

THIS AGREEMENT, made and entered on this Sixth day of April in the year two thousand Eighteen (06/04/2018) at Ponda, Goa, Taluka Ponda, District of South Goa State of Goa

BETWEEN

(1) **MRS UJWALA UMESH VERLEKAR**, D/o Vasant Salkar, age 66 years, widow, housewife, Indian National,

(2) **MR GOURESH UMESH VERLEKAR**, S/o Late Umesh Verlekar, age 33 years, bachelor, service, Indian National,

(3) **MRS. REEMA GOURESH VERLEKAR**, D/o Ramesh P. Sangodkar age 29 years, bachelor, service, Indian National,

(4) **MR NIRAJ UMESH VERLEKAR**, S/o Late Umesh Verlekar, age 31 years, bachelor, service, Indian National,

all R/o H. No. 59/A, Ganganagar, Curti, Ponda Goa.

(5) **MR DINESH GANPAT GAONKAR**, S/o Ganpat Babu Gaonkar, age 66 years, married, retired, Indian



Handwritten signatures and names of the parties: Ujwala Verlekar, Gourish Verlekar, Reema Verlekar, Niraj Verlekar, Dinesh Gaonkar, Ganpat Gaonkar, and Vasant Salkar.

National, and his wife,

(6) MRS VILASINI DINESH GAONKAR, D/o Anant
Raya Gaonkar, age 63 years, retired, married, Indian
National,
both R/o Ponda Goa.

(7) MR VYANKATESH NARAYAN KULKARNI, S/o
Narayan Kulkarni, age 68 years, married, retired, Indian
National,
, and his wife,

(8) MRS. DEEPA VYANKATESH KULKARNI, D/o
Bapurao Ramchandra Joshi, age 60 years, married,
housewife, Indian National,
. both R/o

F-1, Kalpana Apts Temple Road, Khadpaband Ponda
Goa

(9) MR GOPALKRISHNA PANDURANG DESSAI, S/o
Pandurang Sadashiv Dessai, age 72 years, married, retired,
Indian National,
. R/o near Govt. Primary

School Khandepar Khandepar North Goa.

(10) MR PANDURANG GOPALKRISHNA DESSAI, s/o
Gopalkrishna Pandurang Dessai, age 43 years, married,
service, Indian National,
and his



wife				
Mrs. M. S. Desai				
S. Kulkarni				
Devi				
DK.				

(11) MRS SNEHA PANDURANG DESAI, d/o Jayant Pandurang Sawalkar, age 41, years, married, housewife, Indian National,

both R/o H. no. 805, Parsol, Khandepar, Ponda Goa,

(12) MR SWAPNIL GOPALKRISHNA DESSAI, s/o Gopalkrishna Pandurang Dessai, age 45 years, married, Service, Indian National,

and his wife

(13) MRS MEDHA SWAPNIL DESAI, d/o Keshav Gajanan Vaze , age 44, years, married, housewife, Indian National,

both R/o H.no.804Parsol, Khandepar, Ponda Goa,

(14) MR SANVALO PANDHARI VERNEKAR, S/o PandhariVernekar, age 74 years, married, retired, Indian National,

and his son,

(15) MR.BHAVESH SANVALO VERNEKAR, S/o Sanvalo Pandhari Vernekar, age 33 years, Bachelor, service, Indian National,

resident at

H.no 331/B2, Dotor Bhat, Ela old Goa Velha-Goa

(16) MR PARESH SANVALO VERNEKAR, S/o Sanvalo

Pandhari Vernekar, age34 years, married, service, Indian



National,
and his wife,

(17) MRS KARISHMA PARESH VERNNEKAR, d/o
Kishor S. Kundaikar age 30 years, married, housewife,
Indian National,

both r/o H.no 331/B2,
Dotor Bhat, Ela old Goa Velha-Goa.

(18) MR SHRIKANT VINAYAK KAMAT, S/o Vinayak
Kamat, age 70 years, married, retired, Indian National,

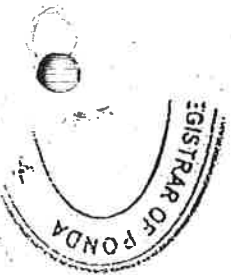
and his wife,

(19) MRS. SUREKHA SHRIKANT KAMAT, D/o
Pandurang prabhu Gaonkar, age 61 years, married,
housewife, Indian National,

both R/o

flat no G1 3A Bldg Santa Cruz Kurtarkar Nagari Ponda
Goa,

(20) MR SATISH KRISHNA AUDI, S/o Krishna V. Audi,
age 69 years, Bachelor, retired, Indian National,



r/o H.no 531/1, Shree Vaishnavi Dhavali Opp.
Satyanarayan Templr Dhavali Queula Ponda North Goa.

(21) MR LAXMIKANT GOKULDAS VEREKAR, S/o
Gokuldas Verekar, 69 years, married, retired, Indian
National,

 MRS. SUREKHA SHRIKANT KAMAT	 MRS. SUREKHA SHRIKANT KAMAT	 MRS. SUREKHA SHRIKANT KAMAT	 MRS. SUREKHA SHRIKANT KAMAT
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(22) MRS. SAROJ LAXMIKANT VEREKAR, w/o, Mr. Laxmikant Gokuldas Verekar 59 years, married, housewife, Indian National,

both R/o H.no. 156/14-1 upper Bazar Near Vithoba Temple, Ponda Goa.

(23) MR KRISHNA SHRIDHAR SAMANT, S/o Shridhar Samant, age 70 years, married, retired, Indian National,

and his wife,

(24) MRS. SHUBHALAXMI KRISHNA SAMANT, D/o D.B.P. Khanolkar, age 59 years, married, housewife, Indian National,

both R/o h.no.174/3-3 Mukund Prasad Shantinagar Char Rasta, Ponda Goa,

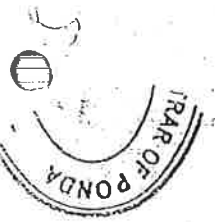
(25) MR YESHWANT HARI TARI, S/o Hari Tari, age 69 years, married, retired, Indian National,

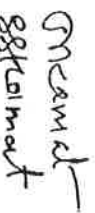










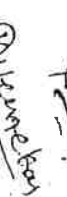



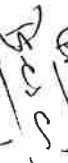




and his wife,

(26) MRS.SULBHA YESHWANT TARI, D/o Tukaram Jenu Shet, age 63years, married, housewife, Indian National,

both R/o Durbhat, Ponda Goa

and hereinafter referred to as 'THE VENDORS' (which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) OF THE ONE PART.



 Mamedt	 Shrikant	 Samant	 Tari
 Shrikant	 Shrikant	 Samant	 Tari
 Verkar	 Verkar	 Samant	 Tari
 Verkar	 Verkar	 Samant	 Tari
 Verkar	 Verkar	 Samant	 Tari

AND

(27) M/S. RITESH DEVELOPERS PVT. LTD., a company incorporated under The Indian Companies Act 1956 having office at Ponda, Goa through its Managing Director SHRI. RAJESH SHIVDAS SHET VERENKAR, son of Shivdas Shet Verekar, aged 44 years, married, businessman, Indian National, residing at Silvanagar, Ponda, Goa,

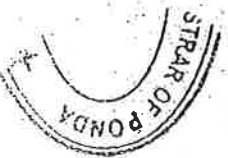
AND MOBILE NO. 9422437972, and

hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof, include their heirs executors, administrators and assigns) OF THE SECOND PART.

WHEREAS the vendors do hereby represent as under:

a. That Miss Maria Bernardete Gracias was the Lawful Owner, in full possession, of an agricultural property, admeasuring about 20100 sq.mts. (Twenty Thousand And One Hundred Square Meters,) known as "Perighol", or "Malgui", which property represents a combined portion of land of a larger original property of the same designation. Situated at Queula, Ponda Taluka, being identified, in detail, the said property, in the First Schedule hereto annexed and hereinafter called as "THE

AFORESAID PROPERTY".

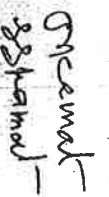



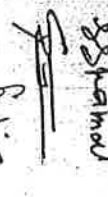



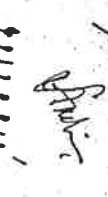



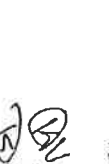



b. That the aforesaid property with an area of 20100 sq. mts. is constituted by two combined pieces or plots of the said larger property, being one piece or plot which is known as plot A belongs to Miss Maria Bernardete Gracias by virtue of Gift Deed dated 30-03-83 presented for registration, in the Office of the Sub-registration. Ponda, on 30-03-1983, under serial No. 147/83 and the other piece or plot which is known as plot B which belongs to Miss Maria Bernardete Gracias by virtue of another Gift Deed dated 5-4-83, presented for registration in the said Sub-registration office, ponda, under serial No. 153/83 on 6-4-1983.

c. That in the aforesaid two Deeds of Gift has been mentioned that the said plot A has an area of 10650 sq. meters and the said plot B has an area of 10700 sq. mts so the said property constituted by these two plots, identified in the First Schedule below, as per the said two Gift Deeds, admeasuring 21350 sq. meters, but after carefully verification, it is found that the said property has an total area of 20100 sq. meters (twenty thousand and one hundred square meters) as mention above.



d. That in terms of Deed of Sale dated 14/11/1986 and registered before Sub Registrar Ponda and bearing Registration No. 07 at pages 197 to 224 of Book-I volume No. 05 dated 3/1/1989, said Miss Maria Bernardete











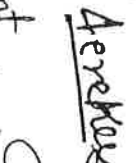









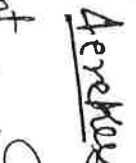
			
			
			
			
			

Gracias sold and conveyed one of the plot being Plot No. 3 admeasuring 5600 sq.mts. to Mr Umesh Gopinath Verlekar, Mr Rocky Rusario Lobo, Mrs Vilasini Dinesh Gaonkar, Mr Vyankatesh Narayan Kulkarni, Mr Jaikrishna Atchut Bodke, Mr Gopalkrishna Pandurang Desai, Mr Sanyalo Pandhari Vernekar, Mr Shrikant Vinayak Kamat, Mr Satish Krishna Audi, Mr Laxmikant Gokuldas Verekar, Mr Krishna Shridhar Samant, Mr. Yeshwant Hari Tari, Mr Umersha Quereshi and Mr Shaik Abdul Karim, which plot is hereinafter referred to as "SAID PLOT" and which plot is more particularly described in schedule-II written hereunder.

f. That accordingly Mr Umesh Gopinath Verlekar, Mr Rocky Rusario Lobo, Mrs Vilasini Dinesh Gaonkar, Mr Vyankatesh Narayan Kulkarni, Mr Jaikrishna Atchut Bodke, Mr Gopalkrishna Pandurang Desai, Mr Sanvalo Pandhari Vernekar, Mr Shrikant Vinayak Kamat, Mr Satish Krishna Audi, Mr Laxmikant Gokuldas Verekar, Mr Krishna Shridhar Samant, Mr. Yeshwant Hari Tari, Mr Umersha Quereshi and Mr Shaik Abdul Karim, alongwith their spouses became joint owners of the said plot No.3 admeasuring 5600 sq.mts. with 1/14 undivided right/share in the said plot to the extent of 400 sq. mts. each.

g. That Shri Umesh Gopinath Verlekar expired on 12/05/2014 and, in terms of Deed of Succession and



square meters and more particularly described in schedule-II written hereunder and hereinafter referred to as THE SAID PLOT.

1. That the vendors are intending to sell the said plot for the purpose of undertaking construction of residential premises in the said plot at/for a total price/consideration of Rs.2,00,00,000/- (Rupees Two Crore only) by adjusting entire price towards the cost of construction of certain premises for the vendors to be retained by the vendors.

(m) That the vendors further do hereby declare:

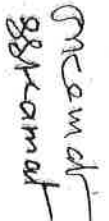



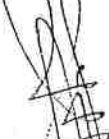



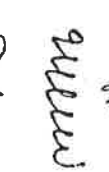



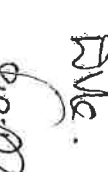

(a) That the vendors' title to the said plot described in schedule-I hereto is valid, legal, clear, marketable, unencumbered and subsisting.

(b) That the said plot described in Schedule-I hereto is absolutely free from encumbrances, lien, charges and that there are no dues payable to the Government or any other authorities and/ or any statutory body/bodies.

(c) That there are no difficulties legal and otherwise for the sale, free from encumbrances, of the said plot described in schedule-I hereto or any part thereof.

(d) That no attachment or notice from the central or state government or any local body or authority under any Municipal Act or any other Act or any scheme or legislative Enactment, Government ordinance, order or Notification including any Notice/P-ceedings for acquisition or requisition has / had been received by or upon the vendors and that the said plot described in



schedule-I hereto or any part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income-Tax Act or any statutory law or Regulation.

(e) That except this agreement, the vendors have not entered into and shall not enter into any arrangement/understanding/agreement pertaining to said plot and/or effecting the title of the vendors to the said plot described in Schedule-I hereto or any part thereof.

(f) The vendors undertake to indemnify the purchaser in respect of any claims of any parties over the said plot.

(g) That they have no objection if the developer publishes its intention to purchase/develop the said plot, in any newspaper for information of public.

(h) That they are ready and willing to execute a power of attorney in favour of the developer and or its director/nominee/manager to undertake all such acts of development including for sale of the premises, except the owner's premises to be constructed and retained for the vendors as described in schedule-II written hereunder.



AND WHEREAS purchaser has prepared the plan for undertaking construction of project thereon, as attached hereto.

AND WHEREAS pursuant to an agreement between the parties hereto the vendors have agreed to sell the said plot to the purchaser at/for a total price/consideration of Rs.2,00,00,000/- (Rupees two Crore only) for the purpose of construction of the building/s over the said plot and the purchaser believing to be true the aforesaid representations and declarations has agreed to purchase the same by on certain terms, conditions and stipulations as contained herein and which are reduced in writing as under.

NOW THEREFORE THIS AGREEMENT WITNESSETH

AS FOLLOWS:

1. The vendors shall sell to the purchaser and the purchaser shall purchase from the vendors the said plot alongwith the structure as also all structures, trees, compounds and all structures standing thereon described in schedule -I for a total price/consideration of Rs.2,00,00,000/- (Rupees two Crore only) payable in installments as contained in clause (2) written hereunder.



2. Towards the total price/ consideration, and in lieu of the payment of the consideration of Rs.2,00,00,000/- (Rupees two Crore only) the purchaser shall construct and allot to the vendors the built up premises in the following manner:

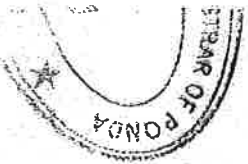
(h) Duplex Bungalow admeasuring 130 sq.mts. (super built up) to Vendor No. 21 and 22 which is more particularly described in schedule-II written hereunder,

(i) Duplex Bungalow admeasuring 130 sq.mts. (super built up) to Vendor No. 23 and 24 which is more particularly described in schedule-II written hereunder,

(j) Duplex Bungalow admeasuring 130 sq.mts. (super built up) to Vendor No. 25 and 26 which is more particularly described in schedule-II written hereunder, which totally are 8 Duplex Bungalows and four double bedroom Flats which are hereinafter collectively referred to as THE VENDORS' PREMISES.

3. For the purpose of the development of the said plot for undertaking construction, the vendors shall execute in favour of the purchaser's director a power of attorney to undertake such works as are intended hereunder or as may be necessary and ancillary thereto and such power of attorney shall be irrevocable and coextensive with this agreement being an obligation to be performed by the vendors.

4. The vendor hereby authorize and nominate the purchaser to carry out the construction on the said plot by constructing thereon residential/commercial building/s comprising of shops, offices, residential premises, shopping center/s, business centers or any other type of premises as may be deemed expedient by the purchaser,



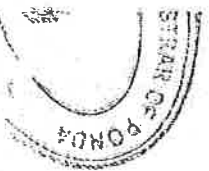
 M. Chandrasekaran	 B. Ram	 N. Narayana	 A. Venkatesh
 S. Sankaranarayanan	 S. Sankaranarayanan	 S. Sankaranarayanan	 S. Sankaranarayanan
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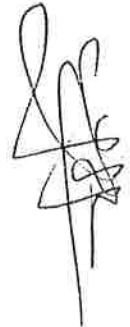












standing thereon for proceedings with the project of the purchaser.

8. The purchaser its Employees, representatives, contractors, and workers shall at all times hereafter be free to enter upon in the said plot described in Schedule-I hereto and carry on therein all such works like demarcating, surveying, measuring excavating, erecting, demolition of old structure etc. or part thereof as may be deemed fit by the purchaser.

9. The purchaser may enter into any type of Agreement with any body of the Purchaser's choice for the sale of any structures, premises, flats, shops, offices to be constructed on the said plot described in Schedule-I hereto except owners' premises reserved for the vendors, and described in schedule II.

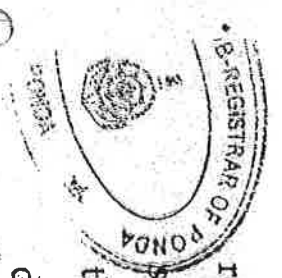
In all such agreements as the purchaser deem fit and proper, the vendors shall be represented by the purchaser's director as their attorney. However the vendors shall not be responsible/liable in any manner whatsoever to any third parties/prospective purchasers who may enter into agreement with the purchaser and the purchaser do hereby indemnify the vendors towards any claim of any such third parties/ prospective purchasers arising out of any such agreement with them. However increase of any claim arising due to defect in title of the vendors over said plot or any structure/s, the same shall be dealt with by the vendors.



 D. K. Ramani Agreement	 S. R. Srinivasan Vendor	 V. S. Srinivasan Agreement	 S. Srinivasan Vendor
 M. Srinivasan Vendor	 S. R. Srinivasan Vendor	 S. Srinivasan Agreement	 S. Srinivasan Vendor
 D. K. Ramani Vendor	 S. R. Srinivasan Vendor	 S. Srinivasan Agreement	 S. Srinivasan Vendor
 S. R. Srinivasan Vendor	 S. R. Srinivasan Vendor	 S. Srinivasan Agreement	 S. Srinivasan Vendor

formed by Purchaser or any of its nominees, transferee, prospective purchaser.

15. The vendors shall join as members of the housing society with respect to the vendors' premises if such society is formed by the occupants of the building and for that purpose shall sign all the papers and forms as may be required.



16. That the vendors shall execute one deed of sale in respect of all their rights in the said plot described in schedule hereto or more than one sale deed for the part of their rights/share if so desired by the purchaser. The sale deed/s as above shall, if so desired by the purchaser, be executed in favour of any nominee/s including individual, co-operative society / company trust/legal entity specifically indicated by the purchaser. All costs, expenses, charges, stamp duty, registration fees etc. in respect of such sale deed/s shall be borne by the purchaser/its nominee/s.



17. It is agreed between the parties that the trees and/or structures existing in the said plot, if required, be felled by the purchaser, without any additional consideration.

18. All the plans, designs, layouts etc. that may be prepared by the purchaser shall be binding on the Vendors and the vendors shall not be entitled to seek changes therein. However the vendors shall in no way be liable for any defects in planning layout etc. and that the

M. S. M. A.	Purchaser	Agreement	
M. S. M. A.	M. S. M. A.	M. S. M. A.	M. S. M. A.
M. S. M. A.	M. S. M. A.	M. S. M. A.	M. S. M. A.
M. S. M. A.	M. S. M. A.	M. S. M. A.	M. S. M. A.

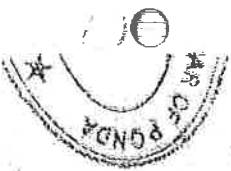
location and area of the vendors' premises shall not be changed/reduced.

19. The purchaser is entitled to negotiate freely with the prospective purchasers of the residential apartments / shops /any other structure /premises and settle the terms and conditions for the sale and transfer of the such premises and also to appropriate themselves or and the entire benefits of all the residential apartments with the exception of owners' premises to be allotted to the vendors and as listed in schedule-II written hereunder.

20. The purchasers guarantees that the said premises, which are agreed to be built for the vendors in accordance with this agreement i.e. the owners' premises shall have the specifications set out in the schedule No. II hereto. Adherence to the specifications shall incase of doubt be certified by a architect / engineer of the project.

21. All the rights, privileges pertaining to permissions, licences, approvals, if are obtained by the vendors pertaining to said plot from any authority, Department, Body council shall stand assigned in favour of the purchaser.

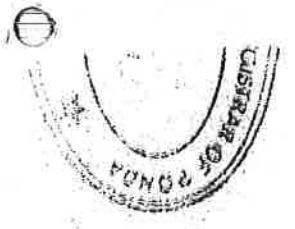
22. The purchaser shall be entitled to seek renewals, revisions, alterations changes in the plans, permissions approvals on behalf of the vendors as their attorney by virtue of the power of attorney that shall be executed in favour of the purchaser and/or its nominee.



23. The following costs and expenses shall be the sole responsibility of the purchaser:

- a) All contractual obligations and money to be paid arising out of the same to any financier / proposed purchaser of any premises.
- b) Any penalties, charges, duties, fines, taxes and other monies to be paid to any statutory body or authority in connection with the project of constructions to be started by the purchaser in the said plot, whether levied in the name of the vendor or in the name of purchaser.
- c) All stamp duties, legal fees, registration fees and other expenses associated with the preparation and execution of the instrument of conveyance whether executed by the vendors or by the purchaser.
- d) All the liabilities and monies to be paid to the sub-contractors, workers and employees of the purchaser.



24. The vendors do hereby authorize the purchaser to execute any agreements for sale of any of the premises in the buildings proposed to be constructed on said plot without joining the vendors as parties to such agreements save and except the vendors' premises referred in clause (3) herein above and described in schedule II written hereunder.

25. The vendors shall not be liable nor shall the said plot be encumbered for any costs, expenses or any liabilities incurred by the purchaser towards any party, nor shall the said property be liable for attachment in any suit or

execution of decree or any other proceedings against the purchaser. However it is agreed that the prospective purchasers of the premises agreeing to purchase any premises in the proposed building/s, shall be entitled to mortgage / agree to mortgage the respective premises alongwith proportionate right in said plot, to any bank or financial institution.

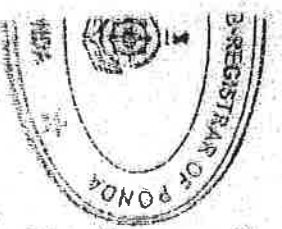
26. In case of any defects are noted / detected pertaining to the title of the vendors over the said plot, the same shall be cleared by the vendors at their own cost and expenses and the time for performance of the purchaser's obligation hereunder shall stand proportionately extended.

In case any such defects could not be rectified by the vendors the purchaser shall be entitled to suspend purchaser's obligation hereunder and seek from the vendor all and whatever expenses incurred by the purchaser pursuant to this agreement as also all the monies paid hereunder.

27. It shall be lawful for the purchaser to ignore any such defects and seek performance of the agreement from the vendors notwithstanding such defects.

28 The purchaser shall complete the construction of vendors' premises described in schedule-II as agreed to be allotted to vendor within thirty six (36) months from the date of grant of license by municipality. The issuance of occupancy certificate shall be the conclusive proof of such completion.





29. The vendor shall execute any further agreement confirming, correcting and / or modifying this agreement to impart its true effect as may be desired by the purchaser **as also further Power of Attorney** granting further powers to perform this agreement in its true intent.

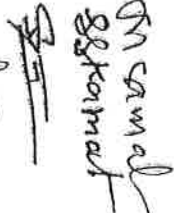
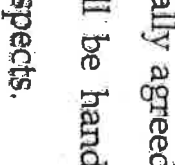
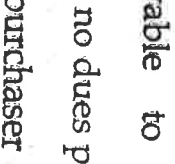
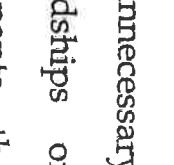

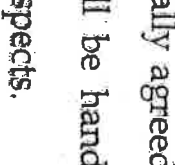
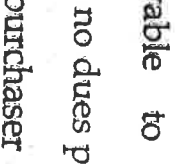
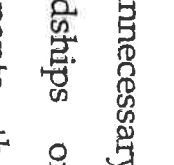

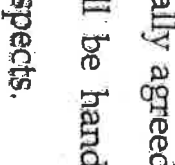
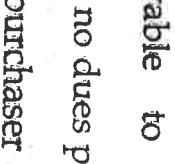
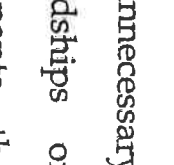

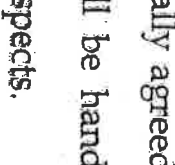
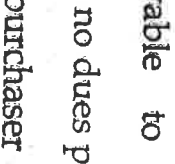
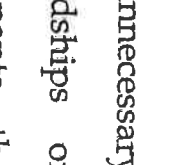
30. The purchaser shall not at any time cause or permit any public or private nuisance in or upon the said property or do anything which shall cause unnecessary annoyance, inconvenience, sufferings, hardships or disturbance to vendors or to the occupants the neighboring properties.

31. The vendors declare that they have already paid all the municipal taxes, land revenues, water charges and electricity charges etc. payable to the concerned departments, and that there are no dues payables to any of the aforesaid authorities. The purchaser shall pay all the outgoings from the date of the vendors put the purchaser in possession of the said plot.

32. It is specifically agreed that as from the date hereof the said plot shall be handled at the entire risk of the purchaser in all respects.

33. It is hereby agreed that time is the essence of this contract.

34. The parties are aware that the project to be constructed on the said property shall have to be registered under The Real estate Regulation and Development Act, 2016 and it is hereby agreed between the parties that all the said Act and

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 M. S. Karmad	 S. S. Karmad	 S. S. Karmad	 S. S. Karmad



District of Ponda, District of South Goa state of Goa described in the Land Registration office of Ilhas Comarca (conservatoria do Registo Predial), at Panaji, as a whole, under No. 2612 of book B-seven new and under Matriz no. 306 and which property, as mentioned above, is constituted of two combined pieces or plots A and B, as such, forming now one distinct property, it is bounded on the East by water nalah partly and partly by road at Northern side corner, on the west by water nalah partly and partly by the property of shri Shantidurga Devasthan of Queula, on the South by water nalah, beyond which nalah, beyond which there are the property of Rogunata V.S Zuarcar and others and Vencexa Boto Dovolcar and on the North partly by existing old road Bandora-Queula and partly by the property of C. Khawante.

The said property surveyed in the New Survey Records under No. 84.

SCHEDULE-I-B

ALL THAT PLOT being undivided share of totally admeasuring 4000 sq.mts. of the said Plot No.3 admeasuring 5600 sq. mts which Plot No. 3 forms part of the larger property described in schedule-I written herein above and lies on the Southern side of the said property which is situated at ward Galaxirem, Queula village,

Doors: Main door- Teak wood frame with teak wood shutter. Living / Bedroom doors: Sal/ Matti wood frame with flush door with Veneer.

Toilet doors: PVC moulded doors

Internal paints: Acrylic Distemper

External Paint Apex/ Weather shield or equivalent

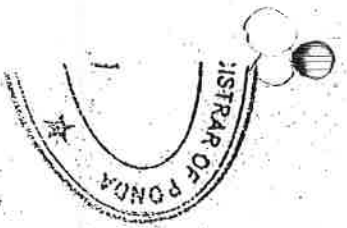
Plumbing Piping : PVC and CPVC

Sanitaryware: Cera/Hindware(White) or equivalent

Electrical: Jaguar or Parryware or equivalent

Switches : Modular Switches

Kitchen Granite Platform with 3 Ceramic tittle dado stainless steel sink.



IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and the year hereinabove mentioned.

Mewal
Syaqirah

[Signature]

Shah

Wills

Pole

Samant

[Signature]

[Signature]

Bvm

Sanjivan

[Signature]

Wills

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Prai

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Desai

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Meenakshi

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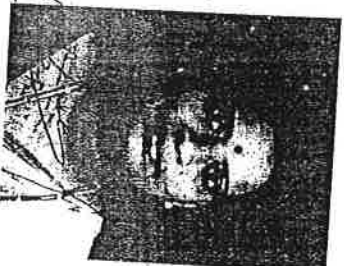
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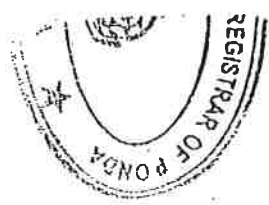
Signed, sealed and delivered
by the withinnamed "VENDORS"



1. Deliver
(MRS UJWALA UMESH VERLEKAR)

L. H. F. P

R. H. F. P. PANDA



RT

Sumi

Pr

Resmanit

Pr

M sawd

Sitgmet

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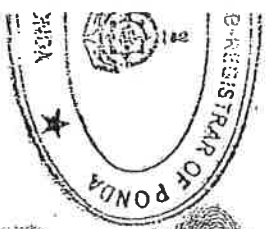
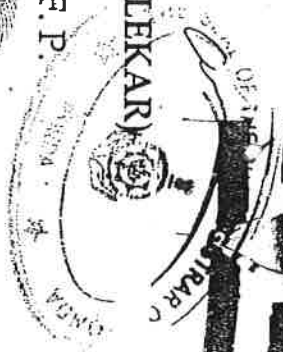
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2. Verlekar
(MR GOURESH UMESH VERLEKAR)

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R. H. F. P.



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3.

Signature

(MRS. REEMA GOUPESH VERLEKAR)

L.H.F.P

R.H.F.P.



Palenketu

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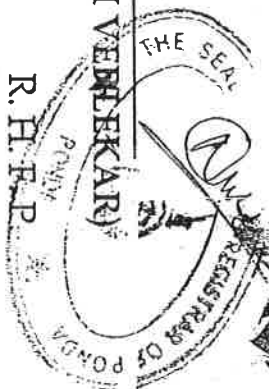
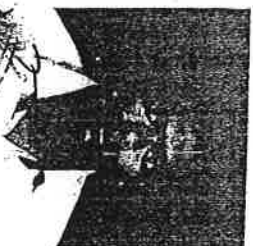
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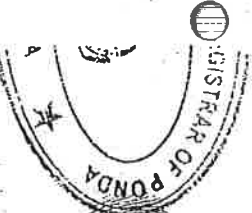
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4. Quies
(MR. NIRAJ UMESH VEHLKAR)

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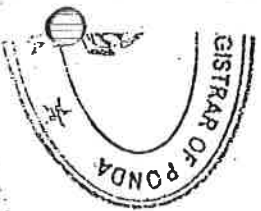
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8. P. Kulkarni
(MRS DEPA VYANKATESH KULKARNI)

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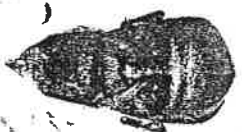
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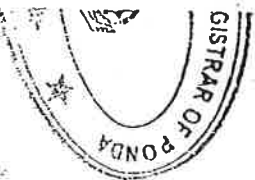
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9. Mr. [Signature]
(MR. GOPALKRISHNA PANDURANG DESAI)

L. H. F. P

R. H. F. P



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Mr. [Signature]

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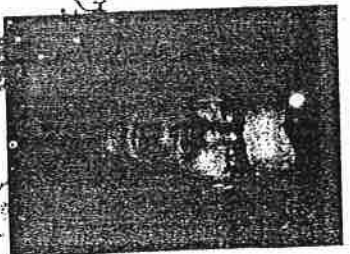
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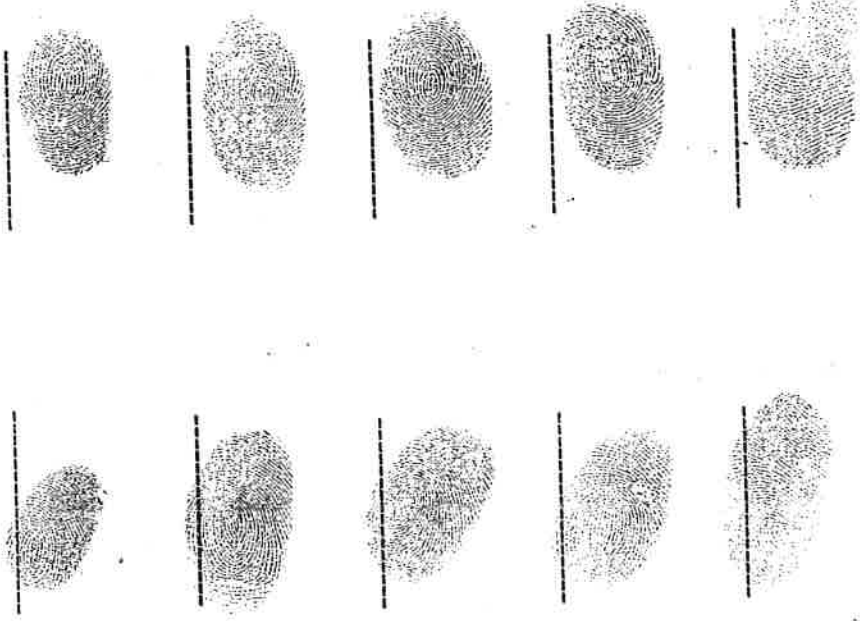
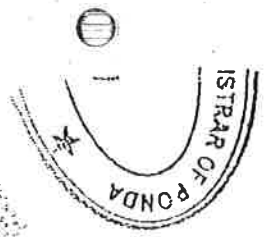


10.

(MR PANDURANG GOPAKRISHNA DESSA)

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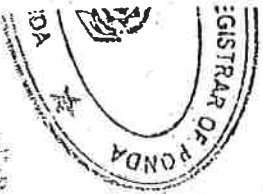
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11. PH-6
(MRS SNEHA PANDURANG DESAI)

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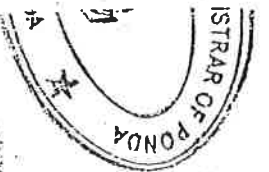
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12. *Swarnil*
(MR SWARNIL GOPALKRISHNA DESSAI)

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R.H.F.P



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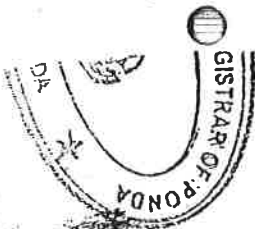
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14 *[Signature]*
(MR SANVALO PANDHARI VERNERAR)

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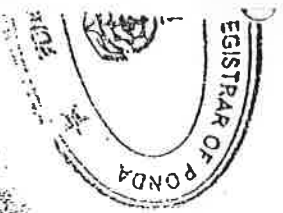
(MR. BHAVESH SANVALO-VERNEKAR)

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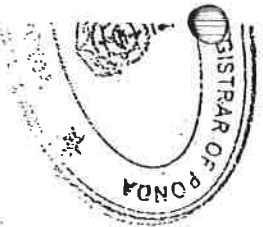
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16. *[Signature]*
(MR. PARESH SANVALO VERNEKAR)

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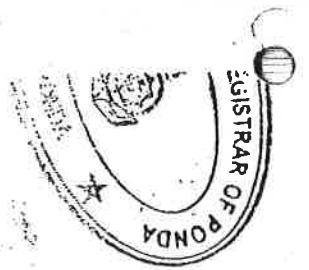
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17. Puneekar
(MRS KARISHMA PARESH VERNERKAR)

L.H.F.P

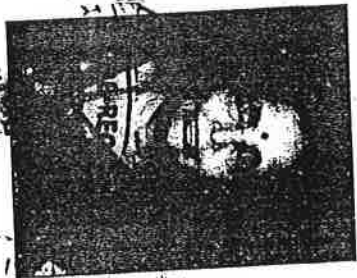
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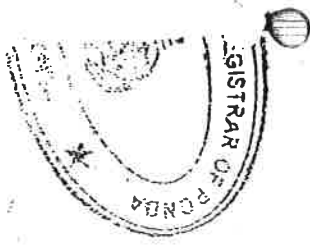
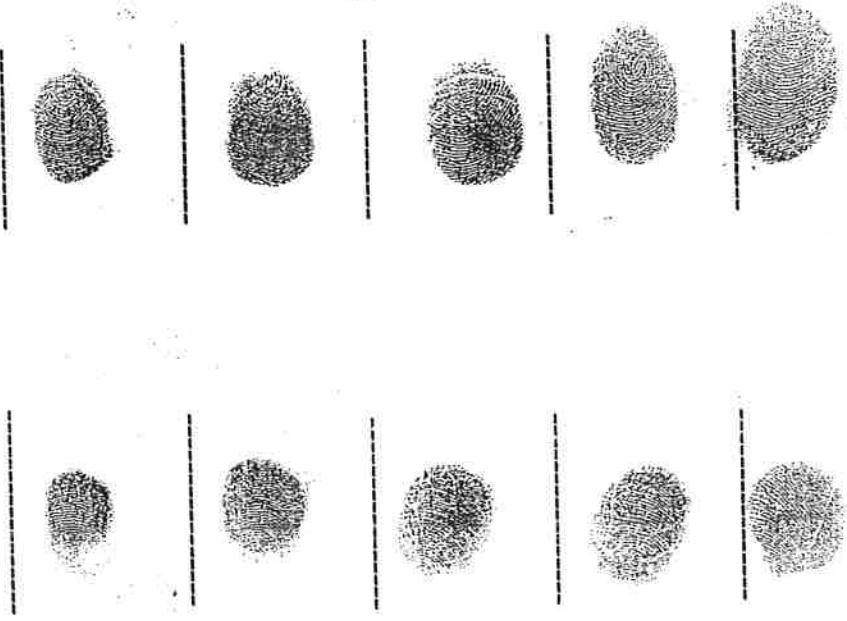
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19 Sgkamat
(MRS. SUREKHA SHRIKANT KAMAT)

L.H.F.P

R.H.F.P.



Sgkamat
Sgkamat

Wali

Wali

Dr.

Sgkamat

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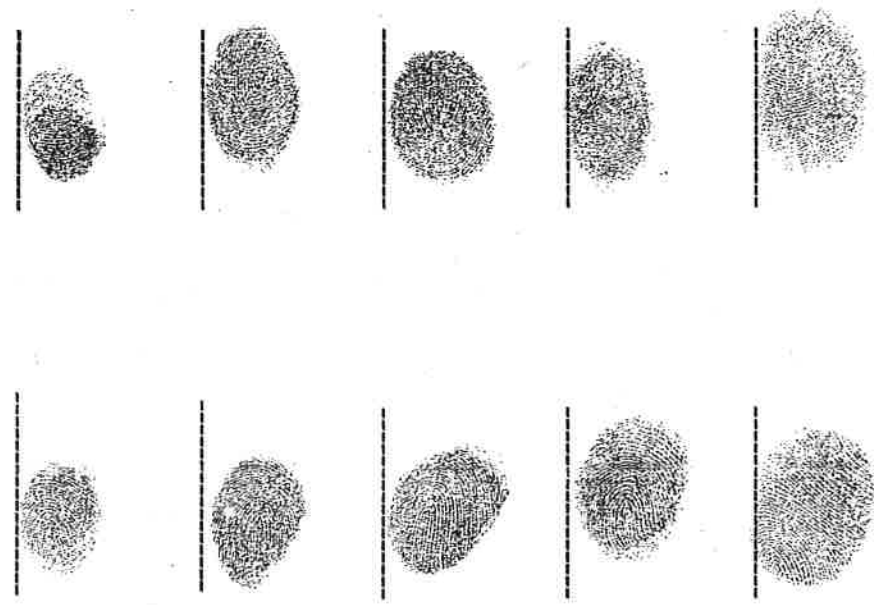
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22. Sarokar
(MRS. SAROJ LAXMIKANT VERKAR)
L.H.F.P R.H.F.P.

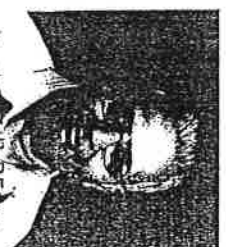


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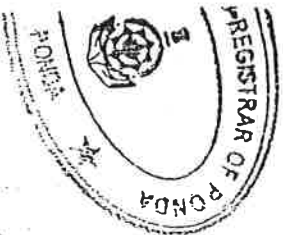
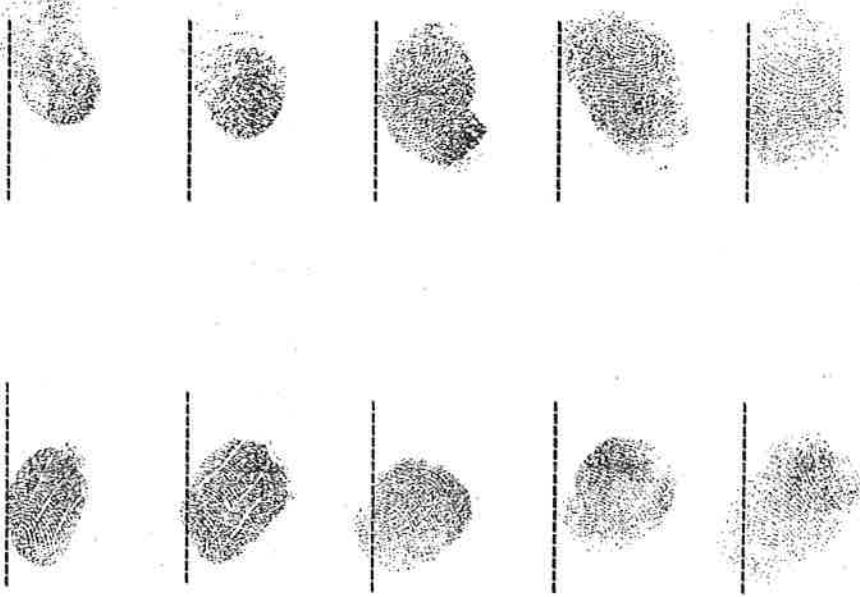
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23. *Krishna Shridhar Samant*
(MR KRISHNA SHRIDHAR SAMANT)

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R. H. F. P.



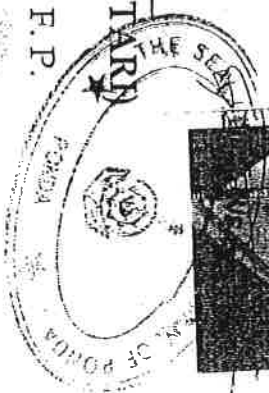
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*Shankar
S. K. Samant*
W. W. W.
Patle.
B. Samant
L. Samant

B. S. W.
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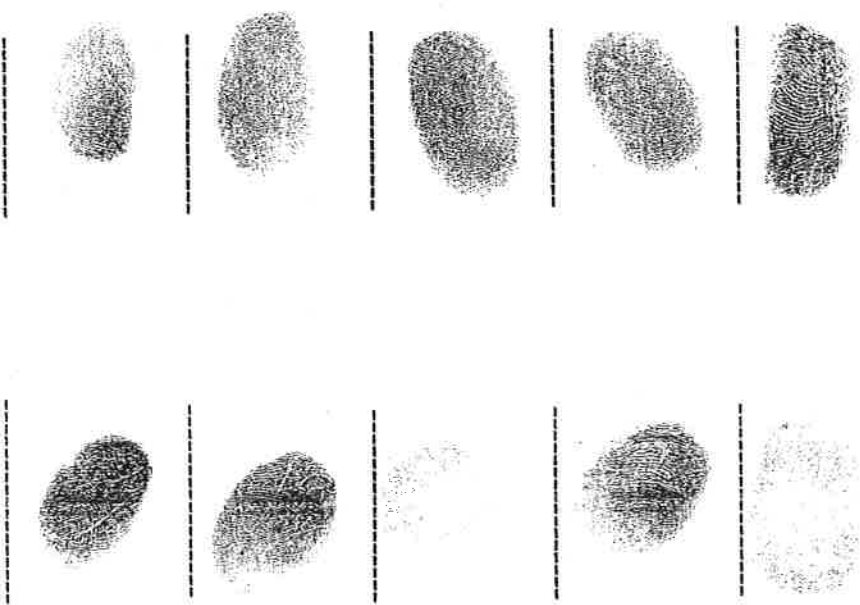


26.

(MRS. SUBLBHA YESHWANT TARI)

L. H. F. P

R. H. F. P.



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Signed and delivered
by the withinnamed "PURCHASER"



27 _____
[Signature]

(M/S. RITESH DEVELOPERS PVT. LTD.,
through its managing director,
SHRI. RAJESH SHIVDAS SHET VERENKAR)

L. H. F. P

R. H. F. P.



IN PRESENCE OF:

1. Adv. Vaidhar V. Akhile *[Signature]* *[Signature]*
2. Maria Gomes *[Signature]* *[Signature]*

<i>[Signature]</i> Mamad - Sykamaf	<i>[Signature]</i> BVM Soyabhar	<i>[Signature]</i> D	<i>[Signature]</i> Suresh
<i>[Signature]</i> Gurun Desai	<i>[Signature]</i> Valkar	<i>[Signature]</i> Lim	<i>[Signature]</i> Dhaneshwar
<i>[Signature]</i> Rye.	<i>[Signature]</i> Dhaneshwar	<i>[Signature]</i> Bhavin	<i>[Signature]</i> Dhaneshwar
<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i> Bhavin



Office of Sub-Registrar Ponda
Government of Goa

Print Date & Time : 29-05-2018 06:22:26 PM

Document Serial Number : 951

Presented at 04:17:00 PM on 29-05-2018 in the office of the Sub-Registrar(Ponda) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	700000.00
2	Processing Fees	1180.00
	Total :	701180.00

Stamp Duty Required: 580000.00

Stamp Duty Paid: 580000.00

Rajesh Shivdas Shet Verenkar presenter

Name	Photo	Thumb Impression	Signature
Rajesh Shivdas Shet Verenkar , s/o. Shivdas Shet Verenkar , Married, Indian, age 44 Years, Business, r/or/o. H.no. 136/16, Atmaram Nivas, Silvnanagar, Ponda-Goa Managing partner of M/S Ritesh Developers Pvt. Ltd. having its office at Ponda-Goa			

Endorsements



1. Ujjwala Umesh Verlekar, D/o Yassant Salkar , Widow, Indian, age 66 Years, House-Wife, r/oH. no. 59/A, Ganganagar , Curti Ponda Goa.

Photo	Thumb Impression	Signature

2. Gouresh Umesh Verlekar , S/o late Umesh Verlekar , UnMarried, Indian, age 33 Years, Service, r/oH. no. 59/A, Ganganagar , Curti Ponda Goa.

Photo	Thumb Impression	Signature

3. Reema Gouresh Verlekar , D/o Ramesh P. Salgodkar , UnMarried, Indian, age 29 Years, Service, r/oH. no. 59/A, Ganganagar , Curti Ponda Goa.

Photo	Thumb Impression	Signature

4. Nitraj Umesh Verlekar, S/o late Umesh Verlekar, Unmarried, Indian, age 31 Years, Service, r/OH. no. 59/A, Ganganagar, Curti Ponda Goa. Pan no. AJSBV1259M

Photo	Thumb Impression	Signature
		

5. Dinesh Ganpat Gaonkar, S/o Ganpat Babu Gaonkar, Married, Indian, age 66 Years, retired, r/OR/o Ponda Goa.

Photo	Thumb Impression	Signature
		




6. Vilasini Dinesh Gaonkar, D/o Anant Gaonkar, Married, Indian, age 63 Years, retired, r/OR/o Ponda Goa.

Photo	Thumb Impression	Signature
		

7. Yankatesh Narayan Kulkarni, S/o Narayan Kulkarni, Married, Indian, age 68 Years, retired, r/OF-1, Kalpana Apts Temple road, Khadpaband Ponda Goa.

Photo	Thumb Impression	Signature
		

8. Deepa Yankatesh Kulkarni, D/o Bapurao Ramchandra Joshi, Married, Indian, age 60 Years, Housewife, r/OF-1, Kalpana Apts Temple road, Khadpaband Ponda Goa.

Photo	Thumb Impression	Signature
		




9. Gopalkrishna Pandurang Dessai, S/o Pandurang Sadashiv Dessai, Married, Indian, age 72 Years, retired, r/o Near Govt. Primary School Khandepar North Goa.

Photo	Thumb Impression	Signature
		


10. Pandurang Gopalkrishna Dessai, S/o Gopalkrishna Pandurang Dessai, Married, Indian, age 43 Years, Service, r/OH. no. 805, Parsol Khandepar Ponda Goa

Photo	Thumb Impression	Signature
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11 . Sneha Pandurang Desai, D/o Jayant Pandurang Sawalkar, Married, Indian, age 41 Years, House-Wife, r/OH, no. 805, Parsol Khandepar Ponda Goa

		
Photo	Thumb Impression	Signature




12 . Swapnil GopalKrishna Dessai, S/o GopalKrishna Pandurang Dessai, Married, Indian, age 45 Years, Service, r/OH, no. 804 Parsol Khandepar, Ponda Goa

		
Photo	Thumb Impression	Signature

13 . Medha Swapnil Desai, D/o Keshav Gajanan Vaze, Married, Indian, age 44 Years, House-Wife, r/OH, no. 804 Parsol Khandepar, Ponda Goa

		
Photo	Thumb Impression	Signature

14 . Sanvalo Pandhari Vernekar, S/o Pandhari Vernekar, Married, Indian, age 74 Years, retired, r/OH, no. 331/B2, Dotor Bhat, Ela Old Goa Velha Goa

		
Photo	Thumb Impression	Signature

15 . Bhavesh Sanvalo Vernekar, S/o Sanvalo Pandhari Vernekar, UnMarried, Indian, age 33 Years, Service, r/OH, no. 331/B2, Dotor Bhat, Ela Old Goa Velha Goa



		
Photo	Thumb Impression	Signature

16 . Paresh Sanvalo Vernekar, S/o Sanvalo Pandhari Vernekar, Married, Indian, age 34 Years, Service, r/OH, no. 331/B2, Dotor Bhat, Ela Old Goa Velha Goa

		
Photo	Thumb Impression	Signature

17 . Karishma Paresh Vernekar, D/o Kishor S. Kundalkar, Married, Indian, age 30 Years, House-Wife, r/OH, no.



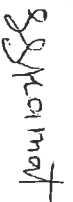
331/B2, Doctor Bhat, Ela Old Goa Velha Goa Pan no. BQHPK7644C

Photo	Thumb Impression	Signature
		

18. Shrikant Vinayak Kamat, S/o Vinayak Kamat, Married, Indian, age 70 Years, retired, r/o/Flat no. G1 3A Bldg Santa Cruz Kurtankar Nagari Ponda Goa..

Photo	Thumb Impression	Signature
		

19. Surekha Shrikant Kamat, D/o Pandurang Prabhu Gaonkar, Married, Indian, age 61 Years, Housewife, r/o/Flat no. G1 3A Bldg Santa Cruz Kurtankar Nagari Ponda Goa. :

Photo	Thumb Impression	Signature
		

20. Satish Krishna Audi, S/o Krishna V. Audi, UnMarried, Indian, age 69 Years, retired, r/o/H. no 531/1, Shree Shrinnavi Dhavali Opp Satyanarayan Temple, Dhavali Queula Ponda North Goa.

Photo	Thumb Impression	Signature
		

21. Laxmikant Gokuldas Verekar, S/o Gokuldas Verekar, Married, Indian, age 69 Years, retired, r/o/H. no 156/14-1 Upper Bazar Near Vithoba Temple Ponda Goa.

Photo	Thumb Impression	Signature
		

22. Saroj Laxmikant Verekar, W/o Laxmikant Gokuldas Verekar, Married, Indian, age 59 Years, Housewife, r/o/H. no 156/14-1 Upper Bazar Near Vithoba Temple Ponda Goa Form 60 enclosed here with

Photo	Thumb Impression	Signature
		

23. Krishna Shridhar Samant, S/o Shridhar Samant, Married, Indian, age 70 Years, retired, r/o/H. no. 174/3-3 /Mukund Prasad Shantinagar Char Rasta, Ponda Goa.

Photo	Thumb Impression	Signature
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24. Shubhalaxmi Krishna Samant , D/o D.B. P Khanolkar , Married, Indian, age 59 Years, House-Wife, r/oH. no. 174/3-3 Mukund Prasad Shantinagar Char Rasta, Ponda Goa.

Photo	Thumb Impression	Signature

25. Yeshwant Hari Tari, S/o Hari Tari, Married, Indian, age 69 Years, retired, r/oDurbhat Ponda Goa.

Photo	Thumb Impression	Signature

26. Subha Yeshwant Tari, D/o Tukaram Jenu Shet , Married, Indian, age 63 Years, House-Wife, r/oDurbhat Ponda Goa.

Photo	Thumb Impression	Signature

27. Rajesh Shivdas Shet Verenkar , s/o. Shivdas Shet Verenkar, Married, Indian, age 44 Years, Business, r/or/o. H.no. 136/16, Atmaram Nivas, Silvaganar, Ponda-Goa
Developers Pvt. Ltd. having its office at Ponda-Goa / Managing partner of M/S Ritesh

Photo	Thumb Impression	Signature

Identification

Sr No.	Witness Details	Signature
1	Adv. Vaibhav Naik , S/o Vishwanath H Naik, UnMarried, Indian, age 27 Years, Advocate, r/o Khandepar Ponda Goa	

Scanned By:-

SDB Registrar
PONDIA

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

251

Book-1 Document

Registration Number PON-BK1-00923-2018

CD Number POND2 on

Date 30-05-2018

[Handwritten Signature]
~~Sub-Registrar/Board
POND2~~
POND1

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Vandraj G. Lotiker

Signature:-

[Handwritten Signature]

Designed and Developed by C-DAC, ACTS, Pune

