



गोवा GOA

137228

4/2024

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-

Signature of [Signature]
By official vendor

Signature of the purchase

Krishna S. Shetye [Signature]

PON-1-4-2024

DEED OF SALE

[Signature] [Signature]





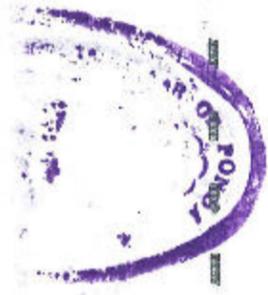
गोवा GOA

137229

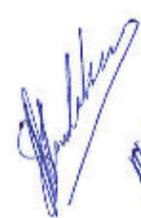
Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa, or at Total value 16,33,800/-

Signature of Seller 

Signature of the purchaser 



DEED OF SALE



गोवा GOA

137230

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
value of stamp paper 25000/-
Name of the purchaser Sbri Krishna S. Shetye
Residing at Ponda Goa Total Value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137231

Sl. No. 2024 Piece of vendor Ponda, Date of issue 22/11/2023
Value of stamp 25000/-
Name of the purchaser Shri Krishna S. Shelje
Residing at Ponda, Goa Total Value : 1633800/-

Signature of Ex-Vendor

Signature of the purchaser



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

137232

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp 25000/-
Name of the purchaser Shri. Krishna S. Shetke
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-official [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137233

Sr. No. 2024 Place of vendor: Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total value: 16,33,800/-

Signature of Ex-officio vendor

Signature of the purchaser



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper: 25000/-
Name of the purchaser: Shri Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

137234

Signature of Exor [Signature]

Signature of the purchase [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137235

Sl. No. 2024 Place of vendor: Ponda, Date of issue 22/11/2023

Value of stamp books 25000/-

Name of the purchaser Shri Krishna S. Shetye

Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio vendor

Signature of the purchaser



DEED OF SALE

Shri Krishna S. Shetye

[Signature]



गोवा GOA

137236

Sl. No. 2024 Piece or vendor Ponda, Date of issue 22/11/2023
Value of stamp 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchase [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137237

Sr. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137238

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper: 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023 137239
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shelke
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

Sr. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shete
Residing at Ponda Goa Total value 16,33,800/-

137240

Signature of Ex-vendor *[Signature]*

Signature of the purchaser *[Signature]*



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp 25000/-
Name of the purchaser Shri Krishna S. Shelje
Residing at Ponda Goa Total value: 16,33,800/-

137241

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137242

Sr. No. 2024 Price of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio 

Signature of the purchaser 



DEED OF SALE







गोवा GOA

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023 137243
Value of stamp 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residence at Ponda Goa Total value: 16,33,800/-

Signature of Ex-officio [Signature]



Signature of the purchaser [Signature]

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137244

Sr. No. 2024 Place of vendor: Ponda, Date of issue 22/11/2023
Value of stamp paper: 25000/-
Name of the purchaser: Shri Krishna S. Shelte
Residence at: Ponda Goa Total value 16,33,800/-

Signature of Ex-officio 

Signature of the purchaser 



DEED OF SALE







गोवा GOA

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

137245



Signature of the purchaser

DEED OF SALE



गोवा GOA

137246

Sr. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total value 16,33,800/-

Signature of Ex-officio 

Signature of the purchaser 



DEED OF SALE







गोवा GOA

137247

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total value 16,33,800/-

Signature of Ex-officio valuer

REGISTRAR
NO. 10000

Signature of the purchaser


DEED OF SALE







गोवा GOA

137248

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda Gas Total value 16,33,800/-
Signature of the purchaser [Signature] Signature of the purchase [Signature]

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137249

Sl No. 2024 Price of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total value 16,33,800/-



[Signature]
Signature of the purchaser

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137250

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda Goa Total Value 16,33,800/-



Signature
Signature of the purchaser

Signature
Signature of the purchaser

DEED OF SALE

Signature

Signature



गोवा GOA

No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

137251

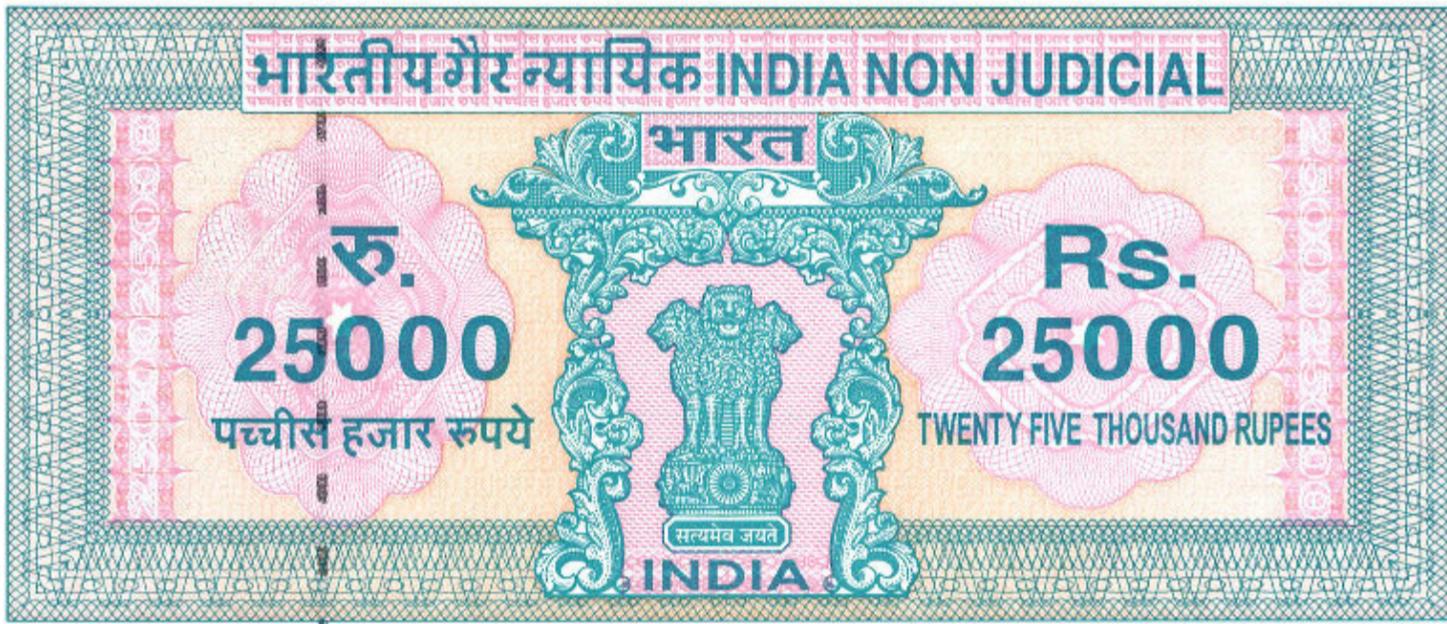

Signature of Ex-officio vendor


Signature of the purchaser

DEED OF SALE







गोवा GOA

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda Goa and at _____ Total value 16,33,800/-

137252

[Signature]
Signature of Ex-officio Officer

[Signature]
Signature of the purchaser

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137253

Sl. No. 2024 Place of vendor: Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda Goa Total Value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023

137254

Value of stamp paper 25000/-

Name of the purchaser Shri Krishna S. Shetye

Residing at Ponda, Goa Total value 16,33,800/-


Signature of the vendor

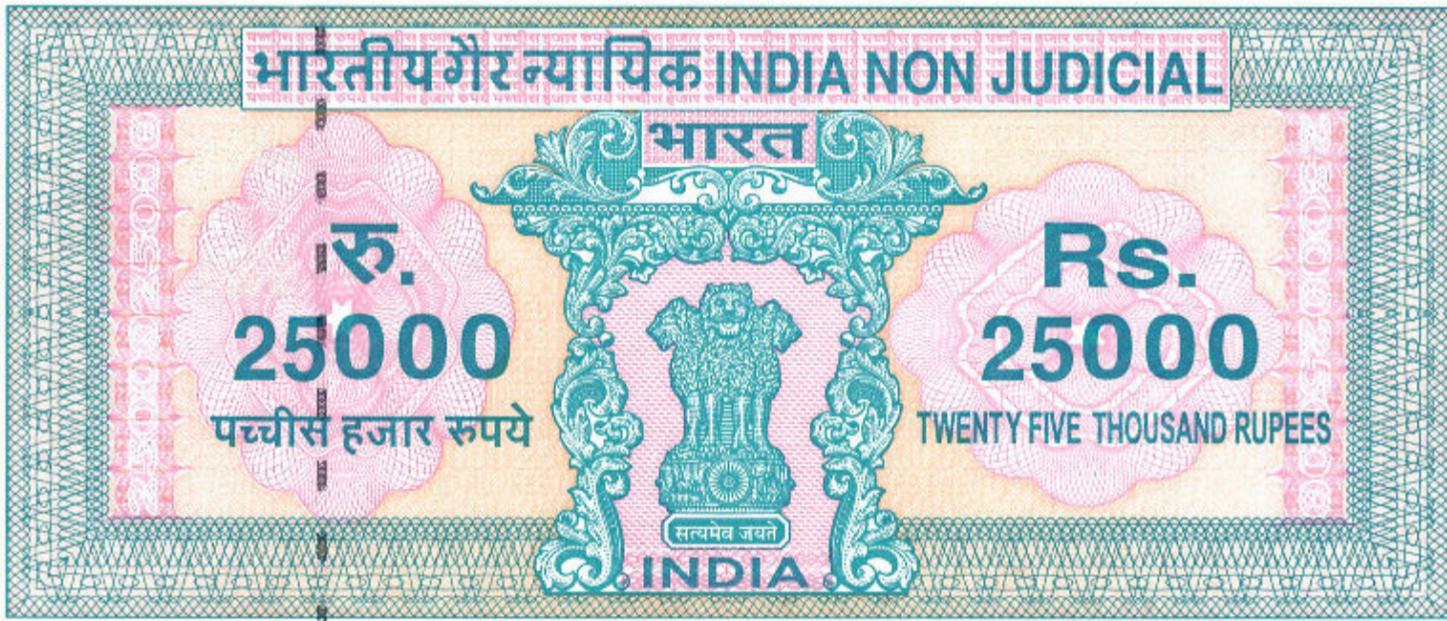

Signature of the purchaser



DEED OF SALE







गोवा GOA

Sl. NO. 2024 Place of vendor: Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total value 16,33,800/-

137255



Signature of the purchaser

DEED OF SALE



गोवा GOA

137256

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa so as Total Value 16,33,800/-



Signature of the vendor

Signature of the purchaser

DEED OF SALE

Signature of the vendor

Signature of the purchaser



गोवा GOA

137257

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total value 16,33,800/-



[Signature]
Signature of the purchaser

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137258

Sr. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp 25000/-
Name of the purchaser Sbri Krishna S. Shetye
Residing at Ponda Goa Total Value 16,33,800/-

Signature of Ex-officio vendor

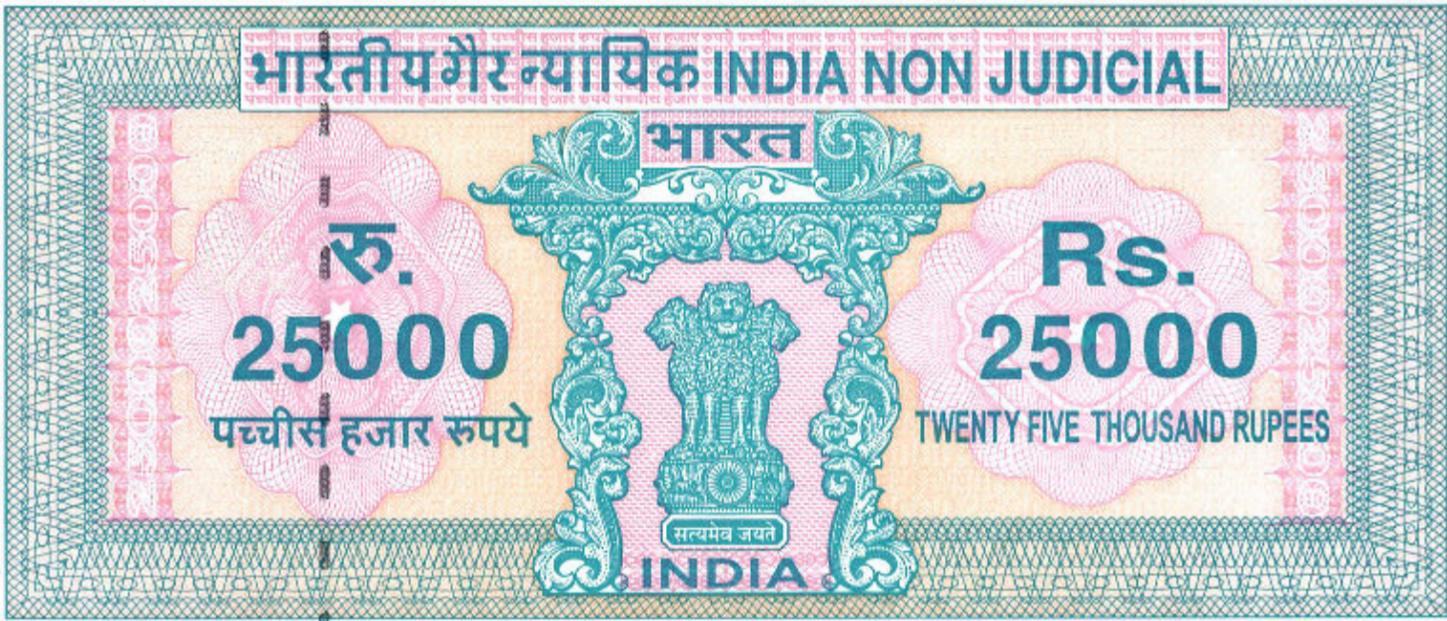
Signature of the purchaser



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

137259

Sr. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total value 16,33,800/-

137260


Signature of Ex-vendor

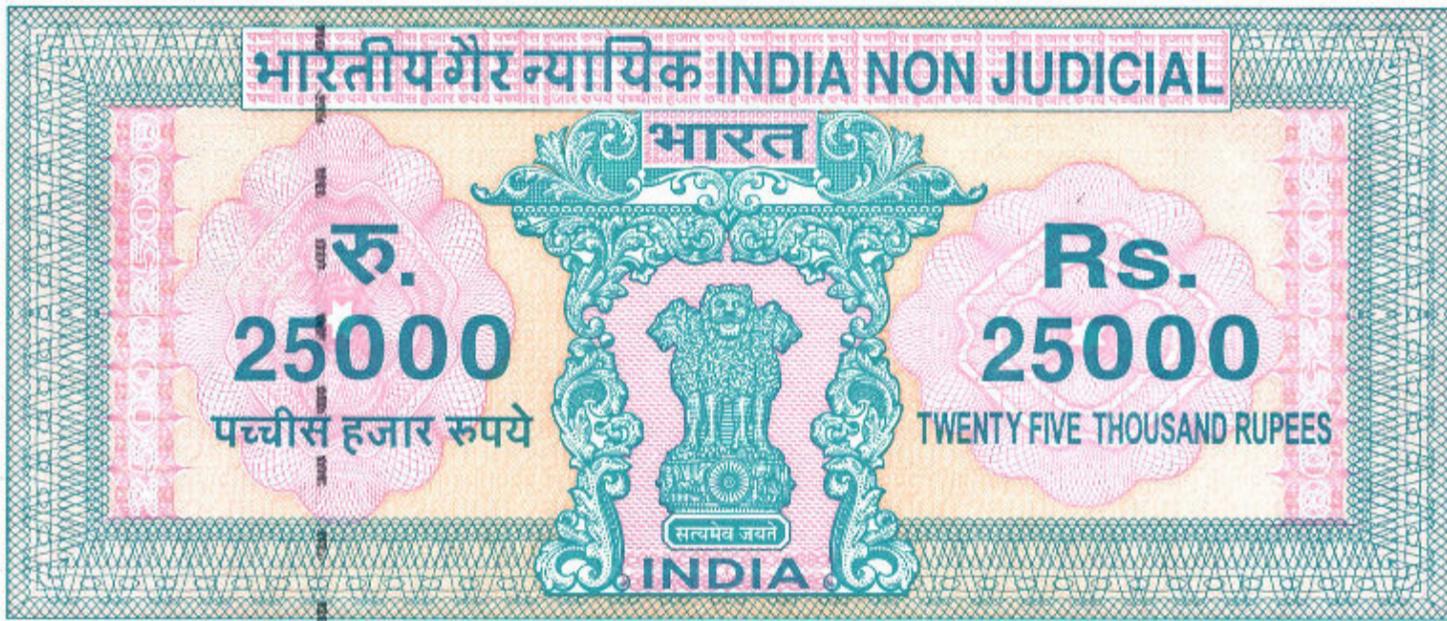

Signature of the purchaser



DEED OF SALE







गोवा GOA

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

137261

Signature of Ex-officio 

Signature of the purchaser 



DEED OF SALE







गोवा GOA

137262

No. 2024 Price of vendor Ponda, Date of issue 22/11/2023
Value of stamp value 25000/-
Name of the purchaser Shri. Krishna S. Shetke
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio vendor

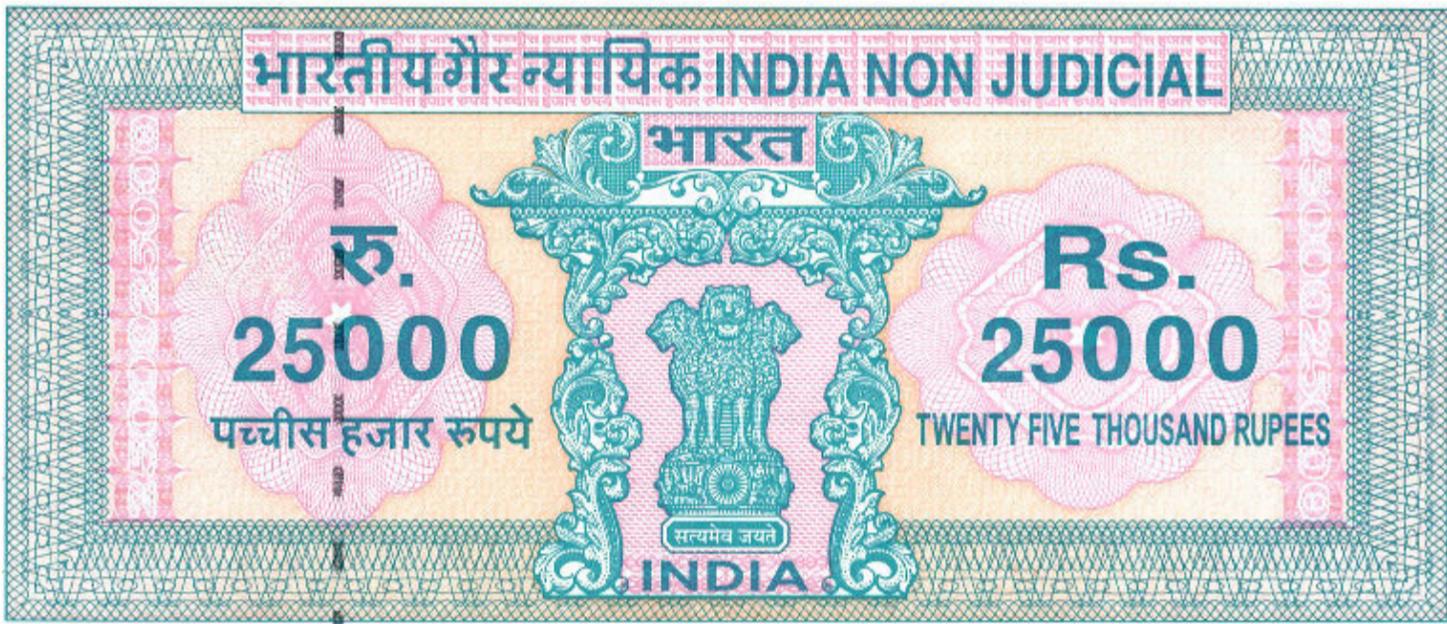
Signature of the purchaser



DEED OF SALE

Signature

Signature



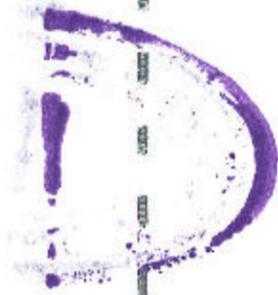
गोवा GOA

137263

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of Stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total value 16,33,800/-

Signature of Ex-officio vendor

Signature of the purchaser



DEED OF SALE



गोवा GOA

137264

Sr. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetge
Residing at Ponda Goa Total Value 16,93,800/-

Signature of Ex-officio 

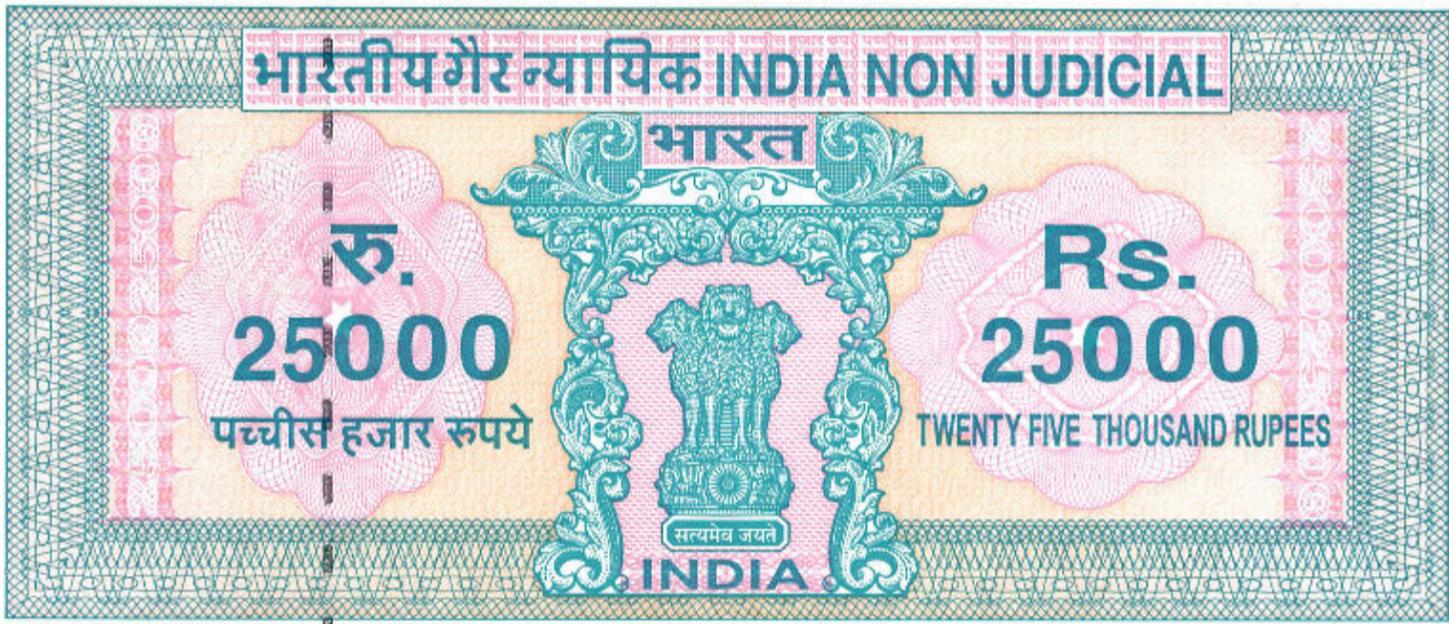
Signature of the purchaser 



DEED OF SALE







गोवा GOA

137265

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio vendor

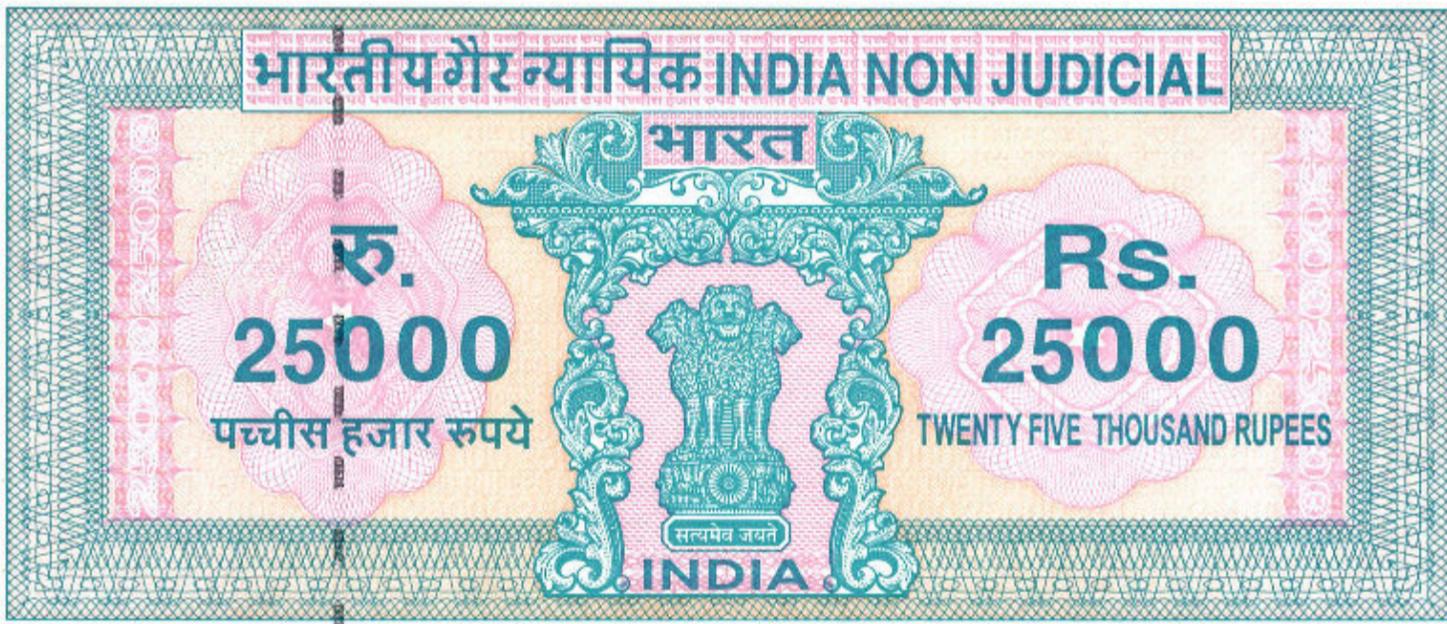
Signature of the purchaser



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

No. 2024 Price of vendor Panda. Date of issue 22/11/2023 **137266**
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Panda Goa Total value 16,33,800/-

Signature of Ex-officio Registrar

Signature of the purchaser



DEED OF SALE

Handwritten signature in blue ink.

Handwritten signature in blue ink.



गोवा GOA

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp used 25000/-
Name of the purchaser Shri. Krishna S. Shelke
Residing at Ponda Goa Total value 16,33,800/-

137267

Signature of Ex-officio Registrar

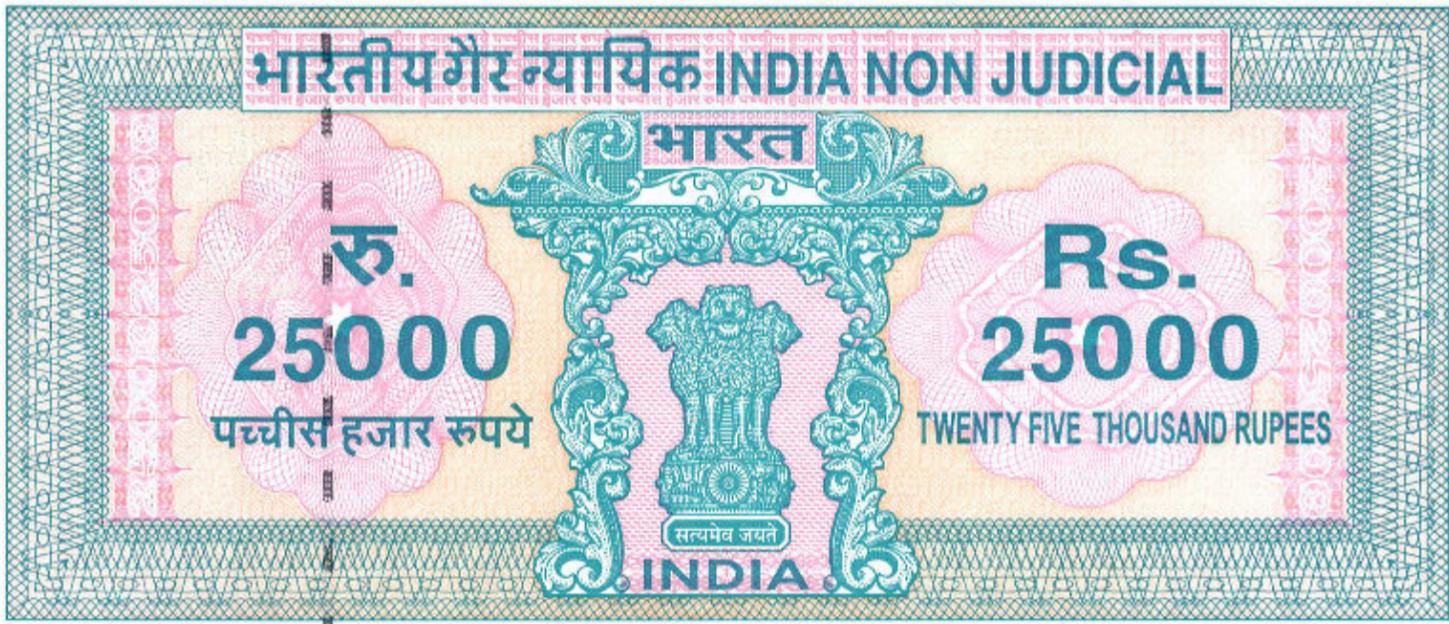
Signature of the purchaser



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shete
Residing at Ponda Goa and of Total Value 16,33,800/-

137268

Signature of Ex-gabby
grantee

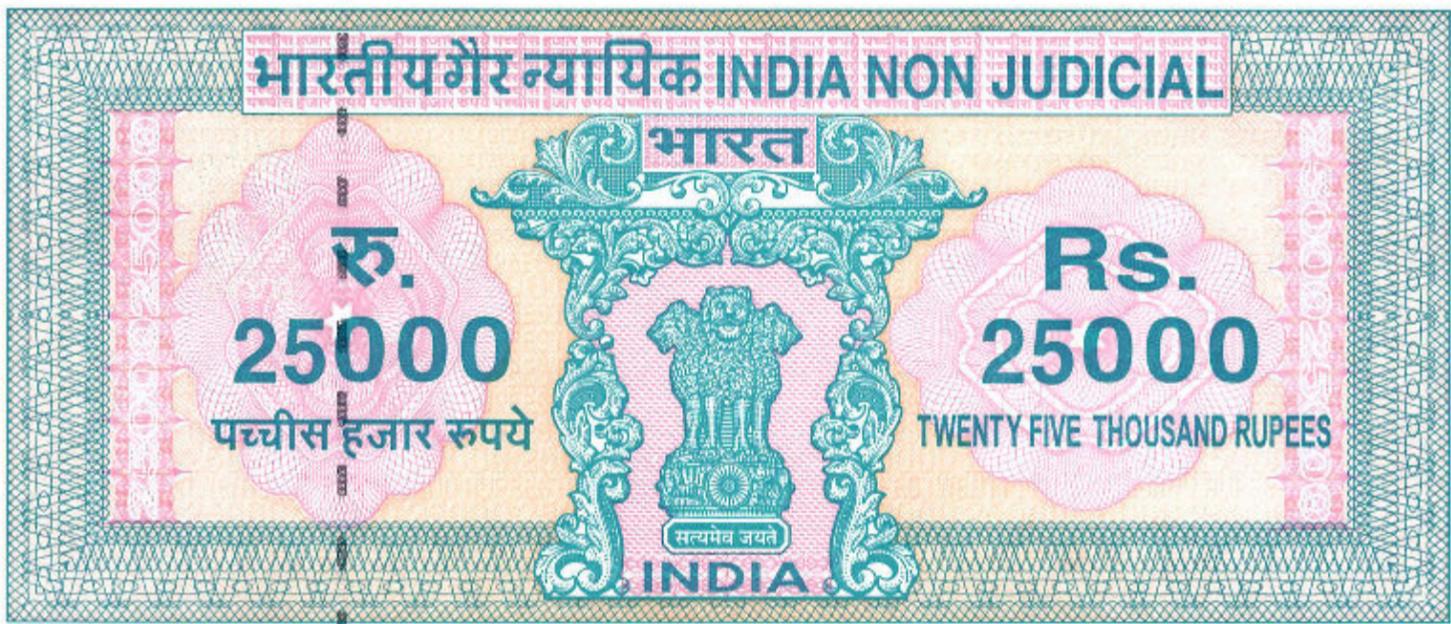
Signature of the purchaser



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

137269

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio vendor

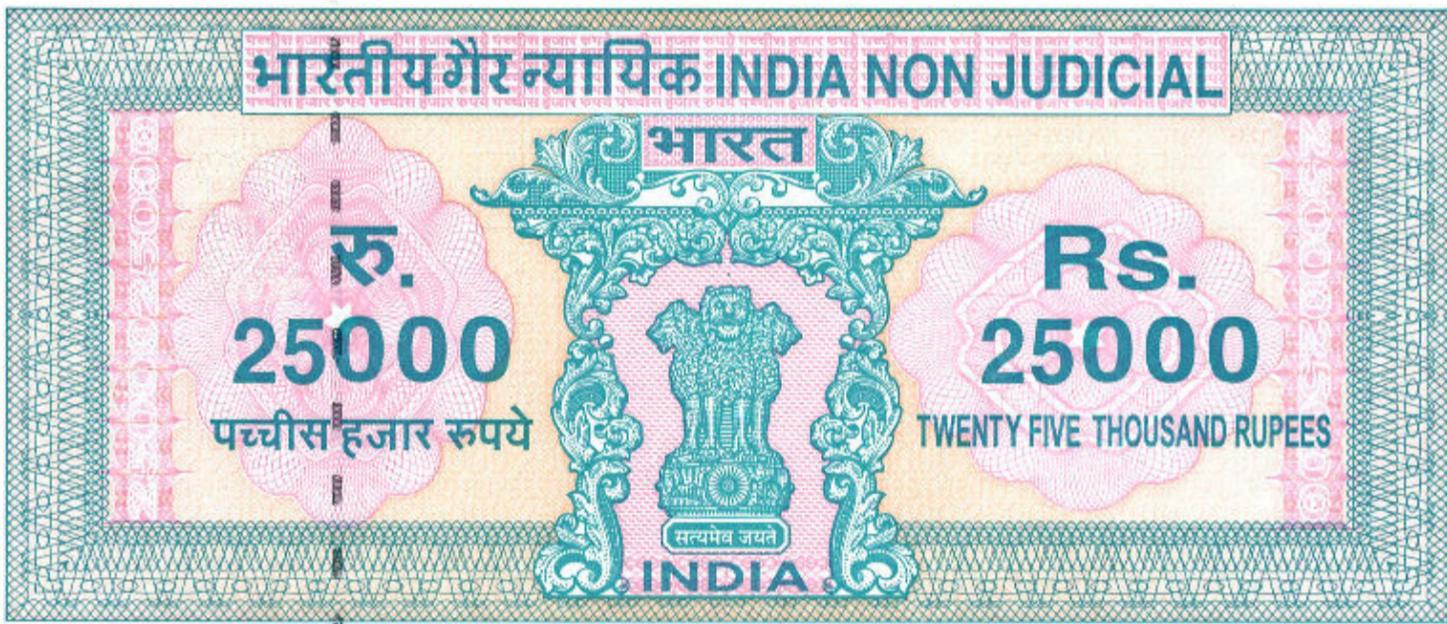
Signature of the purchaser



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

137270

Sr. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paid 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio vendor 

Signature of the purchaser 



DEED OF SALE







गोवा GOA

137271

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-

Signature of Ex-35 vendor 

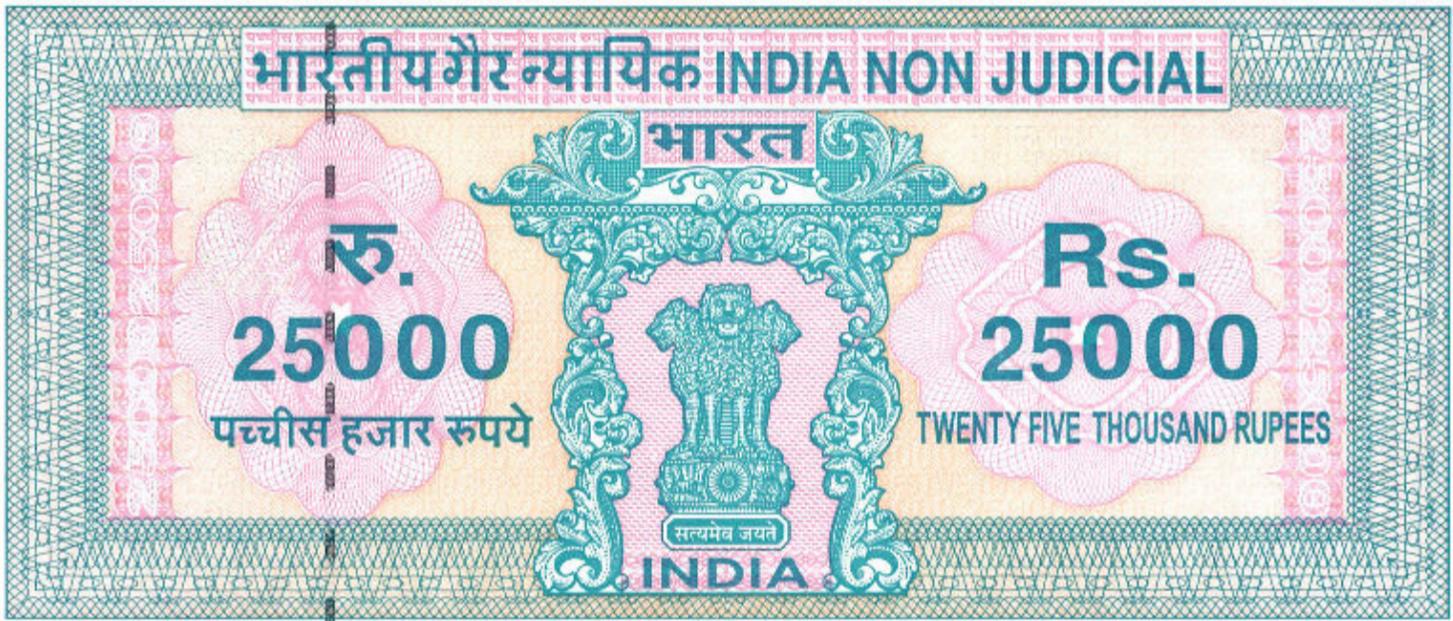
Signature of the purchaser 



DEED OF SALE







गोवा GOA

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023 137272
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-

Signature of Ex-officio vendor *[Signature]*

Signature of the purchaser *[Signature]*



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137273

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda Goa Total Value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137274

Sr. No. 2024 Piece or vendor Panda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda Goa Total Value 16,33,800/-

Signature of Ex-officio 

Signature of the purchaser 



DEED OF SALE







गोवा GOA

137275

Sr. No. 2024 Place of vendor: Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda Goa Total Value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

Sl. No. 2024 Place of vendor: Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shelje
Residing at Ponda, Goa Total Value 16,33,800/-

137276

Signature of Ex-officio [Signature]

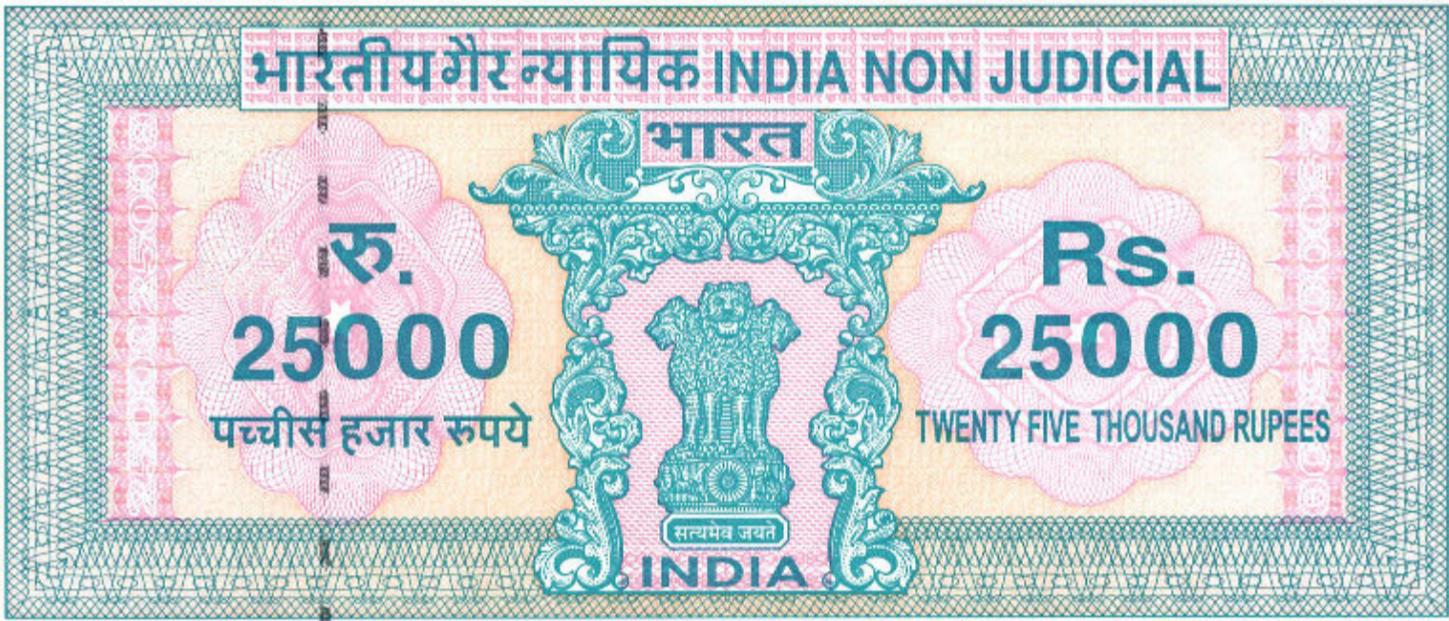
Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

Sl. No. 2024 Piece of vendor Ponda, Date of issue 22/11/2023 137277
Value of stamp paid 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-

Signature of Ex-officio 

Signature of the purchase 



DEED OF SALE







गोवा GOA

137278

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shete
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-officio [Signature]

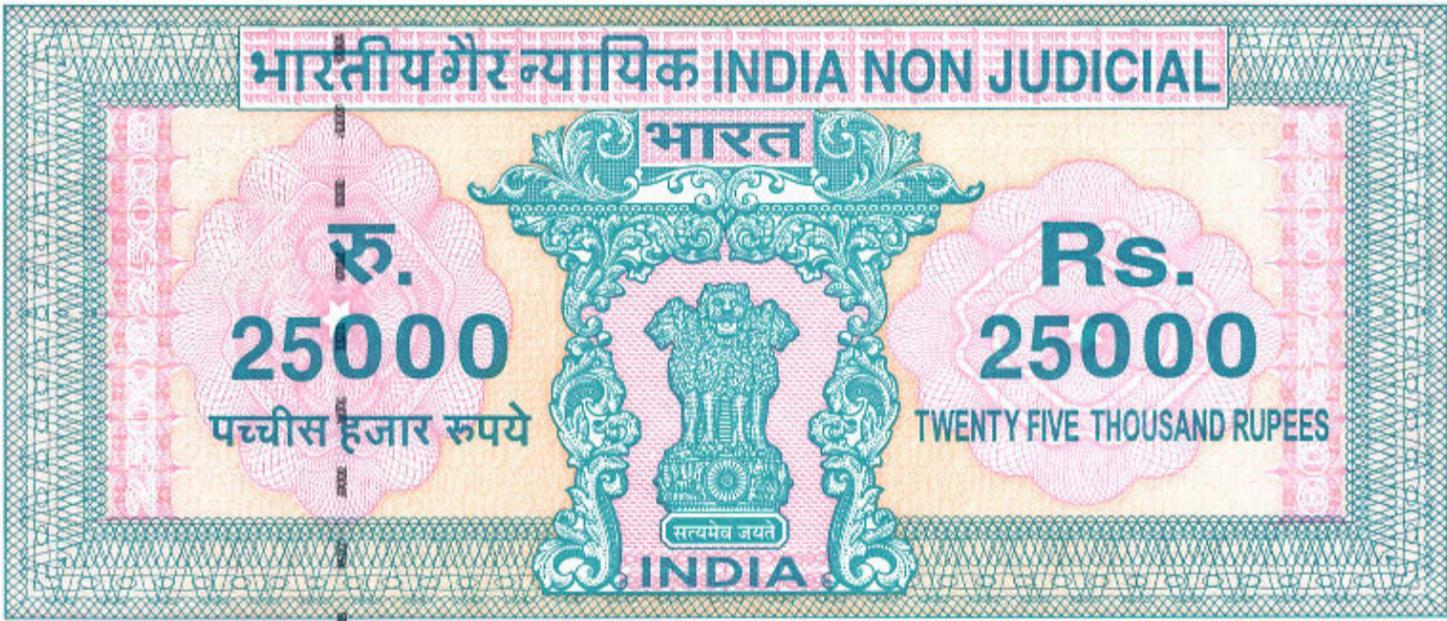
Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



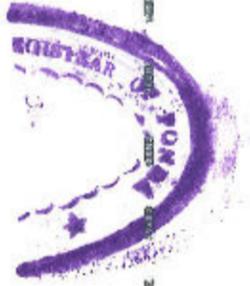
गोवा GOA

137279

No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda Goa Total Value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

Sl. NO. 2024 Place of vendor Ponda Date of issue 22/11/2023 **137280**
Value in starting paper 25000/-
Name of the purchaser Sbri Krishna S. Shetty
Residing at Ponda, Goa Total Value 16,33,800/-

Signature of Ex-officio [Signature]

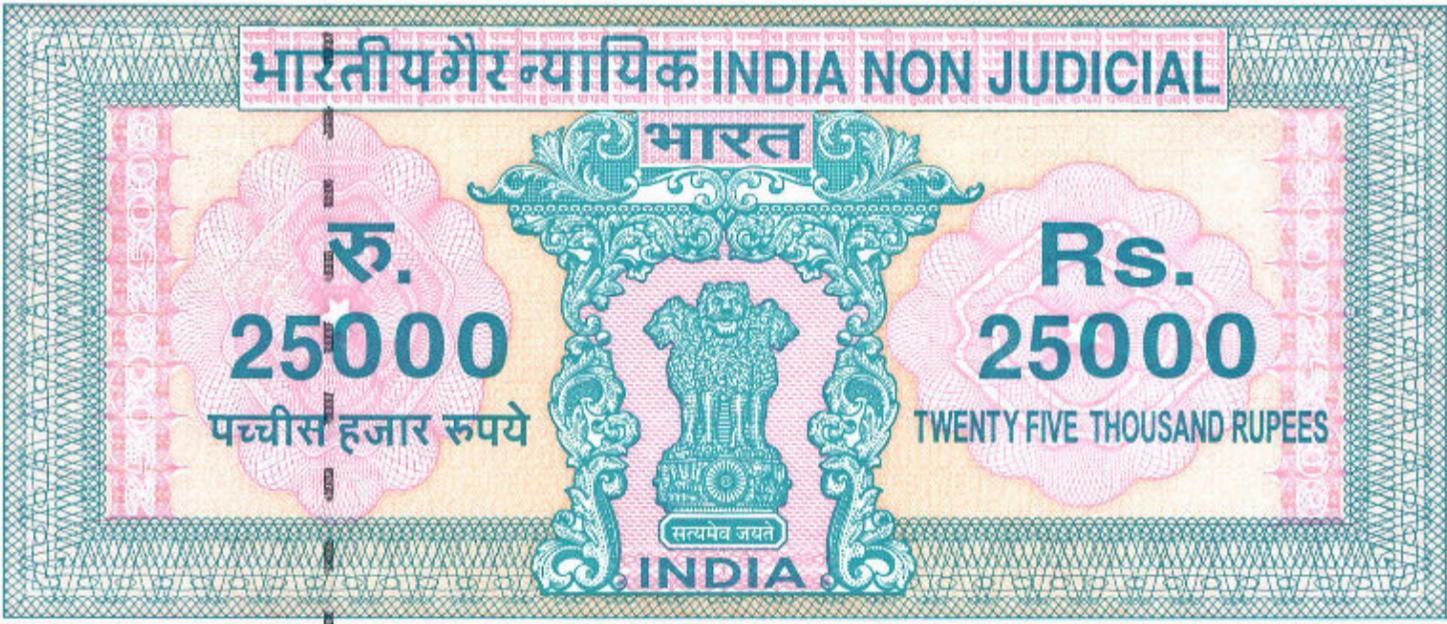
Signature of the purchase [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137281

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-

Signature of Ex-officio Vendor

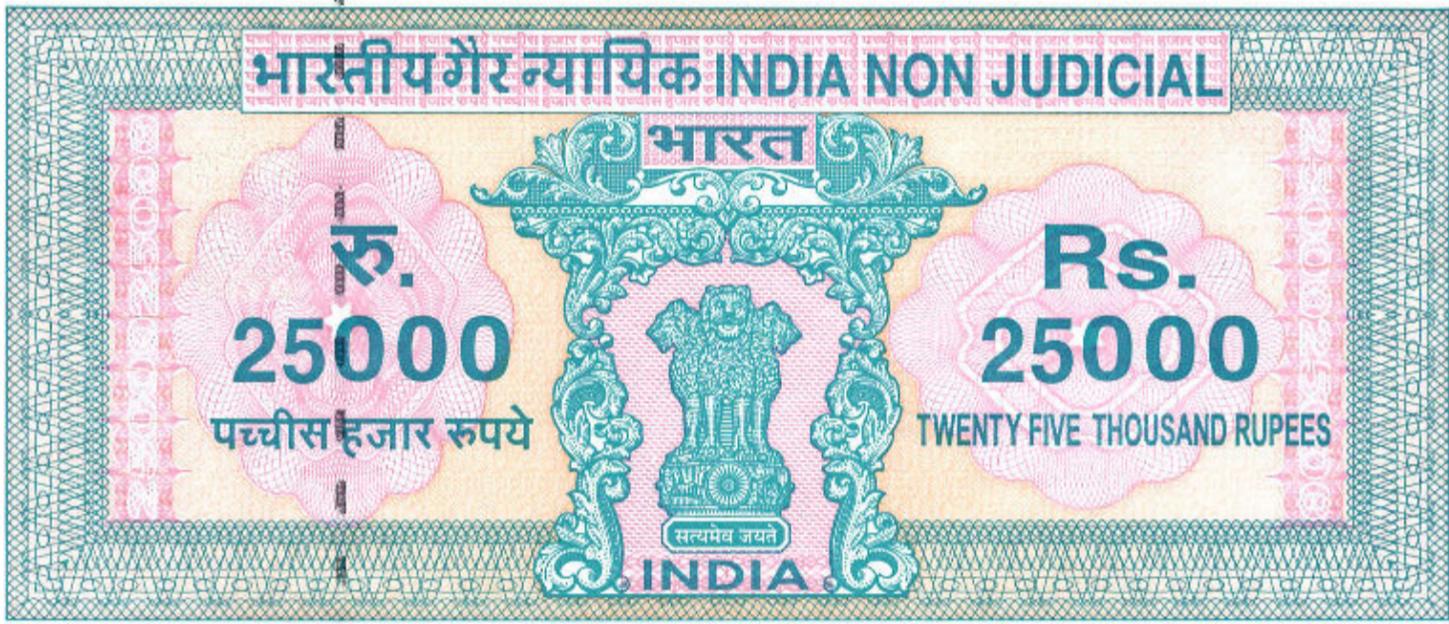
Signature of the purchaser



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

137282

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total value 1633800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137283

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total value 16,33,800/-

Signature of Ex-officio Vendor

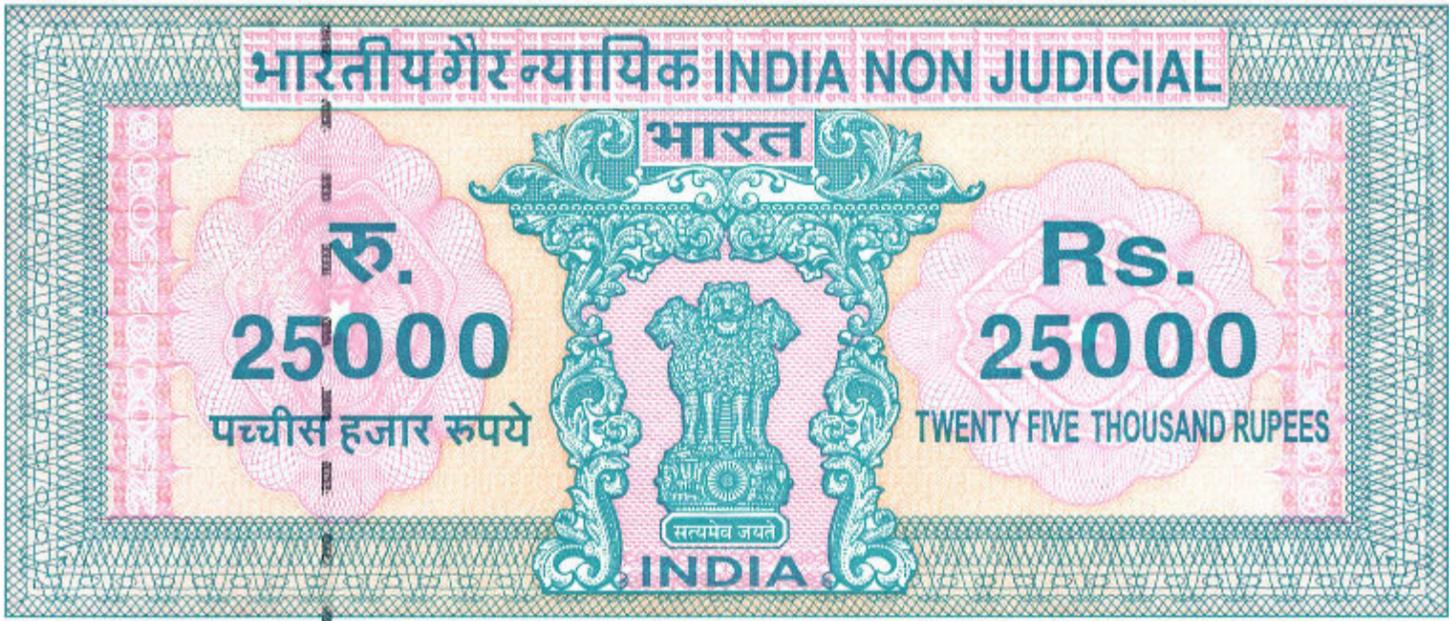
Signature of the purchaser



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

137284

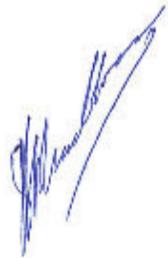
Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa. Total value 16,33,800/-

Signature of Ex-officio 

Signature of the purchaser 



DEED OF SALE





गोवा GOA

137285

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Sbri Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-



[Signature]
Signature of the purchaser

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137286

Sr. No. 2024 Piece of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-

Signature of Ex-officio vendor

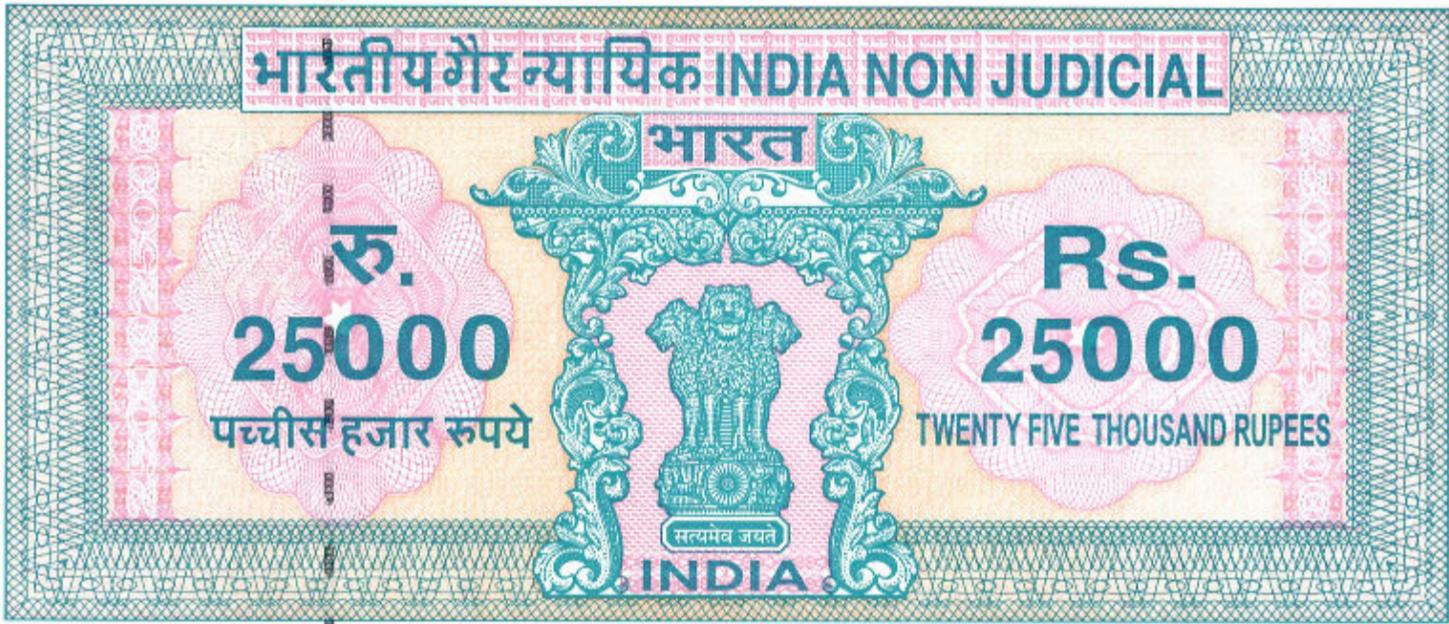
Signature of the purchaser



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

137287

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-

[Signature]
Signature of Ex-officio vendor

[Signature]
Signature of the purchaser



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137288

Sr. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetty
Residing at Ponda, Goa Total Value 16,33,800/-

Signature of Endorser *[Signature]*

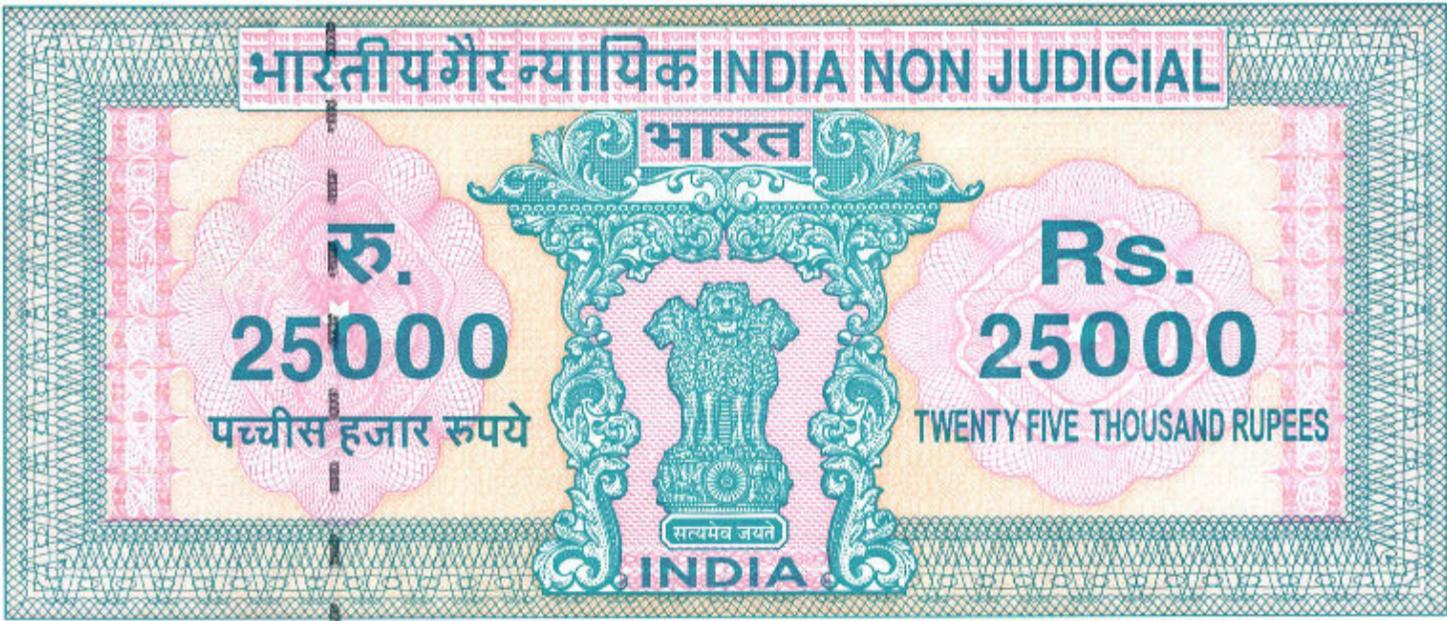
Signature of the purchaser *[Signature]*



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

137289

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Sbni Krishna S. Shetye
Residing at Ponda Goa Total value 16,33,800/-

Signature of Ex-Governor [Signature]

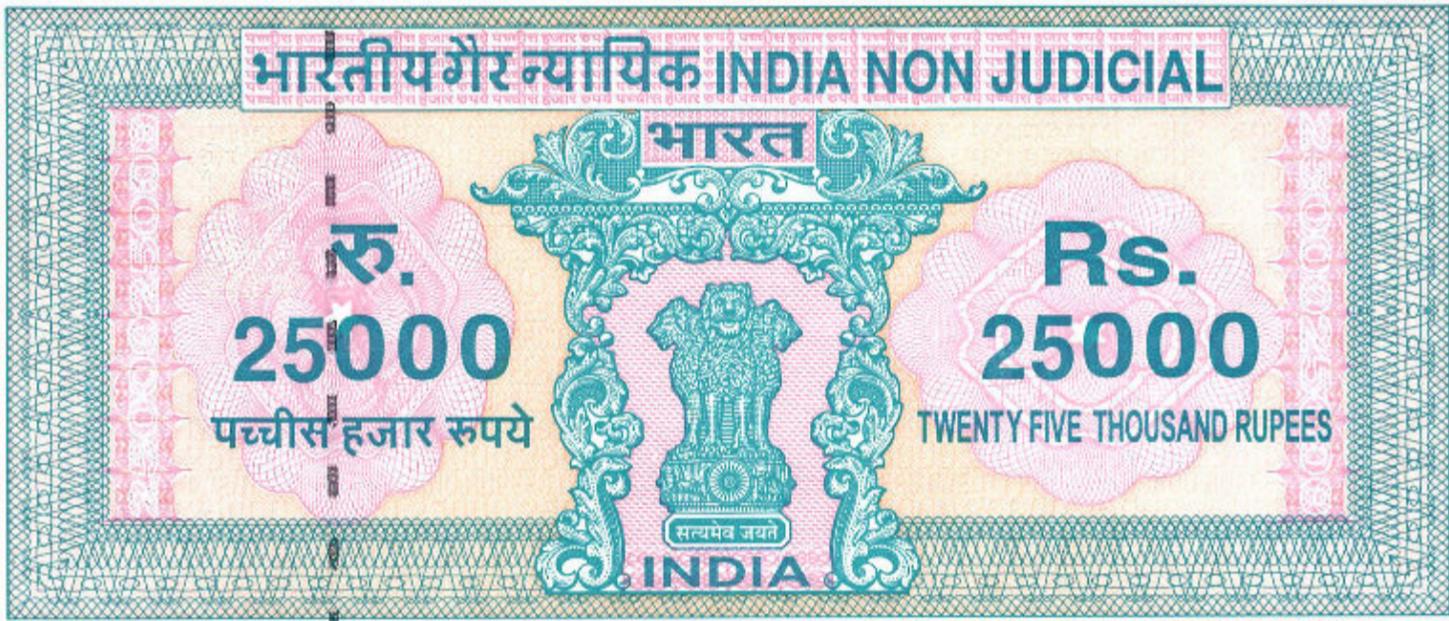
Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



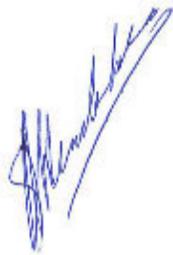
गोवा GOA

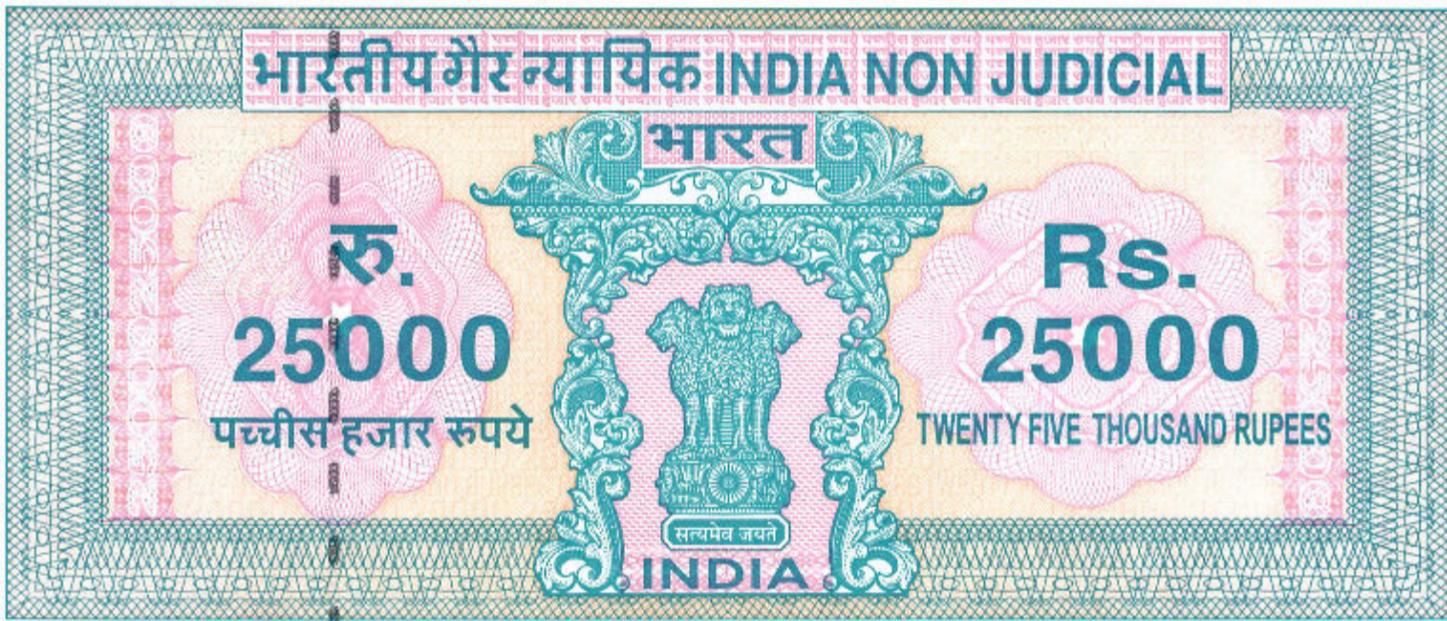
137290

Sr. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 25000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total Value: 16,33,800/-
Signature of Ex-officio vendor  Signature of the purchaser 



DEED OF SALE





गोवा GOA

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023 137291
Value of stamp paper 25000/-
Name of the purchaser Sbri Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-

Signature of Ex-officio 

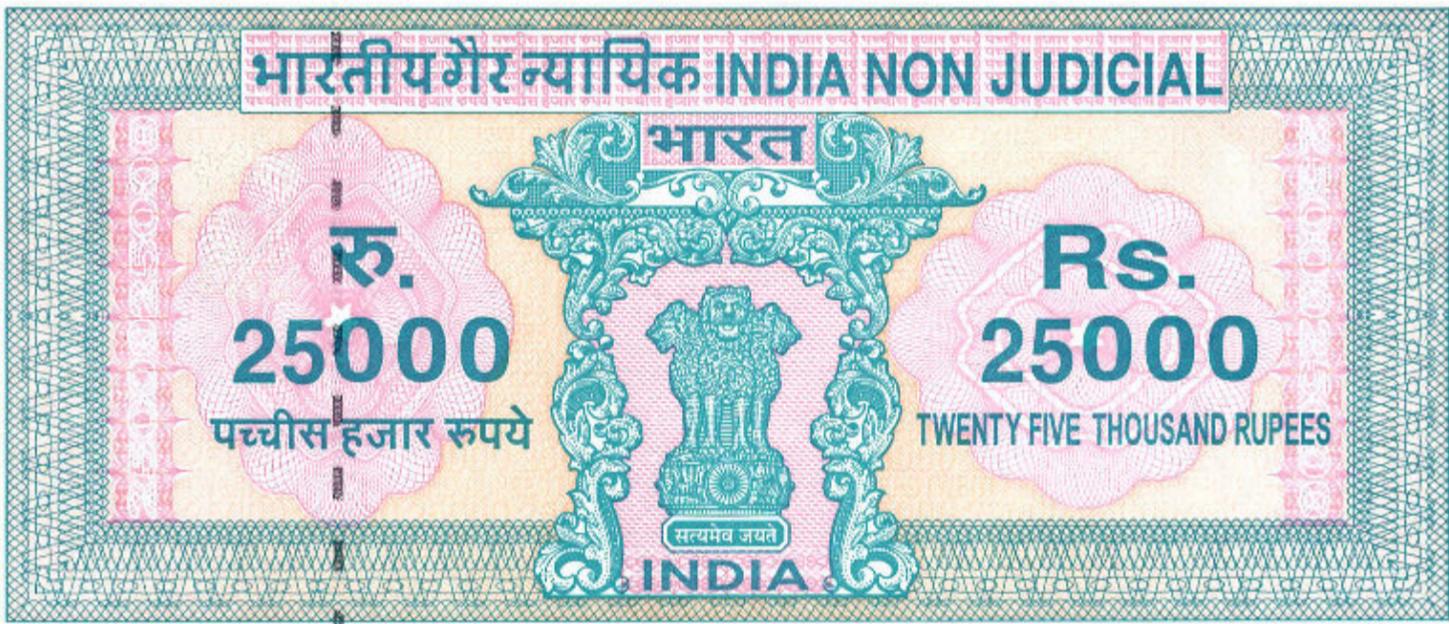
Signature of the purchaser 



DEED OF SALE







गोवा GOA

Sl. No. 2024 Place of vendor: Ponda, Date of issue 22/11/2023
value of stamp paper 25000/-
Name of the purchaser Shri. Krishna S. Shetye
residing at Ponda Goa and Total Value 16,33,800/-

137292

Signature of Ex-officio vendor

Signature of the purchase



DEED OF SALE

[Handwritten signature]

[Handwritten signature]



गोवा GOA

070139

Sl. No. 2024 Place of vendor Peoda, Date of issue 22/11/2023
Value of stamp paper 5000/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Peoda, Goa Total Value 16,33,800/-

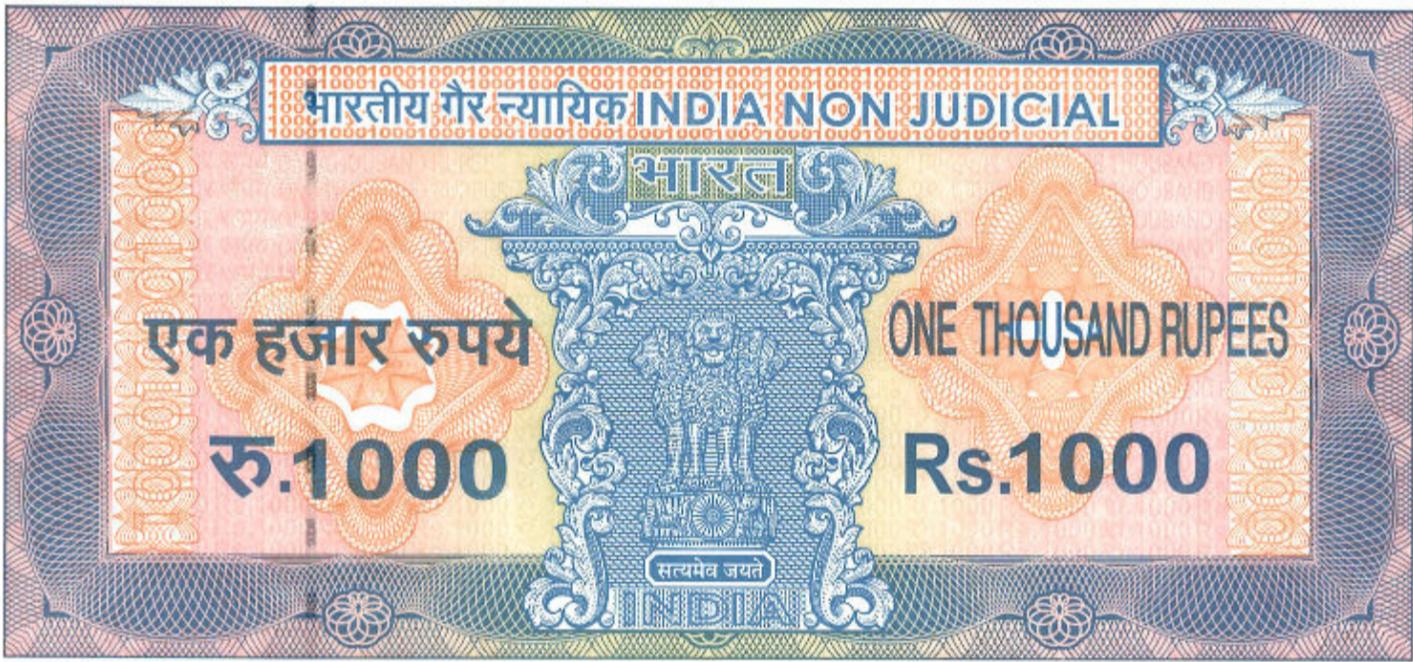
Signature of Ex-officio vendor 

Signature of the purchaser 



DEED OF SALE





गोवा GOA

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 1000/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-

794179

Signature of Ex-officio vendor *[Signature]*

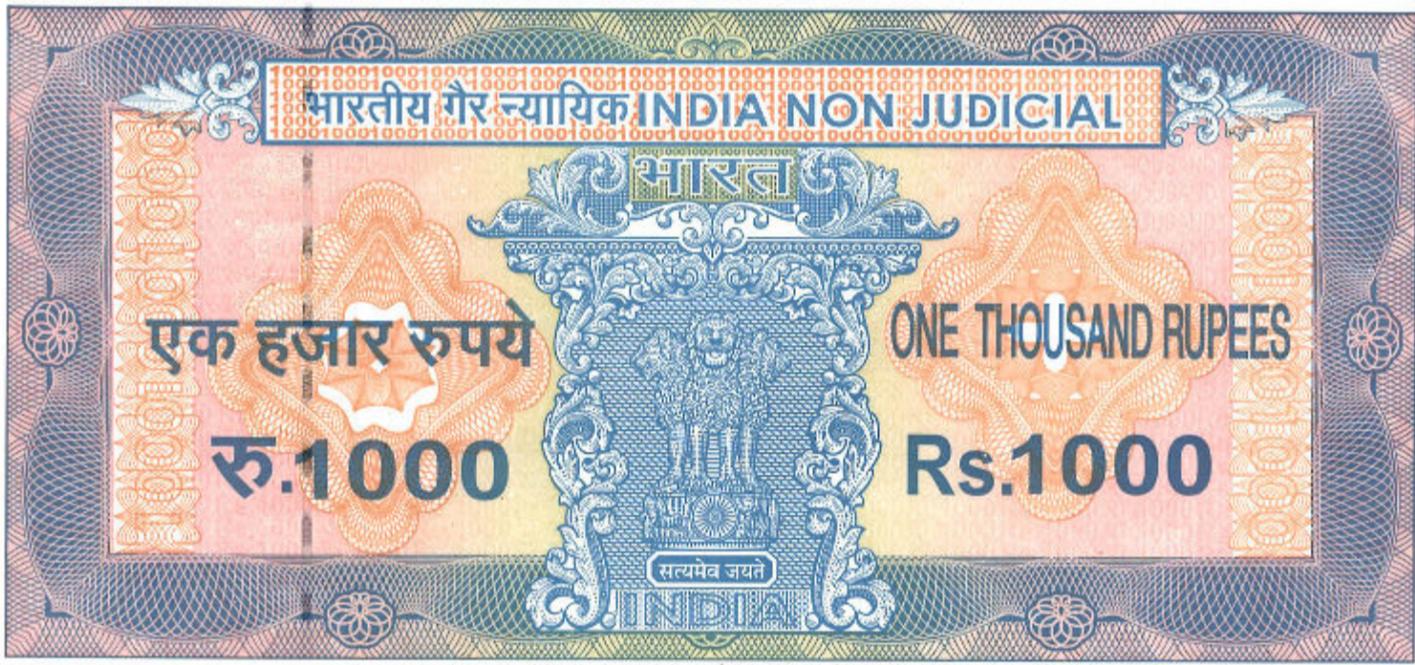
Signature of the purchaser *[Signature]*



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

794180

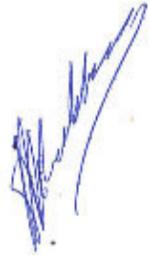
Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper: 1000/-
Name of the purchaser Shri Krishna S. Shelke
Residing at Ponda, Goa Total Value 16,33,800/-


Signature of the vendor


Signature of the purchaser



DEED OF SALE







गोवा GOA

794181

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 1000/-
Name of the purchaser Shri Krishna S. Shelke
Residing at Ponda Goa Total Value 16,33,800/-

Signature of Ex-officio [Signature]

Signature of the purchaser [Signature]



DEED OF SALE

[Signature]

[Signature]



गोवा GOA

B 170181

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 100/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-


Signature of Ex-officio Vendor

REGISTRAR OF PONDA
NDA


Signature of the purchaser

DEED OF SALE






गोवा GOA

B 170182

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 100/-
Name of the purchaser Shri. Krishna S. Shetye
Residing at Ponda, Goa Total value 16,33,800/-

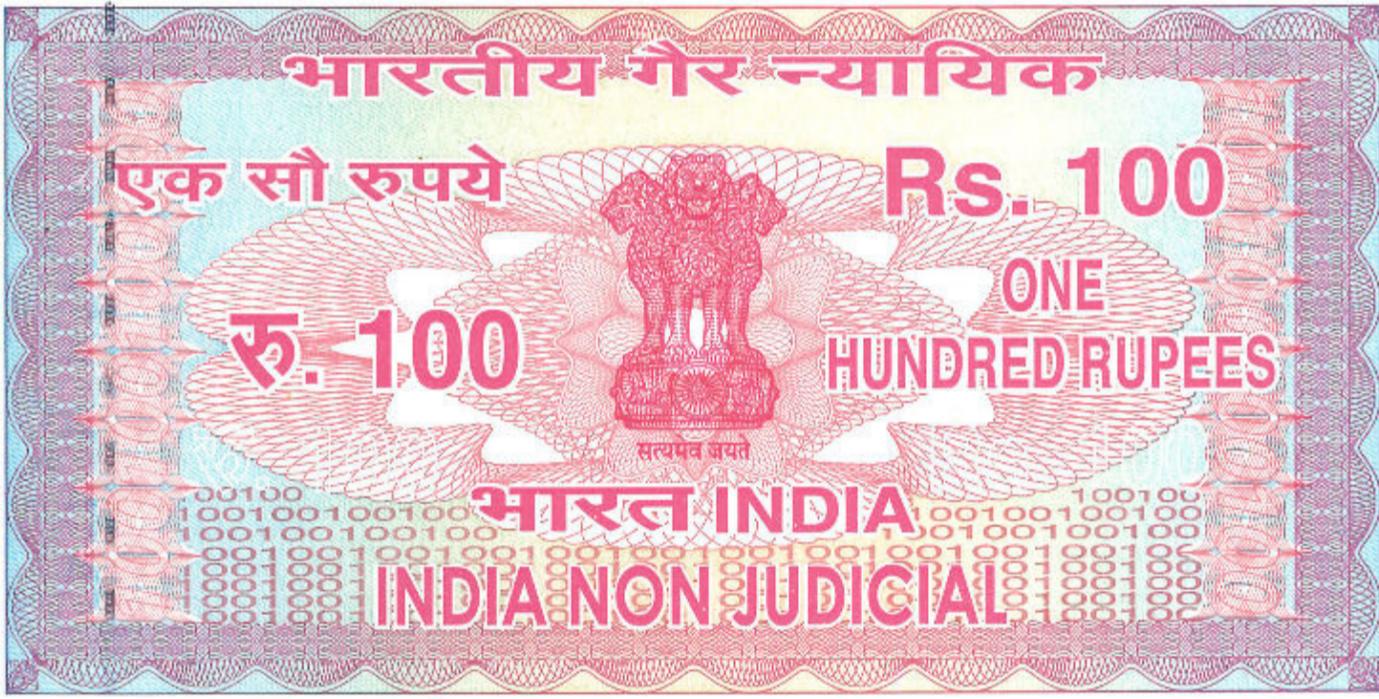


[Signature]
Signature of the purchaser

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

B 170183

Sr. No. 2024 Place of vendor: Ponda, Date of issue 22/11/2023
Value of stamp paper 100/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-



[Signature]
Signature of the purchaser

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

B 170184

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 100/-
Name of the purchaser Shri Krishna S. Shelke
Ponda, Goa Total Value 16,33,800/-
Signature of Ex-officio [Signature] Signature of the purchaser [Signature]
SUB-REGISTRAR OF PONDAS
GOA

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

B 170185

Sr. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 100/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-



[Signature]
Signature of the purchaser

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

B 170186

Sl. No. 2624 Place of vendor Ponda, Date of issue 22/11/2023
Value of stamp paper 100/-
Name of the purchaser Shri Krishna S. Shetye
Residing at Ponda, Goa Total Value 16,33,800/-



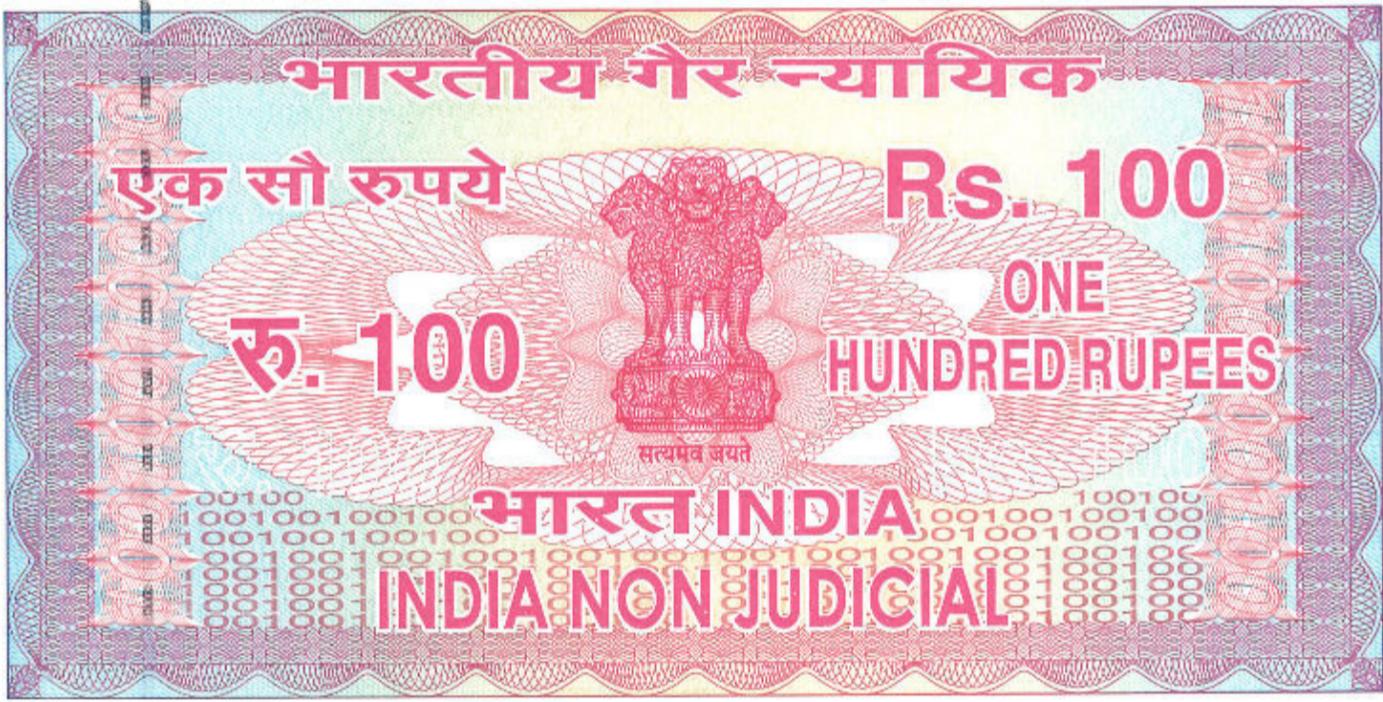
[Signature]
Signature of Ex-officio Registrar

[Signature]
Signature of the purchaser

DEED OF SALE

[Signature]

[Signature]



गोवा GOA

B 170187

Sl. No. 2024 Place of vendor Ponda, Date of issue 22/11/2023
value of stamp paper 100/-
Name of the purchaser Shri. Krishna S. Shetye
residing at Ponda, Goa Total Value 16,33,800/-

Signature of Ex-officio vendor

Signature of the purchaser

DEED OF SALE



गोवा GOA

B 170188

Sl. No. 2024 Place of vendor Ponda Date of issue 22/11/2023
Value of stamp paper 100/-
Name of the purchaser Shri. Krishna S. Sbeta
Residing at Ponda Goa Total Value 16,33,800/-

[Signature]
Signature of Ex-officio vendor

[Signature]
Signature of the purchaser



DEED OF SALE

[Signature]

[Signature]

This Deed of Sale is executed on this 21st day of the month of December, 2023, in the city of Ponda, Goa.

BETWEEN

(1) **SHRI ASHUTOSH SURENDRA KHANDEKAR**, son of Shri Surendra Khandekar, aged 49 years, married, businessman, having Adhaar Card No. [REDACTED] PAN No. [REDACTED] and his wife (2) **SMT. MANASVI ASHUTOSH KHANDEKAR**, daughter of Shri Gurudas Hari Borkar, aged 48 years, housewife, having Adhaar Card No. [REDACTED] PAN No. [REDACTED] both resident of House No. 112. Betki. Borim, Ponda, Goa, hereinafter referred to as the '**SELLERS**' (which expression shall unless repugnant to the context or meaning thereof mean and include their legal heirs, administrators, successors, assignees etc.) of the FIRST PART.

AND

SHRI KRISHNA SAKHARAM SHETYE, son of Shri Sakharam Shetye, aged 66 years, married, businessman, having PAN No. [REDACTED] Adhaar Card No. [REDACTED] Proprietor of M/s. S. K. Constructions, having its office at Khadpabandh, Ponda, Goa and residing at 'Dwarka', 9/15/15, Khadpabandh, Ponda, Goa, hereinafter called as the '**PURCHASER**' (which expression shall unless repugnant to the context or meaning thereof mean and include his legal heirs, administrators, successors, assignees etc.) of the SECOND PART.

Both the parties herein are Indian Nationals.

SMT. MANASVI ASHUTOSH KHANDEKAR i.e. the SELLER No. 2 herein is represented herein by her duly constituted Attorney **SHRI ASHUTOSH SURENDRA KHANDEKAR**, son of Shri Surendra

Khandekar, aged 46 years, married, businessman, having Adhaar Card No. [REDACTED], in terms of Power of Attorney dated 8/10/2013 executed before Notary of Margao Shri V. V. Sukhthankar, registered in his books under No. 5335/13 on 10/10 / 2013.

WHEREAS, the SELLERS are owners in possession of a landed property admeasuring about 2706 sq. mtrs., bearing Survey No. 13/1 - E of Village Ponda together with dilapidated old building structure existing therein, earlier forming part of the bigger property known as property known as "Mussabhat" or "Bosubhat" and denominated in the new survey records as "Musa Bhat" or "Bhuso Bhat" situated at Ponda Village (erstwhile falling within the limits of Village Queula), within the limits of Ponda Municipal Council, bearing Survey No. 12/1 and 13/1 of Village Ponda, said Egger property owned by its erstwhile owners Caji Mamod Issac and Caji Mamod Cadirsab being described in the Land Registration Office under No. 6346 (with the exclusion of its part dis-annexed and described separately at No. 11817) and enrolled in the Taluka Revenue Office under Matriz No. 422 and as per boundaries mentioned in said description entry being described in SCHEDULE I hereunder mentioned and said distinct landed property admeasuring about 2706 sq. mtrs., bearing Survey No. 13/1-E of Village Ponda, being more particularly described with its boundaries in Schedule II hereunder written and shown in red lines on PLAN annexed hereto and referred to in this Deed of Sale as the 'SAID LAND'.

AND WHEREAS, said bigger property was divided into various lots (plots) of which Lote No. 25 and Lote No. 26 came to be owned by one Shri Surendra Putu Naique @ Khandekar i.e. father/father-in-law of the SELLERS herein, having purchased the same from its said erstwhile owners said Caji Mamod Issac and Caji Mamod Cadirsab, vide Deed of




Sale dated 29/07/1964, drawn by Notary of Comaraca of Salcete, Bar at Law, Barreto Xavier in Book No. 854 at pages 41 overleaf onwards.

AND WHEREAS, upon purchase made as above, said Lote No. 25 and 26 as one unit came to be described in the Land Registration Office under No. 22309 at pages 87 reverse of Book B 69 with denomination "MOSSU BATTA" or "BOSSU BATTA" with area admeasuring as 4270.25 sq. mtrs. (but actually admeasuring 4195 sq. mtrs. at loco) and was inscribed in the name of said Shri Surendra Putu Naique @ Khandekar under Inscription No. 27179 at pages 128 of Book Book G-40.

AND WHEREAS, subsequently, said Shri Surendra Putu Naique @ Khandekar expired on 21/12 / 1977 leaving behind his widow and moiety holder Smt. Sujata Khandekar and three children viz. Miss Sarika Surendra Khandekar, Miss Latika Surendra Khandekar and Shri Ashutosh Surendra Khandekar i.e. the SELLER No. 1 herein his sole and universal heirs.

AND WHEREAS, thereafter, an Inventory Proceeding came to be instituted by his widow said Smt. Sujata Khandekar before Civil Judge Senior Division, Ponda being Inventory Proceeding No. 1/1995 wherein said dilapidated building structure existing in SAID LAND bearing Survey No. 13/1-E of Village Ponda was described under Item No. 4 in the List of Assets filed therein and in the said Inventory Proceedings, vide Order dated 8/1/1996, the allotment made on 04/01/1996 was confirmed, whereby the said dilapidated building structure alongwith SAID LAND described under Item No. 4 along with other properties as mentioned in the Chart of Allotment were allotted to the SELLER No. 1 herein.

AND WHEREAS, on account of construction of road (presently municipal road) passing from Ponda bus stand to Tisk- Ponda via Ward Khadpabandh




in north-south direction, in the new survey of Village Ponda, said Lote No. 26 came to be bifurcated then into two parts i.e. eastern part surveyed under No. 12/1 of Village Ponda admeasuring about 1227 sq. mtrs. (presently bearing Survey No. 12/1-E of Village Ponda) and western part being remaining portion of Lote No. 26, said Lote No. 25 and western part of Lote No. 26 being both constituting SAID LAND presently surveyed under No. 13/1-E of Village Ponda,.

AND WHEREAS, in terms of Order dated 24/7/2023 passed by Inspector of Survey & Land Records (ISLR), Ponda, Goa, in Partition Proceedings No. ISLR/PART/PON/ 545/2022, said Lote No. 25 and western part of Lote No. 26 earlier surveyed under No. 13/1 of Village Ponda i.e. SAID LAND has been allotted Survey No. 13/1 - E of Village Ponda and the same is duly mutated in the name of the SELLER No. I herein.

AND WHEREAS, the SELLERS being desirous of selling SAID LAND and further being desirous of selling the same for its utilization for construction of building comprising residential flats and shops etc. to be constructed therein, have been approached by the PURCHASER, expressing desire to purchase of SAID LAND for undertaking the work of development of the SAID LAND by way of construction of building project comprising residential flats and shops etc., upon payment of total consideration of Rs. 3,26,75,000/- (Rupees Three Crore Twenty Six Lakhs Seventy Five Thousand Only) to the SELLERS subject to verification of title and physical inspection of the SAID LAND and pursuant thereto, all the title documents in respect of the SAID LAND as referred herein above were furnished to the PURCHASER.

AND WHEREAS, the PURCHASER upon having physical inspection of the SAID LAND and being satisfied with the title of the SELLERS to

SAID LAND and re-iterated his willingness to purchase the SAID LAND by making payment of said total consideration, partly monetarily to the extent of Rs. 2,00,00,000/- (Rupees Two Crores Only) as mentioned hereunder and partly in kind by making available to the SELLERS constructed premises being SEVEN 2BHK RESIDENTIAL FLATS having respective areas (all built up area including all common areas) as mentioned in SCHEDULE III hereunder written which have been proposed to be located on the first, second and third floor respectively and SIX SHOP PREMISES having respective areas (all built up area including all common areas) as mentioned in SCHEDULE III hereunder written to be located on the ground floor, all as indicated in red lines on PLAN/S hereto annexed, to be constructed in the building project in SAID LAND with description and specifications as mentioned hereunder in SCHEDULE III hereunder written along with stilt parkings only with respect to residential constructed premises allotted to the SELLERS as mentioned herein, all along with Occupancy Certificate within 54 months after obtaining final approvals for the proposed building project and registration of the project with Goa RERA Authority and the aforesaid offer made by the PURCHASER is accepted by the SELLERS.

AND WHEREAS, said total consideration amount of Rs. 3,26,75,000/- (Rupees Three Crore Twenty Six Lakhs Seventy Five Thousand Only) being constituting of tentative cost of construction of premises to be constructed for the SELLERS inclusive of proportionate share in the land beneath thereto to the tune of Rs. 1,26,75,000/- (Rupees One Crore Twenty Six Lakhs Seventy Five Thousand Only) and monetary consideration being Rs. 2,00,00,000/- (Rupees Two Crores Only).

AND WHEREAS, the parties hereto having agreed upon the covenants of the present Deed of Sale, hereto reduce the same in writing as under.




NOW THIS DEED OF SALE WITNESSESTH AS UNDER:

1. In pursuance of agreement above and for total consideration of Rs. 3,26,75,000/- (Rupees Three Crore Twenty Six Lakhs Seventy Five Thousand Only) to be paid partly monetarily as mentioned hereunder and partly in kind by way of constructed premises as mentioned in SCHEDULE III hereunder written, the SELLERS do hereby TRANSFER, CONVEY and SELL to the PURCHASER, SAID LAND admeasuring about 2706 sq. mtrs., bearing Survey No. 13/1-E of Village Ponda together with dilapidated old building structure existing therein, earlier forming part of the bigger property known as "Mussabhat" or "Bosubhat" and denominated in the new survey records as "Musa Bhat" or "Bhuso Bhat" situated at Ponda Village (erstwhile falling within the limits of Village Queula), within the limits of Ponda Municipal Council, bearing Survey No. 12/1 and 13/1 of Village Ponda, said bigger property owned by its erstwhile owners Caji Mamod Issac and Caji Mamod Cadirsab being described in the Land Registration Office under No. 6346 (with the exclusion of its part disannexed and described separately at No. 11817) and enrolled in the Taluka Revenue Office under Matriz No. 422 and as per boundaries mentioned in said description entry being described in SCHEDULE I hereunder written, SAID LAND together with dilapidated old building structure existing therein, sold hereby together with all liberties, privileges, easements, profits, advantages, rights whatsoever attached thereto, being more particularly described with its boundaries in SCHEDULE II hereunder written and shown in red lines on PLAN annexed hereto.

2. The PURCHASER having made payment of an amount of Rs. 1,98,00,000/- (Rupees One Crore Ninety Eight Lakhs Only) out of said total monetary consideration amount of Rs. 2,00,00,000/- (Rupees Two Crores Only) to the SELLERS as detailed hereunder and also having paid an amount of Rs. 3,26,750/- (Rupees Three Lakhs Twenty Six Thousand Seven Hundred and Fifty Only) on said total consideration amount towards Tax Deduction at Source (TDS) paid on 21/12/2023 by the PURCHASER at the instance of the SELLERS vide Form 26QB under Acknowledgment




No. AK15341675 and Acknowledgment No. AK15343311 which includes balance amount of Rs. 2,00,000/- (Rupees Two Lakhs Only) of said total monetary consideration amount of Rs. 2,00,00,000/- (Rupees Two Crores Only), which the SELLERS acknowledge receipt herein having received amount in excess to the tune of Rs. 1,26,750/- (Rupees One Lakh Twenty Six Thousand Seven Hundred and Fifty Only) over and above the said total monetary consideration amount of Rs. 2,00,00,000/- (Rupees Two Crores Only). The SELLERS thus hereby while refunding said excess amount to the tune of Rs. 1,26,750/- (Rupees One Lakh Twenty Six Thousand Seven Hundred and Fifty Only) to the PURCHASER by way of cash, does hereby acquit, discharge and release the PURCHASER from the same and every part of the said part total consideration amount of Rs. 3,26,75,000/- (Rupees Three Crore Twenty Six Lakhs Seventy Five Thousand Only) being total monetary consideration paid herein in respect of the SAID LAND sold hereby.

Cheque No./RTGS	Date	Bank	Amount
838472	05/04/2022	State Bank of India, Ponda Branch	50,00,000/-
RTGS	19/04/2022	Saraswat Bank, Ponda Branch	35,00,000/-
881498	21/04/2022	State Bank of India, Ponda Branch	40,00,000/-
881502	22/04/2022	State Bank of India, Ponda Branch	23,00,000/-

3. Being towards total consideration in kind agreed herein, the SELLERS hereby agree and undertake to handover possession of the duly and fully completed constructed premises being SEVEN 2BHK RESIDENTIAL FLATS, having respective areas (all built up area including all common areas) as mentioned in SCHEDULE III hereunder written which have been proposed to be located on the first, second and third floor respectively and SIX SHOP PREMISES having respective areas (all built up area including all common areas) as mentioned in SCHEDULE III hereunder written to be located on the ground floor, all as indicated in red lines on PLAN/S hereto annexed, to be constructed in the building project in SAID LAND with description and specifications as mentioned hereunder in SCHEDULE III hereunder written along with stilt parking spaces only

with respect to residential constructed premises allotted to the SELLERS as mentioned herein, all along with Occupancy Certificate within 54 months after obtaining final approvals for the proposed building project and registration of the project with Goa RERA Authority.

4. The Parties hereto covenant that the SELLERS shall be entitled to constructed premises as described herein below, with specifications in SCHEDULE III hereunder written and shown in red lines on PLAN/S annexed hereto, in the building project to be undertaken by the PURCHASER in the SAID LAND for exclusive benefit of the SELLERS, all as total consideration in kind in respect of sale of SAID LAND under present Deed of Sale as agreed upon.

5. The Parties hereto covenant that unless the possession of the constructed premises proposed to be constructed and allotted to the SELLERS as consideration in kind in this deed are delivered unto the SELLERS, the PURCHASER shall not deliver possession of any of the remaining constructed premises belonging to him in the building project to any prospective purchaser/s with whom the PURCHASER might have executed Agreement for Sale with respect to any such remaining constructed premises nor shall transfer the title of any of such remaining constructed premises and corresponding undivided share in the SAID LAND to the third party.

6. The Parties hereto covenant that the SELLERS shall take delivery of possession of the constructed premises proposed to be allotted to the SELLERS as consideration in kind in this deed within ONE MONTH after Occupancy Certificate is granted and upon written intimation in writing is received from the PURCHASER for taking possession of said constructed premises allotted to the SELLERS as consideration in kind in this deed or within such time as agreed herein in the subsequent clauses, provided the same is completed with such specification as agreed in this deed, has area as agreed in this deed and are free from any patent defect and the entire complex is completed in whole and no construction/completion is pending.



6(a). Within 7 working days of the SELLERS receiving the written intimation from the PURCHASER as provided in clause 6 above, a joint site inspection shall be conducted, in the presence of engineer from both sides and if the SELLERS are satisfied with the area, specification, construction, completion etc. in respect of the constructed premises proposed to be allotted to the SELLERS, the SELLERS shall deliver letter of satisfaction to the PURCHASER within 7 working days of inspection and take delivery of possession of constructed premises proposed to be allotted to the SELLERS.



In case the SELLERS have any objection to the quality, area, specification, completion, defect etc. in respect of the constructed premises proposed to be allotted to the SELLERS, the SELLERS shall intimate the same in writing to the PURCHASER within 7 working days from the date of inspection and within next 30 days from the date of receipt of such intimation, the PURCHASER shall rectify the shortfalls and or defect at his cost and expense and shall intimate in writing the SELLERS about the rectification and or completion, within the aforementioned period of 30 days, whereupon second joint site inspection shall be conducted within next 5 working days of such written intimation. The SELLERS shall take possession of the SAID PREMISES during such second site inspection and post such taking over of the possession by the SELLERS, the PURCHASER shall then be at liberty to part away with possession and title of the remaining constructed premises. In the event of occurrence of any change in area of the constructed premises agreed to be allotted to the SELLERS, the provision of Clause 23 of this deed shall apply.

6(b). In the event the SELLERS do not come forward to take possession of the constructed premises allotted to the SELLERS for any reason whatsoever attributed to them, as agreed in Clause 6 and 6(a) above, the PURCHASER shall be free to handover delivery of possession of the remaining constructed premises to any prospective purchaser/s with whom

the PURCHASER might have executed Agreement for Sale with respect to any such remaining constructed premises and/or transfer the title of any such remaining constructed premises and corresponding undivided share in the SAID LAND.

6(c). Breach of Clause 6 and 6a shall make the PURCHASER liable to pay unto the SELLERS, a compensation equivalent to 10% of the market value of such premises whose possession is delivered or title transferred unto the Third Party, before delivery of possession and transfer of title to the SELLERS of the premises reserved to the SELLERS.

 The Parties hereto covenant that the transfer of title unto the SELLERS in respect of the of the constructed premises allotted to the SELLERS as described herein below in SCHEDULE III hereunder written or the additional constructed premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein, shall be effected, by registering necessary Deed of Declaration or Certificate of Title or instrument of transfer, as may be legally advised by the advocate of the SELLERS in consultation with the advocate of the PURCHASER, before the Office of Sub-Registrar and the costs fees and expense inclusive of stamp duty, registration fees, legal fees and misc expenses whereof shall be borne and paid by the PURCHASER. Notwithstanding what has been stated above, as the SELLERS being then shall be already acquiring title to such premises by virtue of present Deed of Sale as the constructed premises allotted to the SELLERS herein form part of consideration under this Deed of Sale and as such said constructed premises being taken in to account for payment of stamp duty and registration fees on this Deed of Sale, no stamp duty and registration fees shall be required to be paid on such instruments of transfer as aforementioned, however, if the same becomes payable, the same shall be borne and paid by the PURCHASER.



8. The Parties hereto covenant that all proportionate outgoings in respect the constructed premises allotted to the SELLERS herein as described herein below in SCHEDULE III hereunder written or the additional constructed premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein viz; infrastructure tax, electricity connection and meter charges, water connection and meter charges, transformer cost, its installation cost shall be borne by the PURCHASER and shall not be entitled to any reimbursement. The SELLERS shall not be liable to pay or contribute any sum of monies under whatsoever head, in respect of their premises and the PURCHASER shall timely deliver the possession of the premises in ready to move in status.



Provided further that in the event the SELLERS chooses to dispose their right in respect of any such constructed premises entitled to by the SELLERS, as may be applicable, in the course of construction of any such constructed premises, the PURCHASER shall be entitled to claim proportionate outgoings as applicable from the buyer of any such constructed premises allotted to the SELLERS and the SELLERS shall cooperate with the PURCHASER in so doing. This proviso is however not applicable when the SELLERS chooses to dispose their right via gratuitously and or to their family members.

9. The PURCHASER hereby covenant to handover possession of the constructed premises as described herein below with specifications in SCHEDULE III hereunder written to the SELLERS, along with Occupancy Certificate within 54 months after obtaining all approvals for the construction project intended and proposed to be undertaken by the PURCHASER in the SAID LAND.

Provided further that in the event the circumstances with respect to benefit of consuming additional FAR (Floor Area Ratio) and change in

Zoning of SAID LAND happen anytime after said period of 54 months after obtaining all approvals for the construction project to handover possession of the constructed premises as described herein below with specifications in SCHEDULE III hereunder written, the PURCHASER shall cause delivery of the additional constructed premises as agreed in Clause 15 within 36 months from the date of benefit accruing to the PURCHASER with respect to additional FAR (Floor Area Ratio) and/or change in Zoning of SAID LAND approved by concerned Authority, which the PURCHASER undertake to intimate to the SELLERS.

Provided further that in the event the circumstances with respect to benefit of consuming additional FAR (Floor Area Ratio) and change in Zoning of SAID LAND happen before said period of 54 months, then the PURCHASER shall cause delivery of the additional constructed premises as agreed in Clause 15 within 24 months from the date of benefit accruing to the PURCHASER with respect to additional FAR (Floor Area Ratio) and/or change in Zoning of SAID LAND approved by concerned Authority, which the PURCHASER undertake to intimate to the SELLERS.

10. The PURCHASER agrees to handover possession of the constructed and duly completed premises as described herein below with specifications in SCHEDULE III hereunder written as total consideration in kind to the SELLERS within 54 months as mentioned hereinabove, subject to availability of cement, steel, water or any other construction material and or subject to non occurrence of any natural calamity or any other circumstance beyond the control of the PURCHASER including any delay in obtaining the Occupancy Certificate from the Municipal Council or any other permission that may be required from any other Competent Authority for reasons beyond the control of the PURCHASER and in such event, the PURCHASER shall be entitled to get such reasonable extension of time as may be mutually agreed upon, provided that any such delay and/or



withholding of any approvals, completion certificate or Occupancy Certificate is not attributed to the act or omission of the PURCHASER.

Provided that where such event/s occur/s, the PURCHASER shall, within 15 days of such occurrence, intimate the SELLERS in writing, intimating the exact nature and cause of delay. Where however such Force Majeure/s or any of the Force Majeure/s continues for period of six months, then the provisions of Clause 24 shall apply.

Provided further that the benefit for reasonable extension of time as may be mutually agreed upon as contemplated in the present Clause shall be equally applicable with respect to the time stipulated herein for delivery of the additional constructed premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein.



11. The SELLERS hereby declare and ensure that SAID LAND and the dilapidated old building structure existing therein, is free from any claim or encumbrance of whatsoever nature including lease, mortgage, lien, easement, mundkarial or tenancy claim etc. and the original title documents in respect of the SAID LAND is in custody of the SELLERS.

12. The SELLERS hereby assure the PURCHASER that the title to the SAID LAND and the dilapidated old building structure existing therein subsists in favour of the SELLERS and they have power, authority, right, title and possession in respect of the same to convey and transfer the same to the PURCHASER as done in terms of present Deed of Sale. Notwithstanding the aforesaid assurance made by the SELLERS, the PURCHASER acknowledges that he has scrutinised the power, authority, right, title and possession of the SELLERS in respect of the SAID LAND upon documents furnished by the SELLERS to which reference is made in this Deed of Sale and being satisfied with the documents furnished has proceeded to purchase SAID LAND.

13. The SELLERS do hereby covenant with the PURCHASER that ownership and possessory right to the SAID LAND subsists with the SELLER exclusively as on this day and hereby convey no objection for mutating SAID LAND in the name of the PURCHASER in the Survey Records of Village of Ponda of Taluka Ponda in Survey No. 13/1-E of Village Ponda.

14. The SELLERS hereby deliver vacant and peaceful possession of the SAID LAND to the PURCHASER assuring enjoyment and possession of SAID LAND as owner thereof without any interference from the SELLERS or any other person lawfully claiming under the SELLERS or any third person for all times hereafter, subject to payment of total consideration in kind by way of constructed premises proposed to be allotted to the SELLERS as stipulated under this Deed of Sale to be paid to the SELLERS and rights proposed and agreed to be created with respect to said constructed premises proposed to be allotted to the SELLERS.

15. The Parties hereto do hereby covenant that in the event and at the time of decision of the PURCHASER of developing the SAID LAND by exploiting its full potential by utilization of any additional FAR (Floor Area Ratio) as may be available in future for undertaking further construction thereon including by using and consuming the FAR as receivable land if so permitted, the SELLERS shall entitled to an additional constructed built-up area to the extent of 25% of any such additional construction undertaken in SAID LAND in the building project and the allotment and location of such built-up area to the extent of 25% to the SELLERS by way of constructed premises shall be decided by the PURCHASER and shall be communicated to the SELLERS prior to the commitments of the PURCHASER with any third party with respect to the additional premises constructed in the project



building/s by utilizing any such additional FAR and in any case within 15 days of revision of the plans due to change in zone.

PROVIDED FURTHER that the additional benefit of constructed built-up area to the extent of 25% which shall be entitled to by the SELLERS as mentioned in the foregoing Clause shall be applicable only with respect to the constructed built-up area of residential premises in the building project and accordingly only in the event SAID LAND is earmarked under Zone C-1, the SELLERS shall be entitled to 676.5 sq. mtrs. of additional constructed area of residential premises and if the SAID LAND is earmarked under Zone C-2, the SELLERS shall be entitled to 338.25 sq. mtrs. of additional constructed area of residential premises in the building project.



16. All the cost, fees, expenses including out of pocket expenses of the entire development including any cost, fees, expense etc for change of zone, shall be borne and paid by the PURCHASER. The PURCHASER hereto also bind himself to make payment of appropriate additional stamp duty and registration charges as may be applicable by executing and registering Deed of Declaration or any appropriate document in the event the SELLERS became entitled to additional benefit of constructed built-up area to the extent of 25% in the circumstances as mentioned in the preceding Clause.

17. The SELLERS represent, warrant and covenant with the PURCHASER that:

- (a) They have not entered into any Agreement or any such document with respect to the SAID LAND with anyone for sale, transfer or development of the SAID LAND or of any part thereof nor have they received any money or other consideration from

anyone pursuant to any such Agreement or negotiations of such Agreement.

(b) They have not so far received any claim from anyone to any part of the SAID LAND on any basis whatsoever.

(c) The SAID LAND has not been attached before or after judgment in any proceedings by any Court or Income Tax or other Authority nor have they been prevented, prohibited or restrained by an order of any Court or Competent Authority from dealing with or disposing of the SAID LAND to anyone else as contemplated in this Deed of Sale.



(d) There are no disputes pending between the SELLERS herein and the Owners of any of the adjoining properties affecting boundaries of the SAID LAND.

(e) They have not received any notice from any Public Authority, which may adversely affect the marketability of the title of the SAID LAND or the continued retention, user, enjoyment or development thereof as at present.

(f) Save and except as provided herein, they have not at any time directly done, executed performed or suffered to the contrary or been or become party or privy to any act, deed, matter or thing whereby or by reason or by means whereof the title in respect of the SAID LAND may be impeached or the SAID LAND may be charged, encumbered or affected or whereby they themselves may be prevented from owning, enjoying and possessing the SAID LAND.

18. The SELLERS hereby undertake that they shall from time to time and at all times hereafter, at the request and sole expense of the PURCHASER, do and execute all such further acts and things, if required, for giving full effect to the present Deed of Sale.

19. The SELLERS hereby undertake that they shall and will from time to time and at all times hereafter, either personally or through their duly constituted Attorney or any other person duly authorized by them as the case may be, at the request and the cost of the PURCHASER, do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the SAID LAND and the dilapidated old building structure existing therein hereby sold to the PURCHASER.



20. The SELLERS do hereby covenant and declare that they shall stand for the PURCHASER and shall unconditionally indemnify the PURCHASER in the event of any lawful claim or objection in respect of the SAID LAND and the dilapidated old building structure existing therein is raised by any third party or anyone claiming under the SELLERS at all times hereafter, provided such claims are duly and conclusively proved at law and proved to have occurred due to the acts of the SELLERS.

21. The SELLERS hereby covenant that:

- (i) upon the registration of this Deed of Sale and subject to provisions of RERA, the PURCHASER shall be at liberty to enter into third party agreements in respect of the various premises proposed to be constructed in the SAID LAND except the premises as reserved for the SELELERS in terms

clause 3 and clause 15 of this deed and its corresponding undivided share in the land

- (ii) subject to total consideration in kind agreed herein payable to the SELLERS in terms of constructed premises as described herein below with specifications in SCHEDULE III hereunder written or additional constructed premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein and subject to compliance of Clause No. 5 and 6(a) and 6(b) herein by respective parties, the PURCHASER shall be at liberty to sell, assign, transfer or otherwise deal with or dispose off its rights, title and interests in the proposed building project or the premises to be constructed therein or any part thereof in the SAID LAND corresponding to the proportionate share of land in respect of the constructed premises, to any prospective buyer on the terms and conditions as may be deemed fit and proper by the PURCHASER except the premises as reserved for the SELLERS in terms clause 3 and clause 15 of this deed and its corresponding undivided share in the land)



In no case, the PURCHASER shall be entitled to transfer the title of the SAID LAND to third party and or obligations of the PURCHASER arising from this deed towards the SELLERS, without the written consent of the SELLERS.

22. The SELLERS hereby covenant that being entitled to constructed premises as described herein below with specifications in SCHEDULE III hereunder written as total consideration in kind payable to the SELLERS under this Deed of Sale, the SELLERS undertake to become members of Maintenance Housing Society of the occupant members of the constructed

premises in the building project in SAID LAND as and when formed by the PURCHASER being the Developer and Chief Promoter and as such agree and undertake to sign all forms, Applications and/or other Deeds or documents as may be required for the formation of the Maintenance Co-operative Housing Society and further agree to make payment of all proportionate cost, charges and expenses in connection with formation of such Maintenance Co-operative Housing Society in respect of premises allotted to the SELLERS as and when called upon by the PURCHASER in the capacity as the Developer and Chief Promoter and further agree to make payment of proportionate maintenance charges as applicable and all other outgoing and expenses incidental to the management and maintenance of the Building Project in respect of premises allotted to the SELLERS.



23. The SELLERS hereby covenant that the PURCHASER shall be at absolute discretion to vary or revise or modify plans of the building project proposed to be undertaken in SAID LAND from time to time to obtain maximum benefit of FAR and to suit project requirement and no consent of the SELLERS shall be required to be obtained for so doing, provided there are no changes in the area of the premises proposed to be allotted to the SELLERS as described herein below in SCHEDULE III hereunder written or additional constructed premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein.

Provided further that in the event any such revision/modification of the plans causes reduction in the carpet area/built up area/super built up area of any such premises proposed to be allotted to the SELLERS or additional constructed premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein, the PURCHASER shall compensate the SELLERS by making payment of such amount at the prevailing market rate with respect to shortfall super built up area of respective residential flat premises and respective Shop premises and said

compensation shall be paid on or before the time schedule for delivery of possession of premises proposed to be allotted to the SELLERS as stipulated in Clause 3 herein and any delay in making payment of compensation shall make the PURCHASER liable to pay interest @ 12% p.a. from the date of time schedule for delivery of possession of premises as stipulated in Clause 3 herein till the same is actually paid and realised in full.

Provided further that the stipulations made in foregoing proviso shall be conversely applicable to the SELLERS with same liability with respect to payment of cost of construction per square meter of super built up area in respect of residential and shop premises proposed to be allotted to the SELLERS and the payment of interest for delay in making payment of cost of construction to the PURCHASER, all in the event any such revision/modification of the plans causes increase in the carpet area/built up area/super built up area of any such premises proposed to be allotted to the SELLERS or additional constructed premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein.

24. The Parties hereto covenant that in the absence of any eventuality contemplated in Clause No. 10 herein, in the event the PURCHASER fails to deliver the possession of the constructed premises to the SELLERS as described herein below in SCHEDULE III hereunder written or additional constructed premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein within the time stipulated in Clause 9 herein, as may be applicable, and/or where the construction is stopped without any reason not covered by this deed for a period exceeding 6 months, the SELLERS shall be entitled to address written notice to the PURCHASER, calling upon him to pay unto the SELLERS, in lieu of the total super built up area of the premises agreed to be allotted in this deed as described herein below in SCHEDULE III hereunder written or additional constructed

premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein, a sum equivalent to 10% higher than the highest market value per square meter at which the residential or shop premises of the PURCHASER, as applicable, in the said project is sold/agreed to be sold to third party, within one month from the date of the notice. If this Clause comes into play before the PURCHASER has agreed to sell/sold his any of the premises, then the SELLERS shall be entitled to claim from the PURCHASER the then prevailing market value of the premises agreed to be allotted to the SELLERS in this deed. For better understanding, the foregoing Clause is explained with the following example. For instance, if the highest price per square meter at which the premises sold/agreed to be sold by the PURCHASER in the said project is Rupees Hundred per Square Meter, the SELLERS while invoking this Clause shall be entitled to claim from the PURCHASER a sum of Rupees Hundred and Ten per Square meter of super built up area of the premises agreed to be allotted to the SELLERS as described in SCHEDULE III or additional constructed premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein.



25. The PURCHASER hereto covenant that the SELLERS may at their exclusive and independent discretion, at any time hereinafter, enter into third party commitments in respect of the premise/s as described herein below in SCHEDULE III hereunder written or the additional constructed premises, if entitled to by the SELLERS in the circumstances stated in Clause No. 15 herein and such commitments shall be binding on the PURCHASER and the PURCHASER being the Developer and a necessary party shall make himself and his wife available for execution and registration of any such instruments with third parties at the Notary office and or registration office (Sub-Registrar), as and when called upon, without any monetary benefits of whatsoever nature whether for execution

of Agreement/s of whatsoever nature while the building is under construction and or sale deed/gift deed/exchange deed/any other transfer instrument of whatsoever nature post the completion of construction .

Provided further that the Parties hereto clearly understand that any Agreement of Sale shall be prepared by the PURCHASER to maintain congruency with the Agreements which may have been already executed or to be executed by the PURCHASER as Seller with the prospective buyers of the remaining constructed premises in the building project in accordance with the scheme of project requirements.

26. The SELLERS do hereby identify SAID LAND as the same as the one described in Schedule II hereunder written and delineated in red lines in the plan annexed hereto.



SCHEDULE I

All that bigger property known as "MUSSABHAT" or "BOSUBHAT" or "MONSABHAT" or "BASSIMBHAT" situated at Ponda Village (erstwhile falling within the limits of Village Queula), within the limits of Ponda Municipal Council, bearing Survey No. 12//1 and 13/1 of Village Ponda, said bigger property owned by its erstwhile owners Caji Mamod Issac and Caji Mamod Cadirsab being described in the Land Registration Office under No. 6346 (with the exclusion of its part disannexed and described separately at No. 11817) and enrolled in the Taluka Revenue Office under Matriz No. 422, said bigger property being bounded as under:

On the East : By nalla.

On the West: By top of the hill.

On the North: By fence and ditch of muguem.

On the South: By ditch and fence of the property of Venacio Xavier da Silva.

SCHEDULE II

(Description of LAND hereby sold)

All that landed property being SAID LAND admeasuring about 2706 sq. mtrs., comprised in Lote No. 25 and western part of Lote No. 26, bearing Survey No. 13/1-E of Village Ponda, together with dilapidated old building structure existing therein, earlier forming part of the bigger property known as "Mussabhat" or "Bosubhat" and denominated in the new survey records as "Musa Bhat" or "Bhuso Bhat" situated at Ponda Village (erstwhile falling within the limits of Village Queula), within the limits of Ponda Municipal Council, bearing Survey No. 12/1 and 13/1 of Village Ponda, described in Schedule I herein above, SAID LAND being bounded as under:



On the East : By road leading from Ponda bus stand to Tisk- Ponda via Ward Khadpabandh.

On the West : By property bearing Survey No. 13/3 of Village Ponda.

On the North: By property bearing Survey No. 13/1 of Village Ponda.

On the South: By partly by property bearing Survey No. 209/1-D and partly by property bearing Survey No. 209/1 (part), both of Village Ponda.

SCHEDULE III

(Description and specifications, as applicable, of proposed CONSTRUCTED PREMISES indicated in PLAN/S annexed hereto agreed to be allotted to the SELLERS)

Nature of Premises	of Identificati on	of Floor	Approximate Area
--------------------	--------------------	----------	------------------

	premises		(Built up area including all common areas)
FLATS			
2BHK	FF-7	First	95 sq. mtrs.
2BHK	SF-4	Second	90 sq. mtrs.
2BHK	SF-7	Second	95 sq. mtrs.
2BHK	TF-2	Third	100 sq. mtrs.
2BHK	TF-3	Third	100 sq. mtrs.
2BHK	TF-4	Third	90 sq. mtrs.
2BHK	TF-7	Third	95 sq. mtrs.
SHOPS			
	S-1	Ground	30.28 sq. mtrs.
	S-2	Ground	27.32 sq. mtrs.
	S-3	Ground	28.58 sq. mtrs.
	S-4	Ground	26.42 sq. mtrs.
	S-5	Ground	42.49 sq. mtrs.
	S-6	Ground	25.06 sq. mtrs.



SPECIFICATION/SCOPE OF WORK OF CONSTRUCTION :

- i) **Excavation Plinth etc:** as per the design engineer and consultants plans.
- ii) **R.C.C:** 1:15:3 for all reinforced concrete works or as per the design.
- iii) **Steel:** T.M.T as per design.

- iv) **Plastering:** 1:4 & 1:3 mix plaster with lime finish and double coat for external walls.
- v) **Masonry:** 23 cm thick external walls of laterite stones, or blocks. Partition walls shall be of Khanapur bricks or local fly ash based bricks of 10 cm thick with reinforced patli wherever required.
- vi) **Lintel, Chajjas:** Lintels and chajjas according to plan.
- vii) **Windows:** Aluminum powder coated sliding shutters as required.
- viii) **Doors:** Main door shall have sal wood frame and flush doors. Other doors shall be of Matti/SAL frame and shutter shall be of flush doors of ISI standards.
- ix) **Tiles:** Vitrified floor tiles of ISI standard 45x45 or 60x60 as required. Bathroom floor tiles will be of standard antiskid and wall be of 8x12 ceramic standard.
- x) **Kitchen:** standard stainless steel sink and kitchen platform up to 2M in length and top shall have granite or marble as required. 2 tile height ceramic at platform.
- xi) **Bathroom:** Each bathroom shall have one washbasin, one Indian or European w/c flush tank, mixercock (ARK) or ISI equivalent.
- xii) **Electrification:** Concealed standard conduits and shall have points as per plan (Finolex wire or equivalent). One Master bed shall have A/C point.
- xiii) **Paint:** Internal acralyc distemper and external shall be of cement paint.
- xiv) **Grills:** All windows and stair shall have grill and rail design or as per the Architectures elevation and other requirements.
- xv) **Other Amenities:** Compound, Gate, Ground level water sump, Septic tank Soak pit, lift, Roof level water tank shall be as per the project requirement.

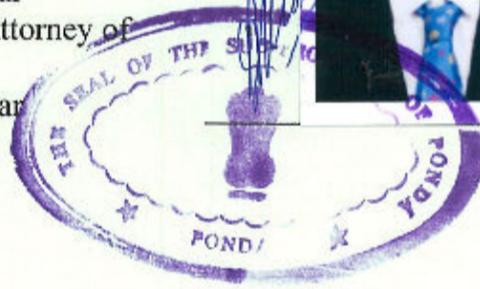


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IN WITNESS whereof the parties hereto have executed and signed this DEED OF SALE on the day, year and place mentioned first hereinabove.

SIGNED, SEALED & DELIVERED
by the within named
SELLER No. 1
Shri Ashutosh Surendra Khandekar
For self and as duly constituted Attorney of
SELLER No. 2
Smt. Manasvi Ashutosh Khandekar



LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION

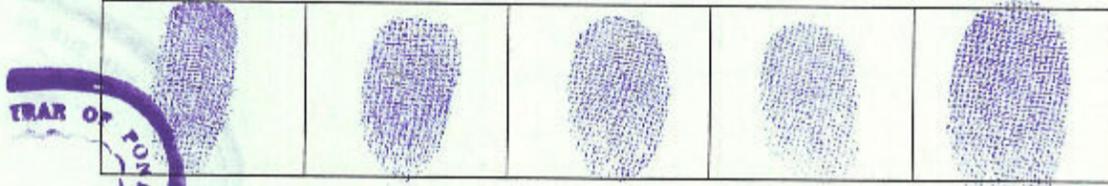


SIGNED, SEALED & DELIVERED
by the within named
PURCHASER
Shri Krishna Sakharam Shetye

Shetye



LEFT HAND FINGER IMPRESSION



RIGHT HAND FINGER IMPRESSION

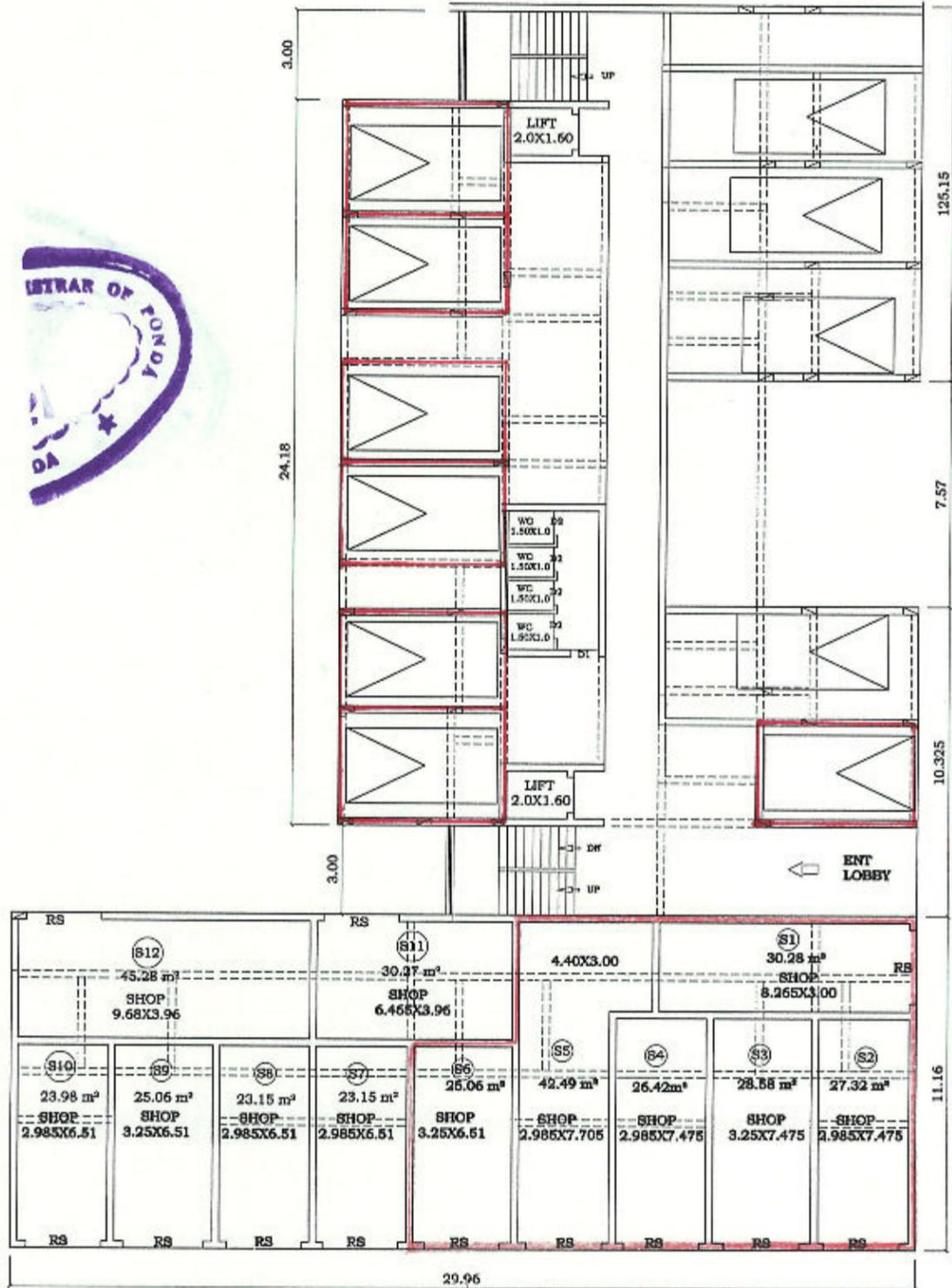


In Presence of :

1.	Smt. Trupti S. Marathe	<u>Marathe</u>
2.	Ajit. Vasant Pai.	<i>Pai</i>

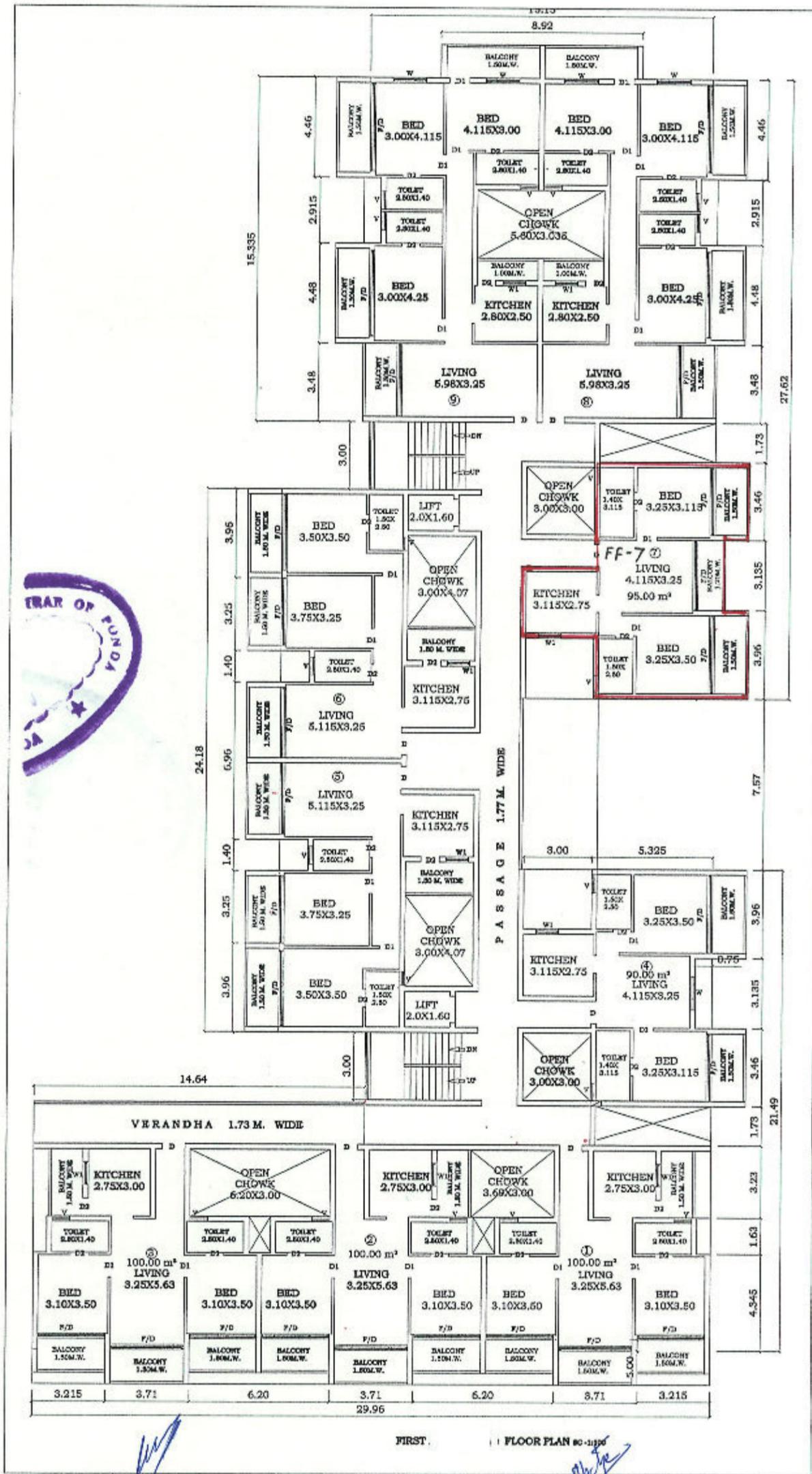
Marathe

Shetye



GROUND FLOOR PLAN NO-1100

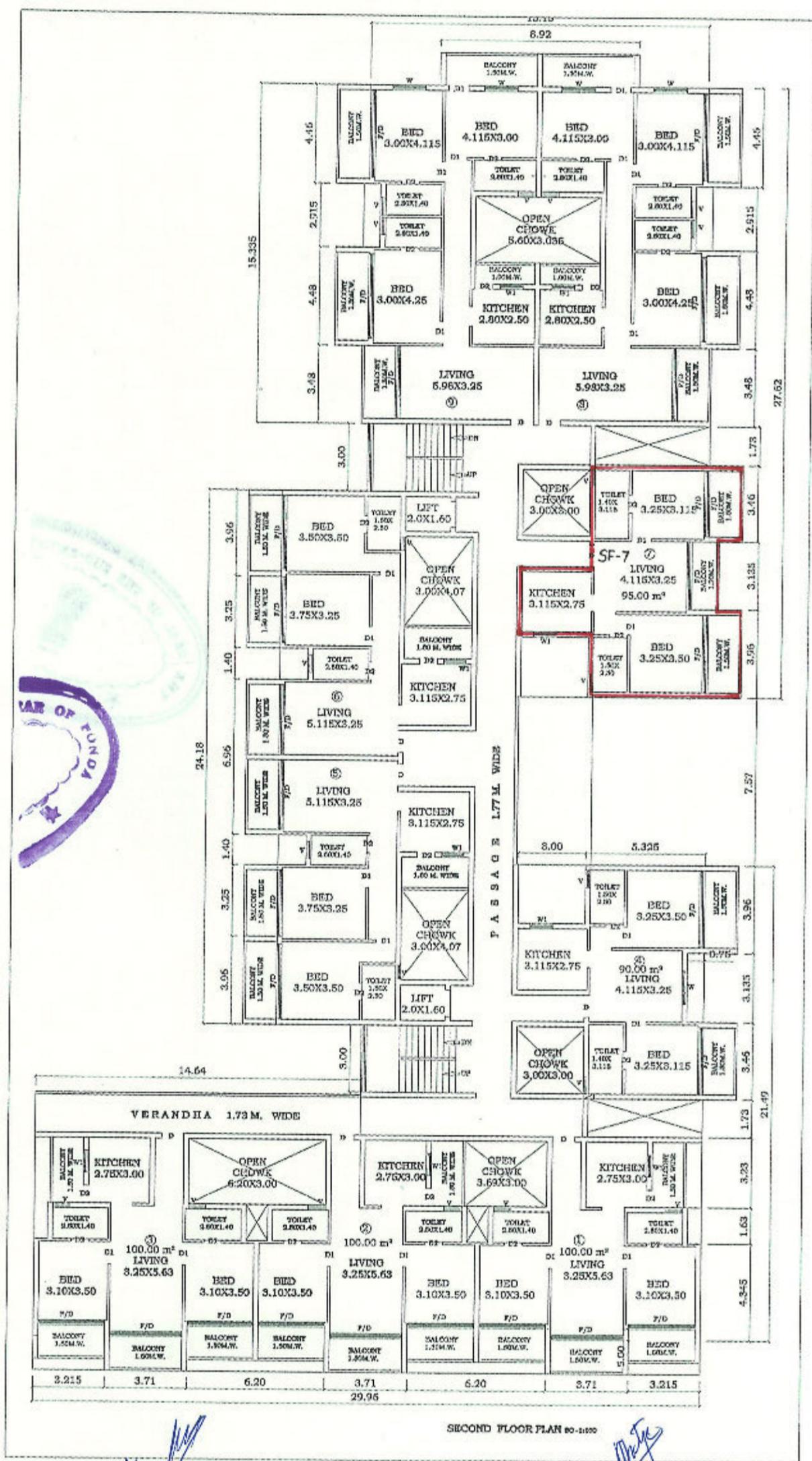
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FIRST FLOOR PLAN 80-1190

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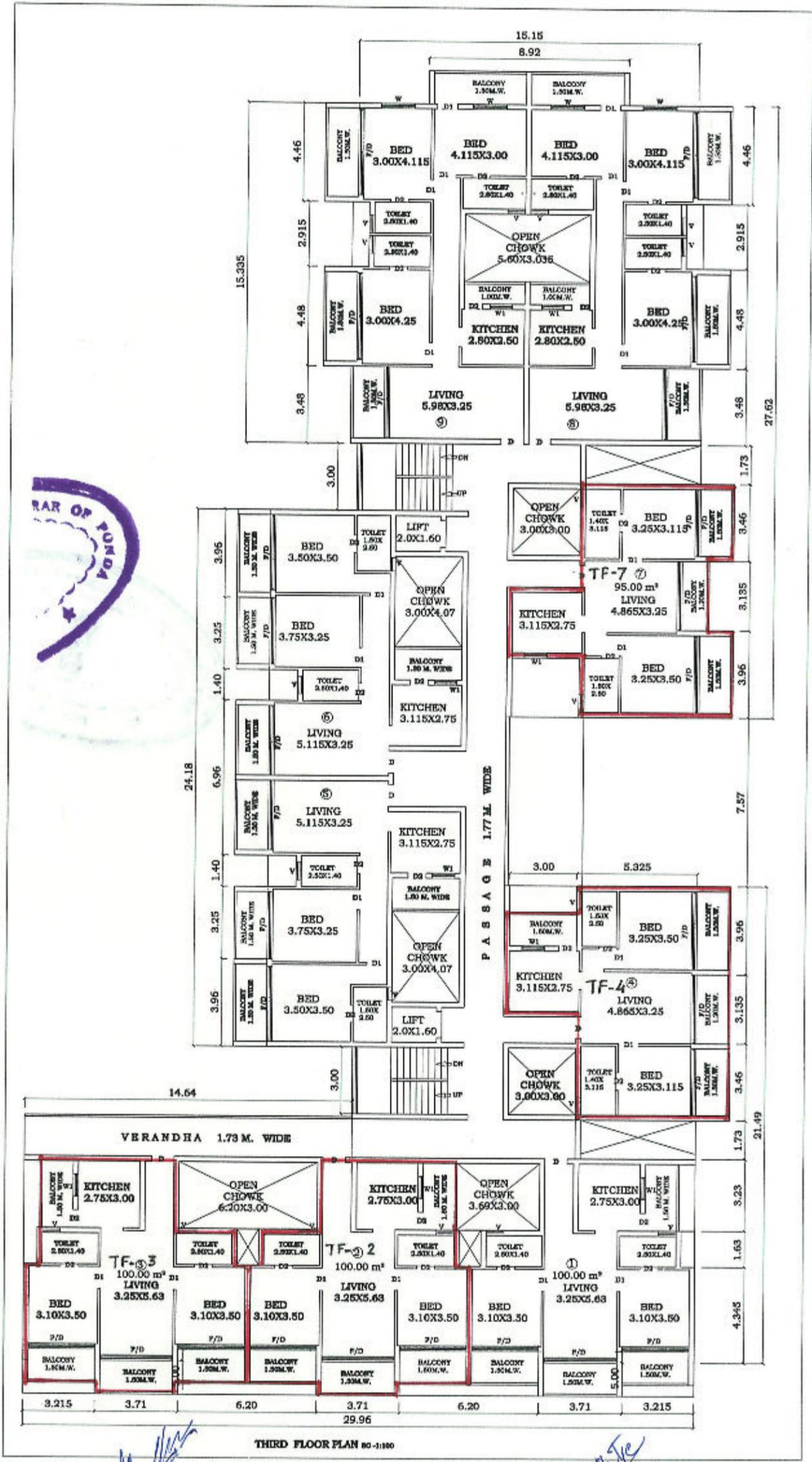
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SECOND FLOOR PLAN NO-1100

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THIRD FLOOR PLAN NO-1180



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 01-Jan-2024 12:46:11 pm

Document Serial Number :- 2024-PON-4

Presented at 12:16:02 pm on 01-Jan-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1633800
2	Registration Fee	980250
3	Mutation Fees	2000
4	Processing Fee	2680
Total		2618730

Stamp Duty Required :1633800/-

Stamp Duty Paid : 1633800/-

Presenter

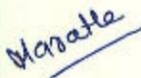
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Krishna Sakharam Shetye ,Father Name:Sakharam Shetye, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Dwarka 9-15-15 Khadpabandh Ponda Goa, Address2 - , PAN No.:			

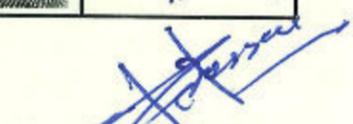
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ashutosh Surendra Khandekar , Father Name:Surendra Khandekar, Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, House No. 112 Betki Borim Ponda Goa, PAN No.:			
2	Krishna Sakharam Shetye , Father Name:Sakharam Shetye, Age: 66, Marital Status: Married ,Gender:Male,Occupation: Business, Dwarka 9-15-15 Khadpabandh Ponda Goa, PAN No.:			
3	Ashutosh Surendra Khandekar POA Holder Of Manasvi Ashutosh Khandekar , Father Name:Surendra Khandekar, Age: 49, Marital Status: ,Gender:Male,Occupation: Business, House No. 112 Betki Borim Ponda Goa, PAN No.: as Power Of Attorney Holder for Manasvi Ashutosh Khandekar			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Trupti Suraj Marathe ,Age: 42,DOB: ,Mobile: 9922537906 ,Email: ,Occupation:Advocate , Marital status : Married , Address:403401, Ponda Goa, Ponda, Ponda, SouthGoa, Goa			
2	Name: Ajit Vasant Pai ,Age: 60,DOB: ,Mobile: 9730952528 ,Email: ,Occupation:Service , Marital status : Married , Address:403401, Ponda Goa, Ponda, Ponda, SouthGoa, Goa			


Sub Registrar
SUB - REGISTRAR
PONDA

Document Serial Number :- 2024-PON-4



Document Serial No:-2024-PON-4

Book :- 1 Document
Registration Number :- **PON-1-4-2024**
Date : 01-Jan-2024



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

SUB-REGISTRAR
PONDA



Ref.: SGPDA/ ZON/ 326/23-24

Date: 15/01/2024

LAND USE/ZONING INFORMATION

The zoning of the property bearing Survey No. 13/1-E situated at Khadpabandh of Ponda Town of Ponda Taluka, admeasuring 2706.00 m² is Settlement S-1 Zone (F.A.R. 100%) as per O.D.P. - 2028 of Ponda Planning Area.

- The property is affected by 10.00 mts wide road as shown in O.D.P.-2028 for Ponda.

• This information is issued based on the application received on dated 01/01/2024 to be read with Note given below: -

This information is valid for Six months from the date of issue of this letter or revision of the respective plan, whichever is earlier.

Processing fees Rs. 2,000/- paid vide Receipt No. 0436/05 dtd. 15/01/2024.


Prakash Naik
D'man Gr. I


(Shaikh Ali Ahmed)
Member Secretary

To,
Shri. Ashutosh S. Khandekar,
H. No. 112, Betki, Bori,
Ponda- Goa.

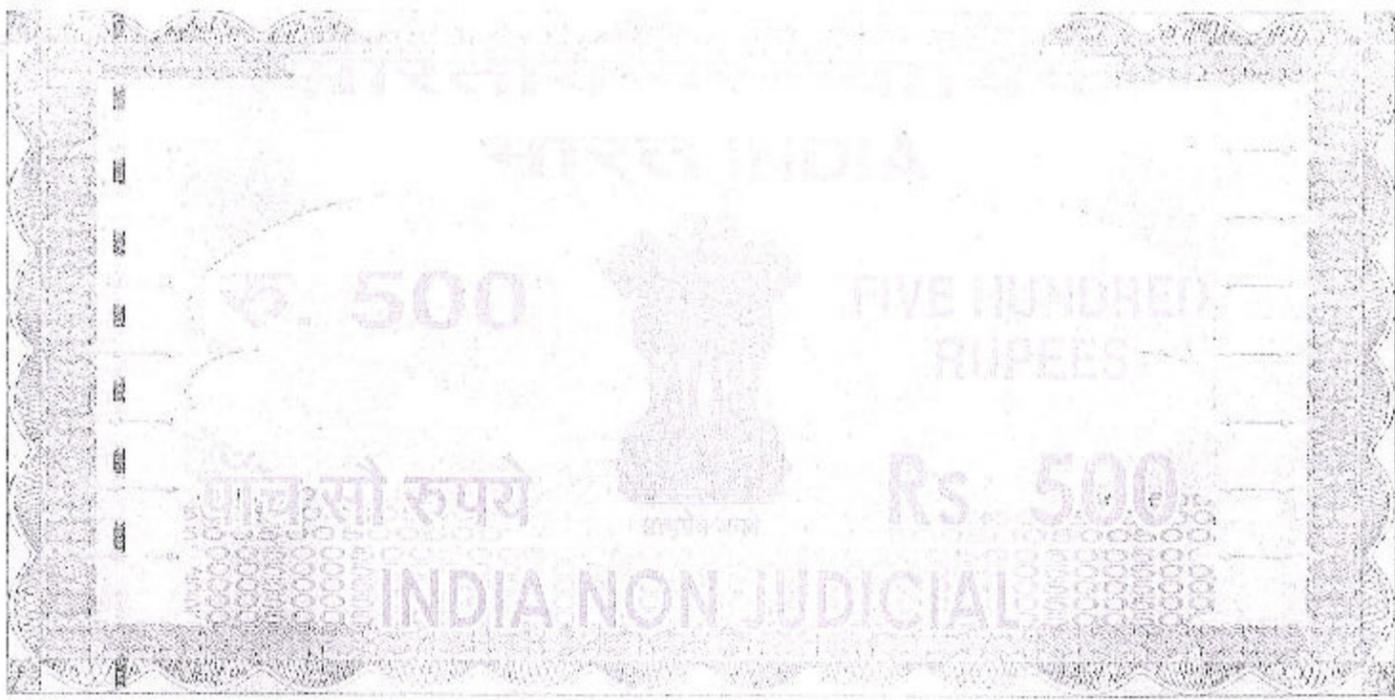


Note:- The land use/zone information provided is as per ODP - 2028 Margao in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including construction, sub division etc.

Further any development shall be subject to provisions of Tenancy Act, Land Use Regulation Act, Forest Conservation Act, Highway Act, Ancient Monuments and Archeological Sites and Remains Act, (State and Central), EIA notification issued by MOUF, Coastal Regulation Zone, including section 17A of the TCP Act.

The permission granted shall be revoked, if any information, plans, calculations, documents and any other accompaniments of the application are found incorrect or wrong at any stage after the issuance of this certificate.

This land use/zonings information is issued on the request of the applicant.



गोवा GOA

No. 8577, Place of Vendor Curchorem Date of issue 08-10-13

137213

Value of Stamp Paper ₹. 500/- (Five hundred)

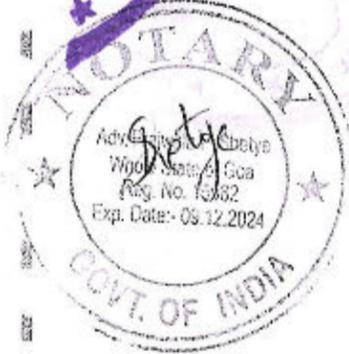
Name of Purchaser Ashutosh Surendra Khandekar

Residence Ponda - Goa.



[Handwritten Signature]
Signature of Purchaser

MR. PASCOAL FERNANDES
CURCHOREM - GOA
Lic No.: JUDVEN-Lic/2005/AG
Date: 03-11-2005



GENERAL POWER OF ATTORNEY

[Handwritten Signature]
Ashutosh Khandekar

KNOW ALL MEN BY THESE PRESENTS THAT I, MRS. MANASVI ASHUTOSH KHANDEKAR, wife of Mr. Ashutosh Khandekar, aged 38 yrs, housewife, Indian National and resident of Surendra Bhavan, A-4, Khadpabandh, Ponda – Goa, do hereby SEND GREETINGS.

WHEREAS on account of my personal difficulty, I am unable to run around for all the work every now and then in respect of my immovable properties and therefore, I am desirous of appointing my husband MR. ASHUTOSH SURENDRA KHANDEKAR, son of Mr. Surendra Putu Khandekar, aged 39 yrs, married, business, Indian National and resident of Surendra Bhavan, A-4, Khadpabandh, Ponda – Goa, to be my attorney for me and on my behalf.

NOW KNOW YE AND THESE PRESENTS WITNESSETH :

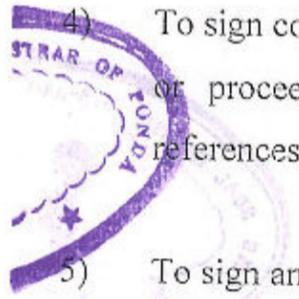
THAT I, do hereby appoint, nominate and constitute MR. ASHUTOSH SURENDRA KHANDEKAR, son of Mr. Surendra Putu Khandekar, aged 39 yrs, married, business, Indian National and resident of Surendra Bhavan, A-4, Khadpabandh, Ponda – Goa, to be my attorney for me and on my behalf.

- 1) To appear for and represent me in all courts, Civil, Criminal, Revenue, Original, Revisional, Appellate, Sub-Registrar's Office, Planning & Development Authority, Collector, Deputy Collector, Town and Country Planning Office, Survey & Land Records Office, Mamlatdar, P.W.D., Electricity Department, Municipality, Police Stations and file Plaints, Written Statements, Affidavits, Applications, Complaints and other Pleadings and also to present Appeals, Revisions, Reviews, Civil Suits, Criminal Complaints, Petitions in any court/s.

Ashutosh Khandekar



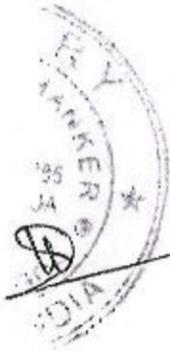
- 2) To depose, sign and give evidence on my behalf in all the Courts, Tribunals, Police Stations, Government and Semi Government Offices or before any Authority to safe guard my interest.
- 3) To appoint, engage on my behalf pleaders, advocate/advocates to safe guard my right and interest whenever my said attorney shall think proper to do and to discharge and/or terminate his or her or their appointments.
- 4) To sign compromise, compound, settle or withdraw suits or cases or proceedings or to refer to Arbitration all disputes and references.
- 5) To sign and verify all Applications in respect of my case or cases and to accept/pay money on my behalf and withdraw on my behalf any money payable to me in respect of the suits and cases.
- 6) To sign, verify applications for execution of decrees or orders of any court.
- 7) To collect rents in respect of my properties, to settle tenants, terminate tenancies, to evict tenants and to initiate all legal proceedings for the said purpose.
- 8) To present any conveyance or conveyances for registration, to admit execution and receipt of consideration, to hand over possession of the properties, to execute Agreement of Sale or execute Deed of Sale or execute Deed of Rectification before Registrar or Sub-Registrar having authority for and/or have the said conveyance registered and to do all acts, deeds and things which my said attorney shall consider necessary for



[Handwritten signature]

conveyancing the properties as fully and effectually as I could do the same.

- 9) AND GENERALLY to do, execute and perform any other act or acts, deed or deeds, matter or things, whatsoever in the opinion of my said Attorney ought to be done, executed and performed in relation to my property or properties, ancillary or incidental thereof as fully and effectually as I could do the same if I am personally present.



AND I, hereby do agree and undertake to ratify and confirm all and whatsoever my said Attorney under the power in that behalf hereinabove contained shall lawfully do, execute and perform in exercise of the power, authority and liberty, hereby conferred upon under and by virtue of this Power of Attorney.



IN WITNESS WHEREOF the parties hereto have signed this General Power of Attorney on this 8th day of October 2013.



SIGNED AND DELIVERED BY THE)
 WITHINNAMED)
 MRS. MANASVI ASHUTOSH KHANDEKAR)
 THE EXECUTANT)

Epic: HFF 1515683

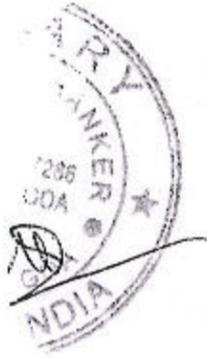


Sign. *Manasvi Khandekar*

Manasvi Khandekar

IN FAVOUR OF:

MR ASHUTOSH SURENDRA KHANDEKAR)
Epic: HFF1515675

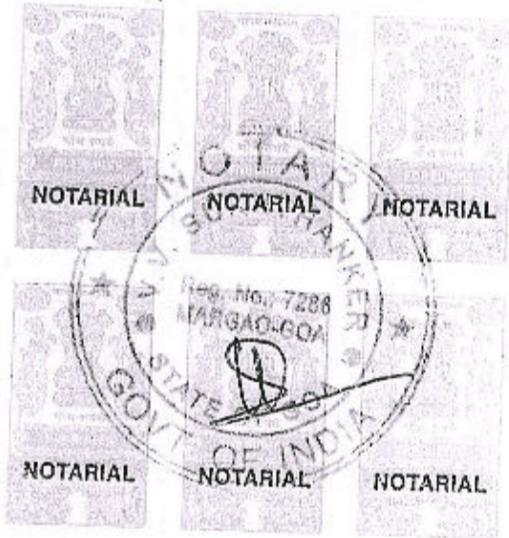


I accept.

Sign.

IN THE PRESENCE OF:

1. _____



EXECUTED BEFORE ME
WHICH I ATTEST

V.V. Sukhthanker
V.V. SUKHTHANKER
NOTARY
MARGAO-GO
State of Goa (India)
Reg. No. 5335/13
Date 10/10/13

CERTIFIED TO BE TRUE COPY

Shetye
ADV. PRAJWALA P. SHETYE
(ADVOCATE & NOTARY)
(Govt. of India)
Ponda-Goa
Reg. No. 8094/2023
Dated 28/10/2023.



**FORM I & XIV**

100018340982

Date: 21/12/2023

नमुना नं १ व १४

Page 1 of 2

Taluka	PONDA	Survey No.	13
तालुका		सर्वे नंबर	
Village	Ponda	Sub Div. No.	1-E
गांव		हिस्सा नंबर	
Name of the Field	Musa Bhat or Bhuso Bhat	Tenure	
शेताचे नांव		सत्ता प्रकार	

Cultivable Area (Ha.Ars.Sq.Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

Dry Crop जिरायत	Garden बागायत	Rice तरी	Khajan खाजन	Ker केर	Morad मोरड	Total Cultivable Area एकूण लागण क्षेत्र
0000.00.00	0000.27.06	0000.00.00	0000.00.00	0000.00.00	0000.00.00	0000.27.06

Un-cultivable Area (Ha.Ars.Sq.Mtrs) नापिक क्षेत्र (हे. आर. चौ. मी.)

Class (a) वर्ग (अ)	Class (b) वर्ग (ब)	Total Un-Cultivable Area एकूण नापिक जमीन	Grand Total एकूण	Remarks शेरा
0000.00.00	0000.00.00	0000.00.00	0000.27.06	As per order passed by the Inspector of Survey and Land Records, Ponda in Partition case No. ISLR/PART/PON/PON/545/22 dated 24/07/2023.

Assessment : आकार	Rs. 0.00	Foro फोर	Rs. 0.00	Predial प्रेदियाल	Rs. 0.00	Rent रेंट	Rs. 0.00
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S.No.	Name of the Occupant कब्जेदाराचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	Ashutosh Surendra Khandekar		42931	

S.No.	Name of the Tenant कुळाचे नांव	Khata No. खाते नंबर	Mutation No. फेरफार नं	Remarks शेरा
1	-----Nil-----			

Other Rights इतर हक्क	Mutation No. फेरफार नं	Remarks शेरा
Name of Person holding rights and nature of rights: इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार -----Nil-----		

Details of Cropped Area पिकाखालील क्षेत्राचा तापशील

Year वर्ष	Name of the Cultivator लागण करणा-याचे नांव	Mode रीत	Season मीसम	Name of Crop पिकाचे नांव	Irrigated बागायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Unirrigated जिरायत Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Land not Available for cultivation नापिक जमीन Nature प्रकार	Area क्षेत्र Ha.Ars.Sq.Mts हे. आर. चौ. मी.	Source of irrigation सिंचनाचा प्रारि	Remarks शेरा
	-----Nil-----									

End of Report

For any further inquires, please contact the Mamlatdar of the concerned Taluka.



FORM I & XIV

100018340982

Date : 21/12/2023

नमुना नं १ व १४

Page 2 of 2

Taluka	PONDA	Survey No.	13
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Name of the Field	Musa Bhat or Bhuso Bhat	Tenure	
शेताचें नांव		सत्ता प्रकार	



The record is computer generated on 21/12/2023 at 10:55:54AM as per Online Reference Number - 100018340982. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 01-Jan-2024 13:00:22

Date of Receipt: 01-Jan-2024

Receipt No : 2023-24/11/2924

Serial No. of the Document : 2024-PON-4

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

Received the following amounts from **Krishna Sakharam Shetye** for Registration of above Document in Book-1 for the year 2024

Registration Fee	980250	E-Challan(Online fee)	• Challan Number : 202300946052 • CIN Number : CKZ0373578	980250
Processing Fee	2680	E-Challan(Online fee)	• Challan Number : 202300946052 • CIN Number : CKZ0373578	2680
Total Paid	982930 (Rupees Nine Lakh Eighty Two Thousands Nine Hundred And Thirty only)			

Probable date of issue of Registered Document: / /

Signature of the Sub Registrar

**SUB-REGISTRAR
PONDA**

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Krishna Sakharam Shetye

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **01-Jan-2024**

Signature of the person receiving the Document

Rohit

Signature of the Presenter

for Krishna Sakharam Shetye

Signature of the Sub-Registrar