भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

Sr. No. 3145 Place of Vend Bicholim Date of issue 04/07/17 053446

Value of Stamp Paper Rs. 25000/-

Name of the Purchaser Salkar Codcodo Constructions

Residing at Bicholi

As there is no one single stamp paper for the value of Rs. 200000/- additional Stamp Papers for the completion of the value is attached along with.

Signature of Vendor Signature of Purchaser

Serial No. 855/2017

Presented at the Office of the Sub-Registrar of Bicholim between the hours of 10:00 a. and 10:05 a. on 19-07-2017

Received fees from 1,16,000.00

Registration 150.00

Copying (Folios) (100) 10.00

Copying endorsements 50.00

Total Rs. 1,16,210.00

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

SUB-REGISTRAR BICHOLIM

SALE DEED

SUB-REGISTRAR BICHOLIM

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

053445

Sr. No. 3145 Place of Vend Bicholim Date of issue 04/07/17

Value of Stamp Paper Rs. 25000/-

Name of the Purchaser Salkar Codcodo Constructions

Residing at Bicholim

As there is no one single Stamp Paper for the value of Rs. 200000/- additional Stamp Papers for the completion of the value is attached alongwith

Signature of Vendor

Signature of Purchaser

Vinod V. Satardekar

Lic. No. 0/15/-V.S.Nu86/1442 dtd.29/08/1997

SPECIAL ADHESIVE

SPECIAL ADHESIVE

SPECIAL ADHESIVE

SALE DEED

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTION

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

053447

Sr. No. 3145 Place of Vend. Bicholim Date issued 04/07/17

Value of Stamp Paper Rs. 25000/-

Name of the Purchaser Salkar Codcodo Constructions

Residing at Bicholim

As there is no one single Stamp Paper for the value of Rs. 200000/-

additional Stamp papers for the completion of the value is attached

alongwith

Signature of Vendor

Mr. V. Satardekar

Sale No. 0.79 dt. 29/08/1997

Signature of Purchaser

B-REGISTRAR OF BICHOLIM

SALE DEED

Kadkade Kadkade Kadkade Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

053448

Sr. No. 3145 Place of Vend Bicholim Date of issue 04/07/17

Value of Stamp Paper Rs. 25000/-

Name of the Purchaser Salkar Codcodo Constructions

Residing at Bicholim

As there is no one single Stamp Paper for the value of Rs. 200000/- additional Stamp Papers for the completion of the value is attached alongwith

Signature of Vendor

Signature of Purchaser

SALE DEED

Kadkade Kadkade Kadkade Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

Sr No. 3145 Place of Vend. Bicholim Date of issue 04/07/17

053449

Value of Stamp Paper Rs. 25000/-

Name of the Purchaser Salkar Codcodo Constructions

Residing at Kichel

As there is no one single Stamp Paper for the value of Rs. 200000/- additional Stamp Papers for the completion of the value is attached alongwith

Signature of Vendor
Sh. K. V. Satardekar
SR. V. 0.7... VFN/86/1442 dtd.29/08/1997

Signature of Purchaser

SUB-REGISTRAR OF BICHOLIM
BICHOLIM

SALE DEED

Kadkade Kadkade Kadkade Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

Sr No. 3145 Place of Valid Purchase Date of issue 04/07/17 053450

Value of Stamp Paper Rs. 25000/-

Name of the Purchaser Salkar Codcodo Constructions

Residing at Bicholim

As there is no one single Stamp Paper for the value of Rs. 200000/- additional Stamp Papers for the consideration of the value is attached alongwith

Signature of Vendor

Signature of Purchaser

SUB-REGISTRAR OF BICHOLIM

SALE DEED

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

Sr No. 3145 Place of Vend Bicholim Date of issue 04/07/17 053451

Value of Stamp Paper Rs. 25000/-

Name of the Purchaser Salkar Codcodo Constructions

Residing at Bicholim

As there is no one single Sta[illegible] Rs. 200000/-

additional Stamp Papers for the [illegible] value is attached alongwith

Signature of Vendor

Mr. V. Patardekar

Lic. No. [illegible]/5/96/1442 dtd.29/08/1997

Signature of Purchaser

REGISTRAR OF BICHOLIM

SALE DEED

Kadkade Sedbadi Kadkade Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

रु. 25000 पच्चीस हजार रुपये

Rs. 25000 TWENTY FIVE THOUSAND RUPEES

सत्यमेव जयते

INDIA

गोवा GOA

Sr No. 3145 Place of Vend. Pichol Date of issue 04/07/17 053452

Value of Stamp Paper Rs. 25000/-

Name of the Purchaser Salkar Codcodo Constructions

Residing at Bichol

As there is no one single Stamp Paper of the value of Rs. 2000000/- additional Stamp Papers for the completion of the value is attached alongwith

Signature of Vendor

Signature of Purchaser

SALE DEED

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

This SALE DEED is executed at Bicholim on this 14th day of July 2017;

B E T W E E N

[1] MR. MAHESH SHRIPAD KADKADE, son of late Shri Shripad Damodar Kadkade, 60 years of age, retired, Indian National, having Aadhar card no. [redacted], having Pan card no: [redacted], married to

[2] MRS. SWATI MAHESH KADKADE, wife of Mr. Mahesh Shripad Damodar Kadkade, daughter of Pandharinath Shirvoikar, 53 years of age, service, Indian National, having Aadhar card no. [redacted], having Pan card no: [redacted]

[3] MR. PARESH SHRIPAD KADKADE, son of late Shri Shripad Damodar Kadkade, 58 years of age, Business, Indian National, having Aadhar card no. [redacted], having Pan card no: [redacted], married to

Kadkade Kadkade Kadkade Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

SUB REGISTRAR OF BICHOLIM

[4] MRS. TANUJA PARESH KADKADE, wife of Mr. Paresh Shripad Kadkade, daughter of Umakant P. Joshi, 50 years of age, housewife, Indian National, having Aadhar card no. [redacted] having Pan card no: [redacted] All are residents of House no: 72, Antil Peth, Bicholim, Goa, 403504, herein after called as VENDORS; (Which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective Legal Heirs, Legal Representatives, Assigns, Executors, Administrators thereof) OF THE FIRST PART;

A N D

"SALKAR CODCODO CONSTRUCTIONS", a partership firm registered with Registrar of firms Bardez, dated 11.04.2017, registered under Indian Partnership Act under no: 89/12, having pan card no. [redacted], having its registered office at Salkar Constructions main Road, Sastiwada, Bordem, Bicholim, Goa; 403504, represented by its partners [1] Mr. Sachin Vallabh Salkar, son of Vallabh Salkar, 25 years of age, bachelor, Businessmen,

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

Indian National, Aadhar card no. [redacted], having pan card no: [redacted] resident of house no: 273, Sastiwada, Bordem, Bicholim Taluka Bicholilm Goa; [2] MR. RISHABH alias SHRIPAD PARESH KADKADE, son of Paresh kadkade, 22 years of age, bachelor, business, Indian National, having Adhar Card bearing no: [redacted], having Pan Card no: [redacted] resident of House no; 72, Atilpeth, Bicholim Goa, 403504, herein after called as PURCHASER" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include his Legal Heirs, Legal Representatives, Assigns, Executors, Administrators, successors thereof) OF THE SECOND PART.

WHEREAS there exists a property surveyed under no: 134/1 of village Bordem of Bicholim Taluka, named TELACHI DHUT admeasuring 5600 square meters, situated within the limits of Bicholim Municipal council, registration sub district of Bicholim, District North Goa, in the State of Goa, described in the Land Registration office of Bicholim under no 7212 new, not known to be

Kadkade Kadkade Kadkade Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

enrolled for enrolled in the taluka revenue office for matriz predial. This property is bounded as under:

North : By propety surveyed under no: 135/2

South : By property surveyed under no: 134/4

East : By property surveyed under no: 134/2

West : By Road.

This property is more particularly described in the SCHEDULE I herein below mentioned and be hereinafter called as SAID PROPERTY for the sake of brevity.

WHEREAS originally the Said Property belonged to Gopala Sinai Codcodo and his wife Ramabay Gopala Sinai Codocodo.

AND WHEREAS vide Deed of Gift with Acceptance Assignment, Waiver, Exchanges, Acquittances of Differances of Value and Division dated 13.10.1944, Late Shri. Shripada Sinai Codcodo acquired said property from Gopala Sinai Codcodo and his wife Ramabay Gopala Sinai Codcodo.

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

AND WHEREAS Shripad got married to Gulababi alias Gulaba and out of their wedlock they begotten 5 daughters and 2 sons. Sons are Mahesh Shripad Kadkade married to Swati; Paresh Shripad Kadkade married to Tanuja. Daughters of Shripad and Gulaba are (1) Sheela Shripad Kadkade married to Avdhuta Mucunda Bhandari; (2) Usha Shripad Kadkade married to Anand Jagannath Kamat; (3) Aruna Shripad Kadkade married to Uday Ganesh Kudchadkar, (4) Nila Shripad Kadkade married to Upendra Vishwanath Bhobe; (5) Mina Shripad Kadkade married to Avdhut Vassudev Kamat.

AND WHEREAS Shripad Damodar Kadkade expired on 12.04.1993 at Bicholim leaving behind wife and all 7 children.

AND WHEREAS by Deed of Relinquishment of Right and Qaulification of heirs drawn in the office of Notary Ex officio Bicholim Goa in the Book of Deeds, bearing no; 311 at pages 48 to 51 dated 22.03.2010, all the sisters and their respective husbands relinquished all their right interest and share in the properties of deceased Shripad.

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

AND WHEREAS vide Deed of Partition Cum Release dated 24.11.2011 registered with Sub Registrar of Bicholim on 24.01.2012, under no; 37/2012, at pages 293-315, Book no: I, Volume no: 943, party named Gulababai alias Gulaba Shripad Kadkade relinquished and released all her half right share and interest in the said property admeasuring 5,600 square meters of the property bearing survey no: 134/1 of village Bordem of Bicholim Taluka. Being so all the right interest and share in the said property remained with the Vendors herein.

AND WHEREAS vide said Deed of partition cum release dated 24.11.2011 the said property came to be partitioned into 2 equal parts amoung the Vendors herein.

AND WHERAS the northers half admeasuring 2800 square meters is allotted to Mahesh Shripad Kadkade and his wife Swati Mahesh kadkade, and Southern half admeasuring 2800 square meters is allotted to Paresh Shripad Kadkade and his wife Tanuja Paresh Kadkade.

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

AND WHEREAS both Shripad Kadkade and his wife Gulaba Shripad Kadkade are expired.

AND WHEREAS the Vendors 1 and 2 herein offered to sell plot admeasuring 500 square meters of their northern half of Plot A as shown in the plan attached to Deed of Partition and the Vendors 3 and 4 offered to sell plot admeasuring 500 square meters of their Southern half of Plot B as shown in the Plan attached to Deed of Partition. And whereas both these plots admeasuring 500 square meters adjoin each other and form one single plot admeasuring 1000 square meters.

AND WHEREAS the plot sold herein forming part of said property is admeasuring 1000 square meters which is bounded as under:

North : By remaining part admeasuring 2300 square meters of said property allotted to Mahesh and Swati Kadkade.

South : By remaining part admeasuring 2300 square meters of said property allotted to Paresh and Tanuja Kadkade.

East : By property surveyed under no: 134/2

West : By Road.

Kadkade Kadkade Kadkade Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

This plot be herein after called as SAID PLOT for the sake of brevity and the same is more particularly described in SCHEDULE II heren under written and shown in RED COLOR outline in the plan annexed.

AND WHEREAS the Purchaser approached the Intending Vendors offering to purchase SAID PLOT AND Intending Vendors agreed to sell the same to the Intending Purchaser for a consideration of Rs: 58,00,000/- (Rupees Fifty eight Lakhs Only) which is its market value.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

In consideration of sum of Rs. 58,00,000/-(Rupees Fifty eighty Lakhs only) to be paid by the Purchasers to the Vendors herein as under:

a. Rs. 5,00,000/- (Rupees five lakhs only) paid by purchaser to the Vendor no: 1 Mahesh Shripad Kadkade by RTGS 003001001099 through ICICI Mapusa.

b. Rs. 5,00,000/- (Rupees five lakhs only) paid by purchaser to the Vendor no: 2 Mrs. Swati Mahesh Kadkade by RTGS 10228296563 through SBI Bicholim.

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

c. Rs. 5,00,000/- (Rupees five lakhs only) paid by purchaser to the Vendor no: 3 Paresh Shripad Kadkade by RTGS 002001100002620 through Bicholim Urban Co operative Bank limited Bicholim Branch.

d. Rs. 5,00,000/- (Rupees five lakhs only) paid by purchaser to the Vendor no: 4 Tanuja Paresh Kadkade by RTGS 32823704914 SBI Bicholim Branch.

c. Towards payment of Rs. 19,00,000/- Purchasers shall construct and give residential premises/flat to the Vendors no: 1 and 2 having built up area of 75 square meters in the building to be constructed in the said plot.

c. Towards payment of Rs. 19,00,000/- Purchasers shall construct and give residential premises/flat to the Vendors no: 3 and 4 having built up area of 75 square meters in the building to be constructed in the said plot.

THEY THE VENDORS do hereby transfer, convey and assign unto the Purchasers the ownership of and all their rights, title and interest in respect of the said plot more particularly described in Schedule II together with the benefits of all ancient and other lights, liberties,

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

easements, appendages and appunrtenancs and all the estate, right, title, interest, property, claim and demand whatsoever of the Vendors in the said shop and to use of the Purchasers as absolute owners as is normally conveyed in such sales subject to the payment by the Purchasers of all taxes, rents, rates, dues, duties, fees now payable or hereafter to become payable in respect to the said shop to the Government or any local, public, or other authority or body.

That the Vendors covenants that they have not dealt with the Said Plot with any of the third party and the Vendors have full right, interest and marketable title to transfer the Said Plot in favor of the Purchasers herein.

That the Vendors have put the Purchasers in peaceful physical possession of the Said Plot today which the Purchasers shall enjoy as its right full owners.

That the Vendors do hereby grant/accord their no objection for recording name of the

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

purchaser in occupants column of survey record of said property bearing survey no: 134/1 of village Bordem of Bicholim taluka.

That the Vendors hereby grant/accord their no objection for partition of the said plot purchased by the Purchasers herein and to show the same as a distinct holding by obtaining distinct sub division number.

That the Vendors herein shall do all the necessary acts including that of giving no objection, affidavit, signing any document for conveying better title and better use of the Said plot in favor of the Purchasers herein.

That the present market value of the Said Shop is Rs. 58,00,000/- (Rupees Fifty Eight Lakhs only) on which stamp duty of Rs. 2,03,000/- (Rupees two lakhs three thousand only) is paid by the Purchasers

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PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

In pursuance to notification no: RD.LND.LRC.318.78 dated 21.08.1978, all the parties covenants that the said plot sold herein does not belong to Schedule Caste or Schedule Tribe.

SCHEDULE I

ALL THAT SAID PROPERTY surveyed under no: 134/1 of village Bordem of Bicholim Taluka, named TELACHI DHUT admeasuring 5600 square meters, situated within the limits of Bicholim Municipal council, registration sub district of Bicholim, District North Goa, in the State of Goa, described in the Land Registration office of Bicholim under no 7212 new, not known to be enrolled for enrolled in the taluka revenue office for matriz predial. This property is bounded as under:

North : By propety surveyed under no: 135/2

South : By property surveyed under no: 134/4

East : By property surveyed under no: 134/2

West : By Road.

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FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

SCHEDULE II

ALL THAT SAID PLOT, forming part of said property bearing survey no: 134/1 of village Bordem of Bicholim Taluka, admeasuring 1000 square meters which is bounded as under:

North : By remaining part admeasuring 2300 square meters of said property allotted to Mahesh and Swati Kadkade.

South : By remaining part admeasuring 2300 square meters of said property allotted to Paresh and Tanuja Kadkade.

East : By property surveyed under no: 134/2

West : By Road.

IN WITNESS WHEREOF the parties herein have signed and subscribed their respective hands on the day month and year and at the place herein above mentioned.

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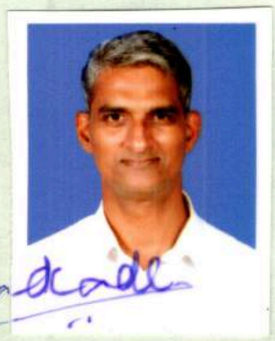
FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER



SIGNED & DELIVERED
BY THE WITHINNAMED
VENDOR NO: MR. MAHESH
SHRIPAD KADKADE

LEFT HAND FINGER PRINTS

1.
2.
3.
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5.

RIGHT HAND FINGER PRINTS

1.
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FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

SIGNED & DELIVERED
BY THE WITHINNAMED
VENDOR NO: 2 MRS.
SWATI MAHESH KADKADE

Kadkade

LEFT HAND FINGER PRINTS

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RIGHT HAND FINGER PRINTS

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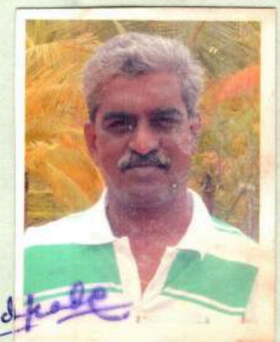
Kadkade Kadkade Kadkade Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER



SIGNED & DELIVERED
BY THE WITHINNAMED
VENDOR NO: 3 MR.
PARESH SHRIPAD KADKADE.

LEFT HAND FINGER PRINTS

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RIGHT HAND FINGER PRINTS

1.
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5.

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

SIGNED & DELIVERED
BY THE WITHINNAMED
VENDOR NO: 4 MRS.
TANUJA PARESH KADKADE.

Kadkade

LEFT HAND FINGER PRINTS

1.
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3.
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5.

RIGHT HAND FINGER PRINTS

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5.

SUB-REGISTRAR OF BICHOLIM

Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

SIGNED & DELIVERED
BY THE WITHINNAMED
PURCHASER NO:1 SALKAR
CODCODO CONSTRUCTIONS
represented by its
partners MR. SACHIN
VALLABH SALKAR

LEFT HAND FINGER PRINTS

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5.

RIGHT HAND FINGER PRINTS

1.
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4.
5.

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

SIGNED & DELIVERED
BY THE WITHINNAMED
PURCHASER NO:1 SALKAR
CODCODO CONSTRUCTIONS
represented by its
partners MR. RISHABH
PARESH KADKADE

LEFT HAND FINGER PRINTS

1.
2.
3.
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5.

RIGHT HAND FINGER PRINTS

1.
2.
3.
4.
5.

WITNESSESS:

1 [Mr. Nirbad D. Jambokar]

2. [Mr. Vasudev N. Naik]

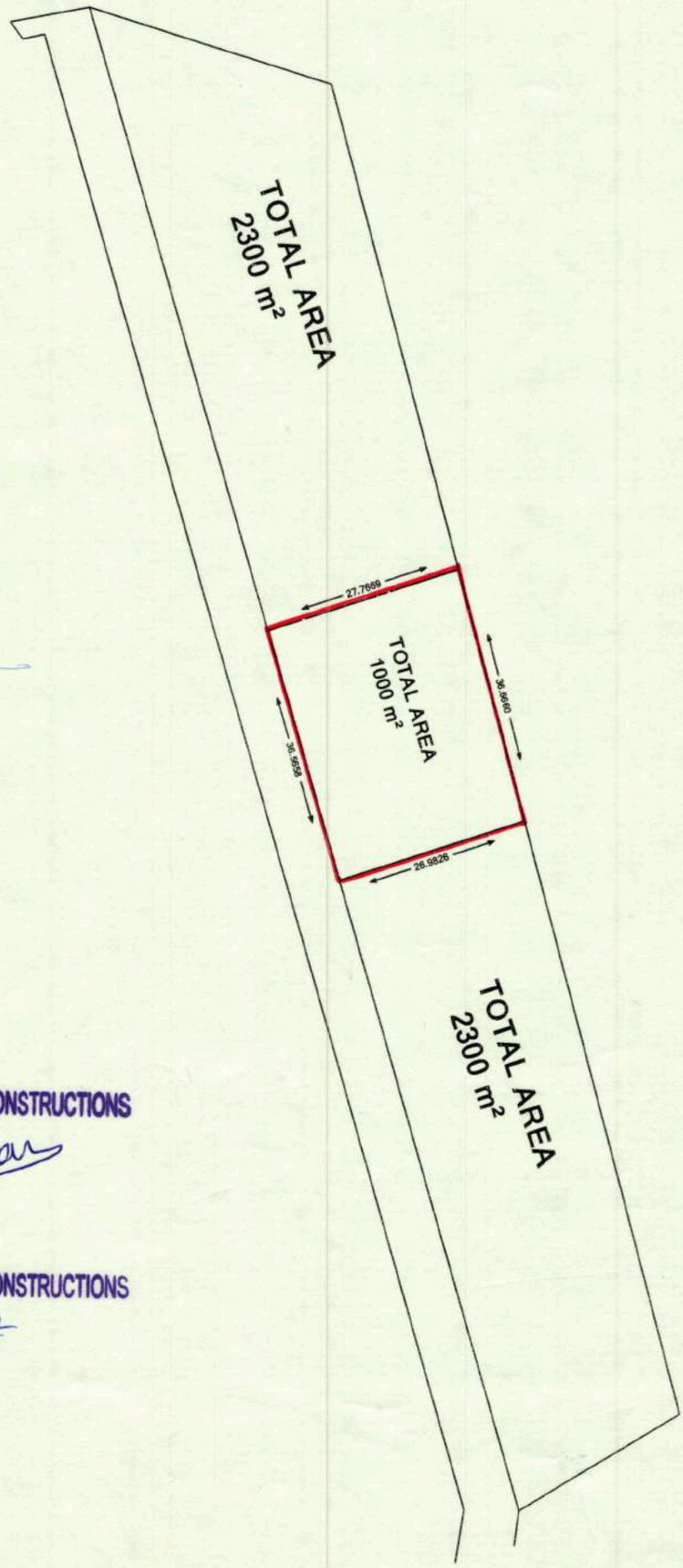
FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

Plan Showing Plots
situated at
Village: BORDEM
Taluka: BICHOLIM
Survey
No./Subdivision
No.:134 /1
Scale: 1 : 1000



SUB-REGISTRAR
BICHOLIM

Kadkade
Kadkade
Kadkade
Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

TRUE COPY
ATTESTED BY

of firm on the Register 89/17 Name of the firm "Salkar Codcodo Constructions" Important Notes
of establishment 10/04/2017 Date of Registration 11/04/2017
on At will 379
of dissolution How dissolved

al of u-nt	Date of filing	Description of documents filed	Names and addresses of the partners and date of joining or changes therein: Name	Address (permanent)	Date of joining	Date of charges	Place of business of the firm: Principal place	Other places	Date of closing or opening	Recording of changes of reconstitution or dissolution and also of withdrawal of minor partners	Remarks	Signature of Registrar
	11/4/17	Statement required for registration of a firm u/s 58 of rule (2) of IPA 1932	1. Mr. Sachin Vallabh Salkar	H/No. 273, Sastiwadi, Bordem, Bicholim - Goa	10/4/17		Salkar constructions, main road, sastiwadi, Bordem Bicholim Goa			Ref: Deed of partnership Reg. No. 5960/17 dt:- 10/04/2017 Before: Notary Adv. S A Parab, Bicholim		
			2. Mr. Rishabh Paresh Kadkade alias Shripad Paresh Kadkade	H.No. 72, Anil peth, Bicholim Goa	10/4/17							

:- Certificate :-

This is the true certificate copy of firm "Salkar Codcodo Constructions" under reg. No:- 89/17 dt:- 11/04/2017, at pag. No:- 379, Vol. No XI
Place:- Mapusa
dt:- 13/04/2017

REGISTRAR OF FIRMS
BARDEZ

REGISTRAR OF FIRMS
BARDEZ

FOR SALKAR CODCODO CONSTRUCTIONS
PARTNER

Certified to be a true copy of the original which I have initialled and returned to the Party concerned
Office of the Notary at Bicholim Goa on the 14th day July 2017
Reg. No. 11305/17 Notarial Stamp Fees Rs. 30/- the same
S. A. PARAB

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

गोवा GOA

414636

Serial No. 4094 Place of Vendor Panaji Date 08/4/17.
Value of Stamp Paper M. 1000/-
Name of Purchaser Sachin V. Salkar
Residence _____ Name of Father _____
Purpose _____ Transacting Parties

Sign of Stamp Vendor
Mahesh R. Karapurkar
License No AC/STP/EN/747/99

Sign of Purchaser

REGISTRAR OF BIRTHS & DEATHS MORMUGAO

HIGH COURT OF BOMBAY STATE OF GOA

DEED OF PARTNERSHIP

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

THIS DEED OF PARTNERSHIP made at Bicholim-Goa, on this 10th day of April, 2017 BETWEEN 1) Mr. **Sachin Vallabh Salkar**, son of Vallabh Salkar, aged 25 years, bachelor, businessman, Indian National, Pan card No. DBGPS4709N; residing at house No. 273, Sastiwada, Bordem, Bicholim Taluka, Goa, hereinafter called "The Partner No. 1" of the First Part.

AND 2) Mr. **Rishabh Paresh Kadkade**, alias Shripad Paresh Kadkade son of Paresh Kadkade, aged 22 years, bachelor, business, Indian National, Aadhar card No. 5671 6044 7967 residing at house No. 72, Antil Peth, Bicholim Taluka, Goa, hereinafter called "The Partner No. 2" of the Second Part.

WHEREAS the Partner No. 1 and 2 have decided to enter into construction of buildings consisting of shops, flats offices and other premises and buying and selling the premises constructed therein under partnership to be constituted herein below for the term until the expiration of 1 months' notice in writing to determine the partnership left by either party for the other at the place of business of the firm subject to the terms and conditions hereunder contained and subject to such change in the constitution of the firm, if any, hereafter effected by addition, withdrawal, retirement or

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

expulsion of partner or partners and this Deed of Partnership shall witnessed as follows:-

1) The name of the firm shall be "**Salkar Codcodo Constructions**" and the partners may change the same hereafter into some other name as desire.

2) The business of the firm shall be at present carried on with its office at Salkar constructions, main road Sastiwada bordem Bicholim Goa, or such other place or places at the partners may decide from time to time.

3) The business of the firm shall be in carrying out Construction of buildings consisting of shops, flats offices and other premises and buying and selling the premises constructed therein in the Bicholim Taluka or any other place outside as desired by the partners.

4) The capital of the firm shall presently consists a sum of Rs. 1,00,000/- which shall be contributed by the partner No. 1 to the extent of 50% and to the extent of 50% by the partner No. 2 and shall be paid soon after the execution of these presents.

5) The partner No. 1 shall be entitled for 50% of the profits of the firm and the partner No. 2 shall be entitled for 50% of the profit of the firm as per the books of the firm

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

after deducting all the costs and expenses incurred in the establishment and management of the firm.

6) All outgoings expenses of the firm shall be paid out of the capital and profits of the business and in case of deficiency, by the partners in the manner of sharing of the profits mentioned above.

7) The bankers of the firm shall be HDFC Bank Bicholim branch. or such other bank as the partners shall from time to time mutually agreed upon and all moneys, cheques and other securities belonging to the firm except those required for current expenses shall be paid into or deposited with the said bank.

8) An Account shall be opened in any Bank at Bicholim, where all the contribution of money made by the partners to the firm and/or surplus fund of the firm of exceeding such amount of money, as may be agreed upon, shall be credited in the said account by any individual partner or jointly. However, any withdrawal of money from the said account shall be done by means of cheque or cheques, promissory notes, hundis, bills of exchange etc., duly singed by both the partners.

9) In the event of any increase in the capital agreed upon unanimously by the partners such additional capital unless otherwise agreed shall be contributed by the

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

Partner No. 1 to the extent of 50% and by the Partner No. 2 to the extent of 50%.

10) That either partners shall represent the firm before all the Government offices, corporations, Panchayat, Municipal councils or any other authority and do all the acts necessary for the benefit of the firm by signing necessary applications, documents etc.

11) All the moneys and securities for money belonging to the firm shall be paid into and deposited in the bank account of the firm and cheques shall be drawn and signed by both the partners of the firm.

12) The partners shall maintain necessary books of accounts and shall keep proper books of accounts of the firm and each of the partners shall have access to the books of accounts of the firm.

13) Statements of the account of the partnership business shall be drawn and prepared at the end of every half of the year or at such other time as the partners shall determine and the net profits thereof shall be divided to the ratio of 50% amongst the partner No. 1 and partner No. 2 respectively.

14) That at end of every financial year the statement of Account shall be prepared and certified showing the

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

moveable and immoveable assets of the firm by the certified Account.

15) The accounting year of the Firm will be from 1st April to 31st March of each Christian calendar year.

16) The partners shall punctually pay and keep themselves discharged from their individual debts, liabilities and shall indemnify and keep indemnified the firm effectually against the same.

17) That the partners shall be free to obtain loan from any Bank or financial institution for business of the firm by securing the assets of the firm for which both the partners shall sign all the loan papers including other related documents and also sign mortgage deed.

18) If any of the Partners wants to retire from the partnership firm, he can do so by giving clear six month notice in writing to the other partners at their last known address, intimating him of his unequivocal and unconditional desire to retire from the Partnership Firm and his share shall cease on the expiry of one month's notice. After making the necessary adjustments in the retiring partner's capital and/or current accounts, his account will be settled within the period of 30 days or such longer period that may be agreed upon by and between the Parties hereto.

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

19) The partnership may employ such number of employees or servants as partners may deem fit or necessary for the purpose of carrying on the business only.

20) That the partners shall comply all the legal formalities required for safety of the customers and workers employed by them at the said site and shall insure them during their course of employment.

21) That on notice being given to either partner under clause 19 above or on insanity or death and there being no major legal representative willing or capable to take the place of the deceased partner, the partnership shall terminate. The other partner at valuation to be made by the arbitrator may purchase the share of such partner or their umpire as hereinafter mentioned.

22) The parties hereto may take additions, amendments, alterations or variations to time in any or the clause of this agreement by a supplementary deed, with the consent of both the partners of the partnership firm and shall always form part of this agreement and be binding on both the partners.

23) Courts at Bicholim-Goa shall alone will have Jurisdiction in the matter.

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

24) It is agreed by the partners hereto that the partnership hereby constituted will not be dissolved unless all the liabilities of the partnership are fully discharged and only thereafter the duration of the partnership hereby constituted will be "AT WILL".

25) If there is any dispute regarding any other matter related to the partnership business, the same shall be referred to a single arbitrator appointed mutually by the partners and the decision of the arbitrator in the matter shall be final and binding on all the partners thereto and this clause shall be deemed to be a submission within the meaning of the Arbitration Act in force.

26) The parties, shall, as early as possible but in any event within the prescribed period get the Firm registered under the Partnership Act, 1932 and registered under or notified to the I. T. Office as required by the Income Tax Act, 1961.

27) This deed is executed in one copy and true copy of the said deed will remain with each of the parties hereto.

In witness whereof the partner No. 1 and the partner No. 2 have set and subscribed their respective hands on the day and the year first hereinabove mentioned in the presence of two witnesses who have also signed herein below.

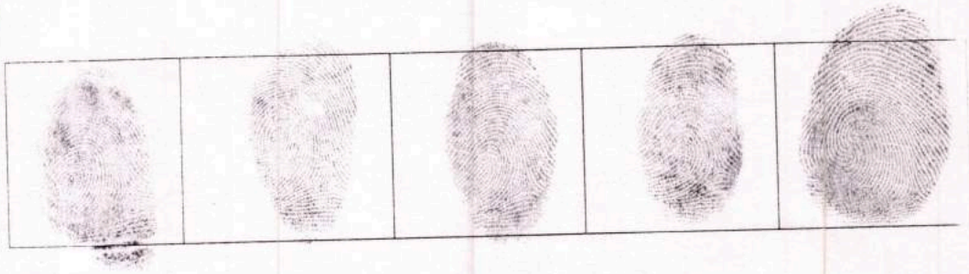
FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED MR.)
SACHIN VALLABH SALKAR)
THE PARTNER NO. I OF)

RIGHT HAND FINGER PRINTS

LEFT HAND FINGER PRINTS



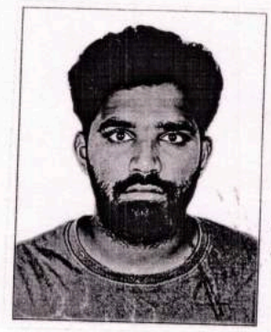
FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

BEFORE ME

S. A. PARAB
B.A.LL.B
Advocate & Notary Public
Bicholim - Goa.

SIGNED, SEALED AND DELIVERED)
BY THE WITHINNAMED MR.)
RISHABH PARESH KADKADE)
THE PARTNER NO. 2)



RIGHT HAND FINGER PRINTS

LEFT HAND FINGER PRINTS

WITNESSES:-

[Nikhil D. Jasnobaikar]

[Vasudev N. Naik]

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

NOTARIAL NOTARIAL

Executed before me 10th April, 2017.
Bicholim, Goa on.....
Reg. No. 5960/17

S. A. Parab Notary Public
B.A., LL.B.
Reg. NO. 96/95

Notary Fees Rs. 30/-

ENDORSEMENT
==========

[1] MR. MAHESH SHRIPAD KADKADE, son of late Shri Shripad Damodar Kadkade, 60 years of age, retired, Indian National,

[2] MRS. SWATI MAHESH KADKADE, wife of Mr. Mahesh Shripad Damodar Kadkade, daughter of Pandharinath Shirvoikar, 53 years of age, service, Indian National,

[3] MR. PARESH SHRIPAD KADKADE, son of late Shri Shripad Damodar Kadkade, 58 years of age, Business, Indian National,

[4] MRS. TANUJA PARESH KADKADE, wife of Mr. Paresh Shripad Kadkade, daughter of Umakant P. Joshi, 50 years of age, housewife, Indian National, All are residents of House no: 72, Antil Peth, Bicholim, Goa, 403504,

"SALKAR CODCODO CONSTRUCTIONS", a partership firm registered with Registrar of firms Bardez, dated 11.04.2017, registered under Indian Partnership Act under no: 89/12, having pan card no. ADIFS8543D, having its registered office at Salkar Constructions main Road, Sastiwada, Bordem, Bicholim, Goa; 403504, represented by its partners:

[5] Mr. Sachin Vallabh Salkar, son of Vallabh Salkar, 25 years of age, bachelor, Businessmen, Indian National, RESIDENT OF House no: 273, Sastiwada, Bordem, Bicholim Taluka Bicholilm Goa;

[6] MR. RISHABH alias SHRIPAD PARESH KADKADE, son of Paresh kadkade, 22 years of age, bachelor, business, Indian National, resident of House no; 72, Atilpeth, Bicholim Goa, 403504.

SUB-REGI... ICHOLIM

FOR SALKAR CODCODO CONSTRUCTIONS

PARTNER

Kadkade

Witness

1) Niraj Zambotkar age 41 years, married, Pvt-Serv, R/o H-No-2035, Naik Nagar, Borda Bicholim-403.

2) Rajendra Vaman Padwal, age 46 years, married, Pvt-Service, R/o H-No-231/1, Sal, Bicholim 403

REGISTR

HOLIM

and known to the Sub-Registra
states that ...e personally know
the above executant and ident
fies him.

Bicholim dt. 19th July 2017

SUB-REGISTRAR
BICHOLIM

Registered No. 853/2017
at pages 284 to 324
Book No. I Volume No. 1507
date 20th July 2017

Sub-Registrar

THE SEAL OF THE SUB-REGISTRAR OF BICHOLIM
BICHOLIM