



(RUPEES EIGHT LAKHS NINETY THOUSAND ONLY.) 2

For CITIZENCREDIT<sup>TM</sup>  
CO-OP BANK LTD

*Penandis*  
Authorised Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Boshan Homes,

Mapusa, Goa - 483 507

D - 5 (STP(V)) / C.R. / 35 / 11 / 2013 - RD

भारत



सत्यमेव जयते

INDIA

STAMP DUTY

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Rs. ≈ 0890000 ≈ 10.2.2020

365430

GOA

NON JUDICIAL

GOA

\*\*Zero\*EightNine\*Zero\*Zero\*Zero\*Zero\*\*\*

6059 7337294

Name of Purchaser RYAGO HOTELS PVT. LTD



## DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Taluka,  
Bardez - Goa, on this Eleventh day of the month of  
February of the year Two Thousand and Twenty  
(11/02/2020)

## BETWEEN

RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

*Randall*  
*Kaloh*

*Randall*  
*Kaloh*

*Randall*  
*Kaloh*

*Randall*

*Sehita Taci*

*Savita Nark*

1. **MS. JAYASHREE LAXMAN KANDOLKAR** alias Jayasri Laximan Kanolkar, widow of Laxman Baburao Kandolkar, 87 years of age, Indian National, Having Pan Card bearing No BHIPK3148R and Aadhar Card bearing No 9946 7938 9422 R/o H.No 23, Khursa Waddo, Assagao, North Goa- 403507.

2. **MR. KALIDAS LAXMAN KANDOLKAR**, s/o Laxman Baburao Kandolkar, widower of Kranti Kalidas Kandolkar, 68 years of age, Indian National having Pan Card bearing No BIAPK5797B and Aadhar Card bearing no 7511 1977 8007, R/o C/o Kranti Kalidas Kandolkar, Block No 1, Rama Sdan 1<sup>st</sup> Floor, Tekadi, Near Water Tank, Panchpakhadi, Thane West, Maharashtra 400602.

3. **MR. KALPESH KALIDAS KANDOLKAR**, S/o Kalidas Laxman Kandolkar, married, 40 years of age, Indian National, Having Pan Card bearing No AIVPK3876D and Aadhar Card bearing no 4257 8711 3496 and his wife.

4. **MRS. PRECILA KALPESH KANDOLKAR**, wife of Kaplesh Kalidas Kandolkar, married, 40 years of age,

RYAGO HOTELS & CO. LTD.

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Handwritten signatures and names in blue ink, including: Kandolkar, Kalidas, Kalpesh, Sachita Tani, Sonite Nark, and others.



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National , Having Pan Card bearing No BBHPK7859Q and Aadhar Card bearing no 4753 6369 5395 and his wife.

8. **MRS MANASVI M KANDOLKAR**, wife of Mahesh Gurudas Kandolkar, 32 years of age, married, Indian National, Having Pan Card bearing No DLDPK4962E and Aadhar Card bearing no 5926 3204 5406, both R/o H. 23,, Khursa Vaddo, Opp Assagao Union High School, Bardez-Goa.

9. **MR. AKSHAY GURUDAS KANDOLKAR** s/o Gurudas Kandolkar, 26 years of age, Indian National, unmarried, Having Pan Card Bearing No ECEPK7946H and Aadhar Card bearing no 4151 0187 2025, r/o H. 23, Khursa waddo, Opp Assagao Union High School, Bardez-Goa 403507.

10. **MR. SHANTARAM HARICHANDRA NAIK TARI**, S/o Harichandra Naik Tari , married, 73 years of age, Indian National Having Pan Card No ABBPT0985F and Aadhar Card bearing no 6462 6370 1082 and his wife.



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*[Handwritten signatures and initials in blue ink, including names like Kandolkar, Harichandra, and others, along with a signature for Santa Nark.]*



**AUTHORISED SIGNATORY**

15. **MRS. TEJASHREE TULSIDAS KANDOLKAR**, Wife of  
 Mr. Tulsidas Laxman Kandolkar, married, 53 years of  
 age, Indian National, Having Pan Card bearing No  
 ENHPK0369C and Aadhar Card bearing no 6919 2769  
 8596, Both R/o 155/8 Kapoor Building, Jawahar  
 Nagar, Road No 2, Goregaon West, Mumbai, Motilal  
 Nagar, Mumbai, Maharashtra 400104 , hereinafter  
 called the '**VENDORS**' (which expression shall unless  
 repugnant to the context or meaning thereof be  
 deemed to include their heirs, legal representatives,  
 executors, administrators and assigns) **OF THE**  
**FIRST PART.**



**AND**

**RYAGO HOTELS PVT. LTD.**, a duly registered  
 Company, having corporate identity no.  
 U55101MH2008PTC186547, PAN Card no.  
 AADCB9715D, having their Registration office  
 61 Viraj Silverene CHS Ltd, 321, Hill Road  
 Opp Mehboob Studio, Bandra (W) Mumbai City  
 MH 400050 IN represented by one of their



**RYAGO HOTELS PVT. LTD.**

**AUTHORISED SIGNATORY**

*[Handwritten signatures and stamps]*  
 Kandolkar  
 Kandolkar  
 Kandolkar  
 Kandolkar  
 Kandolkar  
 Suchita Tare  
 Santa Nark  
 Kandolkar



Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 61 years, businesswoman, married, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as the **PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns) of the **SECOND PART** vide Board of Directors resolution dated 06/02/2020, represented herein through duly constituted Power of Attorney Holder, **MR. SAVIO MONTEIRO**, son of Fausto Monteiro, 29 years of age, Indian National, having PAN No. BFQPM7473A, resident Fetorim, Piedade, Divar, Goa, vide Power of Attorney dated 07/02/2020 duly notarized before the Notary Public Sanyogita, bearing Registration No. 7517 at Delhi.

**WHEREAS** there exists a property denominated as  
“Chanfedor” and also known as “Khursawado”





admeasuring an area of 3000 square meters, situated at ward Cursavado which is described in the Land Registration Office under no 10325 at Folio 54 reverse of Book-27 new and found to enrolled in the Revenue Office under Matriz number 1345 and 1348 of First Division of Assagao, having old Cadastral Survey No.1806, and which is presently surveyed under survey no 186/19 which is Situated in Village Assagao within the limits of the Village Panchayat of Assagao (*Hereinafter referred to as the 'Said Property'*), which is more particularly described in *Schedule I herein below.*



**AND WHEREAS** the Said Property was originally owned by Domingos Luis de Souza and his wife Amelia Blandina Dias e Souza alias Amelia Blandina Leopoldina Dias alias Amelia Dias alias Amelia de Souza alias Amelia Petornila Dias.



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*[Handwritten signatures and stamps]*  
 Includes signatures of Domingos Luis de Souza, Amelia Blandina Dias e Souza, and others, along with a stamp of Santa Nalk.

**AND WHEREAS** upon the death of Mr. Domingos Luis de Souza and his wife Amelia Blandina Dias e Souza alias Amelia Blandina Leopoldina Dias alias Amelia Dias alias Amelia de Souza alias Amelia Petornila Dias who hailed from Assagao passed away without any will nor any other disposition of their last wish on 3/2/1915 and 21/6/1938 respectively leaving behind as their sole and universal heirs their two sons Socrates Saluzinho de Souza alias Saluzinho Socrates de Souza married to Maria Rosaria Hortencia de Souza alias Rosee Mary Hortencia de Souza alias Rosaria Maria Hortencia de Souza and Santana Reginaldo, subsequently the said Socrates Saluzinho de Souza alias Saluzinho Socrates de Souza also passed away on 12/3/1963 at Assagoa leaving behind Maria Rosaria Hortencia de Souza alias Rosee Mary Hortencia de Souza alias Rosaria Maria Hortencia de Souza as his widow moiety holder and his children Alexio Domingos Luis de Souza and Angelica de Souza e Pereira as his sole universal legal heirs vide



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*[Signature]*  
Kakar

*[Signature]*  
Kandekar

*[Signature]*  
Kandekar

*[Signature]*  
Kandekar

Sachin Tani

*[Signature]*  
Sachin Tani

*[Signature]*

*[Signature]*  
Sachin Tani

*[Signature]*

Sachin Tani



Deed of Succession dated 02/11/1964 drawn up at  
folios 59 reverse onwards of book 663.

**AND WHEREAS** Pursuant to the Deed of Succession dated 02/11/1964 the name of Socrates Saluzinho de Souza alias Saluzinho Socrates de Souza married to Maria Rosaria Hortencia de Souza as the same stands inscribed in their favor under No. 43021 at folio 136 of Book G-46 in the office of the Land registration of Bardez having quailed the same from their parents namely Domingos Luis de Souza and his wife Amelia Blandina Dias e Souza alias Amelia Blandina Leopoldina Dias alias Amelia Dias alias Amelia de Souza alias Amelia Petornila Dias.



**AND WHEREAS** vide Deed of Sale and discharge dated 2/11/1964 drawn up at folios 59 reverse onwards of book 663 the said Santana Reginaldo, Maria Rosaria Hortencia De Souza widow of Socrates



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**AUTHORISED SIGNATORY**



**AND WHEREAS** late Loximina Baburau Candolcar alias Laxman Baburao Kandolkar was married to Jaisry Laximona Candolcar alias Jayashree Laxman Kandolkar alias Jayasri Laximan Kandolkar under the regime of communion of assets and who expired on 03/09/2010 without leaving any Will or any other disposition of their last wishes and leaving behind his wife Jayashree Laxman Kandolkar and his five children namely Mr. Kalidas Laxman Kandolkar, Mr. Gurudas Laxman Kandolkar, Suvarnalata Laxman Kankolkar changed name to Mrs. Suvarnalata Satchit Naik, Uma Laxman Kankolkar changed name to Mrs. Suchita Shantaram Naik Tari, Mr. Tulsidas Laxman Kandolkar.



**AND WHEREAS** pursuant to the death of Loximina Baburau Candolcar alias Laxman Baburao Kandolkar a Deed of Succession came to be initiated on 14/5/2019 that the said Laxman Baburao Kandolkar expired on 3/9/2010 at Bombay without leaving behind any will or any other disposition of his last



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*[Handwritten signatures and names in blue ink:]*  
 Kandolkar, Kalon, Kandolkar, Kandolkar, Kandolkar, Suchita Tari, Satchit Naik, and others.

wish leaving behind his wife moiety holder 1) Jayashree Laxman Kandolkar, and his three sons and two daughter 2) Mr. Kalidas Laxman Kandolkar married to Late Kranti Kalidas Kandolkar and their son and daughter a) Mr. Kalpesh Kalidas Kandolkar and his wife Mrs. Precila Kalpesh Kandolkar and b) Miss. Kavita Kalidas Kandolkar, 3) Mr. Gurudas Laxman Kandolkar married to late. Geeta Gurudas Kandolkar and their two sons a) Mr. Mahesh Gurudas Kandolkar married to Mrs. Manasvi Mahesh Kandolkar b) Mr. Akshay Gurudas Kandolkar 4) Mr. Xantaram Harichandra Naique Tari married to Mrs. Suchita Xantaram Naique Tari 6) Mr. Satchit Gajanan Naique married to Mrs. Suvannalata Satchit Naique 7) Mr. Tulsidas Laxman Kandolkar married to Tejashree Tulsidas Kandolkar drawn on 14/05/2019 in Book No. 864 at pages 69V to 73 before the office of the Civil Registrar cum Sub-Registrar and Notary Ex-officio, Mapusa Bardez.



*Kandolkar*

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*Suchita Tari*

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*Santa Naik*

*Six*

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**AND WHEREAS** by virtue of Deed of Succession on 14/05/2019, said 1) Jayshree Laxman Kandolkar, and her three sons and two daughter 2) Mr. Kalidas Laxman Kandolkar married to Late Kranti Kalidas Kandolkar and her son and daughter a) Mr. Kalpesh Kalidas Kandolkar and his wife Mrs. Precila Fernandes and b) Miss Kavita Kalidas Kandolkar , 3) Mr. Gurudas Laxman Kandolkar married to late. Geeta Gurudas Kandolkar and her two sons a) Mr. Mahesh Gurudas Kandolkar married to Mrs. Manasvi Mahesh Gurudas Kandolkar b) Mr. Akshay Gurudas Kandolkar 4) Mr. Xantaram Harichandra Naique Tari married to Mrs. Suchita Xantaram Naique Tari 6) Mr. Satchit Gajanan Naique married to Mrs. Suvannalata Satchit Naique 7) Mr. Tulsidas Laxman Kandolkar married to Tejashree Tulsidas Kandolkar succeeded as sole and universal heirs to the estate left behind by Loximina Baburau Candolcar alias Laxman Baburao Kandolkar.



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LTD.

**AND WHEREAS** the VENDORS have agreed with the PURCHASERS for the absolute sale of the SAID PROPERTY and PURCHASERS have agreed to purchase the SAID PROPERTY for the total consideration of **RS. 4,20,00,000/- (RUPEES FOUR CRORES TWENTY LAKHS ONLY).**

**NOW THIS DEED OF SALE WITNESSETH**  
**AS UNDER:-**

1. That in consideration of payment of **RS. 4,20,00,000/- (RUPEES FOUR CRORES TWENTY LAKHS ONLY)** which amount after deduction of TDS @ 1% equivalent to **RS. 4,20,000/- (RUPEES FOUR LAKHS TWENTY THOUSAND ONLY)** works out to **Rs. 4,15,80,000/- (RUPEES FOUR CRORES FIFTEEN LAKHS EIGHTY THOUSAND ONLY)**, is paid by the PURCHASERS in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do



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**AUTHORISED SIGNATORY**

*[Handwritten signatures and stamps]*  
*[Signatures: Dandekar, Kadam, Kadam, Dandekar, Suchita Tain, Sanita Naik, and others]*  
*[Circular stamp: Dandekar]*



hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I hereunder written and is delineated in **RED** in the plan annexed hereto as **Annexure- I** together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds,



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writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land. The



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*[Signature]*  
Dandolkar

*[Signature]*  
Kadole  
Dandolkar

*[Signature]*  
Dandolkar

*[Signature]*  
Sudhita  
Savita Wark



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

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



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

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

5. That the VENDORS hereby assure the PURCHASERS that there are no third party



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*[Signature]*

*[Signature]*

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rights of whatsoever nature in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASERS in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

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

7. That on the execution of this Deed of Sale, PURCHASERS shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim,



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- Handwritten signature (middle left)
- Handwritten signature (middle center)
- Handwritten signature (middle right)
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- Handwritten signature (bottom center)
- Handwritten signature (bottom right)

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

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

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



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**AUTHORISED SIGNATORY**

*Randall*

Xeloh

Kambika

Handel's

Chandolker

Sudhita Tain

Sovite Mark

Karim F. Kandellian

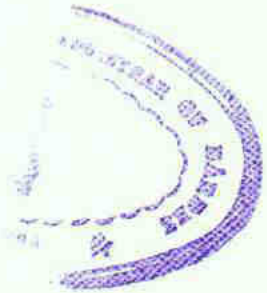
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*[Signature]*





10. The price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of **RS. 18,90,000/- (RUPEES EIGHTEEN LAKHS NINTY THOUSNAD ONLY)** has been affixed herewith.



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*Dandekar*

*Kolam*

*Dandekar*

*Dandekar*

*Dandekar*

*Dandekar*

*Sehita Taini*

*gdf*

*S.N.*

*Santa Naik*

## SCHEDULE I

All that property denominated as “Chanfedor” or also known as “Khursawaddo” admeasuring an area of 3000 square meters, situated at Ward Cursavado which is described in the Land Registration Office under no 10325 at Folio 54 reverse of Book-27 new and found to enrolled in the Revenue Office under Matriz number 1345 and 1348 of First Division of Assagao, and presently surveyed under survey no 186/19 which is Situated in Village Assagao within the limits of the Village Panchayat of Assagao and bounded as under:

On the North : By a rivulet

On the South : By Public Way

On the East : By property bearing survey no  
186/20 of Village Assagao

On the West : By property bearing survey  
Nos. 186/18, 16, 54 and 17  
of village Assagao.



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**SCHEDULE II  
(CONSIDERATION)**

Amount paid to the Vendors in following manner:

Sr.No	PARTY NAME	AMOUNT	TDS Deducted
1.	Ms.Jayashree Laxman Kandolkar	Rs.4,95,000/-	Rs.5000/-
2.	Mr. Kalidas Laxman Kandolkar	Rs. 4108500/-	Rs.41500/-
3.	Mr. Kalpesh Kalidas Kandolkar	Rs.1027125/-	Rs.10375/-
4.	Mrs. Precila Kalpesh Kandolkar	Rs.1027125/-	Rs.10375/-
5.	Miss. Kavita Kalidas Kandolkar	Rs. 2054250/-	Rs.20750/-
6.	Mr. Gurudas Laxman Kandolkar	Rs. 4108500/-	Rs.41500/-
7.	Mr. Mahesh Gurudas Kandolkar	Rs.1027125/-	Rs.10375/-
8.	Mrs Manasvi M Kandolkar	Rs.1027125/-	Rs.10375/-
9.	Mr. Akshay Gurudas Kandolkar	Rs. 2054250/-	Rs.20750/-
10.	Mr. Shantaram Harichandra Naik Tari	Rs. 4108500/-	Rs.41500/-
11.	Mrs. Suchita Shantaram Naik Tari	Rs. 4108500/-	Rs.41500/-
12.	Mr. Satchit Gajanan Naik	Rs. 4108500/-	Rs.41500/-
13.	Mrs. Sarita Satchit Naik	Rs. 4108500/-	Rs.41500/-
14.	Mr. Tulsidas Laxman Kandolkar	Rs. 4108500/-	Rs.41500/-
15.	Mrs. Tejashree Tulsidas Kandolkar	Rs. 4108500/-	Rs.41500/-
	<b>Total Paid</b>	<b>Rs.4,15,80,000/-</b>	<b>Rs.4,20,000/-</b>

<b>Total paid to Vendors</b>	<b>Rs.4,20,00,000/-</b>
<b>Less TDS deducted @ 1%</b>	<b>Rs.4,20,000/-</b>
<b>Net Paid on execution of this Deed for Sale</b>	<b>Rs.4,15,80,000/-</b>

IN WITNESS WHEREOF the Parties hereto have

hereunto signed this Deed on this 11<sup>th</sup> day of

February, 2020 at Mapusa.



**RYAGO HOTELS PVT.LTD.**

**AUTHORIZED SIGNATORY**

*[Handwritten signatures and names of the parties and witnesses, including Kalidas, Kalpesh, Precila, Kavita, Gurudas, Mahesh, Manasvi, Akshay, Shantaram, Suchita, Satchit, Sarita, Tulsidas, and Tejashree, along with a signature for Sante Naik.]*



SIGNED AND DELIVERED by the]  
within named Vendor No. 1  
**MS. JAYASHREE LAXMAN  
KANDOLKAR]**



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1 \_\_\_\_\_

2 \_\_\_\_\_

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4 \_\_\_\_\_

4 \_\_\_\_\_

5 \_\_\_\_\_

5 \_\_\_\_\_



*Kandolkar*  
*K. Loh*  
*Kandolkar*  
*Kandolkar*  
*Kandolkar*

*Suchita Tale*  
*Santa Navk*

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AUTHORISED SIGNATORY



for Kandolkar.

SIGNED AND DELIVERED by the]  
within named Vendor No. 2  
MR. KALIDAS LAXMAN  
KANDOLKAR]



for Kandolkar.



1



2



2

3



3

4



4

5



5



for Kandolkar

Kandolkar

Kandolkar

Kandolkar

Kandolkar

Sachin Tare  
Santé Naik

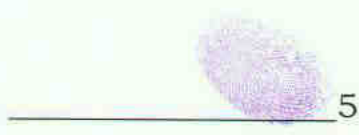
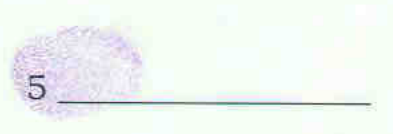
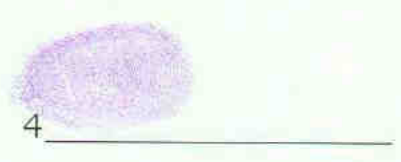
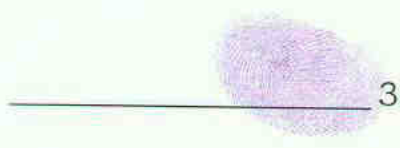
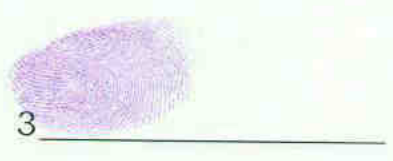
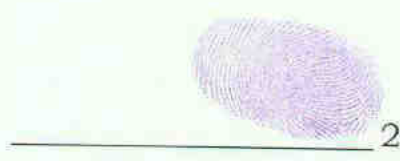
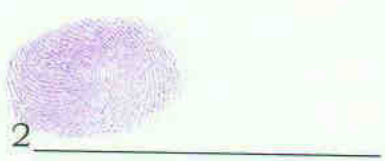
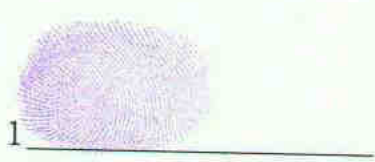
RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

*Kandolkar*



SIGNED AND DELIVERED by the]  
within named Vendor No. 3  
MR. KALPESH KALIDAS KANDOLKAR]



RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

*[Signature]*

*Kandolkar*

*K. Loh*

*Kandolkar*

*Kandolkar*

*Kandolkar*

*Kandolkar*

*Suchita Tare*

*[Signature]*

*[Signature]*

*Sarita Naik*


*[Signature]*





**SIGNED AND DELIVERED** by the]  
within named Vendor No. 4  
**MRS. PRECILA KALPESH KANDOLKAR]**



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**RYAGO HOTELS PVT. LTD.**

**AUTHORIZED SIGNATORY**

*Kandolkar*

**SIGNED AND DELIVERED** by the]  
within named Vendor No. 5  
**MISS. KAVITA KALIDAS  
KANDOLKAR]**



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*Sachita Tais*

*Kandolkar*

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*Sarite Naik*

**RYAGO HOTELS PVT. LTD.**

**AUTHORIZED SIGNATORY**

*[Signature]*



Kandolkar

SIGNED AND DELIVERED by the]  
within named Vendor No. 6  
MR. GURUDAS LAXMAN  
KANDOLKAR]



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RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

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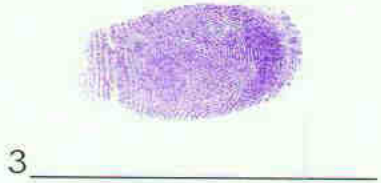
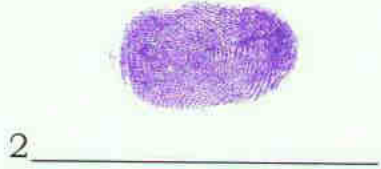
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Sarita Naik

Naik



SIGNED AND DELIVERED by the  
within named Vendor No. 7  
MR. MAHESH GURUDAS  
KANDOLKAR]



RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY





*M Kandolkar*

**SIGNED AND DELIVERED** by the]  
within named **Vendor No. 8**  
**MRS MANASVI M KANDOLKAR]**



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*Kandolkar*

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*M Kandolkar*

*M Kandolkar*

*Sushila Jain*

*M Kandolkar*

*Sarita Nark*

**RYAGO HOTELS PVT. LTD.**

**AUTHORIZED SIGNATORY**


*[Signature]*

*Akshay Kandolkar*

SIGNED AND DELIVERED by the]  
within named Vendor No. 9  
MR. AKSHAY GURUDAS KANDOLKAR


*Akshay Kandolkar*



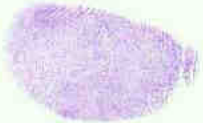
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RYAGO HOTELS PVT. LTD.  
AUTHORISED SIGNATORY

*Akshay Kandolkar*

*Kandolkar*

*Akshay*

*Akshay Kandolkar*

*Akshay Kandolkar*

*Akshay Kandolkar*

*Akshay Kandolkar*

*Suchita Taini*

*Sorvite Naik*

*[Signature]*

*[Signature]*



  
**SIGNED AND DELIVERED** by the]  
within named **Vendor No. 10**  
**MR. SHANTARAM**  
**HARICHANDRA NAIK TARI]**



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**RYAGO HOTELS PVT. LTD.**

**AUTHORIZED SIGNATORY**

*Bondalakar*

*Kulal*

*Handal*

*Bondalakar*

*Handal*

*Bondalakar*

*Sushita Tili*

*Bondalakar*

*Sansite Naik*

*D.P.*

*Suchita Tari*

SIGNED AND DELIVERED by the]  
within named Vendor No. 11  
MRS. SUCHITA SHANTARAM  
NAIK TARI]



*Suchi*



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RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

*Bhandarkar*

*Kadur*

*Bhandarkar*

*Bhandarkar*

*Madhav Bhandarkar*

*Bhandarkar*

*Bhandarkar*

*Bhandarkar*

*Savita Nark*

*Suchita Tari*

*Bhandarkar*



**SIGNED AND DELIVERED** by the]  
within named **Vendor No. 12**  
**MR. SATCHIT GAJANAN NAIK**]



RYAGO HOTELS PVT. LTD.  
AUTHORISED SIGNATORY

~~End of~~

Faktor

Handwritten:

Randallcar

Akasholkar

Sushila Jain

Savita Naik

Savita Nair

**SIGNED AND DELIVERED** by the]  
within named **Vendor No. 13**  
**MRS. SARITA SATCHIT NAIK]**



RYAGO MODELS PVT. LTD.

**AUTHORIZED SIGNATORY**

*Handwritten signature: "Handwritten for Kador"*

Kondalbar

Gandolkav



~~Handwritten signature~~

Alankar

Pondol Karb Suchita Tani

Suchita Tani

in   
Savite Nark



*[Signature]*

SIGNED AND DELIVERED by the]  
within named Vendor No. 14  
MR. TULSIDAS LAXMAN  
KANDOLKAR]

*[Signature]*



RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

*[Signature]*  
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Suchita Jain

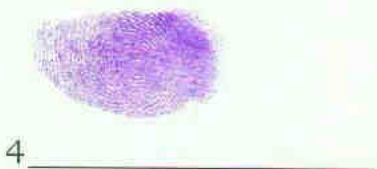
*[Signature]*  
Sanita Naik







**SIGNED AND DELIVERED**  
within named **PURCHASER**  
**RYAGO HOTELS PVT. LTD**  
Represented by its Managing  
Director-Mrs. Neelam Nagpal  
through her POA holder  
Mr. SAVIO MONTEIRO.




**RYAGO HOTELS PVT. LTD.**  
  
**AUTHORISED SIGNATORY**

*Savio Monteiro*  
*K. Loh*

*Savio Monteiro*  
*Savio Monteiro*  
*Savio Monteiro*

*Savio Monteiro*  
*Savio Monteiro*  
*Savio Monteiro*

*Suehita Tare*  
*Savio Monteiro*  
*Savio Monteiro*  
*Savio Monteiro*

**Witnesses**

1. Ramnath Naik



2. Ralph Mascarenhas





  
RYAGO HOTELS PVT. LTD.  
AUTHORIZED SIGNATORY

     
  Suchita Jain   
   
Serrite Naik



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

Inward No: 352

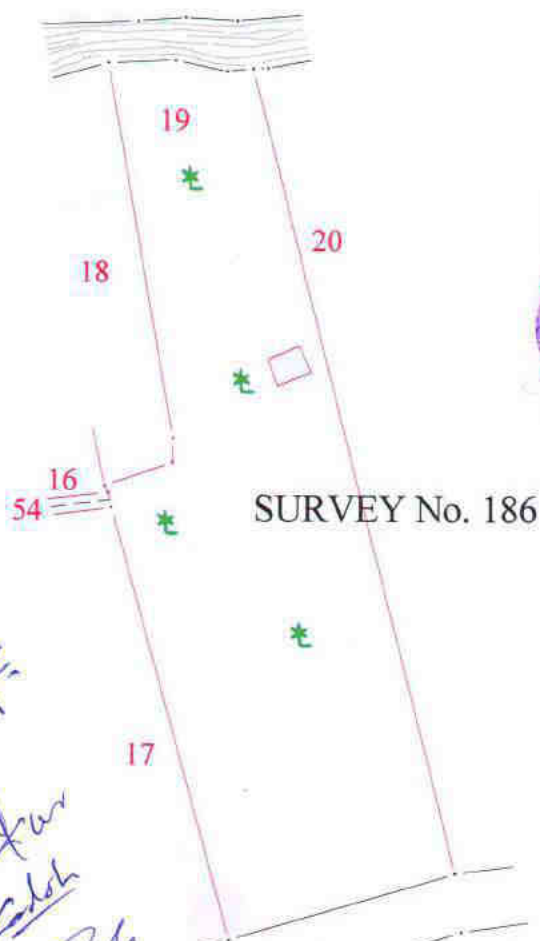
Plan Showing plots situated at

Village : ASSAGAO

Taluka : BARDEZ

Survey No./Subdivision No. : 186/ 19

Scale : 1 :1000



(Rajesh R. Pai Kuchelkar)  
Inspector of Survey &  
Land Records.



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Sarita Naik

Generated By : Pratap Moulekar (D'Man Gr. II)  
On : 14-01-2020

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Compared By: (F.S.)





## Government of Goa

### Document Registration Summary 2

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

Print Date & Time :- 11-Feb-2020 11:02:39 am

Document Serial Number :- 2020-BRZ-619

Presented at 10:02:12 am on 11-Feb-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1890000
2	Registration Fee	1470000
3	Mutation Fees	2500
4	Processing Fee	870
Total		3363370

Stamp Duty Required : 1890000

Stamp Duty Paid : 1890000

























#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jayashree Laxman Kandolkar Alias Jayasri Laxman Kandolkar ,S/o - D/o Mahadev Korgaonkar Age: 87, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H No 23 Khursa Waddo Assagao, Address2 - , PAN No.: BHIPK3148R			

#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jayashree Laxman Kandolkar Alias Jayasri Laxman Kandolkar ,S/o - D/o Mahadev Korgaonkar Age: 87, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H No 23 Khursa Waddo Assagao, Address2 - , PAN No.: BHIPK3148R			
2	Kalidas L Kandolkar ,S/o - D/o Laxman Baburao Kandolkar Age: 68, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - block no 1 rama sdan 1st floor tekadi near water tank panchpakhadi thane west maharashtra 400602, Address2 PAN No.: BIAPK5797B			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	<p>Kalpesh Kalidas Kandolkar, S/o - D/o Kalidas Laxman Kandolkar</p> <p>Age: 40,</p> <p>Marital Status: Married, Gender: Male, Occupation: Service,</p> <p>Address1 - B 504, Galaxy Classique CHS M G Road Opp Rajeev Gandhi Udhyan Mittha Nagar Goregaon West Mumbai Motilal Nagar Maharashtra 400104, Address2 - ,</p> <p>PAN No.: AIVPK3876D</p>			
4	<p>Precila Kalpesh Kandolkar, S/o - D/o Varghese Paulose Anathazath</p> <p>Age: 40,</p> <p>Marital Status: Married, Gender: Male, Occupation: Service,</p> <p>Address1 - B 504 Galaxy Classique CHS M G Road Opp Rajeev Gandhi Udhyan Mittha Nagar Goregaon West Mumbai Motilal Nagar Maharashtra 400104, Address2 - ,</p> <p>PAN No.: AEMPA2007D</p>			
5	<p>Kavita Kalidas Kandolkar, S/o - D/o Kalidas Laxman Kandolkar</p> <p>Age: 35,</p> <p>Marital Status: Unmarried, Gender: Female, Occupation: Service,</p> <p>Address1 - 504 Galaxy Classique M G Road Old BMC Office Mittha Nagar Goregaon Mumbai Suburban Motilal Nagar Maharashtra 400104, Address2 - ,</p> <p>PAN No.: AYDPK5207E</p>			
6	<p>Gurudas Laxman Kandolkar, S/o - D/o Laxman Baburao Kandolkar</p> <p>Age: 65,</p> <p>Marital Status: Widower, Gender: Male, Occupation: Other,</p> <p>Address1 - H No 23 Khursa Waddo Opp 403507 Union High School Assagao North Goa, Address2 - ,</p> <p>PAN No.: BHIPK3155L</p>			
7	<p>Mahesh Gurudas Kandolkar, S/o - D/o Gurudas Laxman Kandolkar</p> <p>Age: 32,</p> <p>Marital Status: Married, Gender: Male, Occupation: Service,</p> <p>Address1 - H No 23 Khursa Waddo Opp Union High School Bardez Goa 403507, Address2 - ,</p> <p>PAN No.: BBHPK7859Q</p>			
8	<p>Manasvi Kandolkar, S/o - D/o Tulsidas Haldankar</p> <p>Age: 32,</p> <p>Marital Status: Married, Gender: Female, Occupation: Service,</p> <p>Address1 - H No 23 Khursa Waddo Opp Union High School Assagao North Goa 403507, Address2 - ,</p> <p>PAN No.: DLDPK4962E</p>			
9	<p>Akshay Gurudas Kandolkar, S/o - D/o Gurudas Laxman Kandolkar</p> <p>Age: 26,</p> <p>Marital Status: Unmarried, Gender: Male, Occupation: Service,</p> <p>Address1 - H No 23 Opp Union High School Assagao Bardez Goa 403507, Address2 - ,</p> <p>PAN No.: ECEPK7946H</p>			
10	<p>Shantaram H Naik Tari, S/o - D/o Harichandra Naik Tari</p> <p>Age: 73,</p> <p>Marital Status: Married, Gender: Male, Occupation: Other,</p> <p>Address1 - H No 52-1 Vithalwadi Sanguem South Goa 403704, Address2 - ,</p> <p>PAN No.: ABBPT0985F</p>			






Sr.NO	Party Name and Address	Photo	Thumb	Signature
11	Suchita Shantaram Naik Tari ,S/o - D/o Shantaram Harischandra Tari Naik Age: 64, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - H No 52 1 Vithalwadi Sanguem South Goa 403704, Address2 - , PAN No.: AAVPN7775N			
12	Satchit Gajanan Naik ,S/o - D/o Gajanan Naik Age: 72, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - H No 6581 1st Floor flat 3 P g Naik and S G Naik Building Near Old Chowgule College Behind Sunder Vastu Building Vidhyanagar Gogol Margao, Address2 - , PAN No.: ABBPN9940N			
13	Sarita Satchit Naik ,S/o - D/o Laxman Kandolkar Age: 63, Marital Status: Married ,Gender:Female,Occupation: Other, Address1 - H No 6581 1st Floor Flat 3 P G Naik and S G Naik Building Near Old Chowgule College Behind Sunder VastuBuilding Vidhyanagar Gogol Margao, Address2 - , PAN No.: ABAPN8312K			
14	Tulsidas Laxman Kandolkar ,S/o - D/o Laxman Baburao Kandolkar Age: 49, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - 155 8 Kapoor Building Jawahar Nagar Road No 2 Goregaon West mumbai Motilal Nagar Mumbai Maharashtra 400104, Address2 - , PAN No.: BHPPK6356N			
15	Tejashree Tulsidas Kandolkar ,S/o - D/o Shripad Mahadev Patnekar Age: 53, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - 155 8 Kapoor Building Jawahar Nagar Road No 2 Goregaon West mumbai Motilal Nagar Mumbai 400104, Address2 - , PAN No.: ENHPK0369C			
16	Savio Monteiro ,S/o - D/o Fausto Monteiro Age: 29, Marital Status: , Gender:Male,Occupation: Advocate, Address1 - Divar Goa India, Address2 - , PAN No.: BFQPM7473B			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ramnath S Naik, 25 ,1994-11-17 ,9022269908 ,ramnath.naik@vianaar.com ,Service , Marital status : Unmarried 403507, 23 A balbot bastora mapusa bardez goa, 23 A balbot bastora mapusa bardez goa Bastora, Bardez, NorthGoa, Goa			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Ralph Mascarenhas, 29 ,1990-05-10 ,7447442194 , ,Advocate , Marital status : Unmarried 403516, H No 4/252 Porba Vaddo Calangute Bardez Goa, H No 4/252 Porba Vaddo Calangute Bardez Goa Calangute, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR  
BARDEZ

Document Serial No:-2020-BRZ-619

Book :- 1 Document

Registration Number :- **BRZ-1-601-2020**

Date : 11-Feb-2020

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

  
SUB-REGISTRAR  
BARDEZ

## Receipt

Original Copy

### FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 11-Feb-2020 11:07:21

Date of Receipt: 11-Feb-2020

Receipt No : 2019-20/9/4004

Serial No. of the Document : 2020-BRZ-619

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

Received the following amounts from **Jayashree Laxman Kandolkar Alias Jayasri Laxman Kandolkar** for Registration of above Document in Book-1 for the year 2020

Registration Fee	1470000	E-Challan	• Challan Number : 202000145096 • CIN Number : CPAAACQTM6	1470000
Processing Fee	870	E-Challan	• Challan Number : 202000145096 • CIN Number : CPAAACQTM6	2000
<b>Total Paid</b>	<b>1472000</b> ( Rupees Fourteen Lakhs Seventy Two Thousands only )			

Probable date of issue of Registered Document: / /



Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL  
Please handover the Registered Document to the person named below

**Name of the Person Authorized :**

Ramnath Naik

Specimen Signature of the Person Authorized

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **11-Feb-2020**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar