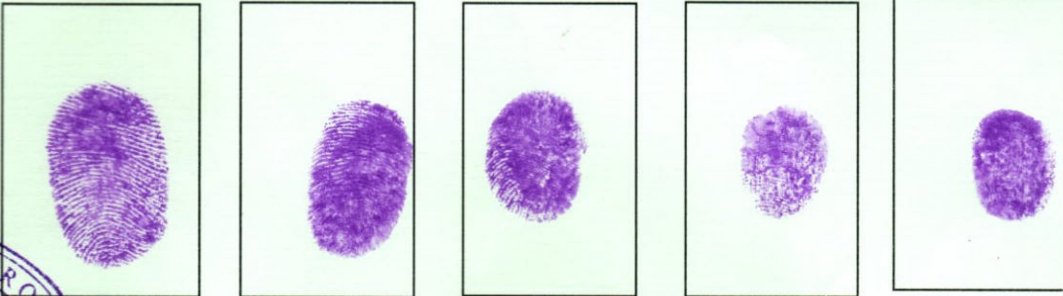
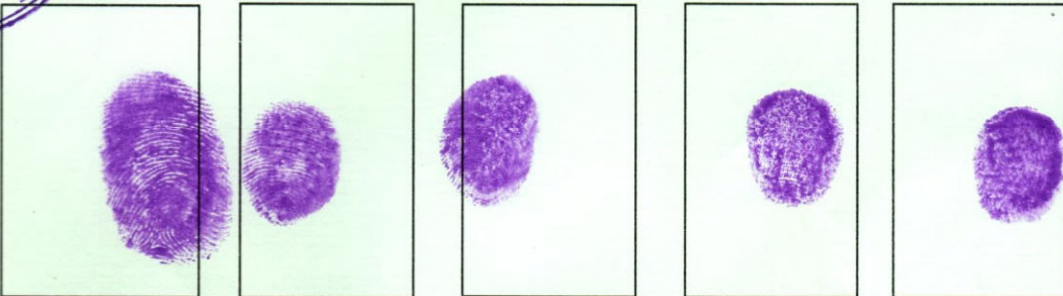
P. K. Rao

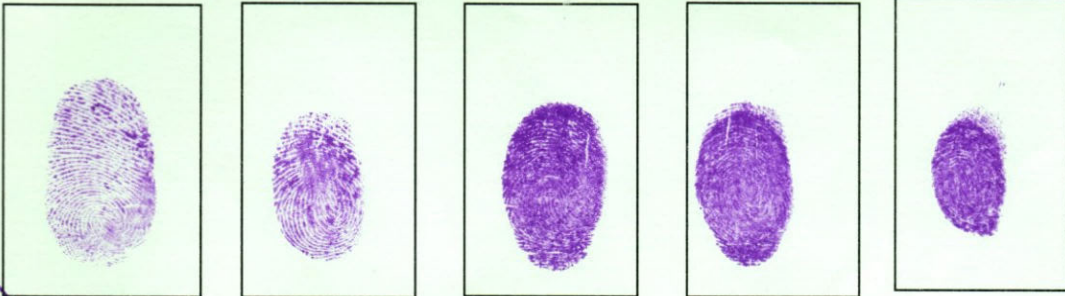


SIGNED SEALED AND DELIVEREDBy the withinnamed **VENDOR/ TRANSFEROR NO. 7****MR. MANGUIRISH NARACINHA PAI RAIKAR***Paiker***MR. MANGUIRISH NARACINHA PAI RAIKAR****RIGHT HAND FINGERPRINTS****LEFT HAND FINGERPRINTS***G.R. Caro**Santana**Walter*
*Stohodge**Paiker**Naracinha Pai Raikar**Stelenn**me**SyPai**Usha P. Kare**Inte*

SIGNED SEALED AND DELIVEREDBy the withinnamed **VENDOR/ TRANSFEROR No. 8,****For self and as constituted attorney for VENDOR/TRANSFEROR****NO. 9, 10, 11, 12, 13, 14, 15, 16, 17****MR. NARACINVA RAMAKANT SHENVI SANKOW***Sankow***MR. NARACINVA RAMAKANT SHENVI SANKOW****RIGHT HAND FINGERPRINTS****LEFT HAND FINGERPRINTS***G.R. Caro**Sankow**Dr. J. M.**S.V. Rhodge**P. A. K.**Naracinva Ramakant Shenvi**Sankow**[Signature]**Sy. P. S.**Usha P. Kase**[Signature]*

SIGNED SEALED AND DELIVEREDBy the withinnamed **VENDOR/ TRANSFEROR NO. 18,****For self and as constituted attorney for****VENDOR/TRANSFEROR NO. 19, 20 & 21****MRS. SANDHYA YOGESH PAI KUCHELKAR***SyPai***MRS. SANDHYA YOGESH PAI KUCHELKAR****RIGHT HAND FINGERPRINTS****LEFT HAND FINGERPRINTS***G.R. Rao**Sankar**Shrihari**SVC Chodga**Pai**Usha P. Kare**Shrihari**SyPai**Usha P. Kare**Shrihari*

SIGNED SEALED AND DELIVEREDBy the withinnamed **CONFIRMING PARTY NO. 1****MR. VIKAS DAMODAR GHODGE***Vikas***MR. VIKAS DAMODAR GHODGE****RIGHT HAND FINGERPRINTS****LEFT HAND FINGERPRINTS***G. D. Rao**Sanjay**Vikas*
*S. Ghodge**Raika**Vasudeva R. R. R. R.**S. R. R.*
*M.**S. R. R.**Usha P. Kare**Usha*

SIGNED SEALED AND DELIVEREDBy the withinnamed **CONFIRMING PARTY NO. 2****MRS. SIDDHA VIKAS GHODGE**Srbhodge**MRS. SIDDHA VIKAS GHODGE****RIGHT HAND FINGERPRINTS****LEFT HAND FINGERPRINTS**

G.R. Cero

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Vaidya & Co. Paitan

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Vikha P. Kase

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SIGNED SEALED AND DELIVEREDBy the withinnamed **PURCHASER/TRANSFeree****SETTLELAND BUILDER & DEVELOPER**, a sole proprietary concern of**MR.ILYAS ABDUL RAHOOF DHALAYAT**alias **MR. ILYAS DHALAYAT**

MR.ILYAS ABDUL RAHOOF DHALAYAT
 alias **MR. ILYAS DHALAYAT**
RIGHT HAND FINGERPRINTS**LEFT HAND FINGERPRINTS****IN THE PRESENCE OF WITNESSES:****1. Mr. Kalidas M. Vernekar,**R/o. H. No. 108, CD Signature Society,
Gogal, Margao, Salcete, South-Goa.

2. Mr. Sayyed Mujeeb Mulgund,R/o. H. No. LB-524, Housing Board,
Davorlim, Navelim, Salcete, South-Goa.

G.R. Caro

Sankar

Dudon

Sraohodge

Gair

Varda H. P. P. P.

Sulau

Sypai

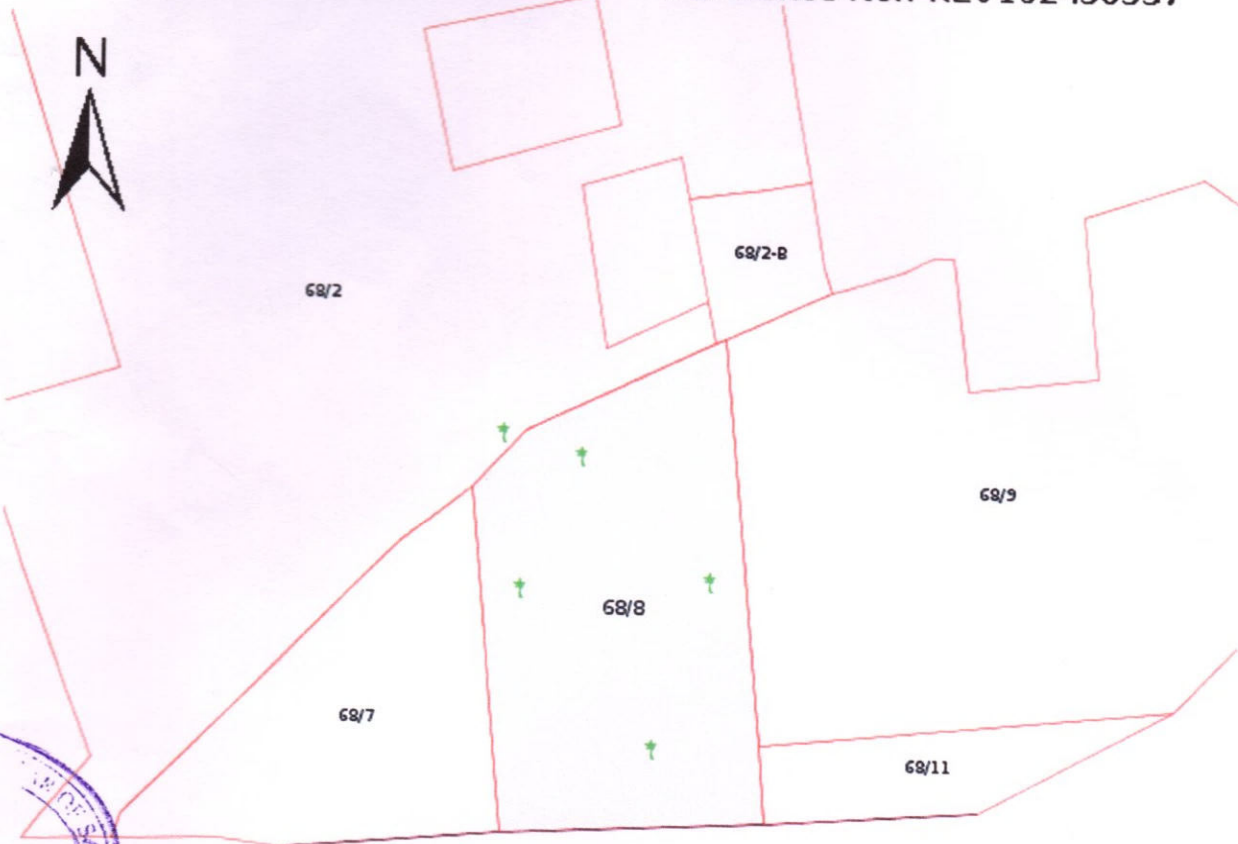
Usha P. Kare



Government of Goa
Directorate of Settlement and Land records
Survey Plan
Salcete Taluka, Davorlim Village
Survey No.: 68 , Subdivision No.: 8

Scale 1:1000

Reference No.: REV192456537



G.R. Cano

Hankany

Ward M

Srbhodge

Qair

Vasla K. Bai-Batun

Splenen

Syrai

USLA P. Kase

[Signature]

This record is computer generated on 01-03-2024 12:56:27. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

POB No 10092

Print Date & Time : - 06-Mar-2024 11:24:04 am

Document Serial Number :- 2024-MGO-1264

Presented at 10:48:50 am on 06-Mar-2024 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
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2	Registration Fee	510000
3	Mutation Fees	2000
4	Processing Fee	3200
Total		1365200

Stamp Duty Required :850000/-

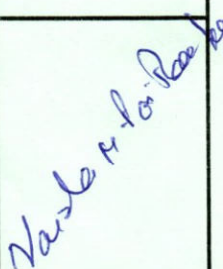
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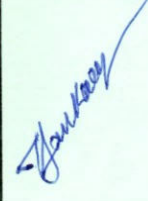
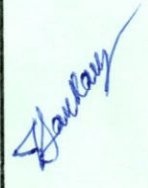
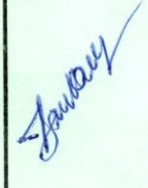
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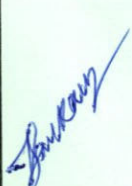
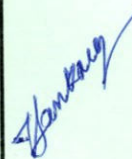
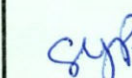
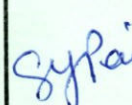
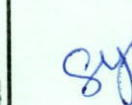
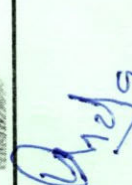
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SETTLELAND BUILDER & DEVELOPER, A Sole Proprietary Concern ,Father Name:Mr. Abdul Rauf Kasim Sab Dhalayat, Age: 31, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H. No. 77/1, Telaulim, Navelim, South Goa, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	USHA PUNDALIK KARE , Father Name:Mr Pandurang Sinai Gharse, Age: 88, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H. No. 171, Pavitra Colva Road,Madel Grande, Margao, South Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<p>GURUDAS RAMNATH CARO ALIAS GURUDAS RAMNATA CARO , Father Name:Mr Ramnata Sinai Caro, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, Near Apna Bazar, "SIDDHARTH", Behind B.O.I. Colony, Vidhyanagar, Aquem, Margao, Goa, 403601,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for RAMNATA SINAI CARO Alias RAMNATH SINAI CARO Alias RAMANATA SINAI CARO ✓</p>			
3	<p>GURUDAS RAMNATH CARO ALIAS GURUDAS RAMNATA CARO , Father Name:Mr. Ramnata Sinai Caro, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, Near Apna Bazar, "SIDDHARTH", Behind B.O.I. Colony, Vidhyanagar, Aquem, Margao, Goa, 403601,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for KISHORI RAMNATA CARO ✓</p>			
4	<p>SHAILAJA SHASHIKANT SARDESSAI , Father Name:Mr Pundalik Gurudas Kare, Age: 65, Marital Status: Married ,Gender:Female,Occupation: Service, 3/F2, Siddharth Apt.,Tonca Caranzalem, North, Goa, Tiswadi, Goa, 403002,</p> <p>PAN No.: [REDACTED]</p>			
5	<p>SHASHIKANT SHIVAJI SARDESAI Alias SHASHIKANT SHIVAJI SARDESSAI , Father Name:Mr Shivaji Sardesai Alias Shivaji V. Sardesai, Age: 71, Marital Status: Married ,Gender:Male,Occupation: Doctor, 3/F2, Siddharth Apt.,Tonca Caranzalem, North, Goa, Tiswadi, Goa, 403002,</p> <p>PAN No.: [REDACTED]</p>			
6	<p>VARSHA MANGUIRISH PAI RAIKAR , Father Name:Mr Punalik Gurudas Kare, Age: 62, Marital Status: Married ,Gender:Female,Occupation: Housewife, Plot No. 72, Sagar Society, Nio Dona Paula North Goa, Tiswadi, Goa, 403004,</p> <p>PAN No.: [REDACTED]</p>			
7	<p>MANGUIRISH NARACINHA PAI RAIKAR, Alias MANGUIRISH NARASINHA PAI RAIKER , Father Name:Mr Naracinha R. Pai Raiker Alias Narasinha Pai Raiker, Age: 68, Marital Status: Married ,Gender:Male,Occupation: Business, Plot No. 72, Sagar Society, Nio Dona Paula North Goa, Tiswadi, Goa, 403004,</p> <p>PAN No.: [REDACTED]</p>			
8	<p>NARACINVA RAMAKANT SHENVI SANKOW , Father Name:Mr Ramakant Vencatesh Shenvi Sankow, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Advocate, H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703,</p> <p>PAN No.: [REDACTED]</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
9	NARACINVA RAMAKANT SHENVI SANKOW , Father Name:Mr Ramakant Vencatesh Shenvi Sankow, Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703, PAN No.: [REDACTED] , as Power Of Attorney Holder for SUFALA NARACINVA SHENVI SANKOW Alias LAXMIBAI NARACINVA SHENVI SANKOW			
10	NARACINVA RAMAKANT SHENVI SANKOW , Father Name:Mr Ramakant Vencatesh Shenvi Sankow, Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703, PAN No.: [REDACTED] , as Power Of Attorney Holder for SHOBHA DATTARAJ SANCOW Alias SHOBHA DATTARAJ SHENVI SANKOW			
11	NARACINVA RAMAKANT SHENVI SANKOW , Father Name:Mr Ramakant Vencatesh Shenvi Sankow, Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703, PAN No.: [REDACTED] , as Power Of Attorney Holder for DATTARAJ RAMAKANT SANCOW Alias DATTARAJ RAMAKANT SHENVI SANKOW Alias DATTARAJ RAMAKANT SINAI SANCOW			
12	NARACINVA RAMAKANT SHENVI SANKOW , Father Name:Mr Ramakant Vencatesh Shenvi Sankow, Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703, PAN No.: [REDACTED] , as Power Of Attorney Holder for PRAJAKTA SANDEEP NIGALYE			
13	NARACINVA RAMAKANT SHENVI SANKOW , Father Name:Mr Ramakant Vencatesh Shenvi Sankow, Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703, PAN No.: [REDACTED] , as Power Of Attorney Holder for ANISH D. SANCOW Alias ANISH DATTARAJ SINAI SANCOW Alias ANISH DATTARAJ SHENVI SANKOW			
14	NARACINVA RAMAKANT SHENVI SANKOW , Father Name:Mr Ramakant Vencatesh Shenvi Sankow, Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703, PAN No.: [REDACTED] , as Power Of Attorney Holder for KIRAN PRADIP KUDCHADKER Alias MRS. KUDCHADKER KIRAN PRADIP			
15	NARACINVA RAMAKANT SHENVI SANKOW , Father Name:Mr Ramakant Vencatesh Shenvi Sankow, Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703, PAN No.: [REDACTED] , as Power Of Attorney Holder for PRADIP SARVOTTAM KUDCHADKER			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
16	NARACINVA RAMAKANT SHENVI SANKOW , Father Name:Mr Ramakant Vencatesh Shenvi Sankow, Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703, PAN No.: [REDACTED], as Power Of Attorney Holder for VINAYA VISHVAMBHAR SINAI KENKARE ✓			
17	NARACINVA RAMAKANT SHENVI SANKOW , Father Name:Mr Ramakant Vencatesh Shenvi Sankow, Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, H. No. 2430, Mardicotto, Cuncolim, Salcete, South Goa, 403703, PAN No.: [REDACTED], as Power Of Attorney Holder for VISHVAMBHAR CHITTARANJAN SINAI KENKARE ✓			
18	SANDHYA YOGESH PAI KUCHELKAR , Father Name:Mr Ushno Mukund Prabhucolwalkar, Age: 57, Marital Status: Married ,Gender:Female,Occupation: Housewife, 5/1834, Muzawar Wada, Near Telephone Exchange,Sanquelim, North, Goa, 403505, PAN No.: [REDACTED]			
19	SANDHYA YOGESH PAI KUCHELKAR , Father Name:Mr Ushno Mukund Prabhucolwalkar , Age: 57, Marital Status: ,Gender:Female,Occupation: Housewife, 5/1834, Muzawar Wada, Near Telephone Exchange,Sanquelim, North, Goa, PAN No.: [REDACTED], as Power Of Attorney Holder for YOGESH MOHANDAS PAI KUCHELKAR ✓			
20	SANDHYA YOGESH PAI KUCHELKAR , Father Name:Mr Ushno Mukund Prabhucolwalkar , Age: 57, Marital Status: ,Gender:Female,Occupation: Housewife, 5/1834, Muzawar Wada, Near Telephone Exchange,Sanquelim, North, Goa, 403505, PAN No.: [REDACTED], as Power Of Attorney Holder for RAJANEESH SHASHIKANT TADKODKAR Alias MR. RAJNISH TADKODKAR ✓			
21	SANDHYA YOGESH PAI KUCHELKAR , Father Name:Mr Ushno Mukund Prabhucolwalkar , Age: 57, Marital Status: ,Gender:Female,Occupation: Housewife, 5/1834, Muzawar Wada, Near Telephone Exchange,Sanquelim, North, Goa, 403505, PAN No.: [REDACTED], as Power Of Attorney Holder for NISHITA RAJNISH TADKODKAR Alias NISHITA RAJANEESH TADKODKAR ✓			
22	VIKAS DAMODAR GHODGE , Father Name:Damodar Vassudev Ghodge, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, Near Datta Mandir, H. No. 62/B, Toleband, Davorlim, Navelim, South Goa, 403707, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
23	SIDDHA VIKAS GHODGE , Father Name:Mr Yeshwant Raut Dessai, Age: 54, Marital Status: Married , Gender: Female, Occupation: Housewife, Near Datta Mandir, H. No. 62/B, Toleband, Davorlim, Navelim, South Goa, 403707, PAN No.: [REDACTED]			
24	SETTLELAND BUILDER & DEVELOPER, A Sole Proprietary Concern , Father Name:Mr. Abdul Rauf Kasim Sab Dhalayat, Age: 31, Marital Status: Married , Gender: Male, Occupation: Business, H. No. 77/1, Telaulim, Navelim, South Goa, Goa, PAN No.: [REDACTED]			
25	ILYAS ABDUL RAHOOF DHALAYAT ALIAS ILYAS DHALAYAT , Father Name:ABDUL RAUF KASIM SAB DHALAYAT, Age: 31, Marital Status: , Gender: Male, Occupation: Business, TELAULIM SALCETE GOA, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SAYYED MUJEEB MULGUND ,Age: 31,DOB: 1992-08-01 ,Mobile: [REDACTED] ,Email: ,Occupation:Service , Marital status : Married , Address:403707, H. No. LB 524 Housing Board Davorlim Navelim , H. No. LB 524 Housing Board Davorlim Navelim , Davorlim, Salcete, SouthGoa, Goa			
2	Name: KALIDAS MUKUND VERNEKAR ,Age: 74,DOB: 1949-05-19 ,Mobile: [REDACTED] ,Email: ,Occupation:Self Employed , Marital status : Married , Address:403601, H. No. 108, H. No. 108, CD SIGNATURE, Gogal, Margao, Salcete, SouthGoa, Goa			

Sub Registrar

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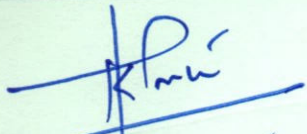
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Date : 06-Mar-2024



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