

For CITIZEN CREDITTM
CO-OP BANK LTD.

Authorised Signatory

(Rupees Seventeen Lakhs Ten Thousand only)

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 35157 NON JUDICIAL गेजिट
181293 FEB 15 2018



17:28

R 1710000/- PB6818

INDIA STAMP DUTY GOA

Name of Purchaser RYAGO HOTELS PVT LTD.

8/1/2018
16/2/2018

(H)



DEED OF SALE

THIS DEED OF SALE is made at Mapusa, Goa, on this 16th
day of the month of February 2018;

Shri
Agnishodhan

Schrodhan

Buider

Anto Pachappa
Anto

Anto

BETWEEN

(1) **Mr. GAJANAN DEVDATTA SHIRODKAR**, Alias Gajanan Devdath Xete Sirodecar, son of late Devadatta Purushottam Shirodkar, 63 years old, married Indian National, business, having PAN Card No. ABZPD3198C and Aadhar card No.601434615454, r/o. 2. Ravalnath Prasad Bldg. E- 76/2, Behind Circuit House, Althino, Panjim, North Goa.

(2) **MRS. ANUSHREE GAJANAN SHIRODKAR** Alias Anushree Gajanana Xete Shirodkar, wife of Mr. Gajanan Devdatta Shirodkar, 57 years old, Indian National, having Pan Card No. ACJPG9890K and Aadhar Card No. 713878646546, r/o Ravalnath Prasad Bldg. E- 76/2. Behind Circuit House, Althino, Panjim, North Goa.

(3) **MR. GAURISH DEVDATTA SHIRODKAR** Alias Gourixa Deodata Lada Sirodecar, son of Devadatta Purushottam Shirodkar, 61 years old, Indian National, married, having PAN Card No. AGLPS4860P and Aadhar Card No. 236942380941, r/o F -2, Firms Ville, St. Marys Colony- Lane 3, Near Sunheads Hotel, Miramar, Panjim, Tiswadi, North Goa.

(4) **MRS. SHALMA GAURISH SHIRODKAR** Alias Shalma Sirodecar, wife of Mr. Gaurish Devdatta Shirodkar, 54 years old, Indian National, having Pan Card No. AGSPS9918D and Aadhar Card No. 299955136044, r/o F -2, Ferns Ville, St. Marys Colony- Lane 3, Near Sunheads Hotel, Miramar, Panjim, Tiswadi, North Goa.

(5) **MR. PURUSHOTTAM DEVDATTA SHIRODKER** Alias Purxotama Devodatta Sirodecar, son of late Devadatta Purushottam Shirodkar, 60 years old, married, Indian National, having Pan Card No.

Agalvadas *Shirodkar* *Buade* *Karti & Packer* *Shirodkar* *Chir* *Shirodkar*

AHCPS0858B and Aadhar Card No. 604800413231, r/o Rawalnath Prasad,
Behind Circuit House, Altinho, Panjim H.O, North Goa,

(6) MRS. MANJIRI PURUSHOTTAM SHIRODKAR Alias Manjiri P Shirodkar, wife of Purushottam Devadata Shirodkar, 54 years old, Indian National, having Pan Card No. AHEPS4157P and Aadhar Card No.358001470011, r/o Rawalnath Prasad, Behind Circuit House, Altinho, Panjim H.O, North Goa, **represented herein through duly constituted Power of Attorney Holder PURUSHOTTAM DEVADATA SHIRODKAR** son of late Devadatta Purushottam Shirodkar, 60 years old, married, Indian National, having Pan Card No. AHCPS0858B and Aadhar Card No. 604800413231, R/o Ravalnath Prasad, Altino, Panaji- Goa-403001, vide Power of Attorney dated 08/01/2018, duly notarized before the Notary Public Adv. D.S Petkar.

(7) AARTI DEEPAK PARKAR Alias Arati Devadata Shirodkar, wife of Deepak Dinkar Parkar, 58 years old, Indian National, having Pan Card No. AFNPP9989H and Aadhar Card No.766657487337, r/o 9 Express Bldg, 2nd Floor, Forjett Hill Road, Dinanath Mangeshkar Marg, opp Navyug Nagar, Grant Road, West Mumbai.

(8) DEEPAK DINKAR PARKAR, son of Dinkar Keshav Parkar. 64 years old, Indian National, having Pan Card No. AAEP2623C and Aadhar Card No. 373581675938, r/o 9 Express Bldg, 2nd Floor, Forjett Hill Road, Dinanath Mangeshkar Marg, opp Navyug Nagar, Grant Road, West Mumbai, **represented herein through duly constituted Power of Attorney Holder AARTI DEEPAK PARKAR**, wife of DEEPAK DINKAR PARKAR, 58 years of age, Indian National, having PAN No.

Dr. Aggarwal

Shirodkar

Buadish

Aarti Parkar

Deepak Parkar

Manjiri

AFNPP9989H, Aadhar card no. 766657487337, resident of 9, Express building 2nd Floor, Forjett Hill Road, Mumbai, vide Power of Attorney dated 12/02/2018, duly notarized before the Notary Public Adv. Ramesh Tiwari.

(9) **MRS. SMITA RAMESH KAVLEKAR** Alias Smita Devata Sirodecar, wife of Ramesh R Kavlekar, 56 years old, Indian National, having PAN Card No. AJHPK6314K and Aadhar Card No. 766736336302, r/o Plot No. B-57, Sai Raj, Ganeshpuri, Mapusa, North Goa

(10). **RAMESH R KAVLEKAR** Alias Ramex Rajarama Coulekar, son of Rajarama Kavlekar, 59 years old, service, Indian National, having Pan Card No. AJHPK6307J and Aadhar Card No. 575850368496, r/o Plot No. B-57, Sai Raj, Ganeshpuri, Mapusa, North Goa 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 company incorporated under the Indian Companies Act, PAN Card no. AADCB9715D, having their Registration office at A/103, New Ekta CHS, Behram Baug, S.V. Road, Jogeshwari (W) Mumbai 400102, represented by one of their Director **MR. VARUN NAGPAL**, son of Vijay Kumar Nagpal, 34 years of age, Indian National, having PAN No. ACDPN0237D, businessman, who is duly authorized to execute the present Deed vide Resolution dated 07th February 2018, resident of 97-B, Manekshaw Road, Anupam Garden, Sainek Farm, New Delhi - 110062, represented herein through duly constituted Power of

Ch
Agalindkar

Shriodkar

Bucodkar

Antti R. Karkar
Kavlekar
Bitt

Amir

Attorney Holder **SAVIO MONTEIRO**, son of Fausto Monteiro, 27 years of age, Indian National, having PAN No. BFQPM7473B resident H.No.429, Fetorim, Piedade, Divar, Ilhas, Goa, vide Power of Attorney dated 07/02/2018, duly notarized before the Notary Public Adv. D.G. Shet, bearing Registration No. 69718 at Panaji. 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**

WHEREAS there exist property known as 'TOLIOS' admeasuring 4000 sq. mts situated in 'BHAUTAWADO' in the village of Assagao which is found described in the Land Registration Office of the Judicial Division of Bardez bearing No. 19849 at Folios 114V of Book 51, enrolled under Matriz No. 220 of 2nd circumscription and presently bearing Survey No. 208/6 of Assagao Village. (Hereinafter referred to as the '**Said Property**').

AND WHEREAS the Said Property originally belonged to late Caetano Jose Gabriel and his wife late Maria Clementina Cordeiro and out of their wedlock had nine children namely 1). Mrs. Maria Felicia Angelica Hermina Dias, 2). Mr. Nicolau Jose Platao Dias, 3). Mr. Clement Caetano Luis Dias, 4). Mr. Edmundo Aristoteles Francisco Dias 5). Mr. Cresanto Teofilo Dias, 6). Joao Florencio Napoleao Dias, 7). Miss. Maria Lilia Olivia Elfreda Dias and 8). Mr. Francisco Xavier Epifanio Dias and 9). Miss. Lilia Esmeralda Dias.

Agnes Rodolfo
Admiral
Bleiss
Arli & Pato
Stavros
Bali
Ami

AND WHEREAS pursuant to the death of late Caetano Jose Gabriel and late Maria Clementina Cordeiro, a Deed of Partition dated 24/05/1917 was executed by their legal heirs before the office of Judicial Division of Bardez whereby all the properties left by late Caetano Jose Gabriel and late Maria Clementina Cordeiro were partitioned amiably between the legal heirs/children.

AND WHEREAS in terms of the Deed of Partition dated 24/05/1917, Mr. Francisco Xavier Epifanio Dias was arrayed as the 8th Executants in the said Deed and was allotted the Said Property along with other properties and as such he became the owner of the Said Property.

AND WHEREAS upon being the absolute owner of the Said Property, Mr. Francisco Xavier Epifanio Dias (bachelor) gifted the Said Property to his brother Mr. Clement Caetano Luis Dias alias Clemente Dias vide Deed of Gift dated 03/05/1926 registered before the Judicial Division of Bardez at Folios 18 reverse onwards of the closed book No. 245.

AND WHEREAS pursuant to the Deed of Gift dated 03/05/1926, Mr. Clement Caetano Luis Dias alias Clemente Dias who is married to Belinda Elizabeth Hopwood Dias became the absolute owner in possession of the Said Property.

AND WHEREAS upon being lawful owner in possession of the Said Property, Mr. Clement Caetano Luis Dias alias Clemente Dias and his wife

Ch
Aggravated

giz
shinden

Bucio
Art D. Palka
Kawekar
Prith

Ami

Belinda Elizabeth Hopwood Dias sold the Said Property to late Devadatta Purxotoma Sirodecar alias Devdath Purxotoma Xete Shiroadcar alias Deodata Purxotoma Lada Shiroadcar alias Devdatta.P. Shiroadkar alias Devdara Purxotoma Sirodecar alias Dewdata Purxotoma Lada Sirodecar alias Devadatta Purushottam vide Deed of Sale and Discharge dated 06/06/1953 duly registered before the Office of the Registrar of Registers and Notary Ex-officio in the Judicial Division of Bardez at Mapusa at Folios 53 of Book 537.

AND WHEREAS pursuant to Deed of Sale dated 06/06/1953, the name of late Devadatta Purxotoma Sirodecar alias Devdath Purxotoma Xete Shiroadcar alias Deodata Purxotoma Lada Shiroadcar alias Devdatta. P. Shiroadkar alias Devdara Purxotoma Sirodecar alias Dewdata Purxotoma Lada Sirodecar alias Devadatta Purushottam stands inscribed under Inscription No. 37574 at folios 54 of G-41 and the name of late Devadatta Purxotoma Sirodecar is also reflected in Form I & XIV of the occupants column.

AND WHEREAS late Devadatta Purxotoma Sirodecar alias Devdath Purxotoma Xete Shiroadcar alias Deodata Purxotoma Lada Shiroadcar alias Devdatta.P. Shiroadkar alias Devdara Purxotoma Sirodecar alias Dewdata Purxotoma Lada Sirodecar alias Devadatta Purushottam was married to Vijayalaxmi Shiroadkar under the regime of communion of assets and who expired on 17/11/1994 and 27/11/2014 respectively without leaving any Will or any other disposition of their last wishes leaving behind their five

Belinda
Aguiro

Belinda
Shirodekar

Belinda

Arti S. P. P. P.
Shirodekar
Belinda

Belinda

children namely 1). Gajanan Devdath Xete Sirodcar married to Anushree Gajanana Xete Sirodkar, 2). Gourixa Deodata Lada Sirodcar married to Shalma Sirodcar, 3). Purxotama Devadata Sirodcar married to Manjiri P Shirodcar, 4). Arati Devadata Shirodcar married to Deepak Dinkar Parkar and 5). Smita Devata Sirodcar married to Ramex Rajarama Coulecar.

AND WHEREAS pursuant to the death of Devadatta Purxotoma Sirodcar alias Devdath Purxotoma XeteShirodcar alias Deodata Purxotoma Lada Shirodcar alias Devdatta.P. Shirodkar alias Devdara Purxotoma Sirodcar alias Dewdata Purxotoma Lada Sirodcar alias Devadatta Purushottam, a Deed of Succession and Qualification of Heirs (Habilitacio) dated 16/08/2012 was executed by his wife late Vijayalaxmi Shirodkar, Gajanan Devdath Xete Sirodcar married to Anushree Gajanana Xete Sirodkar, Gourixa Deodata Lada Sirodcar married to Shalma Sirodcar, Purxotama Devadata Sirodcar married to Manjiri P Shirodcar, Arati Devadata Shirodcar married to Deepak Dinkar Parkar and Smita Devata Sirodcar married to Ramex Rajarama Coulecar drawn in Book No. 712 at pages 37 to 39v before the office of the Civil Registrar cum Sub-Registrar and Notary Ex-officio, Panaji.

AND WHEREAS by virtue of Deed of Succession or Qualification of Heirs on 16/08/2012, said late Vijayalaxmi Shirodkar, Gajanan Devdath Xete Sirodcar married to Anushree Gajanana Xete Sirodkar, Gourixa Deodata Lada Sirodcar married to Shalma Sirodcar, Purxotama Devadata Sirodcar married to Manjiri P Shirodcar, Arati Devadata Shirodcar married

Shir
Agalindas

Shir
Shir

Bu

Arati Parkar
Raslekar
Arati

Arati

to Deepak Dinkar Parkar and Smita Devata Sirodcar married to Ramex Rajarama Coulecar succeeded as sole and universal heirs to the estate left behind by late Devadatta Purxotoma Sirodcar alias Devdath Purxotoma Xete Shirodcar alias Deodata Purxotoma Lada Shirodcar alias Devdatta.P. Shirodkar alias Devdara Purxotoma Sirodcar alias Dewdata Purxotoma Lada Sirodcar alias Devadatta Purushottam.

AND WHEREAS the PURCHASER has approached the VENDORS to purchase the Said Property admeasuring an area of 4000 sq. mts. surveyed under Survey No. 208/6 of Assagao Village and which are described in **SCHEDULE I** herein below for a total consideration of **Rs. 3,80,00,000/-** (Rupees Three Crore Eighty Lakhs Only) free from all encumbrances, charges, demands whatsoever.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. The Vendors hereby agree to sell and the Purchaser agrees to purchase the Said Property admeasuring an area of 4000 sq. mts surveyed under Survey No. 208/6 situated at Assagao Village which is more particularly described in Schedule I herein under.
2. The Vendors do hereby agree to convey, sell, transfer, grant and assign in favour of the Purchaser the 'Said Property admeasuring 4000 sq. mts surveyed under Survey No. 208/6 mentioned in SCHEDULE I. The Vendor No. 1 acknowledges the receipt of upon a consideration of an amount of Rs. 39,00,000/- (Thirty Nine Lakhs Only) which is paid vide RTGS. The Vendor No. 2

Don
Agnirathas

Shirodcar

Buissak

Asht D. Parkar
Shirodcar
Chir

Shirnis

acknowledges the receipt of upon a consideration of an amount of Rs. 39,00,000/- (Thirty Nine Lakhs Only) which is paid vide RTGS. The Vendor No. 3 acknowledges the receipt of upon a consideration of an amount of Rs. 29,00,000/- (Twenty Nine Lakhs Only) which is paid vide RTGS. The Vendor No. 4 acknowledges the receipt of upon a consideration of an amount of Rs. 39,00,000/- (Thirty Nine Lakhs Only) which is paid vide RTGS. The Vendor No. 5 acknowledges the receipt of upon a consideration of an amount of Rs. 39,00,000/- (Thirty Nine Lakhs Only) which is paid vide RTGS. The Vendor No. 6 acknowledges the receipt of upon a consideration of an amount of Rs. 39,00,000/- (Thirty Nine Lakhs Only) which is paid vide RTGS. The Vendor No. 7 & 8 acknowledges the receipt of upon a consideration of an amount of Rs. 78,00,000/- (Seventy Eight Lakhs Only) which is paid vide RTGS. The Vendor No. 9 & 10 acknowledges the receipt of upon a consideration of an amount of Rs. 78,00,000/- (Seventy Eight Lakhs Only) which is paid vide RTGS. The total consideration of amount paid to the all the Vendors Rs. 3,80,00,000/- (Three Crore Eighty Lakhs Only) who acknowledge the receipt of the same. The above amount is subject to TDS. The details are mentioned herein below:



 [Signature] [Signature] [Signature] [Signature] [Signature] [Signature] [Signature]

Sl. no	Name of the Party as PAN card	Name as per Bank account	PAN	Amount payment TDS	NET Amount	Account No.	Bank Name Branch	IFS Code/RTGS
1	Shirodkar Gajanan Devdatta	Gajanan D Shirodkar	AAGP03198C	3900000	390000	38610000 Ac- 1088102130002236	SYS Co-op. Bank Branch	SV30000080
2	Shirodkar Anandree Gajanan	Anandree Gajanan Shirodkar	ALCP0880XK	3900000	390000	38610000 Ac- 1001701700003942	BCD. Bank Branch	BND0000007
3	Gaunth Devdatta Shirodkar	Gaunth Devdatta Shirodkar	AGPS4560P	2900000	290000	28710000 Ac- 00870100001032	UCB Bank Branch	UC340000197
4	Sharma Gaunth Shirodkar	Sharma Gaunth Shirodkar	AGCP03918D	3900000	390000	38610000 Ac- 00870100001032	UCB Bank Branch	UC340000197
5	Puneshkaran Devdatta Shirodkar	Puneshkaran D Shirodkar	AGCP502556	3900000	390000	38610000 Ac- 078010100005554	Aris Bank. Bank Branch	UT080000078
6	Margaj Puneshkaran Shirodkar	Margaj P Shirodkar	AGPS4167P	3900000	390000	38610000 Ac- 078010100005554	Aris Bank. Bank Branch	UT080000078
7	Aarti Deepak Parkar	Aarti Deepak Parkar	AGP09986H	7800000	780000	77220000 Ac- 00040100000000	UCB BANK, Taries Branch, Mumbai	UC00000056
8	Deepak Aarti Parkar	Deepak D Parkar	AGP09223C		0			
9	Kalekar Smta R	Smta Ramesh Kalekar	AGP06304X	7800000	780000	77220000 Ac- 108110110000511	BCD. Marus. GANESHPUR Branch	BND0000021
10	Ramesh R Kalekar		AGP063071					
				38000000	3800000	37610000		

3. The Vendors do hereby admit and acknowledge, and the Vendors as absolute owners do hereby convey, assign, sell and transfer unto and to the use of the PURCHASER absolutely free from all encumbrances and defects of whatsoever nature all that Said Property admeasuring total area of 4000 sq. mts within the limits of Village Panchayat of Assagao which is more fully described Schedule I herein below.
4. The Purchaser shall and may at all times hereafter peaceably and quietly own, hold, possess and enjoy the Said Property without any lawful eviction, claim or demand whatsoever by or from the Vendor lawfully or equitably claiming from, under or in trust for them or under any of their ancestors or predecessors-in-title.
5. The Vendors has handed over the peaceful, lawful and vacant possession of Said Property to the Purchaser at the time of execution of the present Sale Deed.

Chin
Agarwal

Chin
Agarwal

Bhude

Arto D. Parkar
P. Parkar
Arto

Arto

6. That the Vendors hereby declare that they are the absolute owners of the Said Property and have full right and absolute authority to convey and transfer the Said Property in favour of the Purchaser.
7. In case if any person claim or claims any right or interest in Said Property, the Vendors shall be responsible to answer their claim and indemnify the Purchaser.
8. That the Vendors have all the powers to sell, transfer, assign the Said Property in favour of the Purchaser which are described in Schedule I herein below.
9. And that the Vendors have put the Purchaser in possession of Said Property.
10. That prior to this Agreement the Vendors have not entered or executed any Agreement for Sale or create any right or interest with any person/s or Parties for sale of the Said Property.
11. The Vendors have not received any consideration or amount from any Person/s or Parties for sale of the Said Property.
12. That the Title of the Vendors towards Said Property is valid, clean and marketable.
13. That the Vendors declare that no attachment or notices from Government or local authorities or under any Act have been served

Shri
Agarwal

Shri
Shrivastava

Bhaskar

Arjun Arora
Arora

Arora

on the Vendors with respect to the Said Property mentioned herein above is subject to any proceedings under any statute or regulations.

14. That there is no stay or Temporary Injunction granted by any Court/Tribunal restraining entering into the Said Property or restraining execution of any work to be carried in the Said Property mentioned in the Schedule I.

15. That the Vendors state and declare that there are no Mundkars, Caretaker in respect of the Said Property and the Said Property is fully in possession of the Vendors.

16. The Vendors have no objection to include the name of the Purchaser or his nominee in the records of rights or in any other records.

17. The entire amount has been paid in the name of the Vendors towards the Said Property and the Vendors have consented for the same.

18. The Vendors hereby declare that the Said Property does not belong to the Schedule Caste and Schedule Tribe.

19. The fair market value of the said property is 3,80,00,000 (Three Crore Eighty Lakh only) and accordingly stamp duty of the 17,10,000/- (Seventeen Lakhs Ten thousand Only) and registration fee of Rs. 13,30,000/- (Thirteen Lakhs Thirty Thousand Only) is paid.

Don
Agrewal

Agrewal
Agrewal

Bhosh

Aditya Parkar
Aditya Parkar

Aditya

20. Both the Parties are entitled for specific performance of this Deed.

SCHEDULE- I

All that part and parcel of land admeasuring 4000 sq. mts known as 'TOLIOS' situated in 'Bhautawado' which is found described in the Land Registration Office of the Judicial Division of Bardez bearing No. 19849 at Folios 114V of Book 51 and presently bearing Survey No. 208/6 of Assagao Village and the said property is bounded as follows:

North: By Survey No. 208/2 and 208/1 of Assagao Village
South: By public Road
West: By rivulet of monsoon waters/Nallah
East: By Survey No. 208/7 and 7-A of Assagao Village

IN WITNESS WHEREOF the parties hereto have hereunto signed this Deed on this 16th day of February, 2018 at Mapusa, Goa.

[Signatures]
 Aguiradlos
 Bhautawado
 Bhautawado
 Bhautawado
 Bhautawado
 Bhautawado
 Bhautawado



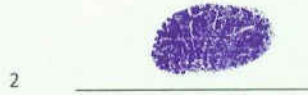
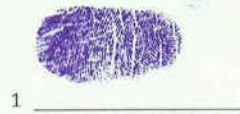
15

MR. GAJANAN DEVDATTA SHIRODKAR

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR NO.
1 MR. GAJANAN DEVDATTA SHIRODKAR

Left Hand Finger Impressions

Right Hand Finger Impressions



Dev Agniwotkar
Gidhar
Shirodkar
Bhaskar
Harishankar
Shirodkar
Shirodkar



MRS. ANUSHREE GAYAN SHIRODKAR
SIGNED AND DELIVERED BY THE AUTHORIZED VENDOR NO. 2 MRS. ANUSHREE GAYAN SHIRODKAR

Right Hand Finger Impressions

Left Hand Finger Impressions



(Mirrored signatures and stamps)
Handwritten signatures and official stamps are present at the bottom of the page, mirrored across the center fold. The text is written in Devanagari script. On the right side, there is a signature that appears to be "Anushree Shirodkar" and a stamp. On the left side, there is a signature that appears to be "Anushree Shirodkar" and a stamp. The text is written in blue ink.



MR. GAURISH DEVDATTA SHIRODKAR

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR NO.
3 MR. GAURISH DEVDATTA SHIRODKAR

Left Hand Finger Impressions

Right Hand Finger Impressions



Shiroadkar
Shiroadkar

Shiroadkar

Shiroadkar
Shiroadkar

Shiroadkar



MRS. SHALMA GAURISH SHIRODKAR

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR NO. 4 MRS. SHALMA GAURISH SHIRODKAR

Left Hand Finger Impressions

Right Hand Finger Impressions



Shir
Shir
Shir

Shir
Shir
Shir

Shir

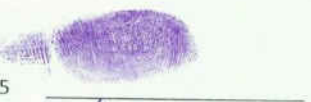
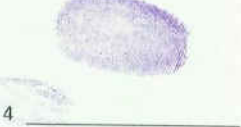
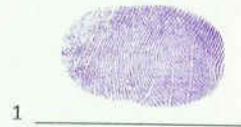


MR. PURUSHOTTAM DEVDATTA SHIRODKAR

SIGNED AND DELIVERED BY THE
 WITHIN NAMED VENDOR NO. 5 MR.
 PURUSHOTTAM DEVDATTA SHIRODKAR, FOR
 SELF AND FOR VENDOR NO.6 MRS. MANJIRI
 PURUSHOTTAM SHIRODKAR THROUGH HER
 POA HOLDER

Left Hand Finger Impressions

Right Hand Finger Impressions



Purushottam Shiroadkar

Shiroadkar

Bhaskar

Manjiri S. Parkar
Shiroadkar
Shiroadkar

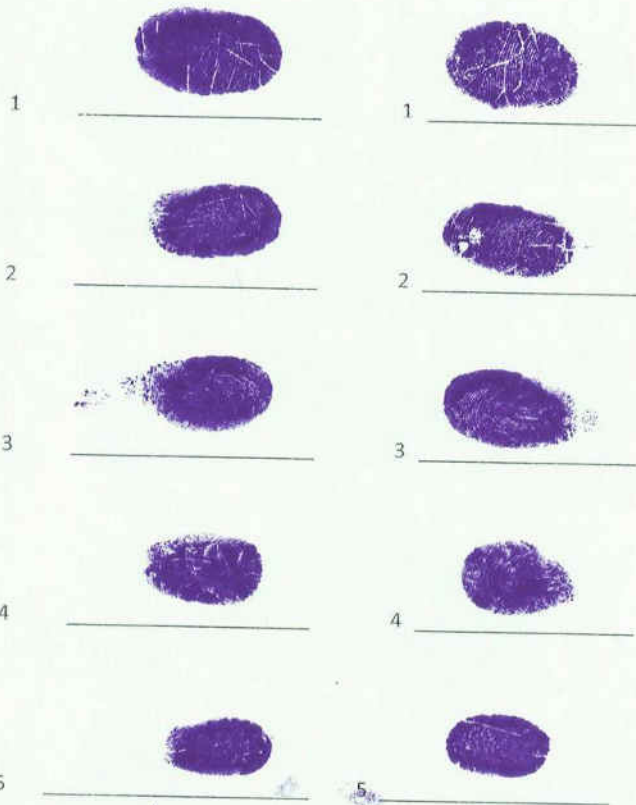


AARTI DEEPAK PARKAR

SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO. 7 AARTI DEEPAK
PARKAR FOR SELF AND FOR VENDOR NO. 8 MR.
DEEPAK DINKAR PARKAR THROUGH HIS POA
HOLDER

Left Hand Finger Impressions

Right Hand Finger Impressions



Agkhar
Agkhar

Shindkar

Bhaskar

Aarti D. Parkar
Navtekar
Burke

Amir



MRS. SMITA RAMESH KAVLEKAR

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR NO.
9 MRS. SMITA RAMESH KAVLEKAR

Left Hand Finger Impressions

Right Hand Finger Impressions

1



1



2



2



3



3



4



4



5



5



Dr.
Agarwal

Dr.
Shrivastava

Dr.
Bhosale

Dr. Smita Ramesh Kavlekar

Dr.
Shrivastava



MR. RAMESH R KAVLEKAR

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR NO.
10 MR. RAMESH R KAVLEKAR

Left Hand Finger Impressions

Right Hand Finger Impressions

1



1



2



2



3



3



4



4



5



5



Mr. Agalwadekar

Shindekar

Bhaskar

Arati R. Pawar
R. Kavlekar
B. B. B.

Shinde



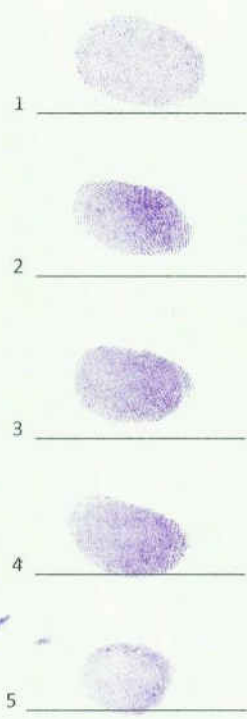
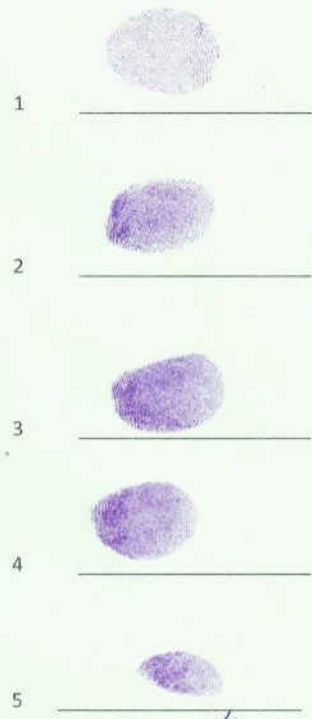
Mr. SAVIO MONTEIRO



SIGNED AND DELIVERED by the within named PURCHASER -
RYAGO HOTELS PVT. LTD. Represented by its Managing Director-
MR. VARUN NAGPAL through his POA holder **Mr. SAVIO MONTEIRO**

Left Hand Finger Impressions

Right Hand Finger Impressions



Blue Agalwadhkar
Shivalkar

Blue
Arvind Askar
Shivalkar
Blue

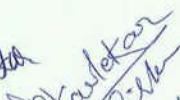
Witnesses

- 
1. Premdeep Konkankar 
 2. Prakash Madar 


Agnewalds


Shirodhan


Aarti & Aarti


Kawlekar
Bilal


Dhanis

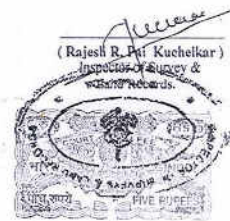


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 208/ 6
Scale : 1:1000

Inward No:492



Agashiraothas
Bhishu

Artothas

Karbelkar
Bhishu

Gulam
Shrisolkar

Generated By : Vrushali Arolkar (D' Man Gr. II.)
On : 22-01-2018

Checked By:

Shrinu

REG_1_50750_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 16-02-2018 03:38:26 PM

Document Serial Number : 811

Presented at 03:01:00 PM on 16-02-2018 in the office of the Sub-Registrar (Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1330000.00
2	Processing Fees	780.00
	Total :	1330780.00

Stamp Duty Required: 1710000.00 Stamp Duty Paid: 1710000.00

Savio Monteiro, Presenter

Name	Photo	Thumb Impression	Signature
Savio Monteiro, S/o Fausto Monteiro , UnMarried, Indian, age 27 Years, Service, r/o H.no 429, Fetorim, Piedade Divar, Ilhas Goa. Admit & Execute as POA holder for Vendor Ryago Hotels Pvt.Ltd, Director Varun Nagpal. POA dated 7/2/2018, before Adv Notary D.G Shet bearing Reg no 69718/18 at Panaji Goa.			

Endorsements

Executant

1 . Savio Monteiro, S/o Fausto Monteiro, UnMarried, Indian, age 27 Years, Service, r/o H.no 429, Fetorim, Piedade Divar, Ilhas Goa. Admit & Execute as POA holder for Vendor Ryago Hotels Pvt.Ltd, Director Varun Nagpal. POA dated 7/2/2018, before Adv Notary D.G Shet bearing Reg no 69718/18 at Panaji Goa.

Photo	Thumb Impression	Signature
		

2 . Purushottam Devdatta Shirodkar @ Purxotama Devodatta Sirodkar, S/o Late Devdatta Purushottam Shirodkar, Married, Indian, age 60 Years, Business, r/o Rawalnath Prasad, Behind Circuit House, Altino Panjim, H.O, North Goa. For Self & as POA holder for Vendor no 6 POA dated 8/1/2018 before D.S.Petkar .

Photo	Thumb Impression	Signature
		

3 . Aarti Deepak Parkar @ Arati Devdatta Shirodkar, W/o Deepak Dinkar Parkar, Married, Indian, age 58 Years, House-Wife, r/o Express Bldg, 2nd floor Forgett Hill road, Dinanath Mangeshkar Marg, Opp. Navyug Nagar, Grant road, West Mumbai. For Self & as POA holder for Vendor no 8 POA dated 12/2/2018 before Ramesh Tiwari.

Photo	Thumb Impression	Signature
		

4. Gajanan Devdatta Shirodkar @ Gajanan Devdath Xete Sirodkar, S/o Late Devdatta Purushottam Shirodkar, Married, Indian, age 63 Years, Business, r/o Ravalnath Prasad Bldg, E-76/2, Behind Circuit House, Altinho Panaji, North Goa.

Photo	Thumb Impression	Signature
		

5. Anushree Gajanan Shirodkar @ Anushree Gajanan Xete Shirodkar, W/o Gajanan Devdatta Shirodkar, Married, Indian, age 57 Years, House-Wife, r/o Ravalnath Prasad Bldg, E-76/2, Behind Circuit House, Altinho Panaji, North Goa.

Photo	Thumb Impression	Signature
		

6. Gaurish Devdatta Shirodkar @ Gourixa Deodata Lada Sirodkar, S/o Devdatta Purushottam Shirodkar, Married, Indian, age 61 Years, Business, r/o F-2, Firms Ville, St. Mary's Colony Lane 3 Nr. Sunheads Hotel, Miramar, Panjim Tiswadi Goa.

Photo	Thumb Impression	Signature
		

7. Shalma Gaurish Shirodkar @ Shalma Sirodkar, W/o Gaurish Devdatta Shirodkar, Married, Indian, age 54 Years, House-Wife, r/o F-2, Firms Ville, St. Mary's Colony Lane 3 Nr. Sunheads Hotel, Miramar, Panjim Tiswadi Goa.

Photo	Thumb Impression	Signature
		

8. Smita Ramesh Kavlekar @ Smita Devdatta Sirodkar, W/o Ramesh R. Kavlekar, Married, Indian, age 56 Years, House-Wife, r/o Plot no B-57, Sair Raj, Ganeshpuri, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		

9. Ramesh R Kavlekar @ Ramex Rajarama Coulekar, S/o Rajarama Kavlekar, Married, Indian, age 59 Years, Service, r/o Plot no B-57, Sair Raj, Ganeshpuri, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Prakash Madar , S/o Dundappa Madar, UnMarried, Indian, age 26 Years, Service, r/o Penha De Franca, Mlaim Betim Bardez Goa	
2	Premdeep Kankonkar , S/o Damodar Kankonkar, UnMarried, Indian, age 26 Years, Service, r/o Chimbet Tiswadi Goa	



enclosurement
Mutation fees of Rs. 2,500/- is
paid vide challan

TDS Paid through HDFC Bank of Rs 3,80000/- dated 16/2/2018.

Scanned By:-

NO 201800144389
dated 16/02/2018.

Sub-Registrar
BARDEZ
DOE
No. 8/1
16/02/18

Signature:-

Designed and Developed by C-DAC, ACTS, Pune.

[Large handwritten signature]

Book-1 Document
Registration Number BRZ-BK1-01032-2018
CD Number BRZD794 on
Date 26-02-2018

Sub-Registrar (Bardez)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

REG_1_50750_6

Original Copy

FORM-1: RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CLM SUB-REGISTRAR TALUNA BARDEZ
REGISTRATION DEPARTMENT GOVERNMENT OF GOA

Receipt No. 5124

Print Date Time: 16/Feb/2018 03:39 PM

Date of Receipt: 16/Feb/2018

Serial No. of the Document: 811

Name of Document: Sale

Receives the following amounts from Sri. Savio Monteiro for Registration of above Document in Book-1 for the year 2018

Rs. Ps

Registration Fee 1330000.00

Processing Fees 780.00

Total: 1330780.00

Amount in words: Rupees Thirteen Lakh Thirty Thousand Seven Hundred, Eighty Only.

Probable date of Issue of Registered Document:



Signature of Civil 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: Praveen Kankar

Specimen Signature of the Person Authorized

Signature of the Presenter

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

The Registered Document has been handed over to

Signature of the person receiving the Document

Signature of the Sub-Registrar

Designed and Developed by C-DAC ACTS Pune