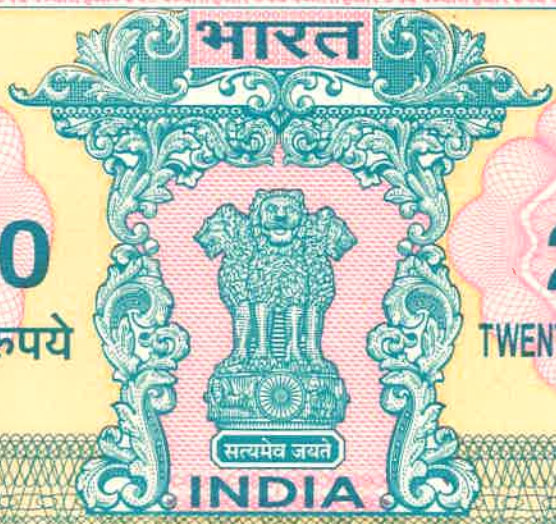


भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

054924

Sl. no. 1433 Place of issue Ponda, Date of issue 20/11/2018
 Value of stamp paper 25000/-
 Name of the purchaser Saad Hospitality Services LLP
 Residing Khadpabandh Ponda Goa Total Value - 3,12,100/-
 Signature of officio vendor [Signature]
 Signature of the purchaser [Signature]

1877/18

RNJASI RAMKRISHNA DHAVALIKAR [Signature]

-1-



DEED OF SALE

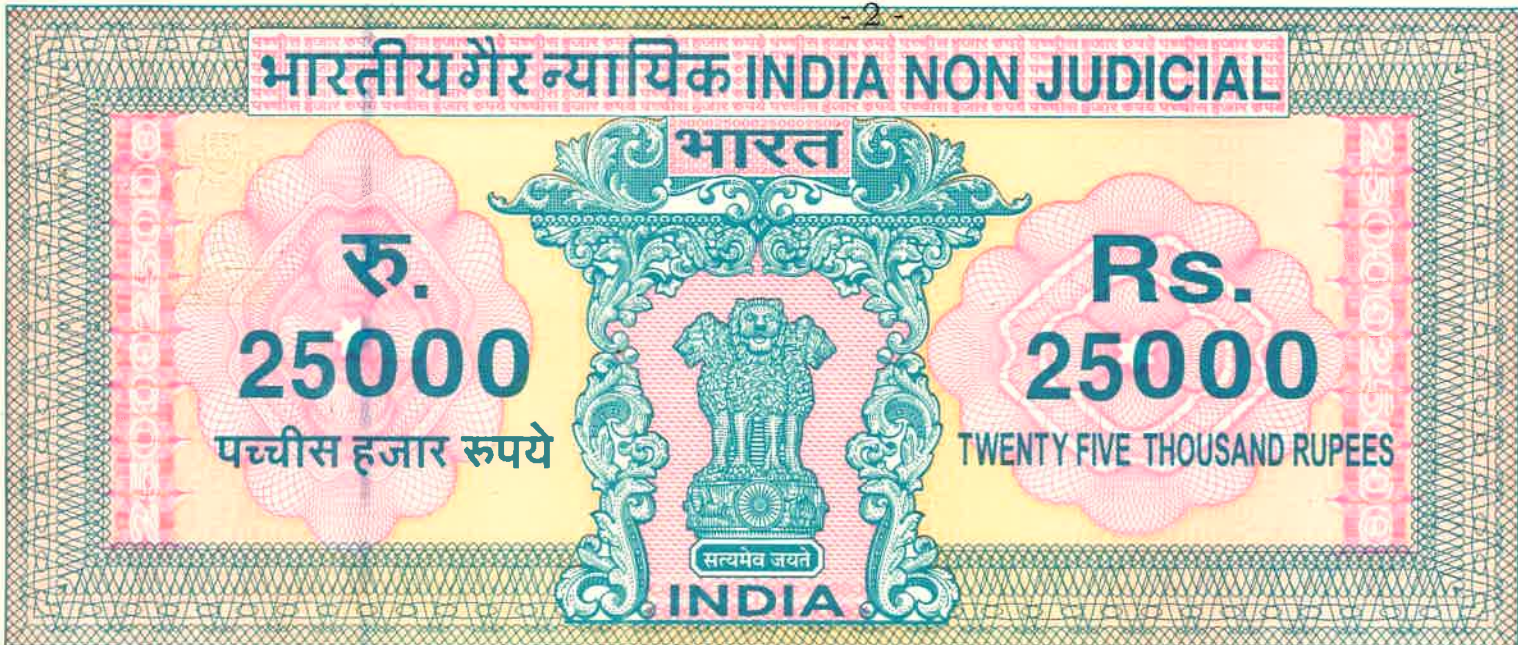
**SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP**

[Signature]

[Signature]

Designated Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL



गोवा GOA

Sl. No. 1433 Place of vendor Ponda, Date of issue 20/11/2018 **054925**
 Value of stamp paper 25000/-
 Name of the purchase Saad Hospitality Services LLP
 Residing at Khadpabandh - Ponda - Goa Total value: 3,12,100/-

Signature of Ex-officio vendor  Signature of the purchaser 



THIS INDENTURE, made and entered on this 26th day of November in the year two thousand eighteen (26/11/2018) within

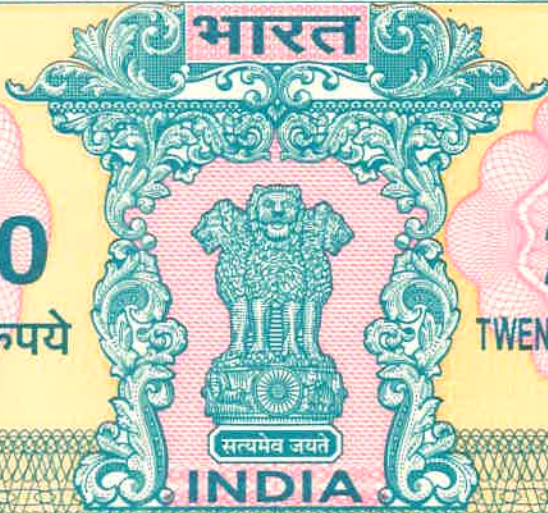
 **SAAD HOSPITALITY SERVICES LIMITED LIABILITY PARTNERSHIP**


भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sr. No. 1433 Place of vendor: Ponda, Date of issue: 20/11/2018 054926
Value of stamp paper: 25000/-
Name of the purchaser: Saad Hospitality Services LLP
Residing: Khadpabandh, Ponda Goa Total value: 3,12,100/-


Signature of Ex-officio vendor:


Signature of the purchaser



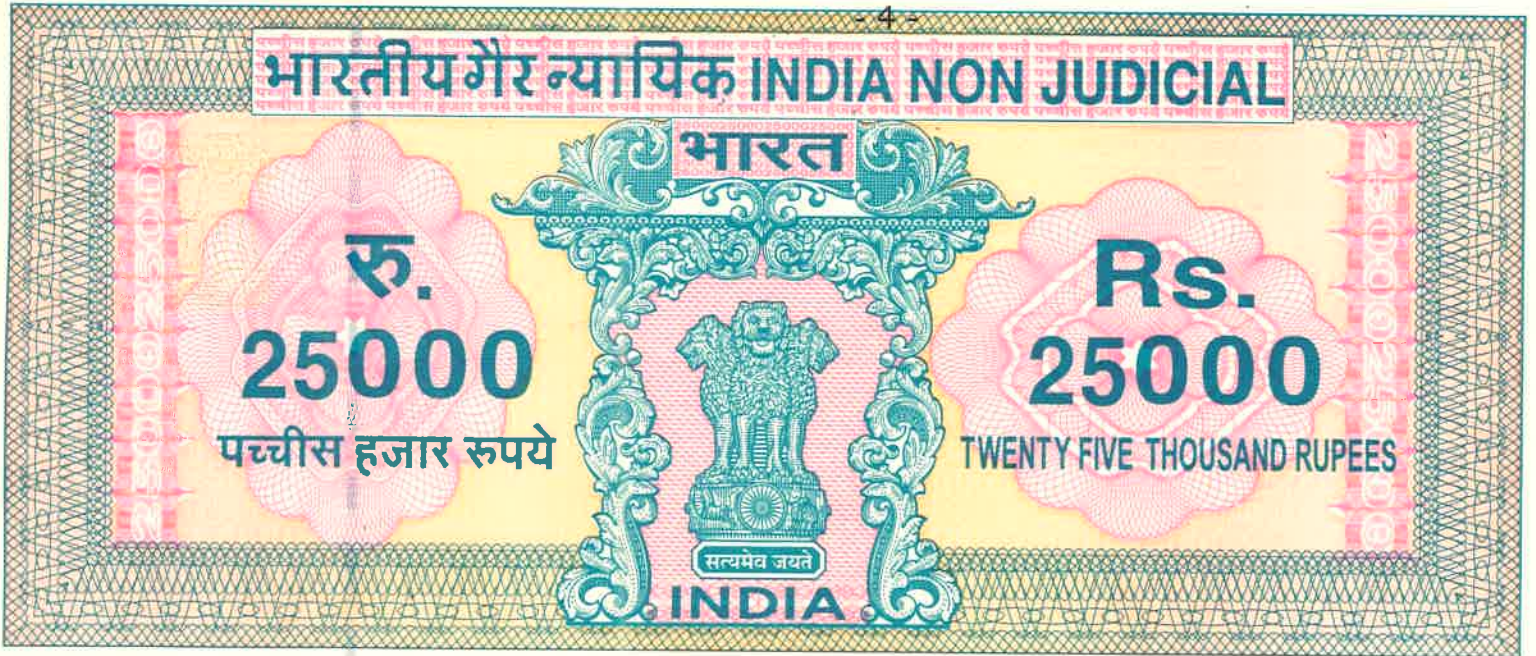
the registration Sub District and Taluka Ponda, District of South Goa, State of Goa, BETWEEN (1) **SMT. KALINDI GANAPATI**

**SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP**







Designated Party



गोवा GOA

Jr. No. 1433 Place of vendor: Ponda, Date of issue 20/11/2018 054927
Value of stamp paid 25000/-
Name of the purchaser Saad Hospitality Services LLP
Residing Khadpabandh, Ponda Goa Total value - 3,12,100/-
Signature of Ex-officio vendor  Signature of the purchaser 



-4-

GAONKAR, wife of late Ganapati Gaonkar, aged 78 years,
housewife, PAN.: _____, Aadhar No.: _____, Mobile



**SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP**

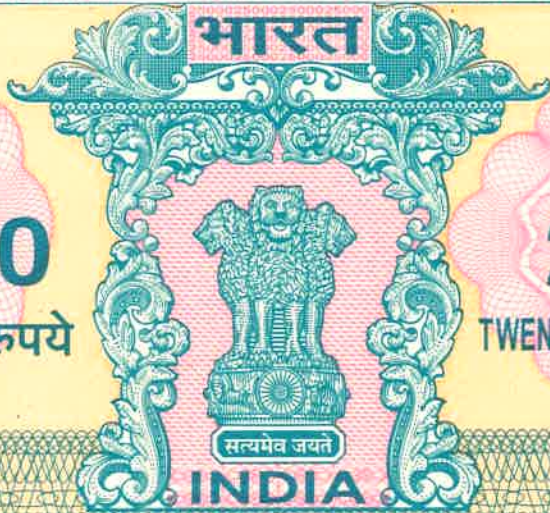


Designate _____

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Sl. No. 1433 Place of vendor Ponda, Date of issue 20/11/2018 054928
 Value of stamp paper 25000/-
 Name of the purchaser Saad Hospitality Services LLP
 Residing Khadrabandh Ponda Goa Total value - 3,21,000/-

Signature of Ex-officio vendor Signature of the purchaser

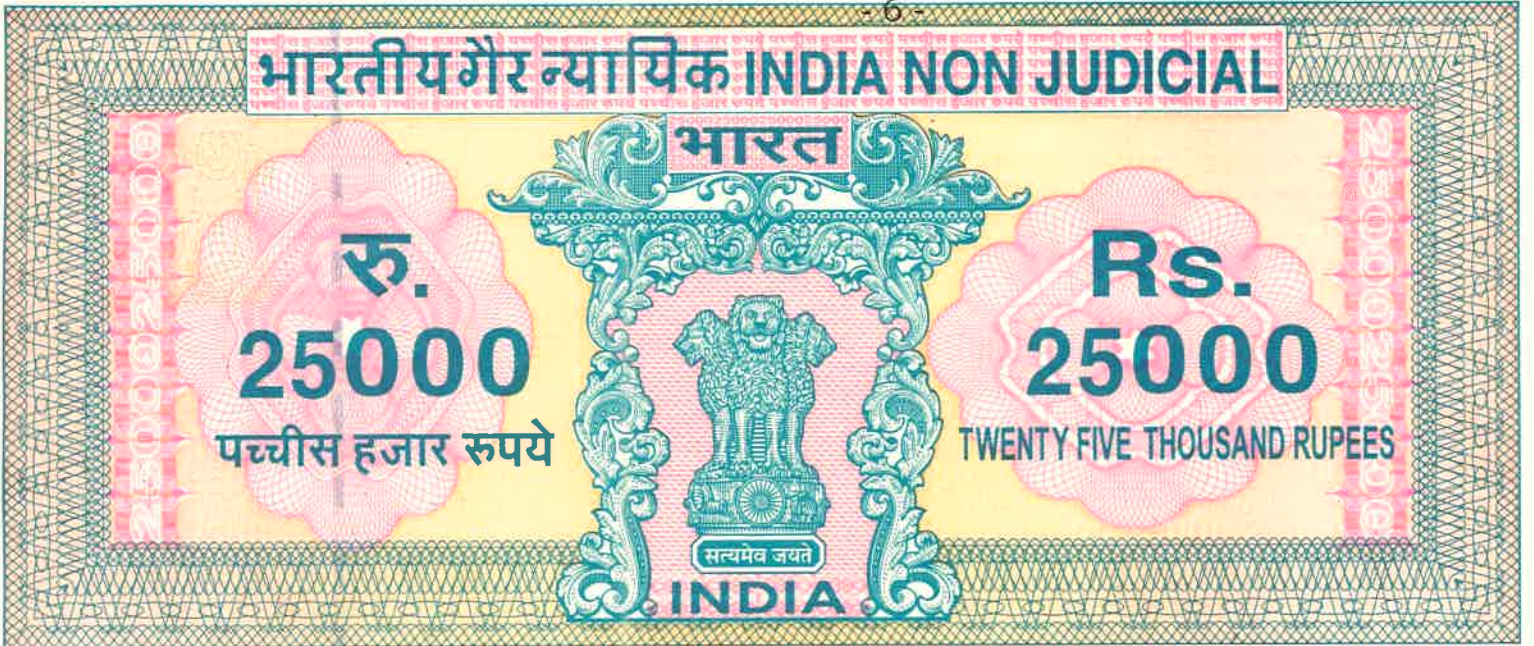


-5-



No.:NIL, Email ID.:NIL, (2) SHRI. DEEPAK GANAPATI GAONKAR, son of late Ganapati Gaonkar, major, married, aged 49 years,

[Signature] [Signature]
 SAAD HOSPITALITY SERVICES
 LIMITED LIABILITY PARTNERSHIP
 Designated Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL



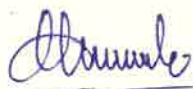
गोवा GOA

Sl. No. 1433 Place of vendor: Ponda, Date of issue: 00/11/2018 054929
 Value of stamp paper: 25000/-
 Name of the purchaser: Saad Hospitality Services LLP
 Residing at: Khadpabandh Ponda Goa Total value - 3,12,100/-
 Signature of Ex-officio vendor: 
 Signature of the purchaser: 

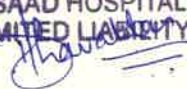


-6-

Businessman, PAN.: _____, Mob.: _____, Email
 ID.: _____, Aadhar Card
 No.: _____, and his wife (3) **SMT. MEGHANA DEEPAK**



**SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP**



Designated Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

054930

Sr. No. 1433 Place of vendor Ponda, Date of issue 20/11/2018
 Value of stamp paper 25000/-
 Name of the purchaser Saad Hospitality Services LLP
 Residing Khadpabandh Ponda Goa Total Value 3,12,100/-
 Signature of Ex-officio vendor _____ Signature of the purchase _____

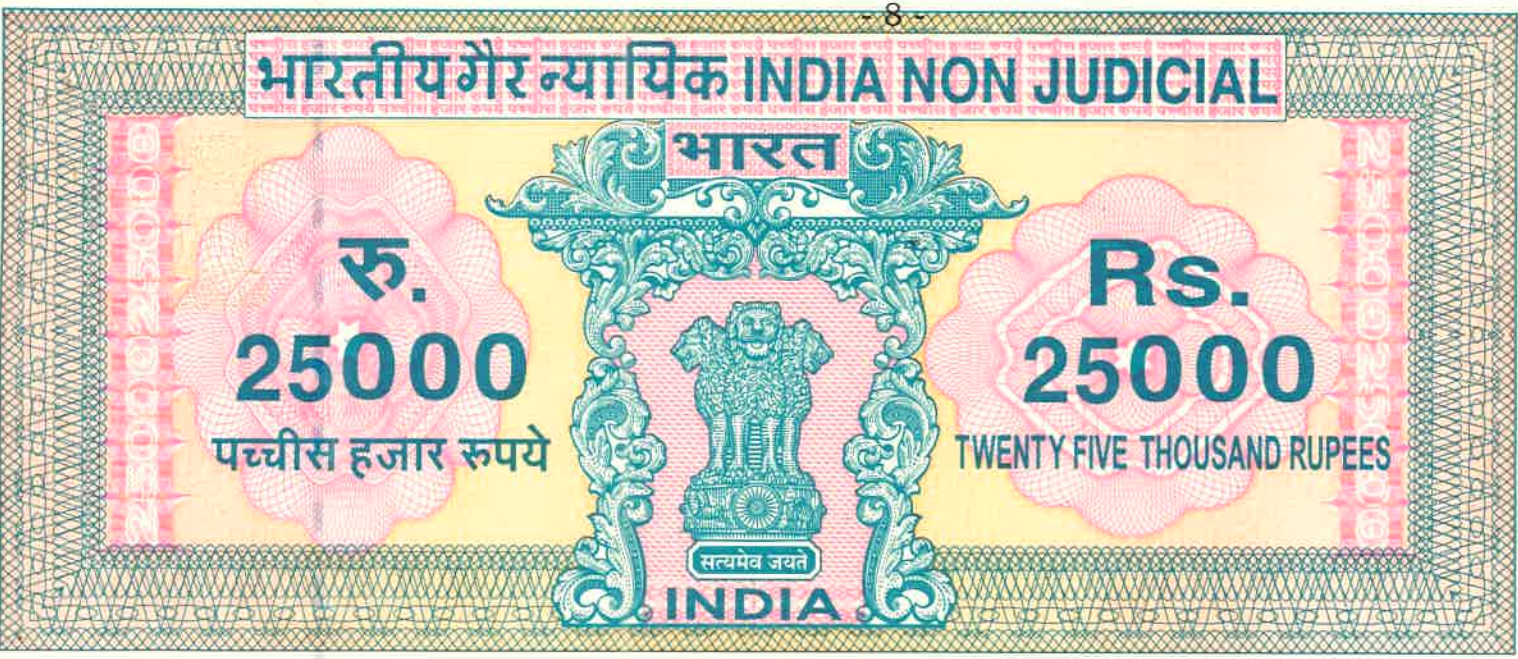


-7-

GAONKAR, daughter of Shri. Laxman Krishna Pitre, major, married, aged 43 years, PAN.: _____, Aadhar Card

SAAD HOSPITALITY SERVICES
 LIMITED LIABILITY PARTNERSHIP

भारतीय गैर न्यायिक INDIA NON JUDICIAL




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25000
पच्चीस हजार रूपये

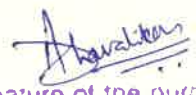
Rs.
25000
TWENTY FIVE THOUSAND RUPEES

गोवा GOA

054931



No. 1433 Place of vendor Ponda, Date of issue 20/1/2018
 Value of stamp paper 25000/-
 Name of the purchaser Saad Hospitality Services LLP
 Residing Khadpabandh - Ponda Goa Total value - 3,12,100/-

 Signature of Ex-officio vendor

 Signature of the purchaser



No. _____, Mobile No.: _____, Email ID.:NIL, all Indian Nationals, residing at Opa, Khandepar, Goa (4) SHRI.



 Designated Partner

SAAD HOSPITALITY SERVICES LIMITED LIABILITY PARTNERSHIP

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

054932

Sr. No. 1433 Place of vendor: Ponda, Date of issue: 20/11/2018

Value of stamp paper: 25000/-

Name of the purchaser: Saad Hospitality Services LLP

Residing: Khadpabandh, Ponda Goa Total value: 3,12,100/-



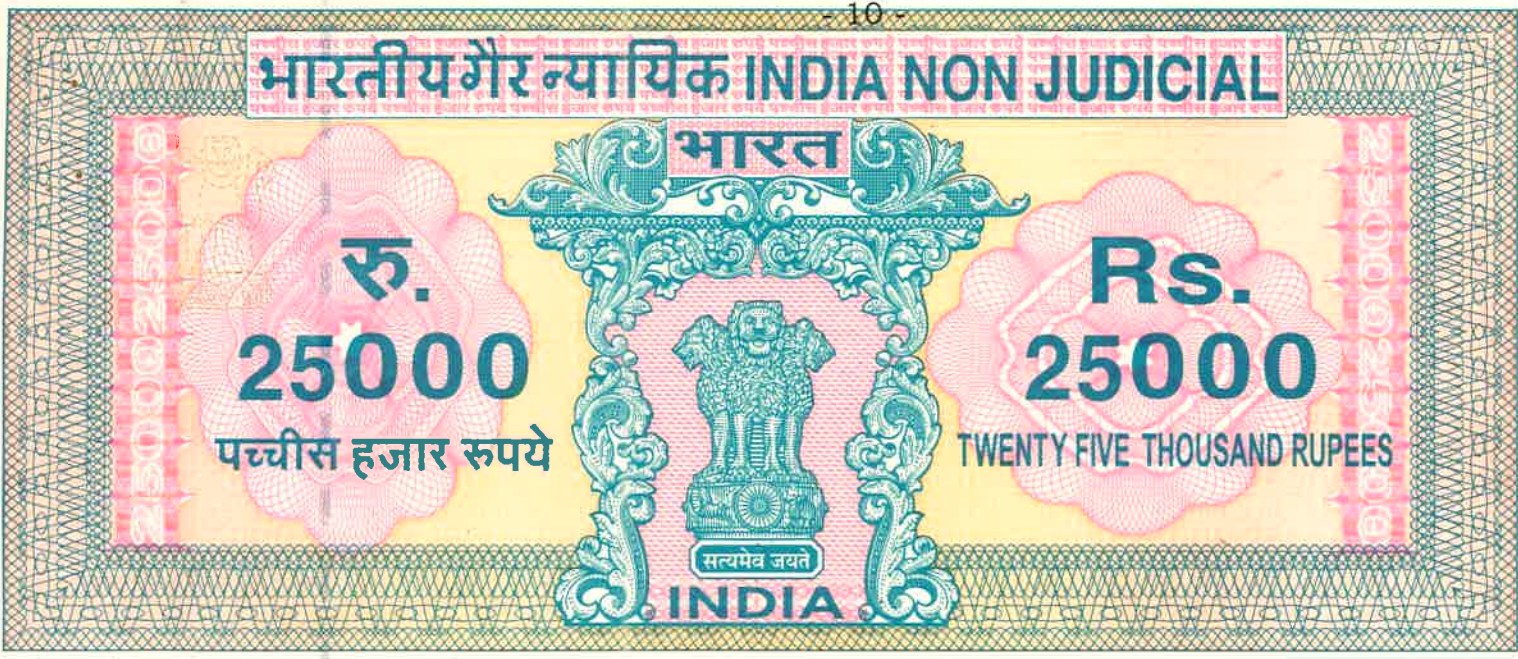
Signature of Ex-officio vendor

[Signature]
Signature of the purchaser

SUDIN @ RAMKRISHNA MADHAV DHAVALIKAR, son of Madhav Dhavalikar, major, married, aged 63 years, business,

[Signature]
SAAD HOSPITALITY SERVICES LIMITED LIABILITY PARTNERSHIP
[Signature]
Designated Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL



गोवा GOA

054933


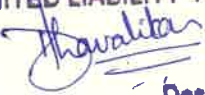
Sr. No. 1433 Place of vendor: Ponda, Date of issue 20/1/2018
 Value of stamp paper 25000/-
 Name of the purchaser Saad Hospitality Services LLP
 Residing Khadpabandh Ponda -904 Total value -3,12,100/-



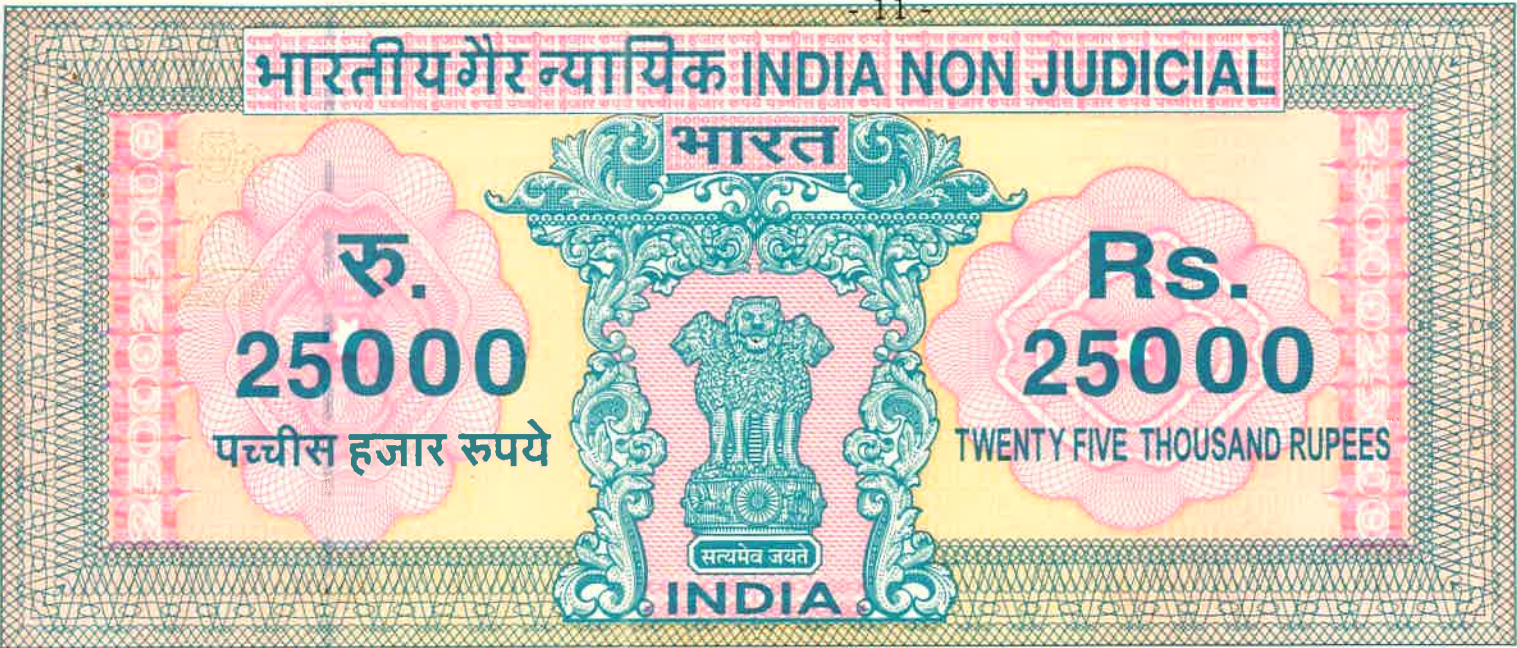

 Signature of Ex-officio vendor


 Signature of the purchaser

PAN.: _____, Aadhar No.: _____, Mobile No.: _____, Email ID.:NIL, r/o Bandora, Ponda, Goa,



 SAAD HOSPITALITY SERVICES LIMITED LIABILITY PARTNERSHIP
 Designated Partner

भारतीय गैर न्यायिक INDIA NON JUDICIAL



गोवा GOA

054934

Jr. No. 1433 Place of vendor Ponda, Date of issue 20/11/2018
Value of stamp paper 25000/-
Name of the purchaser Saad Hospitality Services LLP
Residing at Khadpabandh Ponda Goa Total value - 3,12,100/-



Signature of Ex-officio vendor

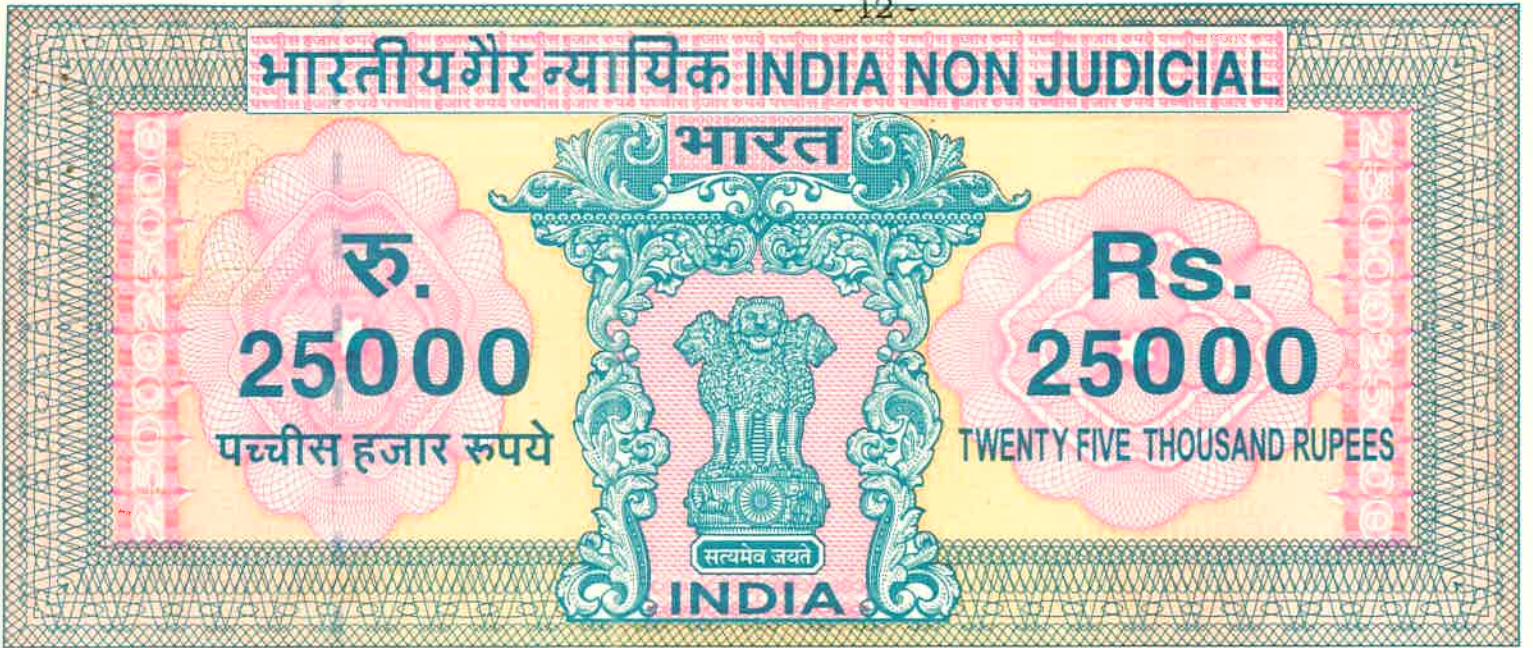
Signature of the purchaser

-11-

(5) SMT. JYOTI SUDIN DHAVALIKAR, daughter of late Ganapati Gaonkar, major, married, aged 56 years, housewife,

[Signature]



SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP
[Signature]



गोवा GOA

054935

Sr. No. 1433 Place of vendor: Ponda, Date of issue: 20/11/2018
 Value of stamp paper: 25000/-
 Name of the purchaser: Saad Hospitality Services LLP
 Residing: Khadpabandh Ponda Goa Total value - 3,12,100/-

Signature of Ex-officio vendor: 
 Signature of the purchaser: 



PAN.: _____, Aadhar No. _____, Mobile No.: _____, Email ID.:NIL, both Indian Nationals, r/o


 SAAD HOSPITALITY SERVICES LIMITED LIABILITY PARTNERSHIP

 Designated Partner



गोवा GOA

021667

Sr. No. 1433 Place of vendor: Ponda, Date of issue: 20/11/2018
 Value of stamp paper: 10,000/-
 Name of the purchaser: Saad Hospitality Services LLP
 Residing: Khadpabandora Ponda Goa Total value - 3,12,100/-

Signature of Ex-officio vendor: [Signature]
 Signature of the purchaser: [Signature]



Bandora, Ponda, Goa (6) **SHRI. NITIN VINAYAK SAHAKARI**,
 son of Vinayak Sahakari, major, married, aged 58 years, service,

[Signature]
**SAAD HOSPITALITY SERVICES
 LIMITED LIABILITY PARTNERSHIP**
[Signature]
Designated Partner



गोवा GOA

419240

JF. No. 1433 Place of vendor: Ponda, Date of issue 20/11/2018
Value of stamp paper 1000/-
Name of the purchaser Saad Hospitality Services LLP
Residing at Khadpabandh Ponda Goa Total value - 3,12,100/-



Signature of Ex-officio vendor

Signature of the purchaser

-14-

PAN.: _____, Aadhar No.: _____, Mobile No.: _____, Email ID.:NIL, and (7) SMT. VARSHA @ SHRUTI

SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP

[Signature]

[Signature]

Designated Partner



गोवा GOA



419241

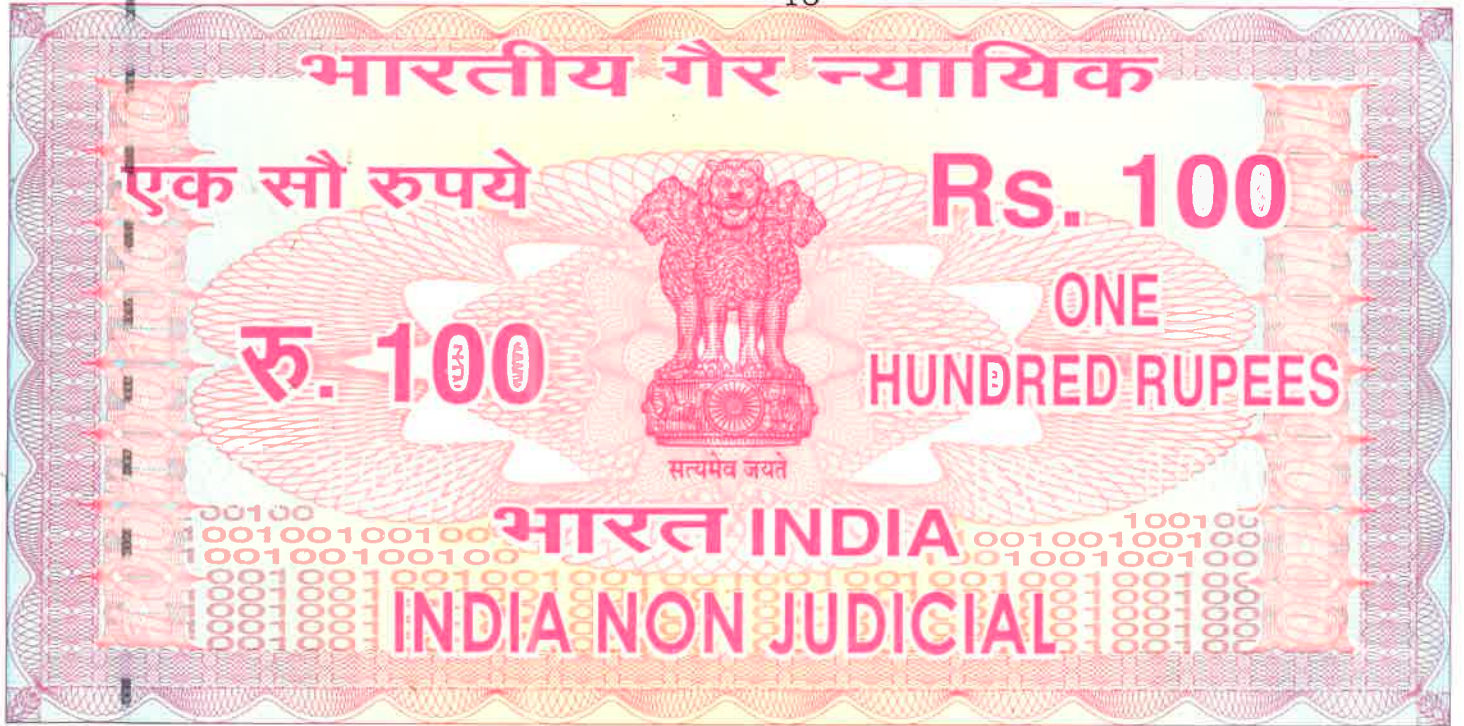
No. 1133 Place of vendor: Goa Date of issue: 20/11/2018
Value of stamp paper: 1000/-
Name of the contractor: Saad Hospitality Services LLP
Residing: Khadpabandh Ponds Goa Total value - 5,12,100/-
Signature of Executive vendor:  Signature of their partner: 

SEAL OF THE DISTRICT TREASURER, GOA

-15-

NITIN SAHAKARI, daughter of late Ganapati Vinayak Gaonkar, major, married, aged 52 years, PAN.: , Aadhar

 
SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP
Designated Partner



गोवा GOA

677619

Jr. No. 1433 Place of vendor Ponda, Date of issue 20/11/2018
 Value of stamp paper Rs 100/-
 Name of the purchaser Saad Hospitality Services LLP
 Residing at Khadapabawelh Ponda Total Value 312,100/-
 Signature of Ex-officio vendor _____ Signature of the purchaser _____



-16-

No.: _____, Mobile No.: _____, Email ID.:NIL, both Indian Nationals, presently residing at Nageshi, Ponda, Goa, and

[Signature]
 SAAD HOSPITALITY SERVICES
 LIMITED LIABILITY PARTNERSHIP
[Signature]
 Designated Partner

hereinafter referred to as THE VENDORS (which expression shall, unless repugnant to the context or meaning thereof, include their heirs executors, administrators and assigns) OF THE ONE PART.

AND

(8) **SAAD HOSPITALITY SERVICE L.L.P.**, a Limited Liability Partnership (LLP) registered in state of Goa, PAN.:ADRF54998R, having office at 1st floor PARIJAT, Behind Desai House, Near LIC Building, Khadpaband, Ponda, Goa represented through its designated partner **MRS. RAJASI RAMKRISHNA DHAVALIKAR**, daughter of Ramkrishna Madhav Dhavalikar, wife of Shri. Aditya Desai, major, married, aged about 27 years, occupation business, PAN.: [REDACTED], Aadhar Card No. [REDACTED], Mobile.: [REDACTED], Email ID.: [REDACTED], Indian National, residing at H.No.1217, Near Mahalaxmi Temple, Bandora, Ponda Goa, duly authorised by resolution of the firm dated July/04/2018, hereinafter referred to as THE PURCHASER (which expression shall, unless repugnant to the context or meaning thereof, include its partner, executors, administrators and assigns) OF THE SECOND PART.

AND

(9) **SHRI. RANGANATH VINAYAK GAONKAR**, son of Vinayak Gaonkar, aged 80 years, married, occupation business, PAN(Not Obtained form 60 submitted), Aadhar No(Not Obtained), Mobile No.: [REDACTED], Email ID.: [REDACTED], residing at Opa, Khandepar, Ponda, Goa and his wife (10) **SMT. SADHANA RANGANATH GAONKAR**, daughter of Sitaram Sapre, aged 76 years, married, occupation housewife, PAN(Not Obtained form 60 submitted), Aadhar No(Not Obtained), Mobile No.:NIL, Email ID.: [REDACTED], both Indian Nationals, residing at Opa, Khandepar, Ponda, Goa, and hereinafter referred to as THE CONFIRMING PARTY (which expression shall, unless repugnant to the context or meaning thereof, include their heirs executors, administrators and assigns) OF THE THIRD PART.

All parties are Indian Nationals.



SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP

Designated Partner



WHEREAS there exist at Opa, within the limits of village Panchayat of Curti - Khandepar, a landed property known as "CHORPANCANTIL" also known as "CHARPARAVORIL" and registered in the land registration office at Ilhas under no.5343 of Book B 14 (New) and recorded for matriz purpose under matriz nos.590, 591, 594, 595 and 596 and surveyed under old survey no.220 and 219 (part) and bounded on the East by rivulet, West by property of Raghoba Bascora Boto and Gopala B. Boto, North by ditch and South by a hill and hereinafter referred to as THE FIRST PROPERTY.

AND WHEREAS there also exists another property within the same locality and known as "TERRENO ONDE EXISTEM ALGUMAS ARVORES DO CAJUEIROS" and described in the Land Registration Office under no.5248 under Book B-14 (New) and inscribed under Matriz no.598 and bearing old cadastral No.219 and bounded as under :-

On the East : by the way to village Codar,

On the West : by the Areca grove or Toximo Upadia of Pandurang Boto,

On the North : by ditch,

On the South : by Hill.

and hereinafter referred to as THE SECOND PROPERTY.

AND WHEREAS both the said properties viz. the first property and second property were originally owned by Shri Vinaeca Gonum Boto Gaocar and his wife Smt. Loximim who by a deed of gift, dated 3rd April 1972 and registered in the office of Sub Registrar Ponda under no.88 at page 30 of book I volume XVIII, gifted the said first property to their two sons viz. Shri. Ganapati, since deceased and Shri. Ranganath, the confirming party herein, who as such acquired ownership rights in said land jointly with their wives viz. Smt. Kalindi vendor no.1 herein being wife of Said Shri Ganapati and Smt. Sadhana, the confirming party herein being the wife of Shri. Ranganath.



SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP



Designated Partner

AND WHEREAS in the said Deed of Gift, dated 03/04/1972 the said second property was gifted by said Shri Vinaeca Gaoncar and his wife Smt. Loximin exclusively in favour of said Shri Ganapati and as such said Shri Ganapati, since deceased, alongwith his wife Smt. Kalindi, the vendor no.1, acquired ownership rights in said second property.

AND WHEREAS said Shri Ganapati expired and in terms of a deed of qualification of heirs, dated 13/5/2002 and recorded at pages 44 to 46 of notarial book no.391 Shri Deepak, Smt. Jyoti and Smt, Varsha the vendors nos.2, 4 and 6 herein were qualified to be his heirs and Smt. Kalindi as his moiety holder and as such all the rights in both the said properties as were held by late Ganapati devolved upon the vendors Deepak, married to Meghana, Jyoti married to Shri Sudin and Varsha married to Nitin and said Smt. Kalindi being the moiety holder.

AND WHEREAS as aforesaid the said first property is thus presently owned by the vendors herein.

AND WHEREAS in the recent survey conducted under The Land Revenue Code, the said first property is surveyed under new survey nos.150/0, 151/1, 151/2, 151/3 and 152/2 (part) of village Candepar, Taluka Ponda, Goa with name CHORPAR MOLL.

AND WHEREAS in course of survey conducted under Land Revenue Code the said second property is surveyed under new survey nos. 149/1, 149/2 and 149/3 of village Khandepar, Taluka Ponda with name CHORPAR MALL.

AND WHEREAS the vendors sub divided a part of both the said properties into smaller plots after obtaining sub division approval from the village Panchayat of Curti-Khandepar vide permission no.43/VPCC/04-05/149/1, 150/0/ 1056, dated 30/11/2004.

AND WHEREAS a portion of both the said properties admeasuring 13404.25m² is converted to non agricultural use vide sanad no.RB/CNV/PON/92/ 2003, dated 15th January 2004.





SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP



Designated Partner

AND WHEREAS pursuant to an agreement between the parties hereto the vendors have agreed to sell to the purchaser one of such sub divided plot being **Plot no.4**, which plot is more particularly described in schedule -I written hereunder and marked with red boundary lines on the plan annexed hereto at/for a total price/ consideration of **Rs.78,00,000/- (Rupees seventy eight lacs only)** being its fair market value.

AND WHEREAS purchaser hereto has requested the vendors to execute the requisite deed of sale in its favour.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT

1. That in pursuance to the said agreement and in consideration of the price of **Rs.78,00,000/- (Rupees seventy eight lacs only)** paid/payable by the purchaser to the vendors and to be apportioned within the purchaser as under:

- (i) Rs.39,00,000/-(Rupees thirty nine lacs only) payable to withinnamed Smt. Kalindi Ganapati Gaonkar, which amount is paid by way of a post dated cheques as mentioned in SCHEDULE-III.
- (ii) Rs.13,00,000/-(Rupees thirteen lacs only) payable and to be adjusted towards cost of construction of residential premises comprising of one bedroom, one living cum dining room and one kitchen, with attached toilet and bathroom, with a built-up area of not less than 60sq.mts, to be allotted to withinnamed Shri. Sudin @ Ramkrishna Madhav Dhavalikar and Smt. Jyoti Sudin Dhavalikar.
- (iii) Rs.13,00,000/-(Rupees thirteen lacs only) payable and to be adjusted towards cost of construction of residential premises comprising of one bedroom, one living cum dining room and one kitchen, with attached toilet and bathroom, with a built-up area of not less than 60sq.mts, to be allotted to withinnamed Shri. Nitin Vinayak Sahakari and Smt. Varsha @ Shruti Nitin Sahakari.



**SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP**

(iv) Rs.13,00,000/-(Rupees thirteen lacs only) payable to within named Shri. Deepak Ganapati Gaonkar and Smt. Meghana Deepak Gaonkar, which amount shall be retained by the purchaser as an unsecured loan.

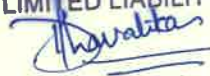
the vendors as the absolute owner of the said **plot no.4**, do hereby grant, convey, transfer, sell, relinquish and assure unto the purchaser ALL THAT plot of land being **plot no.4**, more particularly described in schedule written hereunder and more clearly shown in red lines on the plan attached hereto, together with all the structures, yards, compounds, sewers, fences, trees, passages, commons, gullies, watercourses, lights, liberties, privileges, rights easements, as also the rights to the common ways and paths whatsoever to the said plot or any part thereof belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong thereof and all estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them alongwith all the rights to the licences, permissions, approvals, sanads, plans etc. in connection with the said plot and every part thereof TO HAVE AND TO HOLD all the said **plot no.4** and hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licences, approval, sanad etc. unto and to the use of the purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The vendors do hereby covenant with the purchaser that notwithstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the





SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP



Designated Partner

vendors, now have in them good right and absolute powers to grant, transfer, convey and assure the said plot unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said plot and the rights to use the plans, approvals, licences etc. hereby granted with the appurtenances and to receive the rents and profits for its own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons lawfully or equitably claiming by from, under or in trust for the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the vendors or by any other person or persons lawfully or equitably claiming by, from, under or in trust for them, and further that the vendors and all persons having or lawfully equitably claiming any estate, right title or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for him.

3. The vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the said plot alongwith the licences, permissions, approvals etc. hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed or knowingly or



A handwritten signature in blue ink, appearing to be "Munish", written over a horizontal line.

**SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP**
A handwritten signature in blue ink, appearing to be "Hussain", written over a horizontal line.

willingly suffered or been a party or privy to any act, deed or thing whereby the vendors are prevented from granting and conveying the said plot in the manner aforesaid and whereby the same or any part thereof are, is can or may be charges, encumbered or prejudicially effected in estate, title or otherwise whatsoever.

5. The vendors further covenant with the purchaser that the said plot hereby sold is free from tenants, mundcars, or any other persons or person having any right or obligation therein and if for any defect in the title of the vendors, the purchaser is deprived of the said plot or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser.

6. The vendors further declare that their right to the said plot hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer the said plot in the name of the purchaser in the mutation entry of survey records of Revenue village of Khandepar, taluka Ponda Goa.

7. The vendors hereby declare that the property hereby sold is not under the possession of any member of schedule caste and/or schedule tribe.

8. *The purchaser do hereby agree and declare that the specifications of the residential premises to constructed as above for withinnamed Shri. Ramkrishna @ Sudin M. Dhavlikar and Smt. Jyoti S. Dhavlikar and that to withinnamed Shri. Nitin Sahakari and Smt. Varsha @ Shruti Sahakari shall be as contained in Schedule-II hereunder attached to this deed.*

9. *As both the said properties were subdivided by a common order of sub division and the subject matter of this deed is a sub divided plot, by way of caution said Shri. Ranganath and his wife are joined herein as confirming party.*



SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP

Designated Partner

SCHEDULE-I

All that plot of land being **plot No.4** admeasuring an area of **1441.00sq.mts.** and forming part of land under survey no. 150/0 of village Candepar, Taluka Ponda which in turn forms part of the property known as "TERRENO ONDE EXISTEM ALGUMAS ARVORES DO CAJUEIROS" and described in the Land Registration Office under no.5248 under book B-14 (New) and inscribed under Matriz No.598 and bearing old cadastral no.219 and bounded as under:-

On the North : by Plot No.3,
On the South : by remaining part of S.No.150/0,
On the East : by remaining part of S.No.150/0 and River Candepar,
On the West : by Khandepar – Codar Road.



SCHEDULE-II

Specifications of Residential Premises

1. STRUCTURE : R.C.C. framed structure.
2. WALLS : Internal walls of Bricks and external walls of laterite or concrete block masonry in cement mortar.
3. DOORS AND WINDOWS: The Bed rooms will have wooden frame with flush door and Toilet doors will have concrete frames with FRP doors windows will have aluminium sliding windows with pinhead glass panels. The main door shall be of teak wood frame with designer flush door with lock and aldrop and one handle on each side.
4. PLASTER AND PAINT: All external surface of the building will be plastered with two coats of cement mortar and finished with cement/ Acrylic paint, internal walls and ceiling will be plastered with one coat and finished with cement Putty. All internal wall surfaces and ceilings will be finished in Emulsion Paint of good quality.



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LIMITED LIABILITY PARTNERSHIP

Designated Partner

5. FLOORING & SKIRTING : The flooring of flat shall be of vitrified tiles of reputed make. Toilet will have plain ceramic tiles on floor and upto 2.2mts designers tiles on wall and bath will have plain ceramic tiles on floor and upto 2.2mts designers tiles on the wall. Waterproofing for open terrace will be done.

6. ELECTRICAL INSTALLATIONS : with good quality wires through concealed pipes or casing capping with required points.

7. SANITARY / PLUMBING INSTALLATIONS :

1) Internal water line shall be concealed, external open, in blue / PVC pipe.

2) Taps, stop cocks, etc. of standard make.

3) Wash basin, WC pan in white colour of approved quality.

4) Sewage/Sewerage/waste line in SWR pipes of approved quality.

Bathroom to have connection from common solar water heater.

8. KITCHEN: Granite platform along one wall side with steel sink with designers tiles upto 1.2mts above platform.



SCHEDULE-III
Mode of Payment

Sr. No	Cheque Nos.	Dated	For Rs.	Drawn on Bank/ Branch	TDS/ Deducted
1.	062873	15/11/2018	Rs.9,90,000/-	Indusind Bank, Ponda Goa	Rs.10,000/-
2.	062874	15/12/2018	Rs.9,90,000/-	Indusind Bank, Ponda Goa	Rs.10,000/-
3.	062875	15/01/2019	Rs.9,90,000/-	Indusind Bank, Ponda Goa	Rs.10,000/-
4.	062876	15/02/2019	Rs.8,91,000/-	Indusind Bank, Ponda Goa	Rs.9,000/-
TOTAL			Rs.38,61,000/-		Rs.39,000/-

SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP

Designated Partner

Withinnamed Smt. Kalindi and Smt. Meghana are being represented herein by withinnamed SHRI. DEEPAK GANAPATI GAONKAR, as their attorney constituted interms of Power of attorney, dated 25/06/2003 executed before Notary public of Ponda Adv. D. V. Amonkar.

Withinnamed Shri. Sudin, Smt. Jyoti, Shri. Nitin and Smt. Varsha are being represented herein by withinnamed SHRI. DEEPAK GANAPATI GAONKAR, as their attorney constituted interms of Power of attorney, dated 10/10/2002 executed before Notary public of Ponda Adv. Arun Singhal.

Withinnamed Shri. Ranganath and Smt. Sadhana are being represented herein by withinnamed SHRI. DEEPAK GANAPATI GAONKAR, as their attorney constituted interms of Power of attorney dated 10/1/2005 executed before Notary public of Ponda Adv. C. G. D'costa.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first hereinabove written.



SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP

Designated Partner

Signed and delivered by the withinnamed



Handwritten signature of Shri. Deepak Ganapati Gaonkar



Handwritten signature of Shri. Deepak Ganapati Gaonkar

SHRI. DEEPAK GANAPATI GAONKAR

for self and as attorney of

Smt. Kalindi G. Gaonkar,

Shri. Sudin M. Dhavalikar,

Shri. Nitin V. Sahakari,

Shri. Ranganath V. Gaonkar,

Smt. Meghana D. Gaonkar,

Smt. Jyoti S. Dhavalikar,

Smt. Varsha N. Sahakari,

Smt. Sadhana R. Gaonkar.



(L.H.F.T.)



(R.H.F.T.)

Handwritten signature of Shri. Deepak Ganapati Gaonkar

**SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP**

Handwritten signature of Shri. Deepak Ganapati Gaonkar

Designated Partner

Signed and delivered by the withinnamed PURCHASER
SAAD HOSPITALITY SERVICE L.L.P.,
represented through its partner

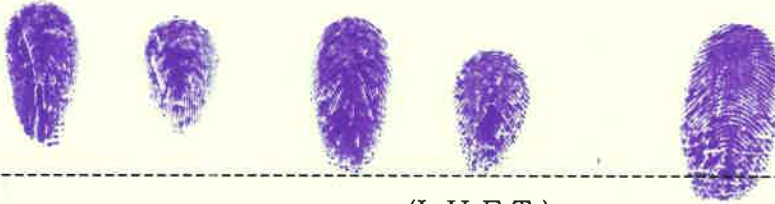
SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP

Dhaivalika
Designated Partner



SEAL OF THE

MRS. RAJASI RAMKRISHNA DHAVALIKAR



(L.H.F.T.)



(R.H.F.T.)

IN PRESENCE OF :

1. Adv. M. P. Gomes *M.P. Gomes*
2. Shaba P. Gaude *Gaude*

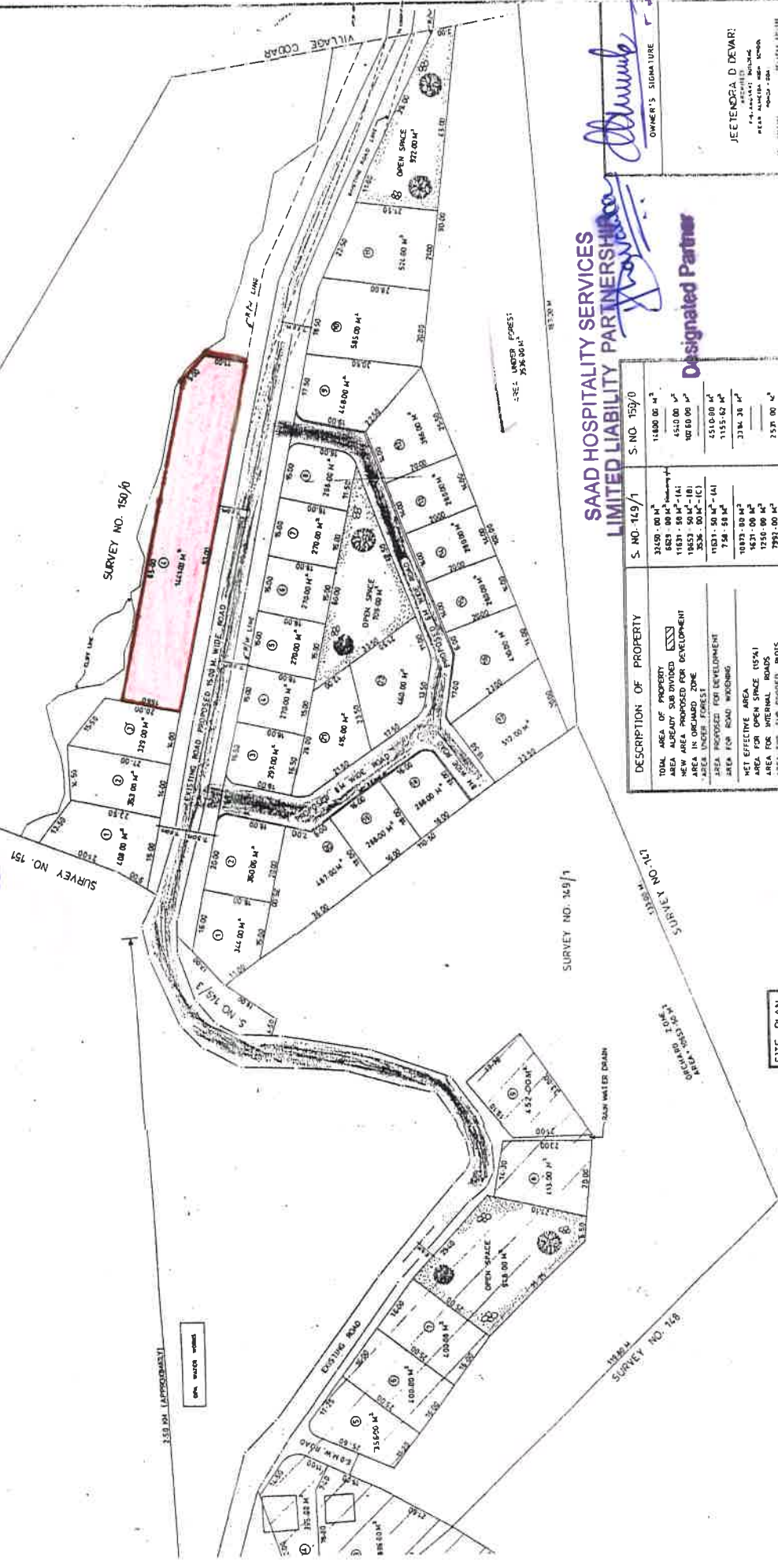
M. P. Gomes

SAAD HOSPITALITY SERVICES
LIMITED LIABILITY PARTNERSHIP

Dhaivalika

Designated Partner

S.NO. 149/1 & 150/0 AT OFA · KHANDEPAR, PONDA - GOA FOR MR. DEEPAK G. GAONKAR



SAAD HOSPITALITY SERVICES LIMITED LIABILITY PARTNERSHIP
Designated Partner

OWNER'S SIGNATURE
[Signature]

JEE TEJESHA D. DEWAR:
 REGISTERED
 AREA: KHANDEPAR, PONDA
 TEL: 971148 TEL/FAX: 971148

DESCRIPTION OF PROPERTY	S. NO. 149/1	S. NO. 150/0
TOTAL AREA OF PROPERTY	3169.00 M ²	15800.00 M ²
AREA ALREADY SUB DIVIDED	629.00 M ²	4510.00 M ²
NEW AREA PROPOSED FOR DEVELOPMENT	1183.50 M ² (A)	4680.00 M ²
AREA UNDER GOVT. ZONE	1853.50 M ² (B)	
AREA UNDER FOREST	358.00 M ² (C)	
AREA PROPOSED FOR DEVELOPMENT	1183.50 M ² (A)	4510.00 M ²
AREA FOR ROAD WIDENING	758.55 M ²	1155.60 M ²
NET EFFECTIVE AREA	10872.00 M ²	3134.38 M ²
AREA FOR OPEN SPACE (15%)	1631.00 M ²	
AREA FOR INTERNAL ROADS	1250.00 M ²	
AREA FOR SUB DIVIDED PLOTS	7992.00 M ²	2537.00 M ²

SITE PLAN
 SCALE: 1:500

DATE: 02/01/2018
 TIME: 10:30 AM



Office of Sub-Registrar Ponda

Government of Goa

Print Date & Time : 28-11-2018 04:25:39 PM

Document Serial Number : 1877

Presented at 03:11:00 PM on 28-11-2018 in the office of the Sub-Registrar(Ponda) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	234100.00
2	Processing Fees	840.00
	Total :	234940.00

Stamp Duty Required: 312020.00 Stamp Duty Paid: 312100.00

Rajasi Ramkrishna Dhavalikar presenter

Name	Photo	Thumb Impression	Signature
Rajasi Ramkrishna Dhavalikar ,D/o Ramkrishna Madhav Dhavalikar , Married,Indian,age 27 Years,Business,r/oH.No.1217, Near Mahalaxmi Temple, Bandora Ponda Goa. Pan.no. as designated partner of SAAD HOSPITALITY SERVICE L.L.P. at Ponda vide Resolution dated 24/11/2018			

Endorsements

Executant


1 . Deepak Ganapati Gaonkar, s/o. Ganapati Gaonkar, Married,Indian,age 49 Years,Business,r/oOpa, Khandepar, Ponda-Goa Pan.No. For self as Vendor No. 2 and attorney for Vendor No. 1 & 3 vide P.O.A dated 25/06/2003 executed before Notary Dinkar V. Amonker under Reg.No. 8687/03 and vide addendum to P.O.A dated 5/6/2009 executed before Notary D.V. Amonkar under Reg.No.16685/09 dtd 5/6/2009 and Attorney for Vendor No. 4 to 7 vide P.O.A dated 10/10/2002 executed before Notary Arun S.S. Singbal under Reg.No. 7078/02 and Attorney for confirming party No. 9 & 10 vide P.O.A dated 10/01/2005 executed before Notary C.G. D.Costa under Reg. No. 14302

Photo	Thumb Impression	Signature

2 . Rajasi Ramkrishna Dhavalikar , D/o Ramkrishna Madhav Dhavalikar , Married,Indian,age 27 Years,Business,r/oH.No.1217, Near Mahalaxmi Temple, Bandora Ponda Goa. Pan.no. as designated partner of SAAD HOSPITALITY SERVICE L.L.P. at Ponda vide Resolution dated 24/11/2018

Photo	Thumb Impression	Signature

Identification

Sr No.	Witness Details	Signature
1	Adv. Menino Gomes , S/o. Luis Piedade Gomes, Married, Indian, age 58 Years, Advocate, r/o Bhamai, Pale, Bicholim-Goa	


Sub-Registrar
GOA REGISTRY
PONDA

Certified that Mutation fees of Rs. 2500/- has been paid vide Ch.no. 201801030752

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



1877

Book-1 Document
Registration Number PON-BK1-01823-2018
CD Number POND4 on
Date 28-11-2018


Sub Registrar (Ponda)
PONDA

Scanned By:- Varadraj G. Lotikar

Signature:- Lotikar

Designed and Developed by C-DAC, ACTS, Pune

