

(RUPEES FIVE LAKHS TWELVE THOUSAND ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Beshan Homes,

Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2015 - RD



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Rs. ≈ 0512000 ≈

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GOA
NON JUDICIAL

13.7.2020

GOA

Zero-Five-OneTwo**Zero**Zero**Zero**

7012 6218403

For CITIZENCREDIT™
CO-OP BANK LTD

Authorised Signatory

Name of Purchaser RYAGO HOTELS PVT LTD



2020 - BRZ - 1753
14 / 07 / 2020

Deed of Sale

This Deed of Sale is made on this 14th day of Month of July
in the year Two Thousand and Twenty (14/07/2020)

Between

RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

1) **MRS. CHAYA DATTA MADKAIKER**, D/o Late Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar, 51 years of age, Indian National, PAN No. [REDACTED] and Aadhaar No. [REDACTED] and her husband 2) **MR. DATTA CHANDRAKANT MADKAIKER ALIAS DATTA MADKAIKER**, S/o Mr. Chandrakant Madkaiker,, 63 years of age, Indian National, PAN No. [REDACTED] and Aadhaar No. [REDACTED] both R/o Saiprasad, Ground Floor, Bhatlem, Panaji, Tiswadi 403001, Goa both represented herein by their sister/sister-in-law through their duly constituted Power of Attorney Holder, **MRS. HEMAVATI VIRESH NAGVEKAR**, D/o Late Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar, 41 years of age, Indian National, Married, PAN No. [REDACTED] and Aadhaar No. [REDACTED] R/o H.No 254, Pinto Vado, Verla, Post Parra, Bardez-Goa 403510 vide Power of Attorney dated 31/08/2019 duly notarized before the Notary Public Sandeep Raikar, bearing Registration No. 300 at Parra Goa.



RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

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Haldankar

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Raiker

3) **MR. GOVINDA SURIACANTA RAIKAR ALIAS GOVINDA SURIACANTA RAIKER**, Son Suriacanta Xanu Raiker, 51 years of age, widower, service, Indian National, PAN No. [REDACTED] and Aadhaar No. [REDACTED] and his son 4) **MR. SANKAITH GOVIND RAIKAR**, S/o Govinda Suriacanta Raiker, 20 years of age, bachelor, Indian National, PAN No. [REDACTED] and Aadhaar No. [REDACTED] both, R/o H.No 40/A, Nagwaddo, Betalbatim, Majorda-Goa 403713, both represented herein by their sister-in-law/aunty through their duly constituted Power of Attorney Holder, **MRS. HEMAVATI VIRESH NAGVEKAR**, D/o Late Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisnadata Aldoncar, 41 years of age, Indian National, Married, PAN No. [REDACTED] and Aadhaar No. [REDACTED] R/o H.No 254, Pinto Vado, Verla, Post Parra, Bardez-Goa 403510 vide Power of Attorney dated 31/08/2019 duly notarized before the Notary Public Sandeep Raikar, bearing Registration No. 300 at Parra Goa.



✓ 5) **MRS. TRUPTI PRAKASH RAIKAR**, D/o Late Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar alias Sridora

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Crisnanata Aldoncar, 46 years of age, service, Indian National, Married, PAN No. [REDACTED] and Aadhaar No. [REDACTED] and her husband

6) MR. PRAKASH MAHADEO RAIKAR ALIAS PRAKASH MAHADEV

RAIKAR, S/o Mr. Mahadeo Raghuvveer Raikar, 54 years of age, Businessman, Indian National, Married, PAN No. [REDACTED] and Aadhaar No. [REDACTED], Both R/o H.No 364, Secrem Vaddo, Chinchinimm, Salcete-Goa 403715,

7) MRS. SUCHITA RAJESH BANDODKAR ALIAS SUCHITA R

BANDODKAR, D/o Late Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisnanata Aldoncar, 44 years of age, Married, Indian National, Married, PAN No. [REDACTED] and Aadhaar No. [REDACTED] and

her husband **8) MR. RAJESH NARENDRA BANDODKAR**, S/o Narendra Jaganath Bandodkar, 52 years of age, Married, Indian National, Married, PAN No. [REDACTED] and Aadhaar No. [REDACTED] both R/o H.No 85/D2, Cumborda, Verna, Salcete-Goa 403722 both represented herein by their sister/sister-in-law through their duly constituted Power of

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Haldankar

Bodkar

Prakash
Raikar

Rajesh

Attorney Holder, **MRS. HEMAVATI VIRESH NAGVEKAR**, D/o Late Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar, 41 years of age, Indian National, Married, PAN No. [REDACTED] and Aadhaar No. [REDACTED] R/o H.No 254, Pinto Vado, Verla, Post Parra, Bardez-Goa 403510 vide Power of Attorney dated 31/08/2019 duly notarized before the Notary Public Sandeep Raikar, bearing Registration No. 300 at Parra Goa.

9) **MRS. HEMAVATI VIRESH NAGVEKAR**, D/o Late Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar, 41 years of age, Married, Indian National, Married, PAN No. [REDACTED] and Aadhaar No. [REDACTED]

[REDACTED] and her husband

10) **MR. VIRESH RAMAKANT NAGVEKAR ALIAS VIRESH R NAGVENKAR**, S/o Mr. Ramakanth Vithal Nagvekar alias Ramakant Vithal Nagvekar, 42 years of age, Married, Indian National, PAN No. [REDACTED] and Aadhaar No. [REDACTED] both R/o H.No 254, Pinto Vado, Verla, Post Parra, Bardez-Goa 403510 and represented herein by his wife through his

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duly constituted Power of Attorney Holder, **MRS. HEMAVATI VIRESH NAGVEKAR**, D/o Late Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar, 41 years of age, Indian National, Married, PAN No. [REDACTED] and Aadhaar No. [REDACTED] R/o H.No 254, Pinto Vado, Verla, Post Parra, Bardez-Goa 403510 vide Power of Attorney dated 31/08/2019 duly notarized before the Notary Public Sandeep Raikar, bearing Registration No. 300 at Parra Goa.

✓11) **MRS. JANHAVI JAYESH REDKAR** D/o Late Shridhar Krishnath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar, 38 years of age, Married, Indian National, PAN No. [REDACTED] and Aadhaar No. [REDACTED] and her husband,

12) **MR. JAYESH AVINASH REDKAR**, S/o Avinash Redkar, 41 years of age Married, Indian National, PAN No. [REDACTED] and Aadhaar No. [REDACTED] both R/o H.No 762, Shantaram Nagar Bordem, Bicholim, Goa 403504.

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13) **MRS. PUNAM VIRAJ PARAB**, D/o Late Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar, 36 years of age, Married, Indian National, PAN No. [REDACTED] and Aadhaar No. [REDACTED] and her husband 14) **MR. VIRAJ SATYAWAN PARAB**, S/o Viraj Satyawan Atmaram Parab, 38 years of age, married Indian National, PAN No. [REDACTED] and Aadhaar No. [REDACTED] both R/o H.No 26/3, Mawaling Wada, Azossim, Mandur, Neura-Goa 403104 and represented herein by their sister/sister-in-law through their duly



constituted Power of Attorney Holder, **MRS. HEMAVATI VIRESH NAGVEKAR**, D/o Late Shridhar Krishnanath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar, 41 years of age, Indian National, Married, PAN No. [REDACTED] and Aadhaar No. [REDACTED] R/o H.No 254, Pinto Vado, Verla, Post Parra, Bardez-Goa 403510 vide Power of Attorney dated 31/08/2019 duly notarized before the Notary Public Sandeep Raikar, bearing Registration No. 300 at Parra Goa.

AND

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[Signature: Haldankar]

[Signature: Beelkar]

[Signature: Raikar]

[Signature: Haldankar]

RYAGO HOTELS PVT. LTD., a duly registered Company, having corporate identity no. U55101MH2008PTC186547, PAN Card no. [REDACTED], having their Registration office 61 Viraj Silverene CHS Ltd, 321, Hill Road Opp Mehboob Studio, Bandra (W) Mumbai City MH 400050 IN represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 61 years, businesswoman, married, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as the **PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** vide Board of Directors resolution dated 10/06/2020, represented herein through duly constituted Power of Attorney Holder, **MR. MILIND RAMAKANT PARAB**, son of Ramakant Parab, 33 years of age, Indian National, having PAN No. [REDACTED], resident H.No.110/2 of Ganesh colony uccassaim Mapusa Goa, vide Power of



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Attorney dated 12/06/2020 duly notarized before the Notary Public Sanyogita, bearing Registration No. 7517 at Delhi.

AND WHEREAS there exist a property known as "NAMAS MAHAR WADO" also known as "MARANCHEM BATA" situated at Parra Bardez-Goa within the jurisdiction of Village Panchayat of Parra, Taluka and registered in the Land Registration office which property is described under no. 2069 of Book 14 old and enrolled in the Taluka Revenue Office under Matriz Predial No 2125 of 1st division and the same is surveyed under survey no 11, sub division 13 of Village Para, admeasuring 1,625 square meters (Hereinafter referred to as the '**Said Property**'), which is more particularly described in Schedule I herein below



AND WHEREAS the said property originally belonged to Nicolau Salvador Jose Piedade Lobo and his wife Mathildes Benjamina Quiterio de Souza e Lobo.

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AND WHEREAS the said property is described under No.2069 of Book 14 Old and inscribed on 7th December 1965 under no.42.501 in favor of Matildes Benjamina de Souza Quiteria e Lobo alias Matildes Bnejamina Quiterio de Souza widow of Nicolau Salvador Jose Piedade Lobo.

AND WHEREAS Auto de Damarcao (record of Demarcation) that the said property bearing old cadastral survey no.752 originally inscribed to Nicolau Salvador Jose da Piedade.

AND WHEREAS a superimposition report has been prepared by Architect S.A Dhuri for identifying the property which is described under Land description no 2069 situated at Para, Bardez-Goa and has concluded that the property which bears the old cadastral survey no 752 presently corresponds to property bearing survey no 11/13 of Parra Village of Bardez-Taluka.



AND WHEREAS upon the death of Nicolau Salvador Jose Piedade Lobo a Deed of Succession came to be initiated on

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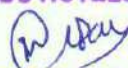
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7/10/1959 that the said Nicolau Salvador Jose Piedade Lobo expired on 5/3/1958 who was married to Mathildes Benjamina Quiterio de Souza e Lobo, the said Nicolau Salvador Jose Piedade Lobo who expired leaving behind his widow i.e Mathildes Benjamina Quiterio de Souza e Lobo as his sole legal universal heir without any ascendants and descendants which came to be executed before the Office of the Civil Registrar Cum Sub-Registrar & Notary Ex-Officio Bardez Mapusa-Goa which came to be drawn at Folio No 82V to 85 of Book No. 587.

AND WHEREAS pursuant to the Deed of Succession dated 7/10/1959 the said property came to be sold by Mathildes Benjamina Quiterio de Souza e Lobo widow of Nicolau Salvador Jose Piedade Lobo infavour of Shiridhar Krishnath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar by virtue of Deed of sale dated 22/11/1965 which came to be executed before the sub-Registrar of Bardez under registration no 7 at Page no 20 to 23 of Volume I of Book No 1 dated 4/12/1965.

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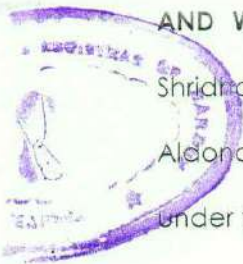






AND WHEREAS the said property thereafter belonged to Shridhar Krishnath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar.

AND WHEREAS in the Manual Form I and XIV pertaining to the property bearing survey no 11/13 of Village Parra indicts the name of Shridhar Krishnath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar as the owner of the said property.



AND WHEREAS the said Shridhar Krishnath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar was married to Smt. Vasanti Shridhar Haldankar under the regime of communinon of assets.

AND WHEREAS an Inventory proceedings bearing no 360/2019/B came to be initiated by Smt. Vasanti Shirdhar Haldankar before the Civil Court Senior Division at Mapusa upon the death of Shridhar Krishnath Haldankar alias Shridhar

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Kashinath Haldankar alias Sridora Crisanata Aldoncar who hailed from Parra and who expired on 23/5/2014 without any will, Gift or any other disposition of his last wishes but leaving behind his widow and half sharer and moiety holder Smt. Vasanti Shridhar Haldankar and his sole and universal heirs namely a) Mrs. Chaya Datta Madkaiker married to Mr. Datta Chandrakant Madkaiker b) Mrs. Vandana Govind Raikar married to Mr. Govinda Suriacanta Raikar c) Mrs. Trupti Prakash Raikar married to Mr. Prakash Mahadeo Raikar d) Mrs. Sushita Rajesh Bhandodkar married to Mr. Rajesh Narendra Bhandodkar, e) Mrs. Hemavati Viresh Nagvekar married to Mr. Viresh Ramakant Nagvekar, f) Mrs. Janhavi Jayesh Redkar married to Mr. Jayesh Avinash Redkar g) Mrs. Punam Viraj Parab married to Mr. Viraj Stayawan Parab.



AND WHEREAS upon the death of Mrs. Vandana Govind Raikar who is the daughter of Shridhar Krishnath Haldankar alias Shridhar Kashinath Haldankar alias Sridora Crisanata Aldoncar who expired on 27/9/2014 at Mapusa without any will or any other disposition of her last wishes but leaving

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behind her widower and half sharer her husband i.e Mr. Govinda Suriacanta Raikar Alias Govinda Suriacanta Raiker and her sole and universal heir her only son Mr. Sankaith Govind Raikar.

AND WHEREAS the said property came to enlisted as Item No 2 in the Final List of Assets in the inventory proceedings bearing no 360/2019/B.



AND WHEREAS the said property came to allotted to Smt. Vasanti Shridhar Haldankar and his sole and universal heirs namely a) Mrs. Chaya Datta Madkaiker married to Mr. Datta Chandrakant Madkaiker b) Mr. Govinda Suriacanta Raikar alias Govinda Suriacanta Raiker and his son Mr. Sankaith Govind Raikar c) Mrs. Tupti Prakash Raikar married to Mr. Pitrakash Mahadeo Raikar d) Mrs. Suchita Rajesh Bandodkar married to Mr. Rajesh Narendra Bandodkar, e) Mrs Hemavati Viresh Nagvekar married to Mr. Viresh Ramakant Nagvekar, f) Mrs Janhavi Jayesh Redkar married to Mr. Jayesh Avinash Redkar g) Mrs. Punam Viraj Parab married to Mr. Viraj

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Haldankar

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Stayawan Parab as per the Final Chart of Partition dated 4/10/2029 in the inventory proceedings bearing no 360/19/B.

AND WHEREAS on the basis of the inventory proceeding bearing no 360/2019/B the said vendors have got their names duly mutated under mutation no 72438 in the survey records of the said property.

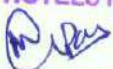


AND WHEREAS the said Smt. Vasanti Shridhar Haldankar expired on 23/03/2020 at Royal Hospital Aquem Margao Goa, leaving behind the vendors as her only legal heirs which is confirmed by inventory proceedings bearing no 360/2019/B.

AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring 1625 Square Meters, situated at Parra Village, and which is described under **SCHEDULE - I** hereunder written.

AND WHEREAS the above named VENDORS have represented to the PURCHASER herein that the "SAID PROPERTY" is free from

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any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions or person/s.

AND WHEREAS the VENDORS have also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the "SAID PROPERTY".



AND WHEREAS the VENDORS have represented to the PURCHASER that:

- i. That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".
- ii. That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever.
- iii. That no other person/persons other than the VENDORS mentioned hereinabove is/are the owner/s or

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possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same or any part thereof and that he/she has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.

iv. That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.

v. That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS or either of them regarding the "SAID PROPERTY";

vi. That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law

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

- vii. That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.
- viii. That they have not agreed, committed or contracted or entered into any agreement for sale, M. O. U. or lease or any other Agreement whether oral or in writing, with any third party or third parties in respect of the "SAID PROPERTY".
- ix. That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".
- x. That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell,

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convey, transfer, assign and assure the "SAID PROPERTY" unto and to the use of the PURCHASER.

AND WHEREAS solely relying and fully believing the said representations of the VENDORS as true, the PURCHASER approached the VENDORS for sale of the "SAID PROPERTY" to itself.

AND WHEREAS the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the "SAID PROPERTY" more particularly described under SCHEDULE - I hereunder written, to the PURCHASER.



AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PROPERTY" from the VENDORS and the VENDORS have agreed to sell the "SAID PROPERTY" to the PURCHASER for a

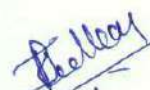
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total price and/or consideration of Rs. 1,13,75,000/- (Rupees One Crore Thirteen Lakhs Seventy Five Thousand Only), which is its fair market value.

AND WHEREAS now the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the "SAID PROPERTY" unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.



AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of Rs. 1,13,75,000/- (Rupees One Crore Thirteen Lakhs Seventy Five Thousand Only) which amount after deduction of TDS @ 0.75% equivalent to RS.

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85312/- (Rupees Eight Five Thousand Three Hundred and Twelve Only) works out to Rs.1,12,89,687/- (Rupees One Crore Twelve Lakhs Eighty Nine Thousand Six Hundred and Eighty Seven), is paid by the PURCHASERS in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure- I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way



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appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.



2. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order

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or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the SAID PROPERTY or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID

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PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

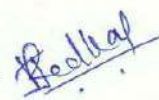
3. The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASER today. PURCHASER shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The PURCHASERS shall also be entitled to apply for and transfer in their favour, the part hereby purchased in all other public records, village records, etc.

4. The VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do

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hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.

5. That the VENDORS hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

6. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby
RYAGO HOTELS PVT. LTD.

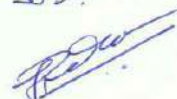

 AUTHORISED SIGNATORY











sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.

7. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the

RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

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[Signature]

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[Signature]

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[Signature]

covenants or any valid and legally subsisting claim by any other legal heirs.

9. The VENDORS and the PURCHASER hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.



10. The price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of RS. 5,11,875/- has been affixed herewith.

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SCHEDULE I

All that landed property known as "NAMAS MAHAR WADO" also known as "MARANCHEM BATA" situated at Parra Bardez-Goa within the jurisdiction of Village Panchayat of Parra, Taluka and registered in the Land Registration office which property is described under no. 2069 of Book 14 old and enrolled in the Taluka Revenue Office under Matriz Predial No 2125 of 1st division and the same is surveyed under survey no 11, sub division 13 of Village Parra, admeasuring 1,625 square meters and the same is bounded as under:



East: By property bearing survey no 11/9 of Village Parra

West: By Property bearing survey nos. 11/17 and 11/19 of
Village Parra

North: By property bearing survey nos. 11/11, 11/12 and 11/8 of
Village Parra

South: By property bearing survey no 11/20 of Village Parra

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SCHEDULE II
(CONSIDERATION)

Rs. 1,13,75,000/- (Rupees One Crore Thirteen Lakhs Seventy Five Thousand Only)

Total Payable to Vendors	Rs. 1,13,75,000/-
<u>Amount paid to the Vendors in following manner:</u>	
Paid to Vendors No.1	Rs.8,12,500/-
Paid to Vendors No.2	Rs.8,12,500/-
Paid to Vendors No.3	Rs.8,12,500/-
Paid to Vendors No.4	Rs.8,12,500/-
Paid to Vendors No.5	Rs.8,12,500/-
Paid to Vendors No.6	Rs.8,12,500/-
Paid to Vendors No.7	Rs.8,12,500/-
Paid to Vendors No.8	Rs.8,12,500/-
Paid to Vendors No.9	Rs.8,12,500/-
Paid to Vendors No.10	Rs.8,12,500/-
Paid to Vendors No.11	Rs.8,12,500/-
Paid to Vendors No.12	Rs.8,12,500/-
Paid to Vendors No.13	Rs.8,12,500/-
Paid to Vendors No.14	Rs.8,12,500/-
Less TDS deducted @ 0.75%	Rs.85,312/-

IN WITNESS WHEREOF the Parties hereto have hereunto signed
this Deed on this 14th day of Month July, 2020 at Mapusa.

RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

Haldankar

Berkar

Paike
Paike

Paike

Haldankar

SIGNED AND DELIVERED

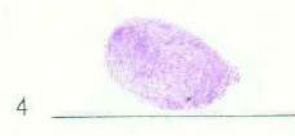
By within name

The Vendor nos. 1 and 2 through their

Power of Attorney Holder

MRS. HEMAVATI VIRESH NAGVEKAR

Left Hand Finger Impressions Right Hand Finger Impressions



RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

[Signature]

Haldankar

Bedkar

Rastogi

Chakraborty

[Signature]

Haldankar

SIGNED AND DELIVERED

By within name

The Vendor nos. 3 and 4 through their
Power of Attorney Holder

MRS. HEMAVATI VIRESH NAGVEKAR

Left Hand Finger Impressions Right Hand Finger Impressions



1



1



2



2



3



3



4



4



5



5



RYAGO HOTELS PVT. LTD.

N. P. Ray

AUTHORISED SIGNATORY

Haldankar

Patil
Patil

Haldankar
Haldankar



Trupti

SIGNED AND DELIVERED

By within name

The Vendor no 5

MRS. TRUPTI PRAKASH RAIKAR

Left Hand Finger Impressions

Right Hand Finger Impressions



1



1



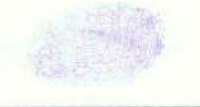
2



2



3



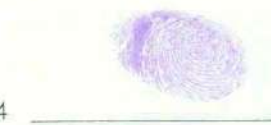
3



4



4



5



5



RYAGO HOTELS PVT. LTD.

Trupti

AUTHORISED SIGNATORY

Maldankar

Prakash

Trupti

Geetha

Prakash

Prakash

SIGNED AND DELIVERED

by the within named
the Vendor no 6

MR. PRAKASH MAHADEO RAIKAR

Left Hand Finger Impressions Right Hand Finger Impressions



1 _____

1 _____

2 _____

2 _____

3 _____

3 _____

4 _____

4 _____

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5 _____



RYAGO HOTELS PVT. LTD.

[Signature]

AUTHORISED SIGNATORY

Haldankar

Deolkar

Prakash

Prakash

[Signature]

Haldankar

SIGNED AND DELIVERED

By the within name

the Vendor nos 7 and 8

Through their Power of Attorney Holder

MRS. HEMAVATI VIRESH NAGVEKAR

Left Hand Finger Impressions Right Hand Finger Impressions



1



1



2



2



3



3



4



4



5



5



RYAGO HOTELS PVT. LTD.
[Signature]
AUTHORISED SIGNATORY

[Signature]

Haldankar

[Signature]

[Signature]

[Signature]

Haldankar

SIGNED AND DELIVERED

By within name

the Vendor no 9

MRS. HEMAVATI VIRESH NAGVEKAR

Left Hand Finger Impressions Right Hand Finger Impressions



1



1



2



2



3



3



4



4



5



5



RYAGO HOTELS PVT. LTD.

[Signature]

AUTHORISED SIGNATORY

Haldankar

Bedkar

Patil

Patil

[Signature]

Haldankar

SIGNED AND DELIVERED

By within name

The Vendor no 10

Through his Power of Attorney Holder

Mrs. Hemavati Viresh Nagvekar

Left Hand Finger Impressions Right Hand Finger Impressions



1 

1 


2 

2 

3 

3 

4 

4 

5 

5 

RYAGO HOTELS PVT. LTD.

Haldankar

AUTHORISED SIGNATORY

Haldankar

Patil

Patil

Patil

Patil



Redkar

SIGNED AND DELIVERED

By within name

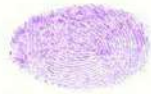
The Vendor no 11

MRS. JANHAVI JAYESH REDKAR

Left Hand Finger Impressions Right Hand Finger Impressions



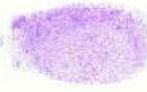
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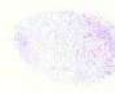
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3 _____



4 _____



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RYAGO HOTELS PVT. LTD.

[Signature]

AUTHORISED SIGNATORY

Maldankar

Redkar

Patil

Patil

[Signature]

[Signature]
SIGNED AND DELIVERED

By within name

the Vendor no 12

MR. JAYESH AVIASH REDKAR

Left Hand Finger Impressions


Right Hand Finger Impressions



1  _____

1  _____

2  _____


2  _____

3  _____

3  _____

4  _____

4  _____

5  _____

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RYAGO HOTELS PVT. LTD.

[Signature]

AUTHORISED SIGNATORY

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

Haldankar

SIGNED AND DELIVERED

By within name

The Vendor nos. 13 and 14

Through their Power of Attorney Holder

Mrs. Hemavati Viresh Nagvekar

Left Hand Finger Impressions Right Hand Finger Impressions



1 _____

1 _____

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2 _____

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RYAGO HOTELS PVT. LTD.

[Signature]

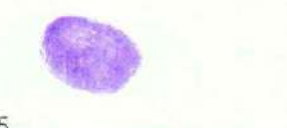
AUTHORISED SIGNATORY

*Haldankar**[Signature]**Paike**[Signature]**Kaika*

SIGNED AND DELIVERED
 within named **PURCHASER**
RYAGO HOTELS PVT. LTD
 Represented by its Managing
 Director-Mrs. Neelam Nagpal
 through her POA holder
MR. MILIND RAMAKANT PARAB,



Left Hand Finger Impressions Right Hand Finger Impressions




RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

Paika
Dealkar
Paika
Paika
Paika

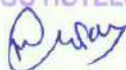
Witnesses

1. 

2. 
Ralph Mascarenhas



RYAGO HOTELS PVT. LTD.



AUTHORISED SIGNATORY







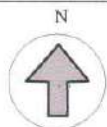






2020-BR2-175342

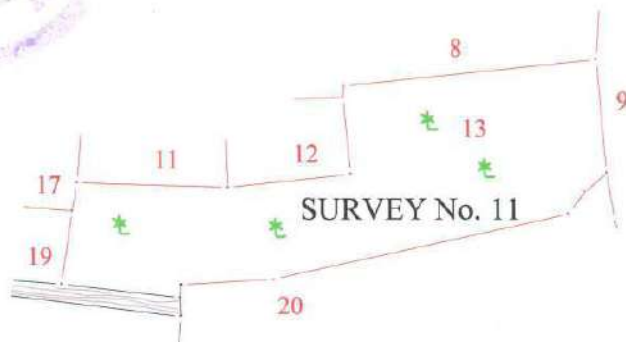
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : PARRA
Taluka : BARDEZ
Survey No./Subdivision No. : 11/ 13
Scale : 1 : 1000

Inward No: 4063

[Signature]
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



RYAGO HOTELS PVT. LTD.

[Signature]
AUTHORISED SIGNATORY

Generated By : Vrushali Arolkar (D' Man Gr. II)
On : 08-07-2020

[Signature]
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Compared By: (F.S.)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 14-Jul-2020 11:07:43 am

Document Serial Number :- 2020-BRZ-1753




Presented at 10:07:49 am on 14-Jul-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	511900
2	Registration Fee	398130
3	Mutation Fees	2500
4	Processing Fee	1380
Total		913910







Stamp Duty Required : 511900
















Stamp Duty Paid : 511900


 Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Milind Ramakant Parab ,S/o - D/o Ramakant Parab Age: 33, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H No 110 2 Ganesh Colony Uccassaim Mapusa Goa , Address2 - , PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Trupti Prakash Raikar ,S/o - D/o Shridhar Krishnanth Haldankar Alias Shridhar Kashinath Haldankar Alias Sridora Crisnanata Aldoncar Age: 46, Marital Status: Married ,Gender:Female,Occupation: Service, Address1 - H No 364 Secrem Vaddo Chinchinimm Salcete Goa, Address2 - , PAN No.: [REDACTED]			
2	Prakash Mahadeo Raikar ,S/o - D/o Mahadeo Raghuveer Raikar Age: 54, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - H No 364 Secrem Vaddo Chinchinimm Salcete Goa, Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Hemavati Viresh Nagvekar ,S/o - D/o Shridhar Krishnanath Haldankar Alias Shridhar Kashinath Haldankar Alias Sridora Crisanata Aldoncar Age: 41, Marital Status: Married ,Gender:Female,Occupation: Service, Address1 - H No 254 Pinto Vado Verla Post Parra Bardez Goa, Address2 - , PAN No.: [REDACTED]			
4	Janhavi Jayesh Redkar ,S/o - D/o Late Shridhar Krishnath Haldankar Alias Shridhar Kashinath Haldankar Alias Sridora Crisanata Aldoncar Age: 38, Marital Status: Married ,Gender:Female,Occupation: Service, Address1 - H No 762 Shantaram Nagar Bordem Bicholim Goa, Address2 - , PAN No.: [REDACTED]			
5	Jayesh Aviash Redkar ,S/o - D/o Avinash Redkar Age: 41, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - H No 762 Shantaram Nagar Bordem Bicholim Goa, Address2 - , PAN No.: [REDACTED]			
6	Hemavati Viresh Nagvekar ,S/o - D/o Late Shridhar Krishnanath Haldankar Alias Shridhar Kshinath Haldankar Alias Sridora Crisanata Aldoncar Age: 41, Marital Status: ,Gender:Female,Occupation: Service, Address1 - H.NO 254 Pinto Vaddo Verla Post Parra Bardez Goa Address2 - , PAN No.: [REDACTED]			
7	Milind Ramakant Parab ,S/o - D/o Ramakant Parab Age: 33, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H No 110 2 Ganesh Colony Uccassaim Mapusa Goa Address2 - , PAN No.: [REDACTED]			

Witness:

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

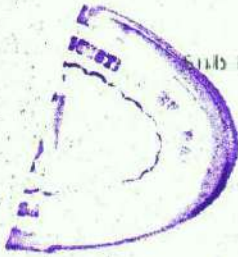
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ralph Mascarenhas, 30 ,1990-05-10 ,9284926694 , ,Advocate Marital status : Married 403516, H. No 4 252 Porba VAddo Calangute BARdez Goa, H. No 4 252 Porba VAddo Calangute BARdez Goa Calangute, Bardez, NorthGoa, Goa			
2	Edwin Peter Lobo, 51 , ,9822580138 , ,Business , Marital status : Married 403510, H No 427-1 Almeida Vaddo , H No 427-1 Almeida Vaddo Parra, Bardez, NorthGoa, Goa			


Sub Registrar
BARDEZ

Book :- 1 Document

Registration Number :- **BRZ-1-1701-2020**

Date : 14-Jul-2020



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

[Handwritten Signature]
**SUB-REGISTRAR
BARDEZ**

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 14-Jul-2020 11:57:35

Date of Receipt: 14-Jul-2020

Receipt No : 2020-21/9/518

Serial No. of the Document : 2020-BRZ-1753

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Milind Ramakant Parab** for Registration of above Document in Book-1 for the year 2020

Registration Fee	398130	E-Challan	• Challan Number : 202000584750 • CIN Number : CPAAEPSLOO	200
		E-Challan	• Challan Number : 202000546546 • CIN Number : CPAAEIWAW2	790
		E-Challan	• Challan Number : 202000531777 • CIN Number : CPAAEBOMZ5	397140
Processing Fee	1380	E-Challan	• Challan Number : 202000531777 • CIN Number : CPAAEBOMZ5	1430
Total Paid	399560 (Rupees Three Lakh Ninety Nine Thousands Five Hundred And Sixty 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

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

The Registered Document has been handed over to on Dated **14-Jul-2020**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar