Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

REGISTRATION DEPARTMENT: GOVERNMENT OF GOA

Print Date Time:- 14-Aug-2023 11:26:24

Date of Receipt: 14-Aug-2023

Receipt No : 2023-24/10/1224

Serial No. of the Document : 2023-MOR-1530

Nature of Document : **Conveyance - 22**

Received the following amounts from **NITIN SITARAM SHIRODKAR** for Registration of above Document in Book-1 for the year 2023

Registration Fee	96000	E-Challan(Online fee)	• Challan Number : 202300587364 • CIN Number : CPACZBVOD9	96000
Processing Fee	2140	E-Challan(Online fee)	• Challan Number : 202300587364 • CIN Number : CPACZBVOD9	2140
Total Paid	**98140** (Rupees Ninety Eight Thousands One Hundred And Forty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

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

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **14-Aug-2023**

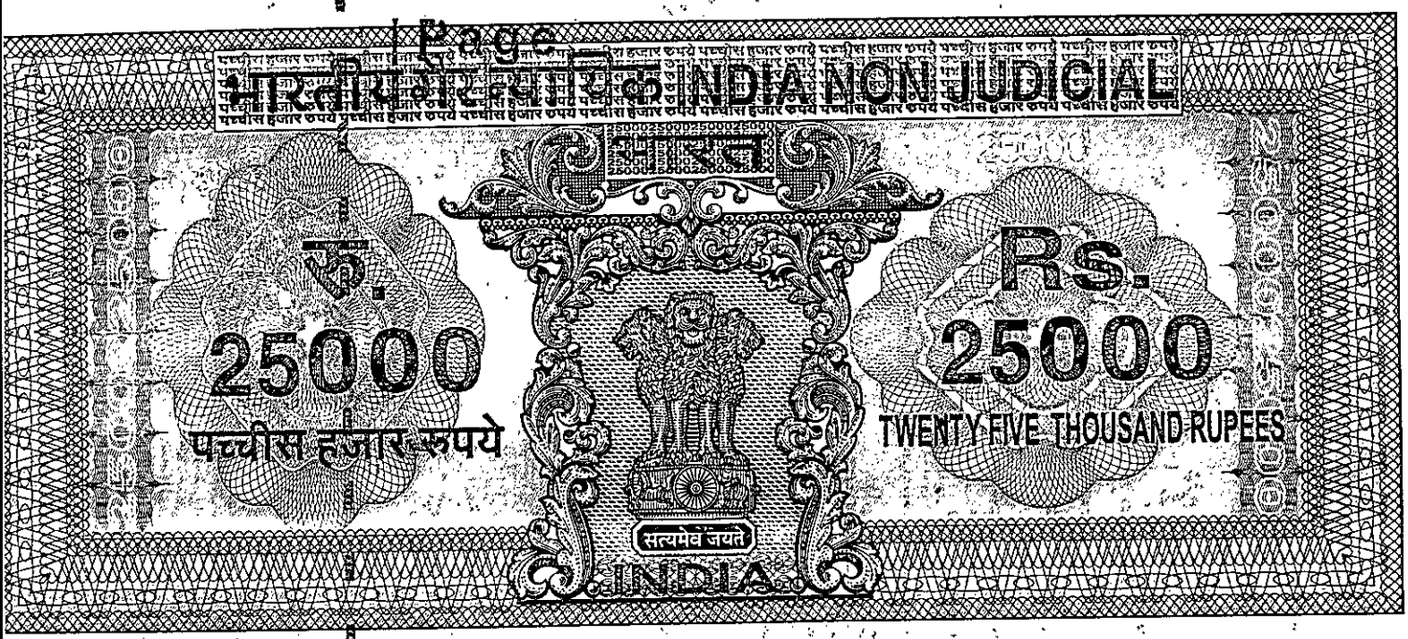
Signature of the person receiving the Document

Signature of the Sub-Registrar

17/8/2023

(12)

Page 25



गोवा GOA

141070 07 AUG 2023 141070

Serial No. 14517/24 Place of Vending Vasco Date of Sale;.....
Vendor's Name : Apurva A. Shet Address: Chicalim
Licence No.: JUDIVEN-LIC/1/2015/AC (Rupees Twenty Five Thousand only)
Value of Stamp Paper: Rs. 25000
Name of Purchaser Mr. Nitin S. Shirodkar
R/O: Malwado-Vasco Name of Father Sitaram D. Shirodkar
Purpose Deed of Sale Transacting Parties.....
As there is no one single Paper for the value of Rs. 25,000/-
Additional Stamp Paper for the completion of the value is attached along with
Along with.

ature of Stamp Vendor

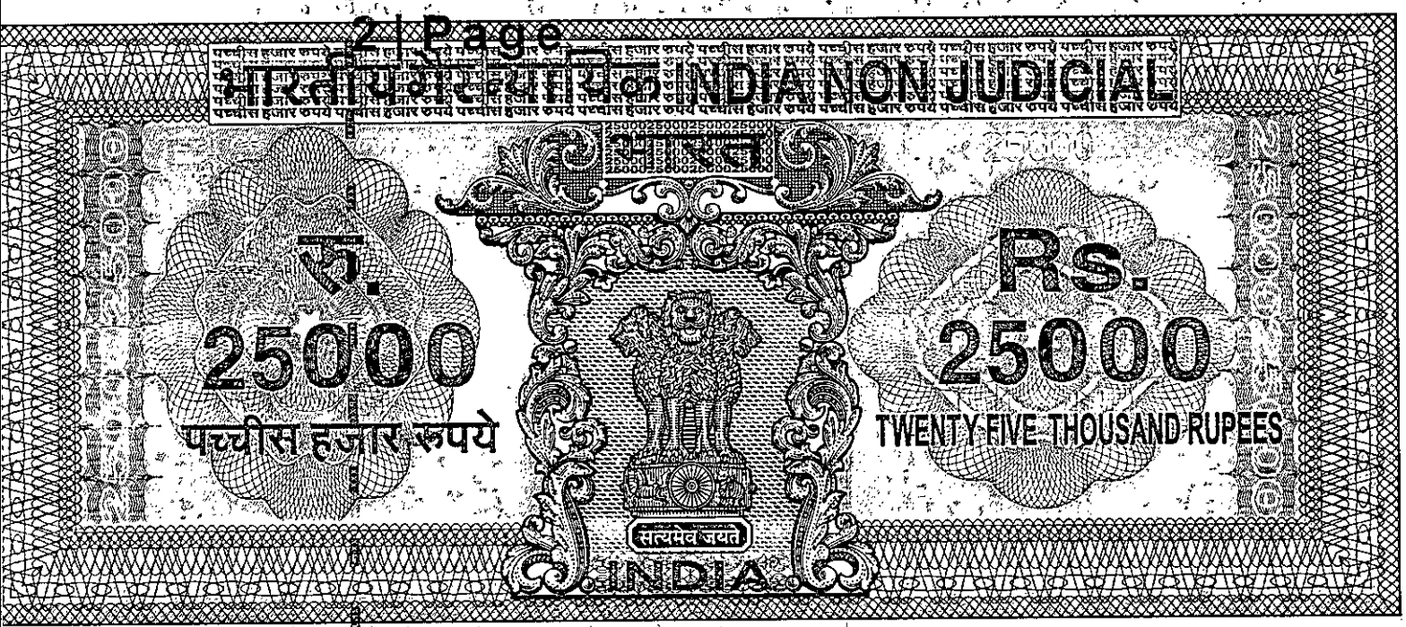
Signature of Purchaser

2023-MOR-1530

1/08/2023

THE SEAL OF THE SUB-REGISTRAR OF MORMUGAO VASCO-DA-GAMA

DEED OF SALE



गोवा GOA

07 AUG 2023

141071

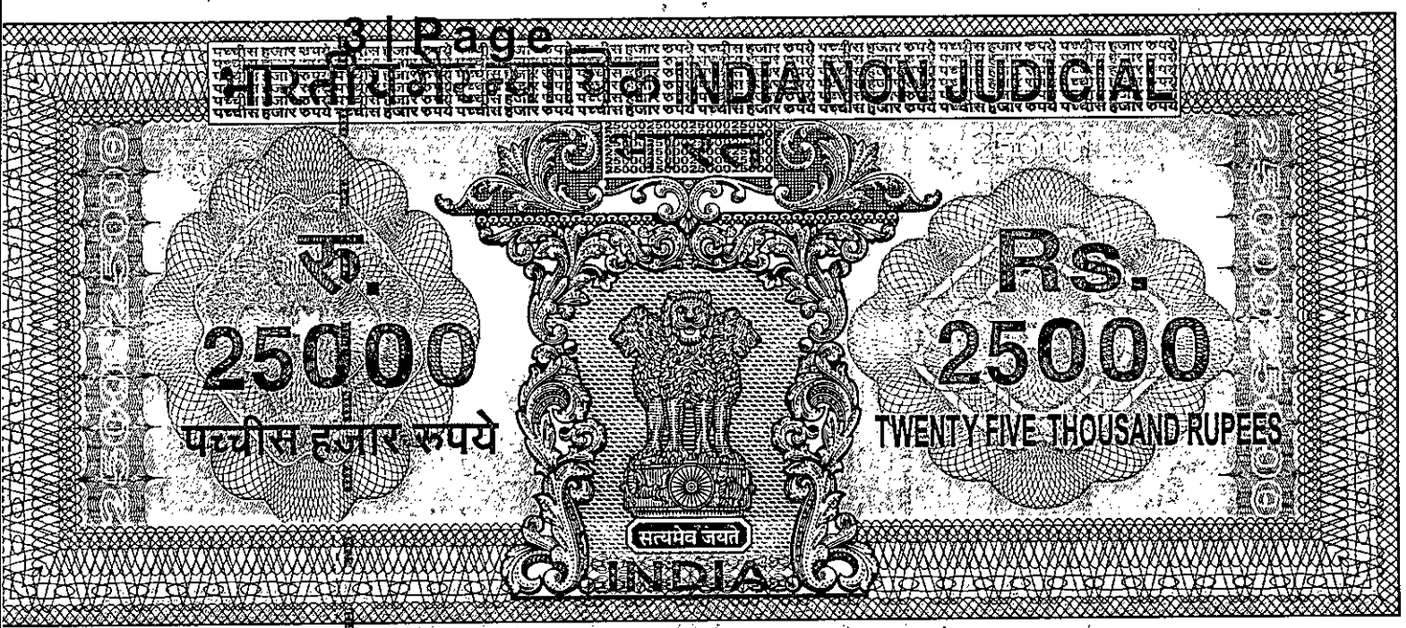
Serial No. 145784 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 25000/- (Rupees Twenty five thousand only)
Name of Purchaser Mr. Nitin S. Shirodkar
R/O: Mysta wado Vas Name of Father S. Sitaram D. Shirodkar
Purpose Deed of Sale Transacting Parties.....
As there is no one single Paper for the value of Rs. 96,000/-
additional Stamp Paper for the completion of the value is attached along with
ing with.

Signature of Stamp Vendor

Signature of Purchaser

VASCO-DA-GAMA

DEED OF SALE



गोवा GOA

141072 141072

07 AUG 2023

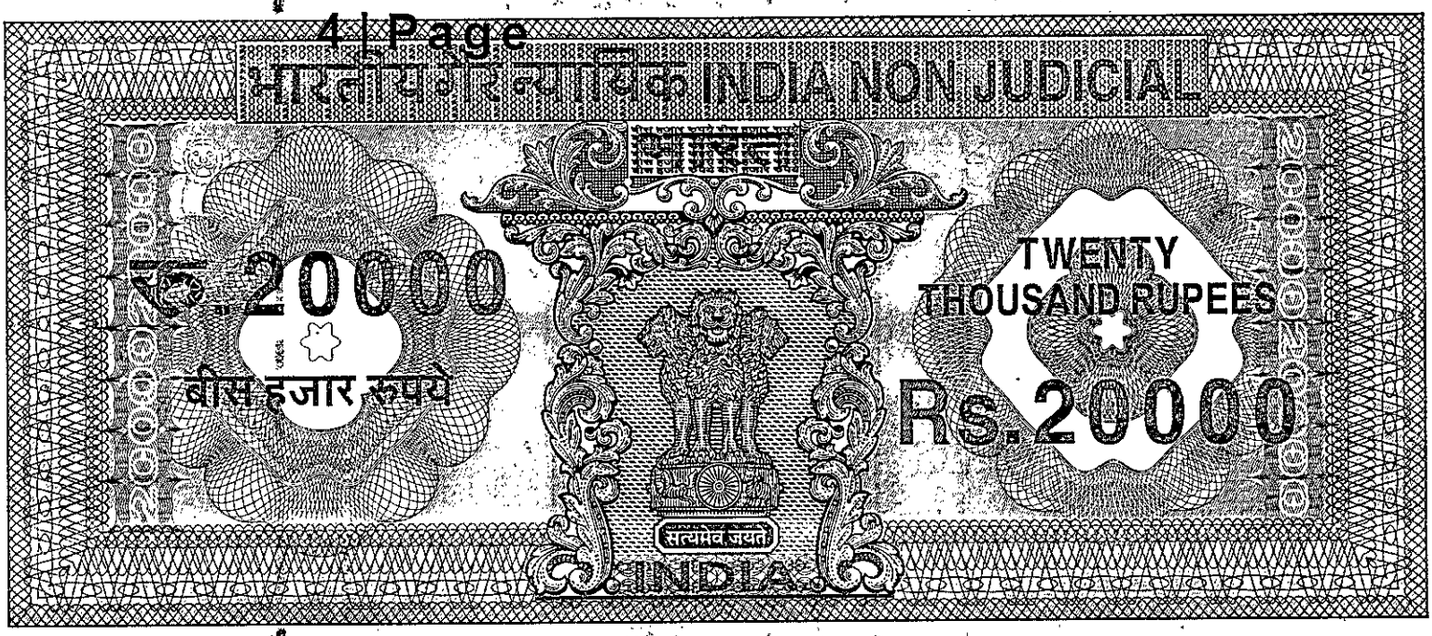
Serial No. 19179/24 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper Rs. 25000/- (Rupees Twenty five thousand only)
Name of Purchaser Mr. Nitin S. Shirodkar
R/O: Mestawada Vasco Name of Father Sitaram D. Shirodkar
Purpose Deed of sale Transacting Parties.....
As there is no one single Paper for the value of Rs. 96,000/-
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Vendor

Signature of Purchaser

DEED OF SALE

R Raghavan



गोवा GOA

049770 049770

07 AUG 2023

Serial No. 14/2024 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs. 20000/- (Rupee Twenty Thousand only)
Name of Purchaser Mr. Nitin S. Shirodkar
R/O: Mulgaon-Vasco Name of Father Sitaram D. Shirodkar
Purpose Deed of Sale Transacting Parties.....
As there is no one single Paper for the value of Rs. 96,000/-
Additional Stamp Paper for the completion of the value is attached along with
Along with.

REGISTRAR OF NOTARIES GOA

Signature of Stamp Vendor

Signature of Purchaser

DEED OF SALE

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

गोवा GOA

07 AUG 2024 749914

Serial No. 14521/24 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs1000/- (Rupees One thousand only)
Name of Purchaser: Mr. Nitin S. Shirodkar
R/O: Mestawada Vasco Name of Father ....Sitaram D. Shirodkar
Purpose Deed of Sale ....Transacting Parties.....
As there is no one single Paper for the value of Rs. 96,000/-
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor

Signature of Purchaser

DEED OF SALE

THIS DEED OF SALE is made and executed here at Vasco-Da-Gama, Goa on this 8th day of Month August 2023.

BETWEEN

1) MR. SRINIVASAN SRIVATSAN, S/o. Mr. S P Srinivasan , 37 years of age, Married, Occupation Service, Indian National, Adhar card no. 9052 4790 6814, Pan card no BXBPS9346C, R/o. Om Shree Patels Bright View, Flat No 104, B Block, Hanuman Temple, Cross Road, Hislop Road, Kowkoor, Secunderabad, Telangana 500 010,

MR. SRINIVASAN SRIVATSAN is represented by Attorney MR. RANGARAJAN KUMARAN, S/o. Srinivasan Rangarajan, Age 40 years, Occupation Professional, Married, Indian National, Adhar card no 8844 5020 2874, Pan card no. AJVPK7159E, R/o. Om Sree Patels Bright View, Flat No 104, B Block, Hanuman Temple, Cross Road, Hislop Road, Kowkoor, Secunderabad, Telangana 500 010, Vide Power of Attorney dated 26-07-2023 executed before Notary Adv. S Mohammed Riaz,

Hereinafter referred to as the " VENDOR" (which expression shall unless repugnant to the context or meaning thereof, shall mean and include all his legal heirs, executors administrator and assigns etc.) OF THE FIRST PART.

2) I) MR. GIOVANNI KARL VAZ, S/o. Mr. John Manuel Bento Vaz, 54 years of age, Married, businessman, operating as sole proprietor of Karma Constructions, holding PAN No ACEPV5611J, Aadhaar Card No. 3415 2976 2463, Email ID:karmas@rediffmail.com, Mobile No.9823178828 and his wife II) MRS. MARIA FRANCISCA VAZ, D/o. Dr. Ivo Da Costa

No.ACDPV1036G, Aadhaar Card No.8005 2125 1295, both Indian National, R/o. MHN 11, Ward VII, Baina, Vasco-Da-Gama Goa. Hereinafter referred to as the "LAND OWNERS/CONSENTING PARTY NO.1" (which expression shall unless repugnant to the context or meaning thereof, shall mean and include all their legal heirs, executors administrator and assigns etc.) OF THE SECOND PART.

AND

M/S. NICHE DEVELOPERS GOA, a registered Partnership Firm formed under Indian Partnership Act 1932 under No.MGO-F55-2013, having its Office at Flat No. 201, 2nd Floor, Orchid Enclave, Jairam Nagar, Dabolim, Goa, PAN NO. AAJFN8852G, represented through its partners, I) MR. PURSHOTTAM RAMRAKHYANI, son of Mr. Ramrakhyani Pinjomar, age 64 years, businessman, Married, having Pan Card No.ABKPP2489F, Aadhaar Card No.2532 7392 2473, Email ID:dhanakshisunita@yahoo.com, Mobile No. 8008366001 and II) MRS. SUNITA PURSHOTTAM RAMRAKHYANI, daughter of Mr. Vasudev Chuttani, age 57 years, businesswoman, married, having Pan Card No.ALIPS7634R, Aadhaar Card No.9699 9334 5834, Email ID:dhanakshisunita@yahoo.com, Mobile No.9391052720, both Indian National and resident of C/1, Texilla Apartment, S. P. Road, Secunderabad, Hyderabad, Andhra Pradesh-500 003, both Indian National Hereinafter referred to as the "PROMOTER & BUILDER" (which expression shall unless repugnant to the context or meaning thereof, shall mean and include all their legal heirs, executors administrator and assigns etc.) OF THE THIRD PART.

AND

ND

MR. NITIN SITARAM SHIRODKAR, S/o. Mr. Sitaram Damodar Shirodkar , Age 41 years, Married, Indian National, Occupation Business, Adhar card no. 8305 3824 5805, Pan card no. BCAPS2134L, Resident of H. No. 324, Near Vikas Workshop Mesta Wado, Vasco da Gama, Goa, 403 802 . hereinafter referred to as the "PROSPECTIVE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof, shall mean and include all their legal heirs, executors administrator and assigns etc.) OF THE FOURTH PART.

AND

I) MR. RAJESH JEEVAN UTTAMCHANDANI, S/o. Late Jeevan Uttamchandani, age 55 years, married, business, having PAN No AABPU5362J, Aadhaar Card No.4029 7762 9968, Mobile No.9822597779, Indian National and

II) MR. GOVIND JEEVAN UTTAMCHANDANI, S/o Late Jeevan Uttamchandi, age 58 years, business, Married, having PAN No AABPU5180E, Aadhaar Card No.8451 9712 1042, Mobile No.9822597779, Indian National, both R/o. Bungalow No A-6, Clover Gardens, 4 Naylor Road, Koregaon Park, Pune 411001, represented by their Power of Attorney holder, M/s Niche Developers Goa, a registered partnership firm, through Partner MRS. SUNITA PURSHOTTAM RAMRAKHYANI, having its Office at Flat No. 201, 2nd Floor, Orchid Enclave, Jairam Nagar, Dabolim, Goa, which Power of Attorney executed before Notary advocate Vidhya A. Shet under Reg. No.19749/2012 dated 17/09/2012. Hereinafter referred to as the "CONSENTING PARTY NO.2" (which expression shall unless repugnant to the context or meaning thereof, shall mean and include all their legal

heirs, executors administrator and assigns etc.) OF THE FIFTH PART.

AND

MRS. R. SWARNALAKSHMI, D/o. Mr. Rangarajan Srinivasan , Age 36 years, Married, Indian National, Housewife, Adhar card no. 8514 7593 9440, Pan card no. AIJPR8796F, Resident of Flat no 301, Innovation Apartments, PG Road, Near SBH Paradise Secunderabad, Hyderabad, Andhra Pradesh, 500 003,
MRS. R. SWARNALAKSHMI is represented by Attorney MR. RANGARAJAN KUMARAN, S/o. Srinivasan Rangarajan, Age 40 years, Occupation Professional, Married, Indian National, Adhar card no 8844 5020 2874, Pan card no. AJVPK7159E, R/o. Om Sree Patels Bright View, Flat No 104, B Block, Hanuman Temple, Cross Road, Hislop Road, Kowkoor, Secunderabad, Telangana 500 010, Vide Power of Attorney dated 26-07-2023 executed before Notary Adv. S Mohammed Riaz hereinafter referred to as the "CONSENTING PARTY NO. 3" (which expression shall unless repugnant to the context or meaning thereof, shall mean and include all her legal heirs, executors administrator and assigns etc.) OF THE SIXTH PART.

WHEREAS MR. SRINIVASAN SRIVATSAN is represented by Attorney MR. RANGARAJAN KUMARAN, S/o. Srinivasan Rangarajan, Age 40 years, Occupation Professional, Married, Indian National, Adhar card no. 8844 5020 2874, Pan card no. AJVPK7159E, R/o. Om Sree Patels Bright View, Flat No 104, B Block, Hanuman Temple, Cross Road, Hislop Road, Kowkoor, Secunderabad, Telangana 500 010, Vide Power of Attorney dated 26-07-2023 executed before Notary Adv. S Mohammed Riaz

AND WHEREAS said MRS. R. SWARNALAKSHMI is represented by Attorney MR. RANGARAJAN KUMARAN, S/o. Srinivasan Rangarajan, Age 40 years, Occupation Professional, Married, Indian National, Adhar card no 8844 5020 2874, Pan card no. AJVPK7159E, R/o. Om Sree Patels Bright View, Flat No 104, B Block, Hanuman Temple, Cross Road, Hislop Road, Kowkoor, Secunderabad, Telangana 500 010, Vide Power of Attorney dated 18-07-2023 executed before Notary Adv. S Mohammed Riaz

AND WHEREAS said MRS. MARIA FRANCISCA VAZ is represented by her duly constituted attorney her husband MR. GIOVANNI KARL VAZ, S/o. Mr. John Manuel Bento Vaz, 54 years of age, Married, businessman, holding PAN No ACEPV5611J, Aadhaar Card No. 3415 2976 2463, Email ID:karmas@rediffmail.com, Mobile No. 9823178828 Indian National, R/o. MHN 11, Ward VII, Baina, Vasco-Da-Gama Goa, who is empowered vide General Power of Attorney dated 09-03-2010 duly registered before the Sub-Registrar of Mormugao at Vasco-Da-Gama, Goa under serial no 06/2010 and Irrevocable POA dated 16-04-2021, before Sub Registrar of Mormugao under Book-POA Register Document, Registration number MOR-POA Register-27-2023 Date 16-04-2021 for admit document to MR. PRANAV PURSHOTTAM RAMRAKHYANI, son of Mr. Purchottam Ramrakhyani , age 27 years, businessman, Bachlor, having Pan Card No. ABKPP2489F, Aadhaar Card No. 2532 7392 2473, Email ID:dhanakshisunita@yahoo.com, Mobile No. 8008366001, Indian National and resident of C/1, Texilla Apartment, S. P. Road, Secunderabad, Hyderabad, Andhra Pradesh-500 003.

AND WHEREAS, there exists a piece and parcel of land, distinct, sub-divided, disannexed and independent fully developed Plot identified under Letter 'P' and measuring an area of 2265:00 (Two

Thousand Two Hundred Sixty Five) square meters which is more particularly described in SCHEDULE-II hereunder written which by itself is part of the larger property designated as Block – P totally and measuring an area of 4606:00 (Four Thousand Six Hundred Six only) square meters which once again is part and parcel of the larger property known as "ZAMBOLIGALLY" or "JAIRAM NAGAR" or "AFRAMENTO" or "GALLY" or "ZAMBO" or "ZABALINGALLY" or "GALLI" or "ZAMBOLIGALLE" situated at Dabolim, within the limits of Chicalim Village Panchayat, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa described in the Land Registration Office of Salcete at Margao under No 1263 at the reverse of Folio 35 of the Book B-4 of new series and enrolled in the Taluka Revenue Office under Matriz No 8 surveyed under Survey No 23 Sub-Division 1 of Dabolim Village, more particularly described in the schedule-I written hereunder and hereunder referred to as the "Said Property".

AND WHEREAS the abovementioned property was allotted unto Smt. Bhaguem Caro alias Indira Caro also known as Indira Sinai Kare after the death of her husband Shri. Voicunta Visnum Sinai Caro in Inventory Proceedings instituted in the Comarca Court at Margao.

AND WHEREAS said Smt. Bhaguem Caro alias Indira Caro also known as Indira Sinai Kare by virtue of Gift Deed dated 15/01/1961 recorded at pages 30 onwards, in the Book of Deeds 1117, gifted the said property to her son Mr. Jairam Vaikunth Kare reserving for herself during her lifetime usufruct of the said property.

AND WHEREAS however during the lifetime of the said said Smt. Bhaguem Caro alias Indira Caro also known as Indira Sinai Kare, she renounced, surrendered and relinquish her right for the usufruct of said property by a Deed of Renunciation of Usufruct dated 22/08/1974 registered under No. 200 at pages 151 to 153, Book I, dated 26/08/1974 in favour of said Mr. Jairam Voicunta Sinai Caro thus said Mr. Jairam Voicunta Sinai Caro alongwith his wife became the absolute owner of the said property.

AND WHEREAS said Mr. Jairam Voicunta Sinai Caro after obtaining the necessary permission from the Mormugao Planning and Development Authority bearing No.MPDA/PER/354/82-83, sub divided the said property into many sub divisions, identified as Block A to Block P.

AND WHEREAS said Mr. Jairam Voicunta Sinai Caro alongwith his wife gifted the Sub-divided plots of the said property consisting of Nine (9) Blocks designated as 'G', 'C', 'H', 'J', 'K', 'L', 'N', 'O' and 'P' vide Deed of Gift dated 10/11/1980 duly registered before the Sub-Registrar of Mormugao under No.291 at pages 94 to 97 of Book No.I, Volume No.50 dated 31/01/1981 to their Two sons being 'Donee' viz. Mr. Sanjay Jairam Kare and Mr. Shailesh Jairam Kare.

AND WHEREAS said Mr. Sanjay Jairam Kare and Mr. Shailesh Jairam Kare alongwith their respective spouses became the absolute Owners in possession of inter alia the said Block-P.

AND WHEREAS said Mr. Sanjay Jairam Kare and Mr. Shailesh Jairam Kare alongwith their respective spouses sold some of such sub-divided plots from the said property gifted to them but

however some plots left unsold viz. Plot J-8, J-5, N-1, N-4, G-3, G-4, G-5, O-6, O-7 and O-8 during which timesaid Mr. Sanjay Jairam Kare and Mr. Shailesh Jairam Kare alongwith their respective spouses entered into an Agreement for Development and Sale dated 28/11/2003 agreed to sell the said gifted unsold plots to Mr. Rajan Naguesh Lotlikar for the development of the said plots upon the terms and conditions mentioned therein.

AND WHEREAS by a Deed of Addendum to Agreement for Development and Sale dated 26/07/2004, it is averred that said Mr. Sanjay Jairam Kare and Mr. Shailesh Jairam Kare had entered into a Partnership Firm with Mr. Rajan Naguesh Lotlikar for the development of plot demarcated as "P" admeasuring an area of 2,265.00 sq. mtrs. upon the terms and conditions mentioned therein.

AND WHEREAS said Mr. Sanjay Jairam Kare and Mr. Shailesh Jairam Kare alongwith their respective spouses with the confirmation of said Mr. Rajan Naguesh Lotlikar and his wife Mrs. Pratibha Rajan Lotlikar sold the said Block identified under Letter "P to Karma Constructions, Proprietorship concern of Mr. G. K. Vaz vide Deed of Sale 28/01/2008 duly registered before the Sub-registrar of Mormugao under No.184 at pages 281 to 298 of Book No.I, Volume No.790 dated 04/02/2008 and as such said Karma Constructions, Proprietorship concern of Mr. G. K. Vaz became the absolute Owners in possession of said Block identified under Letter "P"

AND WHEREAS said Mr. Sanjay Jairam Kare and Mr. Shailesh Jairam Kare converted the said property bearing No. P admeasuring an area of 2265.00 sq. mtrs. into non-agricultural

land vide Sanad under No.AC-II/SG/CONV-146/2003 dated 31/03/2005 issued by Office of the Addl. Collector-II, Margao, Goa.

AND WHEREAS by an Agreement for sale dated 29/08/2012 was duly registered in the office of the Sub Registrar, Mormugao, Goa, at Serial No.1307/2012, said Karma Constructions, a proprietorship concern through its proprietor Mr. Giovanni K. Vaz has agreed to sell the said property to Mr. Rajesh Jeevan Uttamchandani & Mr. Govind Jeevan Uttamchandani for the purpose of development by constructing a Commercial Multi-Family Dwelling in the said property and in exchange said Mr. Rajesh Jeevan Uttamchandani & Mr. Govind Jeevan Uttamchandani was to deliver 905.19 sq. mtrs. of sellable area to the above Owners i.e. said Karma Constructions, a proprietorship concern through its proprietor Mr. Giovanni K. Vaz or their nominees on ownership basis as mentioned in the said agreement. The said Karma Constructions, a proprietorship concern through its proprietor Mr. Giovanni K. Vaz has delivered or handed over the possession of the said property to the Mr. Rajesh Jeevan Uttamchandani & Mr. Govind Jeevan Uttamchandani at the time execution of said Deed of sale, dated 29/08/2012.

AND WHEREAS, the said property is earmarked in the "commercial zone" vide notification in official Gazette vide Series No III, dated 05/02/2009. For various reasons, the Mr. Rajesh Jeevan Uttamchandani & Mr. Govind Jeevan Uttamchandani herein, decided to grant development rights in respect of the said property to the intending Developers.

AND WHEREAS, the said Mr. Rajesh Jeevan Uttamchandani & Mr. Govind Jeevan Uttamchandani have executed Development Agreement on 17/08/2012 with M/s Niche Developers Goa for the purpose of development of the said property by constructing a Commercial Multi-Family Dwelling in the said property and in exchange said Mr. Rajesh Jeevan Uttamchandani & Mr. Govind Jeevan Uttamchandani was to deliver 50% to M/s Niche Developers Goa of built up area corresponds to 3661.56 sq. mtrs (approx) of alongwith the each of the flat each one is allotted one stilt parking at lower ground floor at no.16 in the basement and also executed Power of Attorney of the said property to and in favour of said M/s Niche Developers Goa, a registered partnership firm for development. The said development agreement & power of attorney were duly notarized, at serial No 19759/2012 on 17/08/2012 and as per the said Development Agreement on 17/08/2012 said/s Niche Developers Goa became the Owners in possession of the flats mentioned in the said i.e. 50% of built up area corresponds to 3661.56 sq. mtrs (approx).

AND WHEREAS the partners of said M/s Niche Developers Goa viz. Mr. Dinesh Vashdev Chhutani, Mrs. Kavita Dinesh Chhutani, Mr. Ram Bhagwandas Sukhramani and Ms. Anita Motandas Gangwani was retired from the said Partnership Firm of said M/s Niche Developers Goa vide Retirement Deed dated 01/04/2014. proprietor Mr. Giovanni K. Vaz as "Owners", said Mr. Rajesh Jeevan Uttamchandani & Mr. Govind Jeevan Uttamchandani as "Assignor/Confirming Party" and said M/s Niche Developers Goa as "Builders/Developers" herein.

AND WHEREAS due to delay in the said building project and in compensation of delay an additional area of 283.00 sq. mtrs. was allotted by the "PROMOTER & BUILDER" herein to the said

Karma Constructions, a proprietorship concern through its proprietor Mr. Giovanni K. Vaz and as such said "PROMOTER & BUILDER" herein became the exclusive Owners in possession of built up area of 3378.56 sq. mtrs. vide Deed of Ratification dated 28/02/2018 duly registered before the Sub-Registrar of Mormugao, under Book-1 Document, Registration No. MOR-BK1-00434-2018, CD No. MORD30 dated 08/03/2018, which allotments is confirmed by said Karma Constructions, a proprietorship concern through its proprietor Mr. Giovanni K. Vaz as "Owners", said Mr. Rajesh Jeevan Uttamchandani & Mr. Govind Jeevan Uttamchandani as "Assignor/Confirming Party" and said M/s Niche Developers Goa as "Builders/Developers" herein.

AND WHEREAS due to further delay in the said building project and in compensation of delay an additional area of 141.34 sq. mtrs. was allotted by the "PROMOTER & BUILDER" herein to the said Karma Constructions, a proprietorship concern through its proprietor Mr. Giovanni K. Vaz and as such said "PROMOTER & BUILDER" herein became the exclusive Owners in possession of built up area of 3237.22 sq. mtrs. vide Letter of Understanding dated 04/10/2019 which allotments is confirmed by said Karma Constructions, a proprietorship concern through its proprietor Mr. Giovanni K. Vaz as "Owners", said Mr. Rajesh Jeevan Uttamchandani & Mr. Govind Jeevan Uttamchandani as "Assignor/Confirming Party" and said M/s Niche Developers Goa as "Builders/Developers" herein

AND WHEREAS, the said M/s Niche Developers Goa (the PROMOTER & BUILDER herein) has the sole and exclusive right

to sale the Flats/Units in the building under construction and enter into agreement with the Purchaser/s of the Flat/ Unit to receive the sale price and handover the possession of the Flat/ Unit purchased by the Purchaser/s.

AND WHEREAS the PROMOTER & BUILDER has entered into a standard agreement with the Architect, registered with the Councils of Architects and such an agreement is as per the agreement specified by the Council of Architects.

AND WHEREAS the PROMOTER &BUILDER has also appointed as Structural Engineer and RCC Consultants for the preparation of structural designs and the PROMOTER & BUILDER accept the Professional supervision of the Architect and RCC Consultants till the completion of the building.

AND WHEREAS the PROMOTER & BUILDER has prepared the building plan, specifications, elevations, and sections and got the same approved and sanctioned in the name of Karma Constructions, a proprietorship concern through its proprietor Mr. Giovanni K. Vaz and obtained from Mormugao Planning and Development Authority vide permission of approval certificate No. MPDA/9-K-72/2012-13/1011 and revised approval under No. MPDA/9-K-72/2017-18/1395 dated 22/03/2018 and construction license under No. VP/CHI/11/2012-13/34/1306 and revised Construction Licence under No. VP/CHI/11/2019-20/298 dated 17/05/2019 from Village Panchayat of Chicalim and the PROMOTER & BUILDER & BUILDER has started the work of development and construction of the building on the said property as per the sanctioned building plans which building shall be named as "SKY WATERS".

AND WHEREAS the said building was completed in all respects and was ready for occupation and hence the Mormugao Planning and Development Authority has issued Completion Certificate under No. MPDA/9-K-72/2018-19/306 dated 03/05/2019 and Village Panchayat of Chicalim has issued an Occupancy Certificate vide their letter No. VP/CHI/79/Occup/2019-20/314 dated 21/05/2019.

AND WHEREAS the PROSPECTIVE PURCHASER has demanded from the PROMOTER & BUILDER and the PROSPECTIVE PURCHASER has given inspection of all the documents of title relating to the said plot, plans, designs, specifications, prepared by the PROMOTER & BUILDER Architect above named and of such other documents as specified under the Ownership Flats (Regulation and Promotion of Construction, Sale, Management and Transfer) Act, hereinafter referred to as 'THE SAID ACT' and the rules made there under.

AND WHEREAS copy of the specifications and the plans of the Flat / Unit agreed to be purchased by the PROSPECTIVE PURCHASER and sanctioned and approved by the concerned local authority have been annexed hereto and marked as annexure 'A' or annexure 1 and 2 & 'B' respectively.

AND WHEREAS the MR. SRINIVASAN SRIVATSAN, applied to the PROMOTER & BUILDER for allotment of Flat No. 304, admeasuring an area of 792.83 Sq. Ft. i.e. 73.69 sq.mts. saleable area located on the 3rd Floor, in the building known as "SKY WATERS", situated at Jairam Nagar, Dabolim, Goa, and exclusive right to use car parking , Sub District, in the District of

South Goa, State of Goa, which flat hereinafter referred to as the SAID FLAT more particularly described in Schedule-III hereunder mentioned.

AND WHEREAS vide Agreement for Sale dated 19-06-2017, registered before the Sub-Registrar of Mormugao under Registration no. MOR-BK1-01001-2017 , CD Number MORD21 Date 27-06-2017 PROMOTER & BUILDER along with other confirming parties agreed to sell the SAID FLAT to MR. SRINIVASAN SRIVATSAN which is more particularly described in Schedule-III hereinafter written.

AND WHEREAS now the Purchaser has approached the Vendor for purchase of the SAID FLAT for a total consideration of Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) and the same has been accepted by the Vendor and all the parties would like to bring down in writing as under:-

NOW THEREFORE THIS DEED OF SALE WITNESSES AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1) In consideration to the payment of Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) paid by the 'PROSPECTIVE PURCHASER to the VENDOR as under;

a. Rs. 1,00,000/- (Rupees One Lakh Only) vide RTGS payment dated 31-01-2023.

b. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide RTGS payment dated 04-02-2023

c. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide RTGS payment dated 13-06-2023

d. Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide RTGS payment dated 23-06-2023

e. Rs. 11,00,000/- (Rupees Eleven Lakhs Only) vide RTGS payment dated 11-07-2023

and the receipt whereof the VENDOR do hereby admit and acknowledge and discharges the PROSPECTIVE PURCHASER from each and every part of it and the 'PROMOTER & BUILDER as absolute owners do hereby convey, transfer and hand over possession of the said Flat, alongwith undivided proportionate share in the said plot described in Schedule-II which is constructed on a plot more particularly described in the schedule I and II herein below mentioned and the said flat is described in schedule III hereunder written and hereinafter referred to as the "said flat" and marked in red color boundary line on the plan attached to this Deed to the PROSPECTIVE PURCHASER with all rights, title, interest, claim, liberties, easements use, benefit, demands, advantages and appurtenances whatsoever to the said House TO HAVE AND TO HOLD the same absolutely and forever.

2) The PROSPECTIVE PURCHASER has paid an amount of Rs. 2,00,000 as the amenities infrastructure of the building.

3) The PROSPECTIVE PURCHASER have agreed to purchase the said flat on as is where conditions is after fully inspecting the same as to its quality and area and the same shall be binding upon the prospective purchaser.

4) The fixtures, fittings and amenities to be provided by the PROMOTER & BUILDER in the premises and the said building are those that are set out in Annexure 'A' annexed hereto.

T.R.Prashoram

5) It is also understood and agreed by and between the parties hereto that the terrace spaces (which do not comprise the common area or the limited common area or any part thereof and not accessible from the common areas) in front of or adjacent to the terrace flat/unit in the said building, if any shall belonging to the respective prospective purchaser for their exclusive use. The said area shall not be covered by the prospective Purchasers.

6) The VENDOR, PROMOTER & BUILDER along with the LAND OWNERS and CONSENTING PARTY NO.1 and CONSENTING PARTY NO.2 has clear and marketable title with respect to the project land; and has the requisite rights to carry out development upon the project land and also has actual, physical and legal possession of the project land for the implementation of the Project;

7) The PROMOTER & BUILDER has lawful rights and requisite approvals from the competent Authorities to carry out development of the Project and shall obtain requisite approvals from time to time to complete the development of the project;

ii. There are no encumbrances upon the project land or the Project;

iii. There are no litigations pending before any Court of law with respect to the project land or Project except those disclosed in the title report;

iv. All approvals, licenses and permits issued by the competent authorities with respect to the Project, project land and said building/wing are valid and subsisting and have been obtained by

following due process of law. Further, all approvals, licenses and permits to be issued by the competent authorities with respect to the Project, project land and said building/wing shall be obtained by following due process of law and
the Promoter has been and shall, at all times, remain to be in compliance with all applicable laws in relation to the Project, project land, Building/wing and common areas;

v. The VENDOR, PROMOTER & BUILDER along with the LAND OWNERS and CONSENTING PARTY NO.1 and CONSENTING PARTY NO.2 has the right to enter into this Deed and has not committed or omitted to perform any act or thing, whereby the right, title and interest of the PROSPECTIVE PURCHASER created herein, may prejudicially be affected;

vi. The VENDOR, PROMOTER & BUILDER along with the LAND OWNERS and CONSENTING PARTY NO.1 and CONSENTING PARTY NO.2 has not entered into any agreement for sale and/or development agreement or any other agreement /arrangement or Deed of Sale with any person or party with respect to the project land, including the Project and the said FLAT which will, in any manner, affect the rights of PROSPECTIVE PURCHASER under this Deed;

8) The VENDORS has no dues pending or any liability towards the LAND OWNERS /CONSENTING PARTY NO. 1 and CONSENTING PARTY NO.2 in respect of the said Flat/unit and that the LAND OWNERS /CONSENTING PARTY NO. 1 and CONSENTING PARTY NO.2 have not received any consideration

of from the VENDOR or the PROMOTER AND BUILDER under this transaction.

9) The PROSPECTIVE PURCHASER along with other PURCHASER(S) of Apartments in the building shall join in forming and registering the Society or Association or a Limited Company to be known by such name as the PROMOTER & BUILDER may decide and for this purpose also from time to time sign and execute the application for registration and/or membership and the other papers and documents necessary for the formation and registration of the Society or Association or Limited Company and for becoming a member, including the bye-laws of the proposed Society and duly fill in, sign and return to the PROMOTER & BUILDER within seven days of the same being forwarded by the PROMOTER & BUILDER to the PROSPECTIVE PURCHASER, so as to enable the PROMOTER & BUILDER to register the common organization of PROSPECTIVE PURCHASER. No objection shall be taken by the PROSPECTIVE PURCHASER if any, changes or modifications are made in the draft bye-laws, or the Memorandum and/or Articles of Association, as may be required by the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any other Competent Authority.

10) The PROSPECTIVE PURCHASER shall observe and perform all the rules and regulations which the Society or the Limited Company or the Association of Apartment Owners may adopt at its inception and the additions, alterations or amendments thereof that may be made from time to time for protection and maintenance of the said buildings and the flat/s therein and for the observance and performance of the building Rules, Regulation, and

the bye-laws for the time being of the concerned local authority and of the Government and other public bodies. The PROSPECTIVE PURCHASER shall also observe and perform all the stipulation and conditions laid down by the Society/ Limited Company/ Association of Apartment Owners regarding the occupation and the use of the Flat/ Unit in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoing in accordance with the terms of this agreement.

11) Till conveyance of building in which the Flat/ Unit is situated is executed, the PROSPECTIVE PURCHASER shall permit the PROMOTER & BUILDER and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and the building or any part thereof to view and examine the state and condition thereof.

12) That the 'PROSPECTIVE PURCHASER' shall at all times peacefully and quietly occupy, enjoy and possess the said flat hereby conveyed for her benefit as deemed fit and proper as Owner thereof without any claim, demand or disturbances from 'PROMOTER & BUILDER'.

13) The VENDOR, 'PROMOTER & BUILDER' further covenant with the 'PROSPECTIVE PURCHASER that in the event the 'PROSPECTIVE PURCHASER is deprived of his lawful possession of the said flat hereby conveyed by virtue of any defect in the title of the 'PROMOTER & BUILDER', the 'PROMOTER & BUILDER' agree to keep indemnify or cause to be indemnified the 'PURCHASER' and/or his heirs from any unforeseen loss of rights in the said flat hereby sold.

14) That the VENDOR, 'PROMOTER & BUILDER', at the request of the 'PURCHASER', undertake and agree to do or cause to be done or execute such papers, documents or comply with any other requirements in order to further assuring the said flat to the 'PROSPECTIVE PURCHASER.

15) That the said flat hereby sold is absolutely free from all or any encumbrances whatsoever.

16) It is agreed that the VENDOR shall sign and execute such other further documents for effective transfer of the said flat in the name of the PROSPECTIVE PURCHASER including necessary NOC for transfer of electric meter, house tax, etc.

17) The VENDOR have no dues pending or any liability towards the 'PROMOTER & BUILDER' herein in respect of the said flat.

18) The 'PROMOTER & BUILDER' has conveyed to the PROSPECTIVE PURCHASER that the said project is utilizing bore well filtered water presently and the 'PROMOTER & BUILDER' had applied before the PWD Vasco for the tap water connection and the process is under adjudication for necessary water connection, for which the PROSPECTIVE PURCHASER hereby admit and agree for.

19) It is agreed that the 'PROMOTER & BUILDER' shall sign and execute such other further documents for effective transfer of the said flat in the name of the PROSPECTIVE PURCHASER.

20) It is agreed that the Land owners/ Consenting party no. 1 shall sign and execute such other further documents for effective

transfer of the said flat in the name of the prospective purchasers including NOC for transfer of electric, meter, house tax, etc.

21) The LAND OWNERS / CONSENTING PARTY NO.1 AND CONSENTING PARTY NO. 2 have no objection of whatsoever nature if the said flat is sold or transferred by the PROMOTER and BUILDER to the PROSPECTIVE PURCHASER or to any other person.

22) i. The PROSPECTIVE PURCHASER shall carry at their own costs all the internal repairs to the said Flat/Unit and the maintain the Flat /Unit in the same condition, state and order in which it was delivered by the PROMOTER & BUILDER along with the LAND OWNERS / CONSENTING PARTY NO.1 AND CONSENTING PARTY NO.2 and the PROSPECTIVE PURCHASER of the said Flat /Unit shall not carry out any activities which is against the regulation and bye-law of the concerned local authority or any public authority and in the event of the PROSPECTIVE PURCHASER committing any contravention of the above provision the PROSPECTIVE PURCHASER shall be liable and responsible for consequences concerned with the local or public authorities.

ii. Not to demolish the Flat /Unit or make any addition or alteration of whatsoever nature to said Flat/unit or any part thereof nor any alteration in the elevation and outside color scheme of the building in which the Flat/Unit is situated and shall keep the portions, sewers, drain pipes , in the Flat/Unit in good tenantable repair condition.

iii. The PROSPECTIVE PURCHASER shall not cause damage to columns beams, walls , slabs or RCC parts or structure members in the Flat/Unit without any prior permission of the PROMOTER & BUILDER and or the society.

iv. Not to throw dirt, rubbish, rags, garbage, of the said Flat/Unit in the compound or any portion of the said Land and Building in which the said Flat/Unit is situated .

23) The PROMOTER & BUILDER' and the PROSPECTIVE PURCHASER hereby declare that the property in transaction does not belong to the Schedule Caste/Schedule Tribes pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21/08/1978.

24) The possession of the said flat is handed over by the VENDOR, PROMOTER & BUILDER to the PROSPECTIVE PURCHASER.

25) The market price of the said flat is Rs. 32,00,000/- (Rupees Thirty Two Lakhs only) and stamp duty of Rs. 96,000/- (Rupees Ninety Six Thousand Only) i.e. 3 % has been paid by the Prospective Purchaser.

SCHEDULE-I

DESCRIPTION OF THE PROPERTY

All that property designated as Block P totally admeasuring an area of 4606 square meters which once again is part and parcel of the larger property known as ZAMBOLIGALLY or JAIRAM NAGAR or AFRAMENTO or GALLY or ZAMBO or

ZABALINGALLY or GALLI or ZAMBOLIGALLE situated at Dabolim, within the limits of Chicalim Village Panchayat Taluka and Sub-District of Marmugao District of South Goa State of Goa described in the Land Registration Office of Salcete at Margao under No 1263 at the reverse of Folio 35 of the Book B-4 of new series and enrolled in the Taluka Revenue Office under Matriz No.8 surveyed under Survey No 23 Sub-Division 1 of Dabolim Village.

SCHEDULE-II

(Description of the said Plot)

ALL THAT distinct, sub-divided disannexed and independent fully developed Plot or under Letter 'P' admeasuring an area of 2265 Sq. Meters which is part and parcel of the larger property which is more particularly described in SCHEDULE I herein above written and better shown delineated in red boundary line in the plan annexed hereto and the same is bounded as follows:

East : Existing 15:00 meters wide road

South : Existing 8:00 meters wide road

West : Area reserved for recreations

North : By property bearing Survey No. 22

SCHEDULE-III

(Description of the said Flat / Unit)

All that flat identified as Flat No. 304, (house Tax no 125/7 TF4) admeasuring an area of 792.83 Sq. Ft i.e. 73.69 sq.mts. saleable area located on the 3rd Floor along with one car park in the building known as SKY WATERS, situated at Jairam Nagar, Dabolim" with one Car parking no. 304 along with undivided proportionate share in the said plot described in Schedule-II and

constructed in the property more particularly described in Schedule-II hereinabove and the said flat is bounded as under :-

On the North : By Jacinto Island

On the South : By Building Prime Heights

On the East : By Building Infinity Bay

On the West : By building Riviera Tathastu.

ANNEXURE A- SPECIFICATIONS: -



Decorative gate with security cabin

landscaping

Exotic trees and plants

Swimming pool

Checkered tiles flooring in the parking

Automatic high speed elevator with 1 stretcher elevator

Flooring – living dinning bedrooms and entrance lobby –vitrified tile

Toilet fittings – all sanitary fittings –Hindware or equivalent

Three deck aluminum sliding window

100% dg power back up for lifts and common area

Interior pop finished wall with plastic paint and exterior textures paint

Switches –Anchor copper wiring, adequate electric points for tv in each room.

Anti scratches sink

L-shaped granite top

Ceramic/glazed tiles above kitchen platform.

IN WITNESS WHEREOF the parties to this Deed have put their hands and seal on the day, month and year first hereinabove mentioned.

SIGNED, SEALED AND DELIVERED by
The within-named
"VENDOR"



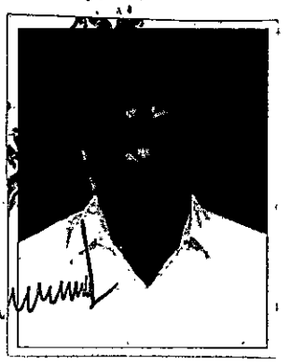
MR. RANGARAJAN KUMARAN
as Attorney of
MR. SRINIVASAN SRIVATSAN

LEFT HAND FINGER PRINT IMPRESSION

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RIGHT HAND FINGER PRINT IMPRESSION

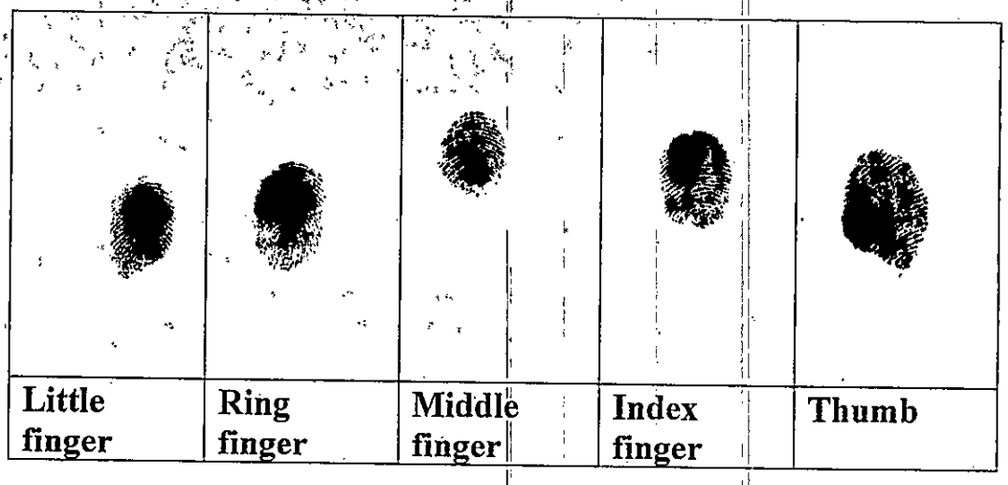
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SIGNED, SEALED AND DELIVERED by
The within-named
"LAND OWNERS/CONSENTING PARTY NO.1"

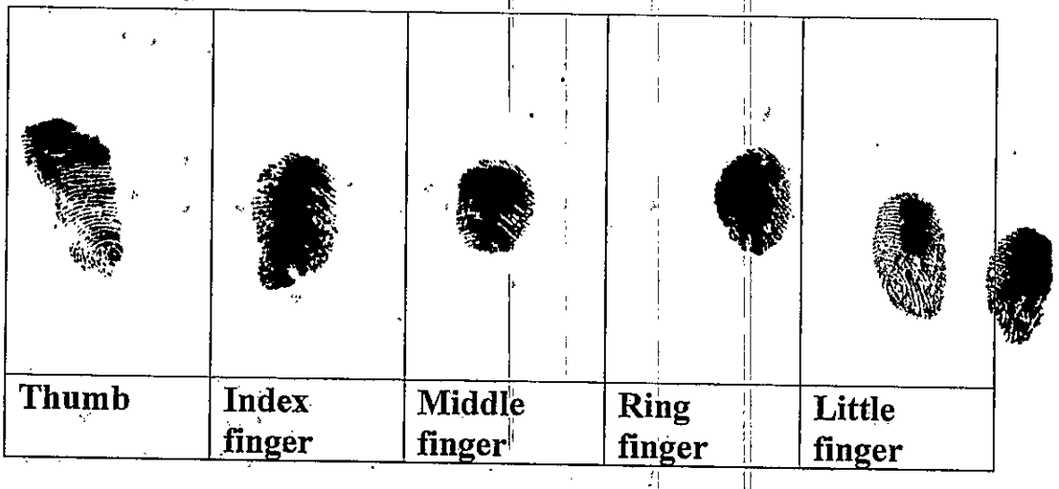
MR. GIOVANNI KARL VAZ
For Self and as Attorney of
MRS. MARIA FRANCISCA VAZ

LEFT HAND FINGER PRINT IMPRESSION



Little finger	Ring finger	Middle finger	Index finger	Thumb

RIGHT HAND FINGER PRINT IMPRESSION



Thumb	Index finger	Middle finger	Ring finger	Little finger



SIGNED, SEALED, AND DELIVERED
By within named "PROMOTOR/BUILDER"
M/S. NICHE DEVELOPERS GOA,
Through its Partners

MR. PURSHOTTAM RAMRAKHYANI

LEFT HAND FINGER PRINT IMPRESSION

				
Little finger	**Ring finger**	**Middle finger**	**Index finger**	**Thumb**

RIGHT HAND FINGER PRINT IMPRESSION

				
Thumb	**Index finger**	**Middle finger**	**Ring finger**	**Little finger**



SIGNED, SEALED, AND DELIVERED
By within named "PROMOTOR/BUILDER"
M/S. NICHE DEVELOPERS GOA,
Through its Partners

Sunita P. Ramrakhyani

MRS. SUNITA PURSHOTTAM RAMRAKHYANI

LEFT HAND FINGER PRINT IMPRESSION

				
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RIGHT HAND FINGER PRINT IMPRESSION

				
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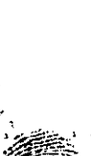
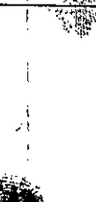
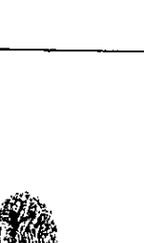


SIGNED, SEALED, AND DELIVERED
By within named "PROMOTOR/BUILDER"
M/S. NICHE DEVELOPERS GOA,
Through its Partners

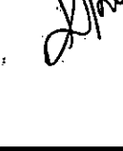
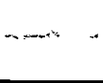
Sunita P. Ramrakhyani

2. MRS. SUNITA PURSHOTTAM RAMRAKHYANI
For self and as duly constituted attorney of
CONSENTING PARTY NO. 2
(Mr. Rajesh Jeevan Uttamchandani)
(Mr. Govind Jeevan Uttamchandani)

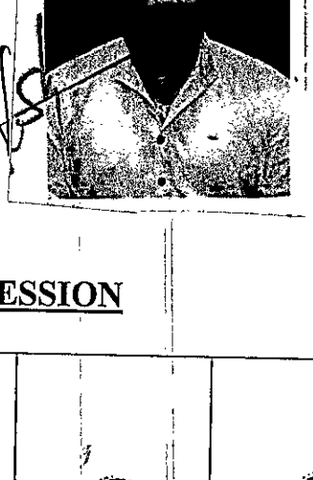
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RIGHT HAND FINGER PRINT IMPRESSION

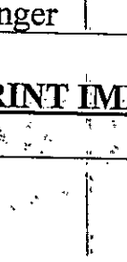
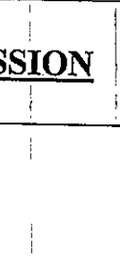
				

SIGNED, SEALED AND DELIVERED
By within named PROSPECTIVE PURCHASER:

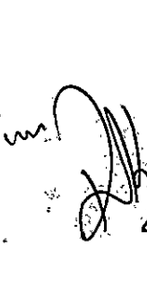
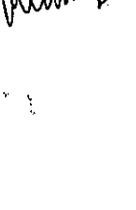
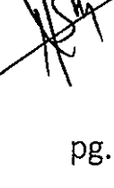


MR. NITIN SITARAM SHIRODKAR

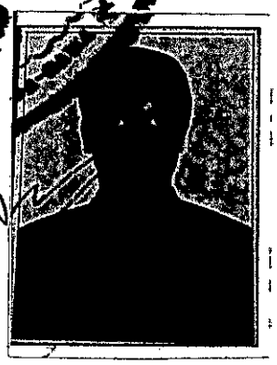
LEFT HAND FINGER PRINT IMPRESSION

				
Little finger	Ring finger	Middle finger	Index finger	Thumb

RIGHT HAND FINGER PRINT IMPRESSION

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

SIGNED, SEALED AND DELIVERED by
The within-named
"CONSENTING PARTY NO 3"



MR. RANGARAJAN KUMARAN
as Attorney of
MRS. R. SWARNALAKSHMI

LEFT HAND FINGER PRINT IMPRESSION

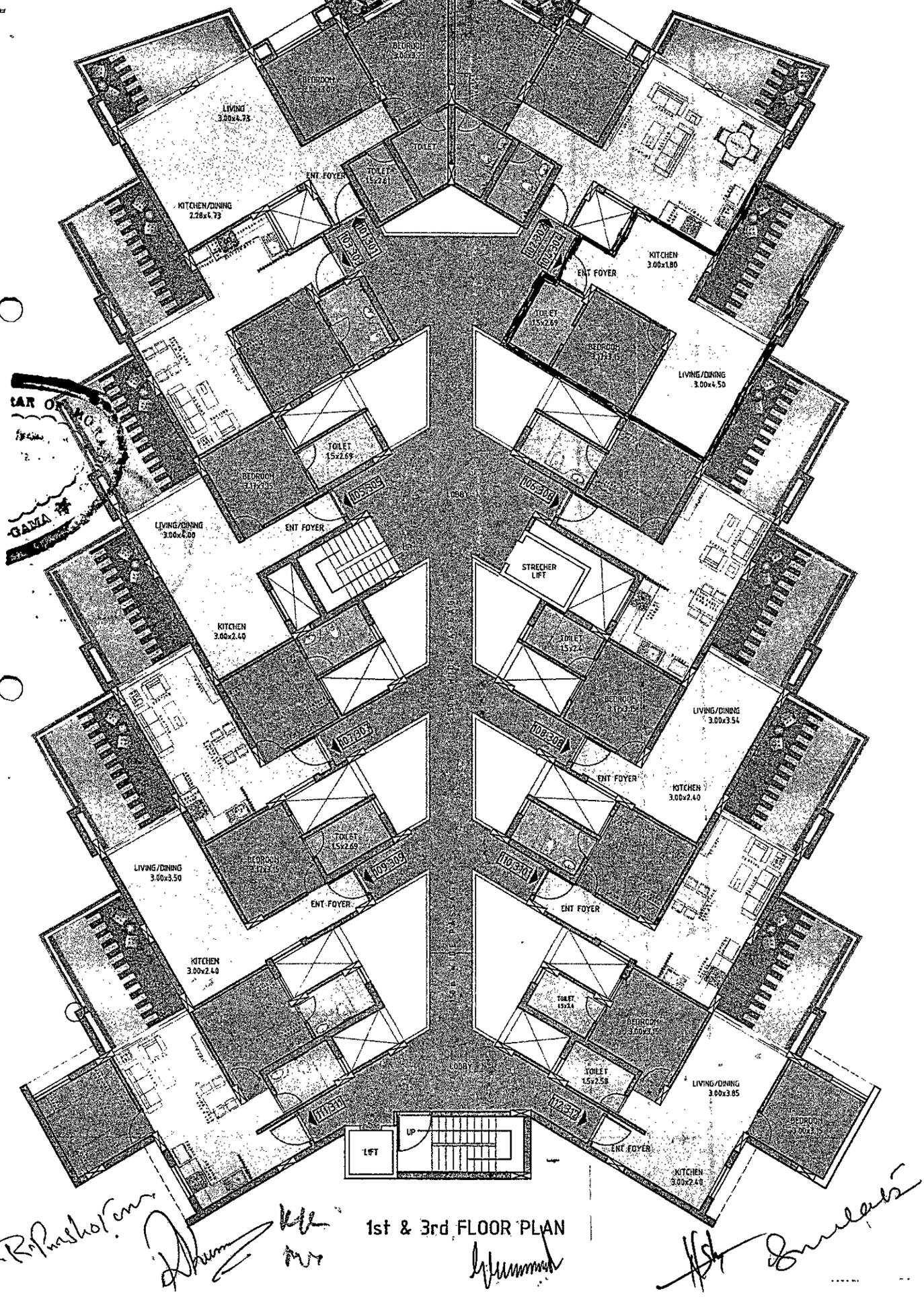
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RIGHT HAND FINGER PRINT IMPRESSION

Thumb	Index finger	Middle finger	Ring finger	Little finger

In Presence Of Witness :-

1. SHRIKANT MANGULI
2. AKSHAY SATWLEKAR



1st & 3rd FLOOR PLAN

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **14-Aug-2023 11:27:00 am**

Document Serial Number :- **2023-MOR-1530**

Presented at **11:18:12 am** on **14-Aug-2023** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Mormugoa** along with fees paid as follows

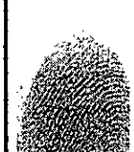
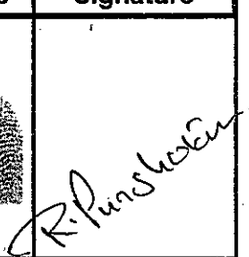
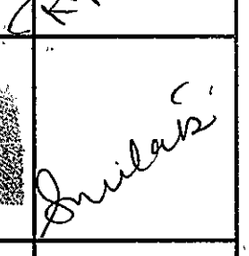
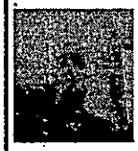
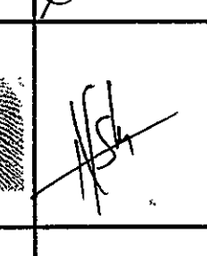
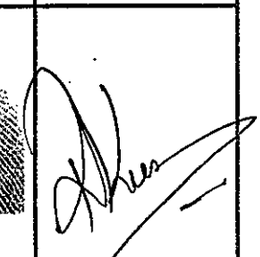
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2	Registration Fee	96000
3	Processing Fee	2140
	Total	**194140**

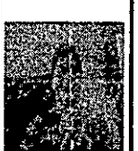
Stamp Duty Required :**96000/-** Stamp Duty Paid : **96000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	NITIN SITARAM SHIRODKAR ,Father Name:SITARAM DAMODAR SHIRODKAR,**Age:** 41, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** H no 324 Near Vikas Workshop, Mesta Wado, Vasco da Gama Goa, **Address2 -** , **PAN No.:** BCAPS2134L			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**PURUSHOTTAM RAMRAKHYANI , Father Name:RAMRAKYANI PINJOMAR, Age:** 64, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Flat no 201 2nd Floor Orchid Enclave Jairam Nagar Dabolim GoaMargao Goa, **PAN No.:** AAJFN8852G			
2	**SUNITA PURUSHOTTAM RAMRAKHYANI , , Age:** 57, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Business, Flat no 201 2nd Floor Orchid Enclave Jairam Nagar Dabolim, GoaMargao Goa, **PAN No.:** AAJFN8852G			
3	**NITIN SITARAM SHIRODKAR , Father Name:SITARAM DAMODAR SHIRODKAR, Age:** 41, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, H no 324 Near Vikas Workshop, Mesta Wado, Vasco da Gama Goa, **PAN No.:** BCAPS2134L			
4	**RANGARAJAN KUMARAN , Father Name:SRINIVASAN RANGARAJAN, Age:** 40, **Marital Status:** ,**Gender:**Male,**Occupation:** Other, Flat no 104 B Block Om Shree Patels Bright View, Kowkoor secunderabad Telangana 500 010, **PAN No.:** AJVPK7159E , **as Power Of Attorney Holder for SRINIVASAN SRIVATSAN**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
5	**SUNITA PURUSHOTTAM RAMRAKHYANI , Father Name:VASUDEV CHUTTANI, Age:** 57, **Marital Status: ,Gender:**Female,**Occupation:** Business, C-1 Texilla Apartment , S p Road, Secunderabad Hydrabad Andhra Pradesh 500 003, **PAN No.:** ALIPS7634R , **as Power Of Attorney Holder for GOVIND JEEVAN UTTAMCHANDANI**			
6	**SUNITA PURUSHOTTAM RAMRAKHYANI , Father Name:VASUDEV CHUTTANI, Age:** 57, **Marital Status: ,Gender:**Female,**Occupation:** Business, C-1 Texilla Apartment , S p Road, Secunderabad Hydrabad Andhra Pradesh 500 003, **PAN No.:** ALIPS7634R , **as Power Of Attorney Holder for RAJESH JEEVAN UTTAMCHANDANI**			
7	**RANGARAJAN KUMARAN , Father Name:SRINIVASAN RANGARAJAN, Age:** 40, **Marital Status: ,Gender:**Male,**Occupation:** Other, Flat no 104 , Om Sree Patels Bright View, Kowkoor Secunderabad, Telangana 500 010, **PAN No.:** AJVPK7159E , **as Power Of Attorney Holder for R SWARNALAKSHMI**			
8	**SUNITA PURUSHOTTAM RAMRAKHYANI , Father Name:VASUDEV CHUTTANI, Age:** 57, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Business, Flat no 201 2nd Floor Orchid Enclave Jairam Nagar Dabolim GoaMargao Goa, **PAN No.:** AAJFN8852G			
9	**PURUSHOTTAM RAMRAKHYANI , , Age:** 64, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Flat no 201 2nd Flor Orchid Enclave, Jairamnagar, Dabolim, GoaMargao salcete Goa, **PAN No.:** AAJFN8852G			
10	**PRANAV PURUSHOTTAM RAMRAKHYANI , Father Name:PURUSHOTTAM RAMRAKHYANI, Age:** 27, **Marital Status: ,Gender:**Male,**Occupation:** Business, Hyderabad Andhar Pradesh, **PAN No.:** ABKPP2489F , **as Power Of Attorney Holder for MARIA FRANCISCA VAZ**			
11	**PRANAV PURUSHOTTAM RAMRAKHYANI , Father Name:PURUSHOTTAM RAMRAKHYANI, Age:** 27, **Marital Status: ,Gender:**Male,**Occupation:** Business, Hyderabad Andhar Pradesh, **PAN No.:** ABKPP2489F , **as Power Of Attorney Holder for GIOVANNI KARL VAZ**			

Witness:

I/We individually/Collectively recognize the Purchaser, Builder, POA Holder, Vendor, Authorized Representative, Consenting party,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **SHRIKANT SHARNAPPA MANGULI,Age: 28,DOB: 1995-01-22 ,Mobile: 9823637809 ,Email: ,Occupation:Service , Marital status : Married** , Address:403726, Flat no 109 Beach Village Karma emerald Zuarinagar Sancoale Goa, Flat no 109 Beach Village Karma emerald Zuarinagar Sancoale Goa, Sancoale, Mormugao, SouthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: **AKSHAY S KINLEKAR,Age: 29,DOB: 1993-09-04 ,Mobile: 9158876308 ,Email: ,Occupation:Service , Marital status : Unmarried** , Address:403726, H no 18/1-78 Upasnagar Sancoale Goa, H no 18/1-78 Upasnagar Sancoale Goa, Sancoale, Mormugao, SouthGoa, Goa			

Sub Registrar
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MORMUGAO

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Book :- 1 Document
Registration Number :- **MOR-1-1486-2023**
Date : 14-Aug-2023

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

SUB-REGISTRAR
MORMUGAO