

Phone No:

Sold To/Issued To:

SUPREME REALTORS

For Whom/ID Proof:

ABDFS8549N



JAN-15-2024 13:59:07

₹ 1600000/-  
ONE SIX ZERO ZERO ZERO ZERO ZERO

Other  
SB154051705327147627-00000273  
SB15405 36-02-02-2022-RD I

For TJSB Sahakar Bank Ltd.  
Multistate Scheduled Bank

*[Signature]*  
Branch Manager  
Panaji Branch

Togesh Testuamit naik

*[Signature]*

630/24  
02/02/2024



## DEED OF SALE

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

Kareem J.S.

Phone No:  
Sold To/Issued To:  
SUPREME REALTORS  
For Whom/ID Proof:  
AHD58549N




JAN-16-2024 16:16

₹ 0026500/-

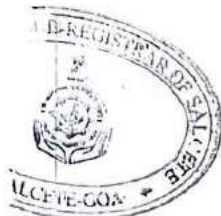
ZERO ZERO TWO SIX FIVE ZERO ZERO

Other  
38164061706336366163-00000274  
3816406 36-02-02-2022-RD I

TUSB Sahakar Bank Ltd.  
Multistate Scheduled Bank

For   
Branch Manager  
Panaji Branch

Yogesh Yeshwant Naik

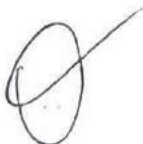


## DEED OF SALE











  
Kamot S.S.

**THIS DEED OF SALE** is made and executed at Margao, Goa, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, on this 15<sup>th</sup> day of the month January, of the year Two Thousand and Twenty-Four (15/01/2024):

**BETWEEN**

1. **SHRI. VAIKUNTH SHRIKRISHNA KIRTANI** alias **NILESH SHRIKRISHNA KIRTANI** alias **VAIKUNTH** alias **NILESH S. KIRTANI**, son of late Dr. Shrikrishna V. Kirtani, aged about 52 years, married, businessman, holding Income Tax PAN Card [ , Aadhaar No. [ , Email ID: nilkirtani@yahoo.co.in, Contact No. [ , marital status married and his wife

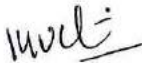
2. **SMT. MEGHANA VAIKUNTH KIRTANI**, daughter of Mr. Hari Panandikar and wife of Mr. Nilesh S. Kirtani, aged 48 years, Occupation Housewife, holding Income Tax Card bearing PAN [ , Aadhar Card bearing No. [ , Email ID: kirtanimeghana@gmail.com, Contact No. 9326020711, both Nos. 1 and 2 are resident of House No. 502, Sapana Arcade, Malbhat, Margao, Goa, 403 601;

3. **SHRI. RAMA DINANATH NAIK** alias **RAJIV DINANATH NAIK**, son of late Mr. Dinanath Rama Naik, aged 53 years, Occupation businessman, holding Income Tax Card bearing PAN [ , Aadhaar Card No. [ , Contact No. [ , marital status married and his wife


4. **SMT. SIYA RAMA NAIK** alias **BINDA RAMA NAIK**, daughter of Mr. S. G. S. Kantak and wife of Mr. Rama alias Rajiv Dinanath Naik, aged 52 years of age, Occupation housewife, holding Income



Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yegesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat





Tax Card bearing PAN [REDACTED], Aadhaar Card No. [REDACTED], Contact No. [REDACTED], both nos. 3 and 4 are resident of Bombi House, House No. E-74, Margao, Salcete, Goa, 403601, all Indian Nationals and all collectively are hereinafter referred to as "**VENDORS**" (which expression shall unless repugnant to the context or meaning thereof include their heirs, legal representatives, successors, administrators, executors and assigns) of the **FIRST PART**.

**AND**

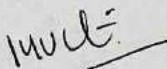
**M/s SUPREME REALTORS**, a partnership firm duly registered with the Registrar of Firms of Salcete at Margao, Goa, on 08/09/2010 under Reg. No. 158 having its place of business at "**Supreme**", behind New Telephone Exchange, Opposite Bombi House, Comba, Margao, Goa, represented by its partners:

**SHRI. YOGESH YESHWANT NAIK**, son of late Shri. Yeshwant Naik, aged 51 years, businessman, holding Income Tax Card bearing PAN [REDACTED], Aadhaar Card No. [REDACTED], married, Contact No. [REDACTED], E-mail ID: [nyogesh72@gmail.com](mailto:nyogesh72@gmail.com), resident of E-74, Near Telephone Exchange, Bombi House, Margao, Goa;

(b) **SHRI. ATUL MADUSUDAN VIRGINCAR** alias **ATUL MADHUSUDAN VIRGINKAR**, son of late Shri. Madhusudan Virginkar, aged 64 years, businessman, married, holding Income Tax Card bearing PAN [REDACTED], Aadhaar Card No. [REDACTED], Contact No. [REDACTED], E-mail ID: [Sales@sregroupgoa.in](mailto:Sales@sregroupgoa.in), Indian National and resident of E-75, Martinho Menezes road, Comba, Margao-Goa



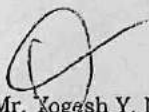
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat



- (c) **SHRI. EKNATH alias JAGANNATH KAMAT**, son of Late Shri Shrikrishna Jagannath Kamat, age 67 years, holding Income Tax Card bearing PAN \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_, Occupation businessman, residing at "Guruprasad", Kamat Bldg., First Floor, Malbhat Margao - Goa,
- (d) **SMT. USHA JAGANNATH KAMAT**, daughter of Shri Ramrai Giri Kini and wife of Eknath alias Jagannath Kamat, age 62 years, holding Income Tax Card bearing PAN \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_, Occupation housewife, residing at "Guruprasad", Kamat Bldg., First Floor, Malbhat Margao - Goa
- (e) **SMT. ASMITA SANJAY HEGDE**, daughter of Shri Shripad Kamat and wife of Late Shri Sanjay Hegde, age 60 years, holding Income Tax Card bearing PAN \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_, Occupation professional, residing at 1303 (13<sup>th</sup> Floor), Vivarea Tower B-2, Sane Guruji Marg, Mahalaxmi, Mumbai 400 011,
- (f) **SHRI. PRATIK SANJAY HEGDE**, son of Late Shri Sanjay K. Hegde, 31 year, Unmarried, holding Income Tax Card bearing PAN \_\_\_\_\_, Aadhaar Card No. \_\_\_\_\_, Occupation Service, residing at 1303 (13<sup>th</sup> Floor), Vivarea Tower B-2, Sane Guruji Marg, Mahalaxmi, Mumbai 400 011,

All partners Indian Nationals and the said partnership firm M/s Supreme Realtors with its partners is hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or the meaning thereof mean and include its legal representatives,

Mr. Vaikunth S. Kirtani

Mrs. Meghana V. Kirtani

Mr. Rama D. Naik

Mr. Yogesh Y. Naik

Mr. Atul M. Virgincar

Mr. Eknath Kamat



successors-in-title, executors, administrators and assigns) of the  
**SECOND PART.**

**AND**

**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, holding PAN , having its place of business at "SUPREME" Behind New Telephone Exchange, Comba, Margao, Goa, represented herein by its partners:

- (a) **SHRI. YOGESH YESHWANT NAIK**, son of late Shri. Yeshwant Naik, aged 51 years, businessman, holding Income Tax Card bearing PAN , Aadhar Card No. , married, Contact No. , E-mail ID: nyogesh72@gmail.com, resident of E-74, Near Telephone Exchange, Bombi House, Margao, Goa
- (b) **SHRI. ATUL MADUSUDAN VIRGINCAR** alias **ATUL MADHUSUDAN VIRGINKAR**, son of late Shri. Madhusudan Virginkar, aged 64 years, businessman, married, holding Income Tax Card bearing PAN , Aadhar Card No. , Contact No. , E-mail ID: Sales@sregroupgoa.in, Indian National and resident of E-75, Martinho Menezes road, Comba, Margao-Goa;
- (c) **SHRI. YASH ATUL VIRGINKAR**, S/o Shri. Atul Madhusudan Virginkar, aged 33 years, Businessman, married, holding Income Tax Card bearing PAN , holding Aadhaar Card No. , Indian National and resident of H. No. E-75, Martinho Menezes Road, Comba, Margao, Goa and

Mr. Vaikunth S. Kirtani

Mrs. Meghana V. Kirtani

Mr. Rama D. Naik

Mr. Yogesh Y. Naik

Mr. Atul M. Virgincar

Mr. Eknath Kamat

- (d) **SHRI. JAI ATUL VIRGINKAR**, son of Shri. Atul Madhusudan Virginkar, aged 30 years, holding Income Tax Card bearing PAN [redacted], Aadhar Card No. [redacted], resident of H. No. E-75, Martinho Menezes Road, Comba, Margao, Goa,

All Indian Nationals and all hereinafter referred to as the "**CONSENTING PARTY**" (which expression shall unless repugnant to the context or the meaning thereof mean and include its legal representatives, successors-in-title, executors, administrators and assigns) of the **THIRD PART**.

**AND**

**MRS. LATA DINANATH NAIK**, w/o of late Shri. Dinanath Rama Naik, aged 79 years, Occupation housewife, holding Income Tax Card bearing PAN [redacted] Aadhar Card bearing No. 4212, Contact No. [redacted], resident of Bombi House, House No. E-74, Margao, Salcete, Goa, 403601, Indian National and hereinafter referred to as the "**CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include her heirs, legal representatives, successors, executors, administrators and assigns) of the **FOURTH PART**.

**WHEREAS**

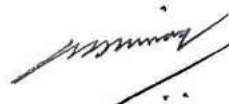
(A) The member no. 4 of the VENDORS is represented by her husband the member no. 3 of the VENDORS vide Power of Attorney dated 13/01/2024 executed before Notary Shri. Rajendra Raut Dessai under his Reg. No. 60729/2024 while the CONFIRMING PARTY is represented by her son the member no. 3 of the VENDORS Power of Attorney dated 13/01/2024 executed before Notary Shri. Rajendra Raut Dessai under his Reg. No. 60730/2024.



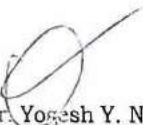
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat

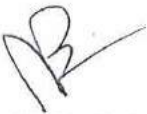
(B) The partner nos. (d) to (f) of the PURCHASER are represented in this deed by partner no. (c) of the PURCHASER vide following Power of Attorney:

- (i) Power of Attorney dated 28/07/2022, executed before Notary Mr. Satish Raiturkar under his Reg. No. 1804/2022 executed by member no. (d) of the PURCHASER,
- (ii) Power of Attorney dated 02/08/2022, executed before Notary Mr. S. M. Naqvi under his Sr. No. 386 executed by member no. (e) of the PURCHASER and
- (iii) Power of Attorney dated 16/02/2022 executed before Notary Mr. N. R. Gupta under his Reg. No. 173/2022, executed by member no. (f) of the PURCHASER.

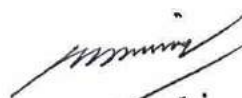
(C) The Partner no. (c) and (d) of the CONSENTING PARTY are represented by partner no. (b) of the CONSENTING PARTY by virtue of Power of Attorney dated 27/07/2015 executed before Notary Shri. Sachin Kolwalkar under his Reg. No. 961/2015 dated 29/07/2015.


(D) For the purpose of presentation and admission of this instrument before the Office of the Sub-Registrar, Salcete, the member no. 1 and 2 of the VENDORS herein are represented by their duly constituted attorney Mrs. REENA KATTISHETTI, daughter of Mr. Inacio Furtado, aged 45 years, Occupation Service, holding PAN i, Aadhar Card No.  
i, resident of House No. 222, behind Cine Prashant, Curchorem, Goa vide Power of Attorney dated 15/01/2024, duly registered in the office of the Sub-Registrar, Salcete.

(E) For the purpose of presentation and admission of this instrument before the Office of the Sub-Registrar, Salcete, the PURCHASER herein (M/s Supreme Realtors) and the CONSENTING PARTY herein (M/s. Sre

  
Mr. Vaikunth S. Kirtani

  
Mrs. Meghana V. Kirtani

  
Mr. Rama D. Naik

  
Mr. Ycgesh Y. Naik

  
Mr. Atul M. Virgincar

  
Mr. Eknath Kamat



Estates Development) are represented by their duly constituted attorney Mr. SANJAY BASWANT KADANGALE, son of Mr. Baswant Kadangale, aged 52 years, holding PAN \_\_\_\_\_, Aadhar Card No. \_\_\_\_\_,

resident of House No. 17, Zariwado, Davorlim, Salcete, Goa vide following Power of Attorneys:

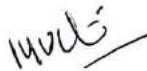
- (i) Special Power of Attorney dated 02/09/2010, duly registered in the office of the Sub-Registrar, Salcete at Reg. No. 35/2010 executed by Mr. Yogesh Naik, Mr. Atul Virgincar and Mr. Eknath Kamat (partners of Supreme Realtors)
- (ii) Special Power of Attorney dated 30/07/2007, duly registered in the office of the Sub-Registrar, Salcete at Reg. No. 22/2007 executed by Mr. Yogesh Naik (Partner of M/s. Sre Estates Development);
- (iii) Special Power of Attorney dated 08/09/2010 duly registered in the office of the Sub-Registrar, Salcete at Reg. No. 38/2010 executed by Mr. Atul Virgincar (Partner of M/s. Sre Estates Development);
- (iv) Power of Attorney dated 03/08/2015 duly registered in the office of the Sub-Registrar, Salcete at Reg. No. MGO-BK4-00062-2015 executed by Mr. Yash Atul Virgincar and Mr. Jai Atul Virgincar (Partners of M/s. Sre Estates Development);

The copies of all these instruments of power of attorneys are filed in the office of the Sub-Registrar, Salcete along with this deed.

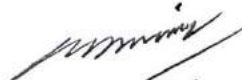
**AND WHEREAS** there exist a landed property denominated as "COLMORODA" situated in the ward of Colmorod of Navelim, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Description No. 43384 at folio 162 of Book No. B-112 New, enrolled in Taluka Revenue Office of Salcete under Matriz No. 322 and surveyed



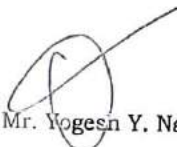
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat

under Chalta No. 43 of P. T. Sheet No. 281 of Margao City Survey within an area of 1,340.00 Sq. Meters.

This property is better described in the SCHEDULE herein later written and is hereinafter referred to as "SAID PROPERTY".

**AND WHEREAS** the SAID PROPERTY originally belonged to late Shri. Siurama Gonoxama Sinai Usgaoncar married to Smt. Hirabai Sinai Usgaoncar and in the name of former the SAID PROPERTY is inscribed as on 08/08/1956 under Inscription No. 50270 at folio 192v of Book G-60, he having purchased the same from its erstwhile owners Antonio Santana Largos Venancio Cloves da Costa and his wife Julia do Rosario Furtado of Assolna.

**AND WHEREAS** during the survey operations conducted in the State of Goa, the SAID PROPERTY came to be surveyed under Chalta No. 43 of P. T. Sheet No. 281 of Margao City Survey and the name of Shri. Shivram Ghanashyam Usgaonkar being English version of Portuguese name Shri. Siurama Gonoxama Usgaoncar came to be recorded in the survey records of the SAID PROPERTY.

**AND WHEREAS** said Shri. Siurama Gonoxama Sinai Usgaoncar alias Sivrama Sinai Usgaoncar alias Siurama Sinai Usgaoncar alias Shivram Sinai Usgaoncar expired on 23/02/1985, intestate, leaving behind him his widow cum moiety holder said Smt. Hirabai Sinai Usgaoncar and as his sole and universal heirs following three children:

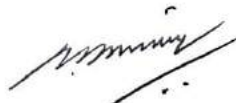
- (a) Shri. Maducar Siurama Sinai Usgaocar married to Smt. Monica Maducar Sinai Usgaocar;
- (b) Smt. Milan Siurama Sinai Usgaocar alias Shama Sudhanshu Sardessai married to Shri. Sudhanshu Sardessai; and



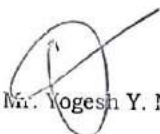
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat



- (c) Shri. Dipac Siurama Sinai Usgaocar married to Smt. Sandya Dipac Usgaoncar.

The above flow of heirship is so declared and witnessed vide Deed of Renunciation and Succession dated 12/10/2006, executed before Ex-Officio Notary Public, Bardez at pages 26 to 28v of Deeds Book No. 814.

**AND WHEREAS** vide Deed of Renunciation dated 05/06/1986, recorded in the office of the Ex-Officio Notary Public, Bardez at folio 26 to 27 of Deed Book No. 729, said Smt. Shama Sudhanshu Sardessai and her husband Shri. Sudhanshu Jaiwantram Sardessai, relinquished their illiquid and unascertained rights to the inheritance left behind by their father/father-in-law late Shri. Siurama Gonoxama Sinai Usgaoncar, in favour of other co-heirs.

**AND WHEREAS** in the year 1986 said Smt. Hirabai Sinai Usgaoncar, said Shri. Madhikar, his wife Smt. Manik Usgaonkar and said Shri. Dipac Usgaonkar (unmarried), decided to have partial partition of the properties left behind by late Shri. Siurama Gonoxama Sinai Usgaoncar said partition the SAID PROPERTY and in pursuance thereto vide Deed of Partial Partition dated 04/08/1986 duly registered in the office of the Sub-Registrar Salcete at Margao under Reg. No. 388 at pages 301 to 303 of Book No. I, Vol. No. 4 registered on 13/08/1986, executed between the aforementioned parties, the SAID PROPERTY came to be allotted to said Shri. Dipac Siurama Usgaonkar.

**AND WHEREAS** vide instrument styled as Deed of Nomination and Sale dated 30/04/1987, duly registered in the office of the Sub-Registrar, Salcete at Margao under Reg. No. 2127, at pages 197 to 209 of Book No. 1, Vol. No. 99 registered on 24/08/1989, M/s Sapana Real Estate, a partnership firm, purchased from said Dipac Siurama Usgaonkar alias



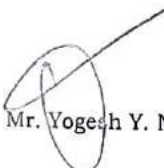
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat



Deepak Siurama Usgaonkar, the SAID PROPERTY and in pursuance thereto the name of Shivram Ghanashyam Usgaonkar was deleted and that of Sapana Real Estate came to be included.

**AND WHEREAS** vide Agreement for Sale dated 10/09/2003 duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 3075 at pages 563 to 572 of Book No. I, Vol. No. 1533 dated 22/09/2003, said M/s Sapana Real Estate agreed to sell the SAID PROPERTY unto M/s Chaitanya Enterprises.


**AND WHEREAS** at the application of said M/s Chaitanya Enterprises, the SAID PROPERTY was converted for residential use vide Conversion Sanad No. AC-II/SG/CONV-130/2004 dated 19/11/2004.

**AND WHEREAS** said M/s Sapana Real Estate formerly registered as partnership was converted into a Private Limited Company w.e.f. 28/11/2007 vide Corporate Identity No. U70200GA2007PTC005509 2007-2008 with name Nanu Estates Private Limited and since then said Nanu Estate Private Limited came to own and possess the SAID PROPERTY.

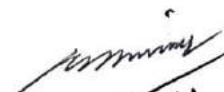
**AND WHEREAS** vide Deed of Sale dated 24/03/2008 duly registered in the office of the Sub-Registrar, Salcete under Reg. No. 2201, at pages 200 to 216, Book No. I, Volume No. 2936 registered on 22/04/2008, said Nanu Estates Private Limited with the consent of said M/s Chaitanya Enterprises, sold the SAID PROPERTY unto the member no. 1 and 3 of the VENDORS and since then the member no. 1 and 3 of the VENDORS along with their respective spouses have been in settled, peaceful, unobstructed possession of the SAID PROPERTY and have been accessing the Public Road from the SAID PROPERTY via 6.00 meters wide road touching the Southern Boundary of the SAID PROPERTY passing



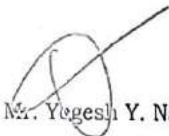
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat

through property under Chalta No. 13 (part) and 45 (part) of P. T. Sheet No. 293 of Margao City Survey as have been accessed and enjoyed openly, peacefully and as a matter of right by their predecessor in title for last several decades and in any case before the sub-division of the properties under Survey No. 13 and 45 of P. T. Sheet No. 45 of Margao City Survey. This 6.00 meters wide road passing through property under Chalta No. 13 (part) and 45 (part) of P. T. Sheet No. 293 of Margao City Survey, is hereinafter referred to as "Said Road".

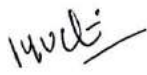
**AND WHEREAS** with intention to have the SAID PROPERTY developed by constructing residential building, the VENDORS herein obtained Development Permission dated 12/02/2010 under Ref. No. SGPDA/P/4970/2478/09-10 from South Goa Planning and Development Authority, which was subsequently extended vide Order dated 20/01/2014 under Ref. No. SGPDA/P/4970/5469/13-14 r/w Order dated 27/03/2014 under Ref. No. SGPDA/P/4970/5870/13-14 r/w Order dated 13/04/2015 under Ref. No. SGPDA/P/4970/67/15-16, however, the VENDORS did not process the Construction Licence.

**AND WHEREAS** the VENDORS, however, have now instead of developing the SAID PROPERTY on their own, decided to sell the SAID PROPERTY together with all rights and privileges under the above approvals and thus approached the PURCHASER offering to sell the SAID PROPERTY along with all things situated therein and made following express representations:

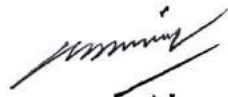
- i) they have clean, clear, marketable and subsisting title to sell, convey, assign or otherwise transfer the SAID PROPERTY;
- ii) the SAID PROPERTY or any part thereof is not subject to any lease rights or any other rights whatsoever from any other person/s whomsoever;



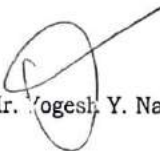
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat




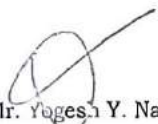
- iii) the SAID PROPERTY or any part thereof is not subject to any pending litigation and or attachments from any Court of Law or department or authority whomsoever;
- iv) they have not agreed, committed or contracted or entered into any agreement for sale, sale deed, M. O. U. or lease, license or any other Agreement or understanding, under whatsoever nomenclature, whether oral or in writing, with any third party or third parties in respect of the SAID PROPERTY or any part thereof;
- v) that they have not mortgaged the SAID PROPERTY or any part thereof to any bank or other financial institution or any other person nor there exists any charge or claim over the same;
- vi) that there are no liabilities outstanding in respect of the SAID PROPERTY or any part thereof;
- vii) that no other person/persons other then the VENDORS mentioned hereinabove are the owners or possessors of the SAID PROPERTY or any part thereof or have any right, claim or interest over the same or any part thereof and that they have absolute right to dispose and/or sell the SAID PROPERTY and/or deal with it in any manner whatsoever;
- viii) that there is no legal bar or impediment for this transaction and that the SAID PROPERTY is free from encroachments, encumbrances, liens and/or charges;
- ix) that neither 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, Statue, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law;





  
Mr. Vaikunth S. Kirtani

  
Mrs. Meghana V. Kirtani

  
Mr. Rama D. Naik

  
Mr. Yogesh Y. Naik

  
Mr. Atul M. Virgincar

  
Mr. Eknath Kamat



- x) that neither the SAID PROPERTY nor any part thereof is the subject matter of any civil suit, criminal complaints/case or any other action or proceeding in any court or forum;
- xi) that there does not exist any private or public access passing through the SAID PROPERTY or any part thereof;
- xii) that till date there does not exist any boundary dispute with any neighbours in respect of the SAID PROPERTY;
- xiii) that in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the SAID PROPERTY, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim of the third party/objectionist in the SAID PROPERTY from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with any third party;
- xiv) notwithstanding any act, omission, deed or thing done whatsoever or executed or knowingly suffered to the contrary, by the VENDORS or by any of their predecessors in title or any person claiming under or through the VENDORS, the VENDORS had at all material times heretofore and now have a good right, full power, absolute authority and indefeasible title to grant, sell, convey, transfer, assign and assure the SAID PROPERTY unto and to the use of the PURCHASER.



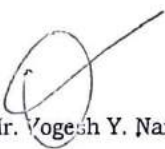
Mr. Vaikunth S. Kirtani



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Mr. Elknath Kamat

- xv) That the SAID PROPERTY falls under Settlement Zone and there are no restrictions or limitations on the development of the SAID PROPERTY;
- xvi) That the SAID PROPERTY accessible from the Said Road touching the Southern boundary of the SAID PROPERTY, which road has been used by the VENDORS and or their predecessor in title for last several decades openly, peacefully, to the knowledge of all concerned, without any obstructions and as a matter of right and has been so acknowledged by the owner of the property under Chalta No. 13 (part) and 45(part) of P. T. Sheet No. 293 of Margao City Survey being the CONFIRMING PARTY vide Declaration Cum No Objection Certificate dated 27/11/2023 executed by her before Notary Shri. Sachin Kholkar under his Reg. No. 1692/2023;
- xvii) That they wish to sell the SAID PROPERTY and assign all their rights to the Said Road and in the approvals obtained, for a total consideration of Rs. 3,25,25,000/- (Rupees Three Crores Twenty Five Lakhs Twenty Five Thousand Only) which is its fair market value and requested to pay the same partly in money and partly in kind in the manner as detailed herein later.

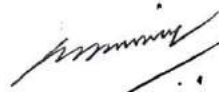
**AND WHEREAS** the CONFIRMING PARTY joins this deed, thereby confirming the correctness of the contents of Declaration Cum No Objection Certificate dated 27/11/2023 (Annexure C) and acknowledging that the Said Road has been currently used to access the SAID PROPERTY by the VENDORS and prior to them was used by their predecessors in title for last several decades and communicates no objection to the PURCHASER and or its successors in title/interest and or its nominee/s to ingress or egress the SAID PROPERTY from the Said



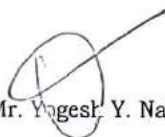
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



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Road, to develop the SAID PROPERTY showing the Said Road as its access to Public Road and to use the same for ever.

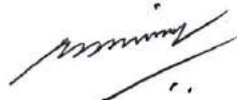
**AND WHEREAS** relying on the representations of the VENDORS and of the CONFIRMING PARTY as aforesaid and after scrutinizing the title of the VENDORS and being satisfied that the VENDORS have clear, legal and marketable title to the SAID PROPERTY, the PURCHASER agreed to purchase the SAID PROPERTY, for the aforesaid consideration of Rs. 3,25,25,000/- (Rupees Three Crores Twenty Five Lakhs Twenty Five Thousand Only) and agreed to pay the same as requested by the VENDORS, thereby proposing to pay a sum of Rs. 1,53,00,000/- (Rupees One Crore Fifty Three Lakhs Only) in terms of money while pay the balance consideration of Rs. 1,72,25,000/- (Rupees One Crore Seventy Two Lakhs Twenty Five Thousand Only) by allotting three residential premises being Flat No. E-503 admeasuring 104.34 Sq. Meters of Super Built up Area located on the fifth floor of the Building Block E, Flat No. E-703 admeasuring 104.34 Sq. Meters of Super Built up Area located on the seventh floor of the Building Block E and Flat No. F-706 admeasuring 106.52 Sq. Meters of Super Built up Area located on the seventh floor of the Building Block F, all three in the complex known as 'Supreme Colmorod County' in the project named "Supreme Colmorod County" of the CONSENTING PARTY constructed in the property Surveyed under Chalta nos.12 (part), 13 (part), 14, 15 and 16 of P.T. Sheet No. 299 of Margao City Survey along with corresponding undivided share in the land, assuring with concurrence of the CONSENTING PARTY similar identical assurance of good title and free of liens, encumbrances and claims in respect of the consideration in kind which the PURCHASER are providing for which a separate Agreement is simultaneously executed between the parties.



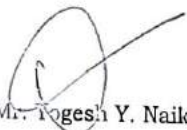
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



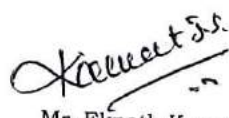
Mr. Rama D. Naik



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These three premises taken together are collectively hereinafter referred to as "SAID PREMISES".

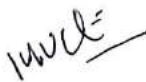
**AND WHEREAS** for legal due diligence the VENDORS demanded for title documents in respect of the Said Premises and the land on which the complex Supreme Colmorod County is constructed as also physical inspection of the Said Premises, in pursuance to which all the documents including approved plans, Completion Certificate, Occupancy Certificate etc. were furnished unto the VENDORS as also physical inspection was provided and being satisfied with the title of the CONSENTING PARTY to the SAID PREMISES and its corresponding undivided share in the land and after physical site inspection being satisfied that the SAID PREMSIES have been constructed as approved and satisfied with the quality and workmanship thereof, the VENDORS agreed to accept the SAID PREMSIES as in kind consideration in respect of the sale of the SAID PROPERTY.

**AND WHEREAS** at the request of the PURCHASER and in pursuance to the mutual understanding arrived at, as regards the adjustment of cost of SAID PREMISES, between the PURCHASER and CONSENTING PARTY inter-se, the CONSENTING PARTY has agreed to convey the possession of the SAID PREMISES at the time of execution of this deed while the title of the SAID PREMISES and its corresponding undivided share in the land unto the VENDORS and or their nominee/s as and when requested, without any demand for any amount from the VENDORS, except as otherwise agreed in this deed and or agreement in respect of the Said Premises executed separately.

**AND WHEREAS** as the PURCHASER is purchasing the SAID PROPERTY with intent to develop the same by constructing multi-dwelling units,



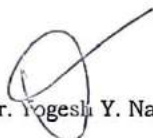
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



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with the consent of the VENDORS and confirmation of the access via Said Road by the CONFIRMING PARTY, the PURCHASER at its own cost and expense have obtained Development Permission dated 04/01/2024 under Ref. No. SGPDA/P/4970/1454/23-24 from South Goa Planning and Development Authority in respect of the SAID PROPERTY.

**AND WHEREAS** in furtherance to the understanding, covenants, representations, guarantee as aforesaid by the parties hereto, it is now decided to have the title and possession of the SAID PROPERTY transferred unto the PURCHASER and thus the VENDORS execute the present deed thereby transferring the right, title, interest and possession of the SAID PROPERTY unto the PURCHASER and the CONSENTING and the CONFIRMING PARTY join this deed, assuring and guaranteeing the performance of their respective representations and obligations as detailed out in this deed.

**NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:**

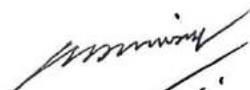
1. That in pursuance to the said understanding and in consideration of Rs. 3,25,25,000/- (Rupees Three Crores Twenty Five Lakhs Twenty Five Thousand Only) paid by the PURCHASER unto the VENDORS in the manner detailed out in clause 2 below; the VENDORS hereby against the said consideration, hereby conclusively grant, convey, sell, transfer, assign and assure by way of absolute sale unto the PURCHASER, the SAID PROPERTY admeasuring 1340.00 Sq. metres (One Three Four Zero decimal double Zero) more particularly described in the Schedule hereunder written and identified in the PLAN at Annexure A attached hereto, along with all trees, drains, ways, paths, plants, everything embedded in earth of the Said Property, liberties, privileges, easements, profits, advantages and appurtenances whatsoever to the SAID PROPERTY and/or every part thereof and all estate right, title, interest,



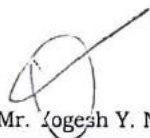
Mr. Vaikunth S. Kirtani



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use, inheritance, possession, easement, benefit, claims, and demand whatsoever at law of or upon the VENDORS into, out of or upon the SAID PROPERTY and/or every part thereof as also transfer and assign all their rights in the development permission obtained in respect of the SAID PROPERTY, TO HAVE AND TO HOLD all and singular the SAID PROPERTY hereby granted, released, conveyed and intended and assured or expressed so to be with every rights and appurtenances unto and to the use and benefit of the PURCHASER forever.

2. The said sum of Rs. 3,25,25,000/- (Rupees Three Crores Twenty Five Lakhs Twenty Five Thousand Only) is paid by the PURCHASER unto the VENDORS in the following manner:


(A) a sum of Rs. 1,53,00,000/- (Rupees One Crore Fifty Three Lakhs Only) in the following manner, as mutually agreed to between the VENDORS inter-se and as requested for by the VENDORS:

(I) a sum of Rs. 70,50,000/- (Rupees Seventy Lakhs Fifty Thousand Only) paid to the member nos. 1 and 2 of the VENDORS in the following manner:

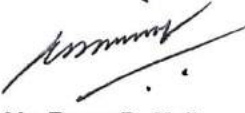
(a) a sum of Rs. 68,95,975/- (Rupees Sixty Eight Lakhs Ninety Five Thousand Nine Hundred and Seventy Five Only) paid via RTGS bearing UTR No. NKGSH24016632159

(b) a sum of Rs. 70,500/- (Rupees Seventy Thousand Five Hundred Only) deducted as and by way of Tax at Source from the share of monetary sale consideration of the member nos. 1 and 2 of the VENDORS and paid on their behalf by the PURCHASER;


(c) a sum of Rs. 83,525/- (Rupees Eighty Three Thousand Five Hundred and Twenty Five Only) deducted as and


  
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by way of Tax at Source from the share of sale consideration in Kind of the member nos. 1 and 2 of the VENDORS and paid on their behalf by the PURCHASER;

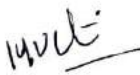
(II) a sum of Rs. 82,50,000/- (Rupees Eighty Two Lakhs Fifty Thousand Only) paid to the member nos. 3 and 4 of the VENDORS in the following manner:

- (a) a sum of Rs. 80,78,775/- (Rupees Eighty Lakhs Seventy Eight Thousand Seven Hundred and Seventy Five Only) paid via RTGS bearing UTR No NKGSH24016632412;
- (b) a sum of Rs. 82,500/- (Rupees Eighty Two Thousand Five Hundred Only) deducted as and by way of Tax at Source from the share of monetary sale consideration of the member nos. 3 and 4 of the VENDORS and paid on their behalf by the PURCHASER;
- (c) a sum of Rs. 88,725/- (Rupees Eighty Eight Thousand Seven Hundred and Twenty Five Only) deducted as and by way of Tax at Source from the share of sale consideration in Kind of the member nos. 1 and 2 of the VENDORS and paid on their behalf by the PURCHASER;

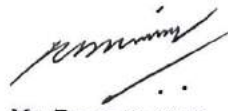
(B) a sum of Rs. 1,72,25,000/- (Rupees One Crore Seventy Two Lakhs Twenty Five Thousand Only) paid by adjusting the cost of and by allotting three residential premises equivalent to the value of Rs. 1,72,25,000/-, which premises, at the request of the VENDORS,



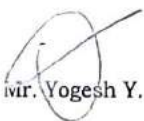
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar





Mr. Eknath Kamat

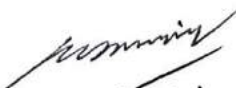
have been allotted in the following manner, as requested for by the VENDORS :

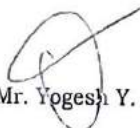
- (i) Flat No. E-703 admeasuring 104.34 Sq. Meters of Super Built up Area located on the seventh floor of the Building Block E along with corresponding undivided share in the land and its corresponding Parking Slot No. EP-44 allotted to the member nos. 1 and 2 of the VENDORS equivalent to the value of Rs. 55,30,000/-;
- (ii) Flat No. E-503 admeasuring 104.34 Sq. Meters of Super Built up Area located on the fifth floor of the Building Block E along with corresponding undivided share in the land and its corresponding Parking Slot No. FP-36 allotted to the member nos. 3 and 4 of the VENDORS equivalent to the value of Rs. 60,50,000/-; The value of the Flat No. E-503 is higher than the value of the Flat No. E-703 and F-706 due to differential in floors;
- (iii) Flat No. F-706 admeasuring 106.52 Sq. Meters of Super Built up Area located on the seventh floor of the Building Block F along with corresponding undivided share in the land and its corresponding Parking Slot No. FP-53 which is an open covered parking near the swimming pool allotted jointly to all the members of the VENDORS equivalent to the value of Rs. 56,45,000/-, all three in the complex known as 'Supreme Colmored County' constructed in land Surveyed under Chalta nos.12 (part), 13 (part), 14, 15 and 16 of P.T. Sheet No. 299 of Margao City Survey.


The above three premises along with their corresponding Parking Slots are identified in the PLAN at Annexure B annexed hereto.


  
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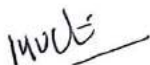
3. The VENDORS have today at the time of execution of this deed delivered exclusive, vacant, lawful and peaceful possession of the "SAID PROPERTY" unto the PURCHASER and the PURCHASER has taken actual and physical possession of the same and shall henceforth be entitled to possess and use the same as the absolute owner thereof and in the manner it wishes to. Likewise, the CONSENTING PARTY at the request of the PURCHASER have handed over the vacant possession of the Flat No. E-503 to the member nos. 3 and 4 of the VENDORS and shall be owned by them exclusively, of the Flat No. E-703 to the member nos. 1 and 2 of the VENDORS and shall be owned by them exclusively and of the Flat No. F-706 to all the members of the VENDORS and shall be owned by them jointly.

4. The VENDORS hereby declare that they have absolute right and title to convey the SAID PROPERTY to the PURCHASER and that it shall be lawful for the PURCHASER from time to time and at all-times hereafter peaceably and quietly to hold and enjoy the SAID PROPERTY hereby granted with their appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said VENDORS and/or any persons from/under them and to use the same for any residential and or commercial purpose.

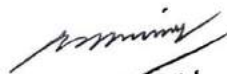
5. The VENDORS covenant with the PURCHASER that they and all persons claiming through or under them shall and will from time to time, at their own cost and expense, at the request of the PURCHASER and or its successor/s in title and or nominee/s shall do and execute or cause to be done and execute all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY unto the PURCHASER and or its successor/s in title



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and or nominee/s and placing them in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required, including execution and registration of any rectification, ratification, confirmation, addendum etc.

The VENDORS and the CONSENTING PARTY further convent that all the representations and declarations made by them unto the PURCHASER and detailed out in the recital clause of this deed, be deemed to have been specifically incorporated herein for all legal purpose and not repeated to avoid duplicity.

6. The VENDORS hereby declare that they have not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby they are prevented from selling the SAID PROPERTY in the manner aforesaid and hereinafter. While the CONFIRMING PARTY hereby declares that she is the exclusive owner of the property through which the Said Road passes through and that she has not done, omitted or knowingly or willingly suffered or been party or privy to any act, deed or things whereby she is prevented to make and accord the declaration made by her in the Declaration cum No Objection Certificate dated 27/11/2023 and the declaration and representation as made in this deed.

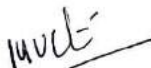
7. That all taxes if any such as land tax etc. or otherwise in regard to the SAID PROPERTY shall be borne and paid by the VENDORS upto the date of registration of this sale deed and thereafter by the PURCHASER.

8. From today, the PURCHASER become the absolute owner of the SAID PROPERTY and everything standing therein.

9. The parties hereby declare that they are aware of notification bearing no. RD/LND/LCR/318/77 dated 21/08/1978 and Circular No.



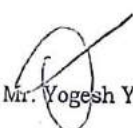
Mr. Vaikunth S. Kirtani



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16/04/2011-RD dated 06/06/2011 issued by the Government of Goa and hereby declare that they does not belong to the Schedule Castes or Schedule Tribes category.

10. That in case at any time in future, if any objection is raised to the present sale or the present sale is challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode or in violation of any law, policy or circular of State or Central Government, or for any objection by any party for any reason whatsoever or where any objection to the use of the Said Road is raised by any person whomsoever or the use of the Said Road is blocked, the VENDORS, shall be fully liable and responsible to settle any such share, right, interest, claim, objection of the third party from the consideration determined herein and the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party or shall not be responsible to indemnify the VENDORS for any such settlement made by them with the third party.

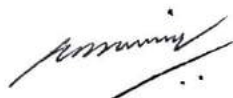
11. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY and or where for reasons of any prohibition or restrictions or limitations, the SAID PROPERTY or part thereof cannot be used for development and or in case any of the representations and or covenants made by the VENDORS to the PURCHASER and as detailed out in the recital part of this deed are false. Further, the VENDORS hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the



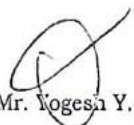
Mr. Vaikunth S. Kirtani



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Mr. Yogesh Y. Naik



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PURCHASER by any third party or against the VENDORS and in which the PURCHASER is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

12. The VENDORS hereby authorize the PURCHASER to get transferred in its name the "SAID PROPERTY", purchased by it by the present deed and the VENDORS specifically give No Objection for carrying out mutation by deleting the names of member no. 1 and 3 of the VENDORS and by including the name of the PURCHASER in survey records of the Chalta No. 43 of P. T. Sheet No. 281 of Margao City Survey and further hereby waives any notice that may be required to be addressed to them under any law in force.

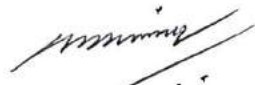
13. With the transfer of the SAID PROPERTY, the rights under the Conversion Sanad from Office of the Collector, South Goa District, Margao under No. AC-II/SG/CONV-130/2004 dated 19/11/2004; Development Permission dated 12/02/2010 under Ref. No. SGPDA/P/4970/2478/09-10 from South Goa Planning and Development Authority, extension orders dated 20/01/2014 under Ref. No. SGPDA/P/4970/5469/13-14, Order dated 27/03/2014 under Ref. No. SGPDA/P/4970/5870/13-14, Order dated 13/04/2015 under Ref. No. SGPDA/P/4970/67/15-16 and Development Permission dated 04/01/2024 under Ref. No. SGPDA/P/4970/1454/23-24 from South Goa Planning and Development Authority also stands transferred and assigned unto the PURCHASER and the PURCHASER shall be at liberty to continue the development of the SAID PROPERTY on the basis of the Said Approval/s and or to have the same renewed or revised or deal with the same in the manner it deems fit and proper and the VENDORS hereby communicate no objection for transferring the Said Approval/s in the name of the PURCHASER or any person of its choice.



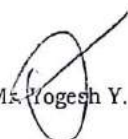
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



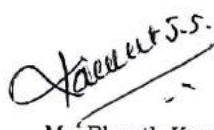
Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat

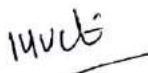


14. It is clearly agreed between the parties hereto, that with the execution and registration of this deed, the title and possession of the SAID PROPERTY has been conclusively transferred to the PURCHASER and the VENDORS cease to have any title, interest, right or claim over the SAID PROPERTY and further that the understanding of parties to adjust the part consideration in kind and or pending the transfer of title of kind consideration, shall have no influence and or restriction on the title, possession, enjoyment and occupation of the PURCHASER to the SAID PROPERTY and to the construction that shall be raised therein and the PURCHASER are at liberty to deal with the same in the manner they deems fit and proper as absolute owner thereof including creating third party right, title and or interest in the SAID PROPERTY and no consent ever of the VENDORS, CONSENTING PARTY and or CONFIRMING PARTY shall be required to be obtained for any reason whatsoever. The VENDORS rights continuing from this deed shall be limited only to the premises as detailed out in clause 2 above.

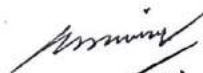
15. The PURCHASER and the CONSENTING PARTY hereby communicate no objection to the VENDORS to deal with their respective premises and or joint SAID PREMISES in the manner they wish, subject to the rules and regulations of the society at Supreme Colmorod County and may enter into third party commitments in respect of the SAID PREMSIES without the consent of the PURCHASER and or CONSENTING PARTY. The PURCHASER and or CONSENTING PARTY, undertake to execute any instrument/s under whatsoever nomenclature, in respect of the Said Premises and its corresponding undivided share in the land, with any third party whomsoever as may be called upon and as and when called upon by the VENDORS and undertake to remain present in the office of the Sub-Registrar, Salcete for registration of any such executed documents, without any demand for monies under whatsoever



Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani




Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat

nomenclature, except as agreed in this deed. In furtherance to the understanding arrived at, the VENDORS, PURCHASER and the CONSENTING PARTY have executed separate agreement in respect of the Said Premises, which agreement shall govern the contractual relation between the VENDORS, PURCHASER and the CONSENTING PARTY as regards the SAID PREMISES. However, notwithstanding the same, any breach of terms, conditions, obligations of the said agreement shall have no influence on the transfer effected via present deed.

16. The PURCHASER hereafter shall alone be responsible with any third party that the PURCHASER may transact with in respect of all such development and or construction in or upon the SAID PROPERTY.

17. For the purpose of stamp duty the value of the Said Property hereby sold is Rs. 3,25,25,000/- (Rupees Three Crores Twenty Five Lakhs Twenty Five Thousand Only) which is the fair market value and accordingly the stamp duty of Rs. 16,26,250/- rounded to 16,26,500/- is paid herewith.

#### **SCHEDULE (OF THE SAID PROPERTY)**

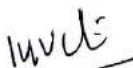
ALL THAT landed property denominated as "COLMORODA" situated in the ward of Colmorod of Navelim, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Description No. 43384 at folio 162 of Book No. B-112 New, enrolled in Taluka Revenue Office of Salcete under Matriz No. 322 and surveyed under Chalta No. 43 of P. T. Sheet No. 281 of Margao City Survey within an area of 1,340.00 Sq. Meters and bounded as under:

#### Boundaries as per Survey Record

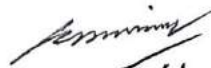
East : by the property under Chalta No. 45 of P. T. Sheet No. 293 of



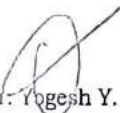
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Eknath Kamat



City Survey of Margao;

West : by the property under Chalta No. 4 of P. T. Sheet No. 293 of City Survey of Margao;

North: by the properties under Chalta No. 29, 34 and 41 of P. T. Sheet No. 281 of City Survey of Margao; and

South: by the properties under Chalta No. 4 and 45 of P. T. Sheet No. 293 of City Survey of Margao.

Boundaries as at Loco

East : by the property under Chalta No. 45 of P. T. Sheet No. 293 of City Survey of Margao;

West : by the property under Chalta No. 4 of P. T. Sheet No. 293 of City Survey of Margao;

North: by the properties under Chalta No. 29, 34 and 41 of P. T. Sheet No. 281 of City Survey of Margao; and

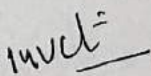
South: by the properties under Chalta No. 4, 45 of P. T. Sheet No. 293 of City Survey of Margao and by 6.00 meters wide road (Said Road).

The SAID PROPERTY is better identified in the Survey Plan at PLAN at Annexure A annexed hereto while the SAID PROPERTY with the Said Road is identified in the PLAN at Annexure A1 and the same forms integral part of this deed.

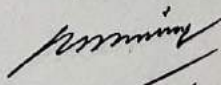
**IN WITNESS WHEREOF** this Deed is made on the day, month and the year first above mentioned and the parties hereto have set and affixed their respective photographs and signatures in the presence of Witnesses.



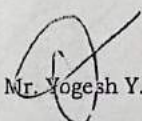
Mr. Vaikunth S. Kirtani



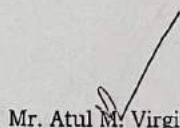
Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar



Mr. Elmath Kamat



**SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED VENDORS & CONFIRMING PARTY:**

**SHRI. VAIKUNTH SHRIKRISHNA KIRTANI** alias **NILESH SHRIKRISHNA KIRTANI** alias **VAIKUNTH** alias **NILESH S. KIRTANI**






The member no. 1 of the VENDORS

the party of the First part






in the presence of.....

*R. Kirtani*



				
Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF **SHRI. VAIKUNTH SHRIKRISHNA KIRTANI** alias **NILESH SHRIKRISHNA KIRTANI** alias **VAIKUNTH** alias **NILESH S. KIRTANI**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **SHRI. VAIKUNTH SHRIKRISHNA KIRTANI** alias **NILESH SHRIKRISHNA KIRTANI** alias **VAIKUNTH** alias **NILESH S. KIRTANI**

*Mr. Vaikunth S. Kirtani*

Mr. Vaikunth S. Kirtani

*Mrs. Meghana V. Kirtani*

Mrs. Meghana V. Kirtani

*Mr. Rama D. Naik*

Mr. Rama D. Naik

*Mr. Yogesh Y. Naik*

Mr. Yogesh Y. Naik

*Mr. Atul M. Virgincar*

Mr. Atul M. Virgincar

*Mr. Eknath Kamat*

Mr. Eknath Kamat

**SMT. MEGHANA VAIKUNTH KIRTANI**

The member no. 2 of the VENDORS  
the party of the First part  
in the presence of.....

*Mud*

*Mud*



Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSIONS OF **SMT. MEGHANA VAIKUNTH KIRTANI**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSIONS OF **SMT. MEGHANA VAIKUNTH KIRTANI**

*[Signature]*

Mr. Vaikunth S. Kirtani

*Mud*

Mrs. Meghana V. Kirtani

*[Signature]*

Mr. Rama D. Naik

*[Signature]*

Mr. Yogesh Y. Naik

*[Signature]*

Mr. Atul M. Virgincar

*[Signature]*






Mr. Eknath Kamat








**SHRI. RAMA DINANATH NAIK** alias **RAJIV DINANATH NAIK**

For self as member no. 3 of the VENDORS and  
as attorney of member no. 4 of the VENDORS &  
of the CONFIRMING PARTY  
the party of the First Part & Fourth Part  
in the presence of.....



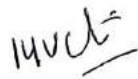
				
Little finger	Ring finger	Middle finger	Index finger	Thumb


LEFT HAND FINGER PRINT IMPRESSIONS OF **SHRI. RAMA DINANATH NAIK** alias **RAJIV DINANATH NAIK**

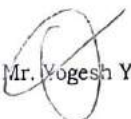
				
Thumb	Index finger	Middle finger	Ring finger	Little finger


RIGHT HAND FINGER PRINT IMPRESSIONS OF **SHRI. RAMA DINANATH NAIK** alias **RAJIV DINANATH NAIK**


  
Mr. Vaikunth S. Kirtani

  
Mrs. Meghana V. Kirtani

  
Mr. Rama D. Naik

  
Mr. Yogesh Y. Naik

  
Mr. Atul M. Virgincar






  
Mr. Eknath Kamat

**SIGNED, SEALED AND DELIVERED BY THE WITHIN NAMED  
PURCHASERS & CONSENTING PARTY:**






**SHRI. YOGESH YESHWANT NAIK**

as a partner no. (a) of the PURCHASER &  
as partner no. (a) of the CONSENTING PARTY  
the party of the Second part & Third part  
in the presence of.....



				
Little finger	Ring finger	Middle finger	Index finger	Thumb


LEFT HAND FINGER PRINT IMPRESSION OF **SHRI. YOGESH  
YESHWANT NAIK**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

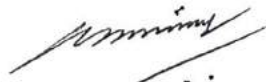
RIGHT HAND FINGER PRINT IMPRESSION OF **SHRI. YOGESH  
YESHWANT NAIK**



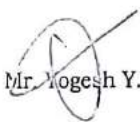
Mr. Vaikunth S. Kirtani



Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virgincar








Mr. Eknath Kamat






**SHRI. ATUL MADUSUDAN VIRGINCAR alias  
ATUL MADHUSUDAN VIRGINKAR**

For self as partner no. (b) of the PURCHASERS and  
as partner no. (b) of the CONSENTING PARTY  
and as attorney of partner no. (c) & (d)  
of the CONSENTING PARTY  
the party of the Second Part and Third part  
in the presence of.....



				
Little finger	Ring finger	Middle finger	Index finger	Thumb


LEFT HAND FINGER PRINT IMPRESSION OF **SHRI. ATUL MADUSUDAN VIRGINCAR alias ATUL MADHUSUDAN VIRGINKAR**

				
Thumb	Index finger	Middle finger	Ring finger	Little finger

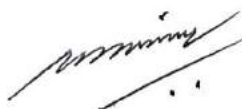
RIGHT HAND FINGER PRINT IMPRESSION OF **SHRI. ATUL MADUSUDAN VIRGINCAR alias ATUL MADHUSUDAN VIRGINKAR**



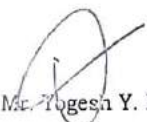
Mr. Vaikunth S. Kirtani



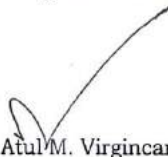
Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



Mr. Atul M. Virginkar



Mr. Eknath Kamat



**SHRI. EKNATH alias JAGANNATH KAMAT**

For self as partner no. (c) of the PURCHASERS  
and as attorney of partner no. (d) to (f)  
of the PURCHASERS  
the party of the Second Part  
in the presence of.....

*Kaunat J.S.*



*et J.S.*

Little finger	Ring finger	Middle finger	Index finger	Thumb

LEFT HAND FINGER PRINT IMPRESSION OF **SHRI. EKNATH alias JAGANNATH KAMAT**

Thumb	Index finger	Middle finger	Ring finger	Little finger

RIGHT HAND FINGER PRINT IMPRESSION OF **SHRI. EKNATH alias JAGANNATH KAMAT**

*VB*

Mr. Vaikunth S. Kirtani

*Meghana V.*

Mrs. Meghana V. Kirtani

*Rama D.*

Mr. Rama D. Naik

*Yogesh Y.*

Mr. Yogesh Y. Naik


*Atul M.*


Mr. Atul M. Virgincar

*Kaunat J.S.*

Mr. Eknath Kamat

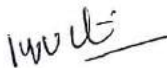
## Witnesses:

1. Name : Sahil S. Kadangale  
 Father's Name : Sanjay Kadangale  
 Address : H. No 17 Davorlim Zariwado Salcete Goa  
 Signature : 

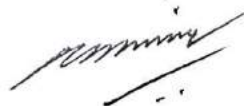
2. Name : Gaurish M. Kudchadkar  
 Father's Name : Mahesh Kudchadkar  
 Address : Fatorda Margao, Goa.  
 Signature : 



Mr. Vaikunth S. Kirtani



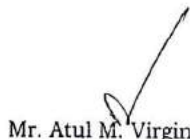
Mrs. Meghana V. Kirtani



Mr. Rama D. Naik



Mr. Yogesh Y. Naik



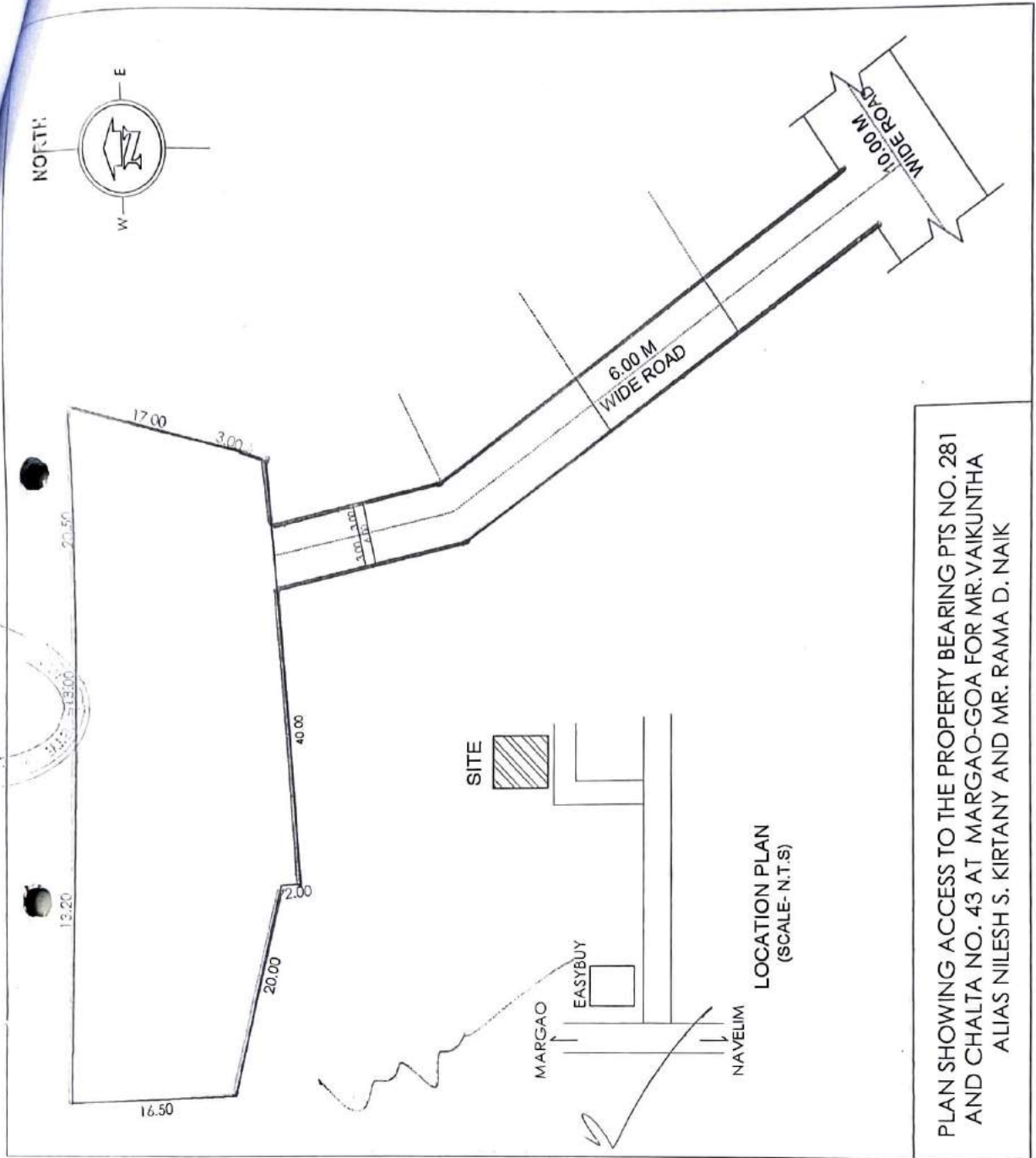
Mr. Atul M. Virgincar



Mr. Eknath Kamat



Annexure A1



PLAN SHOWING ACCESS TO THE PROPERTY BEARING PTS NO. 281  
AND CHALTA NO. 43 AT MARGAO-GOIA FOR MR. VAIKUNTHA  
ALIAS NILESH S. KIRTANY AND MR. RAMA D. NAIK

Ramesh Nair Surveyor Surveyor Surveyor



ANNEXURE A

## GOVERNMENT OF GOA

Directorate of Settlement and Land Records  
Office of The Inspector Of Survey & Land Records  
Margao - Goa

Plan showing plots situated at

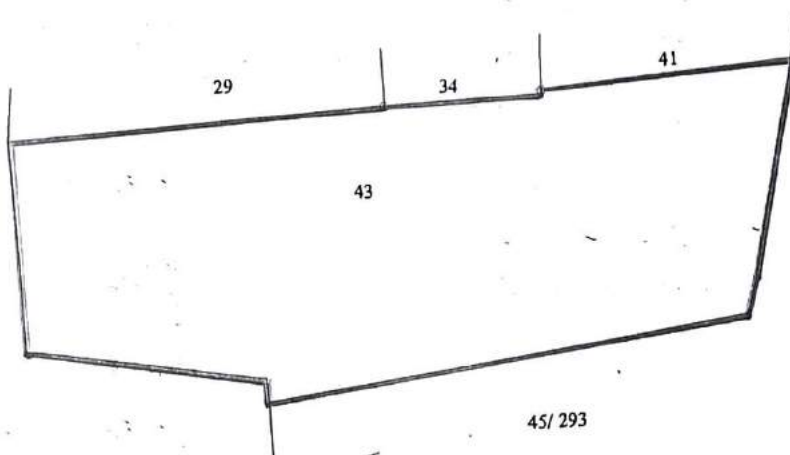
Margao City

P.T.Sheet No.281 / Chalta No. 43

Scale 1:500



*Plausaldes*  
*10/9/04*  
Inspector of Surveys and Land  
Records  
(City Survey)  
Margao - Goa



*Rubem*

*10000*

*Xaverius*

Computer Generated On 09/09/2004

Compared By :-

*A.C. Fernandes*



GOVERNMENT OF G.O.A.  
OFFICE OF THE INSPECTOR OF REVENUE AND LAND  
MARGAO CITY - SHANES, MARAGAO

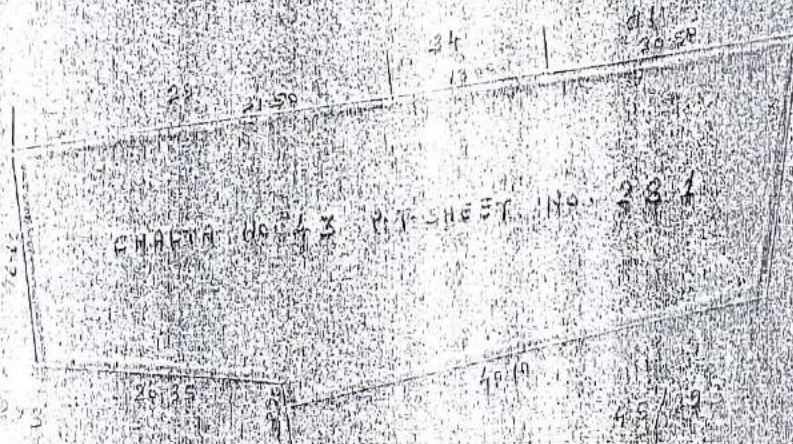
PLAN

OF THE LAND BEARING CHARTA NO. 43 OF P.T.  
SHEET NO. 281 OF MARGAO CITY, APPLIED BY  
M. SARANA KHAL ESTIMES FOR CONVERSION  
USE OF LAND FROM AGRICULTURAL TO  
AGRICULTURAL PURPOSE VIDEO NO.

1/56/CANV/130/2004 DATED 27/05/2004  
IN ADDITIONAL COLLECTOR II SOUTH COAST  
DISTRICT - MARGAO GOA

SCALE - 1:500

AREA APPLIED FOR CONVERSION - 1240



*[Signature]*  
M. SARANA KHAL

APPROVED & PROCESSED BY

*[Signature]*  
INSPECTOR

OFFICE OF THE INSPECTOR OF REVENUE AND LAND  
MARGAO CITY - SHANES, MARAGAO

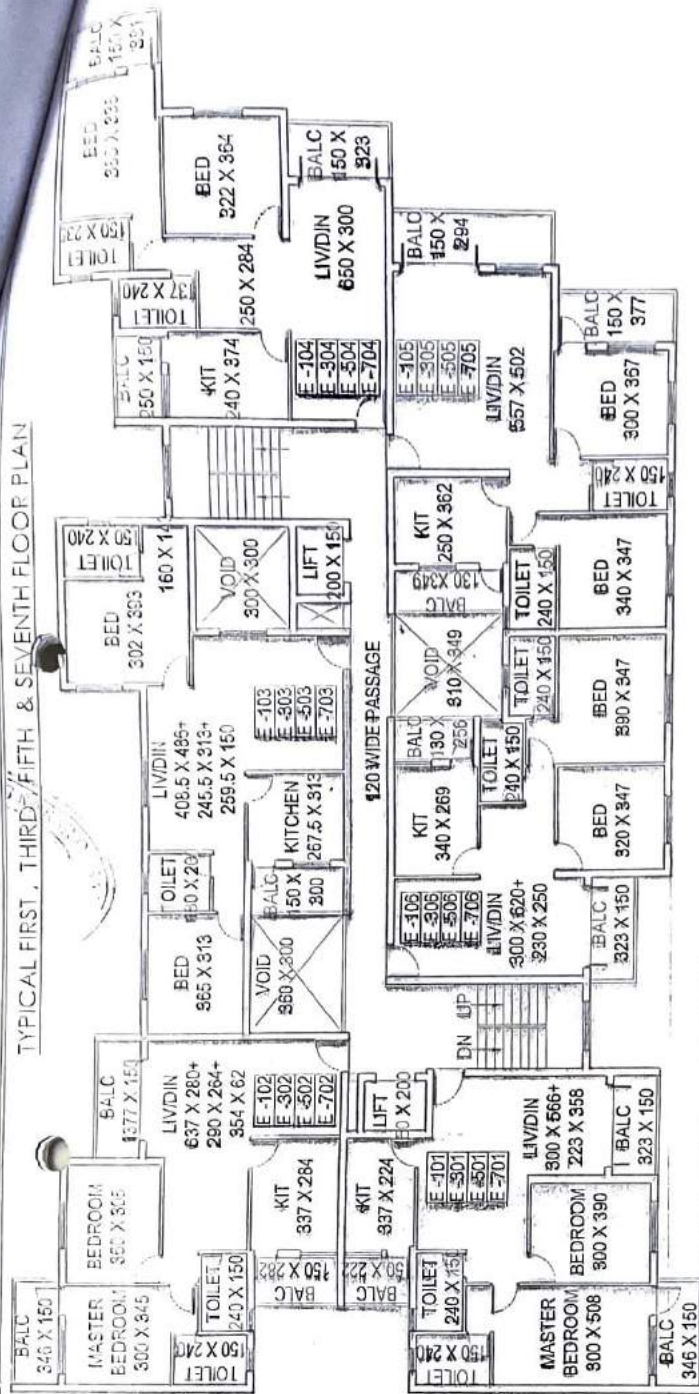
13

13

FILE NO. 2/13/MARGAO/CANV/130/2004



TYPICAL FIRST, THIRD, FIFTH & SEVENTH FLOOR PLAN



FIRST, THIRD, FIFTH & SEVENTH FLOOR AREAS

FLAT NO.	FLOOR	AREA (M <sup>2</sup> )	BALCONY AREA (M <sup>2</sup> )	TERRACE AREA (M <sup>2</sup> )	S.B.U. AREA (M <sup>2</sup> )
E-101	E-301	74.82	13.37	-	106.18
E-102	E-302	73.61	15.08	-	105.77
E-103	E-303	77.21	14.84	-	104.34
E-104	E-304	74.10	14.15	-	106.18
E-105	E-305	77.60	14.90	-	112.16
E-106	E-306	71.20	10.47	-	97.54

BUILDING - 'E'

PROPOSED 'SUPREME COLMOROD COUNTY'  
FOR M/S SRE ESTATES DEVELOPMENT  
AT COLMOROD-MARGAO - GOA  
ON CHALTA NO. 13 OF P.T. SHEET NO. 299.

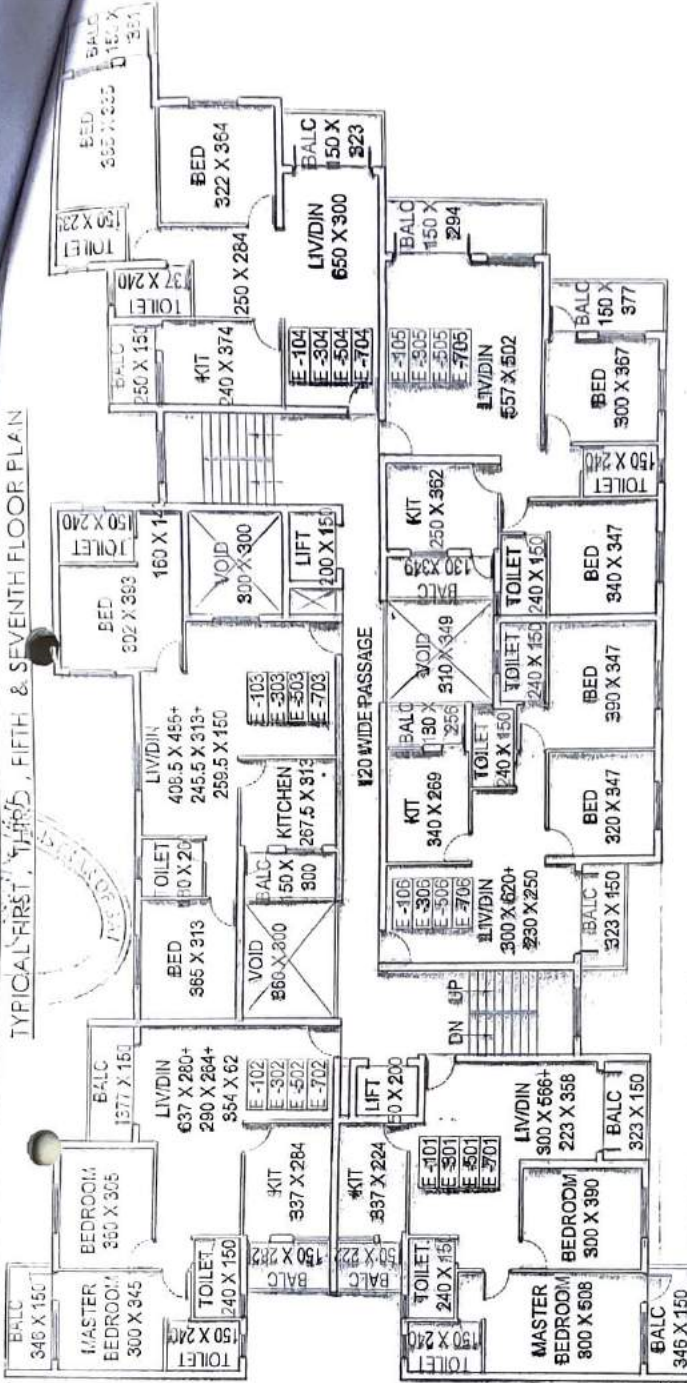
RAJEEV M. SUKHTHANKER  
F-1, FIRST FLOOR, FATIMA CHAMBERS,  
NEAR LATINA CONVENT,  
MARGAO GOA  
PIN - 557 110, 213581  
E-MAIL - [rajeevmsukhtanker@gmail.com](mailto:rajeevmsukhtanker@gmail.com)



*Handwritten signatures and notes:*  
R. Inchi  
Kamath 55



TYPICAL FIRST, THIRD, FIFTH & SEVENTH FLOOR PLAN



FIRST, THIRD, FIFTH & SEVENTH FLOOR AREAS

FLAT NO.	FLOOR (M <sup>2</sup> )	CARPET AREA (M <sup>2</sup> )	BALCONY AREA (M <sup>2</sup> )	TERRACE AREA (M <sup>2</sup> )	S.B.U. AREA (M <sup>2</sup> )
E-101 E-301 E-501 E-701	74.82	13.97	-	-	106.18
E-102 E-302 E-502 E-702	73.61	15.08	-	-	105.77
E-103 E-303 E-503 E-703	77.21	04.84	-	-	104.34
E-104 E-304 E-504 E-704	74.10	14.15	-	-	106.18
E-105 E-305 E-505 E-705	77.60	14.90	-	-	112.18
E-106 E-306 E-506 E-706	71.20	08.47	-	-	97.54

BUILDING - 'E'

PROPOSED 'SUPREME COLMOROD COUNTY'  
FOR M/S SRE ESTATES DEVELOPMENT  
AT COLMOROD-MARGAO - GOA  
ON CHALTA NO. 13 OF P.T. SHEET NO. 299.

RAJEEV M. SURETHANKER  
P-1, FIRST FLOOR, FATIMA CHANGERS,  
MARGAO, GOA  
TEL: 271710, 271581  
E-MAIL: rajeev@surethanker.in



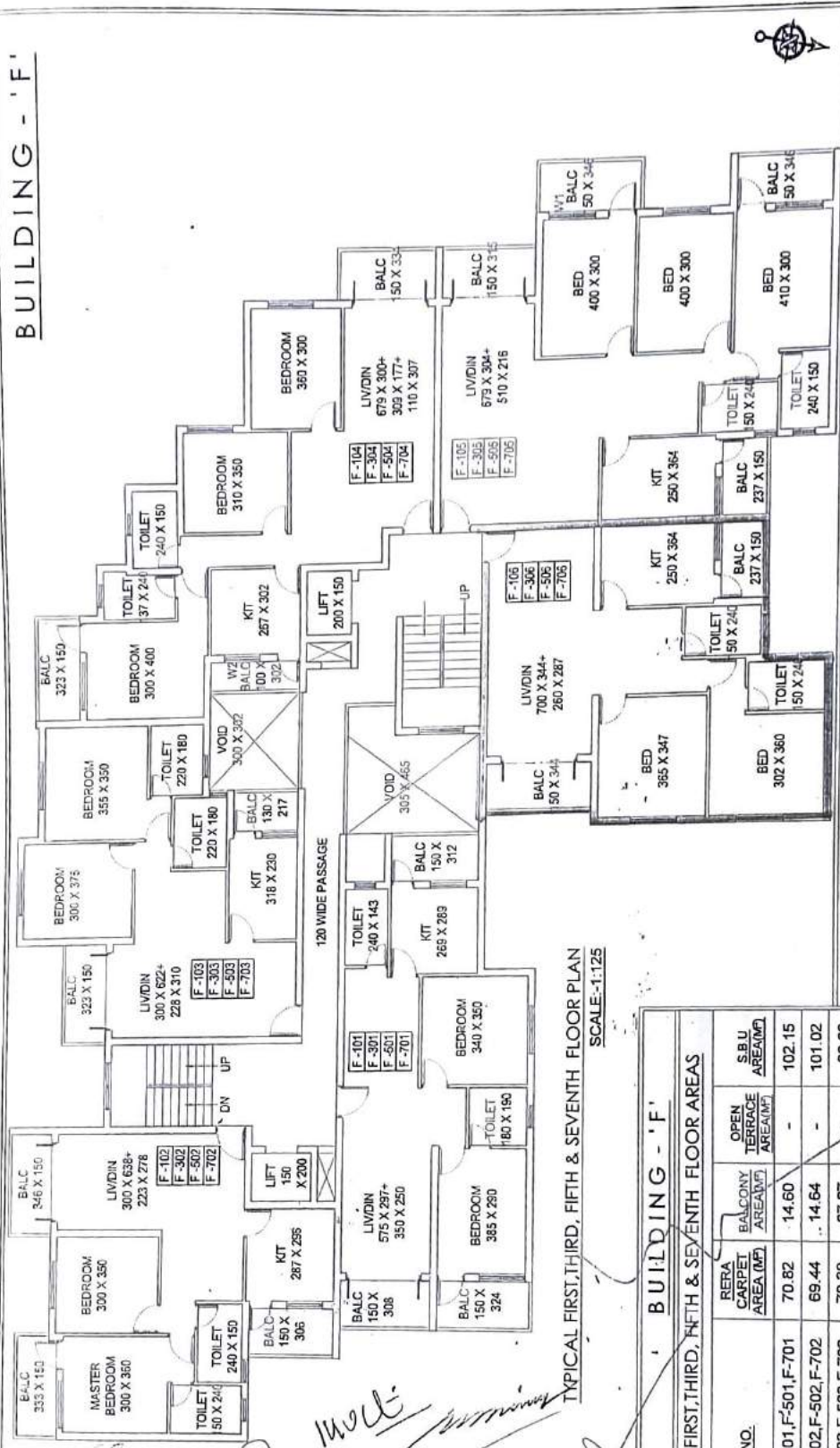
Sheet 55

R mult

2

Amrune B

BUILDING - 'F'



TYPICAL FIRST, THIRD, FIFTH & SEVENTH FLOOR PLAN  
SCALE-1:125

BUILDING - 'F'				
FIRST, THIRD, FIFTH & SEVENTH FLOOR AREAS				
FLAT NO.	REAR CARPET AREA (M <sup>2</sup> )	BALCONY AREA (M <sup>2</sup> )	OPEN TERRACE AREA (M <sup>2</sup> )	S.B.U. AREA (M <sup>2</sup> )
F-101, F-301, F-501, F-701	70.82	14.60	-	102.15
F-102, F-302, F-502, F-702	69.44	14.64	-	101.02
F-103, F-303, F-503, F-703	70.30	07.97	-	96.23
F-104, F-304, F-504, F-704	88.69	13.14	-	122.98
F-105, F-305, F-505, F-705	100.30	18.84	-	139.45
F-106, F-306, F-506, F-706	78.50	09.24	-	106.52

PROPOSED 'SUPREME COLMOROD COUNTY'  
FOR M/S SRE ESTATES DEVELOPMENT  
AT COLMOROD-MARGAO - GOA  
ON CHALTA NO. 13 OF P.T. SHEET NO. 299.

RAJEEV M. SUKTHANKER

P-1 FIRST FLOOR, FATIMA CHAMBERS  
NEAR FATIMA CONVENT, MARGAO - GOA  
PLOT-2737/10, 2738/1  
E-MAIL - RAJEEV@SUKTHANKER.COM

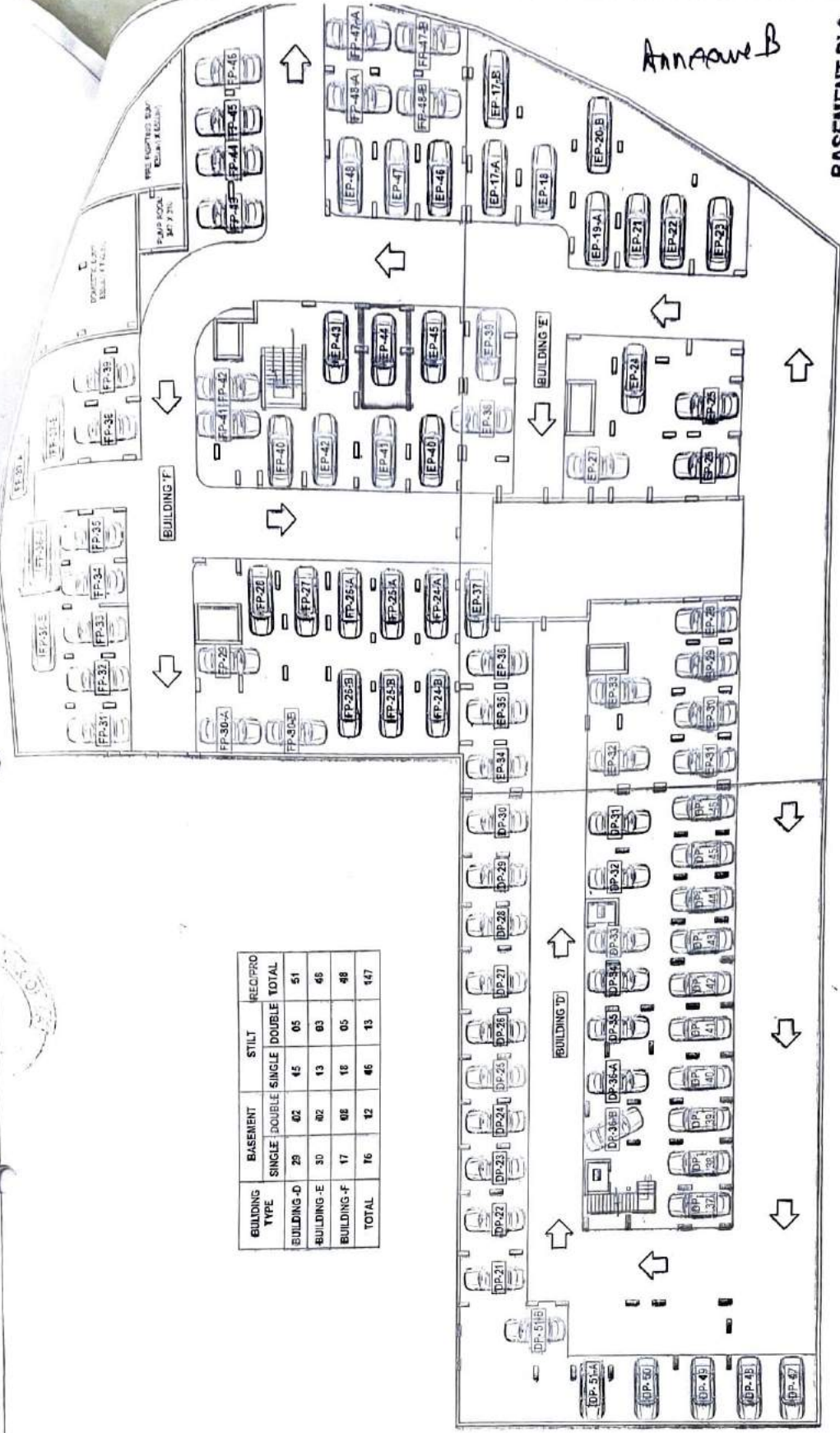


Followed 5.5

RB Mudi

Planning

BUILDING TYPE	BASEMENT		STILT		REQ'D PRO
	SINGLE	DOUBLE	SINGLE	DOUBLE	
BUILDING-D	29	02	45	05	51
BUILDING-E	30	02	13	03	45
BUILDING-F	17	06	18	05	46
TOTAL	76	12	76	13	147



Annexure B

# **BASEMENT PLA**

SCALE - 1/250

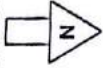
**RAJEEV M. SUKTHANKE**  
 ARCHITECT & ENGINEER  
 P-1, BENT PALLON, JAYDRA CHAMBERS,  
 BEAR PATANA, CONVENT, MARGAO, GOA.  
 P. 9422 11111

PROPOSED 'SUPREME COLMOROD COUNTY' AT COLMOROD MARGAO - GOA O  
 N CHALTA NO. 13 OF P.T. SHEET NO. 299.

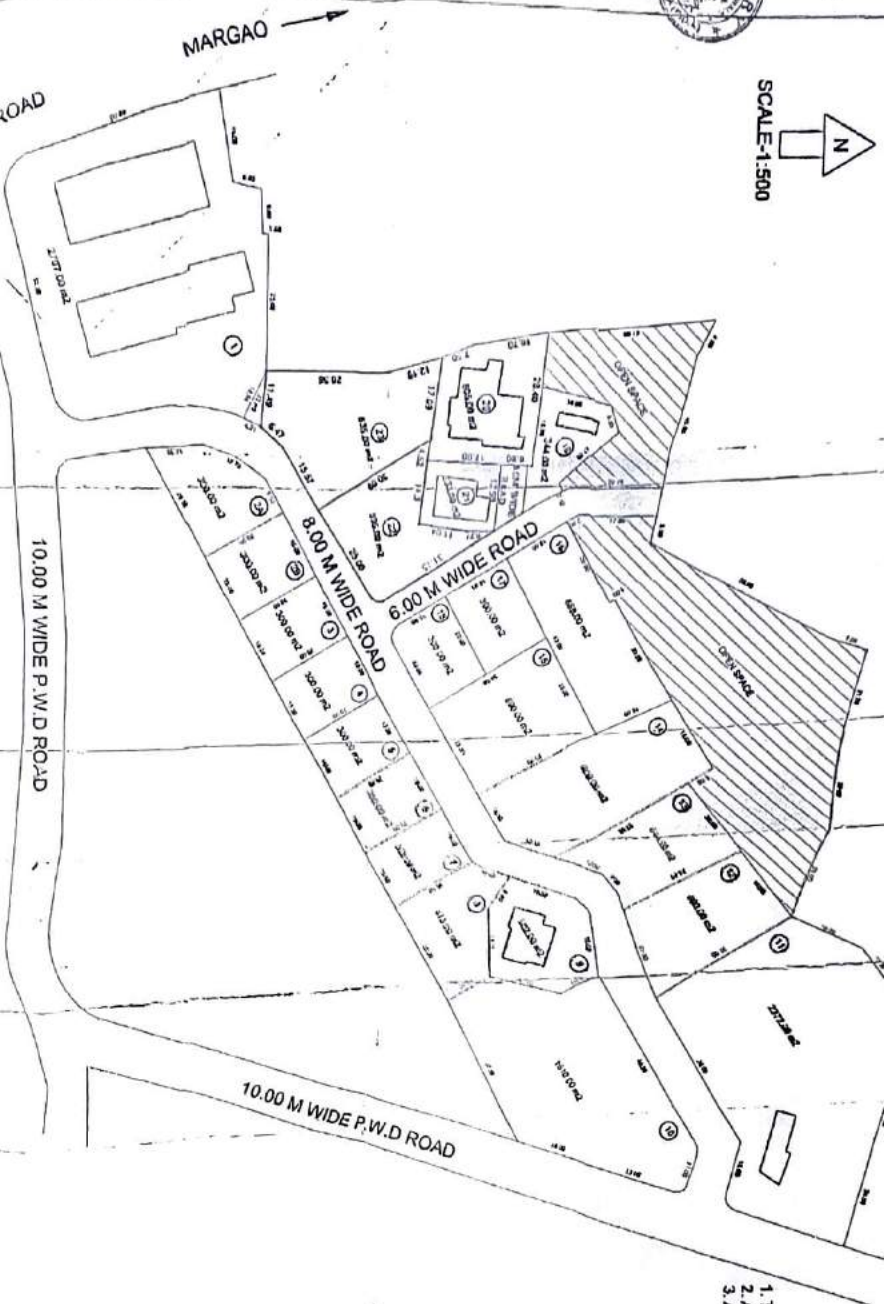


FINAL SUB DIVISION OF PLOT NOS 22 & 23, PLOT NO-22 BEARING CHALTA NO-13 (PART) & 45 (PART) OF P.T.S. 283 & PLOT NO 23 BEARING CHALTA NO.45 (PART) OF P.T.S. 283  
PROPERTY BELONGING TO :- SMT LATA D.NAIK & OTHERS SITUATED AT NAVELEM, MARGAO GOA

SCALE-1:500



PLAN



AREA STATEMENT

1. TOTAL AREA OF PLOTS = 22131.00 m<sup>2</sup>
2. AREA IN OPEN SPACE PERMISSIBLE 15% = 3319.00 m<sup>2</sup>
3. ACTUAL OPEN SPACE PROVIDED = 3325.00 m<sup>2</sup>

DETAILS OF AREA PLTWISE

S.R.NO	DESCRIPTION	AREA
1	PLOT-1	2707.00 m <sup>2</sup>
2	PLOT-2A	390.00 m <sup>2</sup>
3	PLOT-2B	300.00 m <sup>2</sup>
4	PLOT-3	300.00 m <sup>2</sup>
5	PLOT-4	300.00 m <sup>2</sup>
6	PLOT-5	300.00 m <sup>2</sup>
7	PLOT-6	300.00 m <sup>2</sup>
8	PLOT-7	300.00 m <sup>2</sup>
9	PLOT-8	173.00 m <sup>2</sup>
10	PLOT-9	502.00 m <sup>2</sup>
11	PLOT-10	1610.00 m <sup>2</sup>
12	PLOT-11	3372.00 m <sup>2</sup>
13	PLOT-12	500.00 m <sup>2</sup>
14	PLOT-13	844.00 m <sup>2</sup>
15	PLOT-14	500.00 m <sup>2</sup>
16	PLOT-15	650.00 m <sup>2</sup>
17	PLOT-16	650.00 m <sup>2</sup>
18	PLOT-17	500.00 m <sup>2</sup>
19	PLOT-18	300.00 m <sup>2</sup>
20	PLOT-19	344.00 m <sup>2</sup>
21	PLOT-20	605.00 m <sup>2</sup>
22	PLOT-21	220.00 m <sup>2</sup>
23	PLOT-22	595.00 m <sup>2</sup>
24	PLOT-23	335.00 m <sup>2</sup>
25	OPEN SPACE	2300.00 m <sup>2</sup>
11	TOTAL	16581.00 m <sup>2</sup>
12	AREA IN OPEN SPACE	2,225.00 m <sup>2</sup>
13	TOTAL PLOTS	3,355.00 m <sup>2</sup>
14	GRAND TOTAL	22,131.00 m <sup>2</sup>

OWNER

ENGINEER

27/01/2014 10:00 AM  
27/01/2014 10:00 AM

Development Permission Granted  
Subject to conditions No. 1 to 3  
(1) TO BE MAINTAINED  
(2) TO BE MAINTAINED  
(3) TO BE MAINTAINED

R 14/11/14

14/11/14





## Government of Goa

### Document Registration Summary 2

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

Date & Time : - 02-Feb-2024 01:03:02 pm

Document Serial Number :- 2024-MGO-630

Presented at 12:59:19 pm on 02-Feb-2024 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	1626300
2	Registration Fee	975750
3	Mutation Fees	2000
4	Processing Fee	2120
Total		2606170

Stamp Duty Required :1626300/-

Stamp Duty Paid : 1626500/-





















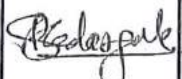
#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SANJAY BASWANT KADANGALE AS A POA HOLDER FOR PURCHASERS ,Father Name:Baswant Kadangale, Age: 52, Marital Status: ,Gender:Male,Occupation: Other, Address1 - House No. 17, Zariwado, Davorlim, Salcete, Goa, Address2 - , PAN No.:			



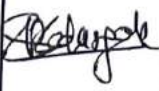
#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAMA DINANATH NAIK Alias RAJIV DINANATH NAIK , Father Name:Late Mr. Dinanath Rama Naik, Age: 54, Marital Status: Married ,Gender:Male,Occupation: Business, Bombi House, House No. E-74, Margao, Salcete, Goa, 403601, PAN No.:			
2	RAMA DINANATH NAIK Alias RAJIV DINANATH NAIK , Father Name: Late Mr. Dinanath Rama Naik, Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Bombi House, House No. E-74, Margao, Salcete, Goa, 403601, PAN No.: , as Power Of Attorney Holder for SIYA RAMA NAIK Alias BINDA RAMA NAIK			
3	RAMA DINANATH NAIK Alias RAJIV DINANATH NAIK , Father Name:Late Mr. Dinanath Rama Naik, Age: 54, Marital Status: ,Gender:Male,Occupation: Business, Bombi House, House No. E-74, Margao, Salcete, Goa, 403601, PAN No.: , as Power Of Attorney Holder for LATA DINANATH NAIK			
4	REENA KATTISHETTI AS A POA HOLDER FOR VENDORS , Father Name:Inacio Furtado, Age: 45, Marital Status: ,Gender:Female,Occupation: Service, House No. 222, behind Cine Prashant, Curchorem, Goa, PAN No.: , as Power Of Attorney Holder for MEGHANA VAIKUNTH KIRTANI			









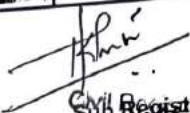
Party Name and Address		Photo	Thumb	Signature
6	<p>MEENA KATTISHETTI AS A POA HOLDER FOR VENDORS ,  Father Name: Inacio Furtado, Age: 45,  Marital Status: , Gender: Female, Occupation: Service, House  No. 222, behind Cine Prashant, Curchorem, Goa,  PAN No.: , as Power Of Attorney Holder for  <b>VAIKUNTH SHRIKRISHNA KIRTANI Alias NILESH</b>  <b>SHRIKRISHNA KIRTANI Alias VAIKUNTH Alias NILESH S.</b>  <b>KIRTANI,</b></p>			
7	<p><b>SANJAY BASWANT KADANGALE AS A POA HOLDER FOR</b>  <b>PURCHASERS ,</b> Father Name: Baswant Kadangale, Age: 52,  Marital Status: , Gender: Male, Occupation: Other, House No. 17,  Zariwado, Davorlim, Salcete, Goa,  PAN No.: , as Power Of Attorney Holder for  <b>EKNATH Alias JAGANNATH KAMAT AS A PARTNER OF M/s</b>  <b>SUPREME REALTORS</b></p>			
8	<p><b>SANJAY BASWANT KADANGALE AS A POA HOLDER FOR</b>  <b>PURCHASERS ,</b> Father Name: Baswant Kadangale, Age: 52,  Marital Status: , Gender: Male, Occupation: Other, House No. 17,  Zariwado, Davorlim, Salcete, Goa,  PAN No.: , as Power Of Attorney Holder for  <b>YOGESH YESHWANT NAIK AS A PARTNER OF M/s SUPREME</b>  <b>REALTORS</b></p>			
9	<p><b>SANJAY BASWANT KADANGALE AS A POA HOLDER FOR</b>  <b>PURCHASERS ,</b> Father Name: Baswant Kadangale, Age: 52,  Marital Status: , Gender: Male, Occupation: Other, House No. 17,  Zariwado, Davorlim, Salcete, Goa,  PAN No.: , as Power Of Attorney Holder for  <b>ATUL MADUSUDAN VIRGINCAR Alias ATUL MADHUSUDAN</b>  <b>VIRGINCAR AS A PARTNER OF M/s SUPREME REALTORS</b></p>			
10	<p><b>SANJAY BASWANT KADANGALE AS A POA HOLDER FOR</b>  <b>CONSENTING PARTY ,</b> Father Name: Baswant Kadangale,  Age: 52,  Marital Status: , Gender: Male, Occupation: Other, House No. 17,  Zariwado, Davorlim, Salcete, Goa,  PAN No.: , as Power Of Attorney Holder for  <b>YOGESH YESHWANT NAIK AS A PARTNER OF M/s. SRE</b>  <b>ESTATES DEVELOPMENT</b></p>			
11	<p><b>SANJAY BASWANT KADANGALE AS A POA HOLDER FOR</b>  <b>CONSENTING PARTY ,</b> Father Name: Baswant Kadangale,,  Age: 52,  Marital Status: , Gender: Male, Occupation: Other, House No. 17,  Zariwado, Davorlim, Salcete, Goa,  PAN No.: , as Power Of Attorney Holder for  <b>ATUL MADUSUDAN VIRGINCAR Alias ATUL MADHUSUDAN</b>  <b>VIRGINCAR AS A PARTNER OF M/s. SRE ESTATES</b>  <b>DEVELOPMENT</b></p>			
11	<p><b>SANJAY BASWANT KADANGALE AS A POA HOLDER FOR</b>  <b>CONSENTING PARTY ,</b> Father Name: Baswant Kadangale,  Age: 52,  Marital Status: , Gender: Male, Occupation: Other, House No. 17,  Zariwado, Davorlim, Salcete, Goa,  PAN No.: , as Power Of Attorney Holder for <b>JAI</b>  <b>ATUL VIRGINCAR AS A PARTNER OF M/s. SRE ESTATES</b>  <b>DEVELOPMENT</b></p>			



Party Name and Address	Photo	Thumb	Signature
<b>SANJAY BASWANT KADANGALE AS A POA HOLDER FOR</b> <b>CONSENTING PARTY , Father Name:Baswant Kadangale,</b> <b>Age: 52,</b> <b>Marital Status: , Gender:Male,Occupation: Other, House No. 17,</b> <b>Zariwado, Davorlim, Salcete, Goa,</b> <b>PAN No.: , as Power Of Attorney Holder for</b> <b>YASH ATUL VIRGINKAR AS PARTNER OF M/s. SRE ESTATES</b> <b>DEVELOPMENT</b>			

Witness:  
We individually/Collectively recognize the Purchaser, Confirming Party, POA Holder, Vendor, Consenting party,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: <b>SAHIL SANJAY KADANGALE</b> ,Age: 21,DOB: ,Mobile: ,Email: ,Occupation:Service , Marital status : Unmarried , Address:403707, Davorlim, Salcete, SouthGoa, Goa			
2	Name: <b>LYNETTE BIBIANA FERNANDES</b> ,Age: 37,DOB: ,Mobile: ,Email: ,Occupation:Advocate , Marital status : Unmarried , Address:403720, Raia, Salcete, SouthGoa, Goa			

  
Civil Registrar  
-Cum-  
Sub Registrar  
Salcete

Document Serial Number :- 2024-MGO-630




Document Serial No:-2024-MGO-630

Book :- 1 Document

Registration Number :- MGO-1-601-2024

Date : 02-Feb-2024



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

Civil Registrar  
-Cum-  
Sub Registrar  
Salcete

Prisma Oliveira  
Loc 