



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



STAMP DUTY CERTIFICATE

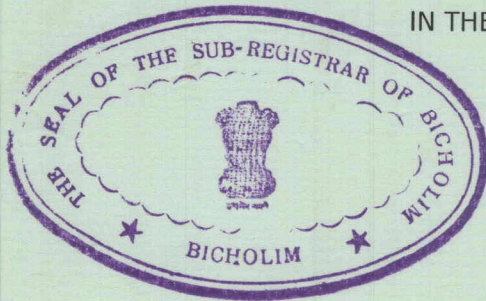
ENDORSEMENT

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

Stamp Duty Of : ₹ 503800/-

(Rupees Five Lakh Three Thousand Eight Hundred only)

PAID VIDE E-RECEIPT NO 202500202874 DATED :24-Mar-2025,
IN THE GOVERNMENT TREASURY.

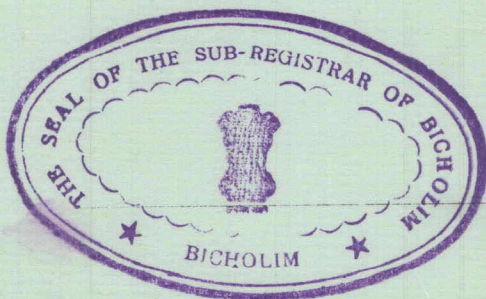


[Signature]
Sub Registrar
Bicholim

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202500014759
DOCUMENT SERIAL NUMBER	:	2025-BCH-995
DATE OF PRESENTATION	:	23-May-2025
DOCUMENT REGISTRATION NUMBER	:	BCH-1-989-2025
DATE OF REGISTRATION	:	23-May-2025
NAME OF PRESENTER	:	Seema Sumit Bagaria Authorized Signatories/Representative Of SSAS REALTY PROPERTIES LLP
REGISTRATION FEES PAID	:	₹302250/-
PROCESSING FEES PAID	:	₹4120/-
MUTATION FEES PAID	:	₹2000/-





**Government of Goa
Directorate of Accounts**

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



Echallan No. 202500202874

e-Receipt

Department: **10 - NOTARY SERVICES**

Echallan Date: 20-03-2025 13:12:45

Name and Address of Party: **SSAS | 9845542005**

3rd Floor Site No 26 New BEL R0ad Opp Indian Oil Petrol Bunk MS
Ramaiah Hospital Opposite Indian Oil

Service:

Stamp Duty

Amount

Stamp Duty

₹ 503800.00

Total Amount: ₹ 503,800.00

(Rs. Five Lakh Three Thousand Eight Hundred Only)

Department Data:

202500014759 NOTARY|202500014759 NOTARY

Bank ref No:

Status:

Success

Payment Date:

24-03-2025 15:24:01

Reprint Date: 24/03/2025 16:20:39



DEED OF SALE

2025-B41-995

23/05/2025

For SSAS REALTY PROPERTIES LLP

Seemabegari

DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP

DESIGNATED PARTNER

THIS DEED OF SALE is made at Bicholim on this 09th day of May of the year Two Thousand and Five, (09/05/2025).

BETWEEN

1. **MR. VINAYAK VITHAL MANDREKAR**, son Late Vithal Gopal Mandrekar, aged 63 years, Married, business, Indian National, holder of PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] and his wife;

2. **MRS. SUKANTI VINAYAK MANDREKAR**, daughter of Late Narayan Gaonkar, wife of Mr. Vinayak Vithal Mandrekar, aged 52 years, Housewife, Married, Indian National, holder of PAN Card bearing No. [REDACTED] and Aadhaar Card bearing No. [REDACTED], Both residents of H. No. 469, Wadachawada, Bordem, Bicholim, Goa, 403504, hereinafter referred to as the **"VENDORS"** (which expression shall deem to mean and include their heirs, legal representatives, executors, administrators and permitted assigns) of the **ONE PART**.

AND



For SSAS REALTY PROPERTIES LLP
Seenu B. S. S.
DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP
[Signature]
DESIGNATED PARTNER

1. **SSAS REALTY PROPERTIES LLP**, a Limited Liability Partnership, registered under number [REDACTED], holder of PAN Card bearing No. [REDACTED], holder of TAN No. [REDACTED], having its registered address at 3rd Floor, Site No.26, New BEL Road, Opp, Indian Oil Petrol Bunk, MS Ramaiah Hospital, Opposite Indian Oil Petrol Bunk, Bengaluru - 560054, herein represented by its Authorized Signatories vide Board Resolution dated 10.03.2025, **1) MRS. SEEMA SUMIT BAGARIA**, daughter of Sitaram Goenka, aged 54 years, Married, business, Indian National, holder of PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], Resident of 191, Pebble Bay Apartments, Tower-3 1st Main Road, RMV 2nd Stage Bangalore North, Karnataka-560094, **2) MR. ADITYA DALMIYA**, son of Late Santosh Dalmiya, Aged 55 years, Married, Service, Indian National, holder of PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED], Resident of Flat no. D 1018 77 Place Diyasree 77 Town Centre Yamalur Road, Bangalore North Marathahalli Colony, Bangalore North, Bengaluru, Karnataka-560037, hereinafter referred to as **'PURCHASER'** (which expression shall include all their heirs, successors,



For SSAS REALTY PROPERTIES LLP
Seema Bagaria
DESIGNATED PARTNER

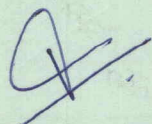
For SSAS REALTY PROPERTIES LLP

DESIGNATED PARTNER

legal representatives, executors, administrators and assigns) of the **SECOND PART**.

AND WHEREAS for the Purpose of signing of this present Deed of Sale, the **VENDORS** herein are duly represented by their Son as lawful Power of Attorney holder **MR. VALLABH VINAYAK MANDREKAR**, Son of Mr. Vinayak Mandrekar, age 27 years of age, unmarried, Service, Indian National, holder of PAN Card bearing No. [REDACTED] and Aadhaar Card bearing No. [REDACTED], resident of H. No. 469, Wadachawada, Bordem, Bicholim, Goa, 403504, vide Power of Attorney dated 02.10.2023, bearing Registration No. 9844/POA/2023, executed before Notary Advocate Rupali G. Panashekar Bicholim Taluka State of Goa.

AND WHEREAS originally there exists a larger property known as **"HUDRO" or "HODURO"** situated at Village Bordem-Bicholim Goa, within the jurisdiction of Village Panchayat of Bordem-Goa, Taluka and Registration Sub-District of Bicholim, District North Goa, State of Goa, neither found described in the land registration Office of Bicholim nor enrolled in the Taluka Revenue Office of Bicholim and the same is surveyed under



For SSAS REALTY PROPERTIES LLP
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Survey No. 7, Sub Division No. 2 of Village Bordem, admeasuring an area of 3100 sq. mts. which property hereinafter shall be referred to as the **SAID LARGER PROPERTY**.

AND WHEREAS, the **SAID LARGER PROPERTY** originally belonged to one late Vithal Gopal Manjrekar alias Vithal Gopal Mandrekar who expired on 19/01/2013 at House No. 91, Bordem, Ward No. 3, Bicholim, Goa, who was married under the Law of Communion of Assets prevailing in the State of Goa to Late Premavati Vithal Manjrekar who expired on 14/07/1994 at Bicholim, Goa.

AND WHEREAS late Vithal Gopal Manjrekar alias Vithal Gopal Mandrekar and Late Premavati Vithal Manjrekar was survived by three married sons as their legal heirs as under: -

- A.** Shri. Pundalik Vithal Mandrekar married to Smt. Rekha Pundalik Mandrekar;
- B.** Shri. Vinayak Vithal Mandrekar married to Smt. Sukanti Vinayak Mandrekar i.e. the **VENDORS** herein;
- C.** Shri Shivaji Vithal Mandrekar married to Smt. Saurubai Shivaji Mandrekar.



For SSAS REALTY PROPERTIES LLP

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For SSAS REALTY PROPERTIES LLP

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AND WHEREAS, upon the demise of late Vithal Gopal Manjrekar alias Vithal Gopal Mandrekar and Late Premavati Vithal Manjrekar, an Inventory proceeding was initiated bearing No. 157/2019/C before the Hon'ble Civil Judge Junior Division at Bicholim and by virtue of Final Order and Decree dated 04/05/2022, the **SAID PROPERTY** was equally allotted to Shri. Pundalik Vithal Mandrekar married to Smt. Rekha Pundalik Mandrekar, Shri. Vinayak Vithal Mandrekar married to Smt. Sukanti Vinayak Mandrekar i.e. the **VENDORS** herein and Shri Shivaji Vithal Mandrekar married to Smt. Saurubai Shivaji Mandrekar as per the shares.

AND WHEREAS, the **VENDORS** herein filed a Civil Suit before the Civil Judge Junior Division at Bicholim under Regular Civil Suit No. 62/2022/C under Section 22 of Specific Relief Act r/w Section 9 of the Civil procedure Code, for partition and for other Consequential Relief against their brothers/brother-in-laws and Sister-in Laws in which Compromise Terms were came to be filed and vide Compromise Terms and Order and Decree dated 09.10.2023 passed by the Hon'ble Civil Judge Junior Division in Regular Civil Suit



For SSAS REALTY PROPERTIES LLP
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bearing No. 62/2022/C, the **VENDORS** herein were allotted an area of 1,550 Sq. Mtrs. from the **SAID LARGER PROPERTY** and thus, the **VENDORS** herein became the exclusive owner in possession of the part of the **SAID LARGER PROPERTY** admeasuring an area of 1,550 Sq. Mtrs.

AND WHEREAS the **VENDORS** herein got mutated their names in the Survey records i.e. Form I & XIV of the **SAID LARGER PROPERTY**.

AND WHEREAS by virtue of Order and Decree dated 09.10.2023 passed by the Hon'ble Civil Judge Junior Division in the Regular Civil Suit No. 62/2022/C, the **VENDORS** herein filed an Application for partition before the Inspector of Survey and Land Records at Bicholim-Goa under case No. PIBIC12-23-862 and as per letter no. 9/ISLR/PART/BICH/BOR/417/23/426 dated 28/02/2024 partition was carried out and Separate Survey Number was allotted under Survey no. 7 sub Division 2-A for an area of 1550 sq. mts which is more specifically described in **SCHEDULE** herein below and hereinafter referred to as the **SAID PROPERTY**.

AND WHEREAS, the **PURCHASER** has inspected all the relevant title documents, in the **SAID PROPERTY**.

For SSAS REALTY PROPERTIES LLP

DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP

DESIGNATED PARTNER

AND WHEREAS the **PURCHASER** intends to purchase from the **VENDORS**, the **SAID PROPERTY**.

AND WHEREAS, the **PURCHASER** had approached the **VENDORS** with the request to them and the **VENDORS** have agreed to sell/transfer/convey to and in favor of the **PURCHASER**, the **SAID PROPERTY** for a total consideration of **Rs. 1,00,75,000/- (Rupees One Crore Seventy Five Thousand Only)** to the **PURCHASER** which is the present fair market price of the **SAID PROPERTY** and the **VENDORS** herein agreed to be sell the **SAID PROPERTY** to the **PURCHASER** for a total consideration of **Rs. 1,00,75,000/- (Rupees One Crore Seventy Five Thousand Only)**.

AND WHEREAS a Public Notice was published in Local Newspaper Namely "**THE NAVHIND TIMES**" dated 24/09/2024 and "**TARUN BHARAT**" dated 24/09/2024 by the Advocate of the **PURCHASER**, prior to the purchase of the **SAID PROPERTY** by the **PURCHASER** and that sufficient time of 15 days was given to the public to raise their objections if any, however no objections were raised or received by the said Advocate.

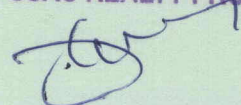


For SSAS REALTY PROPERTIES LLP

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DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP



DESIGNATED PARTNER

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of payment **Rs. 1,00,75,000/- (Rupees One Crore Seventy Five Thousand Only)** paid by the **PURCHASER** to the **VENDORS** in the following manner:

A. A sum of **Rs. 21,000/- (Rupees Twenty One Thousand Only)** as token amount was paid vide Cheque No. 686122 dated 24.08.2024 drawn on Axis Bank, B.E.L. Road, Bangalore Branch in favour **VENDORS;**

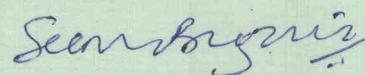
B. A sum of **Rs. 8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only)** vide Cheque bearing No. 000226 dated 14/11/2024 drawn on Standard Chartered Bank, Whitefield, Bangalore Branch in favour of **VENDOR NO. 1;**

C. A sum of **Rs. 2,00,000/- (Rupees Two Lakhs Fifty Thousand Only)** vide Cheque bearing No. 000306 dated 14/11/2024 drawn on Kotak Mahindra Bank, Lavelle Road, Bangalore Branch in favour of **VENDOR NO. 1;**

D. A sum of **Rs. 1,00,000/- (Rupees One Lakh Only)** vide IMPS bearing No. P2A/431816011947 dated

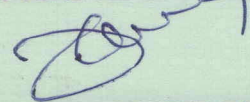


For SSAS REALTY PROPERTIES LLP



DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP



DESIGNATED PARTNER

13/11/2024 through Axis Bank, B.E.L. Road,
Bangalore Branch in favour of **VENDOR NO. 1;**

E. A sum of **Rs. 1,00,000/- (Rupees One Lakh Only)** vide IMPS bearing No. P2A/431817371671 dated
13/11/2024 through Axis Bank, B.E.L. Road,
Bangalore Branch in favour of **VENDOR NO. 1;**

F. A sum of **Rs. 37,26,625/- (Rupees Thirty Seven Lakhs Twenty Six Thousand Six Hundred Twenty Five Only)** vide Demand Draft bearing No. 511011
dated 22.05.2025 drawn on ICICI Bank, Panaji Branch
in favour of **VENDOR NO. 1;**

G. A sum of **Rs. 8,50,000/- (Rupees Eight Lakhs Fifty Thousand Only)** vide Cheque bearing No. 000225
dated 14/11/2024 drawn on Standard Chartered Bank,
Whitefield, Bangalore Branch in favour of **VENDOR NO. 2;**

H. A sum of **Rs. 2,00,000/- (Rupees Two Lakhs Fifty Thousand Only)** vide Cheque bearing No. 000307
dated 14/11/2024 drawn on Kotak Mahindra Bank,
Lavelle Road, Bangalore Branch in favour of **VENDOR NO. 2;**



For SSAS REALTY PROPERTIES LLP

Seem Bhatia
DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP

[Signature]
DESIGNATED PARTNER

I. A sum of **Rs. 1,00,000/- (Rupees One Lakh Only)** vide IMPS bearing No. P2A/431816005523 dated 13/11/2024 through Axis Bank, B.E.L. Road, Bangalore Branch in favour of **VENDOR NO. 2;**

J. A sum of **Rs. 1,00,000/- (Rupees One Lakh Only)** vide IMPS bearing No. P2A/431817378331 dated 13/11/2024 through Axis Bank, B.E.L. Road, Bangalore Branch in favour of **VENDOR NO. 2;**

K. A sum of **Rs. 37,26,625/- (Rupees Thirty Seven Lakhs Twenty Six Thousand Six Hundred Twenty Five Only)** vide Demand Draft bearing No. 511010 dated 22.05.2025 drawn on ICICI Bank, Panaji Branch in favour of **VENDOR NO. 2;**

L. Tax Deducted at Source under Form 26 QB, total amounting to **Rs. 1,00,750/- (Rupees One Lakh Seven Hundred Fifty Only)** which has been paid by the **PURCHASER** in favour of the **VENDORS** in the following manner:

A. An amount of **Rs. 50,375/- (Rupees Fifty Thousand Three Hundred Seventy Five Only)** vide Acknowledgement No. AM01730514, dated 02.05.2025 in favour of **VENDOR NO. 1** by the **PURCHASER;**



For SSAS REALTY PROPERTIES LLP

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B. An amount of **Rs. 50,375/- (Rupees Fifty Thousand Three Hundred Seventy Five Only)** vide Acknowledgement No. AM01793890, dated 02.05.2025 in favour of **VENDOR NO. 2** by the **PURCHASER**;

the receipt of which amount, the **VENDORS** does hereby admit and acknowledge of having duly received, the **VENDORS** by this present Deed have sold, transferred and conveyed the **SAID PROPERTY**, more particularly described in the **SCHEDULE** herein under written, to the **PURCHASER** along with all their, right, title, access, easement, interest, ways, trees, privileges and appurtenances of whatsoever nature to the **SAID PROPERTY, TO HAVE, HOLD AND TO ENJOY** the same absolutely and forever, free from any charges or encumbrances of whatsoever nature and the possession of which has been delivered by the **VENDORS** to the **PURCHASER** on execution of the present Deed.

2. The **VENDORS** represent to the **PURCHASER** that they are the absolute owners in possession of the **SAID PROPERTY** and that there exists no other person /persons/institution/institutions/entity who may have /has any right, claim, title or interest of whatsoever nature in the **SAID PROPERTY**.

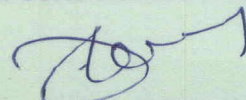


For SSAS REALTY PROPERTIES LLP

Seemabegum

DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP



DESIGNATED PARTNER

3. That the **PURCHASER** shall hereinafter enter upon and enjoy the **SAID PROPERTY**, as their absolute property without any interference of any person whatsoever.

4. The **VENDORS** declare that they have not entered into/executed any other Agreement of Sale/Memorandum of Understanding/Lease/Deed of Sale in respect of the **SAID PROPERTY** described in the **SCHEDULE** herein under and further specifically declare that they have not created rights/third Party rights of whatsoever nature in favour of any person/persons, natural or Juristic in respect of the **SAID PROPERTY**.

5. The **VENDORS** do hereby covenant with the **PURCHASER** that they shall save the **PURCHASER** harmless in the event of any other person/persons, natural or juristic, claiming any right, title or interest in the **SAID PROPERTY**.

6. The **VENDORS** covenant with the **PURCHASER** that the **SAID PROPERTY** is not the subject matter of any lis – pendens and/or attachment and/or mortgage and/or charge and/or lien and/or lease and/or license



For SSAS REALTY PROPERTIES LLP
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DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP
[Signature]
DESIGNATED PARTNER

and the same is sold to the **PURCHASER** free from all encumbrances of whatsoever nature.

7. The **VENDORS** shall at all times do all acts, deeds and things as and when requested by the **PURCHASER** to be done for the purpose of giving effect to the present deed and as may be required for the purpose of completely conveying the **SAID PROPERTY** unto the **PURCHASER**.

8. That in case of any defect is found in the title of the **VENDORS** in the **SAID PROPERTY** hereby sold and/or in the present conveyance then the **VENDORS** do hereby agree and undertake to obtain necessary clearance and execute necessary Deeds and papers at the request of the **PURCHASER** for more perfectly conveying the **SAID PROPERTY** sold unto the **PURCHASER**.

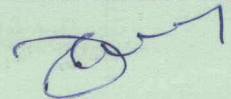
9. The **VENDORS** also covenant, that, if, for any defect in the title of the **VENDORS**, the **PURCHASER** is deprived of the whole or any part/share of the **SAID PROPERTY**, the **VENDORS** shall be liable to, and shall compensate the **PURCHASER** in terms of law.



For SSAS REALTY PROPERTIES LLP

Seem Bhatia
DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP


DESIGNATED PARTNER

10. The **VENDORS** further covenant that the title to the **SAID PROPERTY** hereby sold, subsists in their favor alone and that they alone have complete authority and right to sell the same.

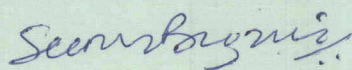
11. That the **VENDORS** and their heirs shall at all times hereinafter indemnify and shall keep indemnified the **PURCHASER** and his transferees against any laws, damages, costs, charges, expenses if any, suffered by reasons of any defect in the title of the **VENDORS** or any breach of the covenants herein contained.

12. The **VENDORS** further covenant with the **PURCHASER** that the **PURCHASER** may apply for and obtain mutation entry in relation to the **SAID PROPERTY**, transferred and conveyed in their name in all the relevant records and registers of the Government and other local bodies like the Village Panchayat, Talathi, Survey Records, Form I & XIV etc., so on or any other procedure/process as may be required to effectively transfer the title of the **SAID PROPERTY**.

13. That all notices shall be deemed to be validly sent if sent by registered post acknowledgement due, to the parties hereto at the address of the parties as herein above stated.

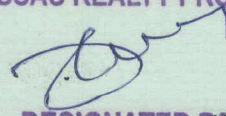


For SSAS REALTY PROPERTIES LLP



DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP



DESIGNATED PARTNER

14. The **VENDORS** declare that the **SAID PROPERTY** as per the Zoning Certificate issued by the office of Deputy Town Planner, Taluka Office, Bicholim Sattari, having its office at 2nd floor, Town Center, Municipal Building, Bicholim-Goa 403504 under Ref. No. **TCP/ZON-1674/BORDEM/ BICH/24/2019** dated **25/07/2024**, the **SAID PROPERTY** falls in **"SETTLEMENT ZONE" (M-2 with 100 (F.A.R))**.

15. That the **VENDORS** have not created any liens/charges or encumbrances on the **SAID PROPERTY** and the same is hereby sold free from all encumbrances.

16. All the costs and expenses necessary and incidental to the preparation, execution and registration of the present Deed of Sale before the Office of the Sub Registrar of Bicholim, Bicholim, Goa, shall be borne by the **PURCHASER**.

17. That the **VENDORS** and the **PURCHASER** hereby declare that the **SAID PROPERTY** in this transaction does not belong to Schedule Caste/Schedule Tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.



For SSAS REALTY PROPERTIES LLP

Seemabizari

DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP



DESIGNATED PARTNER

18. That for the purpose of Stamp Duty and Registration Fee, the present Deed of Sale is valued at **Rs. 1,00,75,000/- (Rupees One Crore Seventy Five Thousand Only)**, and hence the **Stamp Duty of Rs. 5,03,750/- (Rupees Five Lakhs Three Thousand Seven Hundred and Fifty Only)** and **Registration Fees of Rs. 3,02,250/- (Rupees Three Lakhs Two Thousand Two Hundred and Fifty Only)** is paid herewith.

SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

All that immovable property known as **HODURO**, totally admeasuring 1,550 Sq. Mtrs., which is situated within the limits of Village Panchayat of Bordem, Bicholim, Goa, Taluka and Registration Sub-district of Bicholim, District of North Goa, State of Goa, neither described in the Land Registration Office of Bicholim nor enrolled in the Taluka Revenue Office of Bicholim, presently Surveyed under Survey No. 7/2-A of Village Bordem, Bicholim Taluka and is bounded as follows:

On the East: By Public Road;

On the West: by property bearing Survey no. 12 Sub Division 2 of Village Bordem;

For SSAS REALTY PROPERTIES LLP

DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP

DESIGNATED PARTNER

On the North: By property bearing survey No. 7 Sub
Division 1-A of Village Bordem;

On the South: By property bearing survey No. 7 Sub
Division 2 of Village Bordem.

IN WITNESS WHEREOF the parties hereto have set
their respective hands on the day, month, year and the
place hereinabove written in the presence of the
witnesses.



For SSAS REALTY PROPERTIES LLP

Seemabuzrio

DESIGNATED PARTNER

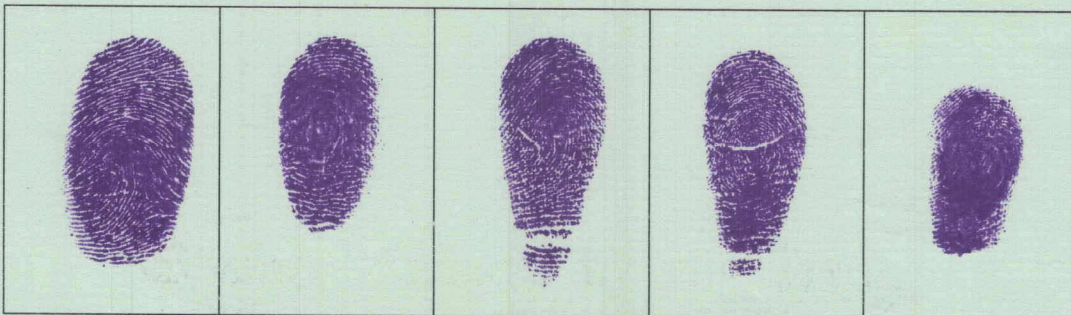
For SSAS REALTY PROPERTIES LLP

DESIGNATED PARTNER

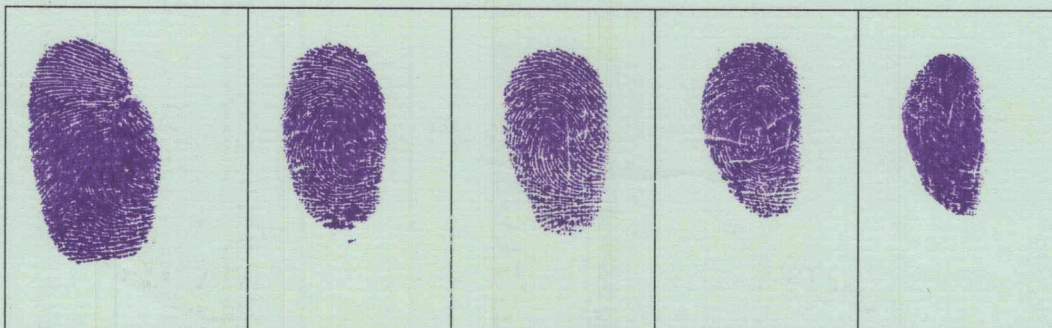
SIGNED AND DELIVERED BY THE WITHIN NAMED
BY MR. VALLABH VINAYAK MANDREKAR LAWFUL
ATTORNEY OF VENDORS



L.H.F.P.



R.H.F.P



For SSAS REALTY PROPERTIES LLP
Seemabigzari
DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP

DESIGNATED PARTNER

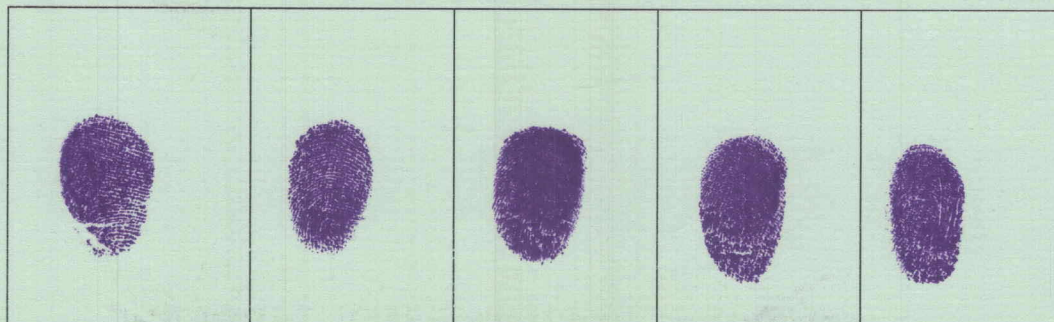
SIGNED AND DELIVERED BY THE WITHIN NAMED
PURCHASER SSAS REALTY PROPERTIES LLP
REPRESENTED BY ITS AUTHORIZED SIGNATORY
NO. 1 MRS. SEEMA SUMIT BAGARIA



L.H.F.P.



R.H.F.P



For SSAS REALTY PROPERTIES LLP
Seema Bagaria
DESIGNATED PARTNER

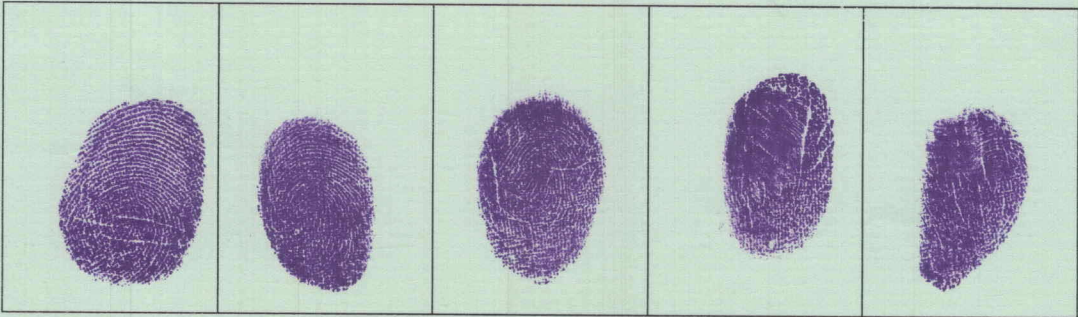
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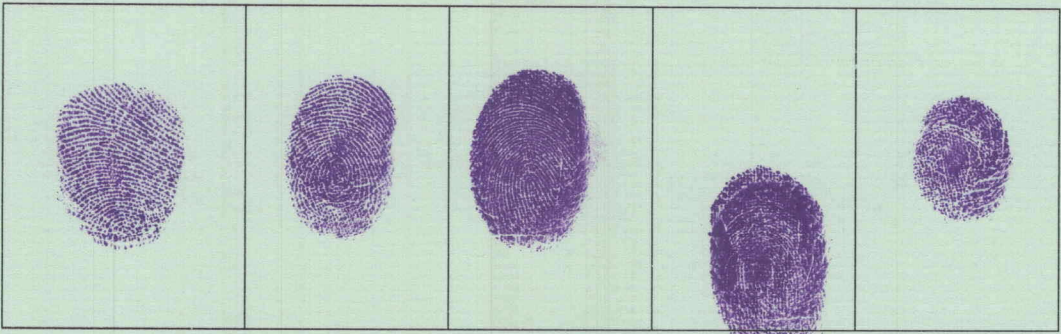
SIGNED AND DELIVERED BY THE WITHIN NAMED
PURCHASER SSAS REALTY PROPERTIES LLP
REPRESENTED BY ITS AUTHORIZED SIGNATORY
NO. 2 MR. ADITYA DALMIYA



L.H.F.P.



R.H.F.P



For SSAS REALTY PROPERTIES LLP
Seem Bhatia
DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP
DESIGNATED PARTNER

WITNESSES:

1. Name: Adv. Nadeem Namdev Halankar;

Age: 31 Years;

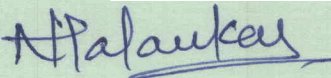
Father's Name: Namdev Govind Halarnkar;

Address: H. No. 1D/3, Palmar, Pomburpa, Bardez,

North Goa, Goa, 403523;

Mobile No: +91 9284489269;

Aadhaar Card No: [REDACTED]

Signature: 

2. Name: Mr. Shraddhesh Sharad Uskaikar;

Age: 27 Years

Father's Name: Sharad Uskaikar;

Address: H. No. 2596, Sanju Appartment, Varchawada.

Bordem, Bicholim, North Goa, Goa, 403504;

Mobile No: +91 9545456049;

Aadhar Card No: [REDACTED]

Signature: 



For SSAS REALTY PROPERTIES LLP



DESIGNATED PARTNER

For SSAS REALTY PROPERTIES LLP



DESIGNATED PARTNER



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 23-May-2025 12:41:03 pm

Document Serial Number :- 2025-BCH-995

Presented at 12:31:30 pm on 23-May-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	503800
2	Registration Fee	302250
3	Mutation Fees	2000
4	Processing Fee	4120
Total		812170

Stamp Duty Required :503800/-

Stamp Duty Paid : 503800/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Seema Sumit Bagaria Authorized Signatories/Representative Of SSAS REALTY PROPERTIES LLP ,Father Name:Sitaram Goenka,,Age: 54, Marital Status: ,Gender:Female,Occupation: Business, Address1 - 191, Pebble Bay Apartments, Tower-3 1st Main Road, RMV 2nd Stage Bangalore North, Karnataka, 560094, Address2 - , PAN No.:			 For SSAS REALTY PROPERTIES LLP DESIGNATED PARTNER

Executer

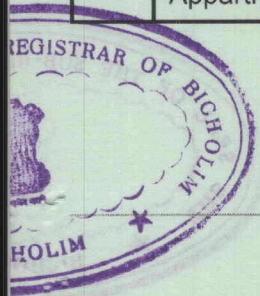
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Vallabh Vinayak Mandrekar , Father Name:Vinayak Mandrekar, Age: 27, Marital Status: ,Gender:Male,Occupation: Service, H. No. 469, Wadacha Wada, Bordem, Bicholim, Goa, 403504., PAN No.: , as Power Of Attorney Holder for Vinayak Vithal Mandrekar			
2	Vallabh Vinayak Mandrekar , Father Name:Vinayak Mandrekar, Age: 27, Marital Status: ,Gender:Male,Occupation: Service, H. No. 469, Wadacha Wada, Bordem, Bicholim, Goa, 403504., PAN No.: , as Power Of Attorney Holder for Sukanti Vinayak Mandrekar			
3	Seema Sumit Bagaria Authorized Signatories/Representative Of SSAS REALTY PROPERTIES LLP , Father Name:Sitaram Goenka, Age: 54, Marital Status: ,Gender:Female,Occupation: Business, 191, Pebble Bay Apartments, Tower-3 1st Main Road, RMV 2nd Stage Bangalore North, Karnataka, 560094, PAN No.:			 For SSAS REALTY PROPERTIES LLP DESIGNATED PARTNER

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Aditya Dalmiya Authorized Signatories/Representative Of SSAS REALTY PROPERTIES LLP , Father Name:Late Santosh Dalmiya, Age: 55, Marital Status: , Gender:Male,Occupation: Business, Flat no. D 1018 77 Place Diyasree 77 Town Centre Yamalur Road, Bangalore North Marathahalli Colony, Bangalore North, Bengaluru, Karnataka, 560037, PAN No.: XXXXXXXXXX			 For SSAS REALTY PROPERTIES LLP DESIGNATED PARTNER

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nadeem Namdev Halankar ,Age: 31,DOB: 1993-05-28 ,Mobile: 9284489269 ,Email: ,Occupation:Advocate , Marital status : Unmarried , Address:403523, H. No. 1D/3 Palmar Pomburpa, H. No. 1D/3 Palmar Pomburpa, Pomburpa, Bardez, NorthGoa, Goa			
2	Name: Shraddhesh Sharad Uskaikar ,Age: 27,DOB: ,Mobile: 9545456049 ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403504, H. No. 2256, H. No. 2256, Sanju Appartment, Varchawada Bordem, Bordem, Bicholim, NorthGoa, Goa			




Sub Registrar
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BICHOLIM

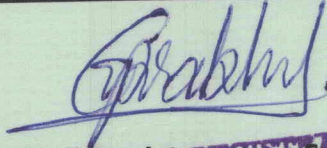
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Book :- 1 Document

Registration Number :- **BCH-1-989-2025**

Date : 23-May-2025



Sub Registrar(Office of the Civil Registrar cum Sub Registrar, Bicholim)
BICHOLIM

