

Phone No:
Sold To/Issued To:
Ryago Homes
For Show/ID Proof:
Pancard



JAN-17-2023 16:20:00

₹ 0007600/-

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3818348 06/02/08/2021-RD1

For **CITIZENCREDIT™**
CO-OP BANK LTD

M. P. S.
Authorised Signatory



Sr. No. 2023-BR2-642
07/02/2023

DEED OF SALE

Chale

S. M.

For **RYAGO HOMES PVT. LTD.**

R. S.
Authorised Signatory

DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka, Bardez- Goa, on this **18th** day of the month of **January** of the year Two Thousand and Twenty Three (**18.01.2023**)

BETWEEN

1. (A) MRS. SHALAKA TRIVIKRAM PRABHUGAONKER Alias **SHALAKA T PRABHUGAONKER** alias **SHALAKA PRABHUGAONKER**, wife of Trivikram Govind Prabhugaonker, 43 years, married, Teacher, Indian National, Holding PAN Card No. [REDACTED] and Aadhar card No. [REDACTED] and resident of H.No.923/158, Plot No.2, Opp Socorro Panchayat, Alto Porvorim S.O, North Goa, 403501.

1. (B) MR. TRIVIKRAM GOVIND PRABHUGAONKAR, alias **MR. TRIVIKRAM GOVIND PRABHUGAONKER**, son of Govind Prabhugaonker, 45 years of age, married, business, Indian National, holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], resident of H.No.923/158, Plot No.2, Opp Socorro Panchayat, Alto Porvorim, S.O, North Goa, 403501, hereinafter referred to as the **"VENDORS"**




For RYAGO HOMES PVT. LTD.


 Authorised Signatory

(which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs successors, legal representatives, executors, administrator and assigns) of the **FIRST PART**.

AND

RYAGO HOMES PVT. LTD, a duly registered Private Limited company having CIN U55101MH2008PTC186547 (PAN Card no. [REDACTED]), and their Registered office at 61, Viraj Silverene Chs Ltd, 321, Hill Road Opp Mehboob Studio, Bandra (W) Mumbai Mumbai City Mh 400050 IN, represented by one of their Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 61 years, businesswoman, married, Indian National, having PAN Card bearing No. [REDACTED], resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution No.BM/11-2023-2023, dated 09/01/2023 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,

For RYAGO HOMES PVT. LTD.

 Authorised Signatory



SECOND PART; represented herein through duly constituted Power of Attorney Holder, **MRS. ALISHA A.SHIRODKAR ALIAS ALISHA V.POLLE** , w/o Dr.Vaman P.Polle, 34 years of age, Indian National, Advocate, married, Holder of PAN Card No. [REDACTED], resident of H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, vide Power of Attorney dated 10/01/2023 duly notarized before the Notary Public, Adv. Sanyogita, Tis Hazari Courts, Delhi, bearing registration No7517.

A. WHEREAS there exist a PROPERTY known as "Maina" and "Coves" situated in the village Siolim, ward Maina Bardez Goa, which is more particular described in **Schedule I** herein below bearing survey No **238/12** of village Siolim, Bardez Taluka Goa. The said property forms a part of the larger property bearing Survey No.238/6, hereinafter be referred to as the "**Said Property**".

B. AND WHEREAS the "said property" was originally owned by Mr.Rama Bhiva Morascar and his wife Mrs.Sitabay Morascar.

For RYAGO HOMES PVT. LTD.

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C. AND WHEREAS late Mr. Rama Bhiva Morascar and his wife Mrs. Sitabay Morascar, by Gift Deed dated 20/10/1922, gifted their minor son, Mr. Chandrakant Rama Morajkar, and the said property described in schedule I, herein below. Pursuant to the Deed of gift dated 20/10/1922 the said property described in schedule I, came to be inscribed in favour of Chandrakant Rama Morajkar under inscription No.17883 at page 94 reverse, of Book G-24 and the said property was described in the Land Registration Office, Bardez, under no. 8452 at page 97 reverse of Book B 22 new.

D. AND WHEREAS Said Mr. Chandrakant Rama Morajkar was married to Mrs. Draupadi Chandrakant Morajkar, out of their wedlock had the following children:

- a) Mrs. Jayanti Chandrakant Morajkar alias Mangala Gajanan Dhabolkar married to Mr. Gajanan Dhabolkar.
- b) Mr. Satish Chandrakant Morajkar (now deceased) married to Mrs. Shruti Satish Morajkar alias Mrs. Shruti Satish Moraskar.




For RYAGO HOMES PVT. LTD.


 Authorised Signatory

- c) Mr. Bhivrao Chandrakant Morajkar (now deceased) married to Mrs. Vinita Bhivrao Morajkar.
- d) Mrs. Sujata Chandrakant Morajkar alias Vidya Gajanan Naik Tari married to Gajanan Naik Tari alias Gajanan Arjun Naik Tari.
- e) Mrs. Usha Chandrakant Morajkar alias Usha Ganesh Mayekar married to Mr. Ganesh Mayekar (now deceased)
- f) Miss Shaila Chandrakant Morajkar expired as spinster.

E. AND WHEREAS Mrs. Draupadi Morajkar expired on 24/11/1996, Miss. Shaila Chandrakant Morajkar expired as a spinster on 01/04/1998, and Mr. Chandrakant Rama Morajkar expired on 28/09/2005.

F. AND WHEREAS pursuant to the death of Smt. Draupadi Chandrakant Morajkar, Miss. Shaila Chandrakant Morajkar and Mr. Chandrakant Rama Morajkar, an Inventory proceedings No.251/2007/A came to be instituted by Mr. Bhivrao Chandrakant Morajkar in the Court of Civil Judge Senior Division A, Court at Mapusa, Goa.



For RYAGO HOMES PVT. LTD.


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G. AND WHEREAS in the said Inventory Proceedings No.251/2007, the property bearing survey No.238/6, of village Siolim, came to be listed as Item No.II, in the list of Assets along with other properties bearing survey no. 258/8 and 240/6 of Siolim Village.

H. AND WHEREAS during the pendency of the said Inventory proceedings Mr. Satish Chandrakant Morajkar, expired on 19/10/2008, leaving behind the following legal heirs:

- (i) His widow Mr. Shruti Satish Morajkar alias Shruti Satish Moraskar,
- (ii) and his son Mr. Saurabh Satish Morajkar alias Saurabh S Morajkar.

I. AND WHEREAS Mr. Bhivrao Chandrakant Morajkar expired on 24/06/2021, leaving behind the following legal heirs:

- a) Mrs. Vinita Bhivrao Morajkar widow of Mr. Bhivrao Morajakar
- b) Mrs. Shalaka Bhivrao Morajkar alias Shalaka Trivikram Prabhugaonker alias Shalaka T Prabhugoanker alias Shalaka Prabhugaonker married



For RYAGO HOMES PVT. LTD.



Authorised Signatory

to Mr.Trivikram Govind Prabhugaonkar alias Trivikram Govind Prabhugaonker.

- c) Miss Manasi Bhirao Morajkar (spinster)
- d) Mrs.Meghana Bhivrao Morajakar, married to Mr.Amol Gunda.

J. AND WHEREAS pursuant to the death of Mr.Bhivrao Chandrakant Morajkar an Inventory proceedings No.359/2021/B, came to be instituted by Mrs.Shalaka Bhivrao Morajkar alias Shalaka Trivikram Prabhugaonker alias Mrs. Shalaka T Prabhugaonker alias Shalaka Prabhugaonker in the Court of Senior Civil Judge B Court, at Mapusa, Goa.

K. AND WHEREAS in the said Inventory Proceedings No.359/2021/B, Miss Manasi Bhivrao Morajkar (spinster) Renounced all her rights in the estate of her father Mr. Bhivrao Chandrakant Morajkar by executing Deed of Renouncement dated 20/06/2022.



For RYAGO HOMES PVT. LTD.


 Authorised Signatory

L. AND WHEREAS though the estate of late Smt.Draupadi Chandrakant Morajkar, Kum Shaila Chandrakant Morajkar and Mr. Chandrakant Rama Morajkar, was allotted to the heirs/successors as per their share by instituting an Inventory proceeding bearing No.251/2007/A before the Civil Judge Senior Division, the same was not partitioned by metes and bounds as such suit for Partition and Injunction furthermore for acknowledgement and affirmation of the rights was filed by Mrs.Vinita Bhivrao Morajkar, Mrs. Shalaka Trivikram Prabhugaonker Vendor No1 (A) , Mr. Trivikram Govind Prabhugaonker Vendor No.1(B), Mrs.Meghana Amol Morajkar Gunda, Mr.Amol Anand Gunda, Mrs.Usha Ganesh Mayekar, Mr.Sarvesh Ganesh Mayekar, Mrs. Mrunal Sarvesh Mayekar, Mrs.Vidhya Gajanan Naik Tari , Mr.Gajanan Arjun Naik Tari against Mrs.Shruti Satish Morajkar , Mr.Saurabh Satish Morajkar and Mangala Gajanan Dhabolkar and her husband Mr. Gajanan Dhabolkar, bearing SCS no. 136/2022/C/A before the Civil Judge Senior Division at Mapusa.

M. AND WHEREAS at the time of filling of the suit it was noticed that there exists another property bearing



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survey No.238/12 of Siolim village admeasuring an area of 25 sq.mtrs, which is more particularly described in schedule-I hereunder written and that in the survey records, the said property surveyed No.238/12 was recorded in the name of late Rama Bhiva Morajkar which forms a part of the property having description No.8425 which was gifted to late Mr. Chandrakant Rama Morajkar vide deed of gift dated 20/10/1922, by his father late Rama Bhiva Morajkar and his wife Sitabay Morajcar.

N. AND WHEREAS the said property bearing survey No.238/12, remained to be listed in the Inventory proceedings bearing No.251/2007/A, however the same was listed as **suit property no.-VII** in the suit bearing SCS no. 136/2022/C/A.

O. AND WHEREAS the said suit bearing SCS no. 136/2022/C/A was settled by filling consent terms dated 27/12/2022, before the Hon'ble Civil Judge Senior Division at Mapusa.

P. AND WHEREAS as per the consent terms, filed in SCS/136/2022, the Hon'ble Civil judge Senior Division, passed an order dated, 27/12/2022, wherein the



For RYAGO HOMES PVT. LTD.



Authorised Signatory

property bearing survey no. 238/12, was exclusively allotted to the Vendor No.1(A) i.e. (Mrs. Shalaka Trivikram Prabhugaonker alias Shalaka T Prabhugaonker alias Shalaka Prabhugaonker & Vendor No. (1B) Mr.Trivikram Govind Prabhugaonkar, alias Mr.Trivikram Govind Prabhugoanker

Q. AND WHEREAS in light of above, the said (Vendors hereinabove); became exclusive owner of the said property, which is more particularly described in **SCHEDULE I** hereunder written and hereinafter referred to as the **SAID PROPERTY**.

R. AND WHEREAS the PURCHASERS after having verified title documents of the **Said Property** described in **SCHEDULE I** and being satisfied with the title of the VENDOR in respect of the **Said Property** described in **SCHEDULE I**, has approached the VENDORS and requested the VENDORS to sell the Said Property described in SCHEDULE I to the PURCHASER, respectively and collectively referred to as the "**SAID PROPERTY**".

S.AND WHEREAS after negotiations between the parties, the VENDOR has agreed with the PURCHASER for the




For RYAGO HOMES PVT. LTD.


 Authorised Signatory

absolute sale of the SAID PROPERTY and PURCHASER has agreed to purchase the SAID PROPERTY for the total consideration of **Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)** Which is the market value of the SAID PROPERTY.

T. AND WHEREAS the VENDORS have agreed with the PURCHASER for the absolute sale of the SAID PROPERTY and PURCHASER has agreed to purchase the SAID PROPERTY for the total consideration of **Rs. Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)**

NOW THIS DEED OF SALE WITNESSETH AS UNDER: -

1) That in consideration of payment of **Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand 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 PURCHASER all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more



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particularly described 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, 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 PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDOR have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS 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




For RYAGON HOMES DEVT. LTD.



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court as against the Vendors. The 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 as against the Vendor. 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 PROPERTIES by any authority or government department.

3) The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASER today.

4) The PURCHASERS shall be entitled to apply for

For RYAGO HOMES PVT. LTD.

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mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the SAID PROPERTY purchased in all other public records, village records, etc.

5) That the VENDORS hereby assure the PURCHASER that there are no third-party rights of whatsoever nature created by the Vendors in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on 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.

6) That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any known encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part 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,




For RYAGO HOMES PVT. LTD.


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interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

8) That the 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 attributable to the Vendor herein after the acquisition of rights to the SAID PROPERTY herein.

9) The PURCHASER acknowledges of having received all the title documents pertaining to the SAID PROPERTY.

10) 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 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.

11) The VENDORS and the PURCHASER hereby declare that the SAID PROPERTY in transaction does not




For RYAGO HOMES PVT. LTD.


 Authorised Signatory


belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

12) That the Price paid corresponds to the Market value of the SAID PROPERTY and accordingly stamp duty of **Rs.7,600/-** (Rupees Seven Thousand Six Hundred Only) has been affixed herewith.

SCHEDULE I

All that property and/or part and/or parcel of land admeasuring about 25 m², known and/or denominated as 'Maina' and 'Coves', situated at Maina, Siolim, Bardez, Goa, Goa, forming part of the property described in the Land Registration Office, Bardez, under no. 8452 at page 97 reverse of Book B 22 new and not enrolled in the Taluka Revenue Office, presently surveyed under Survey No. **238/12** of the village, Siolim, taluka and sub-district of Bardez, district of North Goa, in the State of Goa, and bounded as under:

East: By property bearing Survey No.238/6 of village Siolim

For RYAGO HOMES PVT. LTD.

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West: By the property bearing Survey no.238/6 of village of Siolim

North: By property bearing Survey no. 238/6 of village of Siolim

South: By property bearing Survey no. 238/6 of village of Siolim



For RYAGO HOMES PVT. LTD.



Authorised Signatory



SCHEDULE II
(CONSIDERATION)

Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand Only)

Sr No	Paid to the Vendors	Amount Paid
Vendor No.1(B)	Trivikram Govind Prabhugaonkar	Rs.2,50,000/-

➤ Paid Rs.2,50,000/- via RTGS to Vendor **No 1(B)**, Mr Trivikram Govind Prabhugaonkar for self and behalf of Vendor No.1(A) Mrs. Shalaka Trivikram Prabhugaonkar bearing UTR No MFCLR52023020781006905 dated 7/02/2023.

➤ The VENDORS hereby admit and acknowledge receipt of entire consideration.

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written.

For RYAGO HOMES PVT. LTD.


Authorized Signatory

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED
VENDOR NO.1(A). **MRS.SHALAKA T
PRABHUGAONKER**



Left Hand Finger Impressions

Right Hand Finger Impressions

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____



[Signature]

[Signature]

For RYAGO HOMES PVT. LTD.

[Signature]

Authorised Signatory



SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED
VENDOR NO.1(B). **MR. TRIVIKRAM
GOVIND PRABHUGAONKAR.**

Left Hand Finger Impressions

Right Hand Finger Impressions

1. 

1. 

2. 

2. 

3. 

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4. 

4. 

5. 

5. 



For RYAGO HOMES PVT. LTD.


Authorized Signatory



SIGNED, SEALED AND DELIVERED
THE WITHINNAMED PURCHASER,
RYAGO HOMES PVT LTD
represented by its Director
MRS.NEELAM NAGPAL through
POA Holder **MRS.ALISHA A
SHIRODKAR**



[Handwritten signature]

Left Hand Finger Impressions

Right Hand Finger Impressions

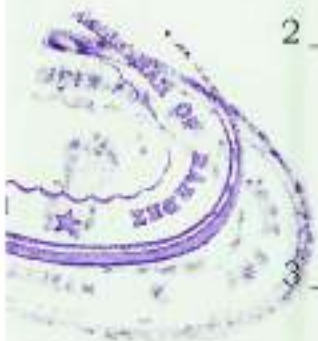
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[Handwritten signature] *[Handwritten signature]*

For RYAGO HOMES PVT. LTD.

[Handwritten signature]
Authorized Signatory

WITNESSES:

1. Name: Mr. Savio Monteiro

Father's Name: Fausto Monteiro

Age: 32

H No. 425

Residential Add.: Fetorim Piedade Divar, Goa

Signature:



2. Name: Mrs. Nikeeta Velgunkar

Father's Name: Yeshwant Velgunkar

Age: 32

H No. 3/96

Residential Add.: Saligao Bardez, Goa

Signature:




For RYAGO HOMES PVT. LTD.


 Authorised Signatory




Government of Goa
Directorate of Settlement and Land records
Survey Plan
Bardez Taluka, Siolim Village
Survey No.: 238 , Subdivision No.: 12

Scale 1:1000

Reference No.: REV192325800



This record is computer generated on 09-01-2023 10:46:26. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE

For RYAGO HOMES PVT. LTD.

Authorised Signatory



FORM I & XIV

100016216331

Date : 10/01/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ
तालुका
Village Siolim
गांव
Name of the Field Maeria
शेताचे नांव

Survey No. 238
सर्वे नंबर
Sub Div. No. 12
हिस्सा नंबर
Tenure
सत्ता प्रकार

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

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.00.00

Un-Cultivable Area (Ha,Ars,Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Pot Kharab पोद खराब

Remarks शेरा

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जामीन	Grand Total एकूण
0000.00.25	0000.00.00	0000.00.25	0000.00.25

Assessment आकबर	Rs. 0.00	Foro चोर	Rs. 0.00	Predial प्रेवियान	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant वस्तीवासाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	Rama Bhiva Moraskar		1367	

S.No.	Name of the Tenant कृषाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं.	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क Name of Person holding rights and nature of rights: इतर हक्क धारण करणाऱ्याचे नांव व हक्क प्रकार	Mutation No. फेरफार नं.	Remarks शेरा
Mangar belongs to Marto Rama Shirodkar	2530	

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator सागण करणाऱ्याचे नांव	Mode रीत	Season मौसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha,Ars,Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha,Ars,Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha,Ars,Sq.Mts हे. आर. चौ. मी.	Source of Irrigation सिंचनाचा प्रारि	Remarks शेरा
	-----Nil-----									

End of Report

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



FORM I & XIV

100016216331

Date : 10/01/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ

तालुका

Village Siolim

गांव

Name of the Field Maeria

शेताचें नांव

Survey No. 238

सर्वे नंबर

Sub Div. No. 12

हिस्सा नंबर

Tenure

सत्ता प्रकार



The record is computer generated on 10/01/2023 at 11:29:01AM as per Online Reference Number - 100016216331. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



**Government of Goa****Document Registration Summary 2**

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

Print Date & Time : - 07-Feb-2023 12:45:08 pm

Document Serial Number :- 2023-BRZ-642

Presented at 12:41:02 pm on 07-Feb-2023 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	7500
2	Registration Fee	7500
3	Mutation Fees	1500
4	Processing Fee	3100
Total		19600

Stamp Duty Required :7500/-







Stamp Duty Paid : 7600/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Alisha A Shirodkar Alias Alisha V Polle ,Father Name:Anil Surya Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, Address1 - resident of H No 443 Perna Near Rashtroli Temple Canca Bardez Goa 403510, Address2 - , PAN No. [REDACTED]			







For RYASOFTOMES PVT. LTD.
Authorised Signatory**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Shalaka Trivikram Prabhugaonker Alias Shalaka T Prabhugaonker Alias Shalaka Prabhugaonker , Father Name:Bhivrao Chandrakant Morajkar Alias B C Morajkar, Age: 43, Marital Status: Married ,Gender:Female,Occupation: Teacher, Resident of H No 923-158 plot no 2 opp Socorro Panchayat Alto Porvorim S O North Goa, PAN No. [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Trivikram Govind Prabhugaonkar Alias Trivikram Govind Prabhugaonkar , Father Name:Govind Prabhugaonkar, Age: 45, Marital Status: Married ,Gender:Male,Occupation: Business, resident of H No 923-158 Plot no 2 Opp Socorro Panchayat Alto Porvorim S O North Goa, PAN No.: [REDACTED]			
3	Alisha A Shirodkar Alias Alisha V Polle , Father Name:Anil Surya Shirodkar, Age: 34, Marital Status: ,Gender:Female,Occupation: Advocate, resident of H No 443 Prerna Near Rashtroli Temple Canca Bardez Goa 403510, PAN No. [REDACTED] , as Power Of Attorney Holder for Neelam Nagpal Director Of Ryago Homes Pvt Ltd			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Savio Monteiro, Age: 32, DOB: , Mobile: 8600175410 , Email: , Occupation: Advocate , Marital status : Married , Address: 403403, Fetorim Piedade Divar Goa, Fetorim Piedade Divar Goa, Goltim, Tiswadi, NorthGoa, Goa			
2	Name: Nikeeta Velguenkar, Age: 32, DOB: , Mobile: 8888761920 , Email: , Occupation: Advocate , Marital status : Married , Address: 403511, Mudda waddo Saligao Bardez Goa, Mudda waddo Saligao Bardez Goa, Saligao, Bardez, NorthGoa, Goa			


 Sub Registrar

 SUB-REGISTRAR
 BARDEZ

Document Serial Number :- 2023-BRZ-642

Book :- 1 Document

Registration Number :- **BRZ-1-601-2023**

Date : 07-Feb-2023

Omprakash

SUB-REGISTRAR
BARDEZ

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

Scanned by Lakshada Parab (DCO) *[Signature]*



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:- 07-Feb-2023 12:45:55

Date of Receipt: 07-Feb-2023

Receipt No : 2022-23/9/5297

Serial No. of the Document : 2023-BRZ-642

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Alisha A Shirodkar Alias Alisha V Polle** for Registration of above Document in Book-1 for the year 2023

Registration Fee	7500	E-Challan(Online fee)	• Challan Number : 202300044076 • CIN Number : CPACJXYFA5	7500
Processing Fee	3100	E-Challan(Online fee)	• Challan Number : 202300044076 • CIN Number : CPACJXYFA5	3300
Total Paid	10800 (Rupees Ten Thousands Eight Hundred only)			

Probable date of issue of Registered Document: / /

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 :

Ramnath Naik

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 **07-Feb-2023**

Signature of the person receiving the Document

Signature of the Sub-Registrar



For RYAGO HOMES PVT. LTD.

Authorized Signatory
Signature of the Presenter

Signature of the Sub-Registrar