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ORIGINAL

FORM "T"

Receipt No.

35740

Serial No.

1603107

DOCUMENTS
APPLICATION

Date of

14/12

200

24/12/21

Nature of document—

Sale deed

By whom presented—

M. S. Wadhwa & Co.

Received fees as follows—

Registration fee

5000/-

Copy fee (folios)
(sides)

1000/-

Copy fee for endorsements

Postage

Copies or memoranda (sections 64 to 67)

Searches or inspection

Fines

Section 25

Section 34

Certified copies (section 57) folios

Other fees and payments

Item (on reverse) No.

No.

No.

No.

No.

Total

50120/-

The documents
copy

will be ready on

and

will be sent by registered post
delivered at this office to

Maar
Sub-Registrar

Please send the documents by registered post
hand it over to the person named
below:

Presenter :

(P.T.O.)





GOA

039763

241 Piece of land, 500 Sq. Yards, 10/12/2009
Rs. 25000 Rupees Twenty five thousand only
Mrs. Siddhi S. Shiradkar
Vasco

CERTIFIED TRUE COPY
50000/-



Signature of the Deeditioner

Shiradkar

Serial No. 1603109
Presented at the Office of the
Sub-Registrar of Mormugao
between the hours of 3.30
and 5.45 on 14/12/2009

Stamp duty 40
Copying endorsement 60
Total Rs. 100

Shiradkar
SUB-REGISTRAR
MORMUGAO

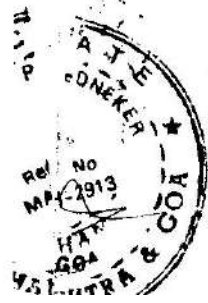
DEED OF SALE

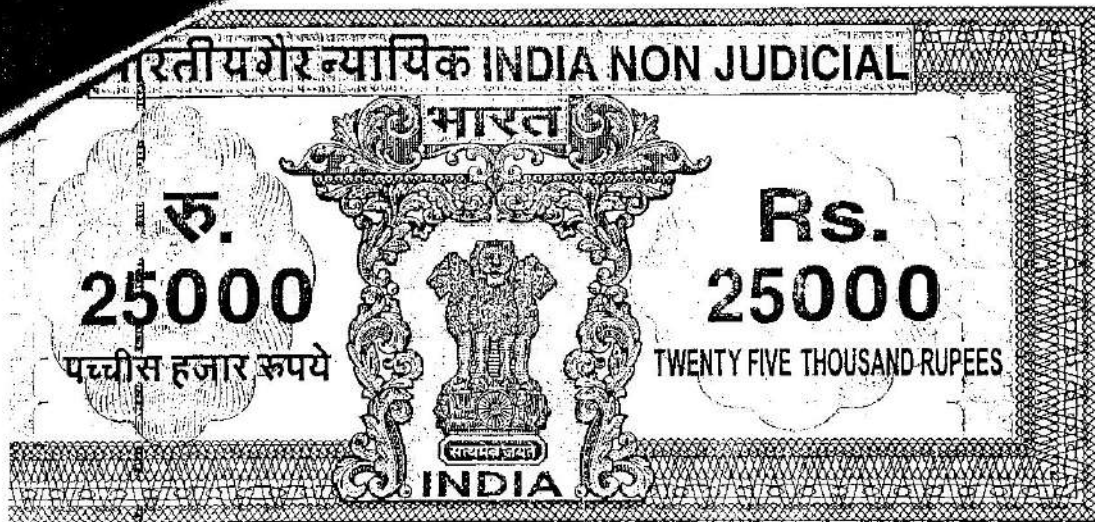
50/20
SUB-REGISTRAR
MORMUGAO

This deed of sale is made at Vasco-Da-Gama, this 14th of December 2009.

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Shiradkar





10A

039764



No. 241 Place of issue 510 Vasant Vihar, New Delhi Date 10/12/2009
Rs. 25000/- (Rupees Twenty five thousand only)
Mrs. Siddhi S. Shirodkar
Varan 50000/-
along

8
 Signature of the Notary Public

Shirodkar



...2...

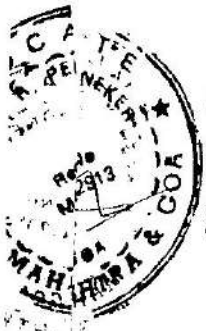
BETWEEN

Shri. Ravinder Nangia, son of Shri. S.G. Nangia, aged about 56 years, Indian inhabitant and National, residing at C-500, Defence Colony, New Delhi -

...3...

[Signature]

Shirodkar





...3...

110024, carrying on business in the name of Goa Homes & Developers, represented by his constituted attorney Shri. Raman Dogra, son of Shri. K.K. Dogra, aged about 58 years, Indian Inhabitant and National, residing at B-1/5, Malviya Nagar, New Delhi (hereinafter called the Vendor, which expression shall, unless repugnant to the context or meaning thereof include his heirs, executors, legal representatives, successors and assigns) of the ONE PART.

PAN CARD AAIPD 8257C

AND

PAN CARD AYIPS 5092H

Smt Siddhi S. Shirodkar, Wife of Shri Sandeep k Shirodkar, aged 35 years, Indian inhabitant and national, businessperson, married, and residing at Radha Krishna niwas, new vaddem, vasco d agama, Goa 403802 (hereinafter called the Purchaser, which expression shall, unless repugnant to the context or meaning thereof include his heirs, executors, legal representatives, successors and assigns) of the OTHER PART.

WHEREAS the Vendor is the absolute owner in possession of an immovable property, being a plot of land, admeasuring 2665 (Two Thousand Six Hundred Sixty Five) square meters or thereabouts bearing sub-division No. 7-B 4 of survey no. 42 of Dabolim Village of Mormugao Taluka, delineated in the plan thereof hereto annexed and thereon shown surrounded by red coloured boundary lines more particularly mentioned and described in Second Schedule hereunder written (hereinafter referred to the SAID PROPERTY).

AND WHEREAS the said property is a sub-divided plot of land duly approved by the Mormugao Planning & Development Authority at Vasco-Da-Gama and is a part of the larger immovable property known as ZONTAULEM, registered as a whole in the Land Registration office of Salcete under No. 1216 of Book B No. 4, new series, and enrolled in the Taluka Revenue Office under Martiz No. 38 and

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Sub-Registrar
Mormugao Taluk
Goa
19/5/2019

....4....

Comprised in sub-division No. 7B of survey no. 42 of Dabolim Village, situate, lying and being at Dabolim village of Mormugao Taluka, within the limits of the Chicalim Village Panchayat, the Registration Sub-District of Mormugao of the Registration District of Goa, more particularly mentioned and described in the First Schedule hereunder written (hereinafter referred to as "SAID LARGER PROPERTY".

AND WHEREAS the Vendor further sub-divided the said property into four (distinct and separate plots, identified in the said plan annexed hereto as Plot - A admeasuring 917.80 square meters, Plot - B admeasuring 1021.68 square meters, Plot - C admeasuring 330.14 square meters, Plot - D admeasuring 250 square meters, keeping space or an area admeasuring 145.38 square meters reserved for a common access road to the said plots A, B, C and D and identified in the said plan annexed hereto as "Plot E";

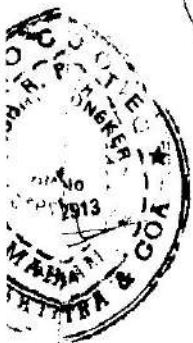
AND WHEREAS the SAID PROPERTY is a distinct and independent sub-divided plot of land comprised in the sub-division No. 7-B-4 of survey no. 42 of Dabolim Village and was earlier forming part of the said Larger Property,

and Whereas the said Larger Property including the said Property was earlier owned by Mr Sadanand Pundolika Naique alias Sadanand Pundalik Naik and his wife Mrs Cashi alias Manoramabai Sadanand Naik;

AND WHEREAS by a Deed of Gift with acceptance dated 26.12.1986 duly registered in the office of the Sub-Registrar of Mormugao on 05.06.1987 as registration no. 2 at pages 581 to 590 Book No. I Vol. 6 Mr Sadanand Pundalik Naik and Mrs Cashi alias Manoramabai Sadanand Naik gifted to their son Mr. Naguesh Sadanand Naik the eastern half of the said Larger Property and to their other son Mr. Chandrakant Sadanand Naik the western half of the said Larger Property;

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Shivakumar



V. Sirodkar
No. 163
Mormugao Taluk
valid upto 10/5/2019

...5...

AND WHEREAS by virtue of a Partition, Family Settlement cum Rectification Deed dated 11.03.1991 registered in the office of the Sub-Registrar of Mormugao at Vasco-da-Gama, Goa on 18.03.1991 as registration No. 109 at pages 505 to 522 of Book I Vol. No. 52 the aforesaid Deed of Gift with acceptance was duly rectified and the aforesaid Larger Property was partitioned between Mr. Nagesh Sadanand Naik and Mr. Chandrakant Sadanand Naik and inter alia, the said property was allotted to Mr. Nagesh Sadanand Naik;

AND WHEREAS by Deed of Sale dated 16.11.2000 registered in the office of Sub-Registrar of Mormugao at Vasco-da-Gama on 05.12.2000 as registration no. 814 at pages 81 to 94 of book no. I, Vol. No. 304, Mr. Nagesh Sadanand Naik and his wife Mrs. Nandini Nagesh Naik sold the said property to Mr. Raimundo Godinho and Mr. Canuto Godinho of Mangor Hill, Vasco-da-Gama, Goa.

AND WHEREAS by Deed of Sale dated 23.02.2007 registered in the office of Sub-Registrar of Mormugao on 26/02/2007 as registration no. 300 at pages 1 to 29 of Book No. I, Vol. No. 658, the said Mr. Raimundo Godinho and Mr. Canuto Godinho along with their spouses, namely Mrs. F. Filu maria Godinho and Mrs. Maria F. Godinho sold the said property to Shri. Ravinder Nangia, the Vendor herein.

AND WHEREAS, in the premises, the Vendor is the absolute owner in possession of the said property mentioned in the second schedule hereunder written.

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Case V Shirodkar
Reg No 153
Mormugao Taluk
Valid upto 13/02/2019

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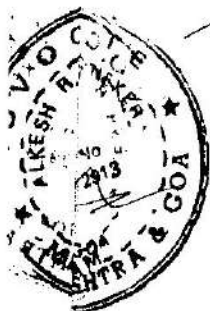
AND WHEREAS the vendor holds a PAN card bearing No. AAIPD8257C issued by the Chief Commissioner of Income Tax, and the Purchaser also holds a PAN card bearing No. AVIPS5092H issued by the Chief Commissioner of Income Tax.

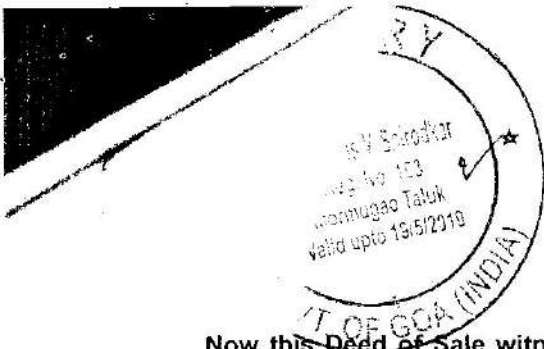
AND WHEREAS the vendor has by a Power of Attorney dated 07.11.2009 duly executed by him before Shri. I.D. Nagpal, Notary Public, New Delhi appointed the aforesaid Shri. Raman Dogra as his constituted attorney to sell the said Property, to receive and pass receipt for the consideration price thereof and to execute and present for registration the Deed of Sale in respect thereof, a notarised copy of which Power of attorney is presented along with this DEED OF SALE.

AND WHEREAS the Vendor has agreed to sell and the Purchaser has agreed to purchase, free from all encumbrances, demands and claims whatsoever a plot of land, admeasuring 1021.68 square meters identified in the plan annexed hereto as Plot - B, more particularly mentioned and described in the third Schedule hereunder written (hereinafter referred to as the said plot of land) being a sub-divided plot of land in and a part of the said property bearing sub-division No. 7B-4 of survey no. 42 of Dabolim Village more particularly mentioned and described in the Second Schedule hereunder written, together with proportionate undivided share in the plot identified as "Plot E", admeasuring 145.38 square meters, being the space or area reserved for the common access road to the sub-divided plots in the "SAID PROPERTY" more particularly mentioned and described in the Fourth Schedule hereunder written and delineated and colored green in the said plan annexed hereto (hereinafter referred to as the "Access Road") at or for the price of Rs. 24,98,182/- (Rupees twenty four lacks ninety eight thousand one hundred eighty two Only).

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Girish Kumar





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Now this ~~Deed of Sale~~ witnesseth that in pursuance of the said agreement and in consideration of the sum of Rs. 6,50,000/- (Rupees six lacks fifty thousand only) paid by the Purchaser to the Vendor as part purchase price before the execution of these presents and the sum of Rs. 18,48,182/- (Rupees eighteen lacks forty eight thousand one hundred eighty two only) paid by the Purchaser to the Vendor on the execution hereof, making together the sum of Rs. 24,98,182/- (Rupees twenty four lacks ninety eight thousand one hundred eighty two Only) being the agreed purchase price (the receipt whereof the Vendor does hereby admit and acknowledge and of and from the same and every part thereof does hereby acquit, release and discharge **THE PURCHASER** forever, He, the Vendor, does hereby convey, transfer and assure unto **THE PURCHASER** all that plot or piece or parcel of land or ground being the said plot of land herein before mentioned admeasuring 1021.68 square meters, identified in the plan annexed hereto as Plot - B, more particularly mentioned and described in the third Schedule hereunder written (being a sub-divided plot of land in and a part of the said property bearing sub-division No. 7B-4 of survey no. 42 of Dabolim Village more particularly mentioned and described in the Second Schedule hereunder written) and delineated and colored red in the said plan annexed hereto together with proportionate undivided share in the plot identified as "Plot E" in the said plan annexed hereto admeasuring 145.38 square meters, being the space or area reserved for the common access road to the said plot of land and more particularly mentioned and described in the Fourth Schedule, Situate, lying and being at Dabolim village of Mormugao Taluka within the limits of the Chicalim Village Panchayat in the Registration Sub-District of Mormugao of the Registration District of Goa, in the South Goa Revenue District, together with all the ways, paths, passages, water-courses, lights, liberties, privileges, easements, advantages, rights and appurtenances whatsoever to the said Plot of

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Shree V. Shrivastava
Reg. No. 193
Mortgagee Tahuk
1983/19/5/77/9

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land or any part thereof belonging or in anywise appertaining or usually held, used, occupied therewith or reputed to belong or appurtenant thereto and all the estate, rights, title, interest, claim and demand whatsoever at law and in equity of the Vendor in, to, out of or upon the said plot of land, or any part thereof. To HAVE and to hold all the said plot of land and the proportionate undivided share in the Access Road, hereby conveyed and transferred.

AND the Vendor in his personal capacity do hereby for himself and his heirs, executors and administrators, covenants with the Purchaser and declares

THAT notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for him, made, done, committed, omitted or knowingly or willingly suffered to the contrary, He, the Vendor, now has in himself good right, full power and absolute authority to convey, transfer and assure the said plot of land and the said undivided share in the Access Road hereby conveyed, transferred and assured or intended so to be unto and to the use of the Purchaser.

AND THAT he the Vendor is lawfully seized and possessed of and has not in any way encumbered or charged or created any tenancy or mundkarial rights or any other rights, on the said plot of land and the said Access Road or any part thereof or caused to be encumbered or charged or created any tenancy or mundkarial rights or any other rights on the said plot of land and the said Access Road or any part thereof.

AND THAT it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and

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[Signature]

[Signature]



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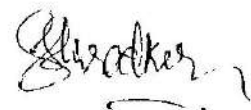
enjoy the said plot of land and the said access road with their appurtenances for her own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendor or his heirs or any of them or from or by any person claiming or to claim by, from, under or in trust for him or any of them.

AND THAT in the event of any part or any share in the said plot of land and the said Access Road being lost to the Purchaser on account of any claim made thereto by any other person or persons or party, the Vendor or his heirs or any of them shall recoup the Purchaser such loss together with all litigation expenses that may be incurred by the Purchaser to protect her title to the said plot of land and / or the said Access Road.

AND FURTHER THAT He the Vendor and all persons having or claiming any estate, right, title or interest in the said plot of land and the said Access road, shall and will from time to time and at all times hereafter at the request of the Purchaser and the cost of the Vendor do and execute or cause to be done and executed all such further and other lawful acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said plot of land and the share in the Access road and every part thereof hereby granted, conveyed, transferred and assured unto and to the use of the Purchaser, his /her heirs, executors administrators, successors and assigns.

The Vendor hereby declares and confirms that the said property including the said plot of land falls under S-2 in the ODP.

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The Vendor hereby further declares that he has been married in New Delhi under the Hindu Marriage Act and that the REGIME of COMMUNION of Assets as in force in the State of Goa is not applicable to him and his wife Mrs. Ruhila Nangia and that therefore his wife Mrs. Ruhila Nangia has no right, title or interest of whatsoever nature in to or upon the said plot of land or the said property, the Vendor being the absolute owner in respect thereof.

And that Vendor hereby agrees to keep harmless and indemnified the Purchaser from all losses, expenses or cost that the Purchaser may suffer in view of the inaccuracy of the matters mentioned hereinabove.

THE SCHEDULE ABOVE REFERENCE TO

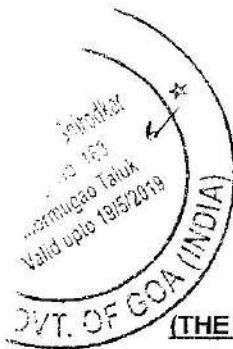
THE FIRST SCHEDULE

(DESCRIPTION OF THE SAID LAGER PROPERTY)

ALL THAT immovable property known as "Zontaulem" situate lying and being at Dabolim Village of Mormugao Taluka within the limits of Chicalim Panchayat, Taluka and Registration Sub District of Mormugao of the Registration District of Goa, described in the Land Registration Office of Salcete under no. 1216 of Book B no. 4 new series and enrolled in the Taluka Revenue Office under matrize no. 38 and surveyed under sub division No 7B of survey no. 42 of Dabolim Village.

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THE SECOND SCHEDULE

(THE DESCRIPTION OF SAID PROPERTY)

ALL THAT immovable property being an approved, distinct and independent sub divided plot of land admeasuring 2665.00 (two thousand six hundred and sixty five) square meters comprised in Sub Division no. 7-B-4 of survey no. 42 of Dabolim Village, being a portion of the said Larger Property more particularly described in the First schedule hereinabove written in the said plan annexed hereto and thereon shown surrounded by red colored boundary lines and is bounded

on or towards North by a plot of land sold to Srikant Dhargalkar or part of survey no. 42/7B

on or towards East by the 6 meter wide road

on or towards the west by the 10 meter wide road

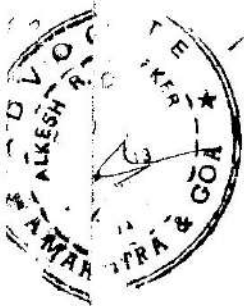
on or towards the South by the plot of land sold to Raimand Godinho being a part of survey no. 42/7B.

THE THIRD SCHEDULE

(The description of the said plot of land sold to the purchaser)

All that distinct and separate plot of land admeasuring 1021.68 square meters identified as plot - B in the plan annexed hereto being a sub divided plot of land in and part of the said property more particularly described in the Second Schedule hereinabove written. The said plot of land has been delineated and coloured red in the said plan annexed hereto and is situate at Dabolim Village of Marmugao Taluka, Revenue district of South Goa within the limits of Chicalim

....12....



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Village Panchayat in the Registration sub district of Mormugao of the
Registration District of Goa and is bounded.

On or towards the North by Plot - C,

On or towards the South by the plot of land sold to Raimand Godinho being a
part of survey no. 42/7B.

On or towards the West by the 10 meter wide road

On or towards the East by Plot - A.

THE FOURTH SCHEDULE

(The Description of the said Access Road a proportionate undivided share
of which has been sold to purchaser)

The plot identified as plot E, admeasuring 145.38 square meters ,being the
space or area reserved for the common Access Road, delineated and colored
green in the plan annexed hereto, being a part of the said property described in
the Second Schedule hereinabove written and is bounded.

On or towards the North by Plot - C and plot - D

On or towards the South by Plot - A

On or towards the West by plot - B

On or towards the East by 6 meter wide road....

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Shiralker



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In witness whereof the Vendor and the Purchaser have hereunto set and subscribed their respective hands the day and the year first hereinabove written

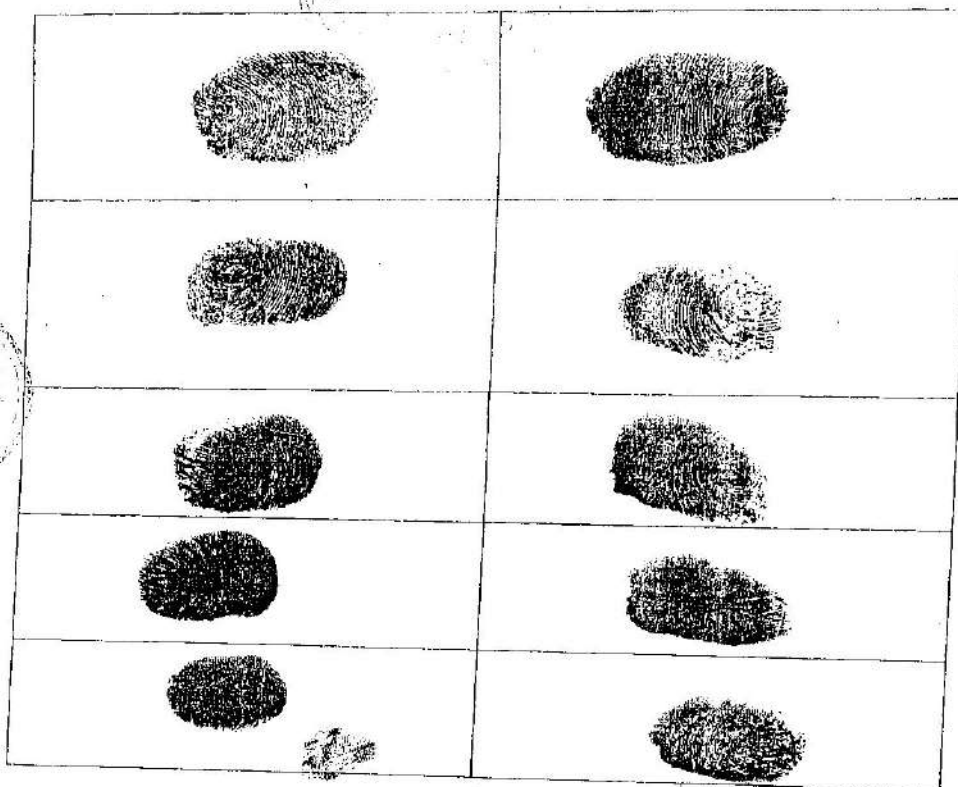
Signed and delivered by the

Within named Vendor, Shri Ravinder
Nangia through his constituted Attorney
Shri Raman Dogra



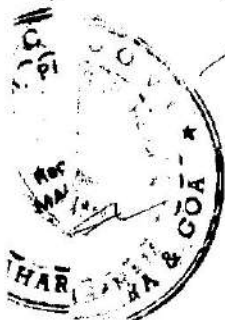
Left hand fingerprints

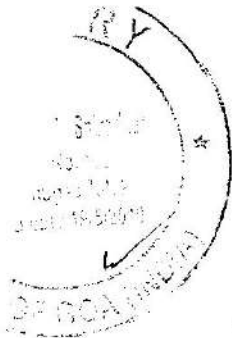
Right hand fingerprints



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Shivalker





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Signed and delivered by
The within named purchaser
Smt Siddhi S. Shirodkar



Siddhi S. Shirodkar

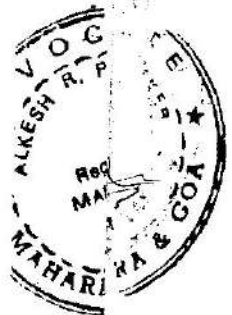
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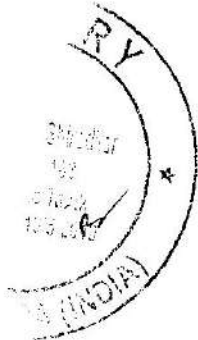
Right hand fingerprints

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Siddhi S. Shirodkar

Siddhi S. Shirodkar



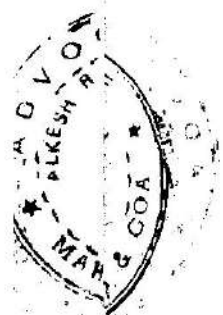


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In the presence of

1. Nirmal K. Lakhani (P)
2. Jai Lakhani JK

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Received the day and the year first hereinabove written from Purchaser the sum of Rs. 18,48,182/- (Rupees eighteen lacks forty eight thousand one hundred eighty two only) which together within the sum of Rs. 6,50,000/- (Rupees six lacks fifty thousand only) Paid to me by the purchaser as a part purchase price before the execution of these presents, make up the full consideration price of Rs. 24,98,182/- (Rupees twenty four lacks ninety eight thousand one hundred eighty two Only) expressed to have been paid by her to me

I say received

The vendor, through his constituted attorney,
Shri Raman Dogra

Witness.

1. Nirmal K. Lakhami

2. Jai Lakhami

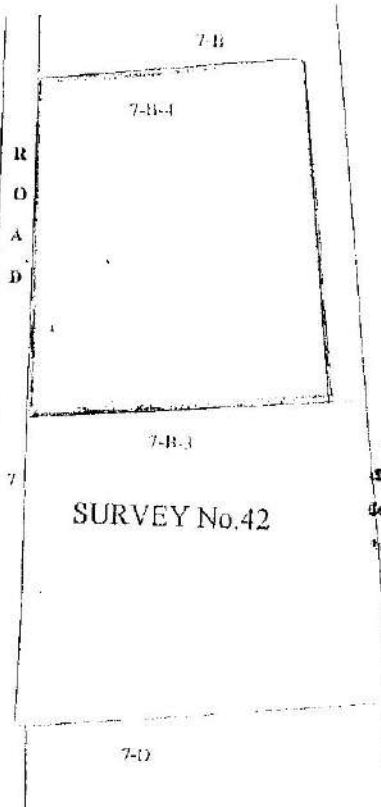




GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO - GOA



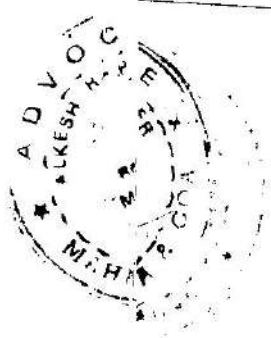
Plan showing plots situated at
Village DABOLIM of Mormugao Taluka
S.No./Sub Div No.42/ 7-B-3 & 7-B-4.
Scale 1:1000



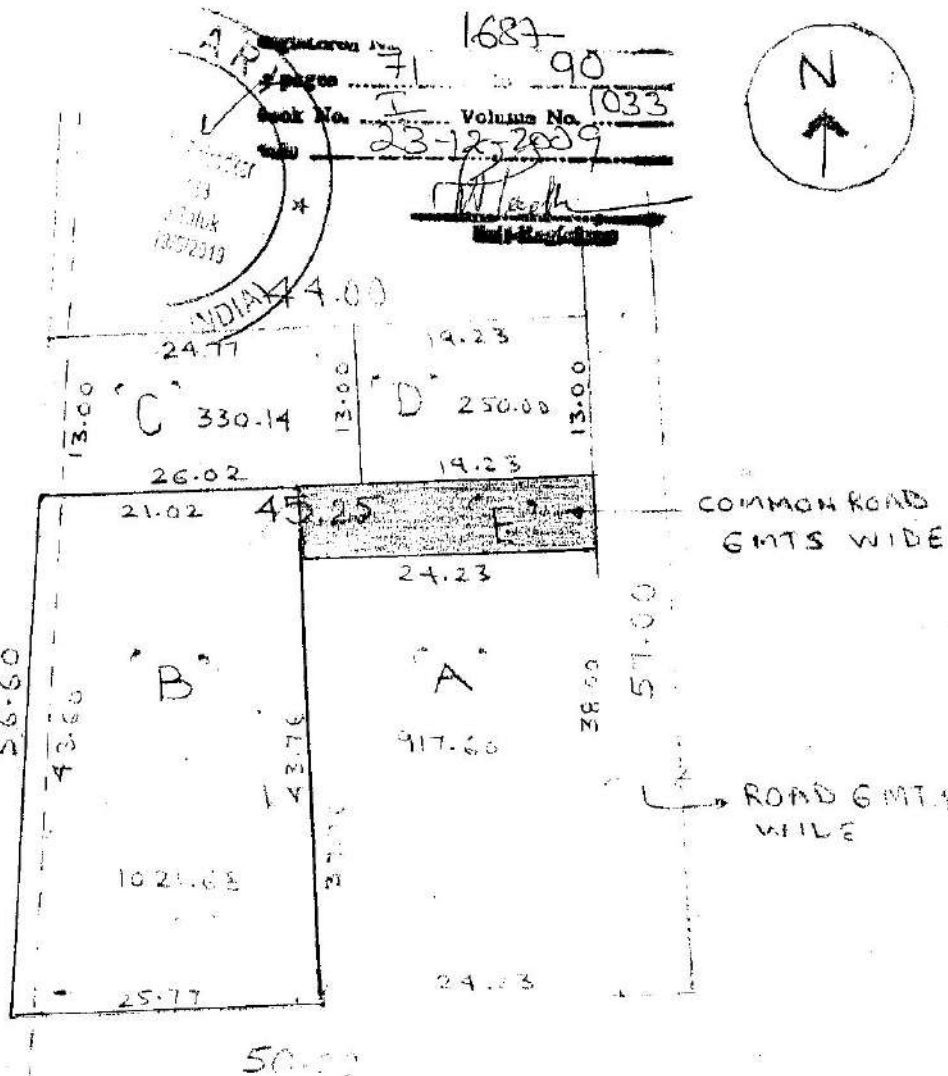
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Shiralkar

Computer Generated by
On 23-10-2009

Compared by:



SUB DIVISION OF P. 31 BEARING NO. 7-B-4
OF SURVEY NO. 92 OF DASOLIN VILLAGE



GOVT. ROAD

ROAD WIDE 6 MTS

10 MTS PROJ. ROAD

Shinde

Executing party

① Smt. Siddhi S. Shiradkar, wife of Shri. Sandeep K. Shiradkar, 35 year of age Indian National, married businessperson, and residing at Radha Krishna Niwas, New Vaddem, Vasco-da-Gama, Goa.

② Shri. Raman Dogra, son of Shri. K.K. Dogra, 58 year of age, Indian National, and residing at B-1/5, Malviya Nagar, New Delhi, As Attorney for the Vendor "Shri. Ravinder Nargia".



Executing party 1 to 2

admits execution of the so called
Sale deed

Shiradkar

[Signature]

① Shri. Nirmal Lakhani major of age, businessman, Indian National, married, and residing at Vaddem Lake, Vasco-da-Gama, Goa.

