

(Kupen Ten Lakh Only)

Phone No: 8688610536
Sold To/Issued To:
Realcon Residency LL
For Khon/ID Proof:
Pancard



NOY-30-2021 12:28:28

₹ 1000000/-
04 280 090 280 280 280

Other
38163481638276318258-00001877
3816348 36/03/06/2021-201

For CITIZEN CREDIT™
CO-OP BANK LTD
ce mandus
Authorised Signatory

Name of Purchaser Realcon Residency LLP

Cr. No. 2021-BR2-4655

07/12/2021

DEED OF SALE



D. Shrinath

2106518114116

Shri

Shrinath

Ravadar

Realcon Residency LLP

Authorised Signatory



RH TI
Reshmi f Shrinath

(Rupees Two Lakh Sixty Thousand Two Hundred Only)

Phone No: 8688610536
Sold To/Issued To
Realcon Residency LL
For Ahsa/10 Proof
Pancard



NOV-30-2021 12:30:23

₹ 0260200/-
260 TWO 66 ZERO TWO ZERO ZERO

Other
32153461438278423267-0001678
3215346 35/03/08/2021-RD1

For CITIZENCREDIT™
CO-OP BANK LTD

cermandas
Authorised Signatory

Name of Purchaser Realcon Residency LLP



THIS DEED OF SALE is made at Mapusa, Taluka,
Bardez Goa, on this 7th day of the month of December of
the year Two Thousand and Twenty One.
(07/12/2021).

R. Shinddekar
श्री. रमेश शिंदेकर

Shinddekar

Shinddekar



RHTI
Rohini R. Shinddekar

Shinddekar

Realcon Residency LLP

[Signature]
Authorised Signatory

BETWEEN

1. MR. RAVINDRA SAKHARAM SHIRODKAR Alias **RAVINDRA SAKHARAI SHIRODKAR** Alias **RAVINDRA SHIRODKAR**, son of late Mr. Sakharam alias Sakharai alias Sacarai Bhalachandra Shirodkar, 79 Years of age, married, business, Indian National, holding PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED] and resident of 80, Fretias Waddo, Near Don Bosco School, VTC , Verla, PO, Parra , District North Goa, 403510.

1A. MRS. GITA R SHIRODKAR Alias **GEETA RAVINDRA SHIRODKAR**, w/o Mr. Ravindra Sakharam Shirodkar Alias Ravindra Sakharai Shirodkar, 72 Years age, married, Housewife, Indian National, holding PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED] and resident of 80, Fretias Waddo, Near DonBosco School, VTC , Verla, PO, Parra , District North Goa, 403510.

2. MR. RAMESH SAKHARAM SHIRODKAR son of son of late Mr. Sakharam alias Sakharai alias Sacarai Bhalachandra Shirodkar, 67 Years of age, married, business, Indian National , holding PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED] and



R. Shirodkar
21/11/2015

[Handwritten signature]

[Handwritten signature]



RITE Reani
R. Shirodkar

[Handwritten signature]

Realcon Residency LLP

[Handwritten signature]
Authorised Signatory

resident of H.No.219, Umta Vaddo , Calangute, North Goa, 403516.

2A. MRS. RESHMI RAMESH SHIRODKAR, W/o Mr. Ramesh Sakharam Shirodkar, 66 Years of age, married, Housewife, Indian National, holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] and resident of, H.No.219, Umta Vaddo , Calangute, North Goa, 403516.

3. MR. DAYANAND SAKHARAM SHIRODKAR Alias MR. DAYANAND SACARAI SHIRODKAR Alias MR. DAYANAND S. SHIRODKAR, son of late Mr. Sakharam alias Sakharai alias Sacarai Bhalchandra Shirodkar, 66 Years of age, married, business, Indian National , holding PAN Card No. [REDACTED], and Aadhaar Card No. [REDACTED], resident of H.No. 98/1, Mini Satellite Township Goa, Hsg Board, Nr.Halarnkar Charitable Trust School, Colvale, North Goa, 403513.

3A. MRS. VANDANA D. SHIRODKAR Alias VANDANA DAYANAND SHIRODKAR, W/o Mr. Dayanand Sakharam Shirodkar Alias Mr. Dayanand Sacarai Shirodkar Alias Mr. Dayanand S. Shirodkar, 61 Years of age, married, Housewife, Indian National , holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], and



D. Shirodkar
21/11/2021

[Handwritten signature]

[Handwritten signature]

RHTI
Reshma Indlan

[Handwritten signature]
Shirodkar

Realcon Residency LLP
[Handwritten signature]
Authorised Signatory

resident of H.No. 98/1, Mini Satellite Township Goa, Hsg Board, Nr.Halarnkar Charitable Trust School, Colvale, North Goa, 403513, hereinafter referred to as the **VENDORS**(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **FIRST PART**.

AND

REALCON RESIDENCY LLP., a LLP incorporated under the Limited Liability Partners Act 2008, LLP Identification No.AAO-2705, having PAN No. [REDACTED] and their Registration office at 378, MMM Road Amritsar Amritsar PB 143001 IN, represented by its Partner MR. VARUN NAGPAL, Son of Vijay Kumar Nagpal, aged 37 years, businessman, married, Indian National, Holder of PAN No. [REDACTED] resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as "PURCHASER"(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the,



R. Shino lean

श्री २००६११
Shil

Pritha

श्री २००६११



RHTI
Rashmi Shukla

Realcon Residency LLP

[Signature]
Authorized Signatory

SECOND PART; vide Board of Directors Resolution No.BM-13-2021/2022, dated, 15/11/2021, represented herein through duly constituted Power of Attorney Holder Mrs. Alisha A. Shirodkar alias Alisha V.Polle, wife of Dr.Vaman Polle, 33 years of age, Indian National, having PAN No. [REDACTED], resident H.No.443, "Prerna" Canca Bardez Goa, 403510, vide Power of Attorney dated 17/11/2021, duly notarized before the Notary Public, Sanyogita Tis Hazari Courts, Delhi, bearing Registration No. 7517.



AND WHEREAS there exists a Property known as "Colcan", also known as "Gumtachi xir" or "Guntachi Xir", admeasuring an area of 3169 sq. mtr, situated at Verla, Village, Taluka and Sub - District of North Goa, in the State of Goa and within the limits of Village Panchayat of Verla, described in the Land Registration Office of Bardez under No.31208, at page 86 of Book B 80, surveyed under Survey 52/32-A, and bounded as under:-

ON THE NORTH- By Public Road.

ON THE SOUTH - By property surveyed under Survey No.52/32, of village Verla.

R Shirodkar

श्रीमती अलिशा व. पोल्ले
[Signature]

[Signature]

Realcon Residency LLP

[Signature]
Authorized Signatory

[Signature]
Shirodkar



KATI
Reshishda

ON THE EAST - By property surveyed under Survey No.52/33, 52/34 and 52/35 of village Verla.

ON THE WEST- By property surveyed under Survey No.52/25 of village Verla.

Hereinafter referred to "SAID PROPERTY"

AND WHEREAS the property admeasuring an area of 4425, hereinafter referred to "said larger property", originally belonged to Mrs Ana Gracia Mascarenhas, widow of Jose Pedro de Souza, Mr.Jeremias Agostinho de Souza, Mr. Pedro Jose Gregorio de Souza and his wife Mrs.Rosa Matildas Braganca of Verla of Parra, Mrs.Carlotinha Adelaide Braganca wife of Saturnino Francisco de Souza, Mr.Mariano Leonildes de Souza and his wife Monica Rosalina Pinto, Mrs.Verediana Matias, widow of Diogo Constancio de Souza ,and Mrs.Maria Sebastiana Monica da Silva, widow of Mr.Lourenco Francisco Trindade de Lemos.

AND WHEREAS vide Deed of Sale and Discharge dated 10/12/1959, registered at pages 55 onwards of Book No.69, of registration, at Mapusa Town, in the Notarial Office , situated at Saint Francis Road, in the jurisdiction



R. Shindekar

गौनाल शिरोड कार

Shindekar

R. Shindekar

Realcon Residency LLP


 Authorised Signatory



*KATI
 Keshu Shinde*

of Bardez, before, Camilo Manuel Antonio Henrique do Rosario Souza, said Mrs. Ana Gracia Mascarenhas sold her share from the "said larger property" to **Mr. Sacarai Balchondra Sirodcar alias Sakharam Alias Socaraia Sirodkar alias Sacarama Shirodcar**, and the name of said Mr. Sacarai Balchondra Sirodcar alias Sakharam Alias Socaraia Sirodkar alias Sacarama Shirodcar is found to be inscribed, vide Inscription Certificate bearing Inscription No.39819 at page 72 of Book G 43.

AND WHEREAS vide Deed of Sale and Discharge dated 23/03/1957, registered under Number 108, at Mapusa Town, and in the Notarial Office, situated at St. Francisco Road, before Camilo Manuel Antonio Henrique do Rosario Souza, in the jurisdiction of Bardez, said Mr. Jeremias Agostinho de Souza sold his share from the "said larger property" to **Mr. Sacarai Balchondra Sirodcar alias Sakharam Alias Socaraia Sirodkar alias Sacarama Shirodcar**, and the name of said Mr. Sacarai Balchondra Sirodcar alias Sakharam Alias Socaraia Sirodkar alias Sacarama Shirodcar, is found to be inscribed, vide Inscription Certificate, bearing Inscription No.38995 at page 132 of Book G 42.



Realcon Residency LLP

Authorized Signatory

R. Sirodcar

शुभ

Shirodcar



R.H.I. Kishu Shinde

Shirodcar

AND WHEREAS vide Deed of Sale and Discharge dated 21/03/1957, registered under Number 726, at Mapusa Town, Notarial office , Situated at St.Francisco Road, before Camilo Manuel Antonio Henrique do Rosario e Souza, in the jurisdiction of Bardez, said Mr. Pedro Jose Gregorio de Souza and his wife Mrs.Rosa Matildas Braganca of Verla of Parra, Mrs.Carlotinha Adelaide Braganca wife of Saturnino Francisco de Souza, Mr.Mariano Leonildes de Souza and his wife Monica Rosalina Pinto, Mrs.Verediana Matias, widow of Diogo Constancio de Souza ,and Mrs.Maria Sebastiana Monica da Silva, widow of Mr.Lourenco Francisco Trindade de Lemos sold their share from the "said larger property" , to **Mr. Sacarai Balchondra Sirodcar alias Sakharam Alias Socaraia Sirodkar alias Sacarama Shirodcar**, and the name of said Mr. Sacarai Balchondra Sirodcar alias Sakharam Alias Socaraia Sirodkar alias Sacarama Shirodcar, is found to be inscribed, vide Inscription Certificate, bearing Inscription No.38991 at page 131 overleaf of Book G 42.



R. Sirodcar

सोतारोडो रोडकार

Realcon Residency LLP

[Signature]
Authorised Signatory

[Signature]

[Signature]

[Signature]
Sirodkar



KHT I
Keshi Shukla

AND WHEREAS Pursuant to the Deed of Sale and Discharge dated 10/12/1959, 23/03/1957 & 21/03/1957, Mr. Sacarai Balchondra Sirodcar alias Sakharam Alias Socaraia Sirodkar alias Sacarama Shirodcar married to Mrs. Kamlavati Alias Mandira Sakharam Shirodkar , became exclusive owner in possession of the "said larger property".

AND WHEREAS said Mr. Sacarai Balchondra Sirodcar alias Sakharam Alias Socaraia Sirodkar alias Sacarama Shirodcar expired on 24/02/1992, at Verla, Bardez- Goa, and his wife Mrs. Kamlavati Alias Mandira Sakharam Shirodkar expired on 05/07/2002, at Verla, Bardez- Goa, leaving behind VENDOR Nos. **1, 1A, 2, 2A, 3, 3A** as their legal heirs which is confirmed by Succession Deed dated 07/06/2012, which came to be executed before in the Judicial Division of Bardez, in the Notarial Office situated on the second floor in the building Essar Trade Centre, at Morord Mapusa, Goa, before Smt. Nandini Alornekar, Mr, Civil Registrar-cum-Sub Registrar, Notary , Ex Officio of the said Judicial Division.



Realcon Residency LLP

Authorized Signatory

R. Shirodcar

अभिनाय शिरोडकार

Sirodcar

[Handwritten signature]



RHTE
Residency Shirodcar

[Handwritten signature]

AND WHEREAS the VENDORS thereafter filed a suit for Partition of the "said larger property", admeasuring an area of 4425 sq.mtrs, bearing Special Civil Suit No.27/2016/C, in the Court of the Civil Judge Senior Division at Mapusa.

AND WHEREAS, The suit for Partition was decreed by the Civil Judge Senior Division at Mapusa, by an order dated 21/07/2016, as per the consent terms, thereby allowing the VENDORS to partition (3/4th share) their share of the property admeasuring an area of **3169 sq.mtrs**, from the "said larger property", admeasuring 4425 sq.mtrs.



AND WHEREAS the VENDORS accordingly filed an application bearing No. 15/217/2017/PART/LAND, before the Hon'ble Court of the Deputy Collector & SDO Bardez-Mapusa, Goa, as per the order dated 21/07/2016, passed by the Civil Judge Senior Division at Mapusa, for partitioning their share of the property admeasuring an area of **3169 sq.mtrs**, hereinafter referred to as the "**SAID PROPERTY**".

R. S. Shindekar

गोवा र डिप्युटी कोलेक्टर

R. S. Shindekar

Realcon Residency LLP

[Signature]

Authorised Signatory

[Signature]



KITI
Kishore
Shindekar

[Signature]

AND WHEREAS the said Hon'ble Court of the Deputy Collector & SDO Bardez-Mapusa ,Goa was pleased to pass a confirmation order, dated 15/10/2018, thereby partitioning the "SAID PROPERTY" and allotting a new Sub Division No. **32-A** respectively, of the Survey No. 52/32 of Verla Village in Bardez Taluka, therefore the new **Survey No. 52/32-A** , was hereby confirmed by the said Deputy Collector & SDO Bardez-Mapusa ,Goa.

AND WHEREAS the names of the VENDORS, have been duly mutated in the Survey records of the "SAID PROPERTY", by mutation bearing No. 69756.

AND WHEREAS the Manual Form I and XIV pertaining to the property bearing Survey No. **52/32-A** of Village Verla, indicates the name of all the VENDORS, as the owners of "SAID PROPERTY", admeasuring an area of 3169 sq,mtrs.

AND WHEREAS the above named VENDORS declare that they own and possess the "SAID PROPERTY", admeasuring an area of 3169 Square Meters, situated at



RS Shinde

श्री. र. शिंदे

R. H. T. I.

Realcon Residency LLP

[Signature]
Authorised Signatory

[Signature]



RHTI
Residency
Sharda

[Signature]

Verla , Village, and which is described under **SCHEDULE - I** hereunder written.

AND WHEREAS the above named VENDORS have represented to the PURCHASER herein that the "SAID PROPERTY" is free from any registered or non-registered encumbrances, liens, mortgage, charges and the same is not subject matter of any attachments and acquisition by any authority, bank or any financial institutions.

AND WHEREAS the VENDORS have also represented to the PURCHASER herein, that there are no cases pending in any court of law in respect of the "SAID PROPERTY".

AND WHEREAS the VENDORS have represented to the PURCHASER that:

That they have clean, clear, marketable and subsisting title to sell, convey or otherwise transfer the "SAID PROPERTY" and that they are in lawful occupation, possession and enjoyment of the "SAID PROPERTY".



RS Shinde

गोपाल शिरोडकर

[Handwritten signature]

[Handwritten signature]



RHT I
Reshu' d' d' d'

Realcon Residency LLP

[Handwritten signature]
Authorised Signatory

[Handwritten signature]

That the "SAID PROPERTY" is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever. That no other person/persons herein other than the VENDORS mentioned hereinabove is/are the owner/s or possessor/s of the "SAID PROPERTY" or have any right, claim or interest over the same or any part thereof and that the VENDORS has absolute right to dispose and/or sell the "SAID PROPERTY" and/or deal with it in any manner whatsoever.



That there is no legal bar or impediment for this transaction and that the "SAID PROPERTY" is free from encumbrances, liens and/or charges.

That no notice/s from the Central or State Governments or any other local body or authority under any Panchayat/ Municipality Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/ Proceedings for Acquisition/ Requisition had/has been received by and/or served upon the VENDORS regarding the "SAID PROPERTY".

R. Shindekar

अभिधीयता विभागाचे अधिकारी

[Handwritten signature]

[Handwritten signature]

Realcon Residency LLP

[Handwritten signature]
Authorized Signatory



RHT I
Reshu shindekar

[Handwritten signature]

That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any attachment or of any certificate or other recovery proceedings under the Income Tax Act or under any other Act, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

That neither the "SAID PROPERTY" nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum.

That there are no dues or any other liability outstanding in respect of the "SAID PROPERTY".

That notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS, or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey,



RS Shrotriya

श्रीगणेशाय नमः

R. Shrotriya

[Handwritten signature]



RITI Kishu shrotriya

Realcon Residency LLP

[Handwritten signature]
Authorised Signatory

[Handwritten signature]

transfer, assign and assure the "SAID PROPERTY" unto and to the use of the PURCHASER.

AND WHEREAS solely relying and fully believing the said representations of the VENDORS as true, the PURCHASER approached the VENDORS for sale of the "SAID PROPERTY" to itself.

AND WHEREAS the VENDORS have considered the said offer of the PURCHASER, and have agreed to sell; and the PURCHASER herein has agreed to purchase and/or transfer the "SAID PROPERTY" more particularly described under **SCHEDULE - I** hereunder written, to the PURCHASER.



AND WHEREAS solely relying upon the representations and declarations made by the VENDORS herein above and believing the above representations as true and declaration as trustworthy, the PURCHASER has offered to purchase the "SAID PROPERTY" from the VENDORS and the VENDORS have agreed to sell the "SAID PROPERTY" to the PURCHASER for a total price and/or

R. Shrinivasan

20/11/2017 3 41 d

[Handwritten signature]

[Handwritten signature]



*RHTT
Keshu's shetty*

Realcon Residency LLP

[Handwritten signature]

Authorised Signatory

[Handwritten signature]

consideration of **Rs. 2,80,00000/- (Rupees Two Crore Eighty Lakhs Only)**, which is its fair market value.

AND WHEREAS now the VENDORS have agreed to execute the present Deed of Sale with the PURCHASER thereby transferring the title of the "SAID PROPERTY" unto the PURCHASER; and the PURCHASER is further entitled to have the same transferred in their name.

AND WHEREAS all the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions:



NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of payment of **Rs. 2,80,00,000- (Rupees Two Crore Eighty Lakhs Only)** is paid by the PURCHASER in the manner more particularly stipulated in the **SCHEDULE II** hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the "SAID PROPERTY" which property is more particularly described

R. Shinde

रहीम रश्मि रोसनी

Shinde

[Signature]

[Signature]



RHTI
Keshu Shinde

Realcon Residency LLP

[Signature]
Authorized Signatory

in **SCHEDULE I** hereunder written and is delineated in **RED** in the plan annexed hereto as Annexure- I together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the "SAID PROPERTY" belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the " SAID PROPERTY" hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.



2. That VENDORS do hereby assure the PURCHASER that the "SAID PROPERTY" hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the "SAID PROPERTY" A by way of Sale, and there are no impediments whatsoever against such disposition. The covenant that the "SAID PROPERTY" is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The

R. Shindekar
गोमाल विराट 5 412

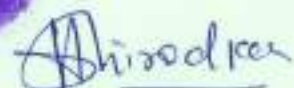




Realcon Residency LLP


Authorized Signatory

RTIT I
Reside Shindekar





VENDORS covenant that there is no litigation pending regarding the "SAID PROPERTY" and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The VENDORS declare that they have not agreed to sell the "SAID PROPERTY" or any portion thereof to any other person/persons whomsoever and that they have not done anything whereby the " SAID PROPERTY" or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the "SAID PROPERTY" and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the "SAID PROPERTY". The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the "SAID PROPERTY" by any authority or government department.

3. The possession of the "SAID PROPERTY" hereby sold by VENDORS have been handed over to PURCHASER today. PURCHASER shall be entitled to apply for mutation in the Record of Rights of the "SAID PROPERTY" mentioned in Schedule I hereunder written. The PURCHASER shall also



R. Shinde

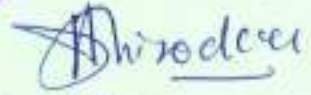
श्री. र. शिंदे


Shinde



Realcon Residency LLP

 Authorised Signatory

RATT Residency Shinde


be entitled to apply for and transfer in their favour, the "SAID PROPERTY" hereby purchased in all other public records, village records, etc.

4. The VENDORS covenant that incase any defect is found in the title of the VENDORS to the "SAID PROPERTY" hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASER and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASER.

5. That the VENDORS hereby assure the PURCHASER that there are no third party rights of whatsoever nature in respect of the "SAID PROPERTY" by way of easements, prescription and/or any other proprietary rights of whatsoever nature on an account of long user and /or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

Realcon Residency LLP



Authorized Signatory

R. Shindekar
 वास्तविक विक्रेता/उदाहरण









KHTI Residency
 मालक

6. That VENDOR do hereby assure the PURCHASER that the "SAID PROPERTY" hereby sold by the VENDORS is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said property by way of sale.

7. That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the "SAID PROPERTY" hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the "SAID PROPERTY" or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

9. That in case of increase in area of the said property if found on loco at any time in future on resurvey, then the same shall exclusively owned and possessed and enjoyed

R. Shroder

गौतम रॉड २



Shroder

Realcon Residency LLP


Authorized Signatory



KHTI Reshmi Shroder

by the Purchaser and the Purchaser shall be free and open to carry out the resurvey from the concerned authorities in his favor and the VENDORS, or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.

10. The VENDORS, and the PURCHASER hereby declare that the "SAID PROPERTY" in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.



11. The price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 12,60,200 /-** (**Rupees Twelve Lakhs Sixty Thousand And Two Hundred Only**) has been affixed herewith.

Realcon Residency LLP


Authorised Signatory

R Shival
21/11/2012

Shival



HITI
Kishor Mehta

Shival

SCHEDULE I**(Description of the "SAID PROPERTY")**

ALL THAT property admeasuring 3169 sq. mts. Known as "Colcan" also known as "Gumtachi Xir," or "Guntachi Xir", situated at village Verla within the limits of village Panchayat of Verla, Taluka and Sub-District of North Goa, and the said property is described in the Land Registration Office of Bardez under No.31208, at page 86 of Book B 80, and is presently surveyed in the Record of Rights under Survey No. **52/32-A** of Village Verla admeasuring an area of 3169 square meters bounded as under:-



ON THE NORTH- By Public Road.

ON THE SOUTH - By property surveyed under Survey No.52/32, of village Verla.

ON THE EAST - By property surveyed under Survey No.52/33, 52/34 and 52/35 of village Verla.

ON THE WEST- By property surveyed under Survey No.52/25 of village Verla.

Realcon Residency LLP

Authorised Signatory

R. Shindekar

27/11/2018 12:39 PM

R. Shindekar



R. Shindekar

RHT I
Reshma Phule

SCHEDULE II
(CONSIDERATION)

Rupees 2,80,00000/- (Rupees Two Crore Eighty Lakhs Only), Paid to the Vendors in the following manner

| PAID TO VENDORS IN RUPEES | | | | | | |
|---|---------------------------------|-------------|---------------|-------|--------------|---------------|
| Sr. No. | NAME | Nationality | Total Amount | TDS % | TDS deducted | Final Amount |
| 1. | MR. RAVINDRA SAKHARAM SHIRODKAR | Indian | 8451246.00 | 1.00% | 84512.00 | 8,366,734.00 |
| 1(A) | MRS.GITA R.SHIRODKAR | Indian | | | | |
| Paid via RTGS to Vendor Nos.1 & 1(A) Vide UTR No. <u>HDfc 52021120782034216</u> | | | | | | |
| 2. | MR.RAMESH SAKHARAM SHIRODKAR | Indian | 9774377.00 | 1.00% | 97744.00 | 9,676,633.00 |
| 2(A) | MRS.RESHMI RAMESH SHIRODKAR | Indian | | | | |
| Paid via RTGS to Vendor Nos.2 & 2(A) Vide UTR No. <u>HDfc 520112072459635</u> | | | | | | |
| 3. | MR.DAYANAND SAKHARAM SHIRODKAR | Indian | 4887188.5 | 1.00% | 48872.00 | 4,838,316.50 |
| Paid via RTGS to Vendor No.3 Vide UTR No <u>HDfc 52021120782034215</u> | | | | | | |
| 3(A) | MRS.VANDANA DAYANAND SHIRODKAR | Indian | 4887188.5 | 1.00% | 48872.00 | 4,838,316.50 |
| Paid via RTGS to Vendor No.3(A) Vide UTR No <u>HDfc 52021120782027399</u> | | | | | | |
| | | | 28,000,000.00 | | 280000 | 27,720,000.00 |

IN WITNESS WHEREOF the Parties hereto have hereunto signed this Deed on this 7th day of the Month of December, at Mapusa, Bardez-Goa.(07/12/2021).

R. Shirodkar
श्री. रविंद्र शिरोडकर

Rhodar

Realcon Residency LLP

Authorised Signatory

Shil



Shirodkar

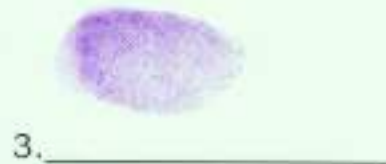
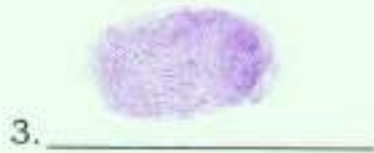
KUTAI Peshwa Shirodkar

R. Shirodkar

SIGNED AND DELIVERED
By within name
The VENDOR NO.1
MR. RAVINDRA SAKHARAM
SHIRODKAR



Left Hand Finger Impressions Right Hand Finger Impressions



R. Shirodkar

श्री मंत्रि विवेकानंद

[Signature]

Rhodar



*KHTI
Rohini Rhoda*

Realcon Residency LLP

[Signature]

Authorised Signatory

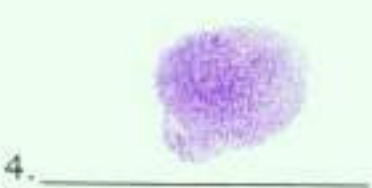
Shirodkar

गिता र शिरोडकर



SIGNED AND DELIVERED
By within name
The VENDOR NO. 1(A) &
MRS. GITA R SHIRODKAR

Left Hand Finger Impressions Right Hand Finger Impressions



R. Shirodkar

गिता र शिरोडकर

Rhoda

RATI
Rishi Rhoda

Realcon Residency LLP

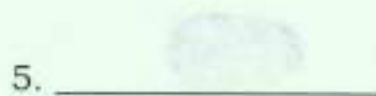
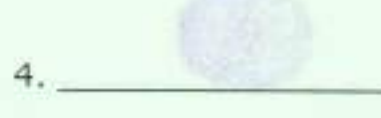
Authorized Signatory

R. Shirodkar

SIGNED AND DELIVERED
By within name
The VENDOR NO.2
MR. RAMESH SAKHARAM
SHIRODKAR



Left Hand Finger Impressions Right Hand Finger Impressions



R. Shirodkar
रामेश साखाराम शिरोडकार

R. Shirodkar

R. Shirodkar

Realcon Residency LLP

R. Shirodkar
Authorised Signatory



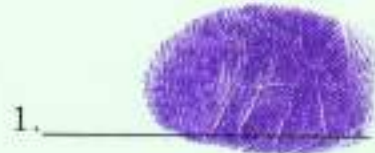
R. H. T. I.
Rishm Shirodkar

R. Shirodkar



SIGNED AND DELIVERED
By within name
The VENDOR NO. 2(A)
MRS. RESHMI RAMESH
SHIRODKAR,

Left Hand Finger Impressions Right Hand Finger Impressions



Reshma

श्रीमती रेश्मी रमेश शिरोडकर

Reshma

Roalcon Residency LLP

[Signature]
Authorised Signatory

[Signature]



[Signature]

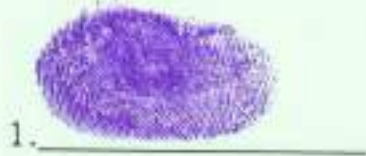
HITI
Reshma Shirodkar

[Handwritten signature]



SIGNED AND DELIVERED
By within name
The VENDOR NO. 3
MR. DAYANAND SAKHARAM
SHIRODKAR,

Left Hand Finger Impressions Right Hand Finger Impressions



R. Shirodkar

श्रीमान् दिवान् दि. ३०/०१/२०२०

[Handwritten signature]

[Handwritten signature]



MTHH Reshmi media

Realcon Residency LLP

[Handwritten signature]
Authorised Signatory

[Handwritten signature]

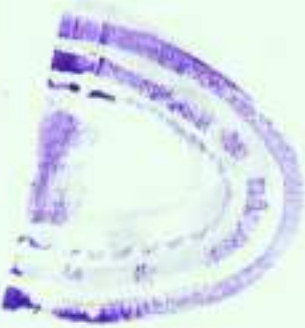
Shirodkar



SIGNED AND DELIVERED
By within name
The VENDOR NO. 3(A)
MRS VANDANA D. SHIRODKAR

Shirodkar
Shirodkar

Left Hand Finger Impressions Right Hand Finger Impressions



R. Shirodkar
श्रीवन्दना शिरोडकर
Shirodkar

R. Shirodkar

Realcon Residency LLP
Shirodkar
Authorized Signatory



KHTE
Keshu Shirodkar
Shirodkar

[Handwritten signature]

**SIGNED, SELLER AND
DELIVERED BY THE
WITHIN NAMED PURCHASER
REALCON RESIDENCY LLP,**

Represented by its Partner

MR. VARUN NAGPAL through
his POA holder ,

MRS. ALISHA V. POLLE



Left Hand Finger Impressions Right Hand Finger Impressions



[Handwritten signature]
अभिषेक शर्मा

[Handwritten signature]

[Handwritten signature]




KHEI
Kshmi Shinde

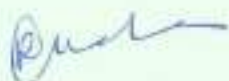
Realcon Residency LLP

[Handwritten signature]
Authorised Signatory

[Handwritten signature]

WITNESSES:

1. Name : Satvesh Sawant
 Father's Name : Sagun Sawant
 Age : 27
 Residential Add. : Saligao , Bardez, Goa
 Signature : 

2. Name : Ralph Francis Mascarenhas
 Father's Name : Melwyn Mascarenhas
 Age : 31
 Residential Add. : H.No.4/252, Kholpa Wado, Calangute,
 Bardez-Goa
 Signature : 

Realcon Residency LLP


 Authorised Signatory

R. Shirodkar

राजेश शिरोडकर



R. P. D. S.



RNTI
 Resmi Shirodkar

R. P. D. S.



FORM I & XIV

Date : 27/09/2021

नमूना नं 1 व 14

Page 1 of 1

Taluka BARDEZ

Survey No. 52

तालुका

सर्वे नंबर

Village Verla

Sub Div. No. 32-A

गांव

Name of the Field Colcan

हिस्सा नंबर

Tenure

क्षेत्राचे नांव

सत्ता प्रकार

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

| Dry Crop जिराफत | Garden बागावट | Rice जरी | Khajan खाजन | Ker केर | Morad मोरज | Total Cultivable Area एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--|
| 0000.31.43 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.31.43 |

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नाणिक क्षेत्र (हे. आर. चौ. मी.)

Pot-Kharab पोट खराब

Remarks शेर

| Class (a) वर्ग (अ) | Class (b) वर्ग (ब) | Total Un-Cultivable Area एकूण नाणिक जामीन | Grand Total एकूण | Remarks शेर |
|-----------------------|-----------------------|--|---------------------|--|
| 0000.00.28 | 0000.00.00 | 0000.00.28 | 0000.31.69 | Dy. Coll. Order No. 15/217/2017/Part/Land dttd. 15/10/2018 and Comigendum of even number dated 22/03/2019 and Letter No. |

| Assessment माकार | Rs. 0.00 | Fore खोर | Rs. 0.00 | Predial प्रेदियाल | Rs. 0.00 | Rent रेण्ट | Rs. 0.00 |
|---------------------|----------|-------------|----------|----------------------|----------|---------------|----------|
| | | | | | | | |

Land Records, City Survey, Mapusa Goa

| S.No. क्र.सं. | Name of the Occupant कच्चेदाराचे नांव | Khata No. खाते नंबर | Mutation No. फेरफार नं. | Remarks शेर |
|------------------|--|------------------------|----------------------------|----------------|
| 1 | Dayanand Sakharam Shirodkar | | 89756 | |
| 2 | Ravindra Sakharam Shirodkar | | 89756 | |
| 3 | Gita R. Shirodkar | | 89756 | |
| 4 | Ramesh Sakharam Shirodkar | | 89756 | |
| 5 | Reshmi Ramesh Shirodkar | | 89756 | |
| 6 | Vandana D. Shirodkar | | 89756 | |

| S.No. क्र.सं. | Name of the Tenant कच्चाचे नांव | Khata No. खाते नंबर | Mutation No. फेरफार नं. | Remarks शेर |
|------------------|------------------------------------|------------------------|----------------------------|----------------|
| 1 | Nil | | | |

| Other Rights इतर हक्क | Mutation No. फेरफार नं. | Remarks शेर |
|---|----------------------------|----------------|
| Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार Nil | | |

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

| Year वर्ष | Name of the Cultivator लागण करणाऱ्याचे नांव | Mode रीत | Season सैसण | Name of Crop पिकाचे नांव | Irigated जागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Unirrigated जिराफत Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Land not Available for cultivation नाणिक जमीन Nature इशार | Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी. | Source of irrigation सिंचनाचा पारि | Remarks शेर |
|--------------|--|-------------|----------------|-----------------------------|--|---|--|---|---------------------------------------|----------------|
| | Nil | | | | | | | | | |

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.





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



Plan Showing plots situated at
Village : VERLA
Taluka : BARDEZ
Survey No./Subdivision No. : 52/ 32-A
Scale : 1 : 1000

Sheet No. 9860



(Rajesh B. Patil-Kachekar)
Inspector of Survey &
Land Records.



R. Shinde
Rajesh B. Patil-Kachekar
Inspector of Survey &
Land Records

Generated By : Nalin M. Pikkalwar (F.S)
On : 26-07-2019

Checked By: *[Signature]*



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 07-Dec-2021 10:53:07 am

Document Serial Number :- 2021-BRZ-4655

Presented at 10:42:18 am on 07-Dec-2021 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 | 1260000 |
| 2 | Registration Fee | 840000 |
| 3 | Mutation Fees | 2500 |
| 4 | Processing Fee | 2520 |
| Total | | 2105020 |

Stamp Duty Required :1260000/-

















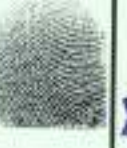

Stamp Duty Paid : 1260200/-

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | Alisha A Shirodkar Alias Alisha V Polle ,Father Name:Anil S Shirodkar ,Age: 33, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - H.NO 443 Prerna, Canca, Bardez-Goa, Address2 PAN No.: [REDACTED] | | | |




Executer




| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | Ravindra Sakharam Shirodkar Alias Ravindra Sakharai Shirodkar Alias Ravindra Shirodkar , Father Name:Late Sakharam Alias Sakharai Alias Sacarai Bhalachandra Shirodkar, Age: 79, Marital Status: Married ,Gender:Male,Occupation: Other, 80 , Fretias Waddo, Near Don Bosco School , VTC, Verla , PO, Parra , District North Goa,, PAN No.: [REDACTED] | | | |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|---|---|---|
| 2 | Gita R Shirodkar Alias Geeta Ravindra Shirodkar , Father Name:Blku Dabholkar, Age: 72, Marital Status: Married , Gender:Female, Occupation: Housewife, 80, Fretias Waddo, Near Don Bosco School, VTC. Verla, PO, Parra, District North Goa, PAN No.: [REDACTED] |  |  |  |
| 3 | Ramesh Sakharam Shirodkar , Father Name:Late Sakharam Alias Sakharai Alias Sacarai Bhalachandra Shirodkar, Age: 67, Marital Status: Married , Gender:Male, Occupation: Other, H.No. 219, Umta Vaddo, Calangute North Goa, PAN No.: [REDACTED] |  |  |  |
| 4 | Reshmi Ramesh Shirodkar , Father Name:Harishchandra Simepurushkar, Age: 66, Marital Status: Married , Gender:Female, Occupation: Housewife, H.No. 219, Umta Vaddo, Calangute , North Goa, PAN No.: [REDACTED] |  |  |  |
| 5 | Alisha A Shirodkar Alias Alisha V Polle , Father Name:Anil S Shirodkar , Age: 33, Marital Status: , Gender:Female, Occupation: Advocate, H.NO 443 Prema, Canca, Bardez-Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for Varun Nagpal Partner Of Realcon Residency LLP |  |  |  |
| 6 | Dayanand Sakharam Shirodkar Alias Dayanand Sacarai Shirodkar Alias Dayanand S Shirodkar , Father Name:Late Sakharam Alias Sakharai Alias Sacarai Bhalchandra Shirodkar, Age: 66, Marital Status: Married , Gender:Male, Occupation: Other, H.NO.98-1, Mini Satellite Township, PAN No.: [REDACTED] |  |  |  |
| 7 | Vandana D Shirodkar Alias Vandana Dayanand Shirodkar , Father Name:Tukaram Sadashiv Karekar, Age: 61, Marital Status: Married , Gender:Female, Occupation: Housewife, H.no.98-1, Mini Satellite Township Goa, Hsg Board, PAN No.: [REDACTED] |  |  |  |

Witness:

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

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|---|---|---|
| 1 | Name: Ralph Mascarenhas, Age: 31, DOB: , Mobile: 8600175410 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403516, H.No 4/252 Porba Vaddo Calangute, H.No 4/252 Porba Vaddo Calangute, Calangute, Bardez, NorthGoa, Goa |  |  |  |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|---|---|---|
| 2 | Name: Satvesh Sawant, Age: 27, DOB: , Mobile: 8600175410 Email: , Occupation: Service , Marital status : Unmarried , Address: 403511, H.No 7/70-A Arraraim Salmona Saligao, H.No 7/70-A Arraraim Salmona Saligao, Saligao, Bardez, NorthGoa, Goa |  |  |  |




Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2021-BRZ-4655

Document Serial No:-2021-BRZ-4655

Book :- 1 Document

Registration Number :- **BRZ-1-4529-2021**

Date : 08-Dec-2021



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

[Handwritten Signature]
SUB-REGISTRAR
BARDEZ