

GSE CO-OP BANK LTD.
Ponda, Goa Branch

Phone No:
Sold To/Issued To:
Dattaprasad. Firodkar
For Thom/ID Proof:
Pan-card



MAR-04-2023 11:30:15

₹ 1050000/-

ONE LAKH FIVE THOUSAND ZERO ZERO

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3815228 33/02/07/2021-RD11

336/2023

PON-i-328-2023



Dattaprasad R Firodkar

DEED OF SALE

[Signature]
Firodkar

[Signature]

THIS DEED OF SALE is made and entered on this Eighth day of March in the year Two thousand Twenty Three (08/03/2023) at Ponda-Goa within Registration Sub District and Taluka Ponda, District of South Goa State of Goa

BETWEEN


(1) **DROMOS INFRACON PRIVATE LIMITED**, a private limited company, (Corporate Identity Number: U72300MH2010PTC207881) having its office at 9th floor, Novelty Chambers, M. S. Ali Road, Grant Road, Mumbai (E), Maharashtra-400007 (PAN NO.), represented herein by its Director **MR HIREN RAJENDRA JAIN**, S/o Rajendra Ladakchand Jain, age 36 years, married, business, Indian National, holding Pan No.) and Aadhaar No. , R/o 9th floor, Novelty Chambers, M. S. Ali Road, Grant Road, Mumbai (E), Maharashtra-400007, duly authorized vide Resolution dated 2/1/2023 and hereinafter referred to as the "**VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) **OF THE FIRST PART;**

AND

(2) **MR DATTAPRASAD RAMNATH TIRODKAR**, S/o Ramnath Tirodkar, age 46 years, married, Business, Indian National, holding Pan No. [and Aadhaar No.], R/o H. No. 141, Tale Matha, Ambegal Pali, Pale, North Goa, 403105 and hereinafter referred to as "**PURCHASER**" (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) **OF THE SECOND PART.**

WHEREAS there exist at Betoda within limits of village panchayat of Betoda, Nirankal, Conxem, Codar, a property

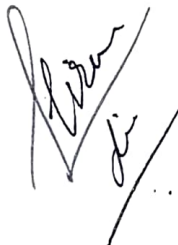
known as "CAZRACHI ADA" described in the Land Registration Office under no. 2039 of Book B- 24 (old), and is Registered in the Land Revenue Office under nos. 1266 to 1285 and 1292 to 1307 and shown in the old Government cadastral plan under no.3 and comprising seven pieces of land known as Cazar, Zorxeta, Devanxete, Catinia, Hernem, Setti Cunguea, and Bardegachi Bandurly and bounded on the East by a drain (Sangaria) and a Public Road, on the West by a public road which goes to Borim and Paddy field of one Joao Antonio de Aguiar, On the North by descending water of hill and South by the top of hill and owned by Shri. Pandurang Ramchandra Vaidya.



AND WHEREAS in the Inventory Proceedings held in the civil court of Ponda, on the demise of Pandurang Ramchandra Vaidya and others, the said property, with the exclusion of a residential house existing therein, was allotted in equal parts to Shri Sridhar Gopal Vaidya, Shri Hari Gopal Vaidya, Shri Srinivas Gopal Vaidya, Shri Anant Gopal Vaidya and Smt. Mina Vaidya.

AND WHEREAS said Shridhar Gopal Vaidya expired and on his demise 1/4 share of the said property devolved upon his widow Smt. Savitribai Shridhar Vaidya and his daughter Smt. Anuradha Bhagwat married to Shri. Sharadchandra Bhagwat.

AND WHEREAS on the demise of said Hari Gopal Vaidya, Inventory proceedings were instituted in the Civil Court of Ponda wherein the said right belonging to the said Hari Gopal Vaidya was allotted to his widow Smt. Sushilabai Vaidya.




AND WHEREAS 1/4 share of the suit property belonging to Shrinivas Gopal Vaidya was allotted in equal parts, to his sons Ramchandra and Uday in the inventory proceedings held in the civil court of Ponda on the demise of the wife of the said Shrinivas Gopal Vaidya.

AND WHEREAS as aforesaid the one fourth share in the said land were allotted and held jointly by said Smt. Savitribai Shridhar Vaidhya and Smt. Anuradha Bhagwat, one fourth jointly by Smt. Ramchandra and Shri Uday, one fourth jointly by Shri Anand Gopal Vaidya and Smt. Meena Vaidya and remaining one fourth by Smt. Sushilabai Hari Vaidhya.

AND WHEREAS in the course of survey conducted under the Land Revenue Code, the said land was surveyed under new survey numbers 143, 144, 151, 152, 153, 154, 155/2, 156, 157/1, 158, 159, 162/1 and 163 of village Betoda, taluka Ponda, Goa.

AND WHEREAS said Smt. Sushilabai, Savitribai, Smt. Anuradha Bhagwat and said Shri. Sharadchandra Bhagwat sought to partition the said property by metes and bounds and for that purpose filed a civil suit in the court of the Civil Judge, Senior Division Panaji, being Special Civil Suit No. 149/1977, which was subsequently transferred to Ponda and Registered as Special Civil Suit No. 29/1979 of the Court of the Civil Judge Senior Division at Ponda.

AND WHEREAS said Suit No. 29 of 1979 was finally decreed by decree dated 31/10/1989 and the said property was finally partitioned by subdividing the said property into smaller plots and allotment thereof was made by lots.

AND WHEREAS one of the Co-Owner Viz. Smt Minaxi Uday Vaidya apparently was not satisfied with the said allotment made pursuant to decree in the said Special Civil Suit No. 29/1979 and by virtue of Special Civil Suit No. 47/95/A which was renumbered as Regular Civil Suit No. 278/2000/A the partition of the said property was challenged.

AND WHEREAS said Special Civil Suit No. 47/1995/A was finally compromised and in terms of Compromise Decree dated 17/7/2001, said property was amicably partitioned afresh and towards the share of the said Smt Sushilabai, was allotted a total area of 134094.25 sq. mts which area was demarcated in the plan prepared for partition in the court as plots 1, 1A, 1B and 1C and some portions of said property was kept in common.

AND WHEREAS pursuant to the said decree, the co-owners sought partition of the said land through the court of The Dy. Collector Ponda, which was accordingly done and the areas/plots allotted to individual co-owners were allotted separate new survey numbers and in terms thereof the portions of land allotted to said Smt. Sushilabai were distinctly surveyed under new survey numbers 144/1-A, 144/1-B, 151/1-A, 151/1-B and 162/1-D of village Betoda, Taluka Ponda and the portions which were kept common were surveyed distinctly under new survey numbers 153/1-C, 162/1, 156/1-C and 153/1A of village Betoda.

AND WHEREAS by Deed of Sale, dated 19th June 2003 and presented in the office of Sub Registrar Ponda under serial No.948, and registered in the office of Sub Registrar Ponda

under no 95 at pages 37 to 59 of Book I volume 681, said Smt. Sushilabai Hari Vaidya who owned a portion of the said land sold and conveyed to Shri Vishwanath, Shri Rudresh, Shri Purushottam and Smt. Sangeeta one of such plot allotted to her viz. the portion under new survey no.151/1-A of village Betoda, Ponda, Goa, which portion is more particularly described in schedule-I written hereunder and hereinafter referred to as THE SAID PORTION and as such Shri Vishwanath Tukaram Prabhu, Shri Rudresh Sadashiv Prabhu, Shri Purushottam Prabhu and Shri Tukaram Dattu Raikar acquired ownership rights in said portion.

AND WHEREAS after its purchase the vendors have sub divided the said land into smaller plots after obtaining approval from the Town and Country Planning Department vide letter no.TPP/SUB-DIV/et/151/10/49,dated 12/4/2010 and from village Panchayat vide approval no. VP/BNCC/SD.PLOT-NOC/10-11/297, DATED 16/6/2010 and have offered to sell such plots to the prospective purchasers.

AND WHEREAS in terms of Deed of Sale dated 7/5/2012 and registered before Sub Registrar Ponda and bearing Registration No.1310/12/ at pages 214 to 242 of Book I Volume 2052 dated 25/7/2012, said Shri Vishwanath Tukaram Prabhu and his wife Smt Vaishali Prabhu, Shri Rudresh Sadashiv Prabhu and his wife Smt Rachana Prabhu, Shri Purushottam Prabhu and his wife Smt Poornima Prabhu and Shri Tukaram Dattu Raikar and his wife Smt Sangeeta Raikar sold and conveyed in favour of Dromos Technology Private Limited, a private limited company and Vendors herein, two of such sub divided plots.

being Plot Nos. 80 and 81 and more particularly described in Schedule-II written hereunder.

AND WHEREAS the name of the Company M/s Dromos Technology Private Limited has now been changed as M/S Dromos Infracon Private Limited vide SRN B42847186 dated 9/9/2012 and accordingly Certificate has been issued under section 23(1) of the Companies Act.

AND WHEREAS pursuant to an Agreement between the parties hereto, the Vendors have agreed to sell and the Purchaser has agreed to purchase said two Plots being Plot No. 80 admeasuring 851 Sq. mts and Plot No. 81 admeasuring 1071 sq. mts. bearing new survey No. 151/1-A of village Betora Taluka Ponda and more particularly described in Schedule-II written hereunder and hereinafter called as **"THE SAID PLOTS"** at/for a total price consideration of Rs. 2,10,00,000/- (Rupees Two Crores Ten Lakhs only) being its fair market value and which plot is more particularly described in Schedule written hereunder.

AND WHEREAS the Purchaser has requested the Vendors to execute the requisite Deed of Sale in his favour, which the Vendors hereby do.

NOW THEREFORE THIS DEED WITNESSETH THAT:

1. THAT in pursuance to the said Agreement and in pursuance of payment of full and complete consideration amount of Rs. 2,10,00,000/- (Rupees Two Crores Ten Lakhs only) paid by the purchaser to the Vendors in the following manner (a) Rs. 2,07,90,000/- (Rupees Two Crores Seven Lakhs Ninety Thousand only) paid through Demand draft

bearing No. 152628 dated 09/03/2023 drawn on NKGSB Bank, Ponda branch and (b) Rs. 2,10,000/- towards T.D.S. (1% has been deducted towards T.D.S.) as agreed and the receipt whereof the Vendors hereby admit and acknowledge to their complete satisfaction, and acquit, and discharge the purchaser from the same every part thereof the Vendors as absolute owner of the said plot, do hereby grant, convey, sell, transfer relinquish and assure unto the purchaser, ALL THAT two Plots being Plot No. 80 admeasuring 851 Sq. mts and Plot No. 81 admeasuring 1071 sq. mts. bearing new survey No. 151/1-A of village Betora Taluka Ponda more particularly described in the Schedule-III written hereunder and more clearly shown in red lines on the plan attached hereto, together with all the yards, compounds, sewers, fences, commons, trees, gullies, water courses, hedges, buildings, structures, ditches ways, waters watercourses, light, liberties, path passage, easements, privileges and appurtenances whatsoever to the said plot or any part thereof belonging to or in any way appertaining or usually held, or occupied therewith or reputed to belong thereof AND ALL the estates, rights, title, interest, property, claim and demand whatsoever at law and equity of them and every part thereof TO HAVE AND TO HOLD the said plot and hereditaments hereby conveyed and assured and expressed to be with its appurtenances as also rights and privileges of all permissions, licences, approval, sanad etc. unto and to the use of Purchaser forever subject to the payment of all rents, rates, penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.




2. The Vendors do hereby covenant with the purchaser that notwithstanding any act, deed, matters or things whatsoever done by the vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made done, omitted or executed knowingly or willingly suffered to the contrary the vendors, now have in them absolute right and absolute powers to grant, transfer, convey and assure the said plot unto and to the purchaser in the manner aforesaid and it shall be lawful to the purchaser from time to time and at all time hereinafter peacefully and quietly to absolutely, exclusively, uninterrupted, possess, without any interference and to own and enjoy the said plot and the rights to use the plans, approvals, licences etc. hereby granted with the appurtenances and to receive the rents, profits and all other earnings from the said plot for his own use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendors or from by any other person or persons or in trust or on behalf of the vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estates, occasions and suffered by the vendors or by any other person or persons lawfully or equitably claiming any estate, right title or interest at law or in equity in the said plot hereby granted or any part thereof by, from or under or in trust for them.

3. The Vendors covenants that they shall and will from time to time and all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds,



No Objection Certificates, affidavits and things, matters and assurance in law whatsoever for better and more perfectly assuring the said plot alongwith the license, permissions, approvals etc. hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or things whereby the vendors are prevented from granting and conveying the said plot in the manner aforesaid and where by the same or any part thereof are, is, can or may be charged, encumbered or prejudicially effected in estate, title or otherwise whatsoever.


5. The Vendors further covenant with the purchaser that the said plot hereby sold is free from tenants, mundcars, or any other person or persons having right or obligation therein and if for any defect in the title of the vendors or causing defect to the present sale and/or title of the purchaser, gained by present sale or the purchaser is deprived of the said plot or any part thereof then the vendors do hereby undertake to indemnify fully the purchaser.

6. The Vendors further Covenant as under:

- a. That Plot hereby sold is free from any litigation or attachment or any other bar for the present sale and if any claim so arises, the Vendors shall keep indemnified for all such lossess caused and incurred by the purchaser.
- b. Plot hereby sold is not forming part of any of the land acquisition proceedings.




- c. Said Plot is not mortgaged to any Bank/Financial Institutions/or any person.
- d. Vendors shall have no sort of claims/reservations pertaining to the said plot hereafter and the Vendors shall cease to enjoy each and every right deriving from the said plot hereafter and the same be enjoyed by the purchaser henceforth.
- e. Vendors have not entered into any Agreement for Sale of the said plot with any person except the present purchaser and if any third party/person raises a claim over the said plot in future through the vendors, Vendors shall indemnify and prevent the interest of purchaser.
- f. Present Sale Deed is made without any coercion, undue influence and out of free will.
- g. The Plot hereby sold is not forming part of any access, pathway of easement.
- h. Vendors shall hereafter cease the ownership and all other rights enjoyed by them hereafter.
7. The Vendors further declare that their right to the said plot hereby sold subsist same is free from any encumbrances and the liens of any other nature and further give their no objection to transfer the said plot in the name of the purchaser in the mutation entry of survey records of Revenue village of Bethora, Taluka Ponda bearing survey No. 151/1-A of village Bethora, Taluka Ponda.
8. The Vendors hereby declare that the said Property is not owned by schedule caste or schedule Tribe. The said declaration is given as per the notification RD/LND/LRC/318/77 dated 24/8/1978.



SCHEDULE-I

ALL THAT LANDED property admeasuring an area of 41894m² or thereabouts and distinctly surveyed under new survey no.151/1-A of revenue village Betora, Taluka Ponda, Goa with name Kollya Khali and as per the new survey is bounded as under:.

East: By Bye pass road under survey no. 156/1 and partly by land under new survey no. 144/1-A,

West: By land under new survey no. 150 of village Betoda,

North: By land under new survey no. 156/1-B of village Betoda,

South: By land under new survey no. 145 of village Betoda

SCHEDULE-II

(Plots hereby sold)

All those plots or pieces of land being plot nos.80 and 81 being:

a) Plot no 80 admeasuring 851sq.mts.

Dimensions

East: 17.00mts.

West: 23.25mts.

North: 36.00mts.

South: 38.50mts.

And bounded as under :

East: by Highway Bye pass

West: by 6 mts wide Internal Road,

North: by 10mts. Wide internal road,

South: by plot no 81 hereby sold

b) Plot no.81.admeasuring 1071sq.mts.

Dimensions

East : 22.00mts.




West: 30.00mts.

North: 38.50mts.

South: three segments of 5.00mts.3.00mts and 33.50 mts..

And bounded as under:

East: by Highway Bye pass

West: by 6mts. Wide internal road,

North: plot no.80

South; by open space and partly by access leading to open space

Both the said plots are adjoining each other and more clearly delineated on the plan annexed hereto with red lines and are forming part of the larger land described in schedule I written hereinabove.

IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and year first herein above written.

SIGNED, SEALED AND DELIVERED
by the within named "VENDORS".

For Dromos Infracon Pvt. Ltd.

1. *[Signature]*
(MR HIREN RAJENDRA JAIN)

Authorised Director of Dromos Infracon Private Limited

L. H. F. P

R. H. F. P.



[Signature]

[Signature]



SIGNED, SEALED AND DELIVERED
by the within named "PURCHASER".

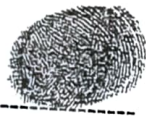


2

(MR DATTAPRASAD RAMNATH TIRODKAR)

L. H. F. P

R. H. F. P.



In presence of:

1. Adv Satish S S Pilgaonkar, 7/0 Ponda

2. Adv. Vaishav V. Mait 8/0 Ponda Goa

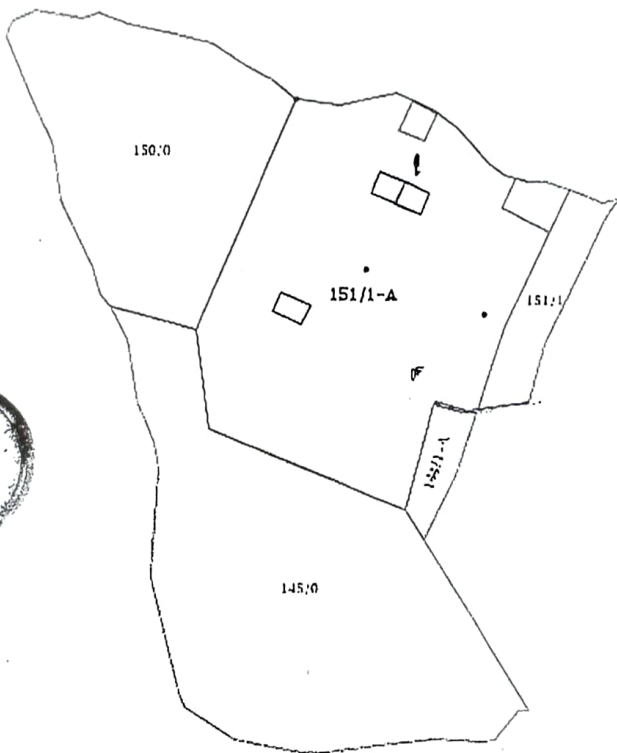


Government of Goa
Directorate of Settlement and Land Records

Survey Plan
Ponda Taluka, Betora Village
Survey No.: 151, Subdivision No.: 1-A

Scale 1:4000

Reference No.: CPON223-2179-1100039



This record is computer generated on 06-03-2023 02:44:11. 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

PLAN SHOWING PLOT NO. 80 & 81 UNDER SURVEY NO. 151/1-A
AT BETORA VILLAGE OF PONDA TALUKA

SCALE 1:500



AREA OF PLOT NO. 80 = 851.00m²

AREA OF PLOT NO. 81 = 1071.00m²

TOTAL AREA = 1922.00m²

6.00M. ROAD

SURVEY NO. 151 / 1-A

81

1071.00m²

80

851.00m²

10.00M. WIDE ROAD

NH-17B ROAD

TO BORIM

TO KHANDEPAR

For Dromos Infracon Pvt. Ltd.

Director

VENDOR'S SIGN.

PURCHASER'S SIGN.



Government of Goa

Document Registration Summary 2

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

Date & Time :- 09-Mar-2023 12:03:44 pm

Document Serial Number :- 2023-PON-336

Registered at 11:51:07 am on 09-Mar-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

| Sr.No | Description | Rs.Ps |
|-------|------------------|---------|
| 1 | Stamp Duty | 1050000 |
| 2 | Registration Fee | 630000 |
| 3 | Mutation Fees | 2000 |
| 4 | Processing Fee | 1520 |
| Total | | 1683520 |

Stamp Duty Required :1050000/-

Stamp Duty Paid : 1050000/-







Sender

| Party Name and Address | Photo | Thumb | Signature |
|--|-------|-------|-----------|
| Dattaprasad Ramnath Tirodkar ,Father Name:Ramnath Tirodkar, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.No 141 Tale Matha Ambegal Pali Pale North Goa, Address2 - , PAN No.: | | | |

Receiver

| Party Name and Address | Photo | Thumb | Signature |
|--|-------|-------|-----------|
| Hiren Rajendra Jain Director Of Dromos Infracon Private Limited , Father Name:Rajendra Ladakchand Jain, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, 9th Floor Novelty Chambers M S Ali Road Grant Road Mumbai Maharashtra, PAN No.: | | | |
| Hiren Rajendra Jain Director Of Dromos Infracon Private Limited , Father Name:Rajendra a Ladakchand Jain, Age: 36, Marital Status: ,Gender:Male,Occupation: Business, 9th Floor Novelty Chambers M S Ali Road Grant Road Mumbai Maharashtra, PAN No.: | | | |
| Dattaprasad Ramnath Tirodkar , Father Name:Ramnath Tirodkar, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, H.No 141 Tale Matha Ambegal Pali Pale North Goa, PAN No.: | | | |
| Dattaprasad Ramnath Tirodkar , Father Name:Ramnath Tirodkar, Age: 46, Marital Status: Married ,Gender:Male,Occupation: Business, H.No 141 Tale Matha Ambegal Pali Pale North Goa, PAN No.: | | | |

99:

| Party Name and Address | Photo | Thumb | Signature |
|--|---|---|--|
| Name: Siddhant Suraj Tendulkar, Age: 23, DOB: , Mobile: 7030874143, Email: , Occupation: Unemployed, Marital status : Unmarried, Address: 403001, Talolgaon, Tiswadi, North Goa, Goa |  |  |  |
| Name: Valbhav V Nalk, Age: 31, DOB: 1991-03-30, Mobile: 7030874143, Email: , Occupation: Advocate, Marital status : Married, Address: 403401, Candepar, Ponda, South Goa, Goa |  |  |  |

Sub-Registrar

SUB - REGISTRAR
PONDA

Document Serial Number :- 2023-PON-336

document Serial No:-2023-PON-336

Book :- 1 Document
Registration Number :- **PON-1-328-2023**
Date : 09-Mar-2023


SUB-REGISTRAR
PONDA
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)

