

(Rupees Fifteen lakh only)

Phone No:
Sold To/Issued To:
SRE ESTATES DEVELOPM
For Whom/ID Proof:
ABEFS2840R



OCT-17-2023 11:14:08

₹ 1500000/-
ONE FIVE ZERO ZERO ZERO ZERO ZERO

Other
38162481697541248010-00007922
3816248 36/02/04/2021-RD1

For CITIZEN CREDIT CO-OP. BANK LTD.



Signature
Authorized Signatory

4529

Name of Purchaser.....SRE ESTATES DEVELOPMENT

Yogesh Y. Naik

Signature

4529
19/10/2023

*Margao Division
Suraj fir*



DEED OF SALE

Signature *Signature*

THIS DEED OF SALE is executed at Margao, Goa on this 17th day of October, 2023 (17/10/2023) between:

1. Mrs. MANIK LAXMIKANT ALVE, daughter of Late Shri Sagun Pandarinath Parodkar and Late Smt. Sugandhi Sagun Parodkar, and widow of Late Shri Laxmikant Alve, aged 79 years, Indian National, housewife, residing at Mugale, Davorlim, Salcete, Goa, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, represented herein by her duly constituted attorney, Smt. Jaimini Jaldish Gaad, so constituted vide a Power of Attorney executed on 10.2.2015 before Shri Sachin S. Kolwalkar, Notary Public having his Office at Margao, Goa and registered in his Notarial Register under No. 167/2015;

2. Mr. MILIND LAXMAN NATEKAR, son of Late Shri Laxman Natekar, aged 54 years, Indian National, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, represented herein by her duly constituted attorney, Smt. Jaimini Jaldish Gaad, so constituted vide a Power of Attorney executed on 10.2.2015 before Shri Sachin S. Kolwalkar, Notary Public having his Office at Margao, Goa and registered in his Notarial Register under No. 164/2015;

3. Ms. SAAVI MILIND NATEKAR, daughter of Shri Milind Natekar and late Smt. Varsha Milind Natekar, aged 22 years, in service, marital status Spinster, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], Indian national and both Nos. 2 and 3 are residing at B-21 (Ground Floor), Milroc Ribandar Retreat, Ribandar, Goa;

4. **Mrs. PRIYA KRISHNAKANT PANGAM**, daughter of Late Shri Laxmikant Alve and Smt. Manik Laxmikant Alve, aged 44 years, Occupation housewife, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, and her husband

5. **Mr. KRISHNAKANT SAKHARAM PANGAM**, son of Late Shri Sakharam Pangam, aged 49 years, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, both Indian nationals and both nos. 4 and 5 are residing at House No. 44/2G, Santa Cruz, Bastora, Mapuça, Goa and both represented herein by their duly constituted attorney, Smt. Jaimini Jaldish Gaad, so constituted vide a Power of Attorney executed on 14.2.2015 before Shri N. S. Shinde, Notary Public having his Office at Bardez, Goa and registered in his Notarial Register under No. 165/2015;


6. **Mr. SIDDHESH LAXMIKANT ALVE**, son of Late Shri Laxmikant Alve and Smt. Manik Laxmikant Alve, aged 45 years, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, and his wife

7. **Mrs. PURVA SIDDHESH ALVE**, daughter of Shri. Anand Krishna Shet Verenkar, aged 41 years, housewife, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, both Indian nationals and residing at House No. 828/F, Mugale, Davorlim, Salcete, Goa and both represented herein by their duly constituted attorney, Smt. Jaimini Jaldish Gaad, so constituted vide a Power of Attorney executed on 10.2.2015 before



Shri Sachin S. Kolwalkar, Notary Public having his Office at Margao, Goa and registered in his Notarial Register under No. 170/2015;

8. Mrs. LALAN ULHAS FALLARI, daughter of Late Shri Sagun Pandarinath Parodkar and Late Smt. Sugandhi Sagun Parodkar, aged 73 years, housewife, allotted Permanent Account No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, and her husband



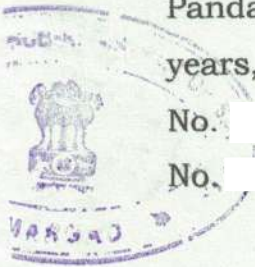
Mr. ULHAS VAMAN FALLARI, son of Late Shri Vaman Falari, aged 75 years, Occupation Business, allotted Income Tax Department Permanent Account No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, both Indian nationals and both residing at House No. 20, Malbhat, Margao, Goa and both represented herein by their duly constituted attorney, Smt. Jaimini Jaldish Gaad, so constituted vide a Power of Attorney executed on 10.2.2015 before Shri Sachin S. Kolwalkar, Notary Public having his Office at Margao, Goa and registered in his Notarial Register under No. 172/2015;

10. Mrs. SHEILA DATTARAM POROB, daughter of Late Shri Sagun Pandarinath Parodkar and Late Smt. Sugandhi Sagun Parodkar, major in age, housewife, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, and her husband

11. Mr. DATTARAM MUKUND POROB, son of Shri Mukund Porob, major in age, retiree, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, both Indian Nationals and both residing at House No. 273, Nandanvan Residency, Patantaly, Bandora, Ponda, Goa, and both represented herein by their duly constituted attorney, Smt. Jaimini Jaldish Gaad, so

constituted vide a Power of Attorney executed on 10.2.2015 before Shri Sachin S. Kolwalkar, Notary Public having his Office at Margao, Goa and registered in his Notarial Register under No. 168/2015;

12. Mrs. RAJANI NARENDRA SHIRSAT, daughter of Late Shri Sagun Pandarinath Parodkar and Late Smt. Sugandhi Sagun Parodkar, 66 years, housewife, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, and her husband



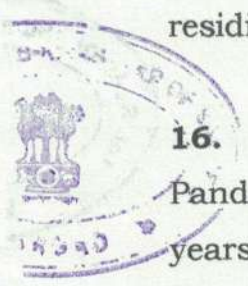
13. Mr. NARENDRA DATTARAM SHIRSAT, son of Late Shri Dattaram Shirsat, 69 years, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED] and email id: jgaad1956@gmail.com, both Indian nationals and residing at Flat No. 15, Vanita Villa, 244/2, New D. P. Road, Aundh, Pune 411 007 and both represented herein by their duly constituted attorney, Smt. Jaimini Jaldish Gaad, so constituted vide a Power of Attorney executed on 31.1.2014 before Shri P. J. Yelwande, Notary Public having his Office at Pune and registered in his Notarial Register under No. 410 dated 31.1.2014;

14. Mrs. JAIMINI JALDISH GAAD, daughter of Late Shri Sagun Pandarinath Parodkar and Late Smt. Sugandhi Sagun Parodkar, major in age, housewife, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, and her husband

15. Mr. JALDISH RAMCHANDRA GAAD, son of Late Shri Ramchandra P. Gaad, aged 67 years, businessman, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhar Card No. [REDACTED], having Cell No. [REDACTED] and email id:

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jgaad1956@gmail.com and represented herein by his wife and duly constituted attorney, Smt. Jaimini Jaldish Gaad, so constituted vide a Power of Attorney executed on 10.2.2015 before Shri Sachin S. Kolwalkar, Notary Public having his Office at Margao, Goa and registered in his Notarial Register under No. 166/2015, both Indian nationals and residing at C-1, Basant Bahar, Aquem, Margao, Goa;



16. Miss. MEDINI SAGUN PARODKAR, daughter of Late Shri Sagun Pandarinath Parodkar and Late Smt. Sugandhi Sagun Parodkar, aged 61 years, Indian National, housewife, unmarried, residing at House No. 20, Dongorim, Margao, Goa, having Cell No. [REDACTED] and email id: jgaad1956@gmail.com, represented herein by her duly constituted attorney, Smt. Jaimini Jaldish Gaad, so constituted vide a Power of Attorney executed on 30.1.2014 before Shri A. V. Prabhudesai, Notary Public having his Office at Margao, Goa and registered in his Notarial Register under No. 1563/2014, hereinafter jointly referred to as the **"VENDORS"**, which expression shall, unless repugnant to the meaning or context thereto, mean and include their heirs, executors, administrators, **ON THE ONE PART**

- A N D -

17. M/S SRE ESTATES DEVELOPMENT, a partnership firm duly registered under the provisions of the Indian Partnership Act, 1932, with the Registrar of Firms of Salcete at Margao-Goa, allotted Income Tax Department Permanent Account No. [REDACTED] having its Place of Business at "SUPREME", Behind New Telephone Exchange, opp. Bombi House, Comba Margao-Goa, represented herein by all its partners, viz.

(a) Shri **YOGESH YESHWANT NAIK**, son of Late Shri Yeshwant Vassudev Naik, age 51 years, Indian national, businessman, allotted Income Tax Department Permanent Account No. [REDACTED], holding Aadhaar Card No. [REDACTED]

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_____residing at "Bombi House", House No. E-74, Comba, Margao, Goa

(b) Shri **ATUL MADHUSUDAN VIRGINKAR**, son of Late Shri Madhusudan Virginkar, age 64 years, Indian national, businessman, allotted Income Tax Department Permanent Account No. _____, holding Aadhaar Card No _____, residing at House No. E-75, Martinho Menezes Road, Comba, Margao, Goa;

(c) Shri **YASH ATUL VIRGINKAR**, son of Shri Atul Madhusudan Virginkar, age 34 years, Indian national, businessman, allotted Income Tax Department No. _____, holding Aadhaar Card No. _____, residing at House No. E-75, Martinho Menezes Road, Comba, Margao, Goa, represented herein by his duly constituted attorney, the aforesaid Shri Atul Madhusudan Virginkar, so constituted vide a Power of Attorney executed on 29/07/2015 under Registration no. 961/2015 and

(d) Shri **JAI ATUL VIRGINKAR**, son of Shri Atul Madhusudan Virginkar, age 30 years, Indian national, businessman, allotted Income Tax Department No. _____, holding Aadhaar Card No. _____, residing at House No. E-75, Martinho Menezes Road, Comba, Margao, Goa, represented herein by his duly constituted attorney, the aforesaid Shri Atul Madhusudan Virginkar, so constituted vide the aforesaid Power of Attorney executed on 29/07/2015 under Registration no. 961/2015.

hereinafter referred to as the "**PURCHASERS**" (which expression, unless repugnant to the meaning or context thereof, shall mean and include all the present partners of the firm for the time being and such other persons as may comprise the partners of the firm from time to time



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as also the assigns and successors-in-title of the firm), **ON THE OTHER PART**

WHEREAS the **PURCHASERS** are in this Deed by their Attorney **MR. SANJAY BASWANT KADANGALE**, s/o late **Baswant Kadangale**, age **52** years, service, married, Indian National, having PAN Card no. [REDACTED] and Aadhaar Card no. [REDACTED] resident of H. No. 17, Zoriwado, Davorlim, Slacete-Goa, 403 707, by virtue of Power of Attorney executed and registered before the Sub Registrar of Salcete, at Margao under Registration no. 22/2007, dated 30/07/2007, notarized copies of all these powers of attorney filled in the office of Sub Registrar, Salcete along with this Deed.

AND WHEREAS the **PURCHASERS** are in this Deed by their Attorney **MR. SANJAY BASWANT KADANGALE**, s/o late **Baswant Kadangale**, age **52** years, service, married, Indian National, having PAN Card no. **CGKPK2429M** and Aadhaar Card no. [REDACTED], resident of H. No. 17, Zoriwado, Davorlim, Slacete-Goa, 403 707, by virtue of Power of Attorney executed and registered before the Sub Registrar of Salcete, at Margao under Registration no. 38/2010, dated 08/09/2010, notarized copies of all these powers of attorney filled in the office of Sub Registrar, Salcete along with this Deed.

AND WHEREAS the **PURCHASERS** are in this Deed by their Attorney **MR. SANJAY BASWANT KADANGALE**, s/o late **Baswant Kadangale**, age **52** years, service, married, Indian National, having PAN Card no. [REDACTED] and Aadhaar Card no. [REDACTED], resident of H. No. 17, Zoriwado, Davorlim, Slacete-Goa, 403 707, by virtue of Power of Attorney executed and registered before the Sub Registrar of Salcete, at Margao under Registration no. MGO-BK4-00062-2015, CD No. MGOD86 dated 03/08/2015, notarized copies of all these powers of attorney filled in the office of Sub Registrar, Salcete along with this Deed.

AND WHEREAS:-

1. There exists an immovable property known as "VARZEA CARFONDOOR CARFOND" situated in Margao, within the limits of the Margao Municipal Council, Taluka Salcete, District South Goa, State Goa, which is described in detail in Schedule I hereunder written and is hereinafter referred to as the "**Said Larger Property**".

The Said Larger Property originally belonged to PEDRO JOAQUIM VALENTIM VENANCIO DO ROSARIO COELHO.

3. In the partitioning of the assets effected upon the demise of the aforesaid PEDRO JOAQUIM VALENTIM VENANCIO DO ROSARIO COELHO, the Said Larger Property was allotted to his son AIRES DE ORNELAS VALENTIM DO ROSARIO COELHO and accordingly duly inscribed in his name on 25.1.1936 under Inscription No. 28351 in Book G 34 at Folio 78.
4. Vide a Deed of Sale drawn up on 3.7.1964 by RAUL GERSON PURIFICAÇÃO DE SANTA RITA VAZ, the then Notary of the then Judicial Division of Salcete, which Deed is found recorded at Folios Nos. 37(reverse) to 40 in Deeds Book No. 1217, the aforesaid AIRES DE ORNELAS VALENTIM DO ROSARIO COELHO, stated to be a bachelor, sold the Said Larger Property jointly to SEGUNA PONDORINATA PARODCAR and SRIPADA RANU ZUVARCAR.
5. Vide a Deed of Partition by Metes and Bounds drawn up on 4.7.1964 by RAUL GERSON PURIFICAÇÃO DE SANTA RITA VAZ, the then Notary of the then Judicial Division of Salcete, which Deed is found recorded at Folio 48(reverse) onwards of Deeds Book No 1217, the aforesaid SEGUNA PONDORINATA PARODCAR and his wife SUGANDIBAI SEGUNA PARODCAR on the one hand and the aforesaid SRIPADA RANU ZUVARCAR (stated to be a bachelor),




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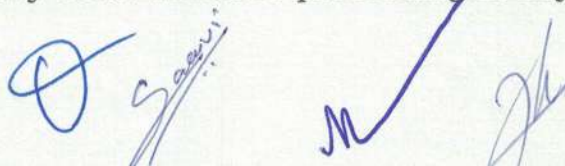
on the other hand, partitioned the Said Larger Property by metes and bounds into ten plots ("Lotes"), out of which nine plots were allotted to SEGUNA PONDORINATA PARODCAR and his wife SUGANDIBAI SEGUNA PARODCAR and the balance one plot was allotted to SRIPADA RANU ZUVARCAR.




6. A portion of the ten plots allotted to SEGUNA PONDORINATA PARODCAR and his wife SUGANDIBAI SEGUNA PARODCAR as stated in Recital 5 above, which admeasures 1,544 sq. meters, constitutes a separate and independent property by itself, is presently surveyed under Chalta Nos. 34 and 35, both of P. T. Sheet No. 199 of Margao City Survey, described in detail in Schedule II hereunder written and hereinafter referred to as the "**Said Property**".
7. Upon the demise of the aforesaid SEGUNA PONDORINAT PARODKAR and his wife SUGANDHI SEGUN PARODKAR, Inventory Proceedings were instituted in the Court of the Civil Judge, Senior Division at Margao, Goa, viz. Regular Inventory Proceedings No. 109/2011/III to partition their estate (hereinafter referred to as the "**Said Inventory Proceedings**").
8. In the Said Inventory Proceedings, the Said Property was enumerated as Item No. III in the List of Assets of the deceased.
9. Vide Judgment dated 23.11.2012 passed in the Said Inventory Proceedings, the Said Property was allotted to the VENDORS.
10. In the Property Cards in Form "D" in respect of the Said Property, the VENDORS are presently shown as the "**Holder**"s of the Said Property.

11. The VENDORS offered to sell the Said Property to the PURCHASERS by representing and covenanting unto the PURCHASER as follows, viz.

- 
- a) that they have an absolute right to dispose off and/or sell the Said Property and/or deal with it in any manner whatsoever.
 - b) that there is no legal bar or impediment for this transaction and that the Said Property is free from encumbrances, liens and/or charges.
 - c) that there are no *Mundcars* nor any building or agricultural tenants nor any persons entrusted with Watch/Ward duties nor any other persons claiming agricultural tenancy nor any other right whatsoever in, to and/or over the Said Property nor over any part thereof.
 - d) that no notices from the Central or State Governments or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including Notices/Proceedings for Acquisition/Requisition had/has been received by and/or served upon the VENDORS in respect of the Said Property and/or any part thereof.
 - e) that neither the Said Property nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.
 - f) that neither the Said Property nor any part thereof is the subject matter of any civil suit, criminal complaint/case or any other action or proceeding in any court or forum.



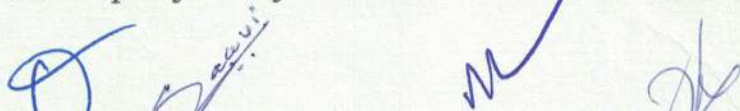
- 
- g) that they are fully entitled to enter into this Agreement with the PURCHASERS and that they have full rights and authority to sign and execute the same.
- h) that they have not agreed, committed or contracted or entered into any agreement for sale or lease or any other arrangement with third parties in respect of the Said Property.
- i) that they have not done any act, deed, matter or thing whereby or by reason whereof, the development of the Said Property may be prevented or affected in any manner whatsoever.

12. Relying on the VENDORS' aforesaid representations and covenants, the PURCHASERS agreed to purchase the Said Property vide an Agreement to Sell entered into on 10.2.2015, which agreement was duly executed before Mr. Sachin S. Kolwalkar, Notary Public and registered in his Notarial Register under No. 165/2015.

13. The PURCHASERS having made good the entire agreed consideration stipulated in the Agreement to Sell dated 10.2.2015 referred to in Recital 12 above, the VENDORS are hereby conveying the Said Property to the PURCHASERS.

NOW THEREFORE THIS DEED WITNESSETH AS UNDER:

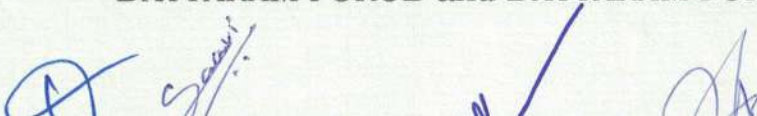
1. In consideration of the Agreement dated 10.2.2015 referred to in Recital 12 above and in consideration of a sum of Rs. 3,00,00,000/- (Rupees three crores only) paid/made good by the PURCHASERS, the receipt whereof the VENDORS do hereby admit and acknowledge, the VENDORS do hereby GRANT, CONVEY, ASSURE and TRANSFER by way of sale unto the PURCHASER, free from encumbrances, all the Said Property fully described in SCHEDULE II hereunder written,



TOGETHER WITH all the rights, liberties, privileges, easements and appurtenances thereto, AND ALL THE ESTATE, right, title, interest, property, claim and demand of the VENDORS to/in the Said Property, TO HAVE AND TO HOLD the same unto and to the use of the PURCHASER forever, subject to payment by the PURCHASER of all rents, rates, taxes and fees in respect thereof, to the Government and any local or other authority.

2. The consideration stipulated in Clause 1 above has been paid/made good by the PURCHASER to the VENDORS in the following proportion, viz.

<u>Sr.</u>	<u>To whom paid/made good</u>	<u>Amount</u> <u>(Rs.)</u>
a)	VENDOR No. 1 (MANIK LAXMIKANT ALVE)	25,00,000/-
b)	VENDOR No. 2 (MILIND NATEKAR)	4,16,666/-
c)	VENDOR No. 3 (SAAVI MILIND NATEKAR)	4,16,667/-
d)	VENDORS Nos. 4 and 5 (PRIYA KRISHNAKANT PANGAM and KRISHNAKANT SAKHARAM PANGAM)	8,33,333/-
e)	VENDORS Nos. 6 and 7 (SIDDHESH LAXMIKANT ALVE and PURVA SIDDHESH ALVE)	8,33,334/-
f)	VENDORS Nos. 8 and 9 (LALAN ULHAS FALLARI and ULHAS VAMAN FALLARI)	50,00,000/-
g)	VENDORS Nos. 10 and 11 (SHEILA DATTARAM POROB and DATTARAM POROB)	50,00,000/-



- h) VENDORS Nos. 12 and 13 (RAJANI NARENDRA SHIRSAT and NARENDRA DATTARAM SHIRSAT) 50,00,000/-
- i) VENDORS Nos. 14 and 15 (JAIMINI JALDISH GAAD and JALDISH RAMCHANDRA GAAD) 50,00,000/-
- j) VENDOR No. 16 (MEDINI SEGUN PARODKAR) 50,00,000/-

3. The Tax Deductible at Source in respect of the above consideration has been paid as follows:

<u>Sr.</u>	<u>To whom paid/made good</u>	<u>Amount</u> <u>(Rs.)</u>	<u>TDS Deducted</u> <u>(Rs.)</u>
a)	VENDOR No. 1 (MANIK LAXMIKANT ALVE)	25,00,000/- }	33,334/-
b)	VENDORS Nos. 6 and 7 (SIDDHESH LAXMIKANT ALVE and PURVA SIDDHESH ALVE)	8,33,334/- }	
c)	VENDOR No. 2 (MILIND NATEKAR)	4,16,666/- }	8,334/-
d)	VENDOR No. 3 (SAAVI MILIND NATEKAR)	4,16,667/- }	
e)	VENDORS Nos. 4 and 5 (PRIYA KRISHNAKANT PANGAM and KRISHNAKANT SAKHARAM PANGAM)	8,33,333/- }	8,334/-
f)	VENDORS Nos. 8 and 9 (LALAN ULHAS FALLARI and ULHAS VAMAN FALLARI)	50,00,000/- }	50,000/-



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g)	VENDORS Nos. 10 and 11 (SHEILA DATTARAM POROB and DATTARAM POROB)	50,00,000/- }	50,000/-
h)	VENDORS Nos. 12 and 13 (RAJANI NARENDRA SHIRSAT and NARENDRA DATTARAM SHIRSAT)	50,00,000/- }	50,000/-
i)	VENDORS Nos. 14 and 15 (JAIMINI JALDISH GAAD and JALDISH RAMCHANDRA GAAD)	50,00,000/- }	50,000/-
j)	VENDOR No. 16 (MEDINI SEGUN PARODKAR)	50,00,000/-	50,000/-



4. The TDS deducted in the manner stated in Clause 3 above has been paid to the Income Tax Department, all from HDFC Bank, vide the following Challans, viz:

<u>Sr.</u>	<u>TDS</u>	<u>Challan Date</u>	<u>Challan No.</u>
	<u>(Rs.)</u>		
a)	33,334/-	28.2.2015	46485
b)	8,334/-	3.3.2015	43054
c)	8,334/-	3.3.2015	42718
d)	50,000/-	3.3.2015	44054
e)	50,000/-	3.3.2015	43941
f)	50,000/-	3.3.2015	43743
g)	50,000/-	3.3.2015	43190
h)	50,000/-	3.3.2015	43563

5. The VENDORS covenant with the PURCHASER that it shall be lawful for the PURCHASER, from time to time and at all times hereafter, to peacefully and quietly hold, enter upon, have, occupy, possess and enjoy the Said Property hereby granted, and all the privileges, easements,

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profits, rights and appurtenances whatsoever to the Said Property and every part thereof, to and for its own uses and benefits without any lawful interruption, lawful claim and lawful demand whatsoever from the VENDORS and/or any other person(s) claiming for, under and/or through them.

6. The VENDORS agree to indemnify and keep indemnified the PURCHASER from and/or against all and any losses, damages, costs and expenses, which the PURCHASER may be put to, incur and/or sustain, by reason of any lawful claim being made by anybody whomsoever to the Said Property and/or by reason of the untruthfulness and/or inaccuracy of any representation made herein.

7. The VENDORS agree and undertake, that they shall, as and when called upon by the PURCHASER, do, execute and/or perform all such further acts, deeds and things, but at the cost and expense of the PURCHASER, for the purpose of recording and registering the Said Property in the name of the PURCHASER in all Government records, including under the Land Survey and Land Revenue Records, Municipal Records as also under any Record of Rights.

8. The present market value of the Said Property is Rs. 3,00,00,000/- (Rupees three crores only). Stamp duty of Rs. 15,00,000/-, calculated at the rate of 5% of the value of the Said Property, is payable and accordingly herewith paid.

9. Possession of the Said Property was already handed over to the PURCHASER after the execution of the Agreement dated 10.2.2015 referred to in Recital 12 above.

10. None of the parties to this deed are members of any Scheduled Tribe or Scheduled Caste.



SCHEDULE I ABOVE REFERRED

[Description of the Said Larger Property]

All that immovable property known as "VARZEA CARFONDOOR CARFOND" situated in Margao, within the limits of the Margao Municipal Council, Taluka Salcete, District South Goa, State Goa, described in the erstwhile Portuguese Regime Land Registration Records under No. 35216 in Book B 90 (New Series), enrolled under Matriz No. 67, and bounded, as per the erstwhile Portuguese Regime Land Registration Records, as follows, viz,

East: By water drain;

West: By the property of Jose Carmelo Coelho;

North: By the property of the Comunidade of Margao and public pathway and

South: By the property of same name of Ariosto Xavier do Rosario Coelho

SCHEDULE II ABOVE REFERRED

[Description of the Said Property]

A portion of the larger property described in SCHEDULE I above written, which portion constitutes a separate and distinct property by itself, **admeasures 1,544 sq. meters**, presently surveyed under **Chalta Nos. 34 and 35**, both of **P. T. Sheet No. 199** of **Margao City Survey** and is bounded as follows, viz.

East: By water drain;

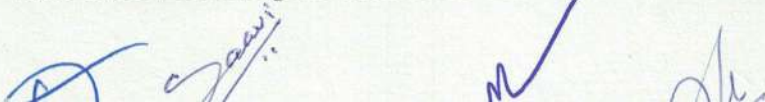
West: By Chalta Nos. 12 and 13, both of P. T. Sheet No. 199 of Margao City Survey;

North: By Chalta Nos. 45 and 24, both of P. T. Sheet No. 199 of Margao City Survey and

South: By Chalta No. 25 of P. T. Sheet No. 199 and Chalta No. 51 of P. T. Sheet No. 223, both of Margao City Survey.

A plan of the aforesaid property is annexed hereto as **Annexure "A"**.

IN WITNESS WHEREOF the parties hereto have signed and executed this Deed at the place and on the date first hereinabove stated.



SIGNED AND EXECUTED BY THE VENDORS



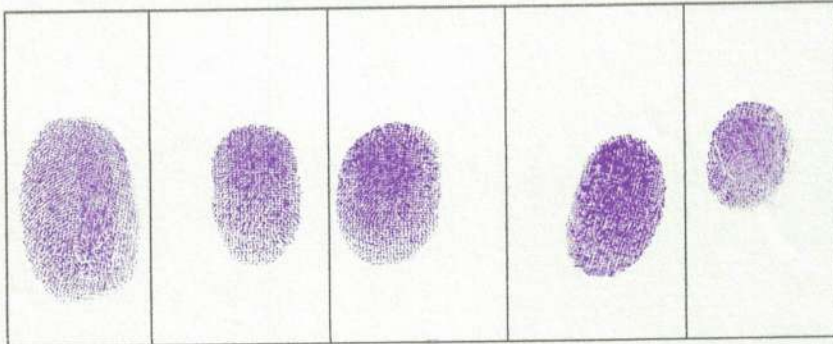
Jaimini

For self and on behalf of
VENDORS Nos. 1, 2, 4, 5, 6,
7, 8, 9, 10, 11, 12, 13, 15
and 16

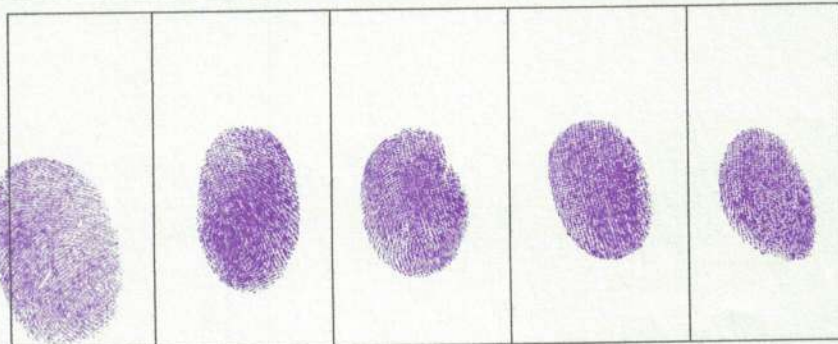
Jaldish

**(MRS. JAIMINI JALDISH
GAAD)**

Left-hand finger-prints of MRS. JAIMINI JALDISH GAAD



Right-hand finger-prints of MRS. JAIMINI JALDISH GAAD



Jaimini *Jaldish*



(MS. SAAVI MILIND
NATEKAR)

Left-hand finger-prints of MS.SAAVI MILIND NATEKAR

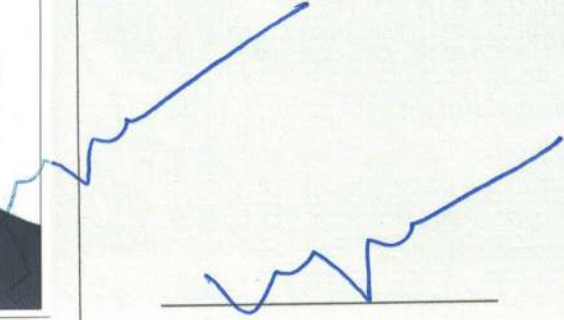


Right-hand finger-prints of MS.SAAVI MILIND NATEKAR

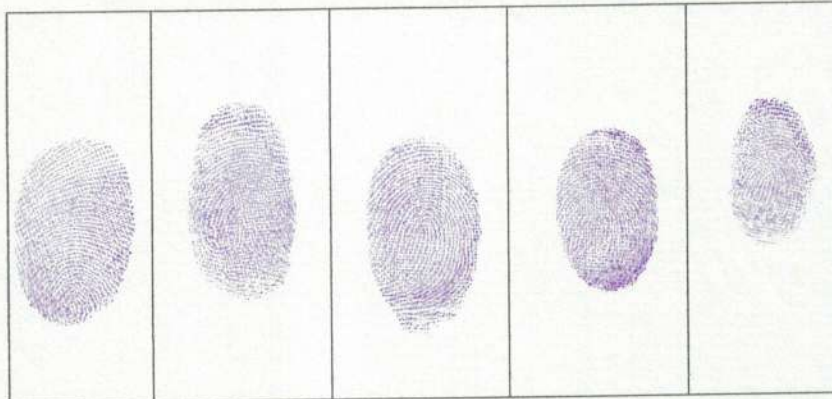


SIGNED AND EXECUTED BY THE PURCHASERS

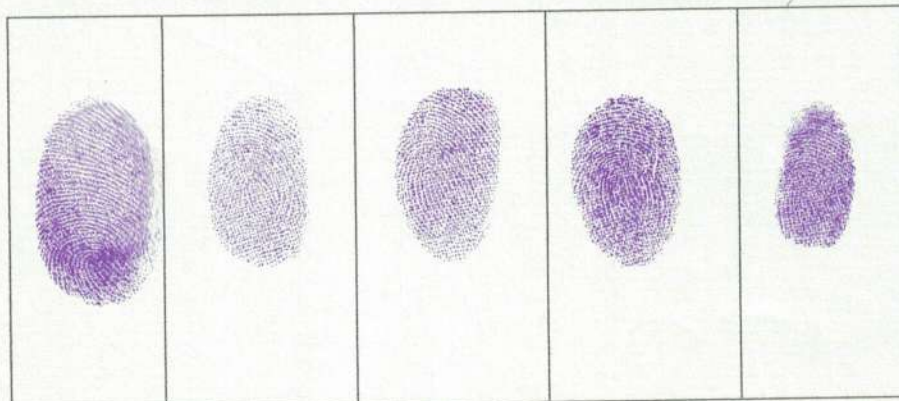


	<p>For and on behalf of M/s SRE Estates Development</p>  <p>(MR. YOGESH Y. NAIK) Partner</p>
--	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Left-hand finger-prints MR. YOGESH Y. NAIK



Right-hand finger-prints of MR. YOGESH Y. NAIK

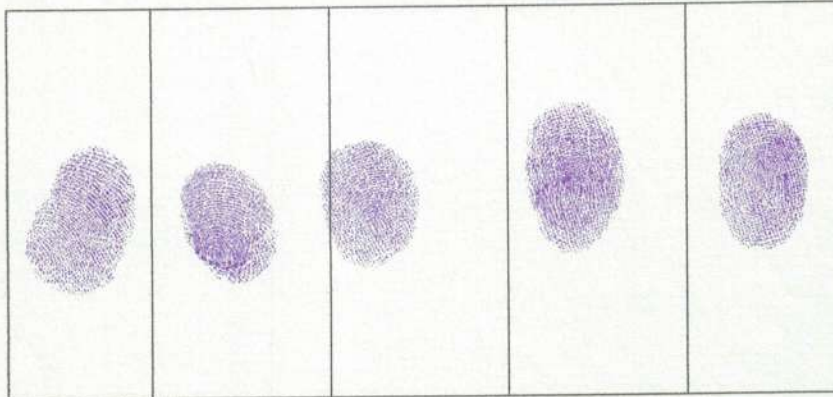


Handwritten signatures and initials in blue ink at the bottom of the page.

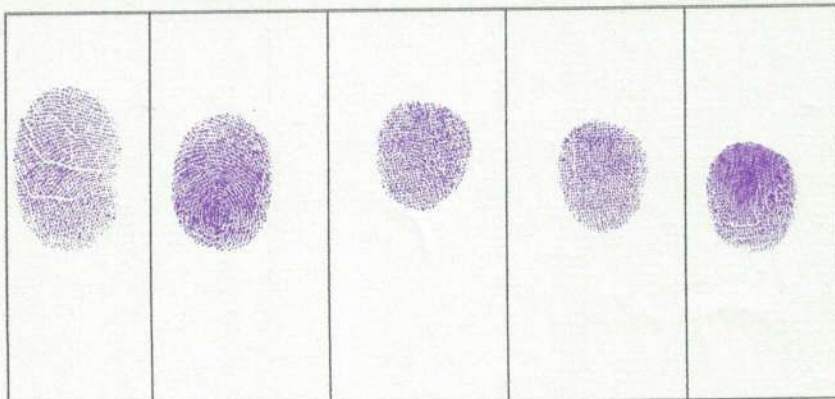


	<p>For and on behalf of M/s SRE Estates Development</p> <p>(MR. ATUL M. VIRGINKAR) Partner</p> <p>For self and as constituted attorney of the MR. YASH A. VIRGINKAR and MR. JAI A. VIRGINKAR</p>
--	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Left-hand finger-prints MR. ATUL M. VIRGINKAR




Right-hand finger-prints of MR. ATUL M. VIRGINKAR




Handwritten signatures and initials in blue ink at the bottom of the page.

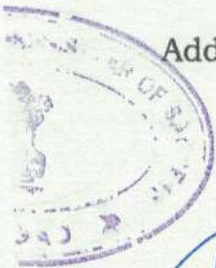
Witnesses:






Name: G. K. Kudchadkar

Address: Margao Goa.


Name: Lynette Fernandes

Address: Raia Goa.





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Oct-2023 11:54:19 am

Document Serial Number :- 2023-MGO-4529

Presented at 11:40:07 am on 19-Oct-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1500000
2	Registration Fee	900000
3	Mutation Fees	2000
4	Processing Fee	3640
Total		2405640

Stamp Duty Required :1500000/-









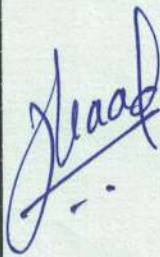



Stamp Duty Paid : 1500000/-












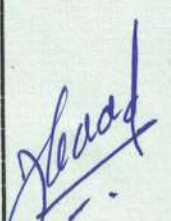
Presenter



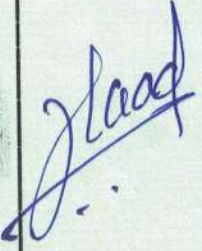









Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>SANJAY BASWANT KADANGALE VIDE POWER OF ATTORNEY FOR ALL THE PURCHASER ,Father Name:Late Baswant Kadangle, Age: 50,</p> <p>Marital Status: , Gender:Male, Occupation: Other, Address1 - resident of H. No. 17, Zoriwado, Davorlim, Slacete-Goa, 403 707,</p> <p>Address2 - ,</p> <p>PAN No.: [REDACTED]</p>			

Executer




Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>SAAVI MILIND NATEKAR , Father Name:Milind Natekar, Age: 22,</p> <p>Marital Status: Spinster , Gender:Female, Occupation: Service, B-21 (Ground Floor), Milroc Ribandar Retreat, Ribandar, Goa,</p> <p>PAN No.: [REDACTED]</p>			
2	<p>JAIMINI JALDISH GAAD , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: ,</p> <p>Marital Status: Married , Gender:Female, Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa,</p> <p>PAN No.: [REDACTED]</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No.: _____ , as Power Of Attorney Holder for MEDINI SAGUN PARODKAR</p>			
4	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No.: _____ , as Power Of Attorney Holder for NARENDRA DATTARAM SHIRSAT</p>			
5	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No.: _____ , as Power Of Attorney Holder for RAJANI NARENDRA SHIRSAT</p>			
6	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
7	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for PRIYA KRISHNAKANT PANGAM</p>			
8	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for MILIND LAXMAN NATEKAR</p>			
9	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for MANIK LAXMIKANT ALVE</p>			
10	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun</p>			






Sr.NO	Party Name and Address	Photo	Thumb	Signature
11	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for DATTARAM MUKUND POROB</p>			
12	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for ULHAS VAMAN FALLARI</p>			
13	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No.: [REDACTED] , as Power Of Attorney Holder for LALAN ULHAS FALLARI</p>			
14	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
15	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No. [REDACTED] , as Power Of Attorney Holder for SIDDHESH LAXMIKANT ALVE</p>			
16	<p>JAIMINI JALDISH GAAD As Power Of Attorney For DATTARAM MUKUND POROB, ULHAS VAMAN FALLARI, LALAN ULHAS FALLARI, PURVA SIDDHESH ALVE, SIDDHESH LAXMIKANT ALVE, KRISHNAKANT SAKHARAM PANGAM, JALDISH RAMCHANDRA GAAD, MILIND LAXMAN NATEKAR, MANIK LAXMIKANT ALVE , MEDINI SAGUN PARODKAR, NARENDRA DATTARAM SHIRSAT, RAJANI NARENDRA SHIRSAT, SHEILA DATTARAM POROB, PRIYA KRISHNAKANT PANGAM , Father Name:Late Shri Sagun Pandarinath Parodkar, Age: 62, Marital Status: ,Gender:Female,Occupation: Housewife, C-1, Basant Bahar, Aquem, Margao, Goa, PAN No. [REDACTED] , as Power Of Attorney Holder for KRISHNAKANT SAKHARAM PANGAM</p>			
17	<p>SANJAY BASWANT KADANGALE VIDE POWER OF ATTORNEY FOR ALL THE PURCHASER , Father Name:Late Baswant Kadangle, Age: 50, Marital Status: ,Gender:Male,Occupation: Other, resident of H No. 17, Zoriwado, Davorlim, Slacete-Goa, 403 707, PAN No.: [REDACTED] , as Power Of Attorney Holder for YOGESH YESHWANT NAIK AS A PARTNER OF M/S SRE ESTATES DEVELOPMENT</p>			
18	<p>SANJAY BASWANT KADANGALE VIDE POWER OF ATTORNEY FOR ALL THE PURCHASER , Father Name:Late Baswant Kadangle, Age: 50, Marital Status: ,Gender:Male,Occupation: Other, resident of H. No. 17, Zoriwado, Davorlim, Slacete-Goa, 403 707, PAN No.: [REDACTED] , as Power Of Attorney Holder for YASH ATUL VIRGINKAR AS A PARTNER OF M/S SRE ESTATES DEVELOPMENT</p>			
19	<p>SANJAY BASWANT KADANGALE VIDE POWER OF ATTORNEY FOR ALL THE PURCHASER , Father Name:Late Baswant Kadangle, Age: 50, Marital Status: ,Gender:Male,Occupation: Other, resident of H. No. 17, Zoriwado, Davorlim, Slacete-Goa, 403 707, PAN No.: [REDACTED] , as Power Of Attorney Hoider for ATUL MADHUSUDAN VIRGINKAR AS A PARTNER OF M/S</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
10	<p>SANJAY BASWANT KADANGALE VIDE POWER OF ATTORNEY FOR ALL THE PURCHASER , Father Name:Late Baswant Kadangle, Age: 50, Marital Status: ,Gender:Male,Occupation: Other, resident of H No. 17, Zoriwado, Davorlim, Slacete-Goa, 403 707, PAN No.: [REDACTED] 1, as Power Of Attorney Holder for JAI ATUL VIRGINKAR AS A PARTNER OF M/S SRE ESTATES DEVELOPMENT</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: LYNETTE BIBIANA FERNANDES,Age: 37,DOB: ,Mobile: 9850528406 ,Email: ,Occupation:Advocate , Marital status : Unmarried , Address:403720, Raia, Salcete, SouthGoa, Goa.</p>			
2	<p>Name: GAURISH MAHESH KUDCHADKAR,Age: 42 DOB: ,Mobile: 9822089087 ,Email: ,Occupation:Advocate , Marital status : Married , Address:403601, Margao, Salcete, SouthGoa, Goa</p>			

Beepa
 Sub Registrar
 Civil Registrar
 -Cum-
 Sub Registrar
 S.1604/19

Document Serial Number :- 2023-11-04-19

Document Serial No:-2023-MGO-4529

Book :- 1 Document
Registration Number :- **MGO-1-4422-2023**
Date : 19-Oct-2023

Signature

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

Civil Registrar
-Cum-
Sub Registrar
Salcete

