

646/2025

CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL

INDIA NON JUDICIAL



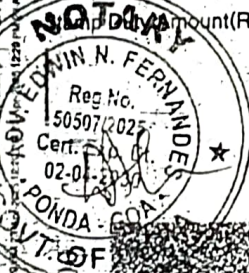
सत्यमेव जयते

Government of Goa

₹1,35,000

e-Stamp

Certificate No. : IN-GA00016861803253X
 Certificate Issued Date : 23-Apr-2025 12:29-PM
 Account Reference : NONACC (SV) / ga20000304 / PONDA / GA-NGA
 Unique Doc. Reference : SUBIN-GAGA2000030400025804196506X
 Purchased by : RITESH RAMRAI SHET
 Description of Document : Article 22, Conveyance
 Property Description : PLOT AREA 950 SQ-MTR, SY. NO. 381/1-A, VILLAGE BORIM, TALUKA PONDA, GOA
 Consideration Price (Rs.) : 45,00,000
 (Forty Five Lakh only)
 First Party : PRAMODINI GOVIND PRABHU SHIRODKAR
 Second Party : RITESH RAMRAI SHET
 Stamp Duty Paid By : RITESH RAMRAI SHET
 Stamp Duty Amount (Rs.) : 1,35,000
 (One Lakh Thirty Five Thousand only)



₹1,35,000

Please write or type below this line IN-GA-0016861803253X

PIN 0000176358

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.echlostamp.com or using e-Stamp Mobile App or Block Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

THIS DEED OF SALE is made and entered on this 24th day of the month of April of the year 2025 (24/04/2025) at Ponda Goa.

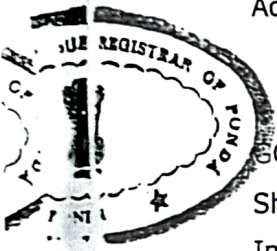
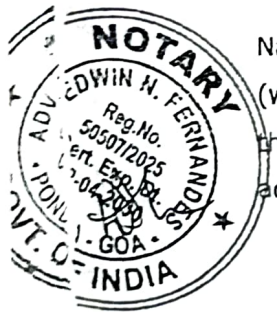
BETWEEN

1. MRS. PRAMODINI GOVIND PRABHU SHIRODKAR alias PRAMODINI PRABHUSHIRODKAR alias PRAMODINI G.P. SHIRODKAR, daughter of Sunanda Vishnu Prabhudesai, wife of Shri Govind Prabhu Shirodkar, age 74 years, Indian National, married, housewife, having Aadhar Card No. and PAN no. , Contact No. residing at H. No. 387, Aquem-Baixo, Navelim, Salcete-Goa 403707 and her husband;

MR. GOVIND RAMCHANDRA PRABHU SHIRODKAR alias GOVIND RAMCHANDRA SHIRODKER, son of Mr. Manguesh Shirodker alias Ramchandra M. Prabhu Shirodkar, age 87 years, Indian National, married, retired, having Aadhar Card No. and PAN no. , Contact No. , residing at H. No. 387, Shantinagar; Aquem-Baixo, Navelim, Salcete-Goa, and hereinafter called as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, legal representatives, executors, administrators and assigns) of the FIRST PART.

AND

3. MR. RITESH RAMRAI SHET, son of Shri Ramrai Mar Shetye alias Ramrai Mar Shet, age 49 years, Indian National, married, business, having Aadhar Card No. and PAN no. , resident of H. No. 7/194/8-1, Yeshwant Nagar, Tisk, Ponda-Goa and hereinafter called as the "PURCHASER" (which expression shall unless repugnant to the context or meaning



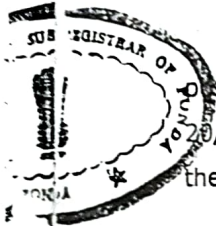
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thereof shall include his heirs, legal representatives, executors, administrators and assigns) of the SECOND PART.

WHEREAS there exists a Property known as "TALYACHO BANDH" admeasuring an area of 950 sq.mtrs situated at village Borim, within the area and jurisdiction of the village Panchayat of Borim, Taluka and Sub-District of Ponda of the South Goa District of the State of Goa and surveyed under no. 381/1-A of village Borim described under No. 513 at folios 958 of the Book B-7 old and more particularly described in Schedule written hereunder and shown with red lines in the plan annexed hereto shall be hereinafter referred to the "SAID PROPERTY".



AND WHEREAS the said property came to the ownership and possession of the Vendors in terms of a Judgement dated 20/07/2005 passed in Inventory Proceedings No. 57/2003/A before the Civil Judge Senior Division, Ponda-Goa.



AND WHEREAS the Purchaser and the Vendors jointly intended and agreed to develop the said property by constructing a multi storied building with the ground floor consisting of commercial shops and First floor, Second Floor and Third floor consisting of residential flats.

AND WHEREAS Conversion Sanad vide No. AC/PON/SG/CONV/22/2021/252 dated 11/05/2022 was obtained from office of the Additional Collector-III, Ponda by the Purchaser in the name of the Vendor no. 1.

AND WHEREAS Technical Clearance Order vide Ref No. TPP/604/Borim/381/1-A/2023/2024/351 dated 15/02/2024 was obtained from office of the Dy. Town Planner, Town and Country Planning Department, Ponda by the Purchaser for carrying out

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Edwin N. Fernandes

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construction of multistoried building consisting of commercial and residential premises in the said Property.

AND WHEREAS the Purchaser obtained Construction license from village Panchayat of Borim for construction of the said multistoried building vide License No. VPB/Const./Bor./2023-24/2299 dated 21-03-2024.

AND WHEREAS the Purchaser has approached the Vendors and negotiated with the Vendors to purchase the said Property and the Vendors have agreed to sell the said Property to the Vendors and as consideration towards the sale of the said Property the Purchaser has promised to allot and convey to the Vendors, premises in the proposed building to be constructed by the Purchaser on the said Property which is equivalent to the market value of the said Property.

AND WHEREAS on the said assurance the Vendors have handed over the possession of the said Property unto the Purchaser.

AND WHEREAS for the purpose of valuation, the said Property is valued at Rs. 45,00,000/- (Rupees Forty Five lakh only) which is the present market value of the said property.

AND WHEREAS the Purchaser being fully satisfied with the documents of the Vendors, the Xerox copies of which have been supplied to the Purchaser by the Vendors, has requested the Vendors to put the Purchaser in legal possession of the said property by executing necessary Sale Deed in his favour to which the Vendors have hereby agreed.

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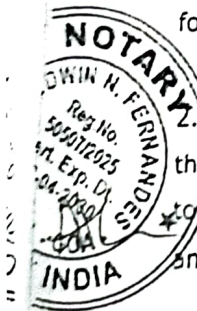
G. R. Shirodkar

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AND WHEREAS the Vendor No. 2, being married to Vendor No. 1 under the regime of 'Communion of Assets' has acquired moiety share in the said Property.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. In pursuance of the said Agreement and in consideration of the premises promised to be allotted and conveyed to the Vendors, which premises are valued equivalent to the value of the said Property the Vendors do hereby admit, acknowledge, acquit and discharge the Purchaser from the same and from every part of it, the Vendors do hereby sell, transfer, convey, assign and assure unto and in favour and to the use of the Purchaser the said property more particularly described in the Schedule hereunder written hereunder and shown with red lines in the plan annexed hereto together with all the profits, advantages, right, interest, use, possession, benefits, claim, demand, easements, privileges and appurtenances, hereby conveyed TO HAVE AND TO HOLD the same unto and to the use and benefit of the Purchaser absolutely and forever.



The Vendors title to the said property hereby sold subsist and the Vendors have good title, right, full power and absolute authority to convey and transfer the said property by way of Sale to the use and benefit of the Purchaser in the manner aforesaid.

3. The said Property hereby sold shall be quietly entered into and upon, occupy or possess and held and enjoy and the profits received there from by the Purchaser without any interruption or disturbance by the Vendors or their heirs or any of them or person or persons claiming through or under them and without any lawful interruption or disturbance by the Vendors or their heirs or any of them or persons or persons claiming through or under them and

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- R. D. H. H. H. H. H.

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without any lawful interruption and disturbance by any other person whomsoever.

4. The Vendors shall and will from time to time and at all times hereafter at the request and the cost of the Purchaser do and execute cause to be done and executed all such further acts, deeds, things, conveyance and assurance in law whatsoever for the better and more perfectly conveying, securing, possessing and enjoying the said Property to the use of the Purchaser in the manner aforesaid.

5. The Vendors hereby state that the said property hereby sold is free from any and all encumbrances, liens, charges, agreements, attachments, lis-pendence or any responsibilities and therefore the Vendors hereby undertake to answer and to stand by the Purchaser in case of any claims raised by any their parties.

6. The Vendors have handed over the vacant and peaceful physical possession of the said Property to the Purchaser on the date of execution of the present Deed of Sale and the Purchaser shall be the exclusive owner of the said property hereafter, whose possession have been taken by the Purchaser as per the plan annexed herewith.

7. The Vendors do hereby covenant with the Purchaser that the Vendors have not done, committed, omitted or knowingly or willingly suffered or been a privy or privy to any act, deed or thing whereby the Vendors are prevented from granting and conveying the said property in the manner aforesaid and is or can or may be charged, encumbered or prejudicially effected in estate title or otherwise whatsoever.

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G. R. Thirumalai


8. The Vendors further covenant with the Purchaser that the said property hereby sold is free from tenants, mundcars or obligations therein and that for any defect in the title of the Vendors, the Purchaser is deprived of the said property or any part thereof then the Vendors do hereby undertake to indemnify fully the Purchaser.

9. The Vendors hereby expressly declare that they have no objection of whatsoever nature to transfer the said property in the name of Purchaser before the survey authorities in Form No. I & XIV of the Record of Right or in the Revenue Records of the Revenue Authorities or any other authority required for the said purpose.



10. The Vendors hereby declare that they have not received any notice of acquisition in respect of the said property.

11. That on the execution of this Deed and on possession of the said Property being given to the Purchaser, the Purchaser shall have no claim of whatsoever nature against the Vendors.



-GR Shrivastava

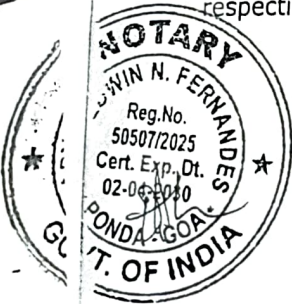
Shrivastava

SCHEDULE

All that Property known as "TALYACHO BANDH" admeasuring an area of 950 sq.mtrs situated at village Borim, within the area and jurisdiction of the village Panchayat of Borim, Taluka and Sub-District of Ponda of the South Goa District of the State of Goa and surveyed under no. 381/1-A of village Borim described under No. 513 at folios 958 of the Book B-7 old and bounded as under:

- On the North: By property surveyed under no. 381/1 and 381/3 of village Borim;
- On the South: By property surveyed under no. 381/4 and 381/1 of village Borim;
- On the East: By Road;
- On the West: By property surveyed under no. 381/2 of village Borim.

IN WITNESS WHEREOF the PARTIES hereto have set their respective hands on this day and the year first hereinabove written.



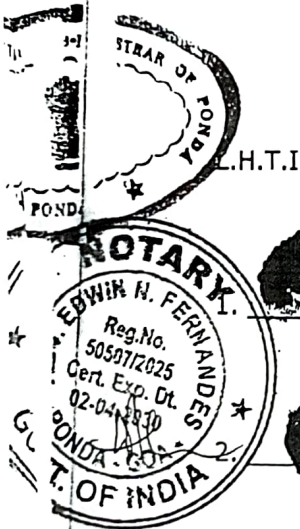
સો ગામ બોરિમ તાલુકા સબ-જિલ્લો પોન્ડા જિલ્લો દક્ષિણ ગોવા રાજ્ય

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SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED FIRST PARTY
MRS. PRAMODINI GOVIND PRABHU SHIRODKAR
alias PRAMODINI PRABHUSHIRODKAR alias
PRAMODINI G.P. SHIRODKAR

સો પ્રમોદિની ગોવિંદ પ્રભુ શિરોડકર

Photograph:



3. _____

4. _____

5. _____

R.H.T.I



સો પ્રમોદિની ગોવિંદ પ્રભુ શિરોડકર

H.R. Shirodkar

[Signature]

SIGNED SEALED AND DELIVERED
 BY THE WITHIN NAMED FIRST PARTY
 MR. GOVIND RAMCHANDRA PRABHU SHIRODKAR
 alias GOVIND RAMCHANDRA SHIRODKER

G.R. Shirodkar

Photograph:



L.H.T.I



3.

4.

5.

R.H.T.I

GOVIND RAMCHANDRA PRABHU SHIRODKAR

G.R. Shirodkar

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SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED SECOND PARTY
MR. RITESH RAMRAI SHET

[Signature]

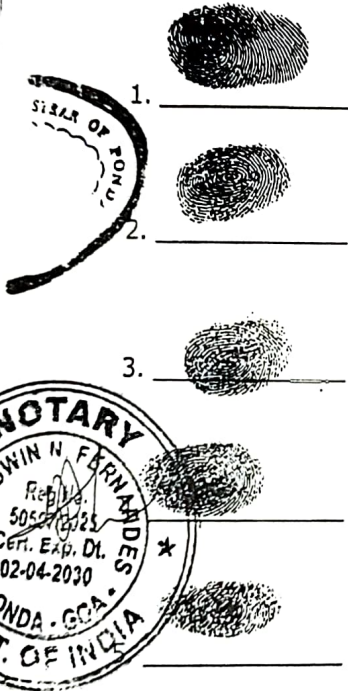
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L.H.T.I

R.H.T.I



WITNESSES

1. Edwin Fernandes *[Signature]*

2. Maimun Banu Mallad *[Signature]*

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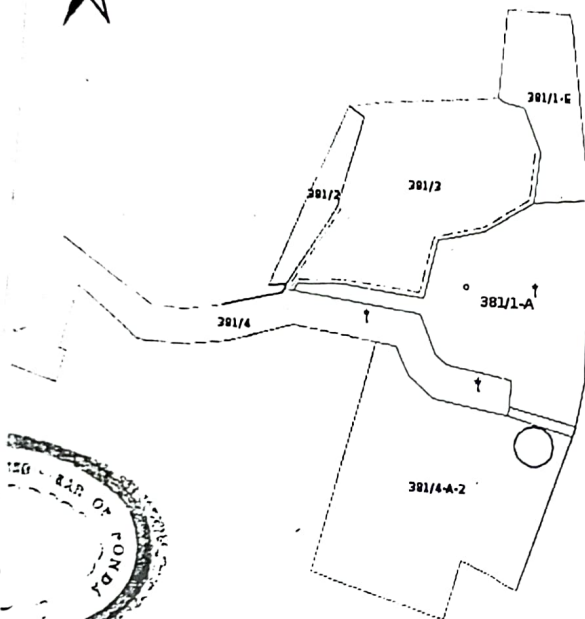
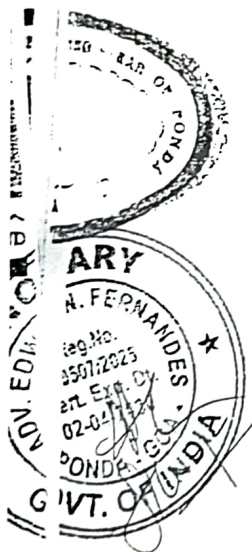
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Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Ponda Taluka, Borim Village
Survey No.: 381 , Subdivision No.: 1-A

Scale 1:1000

Reference No.: CPON225-2248-1574051



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Record is computer generated on 16-04-2025 10:40:51. This record is valid without any signature as per Govt of Goa. Verification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

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

Date & Time : 24-Apr-2025 11:42:30 am

Doc Serial Number : 2025-PON-646

Registered at 11:37:30 am on 24-Apr-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar,
 Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	135000
2	Registration Fee	135000
3	Mutation Fees	1500
4	Processing Fee	1000
Total		272500

Stamp Duty Required: 135000/-

Stamp Duty Paid: 135000/-

Party Name and Address	Photo	Thumb	Signature
Ritesh Ramrai Shet , Father Name: Ramrai Mar Shetye Alias Ramrai Mar Shet, Age: 49. Marital Status: Married, Gender: Male, Occupation: Business. Address 1: No 7/194/8-1, Yeshwant Nagar, Tisk Ponda Goa. Address 2: - PAN No.:			

Party Name and Address	Photo	Thumb	Signature
Govind Prabhu Shirodkar Alias Pramodini G.P. Shirodkar Alias Pramodini G.P. Shirodkar, Father Name: Sunanda Vishnu Prabhudesai, Age: 74. Marital Status: Married, Gender: Female, Occupation: Housewife, H No 367, Aquem-Baixo, Navelim, Salcete Goa PAN No.:			
Govind Ramchandra Prabhu Shirodkar Alias Govind Ramchandra Shirodkar , Father Name: Manguesh Shirodkar Alias Ramchandra M. Prabhu Shirodkar, Age: 67. Marital Status: Married, Gender: Male, Occupation: Self Employed, H. No. 387, Shantinagar, Aquem-Baixo, Navelim, Salcete-Goa. PAN No.:			
Ritesh Ramrai Shet , Father Name: Ramrai Mar Shetye Alias Ramrai Mar Shet, Age: 49 Marital Status: Married, Gender: Male, Occupation: Business, H No 7/194/8-1, Yeshwant Nagar, Tisk Ponda Goa. PAN No.:			

Individually/Collectively recognize the Vendor, Purchaser,

1:42 AM

Party Name and Address	Photo	Thumb	Signature
Name: Edwin Fernandes, Age: 49, DOB: 1975-12-04, Mobile: 9890214701, Email: , Occupation: Advocate, Marital status : Married, Address: 403401, Flat no B602 6th floor Rajdeep Galleria Sadar Ponda Goa, Flat no B602 6th floor Rajdeep Galleria Sadar Ponda Goa, Ponda, Ponda, SouthGoa, Goa			
Name: Maimun Banu Mallad, Age: 25, DOB: 1999-07-23, Mobile: 9823416843, Email: , Occupation: Service, Marital status : Unmarried, Address 403401, H No. G-2 Prabhunagar Curti Ponda Goa, H No. G-2 Prabhunagar Curti Ponda Goa, Curti, Ponda, SouthGoa, Goa			




Sub Registrar
SUB-REGISTRAR
PONDA

Document Serial Number :- 2025-PON-646

Document Serial No:-2025-PON-646

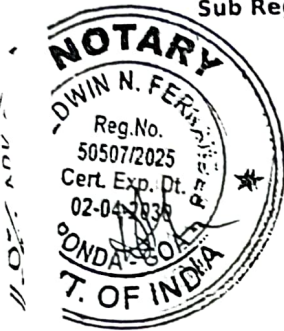
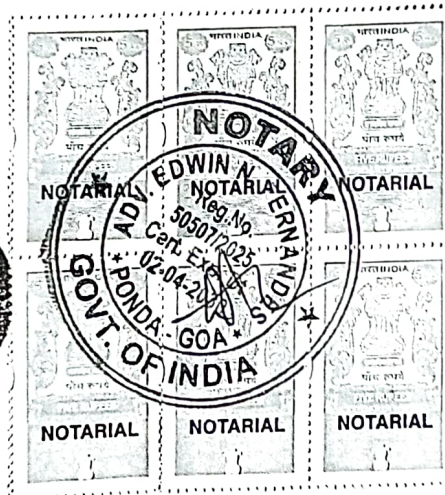
Book :- 1 Document

Registration Number :- **PON-1-632-2025**

Date : 24-Apr-2025

Malankar
24/04/2025
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)

**SUB-REGISTRAR
PONDA**



**CERTIFIED TO BE TRUE COPY
OF THE ORIGINAL**

Adv. Edwin N. Fernandes

**ADV. EDWIN N. FERNANDES
(ADVOCATE & NOTARY)**

Govt. of India

Place : Ponda - Goa

Reg. No.: 31/2025

Dated : 26/04/2025