

Rupees Fifteen Lakhs Forty Three Thousand Five Hundred

CITIZEN CREDIT CO-OP BANK LTD  
SURVEY NO. 125/2, PLOT NO. 158  
NEAR TEEN BUILDING  
ALTO, PORVORIM  
BARDEZ - GOA - 403521

भारत 26184  
172935

NON JUDICIAL  
JUN 10 2020



one five four three five zero zero 12:34

Rs. 1543500/- PB7147

INDIA STAMP DUTY GOA

Name of Purchaser Seaside Hospitality

For CITIZEN CREDIT™  
CO-OP. BANK LTD.

*Ardes*  
Authorized Signatory



2020-BR2-1575

22/06/2020

DEED OF SALE / SALE CERTIFICATE

2/-

*Ardes*



*Muthishk*

For Sea Side Hospitality Pvt. Ltd.



This Sale Certificate is executed and registered at Mapusa on this 22<sup>nd</sup> day of the month of June 2020.

BETWEEN

ALLAHABAD BANK, (Tan no. Mum A27087E), Pancard Number [REDACTED], having its Head Office at 2, Netaji Subhas Road, Kolkata and

being represented by Shri Kishore Kinjra, Chief Manager & the Authorised Officer, (after the merger/amalgamation of ALLAHABAD BANK with the

INDIAN BANK), and after the amalgamation BOTH THE BANKS SHALL BE KNOWN AS "INDIAN BANK". , ZONAL OFFICE, PUNE, having office at

Mosaik Commercial Complex, City Survey no. 1216/1, Fina Plot No. 576/1, Shivaji Nagar, Opp. Fergusson College, Pune-411004 (hereinafter referred to as

"THE FIRST PARTY"/ "BANK"), which expression shall unless it be repugnant to the context or meaning thereof, mean and include, its successors and permitted assigns, of the ONE PART,

AND

M/S SEASIDE HOSPITALITY PRIVATE LIMITED, a company incorporated and validly existing under Companies Act 2013, having its registered office at A-208, New Friends Colony, New Delhi-110065, having Pan Card No. [REDACTED], through its Authorized Signatory Jothish K S,

age 39 years, married, Service, Indian National, holder of PAN Card bearing No. [REDACTED] and holder of Aadhar Card bearing No. [REDACTED]; Email

ID: [mehta.ritesh@icloud.com](mailto:mehta.ritesh@icloud.com), Mobile No.8884870408, residing at House No.6, Eco Estates Pvt Ltd, Revora, North Goa, Goa-403513; hereinafter called the

"PURCHASER/VENDEE" (which expression shall unless repugnant to the context or meaning thereof include its executors, administrators, successors,

Liquidators, nominees, beneficiaries and legal representatives and assigns) being Party of the SECOND PART.

*[Handwritten Signature]*



*[Handwritten Signature]*

For Sea Side Hospitality Pvt. Ltd.





AND WHEREAS SALE CERTIFICATE dated 06/03/2020 issued by the authorized Officer of the Allahabad Bank under the Securitisation and Reconstruction of Financial Assets & Enforcement of Security Interest Act, 2002 (3 of 2002) and in exercise of powers conferred under section 13 read with rule 12 of the Security Interest (Enforcement Rules, 2002) for sale of the immovable property on behalf of Allahabad Bank, Panaji, Goa Branch in favour of **M/s SEASIDE HOSPITALITY PRIVATE LIMITED (Purchaser)**, having its Regd office at A-208, New Friends Colony, New Delhi-110065, the immovable property shown in the Schedule below secured in favour of **Allahabad Bank, Panaji, Goa, Branch** by **Sh. KURUDIMATH RUDRAIH GADDIGAI AH SOLE PROPRIETOR OF M/S SHILPI CONSTRUCTIONS**, towards the financial facility i.e. Cash Credit Limit and Bank Guarantee granted to **M/S SHILPI CONSTRUCTIONS**, through its **SOLE PROPRIETOR Sh. KURUDIMATH RUDRAIH GADDIGAI AH**. The Sale certificate is issued by Authorised Officer of the Allahabad Bank in favour of the said Purchaser at GOA.

WHEREAS, VIDE THE GAZETTE OF INDIA NOTIFICATION NO. GSR 156 (E) DATED 04<sup>TH</sup> MARCH 2020, WHICH CAME IN TO FORCE WITH EFFECT FROM 01.04.2020, THE "ALLAHABAD BANK" HAS BEEN MERGED/AMALGAMATED WITH THE "INDIAN BANK" AND AFTER THE AMALGAMATION BOTH THE BANKS SHALL BE KNOWN AS "INDIAN BANK". THEREFORE, IN THIS SALE DEED WHEREVER THE REFERENCE TO THE FIRST PARTY/BANK IS MADE IT SHALL MEAN AND INCLUDE BOTH THE ERSTWHILE "ALLAHABAD BANK" WHICH HAS NOW BEEN AMALGAMATED WITH "INDIAN BANK" AND THE PRESENT "INDIAN BANK" AFTER THE AFORESAID AMALGAMATION.

WHEREAS, the First Party is the mortgagee of the **Plots Bearing Survey No. 283/1 admeasuring 4700 square meters and Survey No. 285/1-A, admeasuring 200 square meters, both situated in the Village of Saligao, Taluka Bardez, District North Goa, Goa, hereinafter referred to as "THE SAID PROPERTIES"**) and more suitably and particularly described in the Schedule-I AND II, HEREUNDER, on the terms and conditions stated therein.



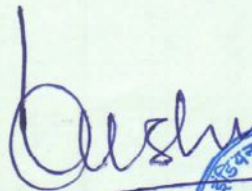
*1/10/2020*  
**For Sea Side Hospitality Pvt. Ltd.**



AND WHEREAS, there existed a larger property which is all that piece and parcel comprising of the property which was partly field and partly a palm grove, or garden land, known as "MARXETA" as per old Land Registration Records and now as "BAYWATLE" or "BAYWALTE" or "BAGWANTHI" as per the present Survey Record of Rights, situated within the limits of the village panchayat of Saligao, Bardez, Taluka, Sub District of Bardez, District of North Goa in the state of Goa, described in the Land Registration Office of Bardez, under no.17098 at folio 112 of Book no. B-44 new and enrolled in the Taluka Revenue Office under matriz number 342, and partly bearing Survey No. 283/1 and partly Survey No.285/1 of Village of Saligao in Bardez Taluka, totally admeasuring 5600 square meters, hereinafter shall be referred to as the "Said Larger Property".

AND WHEREAS, the Said Larger Property belonged in the distant past to Mr Aprigio Luis Fransisco Jose do Rosario Fernandes, Since the time he was a bachelor, the same having being allotted to him together with other such immovable properties, on account of his paternal legitimate share in the division that was held between him, his mother, sister and brother in law of the assets that they possessed in common and which devolved unto them on demise of their husband, father and father-in-law respectively, the Late Diogo Avelino Norberto do Rozario Fernandes, of whom they were respective universal heirs and widow and half sharer.

AND WHEREAS, on the demise of said Mr Aprigio Luis Fransisco Jose do Rosario Fernandes and his wife Lucinda Clara Arminda Mendonca Fernandes alias Arminda Fernandes, one of their heirs namely Maria Lucia Mendonca Fernandes and her husband Mr Antonio Victor Francisco Espirito Santo do Perpetuo Socorro Trindade Morais renounced and relinquished gratuitously in terms of Article 2029 of the Portuguese Civil Code all their rights to the inheritance in favour of the other co-heirs, vide deed of Renunciation dated 15.11.1990 drawn at page 22 onwards of Book number 749 of the Notarial office of Bardez at Mapusa.


*14/11/2018*  
For Sea Side Hospitality Pvt. Ltd.



**AND WHEREAS**, the remaining heirs of late Aprigio Luiz Francisco Jose do Rozario Fernandes and his wife Lucinda Clara Arminda Mendonca Fernandes alias Arminda Fernandes, partitioned and mutually distributed among all the legal heirs and representatives by virtue of mutual agreement and transfer arrived at by and between them vide a Deed of Partition dated 20.10.1993 registered in the office of the Sub Registrar of Bardez at Mapusa under no. 499 of Book number I, volume no. 238 on 22.10.1994.

**AND FURTHER WHEREAS**, vide this Deed of Partition dated 20.10.1993, all the immovable properties that belonged to the said late Aprigio Luiz Francisco Jose do Rozario Fernandes and his wife Lucinda Clara Arminda Mendonca Fernandes alias Arminda Fernandes were described and apportioned under schedule A, B, C, and D and the Said Larger Property was described under schedule C and the same then came to be allotted to Mrs Ida Maria Esmerald Mendonca Fernandes e Figueiredo alias Ida Figueiredo in payment of her legitimate share in the said inheritance of her parents.

**AND WHEREAS**, the said Larger Property, then came to be duly mutated in the name of Mrs Ida Maria Esmerald Mendonca Fernandes e Figueiredo alias Ida Figueiredo, with her name being duly entered in the Occupants column of the form I and XIV of the properties bearing Survey No. 283/1 and 285/1 of the village of Saligao in Bardez Taluka.

**AND WHEREAS**, in a portion of the said Larger Property falling under Survey No. 285/1, there existed a Mundkarial house in the western part and therefore vide the Deed of Sale dated 07.12.1995, registered at the office of the Sub Registrar of Bardez, under no. 1162 of book no. I, volume no. 396 on 16.07.1996, duly rectified vide Deed of Rectification dated 19.04.2001, registered at the office of the Sub Registrar of Bardez, at Mapusa, under no. 863 of book no. I, volume no. 815 and on 23.04.2001, Mrs Ida Maria Esmerald Mendonca Fernandes e Figueiredo alias Ida Figueiredo, sold the western part of the said Survey no. 285/1 as a distinct and independent plot admeasuring and area of 700 Square meters, including the said Mundkarial House bearing House no. 26, to Mr Alex Victor Jose Fernandes alias Victor Fernandes and his wife Mrs. Martha Joaquina Pereira Fernandes alias Martha Fernandes.


*Luallakes*  
For Sea Side Hospitality Pvt. Ltd.




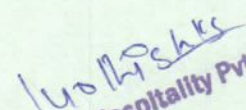
**AND FURTHER WHEREAS**, on account of the sale above said 700 square meters of area, as aforesaid , the remaining part of the Said Larger Property falling under Survey No. 285/1, also comprised of a strip of land towards the north and the east, measuring an area of 200 square metres and vide deed of Sale dated 17.03.2004, registered in the office of the Sub Registrar of Bardez, at Mapusa under no 413 at pages 157 to 175 in book no. I, volume no. 1218 on 18.02.2005, this portion was sold by Mrs Ida Maria Esmerald Mendonca Fernandes e Figueiredo alias Ida Figueiredo, to Mrs Fay Elizabeth Margaret D Cruz, and Mr. Roque Amirchand D Cruz.

**AND WHEREAS**, pursuant to the above said sale of the said portion, of 200 square meters, the said Mrs Fay Elizabeth Margaret D cruz, and Mr. Roque Amirchand D Cruz got allotted the said portion of 200 square meters, a new and separate Survey No. 285/1-A, of the Village Saligao, Bardez, Goa.

**AND WHEREAS**, vide another Deed of Sale, dated 17.03.2004, registered in the office of the Sub Registrar of Bardez at Mapusa under no. 500 at pages 267 to 284 in book no I, volume no. 101 on 26.03.2004, the said Mrs Fay Elizabeth Margaret D cruz, and Mr. Roque Amirchand D Cruz, purchased from Mrs Ida Maria Esmerald Mendonca Fernandes e Figueiredo alias Ida Figueiredo another portion of the Said Larger Property admeasuring an area of 4700 square metres, bearing Survey no.283/0 or 283/1 of the village Saligao, Bardez, Goa.

**AND FURTHER WHEREAS**, the said Mrs Fay Elizabeth Margaret D cruz, and Mr. Roque Amirchand D Cruz, thereafter, vide sale deed dated 17.08.2006, duly registered in the office of Sub registrar of Bardez at Mapusa, vide registration no. 4416, at pages 79 to 106, book no. I, volume no. 1782, on 01.09.2006, sold both the Properties Bearing Survey No. 283/1, admeasuring 4700 Square meters and Survey No. 285/1-A, admeasuring 200 Square meters, both situated in Village Saligao, Bardez Taluka, North Goa, Goa to **Sh. KURUDIMATH RUDRAIH GADDIGIAIH, SOLE PROPREITOR OF M/S SHILPI CONSTRUCTIONS**, who is the Mortgagor and had acquired ownership rights in the **Said Properties** in the aforesaid manner.

  
**For Sea Side Hospitality Pvt. Ltd.**



AND WHEREAS, M/S SHILPI CONSTRUCTIONS through its Sole Proprietor Shri Kurudimath Rudraih Gaddigaiah, had mortgaged the SAID PROPERTIES to Allahabad Bank, Panaji Goa, Branch as security for availing the Financial Facility cash credit and bank guarantee by the borrower M/S SHILPI CONSTRUCTIONS through its Sole Proprietor Shri Kurudimath Rudraih Gaddigaiah.

AND WHEREAS, the Account of M/s Shilpi Constructions turned NPA on 30-03-2018 and accordingly the Bank had issued a notice under section 13(2) of SARFAESI Act 2002 on 05-04-2018. Thereafter, a Notice under Section 13 (4) was issued on 29-06-2018 by the Bank and thereafter the Bank obtained an Order from District Magistrate for taking over Physical Possession of the Said Properties on 05-02-2019 and accordingly Physical possession of the Said Properties was taken by the First Party/Bank on 25-02-2019. That, after receipt of the Physical possession of the Said Properties, the Bank tried to sell the property by e-auction on various occasions but the Bank could not get the purchaser. As there were no purchaser for the Said Properties, the Bank thereafter decided to sell the Said Properties through a private Treaty (Swiss Challenge Method) and the Said Properties were purchased by Seaside Hospitality Private Limited- The Vendee /Purchaser herein with the assistance of private Treaty (Swiss Challenge Method).

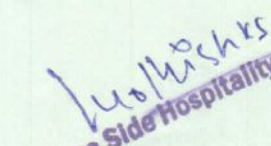
AND WHEREAS, the Bank issued a Sale Certificate dated 06.03.2020 in favour of the Vendee herein in respect of the Said Properties.

**NOW This Indenture Witnesseth And The Parties Hereto Agree As Follows:**

1. That, it is agreed, recorded and declared that the recitals contained hereinabove shall form integral part of this Sale Certificate as if the same are set out and/ or reproduced and incorporated herein.

**Sale of Premises :** The First Party hereby sells transfers and assigns unto the PURCHASER and the PURCHASER do hereby acquires from the First Party the SAID PROPERTIES along with the interest and rights to use, occupy and possess the SAID


  
**For Seaside Hospitality Pvt. Ltd.**



PROPERTIES by virtue of this Sale certificate issued by the First Party herein, together with all the rights and benefits of the First Party. The Purchaser has verified

all the title Deeds of the property under Sale and satisfied with the documents. The property is sold to the Purchaser on as is where is basis. That after execution of this Sale Certificate/ Sale Deed Bank shall not be liable for any claim or litigations raised by the Purchaser. That Bank shall not be party to any suit filed by the Purchaser with regard to the Said Properties.

2. **Consideration** : The first Party do hereby sells, transfers, conveys and assigns unto the PURCHASER, the PURCHASER has purchased the **SAID PROPERTIES** along with and together with the fruit bearing trees, along with access, ingress and egress on the access road, as well as all the easements, paths, right of way, privileges and appurtenant, belonging thereto, TOGETHER WITH all trees, fences, Compound, hedges, ditches, waters, ways, water courses, lights, liberties, privileges, easements and Appurtenances whatsoever of and belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, whatsoever in respect of the **SAID PROPERTIES**, is hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the PURCHASER forever absolutely uninterruptedly together with all the title, deeds, writings, monuments, and other evidence of title as ordinarily pass on to such sale, for the total consideration amount of Rs.3,43,00,000/- (Rupees Three Crores Forty Three lacs only) with all original papers, documents, deeds etc.

3. **Payment of Consideration** : The PURCHASER has on or before the execution of these presents paid to the First Party the sum of Rs.3,43,00,000/- (Rupees Three Crores Forty Three lacs only), being the entire consideration towards the purchase of the **SAID PROPERTIES** in the following manner:-

A sum of Rs. 1,00,00,000/- (Rupees One Crore Only) vide RTGS no. ICICR52020021000273641 dated 10/02/2020 from ICICI Bank Ltd. at its Sector 18, Noida Branch.



*Molish Ks*  
For Sea Side Hospitality Pvt. Ltd.



A sum of Rs. 2,39,57,000/- (Rupees Two Crore Thirty Nine lac Fifty Seven Thousand Only) vide RTGS UTR no. ICICR52020030600570287 dated 06/03/2020 from ICICI Bank Ltd. at its Sector 18, Noida Branch.

A sum of Rs.3,43,000/- (Three lacs forty three thousand only) has been deducted being 1% TDS and deposited by the Purchaser vide challan no. 0011352-060320-10098 dated 06/03/2020.

4. **Documents, etc., required** : The First Party have before execution of these presents, handed over all original documents to the PURCHASER herein. The First party hereby undertakes to Co-operate with the PURCHASER for the purposes of the effective transfer of the above **SAID PROPERTIES** in the name of PURCHASER, and to effect the mutation of the SAID PROPERTIES IN THE NAME OF THE PURCHASER with the **OFFICE OF MAMLATDAR AND OTHER CONCERNED GOVERNMENT DEPARTMENTS.**

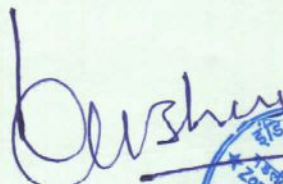

5. **Outgoings, Purchaser liability** : All municipal taxes, water charges and other outgoings of whatever nature payable in respect of the SAID PROPERTIES shall be borne and paid by the PURCHASER.

6. **Registration & Stamp Duty** : The stamp duty and Registration charges, if any, shall be borne by the Purchaser alone.

7. The First Party hereby declares and confirm that the Purchaser and its successors, transferees, assigns, nominees, liquidators, executors, shall and will at all times be entitled to use, occupy, possess and enjoy the SAID PROPERTIES, without any interruption, claim or demand of whatsoever nature either from the First Party or any of its members or any other person or person lawfully or equitably claiming by, from, through, under or in trust for the First Party.

8. That, the First Party shall give no objection for conducting mutation of the Said Properties in favour of the Purchaser, before the Mamlatdar and all the formalities, application, payments, publication etc shall be done by the PURCHASER.

9. That, the peaceful, vacant, physical possession of the Said Properties has been handed over to the Purchaser by the First party/Bank.

*Mubishks*  
For Sea Side Hospitality Pvt. Ltd.



# Receipt

Original Copy

## FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 22-Jun-2020 11:45:37

Date of Receipt: 22-Jun-2020

Receipt No : 2020-21/9/341

Serial No. of the Document : 2020-BRZ-1575

Nature of, Document : **Certificate of Sale - 18**

Received the following amounts from **JOTHISH K S** for Registration of above Document in Book-1 for the year 2020

Registration Fee	1200500	E-Challan	• Challan Number : 202000354905 • CIN Number : CKM6156609	1200500
Processing Fee	740	E-Challan	• Challan Number : 202000354905 • CIN Number : CKM6156609	740
<b>Total Paid</b>	<b>1201240</b> ( Rupees Twelve Lakhs One Thousand Two Hundred And Forty only )			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

**Name of the Person Authorized :**

Mr. Narayan D. Phadnis

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **22-Jun-2020**

Signature of the person receiving the Document

Signature of the Presenter

For Sea Side Hospitality Pvt. Ltd.

Signature of the Sub-Registrar

t. Ltd.



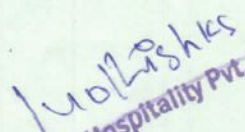
10. The First Party and Purchaser do hereby further confirms, covenants and declares that they have entered in to this indenture after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and spirit.

11. That the SAID PROPERTIES as described in the Schedules I and II herein underwritten are believed to have been correctly described and if any error or omission in the aforesaid description be subsequently discovered the same shall not annul or invalidate this Deed of Sale and the parties hereto shall have the necessary correction, rectifications or amendments carried out.

12. That, the First Party and the PURCHASER hereby declare that the SAID PROPERTIES in transaction do not belong to Schedule Caste/Schedule Tribe pursuant to the notification No. RD/LAND/LRC/18/77 dated 21/08/1978.

13. That, present fair Market value of the SAID PROPERTIES is Rs. 3,43,00,000/- (Rupees three crores forty three lacs only) and therefore the Stamp duty of Rs. 15,43,500/- (Rupees fifteen lacs forty three thousand five hundred Only) has been paid and affixed hereto which is borne by the PURCHASER.


  
For Sea Side Hospitality Pvt. Ltd.



THE FIRST SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Property bearing Survey No. 283/1, admeasuring 4700 square meters, situated in Village Saligao, Taluka Bardez, North Goa, Goa, the said Property is bounded as under:-

East : by Survey No. 281 & 282

West : by Survey No. 285/1 (P)

North : by Property of Fransisco

South : by Survey No. 285/2 (P) and Survey No. 284/1 (P).

THE SECOND SCHEDULE REFERRED TO ABOVE

ALL THAT piece and parcel of Property bearing Survey No. 285/1-A, admeasuring 200 square meters, situated in Village Saligao, Taluka Bardez, North Goa, Goa, the said Property is bounded as under:-

East : by Survey No. 283/1 (P)

West : by Survey No. 285/1 (P)

North : by Property of Fransisco

South : by Survey No. 285/2 (P).

In witness whereof the parties hereto have set their hand the day and year first hereinabove mentioned.

*Awshus*



*Awshus*  
For Sea Side Hospitality Pvt. Ltd.



SIGNED, SEALED AND DELIVERED BY the

Within named "The First Party/Bank"

INDIAN BANK

ERSTWHILE ALLAHABAD BANK

By the hands of its Authorised Signatory

*[Handwritten Signature]*



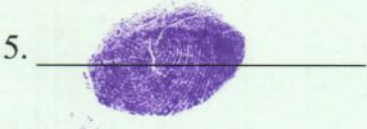
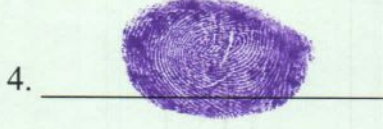
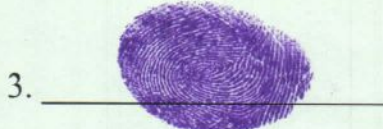
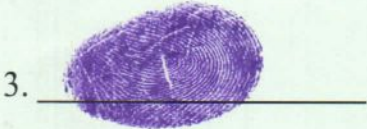
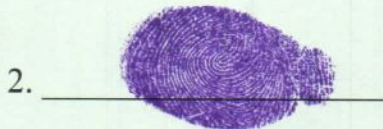
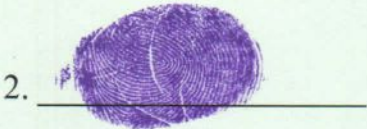
Mr. KISHORE KINJRA, Chief Manager

Zonal Office Pune,



L.H.F. Prints

R.H.F. Prints



*[Handwritten Signature]*



*[Handwritten Signature]*  
For Sea Side Hospitality Pvt. Ltd.



In presence of

SIGNED SEALED AND DELIVERED BY THE

Within Named "The Purchaser"

M/s Seaside Hospitality Pvt Ltd

Through Its Authorized Signatory



Mr JOTHISH K.S

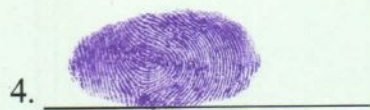
*Jothishks*

For Sea Side Hospitality Pvt. Ltd.

For Sea Side Hospitality Pvt. Ltd.

L.H.F. Prints

R.H.F. Prints



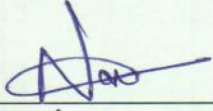
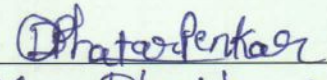
*Jothishks*  
भारतीय बँक/INDIAN BANK  
मंडळीय कार्यालय, पुणे  
★ Zonal Office, Pune ★  
पुणे/पुणे/ALLAHABAD

*Jothishks*  
For Sea Side Hospitality Pvt. Ltd.

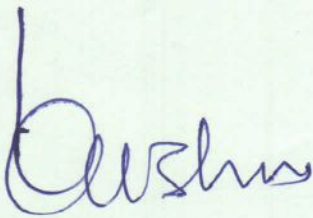


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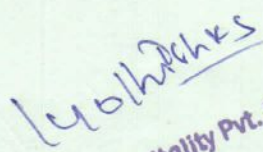
WITNESSES: -

1.   
Mr. Narayan. D. Phatarpenkar
2.   
Mrs. Dhanisha. N. Phatarpenkar







  
For Sea Side Hospitality Pvt. Ltd.





RECEIPT

The First Party herein INDIAN BANK AFTER THE AMALGAMATION OF ALLAHABAD BANK WITH THE INDIAN BANK (tan no. CHEI10010A) represented by its Authorised Officer, Shri. Kishore Kinjra, Chief Manager, Zonal Office Pune, acknowledge the receipt of total consideration of Rs 3,43,00,000 (Rupees three crores forty three lacs only) from the Purchaser M/s Seaside Hospitality Pvt Ltd towards Sale of Plots Bearing Survey No. 283/1 admeasuring 4700 square meters and Survey No. 285/1-A, admeasuring 200 square meters, both situated in the Village of Saligao, Taluka Bardez, District North Goa, Goa, via RTGS fund transfer from ICICI Bank Ltd., with the following details:

Sr No	Date of Deposit	UTR /TDS Challan no	Amount
1	10/02/2020	ICICR52020021000273641	1,00,00,000
2	06/03/2020	ICICR52020030600570287	2,39,57,000
3	06/03/2020	0011352-060320-10098	3,43,000
	Total		3,43,00,000

Received with Thanks,  
FOR INDIAN BANK

*Kishore Kinjra*



Kishore Kinjra- Authorised Officer and  
CHIEF MANAGER (Zonal Office- Pune)

In presence of

1. *Narayan D. Phatarpenkar* Mr. Narayan. D. Phatarpenkar
2. *Dhanisha N. Phatarpenkar* Ms. Dhanisha. N. Phatarpenkar

*Kishore Kinjra*



*Seaside Hospitality Pvt. Ltd.*  
For Sea Side Hospitality Pvt. Ltd.





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

Inward No: 3550

Plan Showing plots situated at  
 Village : SALIGAO  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 285/ I-A  
 Scale :1:1000

*Rajesh*  
 (Rajesh R. Pai Kuchelkar)  
 Inspector of Survey &  
 Land Records.



VILLAGE NAGOA

SURVEY No.285

S.NO 283

*Arshu*



*Mohishky*  
 For Sea Side Hospitality Pvt. Ltd.

*N. M. Pikulkar*

Generated By : Nitin M. Pikulkar (F.S)  
 On : 19-06-2020

Compared By:

*19/6/2020*  
*(HS)*



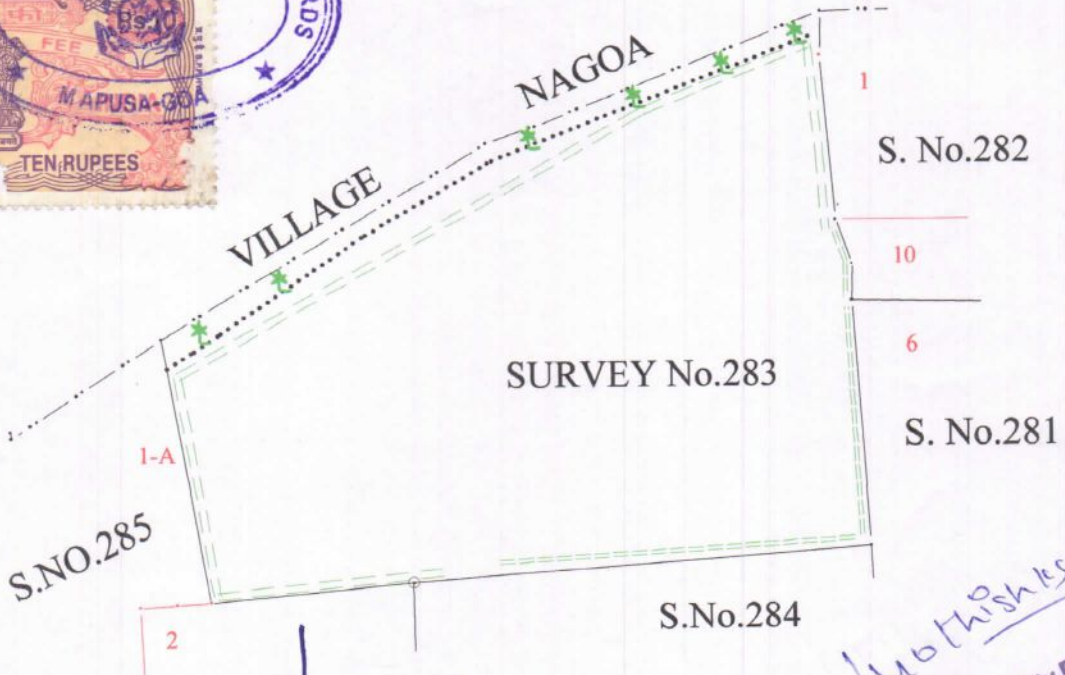


**GOVERNMENT OF GOA**  
**Directorate of Settlement and Land Records**  
**Office of Inspector of Survey and Land Records**  
**MAPUSA - GOA**

Inward No: 3550

Plan Showing plots situated at  
 Village : SALIGAO  
 Taluka : BARDEZ  
 Survey No./Subdivision No. : 283/  
 Scale :1:1000

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



*Carshes*

*16/07/2020*  
 For Sea Side Hospitality Pvt. Ltd.

Generated By : Nitin M. Pikulkar (F.S)  
 On : 19-06-2020



Compared By: *19/06/2020 (HS)*





**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 22-Jun-2020 11:06:27 am

Document Serial Number :- 2020-BRZ-1575

Presented at 11:06:57 am on 22-Jun-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1543500
2	Registration Fee	1200500
3	Mutation Fees	2500
4	Processing Fee	740
<b>Total</b>		<b>2747240</b>

Stamp Duty Required :1543500

Stamp Duty Paid : 1543500

**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>JOTHISH K S ,S/o - D/o Sukumaran Kanamala</b>  <b>Age: 39,</b>  <b>Marital Status: ,Gender:Male,Occupation: Service,</b>  <b>Address1 - House No. 6, Eco Estate Pvt Ltd. Revora, Bardez,</b>  <b>Goa, 403513, Address2 - ,</b>  <b>PAN No.:</b> [REDACTED]</p>			<i>140129/22</i>



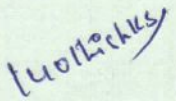
For Sea Side Hospitality Pvt. Ltd.

**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>KISHORE KINJRA Alias KISHORE KUMAR KINJRA ,S/o -</b>  <b>D/o Bhanwar Lal Kinjra</b>  <b>Age: 57,</b>  <b>Marital Status: ,Gender:Male,Occupation: Service,</b>  <b>Address1 - 269 Rohit Nagar, Phase-I E-8 Extention, Bawadia</b>  <b>Kalan, Huzur, Bhopal, Madhya Pradesh, Address2 - ,</b>  <b>PAN No.:</b> [REDACTED]</p>			








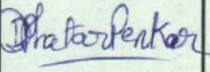


Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	JOTHISH K S ,S/o - D/o Sukumaran Kanamala Age: 39, Marital Status: ,Gender:Male,Occupation: Service, Address1 - House No. 6, Eco Estate Pvt Ltd. Revora, Bardez, Goa, 403513, Address2 - , PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the First Party, Second Party,

For Sea Side Hospitality Pvt. Ltd.


Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Narayan Phatarpenkar, 36 , ,9823060518 ,radpyandp@gmail.com ,Advocate , Marital status : Married 403517 Rai Siolim Bardez Goa, Rai Siolim Bardez Goa Siolim, Bardez, NorthGoa, Goa			
2	Dhanisha Phatarpenkar, 30 , ,9823060518 , ,Housewife , Marital status : Married 403517 Rai Siolim Bardez Goa, Rai Siolim Bardez Goa Siolim, Bardez, NorthGoa, Goa			

Sub Registrar

B-REGISTRAR  
BARDEZ



Book :- 1 Document  
Registration Number :- **BRZ-1-1530-2020**  
Date : 22-Jun-2020



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



REGISTRAR  
BARDEZ