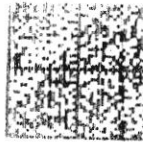


(Rupees Ten Lakhs only)

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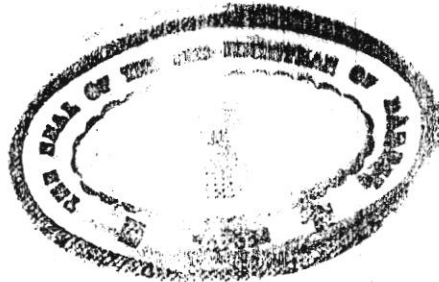
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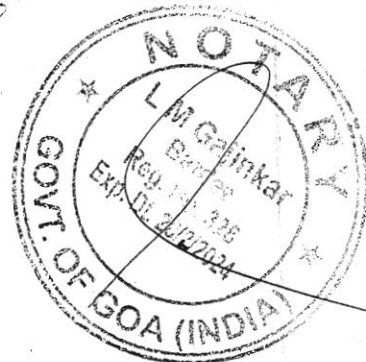
Name of Purchaser Midori Creators & Developers



05 DEC 2022

2021-BRZ-2230
18/06/2021

DEED OF SALE

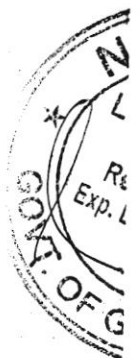


Dattaraj V. Saligadkar. Chavla

दत्तारज व. सलगाडकर

Chavla

Chavla



(Rupees ten lakhs only)

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Name of Purchaser Midori Creators & Developers



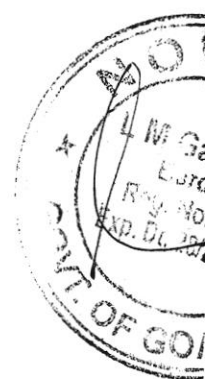
DEED OF SALE

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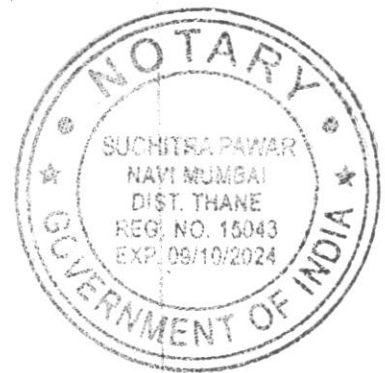
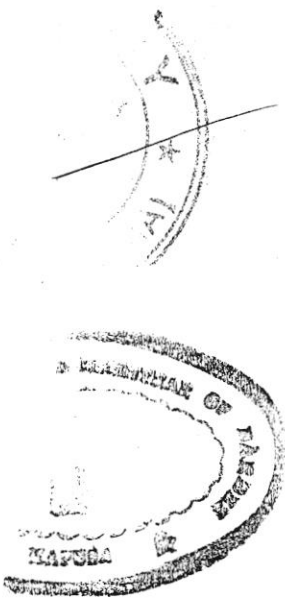
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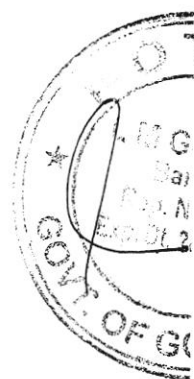
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NAME OF PURCHASER Midori Creators & Developers



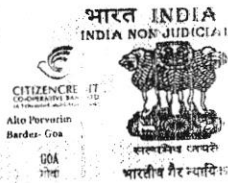
DEED OF SALE

Dattoram V. Saligadekar *Alavla*
हयकी दा शाहंगपर *Katavala*
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₹ Rupees Thirty seven thousand five hundred only

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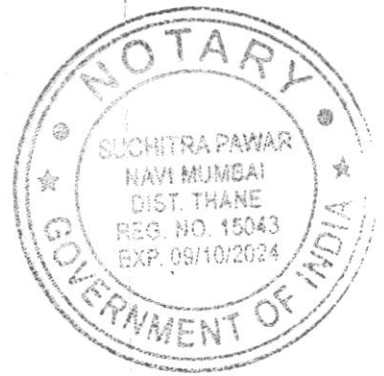
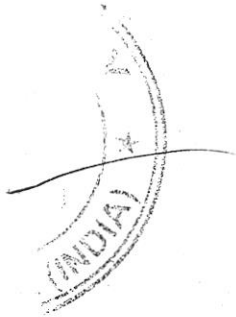


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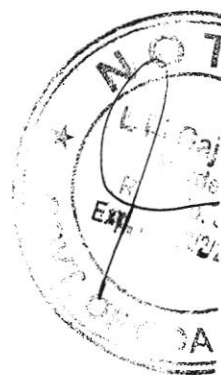
Name of Purchaser Midori Creators & Developers



DEED OF SALE

THIS DEED OF SALE is made and executed on this 17th day of June of the Year Two Thousand and Twenty One (17/06/2021) at Mapusa-Goa, Taluka of Bardez, Registration Sub-District of North Goa District, in the State of Goa;

Dattaram V. Salgaonkar *Aras* *Salgaonkar*
दत्तराम व. सलगाणकर *Aras* *Salgaonkar*



BETWEEN

1. **MR. DATTARAM VISHNU SALGAONKAR**, Son of late Shri. Vishnu Salgaonkar, 73 years of age, married, agriculturist, having PAN CARD No. [REDACTED] Adhar Card No. [REDACTED] and his wife;

2. **MRS. DEVAKI DATTARAM SALGAONKAR**, Wife of Shri. Dattaram Salgaonkar, 68 years of age, married, housewife, Adhar Card No. [REDACTED];

Both Indian Nationals and Residing at H. No.39, Salgaonkar Wada, Mandrem, Taluka of Pernem-Goa, hereinafter referred to as **"THE VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their legal representatives/heirs, successors, executors, administrators and assigns) **OF THE FIRST PART;**

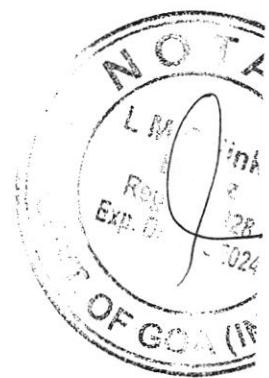
AND

1. **MIDORI CREATORS AND DEVELOPERS**, Partnership Firm constituted under Indian Partnership Act, having its Office at Ground Level, Muskan Villa, Plot No.135, Sector 12, Vashi, Navi Mumbai, 400703, Pan Card No. [REDACTED] Represented by its Partners (a) **MR. UMESH MANOHARLAL CHAWLA**, Son of late Shri. Manoharlal Chawla, 60 years of age, married, in business, having PAN Card No. [REDACTED] Adhar Card No. [REDACTED] and

Dattaram V. Salgaonkar
देवकी दे साळगांवकर

Chawla Manoharlal

Salgaonkar



(b) **MR. KARAN UMESH CHAWLA**, Son of Mr. Umesh Manoharlal Chawla, Aged about 31 years, married, in business, having PAN Card No. [REDACTED] Adhar Card No. [REDACTED] [REDACTED] Both Indian Nationals and Residing at Flat [REDACTED] Muskan Villa, Plot [REDACTED] Se [REDACTED], Vashi, Navi Mumbai, Maharashtra 400703.

2. **MRS. RAKHI SANDEEP SALGAONKAR**, Wife of Mr. Sandeep Salgaonkar, aged about 48 years, married, housewife, having PAN CARD No. [REDACTED] Adhar Card No. [REDACTED] [REDACTED] Indian National and Residing at H. N. [REDACTED], Near State Bank of India, Alto Torda, Salvador-Do-Mundo, Bardez, Goa,

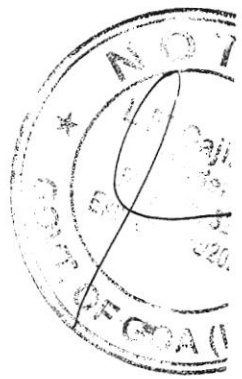
Hereinafter referred to as **"THE PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof shall be deemed to mean and include their heirs/representatives, successors, executors, administrators and assigns) **OF THE SECOND PART;**

WHEREAS there exists an immovable property known as **"BAMON VADO"**, situated within the limits of Village Penha-de-Franca, Taluka and Sub-District of Bardez, North Goa District, State of Goa and Surveyed in the Survey Records under Survey No.186/11 of Village Penha-de-Franca, totally admeasuring an area of 7300 square meters and which property is neither described in Land Registration Office nor enrolled in any Taluka Revenue Office for Matriz Records and having Planta No.11967 and which property is hereinafter referred to as **SAID ENTIRE PROPERTY** and same is more particularly described in **SCHEDULE-I** hereunder Written.

Dattaram V. Salgaonkar.

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Chawla. [REDACTED] [REDACTED]



AND WHEREAS SAID ENTIRE PROPERTY originally belonged to Vicente Paulo Picarco also known as Vicente Paulo Lobo.

AND WHEREAS name of Vicente Paulo Lobo stands duly recorded in the Occupant Column of FORM III (Index of Lands) and Form I and XIV of SAID ENTIRE PROPERTY (Property surveyed under Survey No.186/11 of Village Penha-De-Franca Tome).

AND WHEREAS name of Vicente Paulo Lobo, stands also recorded in Form No.9 of SAID ENTIRE PROPERTY (Property Surveyed under Survey No.186/11 of Village Penha-De-Franca).



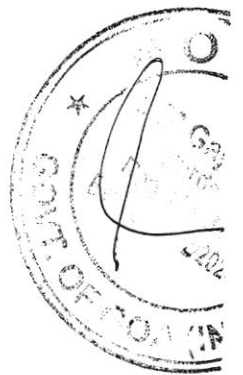
AND WHEREAS, said Vicente Paulo Picarco also known as Vicente Paulo Lobo, vide Deed of Gift dated 21/11/1970, Gifted an area of 7000 square meters from SAID ENTIRE PROPERTY in favor of Mr. Naraina Joao Dias and which Deed of Gift stands duly registered in the Office of Sub-Registrar of Ilhas under Registration No.816/70.

AND WHEREAS said Vicente Paulo Picarco also known as Vicente Paulo Lobo, retained himself an area of 300 square meters from SAID ENTIRE PROPERTY and vide Deed of Gift, dated 21/11/1970, Gifted an area of 7000 square meters from SAID ENTIRE PROPERTY in favor of Mr. Naraina Joao Dias.

AND WHEREAS an area of 7000 square meters (Surveyed under Survey No.186/11 of Village Penha-De-Franca) of which Mr. Naraina Joao Dias became the absolute owner in possession pursuant to Deed

Dattaram V. Sarigraher
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of Gift dated 21/11/1970 and which area forms part of **SAID ENTIRE PROPERTY**, is hereinafter referred to as "**SAID PROPERTY**".

AND WHEREAS pursuant to Deed of Gift dated 21/11/1970, Mr. Naraina Joao Dias became the absolute owner in possession of **SAID PROPERTY** (An area of 7000 square meters and which area forms part of **SAID ENTIRE PROPERTY**).

AND WHEREAS SAID PROPERTY is more particularly described in **SCHEDULE-II** hereunder Written.

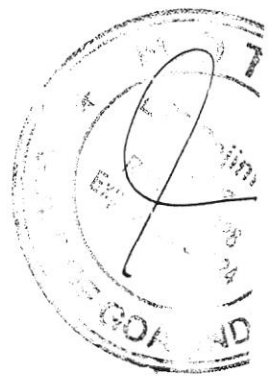
AND WHEREAS vide Deed of Sale dated 09/08/2005, Mr. Naraina Joao Dias and his wife Mrs. Shree Dias, sold **SAID PROPERTY** to Mr. Raees Ahmed Khan and which Deed of Sale stands duly registered in the Office of Sub-Registrar of Bardez under Registration No.3733, at pages 180 to 190 of Book No. I, Volume No.1384, dated 12/08/2005.

AND WHEREAS pursuant to Deed of Sale dated 09/08/2005, Mr. Raees Ahmed Khan became the absolute owner in possession of **SAID PROPERTY**.

AND WHEREAS thereafter Mr. Raees Ahmed Khan initiated Mutation Proceedings to include his name in the Occupants Column of Form I and XIV of **SAID PROPERTY** that is in Survey No.186/11 of Village Penha-de-Franca, Taluka of Bardez-Goa and

Dattaram V. Salgaonkar -
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Chavala. Kanchanla Dalgur



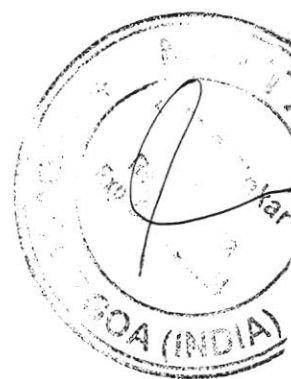
which Mutation Application was allowed and as such name of Mr. Raees Ahmed Khan came to be recorded in the Occupant Column of Form I and XIV of SAID PROPERTY.

AND WHEREAS vide Deed of Sale dated 15/09/2005, Mr. Raees Ahmed Khan and his wife Mrs. Farzana Khan sold SAID PROPERTY to MR. DATTARAM VISHNU SALGAONKAR (THE VENDOR at Serial No.1) and which Deed of Sale stands duly registered in the Office of Sub-Registrar of Bardez under Registration No.4535, at pages 255 to 264 of Book No. I, Volume No.1433, dated 26/10/2005.

AND WHEREAS pursuant to Deed of Sale dated 15/09/2005, MR. DATTARAM VISHNU SALGAONKAR (THE VENDOR at Serial No.1) became the absolute owner in possession of SAID PROPERTY.

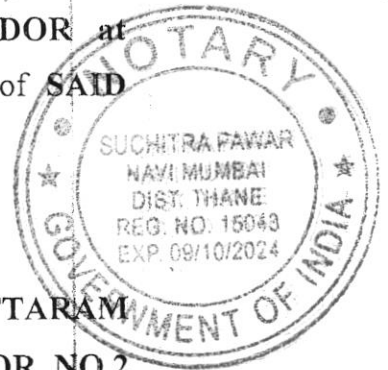
AND WHEREAS MR. DATTARAM VISHNU SALGAONKAR (THE VENDOR at Serial No.1), initiated Mutation Proceedings to include his name in the Occupants Column of Form I and XIV of SAID PROPERTY that is in Survey No.186/11 of Village Penha-de-Franca, Taluka of Bardez-Goa and to delete the name of Mr. Raees Ahmed Khan from the Occupant Column of Form I and XIV of SAID PROPERTY and which Mutation Application came to be allowed and accordingly name of MR. DATTARAM VISHNU SALGAONKAR stands duly recorded in the Occupant Column of Form I and XIV of Survey No.186/11 of Village Penha-de-Franca, Taluka of Bardez-Goa.

Dattaram V. Salgaonkar.
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AND WHEREAS after purchase of SAID PROPERTY, MR. DATTARAM VISHNU SALGAONKAR (THE VENDOR NO.1), constructed structure having an area of 80 square meters in SAID PROPERTY and which structure bears House No.199/1 and same stands duly registered in the records of Village Panchayat of Penha-de-Franca in the name of THE VENDOR NO.1.

AND WHEREAS pursuant to Deed of Sale dated 15/09/2005, MR. DATTARAM VISHNU SALGAONKAR (THE VENDOR at Serial No.1) became the absolute owner in possession of SAID PROPERTY.



AND WHEREAS THE VENDOR NO.1 (MR. DATTARAM VISHNU SALGAONKAR) is married to THE VENDOR NO.2 (MRS. DEVAKI DATTARAM SALGAONKAR) under the regime of communion of assets prevailing in the State of Goa and therefore said MRS. DEVAKI DATTARAM SALGAONKAR, has right, title and or share in the SAID PROPERTY being the half sharer and moiety holder and thus THE VENDORS are the absolute owners of SAID PROPERTY.

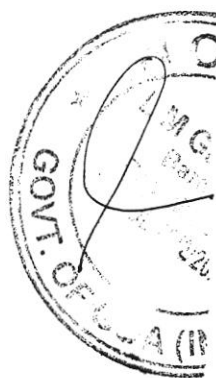
AND WHEREAS THE VENDORS are the absolute owners in possession of SAID PROPERTY along with structure having an area of 80 square meters, bearing House No.199/1 existing in SAID PROPERTY.

AND WHEREAS as per Regional Plan for Goa 2001 and as per Land Use Zoning Information provided by Office of Senior Town Planner,

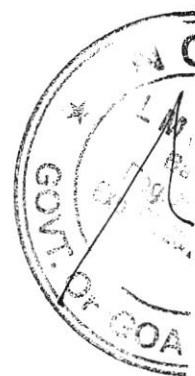
Dattaram V. Salgaonkar
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Chandru K. Kumbhar

Salgaonkar



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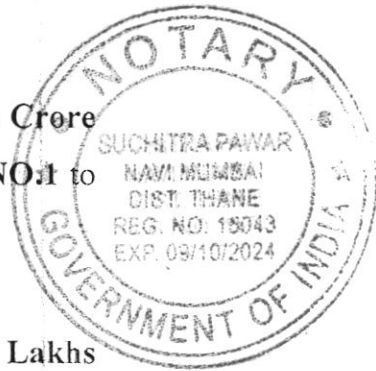


along with structure having an area of 80 square meters, bearing House No.199/1, existing in SAID PROPERTY, for a total consideration of Rs.6,75,00,000.00. (Rupees Six Crore Seventy Five Lakhs Only).

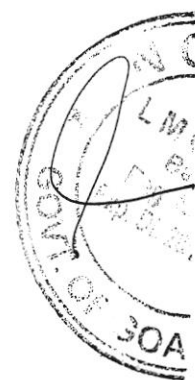
NOW THEREFORE THIS DEED WITNESSETH AS UNDER:-

1. That in pursuance of the Agreement between the parties and in consideration of Rs.6,75,00,000.00. (Rupees Six Crore Seventy Five Lakhs Only) paid by THE PURCHASERS to THE VENDORS by way of:

- a) An amount of Rs.1,10,00,000.00. (Rupees One Crore Ten Lakhs Only) paid by THE PURCHASER NO.1 to THE VENDORS.
- b) An amount of Rs.15,00,000.00. (Rupees Fifteen Lakhs Only) paid by THE PURCHASER NO.1 to THE VENDORS.
- c) An amount of Rs.20,00,000.00. (Rupees Twenty Lakhs Only) paid by THE PURCHASER NO.2 to THE VENDORS.
- d) An amount of Rs.25,00,000.00. (Rupees Twenty Five Lakhs Only) paid by THE PURCHASER NO.2 to THE VENDORS.
- e) An amount of Rs.9,23,040.00. (Rupees Nine Lakhs Twenty Three Thousand Forty Rupees Only) paid by THE PURCHASER NO.1 to THE VENDORS,



Dattaram V. Saligadekar
इपक्ष दा माळगाव
Chandrasekhar Salgaonkar
Salgaonkar

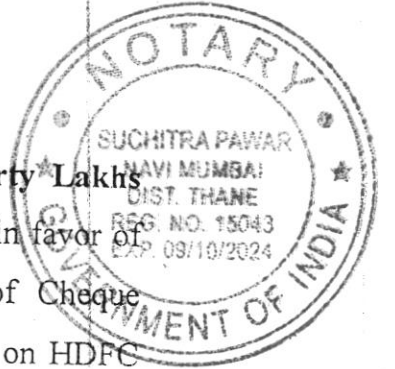


f) An amount of Rs.50,00,000.00.(Rupees Fifty Lakhs Only) is paid by **THE PURCHASER NO.2** in favor of **THE VENDOR** at Serial No.1 by way of Cheque bearing No.793958, dated 16/06/2021, drawn on KARNATAKA BANK LTD., Alto Betim Branch, Goa.

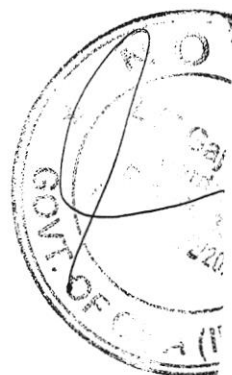
g) An amount of Rs.5,76,960.00.(Rupees Five Lakhs Seventy Six Thousand Nine Hundred Sixty Rupees Only) is paid by **THE PURCHASER NO.1** in favor of **THE VENDORS**.

h) An amount of Rs.40,00,000.00.(Rupees Forty Lakhs Only) is paid by **THE PURCHASER NO.1** in favor of **THE VENDOR** at Serial No.1 by way of Cheque bearing No.000159, dated 25/08/2021, drawn on HDFC BANK, Ground Floor, Central Facility Building, APMC-I, Phase-II, Masala Market, Vashi, Navi Mumbai-400705, Maharashtra.

i) An amount of Rs.60,00,000.00.(Rupees Sixty Lakhs Only) is paid by **THE PURCHASER NO.1** in favor of **THE VENDOR** at Serial No.1 by way of Cheque bearing No.000152, dated 25/04/2022, drawn on HDFC BANK, Ground Floor, Central Facility Building, APMC-I, Phase-II, Masala Market, Vashi, Navi Mumbai-400705, Maharashtra.



Dattaram V. Savigaothar Chaudhary
देपकी व. सावेगावठ चव्हाळ
10/10/2024
Datta



j) An amount of Rs.60,00,000.00.(Rupees Sixty Lakhs Only) is paid by **THE PURCHASER NO.1** in favor of **THE VENDOR** at Serial No.1 by way of Cheque bearing No.000153, dated 25/06/2022, drawn on HDFC BANK, Ground Floor, Central Facility Building, APMC-I, Phase-II, Masala Market, Vashi, Navi Mumbai-400705, Maharashtra.

k) An amount of Rs.60,00,000.00.(Rupees Sixty Lakhs Only) is paid by **THE PURCHASER NO.1** in favor of **THE VENDOR** at Serial No.1 by way Cheque bearing No.000154, dated 25/10/2022, drawn on HDFC BANK, Ground Floor, Central Facility Building, APMC-I, Phase-II, Masala Market, Vashi, Navi Mumbai-400705, Maharashtra.

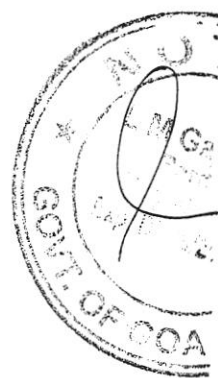
l) An amount of Rs.60,00,000.00.(Rupees Sixty Lakhs Only) is paid by **THE PURCHASER NO.1** in favor of **THE VENDOR** at Serial No.1 by way of Cheque bearing No.000155, dated 25/11/2022, drawn on HDFC BANK, Ground Floor, Central Facility Building, APMC-I, Phase-II, Masala Market, Vashi, Navi Mumbai-400705, Maharashtra.

m) An amount of Rs.60,00,000.00.(Rupees Sixty Lakhs Only) is paid by **THE PURCHASER NO.1** in favor of **THE VENDOR** at Serial No.1 by way of Cheque bearing No.000156, dated 25/01/2023, drawn on HDFC BANK, Ground Floor, Central Facility Building, APMC-I, Phase-II, Masala Market, Vashi, Navi Mumbai-400705, Maharashtra.

Dattaram V. Saligadekar.
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Charak Kashana Balga





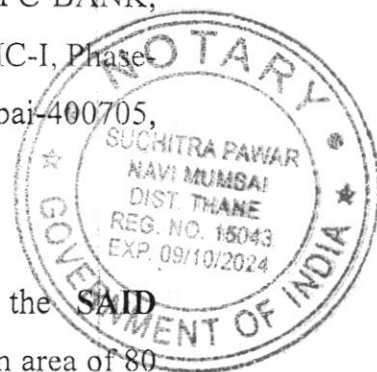
n) An amount of Rs.60,00,000.00.(Rupees Sixty Lakhs Only) is paid by **THE PURCHASER NO.1** in favor of **THE VENDOR** at Serial No.1 by way of Cheque bearing No.000157, dated 25/03/2023, drawn on HDFC BANK, Ground Floor, Central Facility Building, APMC-I, Phase-II, Masala Market, Vashi, Navi Mumbai-400705, Maharashtra.

o) An amount of Rs.40,00,000.00.(Rupees Forty Lakhs Only) is paid by **THE PURCHASER** in favor of **THE VENDOR** at Serial No.1 by way of Cheque bearing No.000158, dated 25/05/2023, drawn on HDFC BANK, Ground Floor, Central Facility Building, APMC-I, Phase-II, Masala Market, Vashi, Navi Mumbai-400705, Maharashtra,

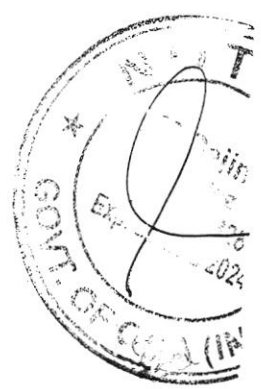
THE VENDORS as the absolute owners of the **SAID PROPERTY** along with existing structure having an area of 80 square meters, bearing House No.199/1 and more particularly described in **SCHEDULE-II** hereinafter appearing and more particularly delineated in red colour boundary line on the plan annexed hereto do hereby convey and transfer **UNTO THE PURCHASERS** by way of sale the **SAID PROPERTY** along with small structure existing therein bearing House No.199/1, **TOGETHER** with all trees, fences, ways, water, lights, water courses, liberties, privileges, easements and appurtenances whatsoever to the **SAID PROPERTY** belonging to and in any way appertaining to or usually held or occupied therewith or reputed to belong or to be appurtenant thereto **AND ALL** the estate, right, interest, property claim or demand whatsoever of **THE VENDORS** in to or upon the **SAID PROPERTY** hereby

Dattatraya V. Saligao
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Chauli Kanchanla Balger



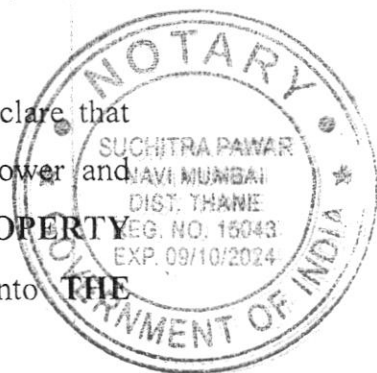
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conveyed to **THE PURCHASERS** and every part thereof, **TO HAVE AND TO HOLD** the same unto the use of **THE PURCHASERS** absolutely and forever together with the deeds, writings and other evidence or title which ordinary pass on such sale.

2. **AND THE VENDORS** do hereby covenant with **THE PURCHASERS** that notwithstanding any acts, deeds or things heretofore done, executed or knowingly suffered **THE VENDORS** are now possessed of the **SAID PROPERTY** hereby conveyed free from all defect in the title whatsoever.

3. **AND THE VENDORS** do hereby covenant and declare that **THE VENDORS** have now good right and full power and absolute authority to sell and convey the **SAID PROPERTY** hereby conveyed or expressed to be conveyed unto **THE PURCHASERS** in manner aforesaid.

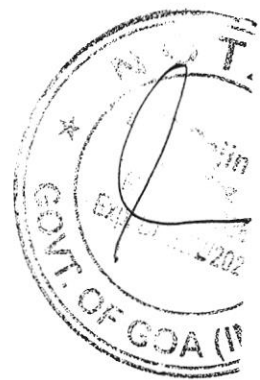


4. **AND THE PURCHASERS** shall hereafter peacefully and quietly hold, use, possess and enjoy the **SAID PROPERTY** as their own chattel without any claim or demand whatsoever from **THE VENDORS** or any person or persons through or under **THE VENDORS** or any other person whomsoever.

5. **AND THE VENDORS** do hereby covenant and declare that the **SAID PROPERTY** hereby transferred is free from all encumbrances, charges, equities, claims or demands whatsoever and that **THE VENDORS** have not done any thing whereby the **SAID PROPERTY** may be subject to any attachment or lien of any court or person/s whomsoever and **THE**

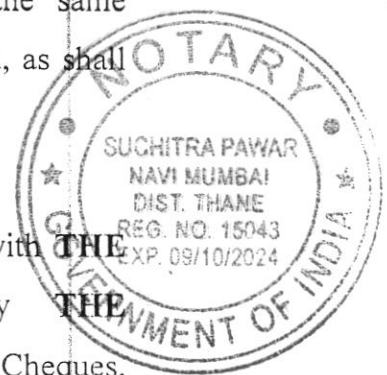
Dattaram P. Saligekar
देवराव प. सलीगेकर

Chandru K. Saligekar



VENDORS further covenant to save harmless, indemnify and keep indemnified **THE PURCHASERS** from or against all encumbrances, charges, equities, claim or demands whatsoever.

6. **AND THE VENDORS** and all person/s claiming under them further covenant that they shall and will from time to time upon the request and at the cost of **THE PURCHASERS** do or execute or cause to be done or executed all such lawful acts, deed and things whatsoever for further and more perfectly conveying and assuring the **SAID PROPERTY** and every part thereof unto **THE PURCHASERS** in the manner aforesaid and placing **THE PURCHASERS** in possession of the same according to the true intent and meaning of this deed, as shall and may be reasonably required.



AND THE PURCHASERS doth hereby covenant with **THE VENDORS** that the consideration paid by **THE PURCHASERS** to **THE VENDORS** by way of Cheques, details of which are hereinabove mentioned shall stand honored/realized on the due dates as mentioned on all the cheques and time being in each case the essence of the contract **AND** it is agreed that in the event of default of payment of any cheque/s on its due date/s thereof the whole of the said balance or any part thereof remaining unpaid will at the option of **THE VENDORS** become due and payable at once **AND THE PURCHASERS** agrees and confirms that the said unpaid balance of the price and every part thereof will remain a statutory charge on the **SAID PROPERTY** hereby conveyed under Section 55(4)(b) of the Transfer of Property Act, 1882 and in the event non-payment thereof **THE VENDORS** shall be entitled to enforce the charge by sale of **SAID PROPERTY**

Dattaram V. Sahigadekar.
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-Chauhan. Kanchanla Datta

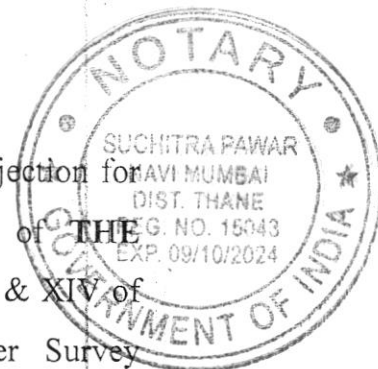


through Court and **THE PURCHASERS** shall be liable to pay all costs, charges and expenses incurred by **THE VENDORS** in enforcement of the charge.

8. **THAT THE VENDORS** have handed over the vacant possession of **SAID PROPERTY** along with small structure having an area of 80 square meters, bearing House No.199/1 more fully described in **SCHEDULE-II** hereunder written to **THE PURCHASERS** on the day of execution of these presents and delivered the original title document/s in respect of **SAID PROPERTY** hereby conveyed on the day of execution of these presents.



9. **THAT THE VENDORS** hereby gives their No Objection for carrying out Mutation and recording the name of **THE PURCHASERS** in the Occupant Column of Form I & XIV of property Surveyed in the Survey Records under Survey No.186/11 of Village Penha-De-Franca, Taluka of Bardez-Goa.



10. It is expressly agreed between **THE PURCHASERS** that **THE PURCHASER NO.1** shall have an undivided right of 3795 square meters in **SAID PROPERTY** and **THE PURCHASER NO.2** shall have an undivided right of 3205 square meters in **SAID PROPERTY**.

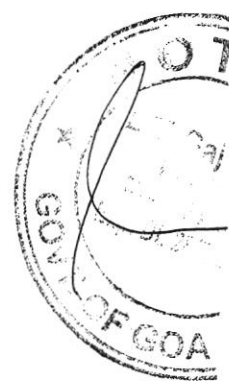
11. **THE VENDORS** does hereby assures **THE PURCHASERS** that they have not created any charge or encumbrances on the **SAID PROPERTY** by way of sale nor is there any lien, charges or claim on the **SAID PROPERTY** in the course of any judicial/Quasi judicial proceedings, nor is there any notice

Dattoram N. Saligunkar -

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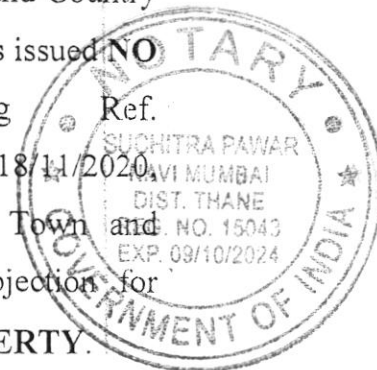
Balaji



under the Land Acquisition Act, Land Revenue Code or any other statutory provisions.

12. **THE VENDORS** and **THE PURCHASERS** hereby declare that the property in question does not belong to Schedule Caste/Schedule Tribe category pursuant to the Notification bearing No. RD/LAND/318/77 dated 21/08/1978, issued by the Government of Goa and hence free from any restriction of being transfer.

13. **THAT** the Office of Senior Town Planner, Town and Country Planning Department, North Goa District Office, has issued **NO OBJECTION CERTIFICATE**, bearing Ref. No. NOC/49(6)/1244/PDF/TCP-20/4271, dated 18/11/2020, under Section 49(6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, conveying No Objection for registration of Sale Deed in respect of **SAID PROPERTY**.



14. Incase if any person/s claim any right or interest over the **SAID PROPERTY** hereby sold **THE VENDORS** shall be responsible to answer the claim and indemnify **THE PURCHASERS**.

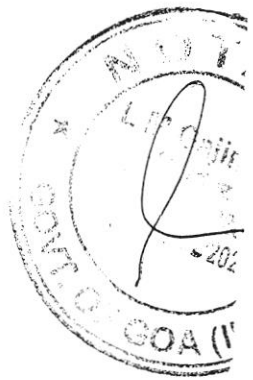
SCHEDULE-I

(DESCRIPTION OF SAID ENTIRE PROPERTY)

ALL THAT immovable property known as "BAMON VADO", situated within the limits of Village Penha-de-Franca, Taluka and Sub-District of Bardez, North Goa District, State of Goa and

Dattaram V. Barigastor.
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Surveyed in the Survey Records under Survey No.186/11 of Village Penha-De-Franca, totally admeasuring an area of 7300 square meters and which property is neither described in Land Registration Office nor enrolled in any Taluka Revenue Office for Matriz Records and having Planta No.11967 and which property is bounded as under:

On the North : By Road.

On the South : By Property Surveyed under Survey No.187/1, 187/2, 186/7, 186/12 till 186/16.

On the East : By Property Surveyed under Survey No.188 and 187/3.

On the West : By property Surveyed under Survey No.186/2.

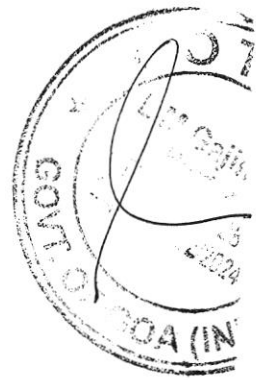


SCHEDULE-II

(DESCRIPTION OF SAID PROPERTY)

ALL THAT immovable property known as "BAMON VADO", situated within the limits of Village Penha-de-Franca, Taluka and Sub-District of Bardez, North Goa District, State of Goa and Surveyed in the Survey Records under Survey No.186/11 of Village Penha-De-Franca, admeasuring an area of 7000 square meters along with structure existing therein having an area of 80 square meters,

Dattaram V. Saligao & Co. Chartered Accountants
देवकी दे साहबराय



bearing House No.199/1 and which property is neither described in Land Registration Office nor enrolled in any Taluka Revenue Office for Matriz Records and having Planta No.11967 and which Property forms part of **SAID ENTIRE PROPERTY** and which **SAID PROPERTY** is bounded as under:

On the North : By Road.

On the South : By Property Surveyed under Survey No.187/1, 187/2, 186/7, 186/12 till 186/16.

On the East : By Property Surveyed under Survey No.188 and 187/3.

On the West : By property Surveyed under Survey No.186/2.

IN WITNESS WHEREOF the parties hereunder have signed this Deed of Sale on the day, month and year first hereinabove mentioned in the presence of witnesses.



Sr. No.	Name of the Vendors.	Amount Payable	TDS Deducted	Amount paid on this date	Amount paid in advance
1.	Mr. Dattaram Salgaonkar and Mrs. Devaki Salgaonkar.	Rs.6,75,00,00 0/-	Rs.6,75,00 0/-	Rs.4,40,00,00 0/-	Rs.2,35,00,00 0/-

Dattaram Salgaonkar
21/06/2024

Chander Balger
K. S. Chander



SIGNED AND DELIVERED BY THE)
WITHIN NAMED THE VENDORS)

Dattaram



Salgaonkar



Dattaram V. Salgaonkar

1. MR. DATTARAM VISHNU SALGAONKAR.

L.H.F.P.

R.H.F.P.

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Dattaram V. Salgaonkar - Chawle

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K. Salgaonkar

Salgaonkar



देवकी दा सारंगराव देवकी दा



2. MRS. DEVAKI DATTARAM SALGAONKAR.

L.H.F.P.

R.H.F.P.

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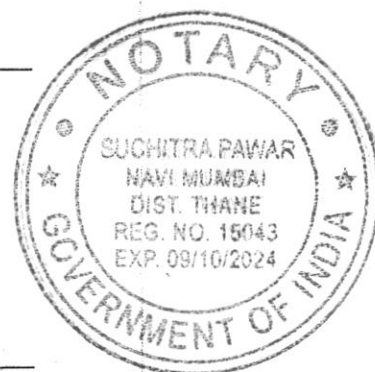
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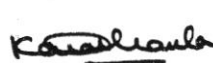

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Dattaram V. Salgaonkar. Chaurle
देवकी दा सारंगराव



SIGNED AND DELIVERED BY THE)
WITHIN NAMED THE PURCHASERS)



Signature

1. MIDORI CREATORS AND DEVELOPERS

Through its Partners.

a) MR. UMESH MANOHARLAL CHAWLA.

L.H.F.P.

R.H.F.P.

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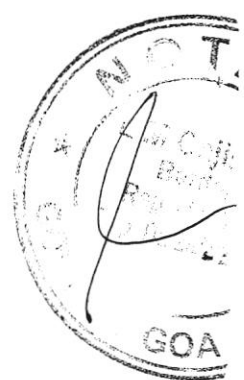
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Dattaram V. Badigadekar *Chawla* *Ramesh Chawla* *Dalip*
दत्ताराम व. बादिगादेकर चौला रमेश चौला दालिप
दे साठगाव





Karan Chawla

b) MR. KARAN UMESH CHAWLA.

L.H.F.P.

R.H.F.P.

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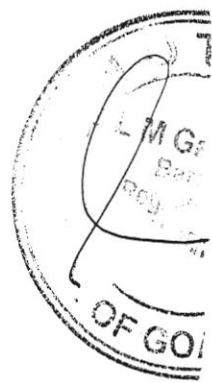
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Dattaram V. Saligaoaker.
देवफळी व सावंगापर

Chawla Karan Chawla Delga



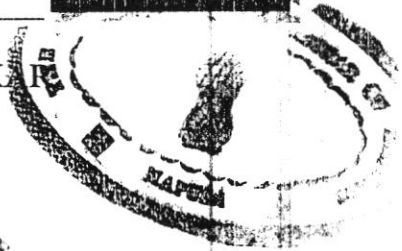


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2. MRS. RAKHI SANDEEP SALGAONKAR

L.H.F.P.

R.H.F.P.



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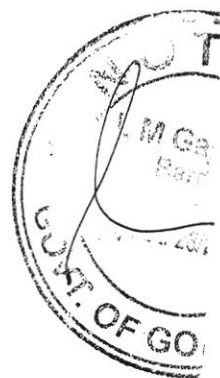
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Dattaram V. Salgaonkar.
देवकी व शारदा


Chandra K. Chandra

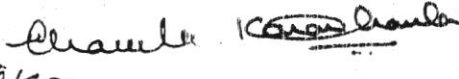
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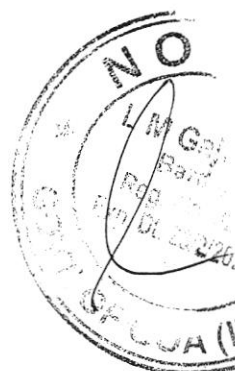
In the presence of:

1. Vijayan. L. Pednekar 

2. Pundalik. P. Hadfadkar 

Dattaram V. Buligaskar 
देपती या सार्वभाष





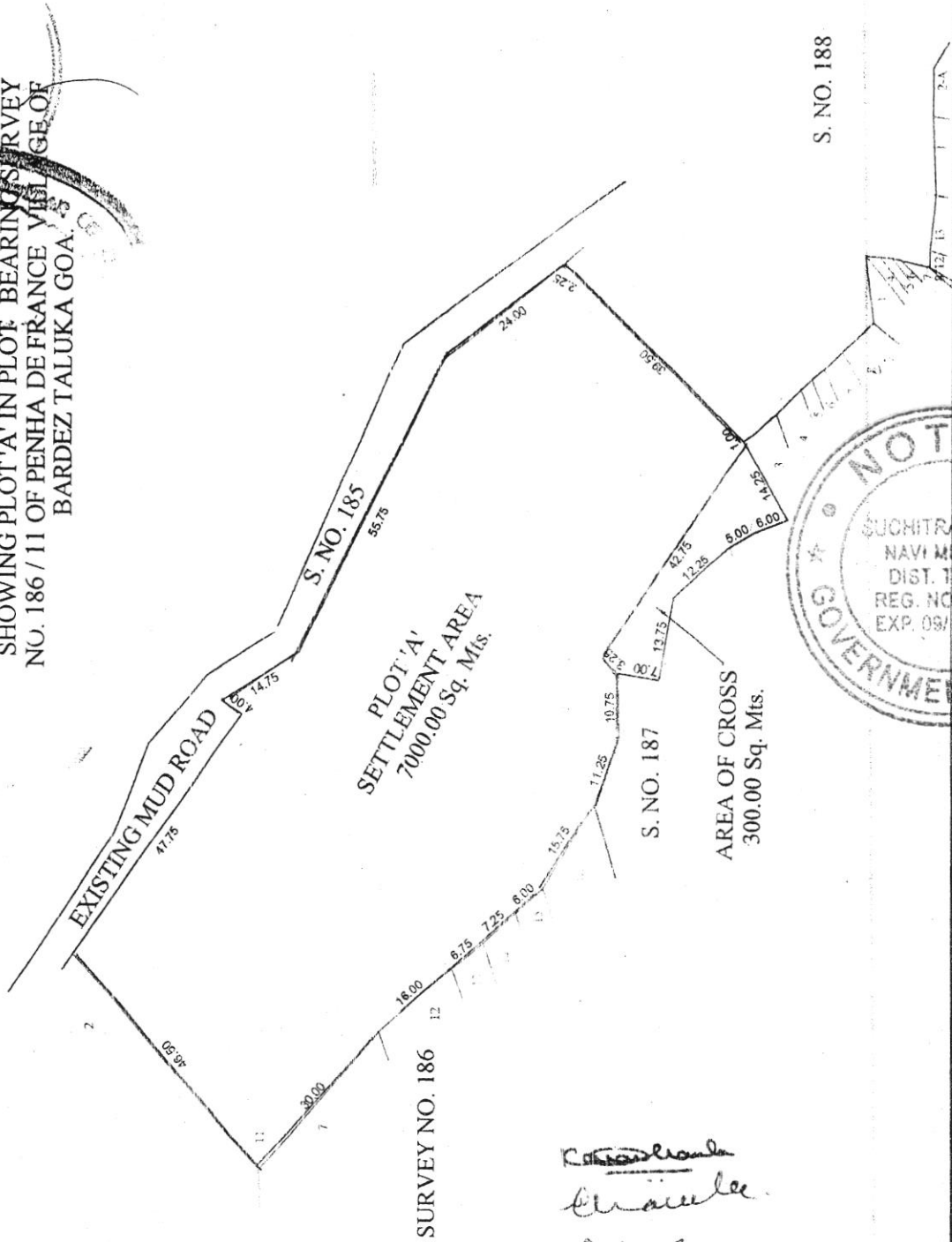
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SITE PLAN

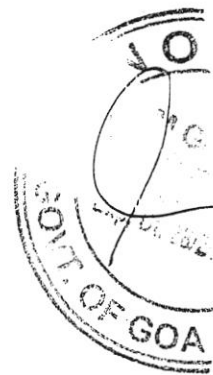
SHOWING PLOT 'A' IN PLOT BEARING SURVEY
NO. 186 / 11 OF PENHA DE FRANCE VILAGE OF
BARDEZ TALUKA GOA.



SCALE : 1 : 1000



Suchitra Pawar
Chartered
Notary
Dattatray V. Barigaoकर
देवकी व. शाबंगकर





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 18-Jun-2021 10:54:52 am

Document Serial Number :- 2021-BRZ-2230

Presented at 10:42:52 am on 18-Jun-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	3037500
2	Registration Fee	2362500
3	Mutation Fees	2500
4	Processing Fee	810
Total		5403310

Stamp Duty Required :3037500/-

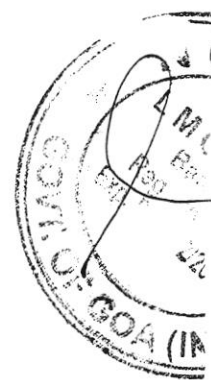
Stamp Duty Paid : 3037500/-







Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAKHI SANDEEP SALGAONKAR ,Father Name:Arjun Mahadev FadteShirodkar, Age: 48, Marital Status: Married , Gender: Female, Occupation: Housewife, Address1 - H.No.926-1 , Near State Bank of India , Alto Torda, Salvador Do Mundo , Bardez-Goa, Address2 - PAN No.: [REDACTED]			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DATTARAM VISHNU SALGAONKAR , Father Name:Vishnu Salgaonkar, Age: 73, Marital Status: Married , Gender: Male, Occupation: Agriculturist, H.NO.39, Salgaonkar Wada, Mandrem, Taluka of Pernem-Goa, PAN No.: [REDACTED]			
2	DEVAKI DATTARAM SALGAONKAR , Father Name:Sonu Kalangutkar, Age: 68, Marital Status: Married , Gender: Female, Occupation: Housewife, H.No.39, Salgaonkar Wada, Mandrem , Taluka of Pernem-Goa, PAN No.: [REDACTED]			
3	RAKHI SANDEEP SALGAONKAR , Father Name:Arjun Mahadev FadteShirodkar, Age: 48, Marital Status: Married , Gender: Female, Occupation: Housewife, H.No.926-1 , Near State Bank of India , Alto Torda, Salvador Do Mundo , Bardez-Goa.			



4	KARAN UMESH CHAWLA , Father Name:Umesh Manoharlal Chawla, Age: 31, Marital Status: ,Gender:Male,Occupation: Business, Flat NO.3, Muskan Villa, PLOT No. [REDACTED] 2, Vashi , Navi Mumbai , Maharashtra, PAN No.: [REDACTED]			
5	Umesh Manoharlal Chawla , Father Name:Manoharlal Chawla, Age: 60, Marital Status: ,Gender:Male,Occupation: Business, Flat no 3 Muskan Villa Plot No [REDACTED] Vashi navi Mumbai 400703, PAN No.: [REDACTED]			

Witness

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Pundalik Prakash Hadfadkar, Age: 29, DOB: , Mobile: 9823186769 , Email: , Occupation: Service , Marital status : Married , Address: 403523, H.No.26/9 20 Point Olaulim Bardez Pomburpa North Goa , H.No.26/9 20 Point Olaulim Bardez Pomburpa North Goa , Pomburpa, Bardez, NorthGoa, Goa			
2	Name: Gajanan Lavu Pednekar, Age: 33, DOB: 1987-06-17 , Mobile: 9823186769 , Email: , Occupation: Service , Marital status : Married , Address: 403501, H.No.140 Vaddem Near Suresh Bar Socorro Porvorim North Goa, H.No.140 Vaddem Near Suresh Bar Socorro Porvorim North Goa, Socorro, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

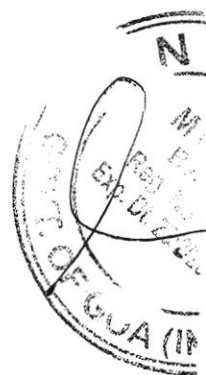
Document Serial Number :- 2021-BRZ-2230



ATTESTED BY ME

SUCHITRA PAWAR
ADV. & NOTARY PUBLIC
SS-Type, Office No. 223, Xerox Lane,
Sector-2, Vashi, Navi Mumbai
Mob: 9467847377

05 DEC 2022

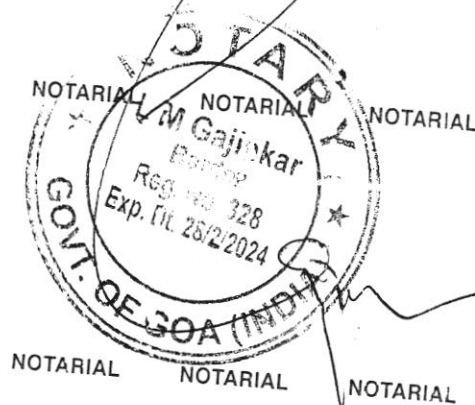


Document Serial No:-2021-BRZ-2230

Book :- 1 Document
Registration Number :- **BRZ-1-2167-2021**
Date : 18-Jun-2021

SUB-REGISTRAR
BARDEZ

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



Certified to be true
copy of the original

L. M. GAJEKAR
NOTARY AT BARDEZ
STATE OF GOA-INDIA
Serial No. 3099 Date: 23/03/2022



