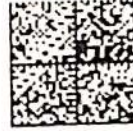


(Rupee Eight Lakh Nineteen thousand Only)

JAN-14-2022 16:03:36

Phone No: 7391999884
Sold To/Issued To:
Vikas Shetty
For Whom/ID Proof:
Pancard



₹ 0819000/-

₹ 81,90,000/-
Other
38183451642176216778-00001891
3818345 36/02/05/2021-RD1

For CITIZEN CREDIT™
CO-OP BANK LTD

Vikas
Authorised Signatory

Name of Purchaser VIKAS SHETTY



2022-DR2 - 480

22/02/2022

DEED OF SALE

V Shetty
Ravande

[Signature]



(L.H.T) of Rameshwari
Ramesh Shirodkar

[Signature]

- R. Shirodka


[Signature]

[Signature]


[Signature]

This DEED OF SALE is executed at MAPUSA, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa on this 2nd day of February, 2022 year.


BETWEEN

*Rameshwar
Ramesh Shirodkar
L.H.P.F.*


1. **MRS. RAMESHWARI RAMESH SHIRODKAR**, daughter of Ganesh Morajkar, wife of late Ramesh Shirodkar, 66 years of age, widow, housewife, Indian National, holder of Pan Card No. _____ and Aadhar Card No. _____.

R. Shirodkar


2. **MR. RITESH R. SHIRODKAR**, son of late Ramesh Shirodkar, age 35 years, unmarried, business, Indian National, holder of Pan Card No. _____ and Aadhar Card No. _____.

R. Shirodkar


3. **MR. RASHID RAMESH SHIRODKAR**, son of late Ramesh Shirodkar, age 32 years, unmarried, business, Indian National, holder of Pan Card No. _____ and Aadhar Card No. _____,
all above are resident of H.No. 269/P/A Danda Siolim Bardez- Goa 403517.

R. Shirodkar
V. Betty

4. **MRS. RESHA KALANGUTKAR**, wife of Sudan Kalangutkar, daughter of late Ramesh Shirodkar, age 38 years, married, business, Indian National, holder of Pan Card No. _____ and Aadhar Card No. _____ and her husband

5. **MR. SUDAN KALANGUTKAR**, son of Vasudev Kalangutkar, age 44 years, married, service, Indian National, holder of Pan Card No. _____ and Aadhar Card No. _____, both are resident of 529, Tinto wada, Nerul Bardez Goa, 403114.

V. Betty
Rameshwar


(L.H.P.F.) of Rameshwari Ramesh Shirodkar - R. Shirodkar
R. Shirodkar
Reshalkar
Behalakar
Rameshwar

6. **MRS. TREESHA TISAN BETKIKAR ALIAS REEMA RAMESH BETKIKAR ALIAS TRUSHA TISAN BETKIKAR**, daughter of Late Ramesh Betkikar, wife of Mr. Tisan Betkikar, 37 years of age, married, housewife, Indian National, holder of Aadhar Card bearing No. _____ and Pan Card No. _____, and her husband

7. **MR. TISAN PANDURANG BETKIKAR**, son of Pandurang Betkikar, 42 years of age, married, service, Indian National, holder of Aadhar Card bearing No. _____ and Pan card No. _____, both are resident of H. No. 719, Devgim, Chora, Tiswadi-Goa, 403102, Hereinafter referred to as **"THE VENDORS"** of the **FIRST PART**

AND

1. **MR. VIKAS SHETTY**, son of Prashant Kumar Muthaya Shetty, age 28 years, unmarried, business, Indian National, holder of Pan Card No. _____ and Aadhaar Card No. _____, resident of H.No.A/T/10, Raghunath Apt, Vodlem Bhat, Near Ideal High School, Taleigao, Caranzalem, Tiswadi-Goa, 403002 and

2. **MR. PRADUTT NARAYAN PRABHU LAWANDE**, son of Narayan Anant Lawande, age 28 years, unmarried, business, Indian National, holder of Pan Card No. _____ and Aadhaar Card

V. Shetty
Prasanna *Lawande*



(L.H.T.I) of Ramesh Shirodkar

R. Shirodkar
R. Shirodkar

Reshmalika

Betkikar
Shetty

No _____, resident of H.No.838, Agacaim, St. Laurence Church, Tiswadi, Goa 403204, hereinafter referred to as "THE PURCHASERS" of the SECOND PART


WHEREAS,

A. The term and expression VENDORS and PURCHASERS shall unless repugnant to the context and meaning thereof be deemed to mean and include their heirs, legal representatives, assigns, executors, or any other person or persons legally, equitably, or otherwise claiming through them.

B. There exists a property known as "GUDDER" also known as "NAVE KHAZAN" situated at Siolim, within the area Siolim Panchayat, Bardez Taluka, Sub District of Bardez, North Goa District, State of Goa, described in the Land registration Office of Bardez, Mapusa a whole under No. 39650 at Folio 176 V of Book B-101 and described in the Land Revenue office of Bardez under Matriz No. 371 & 461 of Fourth circumscription, surveyed under Survey No. 123 Sub Division No.1 of Village Siolim Bardez-Goa, admeasuring an area of 9300 square meter, more particularly described in **Schedule I** hereunder and hereinafter referred to as the "SAID LARGER PROPERTY".



V. B. B. B.
B. B. B. B.

B. B. B. B. 

(L.H.T.) of Rameshwari
Ramesh Shirodkar

B. B. B. B.
R. Shirodkar
Ramesh Shirodkar
B. B. B. B.
B. B. B. B.

C. The SAID LARGER PROPERTY was gifted to Cedric De Souza alias Cedric Michael Rosario Emar De Souza or Sadrik Amaral D'Souza by his parents namely Tome Emar de Souza alias Tomes S. de Souza vide Deed of Gift dated 5/07/1962 registered in the office of Notary Public Mr. Antonio J.J.F. Pinto Menezes in Book No.598 at folio 62 upto Folio 64 of the said Notary Public.

D. The LARGER PROPERTY is sub divided into plots for sale to the prospective purchasers.

E. The said Mr. Cedric De Souza alias Cedric Michael Rosario Emar De Souza or Sadrik Amaral D'Souza sold a "PORTION OF SAID LARGER PROPERTY" admeasuring an area of 2700 sq. mts., to the father/father in law of the VENDORS i.e. Mr. Ramesh Rauji Shirodkar Vide Deed of Sale dated 11/02/1997, registered before the Sub Registrar of Bardez under no.1547 at pages nil Book No. I, Volume No. 614 dated 3/11/1998. Thus Ramesh Rauji Shirodkar became the owner of the PORTION OF SAID LARGER PROPERTY.

F. The said Ramesh Rauji Shirodkar herein mutated his name in the occupant column of the Form I & XIV of the SAID LARGER PROPERTY.



V. Betty
J. Swamee

[Signature]



(L.H.T.I) of
Rameshwar
Ramesh Shirodkar
[Signature]
-R. Shirodkar
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Betkar
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G. The said Ramesh Rauji Shirodkar filed an application for partition the SAID PORTION OF THE LARGER PROPERTY from the remaining SAID LARGER PROPERTY before Dy. Collector & SDO of Bardez, bearing case no. 15/106/2014/PART/LAND. The Dy. Collector has directed the DSLR to survey the said portion of the larger property and submit report. The DSLR surveyed the said portion of the larger property and submitted the report stating the said portion of the larger property admeasures 2700 square meters. The said Ramesh Rauji Shirodkar accepted the report and Dy. Collector had confirmed the said partition allotting separate survey number 123/1-A and survey plan vide Order dated 25/05/2015. Here in after referred to as the "SAID PROPERTY" more particularly described in **Schedule II** hereunder written.



H. Vide Deed of Succession dated 2/08/2021 reveals that the said Ramesh Shirodkar expired on 25th July 2020, intestate, without making a Will and leaving behind his successors mentioned as VENDORS herein and the said Deed of Succession is drawn before Ex-Officio Notary on date 2nd

V. Betty
A. S. S. S.

6



(L.H.T.) of
Ramesh Shirodkar
Ramesh Shirodkar
R. Shirodkar
R. Shirodkar
B. K. K. K.
A. S. S. S.

August 2021 in the Office of The Sub Registrar of Canacona
Goa, at pages 32 to 34V in the Notarial Book No. 70.

I. In light of the above, the VENDORS became absolute owner
in possession of the SAID PROPERTY. The VENDORS thus
acquired absolute rights of ownership to the SAID
PROPERTY.

J. In terms of oral agreement, the VENDORS have now offered
for sale to the PURCHASERS an area admeasuring 1500
square meters of the SAID PROPERTY, hereinafter referred to
as the "SAID PLOT", more particularly described in
SCHEDULE III hereinafter written;



K. The VENDORS have represented to the PURCHASERS that
they are the sole and absolute owners in possession of the
SAID PLOT including the rights and benefits attached
thereto and no one else has any right, title or interest in or
over the SAID PLOT and the VENDORS are absolutely seized
and possessed of and otherwise well and sufficiently entitled
to the SAID PLOT;

L. The VENDORS have further represented that:-

V. Bhaty
R. Shirwadkar

R. Shirwadkar



Rameshwari
Ramech
(L.H.T) of Shirwadkar

R. Shirwadkar
-R. Shirwadkar

Rameshwari
Rameshwari
Belkar

Rameshwari

- i. They have all the rights to deal with or dispose the SAID PLOT and they do not require any consent, permission or No Objection Certificate from any third Party.
- ii. They have not done, committed or omitted to do any acts, deeds, things, matter whereby or by any reason whereof the VENDORS are prevented or prohibited from dealing with, disposing of or transferring the VENDORS right, title and interest in respect of the SAID PLOT and/or part of them.
- iii. The SAID PLOT is not subject to any lien, mortgage, charge, encumbrances, liability, litigation, adverse claim or lis-pendens and prior to the execution hereof and that the VENDORS had not entered into any contract, agreement or any other arrangement creating right, title, interest or otherwise in respect of the SAID PLOT and/or any one of them or any part of them.
- iv. The SAID PLOT is not a subject matter of any pending litigation nor of any attachment, either before or after judgment, and that there is no subsisting Order under any of the applicable laws which prohibits or prevent the VENDORS from dealing with or disposing of the SAID PLOT.
- v. There are no easementary rights created in favour of any

third party under any document or by any covenant or by

V. S. S. S.
R. S. S. S.

8

[Signature]



Rameshwari
Ramesh
(L. H. T.) Shirodkar
[Signature]
- R. Shirodkar
Reshu Salka
Beti Kar
[Signature]

prescription in respect of and/or upon the SAID PLOT or any part thereof.

vi. No notice/s is/are pending against the VENDORS and/or any person on their behalf, whether from the local authorities or from the Government or otherwise, for requisition and/or acquisition of the SAID PLOT or any one of them or any part thereof, and the VENDORS are entitled to sell and transfer the SAID PLOT to the PURCHASERS without any permission and/or consent.

vii. That the VENDORS have not entered into any Agreement for sale, transfer, lease or any other agreement/ MOU etc. with any other third party concerning the SAID PLOT nor have they agreed to sell or encumber or mortgage the same in any manner whatsoever.

viii. No Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the SAID PLOT or acquiring the SAID PLOT whereby VENDORS are prevented from selling the SAID PLOT.

ix. That there are no outstanding taxes or any other outgoings payable in respect of the SAID PLOT as on the date of the execution of this sale deed and if any the same have been cleared by the VENDORS.

x. That, the VENDORS have not mortgaged the SAID PLOT to any bank, financial institution or private financiers.



V. Betty
Ramesh

[Signature]



Rameshwari
Ramesh
Shirodkar

[Signature]

R. Shirodkar

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Belkhekar

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M. Based on the representations and assurances by the VENDORS, the PURCHASERS are desirous of purchasing from the VENDORS, all that the SAID PLOT, for a total consideration of Rs.1,82,00,000/- (Rupees One Crore Eighty Two Lakhs Only) free from all encumbrances, charges, demands whatsoever, on the terms and conditions hereinafter agreed upon.

N. The Purchasers through his advocate published a Public Notice in the local News Paper dated 9th October 2021 i.e. Herald & Gomantak, inviting objections from any interested parties, however No Such Objections are received by the advocate of the Purchaser till date.

NOW THIS DEED OF SALE THEREFORE WITNESSETH AS

VENDOR:-

1. In total consideration of an amount of Rs. 1,82,00,000/- (Rupees One Crore Eighty Two Lakhs Only) paid by the **PURCHASERS** to the **VENDORS** in the manner described under **Schedule IV** hereunder written, the **VENDORS** do hereby sell, convey, transfer, assure and assign to the **PURCHASERS** free from all encumbrances, charges and lien "**THE SAID PLOT**" therein, more particularly described under **Schedule III** hereunder and delineated in red colour in the plan attached hereto, along with

V. Betty
Shirwadkar

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L.H.B.I
Rameshwari
Ramesh
Shirwadkar

[Signature]

-R. Shirwadkar

[Signature]

[Signature]

[Signature]

access, ingress and egress on the access road, as well as all the easements, paths, right of way, privileges and appurtenant, belonging thereto, TOGETHER WITH all trees, fences, Compound, hedges, lights, liberties, privileges, easements and Appurtenances whatsoever of and belonging to or in any way appurtenant or usually held or occupied therewith or reputed to belong or be appurtenant thereto, AND ALL the estate, right, title, interest, use, trust, inheritance, possession, benefit, claim and demand whatsoever, both at law and equity, whatsoever of the VENDORS in or to the SAID PLOT, is hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto the PURCHASERS forever absolutely uninterruptedly together with all the title, deeds, writings, and other evidence of title as ordinarily pass on to such sale.

2. Out of the above consideration the PURCHASER has deducted Rs.1,82,000/- (Rupees One Lakh Eighty Two Thousand Only) being TDS deducted in terms of the provisions of the Income Tax Act, 1961.

3. The VENDORS do hereby admit and acknowledge having received the said amount of Rs. 1,82,00,000/- (Rupees One Crore Eighty Two Lakhs Only) from the PURCHASERS in the manner

V. Betty
Rameshwar



L.H.P.F
Rameshwari
Ramesh
Shirodkar
R. Shirodkar
Rameshwari
Rameshwar

described in Schedule IV herein under written after deducting 1 % T.D.S. more particularly described in the above mentioned para.

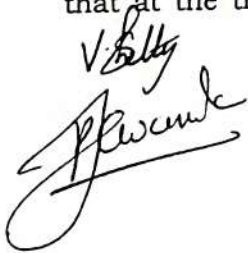
4. The VENDORS hereby declare that from the date of execution of this Deed, the ownership and title of "THE SAID PLOT", completely vests in the PURCHASERS and the VENDORS acknowledge the PURCHASERS as the absolute owner of "THE SAID PLOT".

5. The VENDORS and all the persons claiming under them shall, from time to time, upon any reasonable request being made by the PURCHASERS, execute and perform and/or cause to be done, executed and performed all such acts, deeds, matters and/or things whatsoever as may be necessary or required to give complete effect to this Deed and/or to further assure "THE SAID PLOT" unto the PURCHASERS.

6. The VENDORS assures represents, guarantees, warrants and covenant with the PURCHASERS in respect of "THE SAID PLOT" as follows:

a. All recitals to this Deed shall be deemed to have been specifically incorporated herein so as to form an integral part thereof for all purposes whatsoever.

b. The VENDORS covenant with the PURCHASERS and declare that at the time of the execution of this Deed of Sale, the title,


V. Bhat


R. Shirodkar


R.H.T.P.
Rameshwari
Ramesh
Shirodkar

-R. Shirodkar

Rameshwar

Rameshwar

interest transferred unto the PURCHASERS under this Deed does indeed subsists in the VENDORS and that the VENDORS are the absolute and exclusive owners in actual physical possession and enjoyment of "THE SAID PLOT", and that the VENDORS have clean, clear, good, marketable and unencumbered title to convey "THE SAID PLOT" unto the PURCHASERS in the manner hereby done.

c. The VENDORS have not sold THE SAID PLOT or any part thereof or entered into any prior agreement for sale and/or any other arrangements for development or otherwise of THE SAID PLOT with any other person/ persons prior to the execution of this Deed. The VENDORS further declare that they have not created any third party rights of whatsoever nature over THE SAID PLOT.

d. This deed does not conflict with any applicable law as on the date hereof or any agreement or document to which the VENDORS are party and is not against any court order, judgment or decree, applicable to the VENDORS.

7. The VENDORS and all the persons claiming under them shall, from time to time, upon any reasonable request being made by the PURCHASERS, execute and perform and/or cause to be done, executed and performed all such acts, deeds, matters and/or things whatsoever as may be necessary or required to give

V. Betty
Awardez

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R.H.P. Kameshwar
Kamesh
Shirodkar

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R. Shirodka
Reshrodka

Bel K. Kaur

complete effect to this Deed and/or to further assure "THE SAID PLOT" unto the PURCHASERS. However, it is agreed by the PURCHASERS, that the PURCHASERS have purchased "THE SAID PLOT" being satisfied with the representations made by the VENDORS in respect of title of the VENDORS to THE SAID PLOT.

8. That VENDORS further specifically covenants with the PURCHASERS as under: -

a. That the title of "THE SAID PLOT" is absolutely clear and marketable and that there are no restrictions or limitations on the sale of "THE SAID PLOT" by the VENDORS to the PURCHASERS.



That the PURCHASERS shall hereafter peacefully and quietly enjoy, own, possess and enjoy THE SAID PLOT without any valid and subsisting claim or demand whatsoever from the VENDORS or any person or persons claiming through or under them.

c. That the VENDORS covenants to save harmless and keep indemnified the PURCHASERS from or against all claims, encumbrances, charges, equities, demands of whatsoever nature that may arise for acts done by them and further agree to save and keep indemnified the PURCHASERS from and

V. Balaji
P. Pawar

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(K.H.D.) Rameshwar
Ramesh
Shirodkar

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R. Shirodkar

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Rameshwar
Shirodkar

against all losses, damages, claims or costs which they may sustain by reasons of any and subsisting claim being made by anybody to "THE SAID PLOT" claiming under or through the VENDORS.

9. That the VENDORS declare that they have no objection for mutation of entry in the survey records of "THE SAID PLOT", for including the name of the PURCHASERS in the Occupants Column of the survey records of "THE SAID PROPERTY", situated in Siolim Village within the jurisdiction of the Village Panchayat of Siolim, Bardez Taluka, Sub District North Goa, in the State of Goa and do hereby waive notice in a mutation process that will be initiated to carry out mutation in the Purchasers name. So, also VENDORS do not have objection to partition the said plot from the remaining portion of the SAID PROPERTY and waive notice in partition proceedings that will be initiated by the PURCHASERS to carry out the partition of the SAID PLOT.

10. That on execution of this Deed of Sale the Purchasers shall possess and enjoy "THE SAID PLOT", as lawful owners without any hindrance or interference, claims or demands whatsoever from the VENDORS or, any other person or persons claiming through the VENDORS.

V Betty
Ramesh

[Signature]

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(K.H.T.I)
Rameshwari
Ramesh Shiradar

[Signature]

R. Shiradar

Reshualka

Bealkar

11. That the Vendors agree that they have whilst executing this deed, lawful rights, absolute and exclusive title to "THE SAID PLOT", and is lawfully entitled to convey the same in the manner hereby done.

12. That in case any defect is found in the title of the VENDORS in regard to "THE SAID PLOT" hereby sold and /or in the present conveyance, then the VENDORS AT THEIR COST do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the PURCHASERS for more perfectly conveying "THE SAID PLOT" unto the PURCHASERS.

13. That the VENDORS at the request and the cost of the PURCHASERS, shall sign all letter, execute all documents, affidavits, declaration and other writings, necessary for fully transferring "THE SAID PLOT" hereby sold to the PURCHASERS as per the true intent and meaning of this DEED.

14. That the VENDORS do hereby covenant with the PURCHASERS to save harmless and indemnify the PURCHASERS in case of any loss or damages due to any defect in title of the VENDORS, demands, liens, whatsoever concerning "THE SAID PLOT" hereby sold arising from any action of the VENDORS.

V. Bhaty
P. S. Wande

[Signature]




R. H. J. Rameshpuri
Ramesh
Shirodkar

[Signature]

[Signature]

R. S. Shirodkar
Reshi aditya
Bhaty Kar

15. The sale consideration above stated is the Fair Market value of "THE SAID PLOT", is Rs. 1,82,00,000/- (Rupees One Crore Eighty Two Lakhs Only) as the purchase consideration and as such the stamp duty amounting to Rs.8,19,000/-(Rupees Eight Lakhs Nineteen Thousand only) is stamped/embossed on the first page of this Deed through franking system.



16. That the Schedules and the plan annexed hereto and hereunder written be treated as being integral part of this Deed of Sale.

17. The SAID PLOT as described in the Schedule herein underwritten is believed to have been correctly described and if any error or omission in the aforesaid description be subsequently discovered the same shall not annul or invalidate this Deed of Sale and the parties hereto shall have the necessary correction or rectifications.

18. The VENDORS have obtained under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974 No Objection Certificate for the purpose of registration of Sale Deed (sale) in respect of the property bearing Survey No.123/1-A of Village Siolim, Taluka Bardez, Goa from the Office of the Town

V. Betty
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17 *[Signature]*

R.H.D. Rameshwari
Ramesh Shiradkar
[Signature]
R. Shiradkar
Rameshwari
Bohki Kart

Planner, Town and Country Planning Department, North Goa District bearing Ref. No. NOC/49(6)/2069/SIO/TCP-22/34 dated 03/01/2022.

20. The VENDORS and the PURCHASERS hereby declares that "THE SAID PLOT" or the "Said Property" in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77, dated 21/08/1978.

SCHEDULE I

ALL THAT property known as "GUDDEM" also known as " NAVE KHAZAN" originally admeasuring 9300 square meters and after partition admeasures 6600 square meters, situated at Siolim Village, within the limits of the Village Panchayat of Siolim in the Taluka and Registration Sub-District of Bardez, District of North Goa in the State of Goa, surveyed under survey No. 123/1, described in the Land Registration Office of Bardez under No. 39650 at Folio 176 of Book B-101 and enrolled in the Taluka Revenue Office of Bardez under Matriz No. 371 & 461 of Fourth circumscription and is bounded as under:-

Toward the East :- Partly by property bearing Survey No. 292/1 of village Siolim, Bardez Goa;

Towards the West :- By Nallah;

V. Betty
J. B. Almeida

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G. H. T. Rameshwar
Ramesh Shirodkar

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R. Shirodkar

Reshwar

Belkar

Towards the North :- By Road

Towards the South :- Partly by Nalla and partly by property bearing survey No. 119/1 of village Siolim, Bardez- Goa;

SCHEDULE-II

(DESCRIPTION OF THE SAID PROPERTY)

All that separated and dis-annexed plot of land, which plot is the part of the property known as 'GUDDER', also known as "NAVE KHAZAN" situated at Siolim, within the area of Siolim Gram Panchayat, Bardez Taluka, Bardez Sub-District of Registration District of Goa, described in the Land Registration office of Bardez, Mapusa as a whole under No. 39650 at Folio 176 of Book B-101 and described in the Land Revenue office of Bardez(Matriz), under No.371 & 461 of Fourth circumscription, surveyed as a whole **under no. 123, Sub-Division 1-A, admeasuring an area of 2700 square meters, the said property is shown** in the plan annexed hereto and delineated in colour red and bounded as under:

EAST :- By plot No.8-C of the same property:-

WEST :- By plot No.8-B of the same property:-

NORTH :- By internal road, plot 8-A & plot 7 of the same property.

SOUTH :- By a rivulet flowing water.

V. B. K.
Rameshwar

R. Shiradkar
R. Shiradkar

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(L.H.F.) Rameshwar
Ramesh Shiradkar
R. Shiradkar
Rameshwar
Betki Kar

Schedule-III

(THE SAID PLOT)

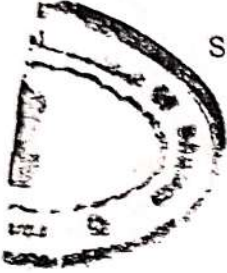
ALL that portion of the said property described in the above said schedule II admeasuring an area of **1500 square meters** with an access shown in the plan annexed to this Sale Deed and is bounded by

EAST :- by property bearing survey no.123/1;

WEST :- by property bearing survey no.123/1A(part);

NORTH :- by property bearing survey no.123/1;

SOUTH :- by nullah.



SCHEDULE IV

(PAYMENT SCHEDULE)

a. A sum of Rs.12,50,000/- (Rupees Twelve Lakhs Fifty Thousand Only) paid vide cheque no.000092 drawn on HDFC Bank, Caranzalem branch, dated 13/08/2021 in favour of Mrs. Rameshwari Ramesh Shirodkar i.e. VENDOR no.1 and the VENDORS do hereby acknowledge the receipt of the same.

b. A sum of Rs.20,00,000/- (Rupees Twenty Lakhs Only) paid vide cheque no.000060 drawn on HDFC Bank, Caranzalem branch, dated 23/11/2021 in favour of Mrs. Rameshwari Ramesh Shirodkar i.e. VENDOR no.1 and the VENDORS do hereby acknowledge the receipt of the same.

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R.H.T. Rameshwari
Ramesh
Shirodkar
[Handwritten signature]
A. Shirodkar
Rameshwari
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Rameshwari

- c. A sum of Rs.7,50,000/- (Rupees Seven Lakhs Fifty Thousand Only) paid vide cheque no.000083 drawn on HDFC Bank, Caranzalem branch, dated 02/12/2021 in favour of Mrs. Rameshwari Ramesh Shiroadkar i.e. VENDOR no.1 and all the VENDORS do hereby acknowledge the receipt of the same.
- d. A sum of Rs.3,12,500/- (Rupees Three Lakhs Twelve Thousand Five Hundred Only) paid vide cheque no.000094 drawn on HDFC Bank, Caranzalem branch, dated 16/08/2021 in favour of Mr. Ritesh Shiroadkar i.e. VENDOR no.2 and all the VENDORS do hereby acknowledge the receipt of the same.
- e. A sum of Rs.5,00,000/- (Rupees Five Lakhs Only) paid vide cheque no.000098 drawn on HDFC Bank, Caranzalem branch, dated 20/09/2021 in favour of Mr. Ritesh Shiroadkar i.e. VENDOR no.2 and all the VENDORS do hereby acknowledge the receipt of the same.
- f. A sum of Rs.3,12,500/- (Rupees Three Lakhs Twelve Thousand Five Hundred Only) paid vide cheque no.000081 drawn on HDFC Bank, Caranzalem branch, dated 20/11/2021 in favour of Mr. Ritesh Shiroadkar i.e. VENDOR no.2 and all the VENDORS do hereby acknowledge the receipt of the same.



V. Betty
Shri...

[Signature]
[Signature]



A. H. D. S. Rameshwari
Ramesh
Shiroadkar
[Signature]
- R. Shivrao
Reshwika
[Signature]

- g. A sum of Rs.5,00,000/-(Rupees Five Lakhs Only) paid vide cheque no.000084 drawn on HDFC Bank, Caranzalem branch, dated 08/12/2021 in favour of of Mr. Ritesh Shirodkar i.e. VENDOR no.2 and all the VENDORS do hereby acknowledge the receipt of the same
- h. A sum of Rs. 3,12,500/-(Rupees Three Lakhs Twelve Thousand Five Hundred Only) paid vide cheque no.000095 drawn on HDFC Bank, Caranzalem branch, dated 16/08/2021 in favour of Mr. Rashid Shirodkar i.e. VENDOR No.3 and all the VENDORS do hereby acknowledge the receipt of the same.
- i. A sum of Rs. 2,50,000/-(Rupees Two Lakhs Fifty Thousand Only) paid vide cheque no.000059 drawn on HDFC Bank, Caranzalem branch, dated 25/10/2021 in favour of Mr. Rashid Shirodkar i.e. VENDOR No.3 and all the VENDORS do hereby acknowledge the receipt of the same.
- j. A sum of Rs.5,62,500/-(Rupees Five Lakhs Sixty Two Thousand Five Hundred Only) paid vide cheque no.000080 drawn on HDFC Bank, Caranzalem branch, dated 20/11/2021 in favour of Mr. Rashid Shirodkar i.e. VENDOR No.3 and all the VENDORS do hereby acknowledge the receipt of the same.
- k. A sum of Rs. 3,12,500/-(Rupees Three Lakhs Twelve Thousand Five Hundred Only) paid vide cheque no.000093



V. S. S.
Ramesh

R. Shirodkar
R. Shirodkar

(A.H.D.) Rameshwar
Ramesh
Shirodkar
R. Shirodkar
Reshwade
Behtikar

drawn on HDFC Bank, Caranzalem branch, dated 16/08/2021 in favour of Mrs. Resha S Kalangutkar i.e. VENDOR NO. 4 and all the VENDORS do hereby acknowledge the receipt of the same.

l. A sum of Rs.8,12,500/-(Rupees Eight Lakhs Twelve Thousand Five Hundred Only) paid vide cheque no.000077 drawn on HDFC Bank, Caranzalem branch, dated 20/11/2021 in favour of Mrs. Resha S Kalangutkar i.e. VENDOR NO. 4 and all the VENDORS do hereby acknowledge the receipt of the same.

m. A sum of Rs. 3,12,500/-(Rupees Three Lakhs Twelve Thousand Five Hundred Only) paid vide cheque no.000096 drawn on HDFC Bank, Caranzalem branch, dated 16/08/2021 in favour of Mrs. Treesha Tisan Betkikar i.e. VENDOR No.6 and all the VENDORS do hereby acknowledge the receipt of the same.

n. A sum of Rs.8,12,500/-(Rupees Eight Lakhs Twelve Thousand Five Hundred Only) paid vide cheque no.000079 drawn on HDFC Bank, Caranzalem branch, dated 20/11/2021 in favour of Mrs. Treesha Tisan Betkikar i.e. VENDOR No.6 and all the VENDORS do hereby acknowledge the receipt of the same.

o. A sum of Rs.12,50,000/-(Rupees twelve lakhs fifty thousand only) paid vide cheque no.667037 drawn on



V. Betty
[Signature]

[Signature]
[Signature]

K.H. 71 Rameshwar
Ramesh
Shirodkar
[Signature]
- R. Shirodkar
Roshni
Betty

YES Bank, Panaji branch, dated 11/08/2021 in favour of Mrs. Rameshwari Ramesh Shirodkar i.e. VENDOR no.1 and the VENDORS do hereby acknowledge the receipt of the same.

p. A sum of Rs.3,12,500/- (Rupees three lakhs twelve thousand five hundred only) paid vide cheque no.667040 drawn on YES Bank, Panjim branch, dated 11/08/2021 in favour of Mr. Ritesh Shirodkar i.e. Vendor no.2 and VENDORS do hereby acknowledge the receipt of the same.

q. A sum of Rs.3,12,500/- (Rupees three lakhs twelve thousand five hundred only) paid vide cheque no.667041 drawn on YES Bank, Panjim branch, dated 11/08/2021 in favour of Mr. Rashid Shirodkar i.e. Vendor no.3 and the VENDORS Party do hereby acknowledge the receipt of the same

r. A sum of Rs.3,12,500/- (Rupees three lakhs twelve thousand five hundred only) paid vide cheque no.667038 drawn on YES Bank, Panjim branch, dated 11/08/2021 in favour of Mrs. Resha S Kalangutkar i.e. Vendor No.4 and the VENDORS do hereby acknowledge the receipt of the same.

V Betty
Ramesh

R Shirodkar
R Shirodkar

(L.H.P) Rameshwari
Ramesh
Shirodkar

R Shirodkar
Resha
Betty Kaur

- s. A sum of Rs.3,12,500/- (Rupees three lakhs twelve thousand five hundred only) paid vide cheque no.667039 drawn on YES Bank, Panjim branch, dated 11/08/2021 in favour of Mrs. Treesha Tisan Betkikar i.e. Vendor no.6 and VENDORS do hereby acknowledge the receipt of the same.
- t. A sum of Rs.5,00,000/- (Rupees Five lakhs only) paid vide NEFT No. 000000441945 drawn on YES Bank, Panjim branch, dated 27/09/2021 in favour of Mr. Ritesh Shirodkar i.e. Vendor no.2 and VENDORS do hereby acknowledge the receipt of the same.
- u. A sum of Rs.8,12,500/- (Rupees Eight lakhs twelve thousand five hundred only) paid vide cheque no.000041 drawn on HDFC Bank, St Cruz branch, dated 02/12/2021 in favour of Mr. Rashid Shirodkar i.e. Vendor no.3 and the VENDORS Party do hereby acknowledge the receipt of the same
- v. A sum of Rs.8,12,500/- (Rupees Eight lakhs twelve thousand five hundred only) paid vide cheque no.000042 drawn on HDFC Bank, St Cruz branch, dated 06/12/2021 in favour of Mrs. Resha S



V. Betty
J. Ganule

[Signature]
[Signature]

R.H.32
Rameshwari
Ramesh
Shirodkar
[Fingerprint]
[Signature]
-R. Shirodkar
Resha S
Betkikar

Kalangutkar i.e. Vendor No.4 and the VENDORS do hereby acknowledge the receipt of the same.

- w. A sum of Rs.8,12,500/-(Rupees Eight lakhs twelve thousand five hundred only) paid vide cheque no.000043 drawn on HDFC Bank, St Cruz branch, dated 06/12/2021 in favour of Mrs. Treesha Tisan Betkikar i.e. Vendor No.6 and the VENDORS do hereby acknowledge the receipt of the same
- x. A sum of Rs.3,12,500/-(Rupees Three lakhs Twelve Thousand Five Hundred only) paid vide Cheque No. 000044 drawn on HDFC Bank, St Cruz branch, dated 08/12/2021 in favour of Mr. Ritesh Shirodkar i.e. Vendor no.2 and VENDORS do hereby acknowledge the receipt of the same.
- y. A sum of Rs.32,50,000/-(Rupees Thirty Two lakhs fifty thousand only) paid vide cheque no.000045 drawn on HDFC Bank, St Cruz branch, dated 02/12/2021 in favour of Mrs. Rameshwari Ramesh Shirodkar i.e. VENDOR no.1 and the VENDORS do hereby acknowledge the receipt of the same.
- z. A sum of Rs.18,000/-(Rupees Eighteen Thousand Five Hundred only) paid vide Cheque No. 000103 drawn on HDFC Bank, Caranzalem branch, dated 14/01/2022 in favour of Mr. Ritesh Shirodkar i.e. Vendor no.2 and VENDORS do hereby acknowledge the receipt of the same.

IN WITNESS WHEREOF the parties hereto have set their hands on the day and the year first hereinabove mentioned.


V. Betty


R. Shirodkar


R. Shirodkar
Rameshwari Ramesh Shirodkar
R. Shirodkar
Rameshwari
Betkikar

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO.1]






 (L.H.T.)








(MRS. RAMESHWARI RAMESH SHIRODKAR)

LEFT HAND FINGER PRINTS



				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

V. B. Bhat
R. Shiroadkar

R. Shiroadkar
R. Shiroadkar

 Rameshwari
Ramesh
Shiroadkar
(L.H.T.)
R. Shiroadkar
R. Shiroadkar
B. Bhatkar

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED VENDOR NO.2]

-R. Shirodkar



-R. Shirodkar

(MR. RITESH R. SHIRODKAR)

LEFT HAND FINGER PRINTS

LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

VP
Shirodkar

Shirodkar

Rameshwari
Ramesh
Shirodkar
(R.H.T.I)

Shirodkar
-R. Shirodkar
R. Shirodkar

Shirodkar

SIGNED, SEALED AND DELIVERED
 BY THE WITHIN NAMED VENDOR NO.3]



R. Shirodkar

 (MR. RASHID RAMESH SHIRODKAR)

LEFT HAND FINGER PRINTS

LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB



RIGHT HAND FINGER PRINTS

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

V. Betty
R. Shirodkar

R. Shirodkar

 Rameshwari
 Ramesh
 Shirodkar
 (R.H.T.L)
R. Shirodkar
Reshwika
B. Shirodkar

SIGNED, SEALED AND DELIVERED
 BY THE WITHIN NAMED VENDOR NO.4]








Resha






Resha adke

(MRS. RESHA KALANGUTKAR)

LEFT HAND FINGER PRINTS

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

V. Bhaty
[Signature]

[Signature]
[Signature]


 R. H. P. D.
 Rameshwari
 Ramesh
 Shirodkar
[Signature]
 R. Shirodkar
 Resha adke
 Beata Kaur

SIGNED, SEALED AND DELIVERED
 BY THE WITHIN NAMED VENDOR NO.5]



[Handwritten signature]

(MR. SUDAN KALANGUTKAR)

LEFT HAND FINGER PRINTS

LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

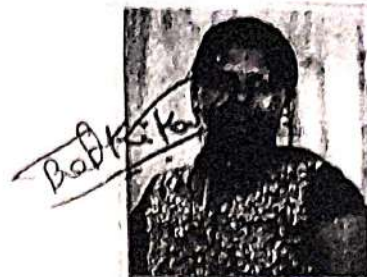
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

V. Betty
[Signature]

[Signature]
[Signature]

(R.H.F.P)
 Rameshwar
 Ramesh
 Shiradkar
[Signature]
 R. Shiradkar
 Reshwar
 Belkikar






SIGNED, SEALED AND DELIVERED
 BY THE WITHIN NAMED VENDOR NO.6]








Betkikar

(MRS. TREESHA TISAN BETKIKAR
 ALIAS REEMA RAMESH BETKIKAR
 ALIAS TRUSHA TISAN BETKIKAR)

LEFT HAND FINGER PRINTS

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB

RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

V. Betty
Ramesh

[Signature]

[Signature]



(R.H.T) Ramesh
 Ramesh
 Shivodkar

Ramesh
 - R. Shivodkar
 Ramesh
 Betkikar

SIGNED, SEALED AND DELIVERED
 BY THE WITHIN NAMED VENDOR NO.8]








[Handwritten initials]

[Handwritten signature]






(MR. TISAN PANDURANG BETKIKAR)

LEFT HAND FINGER PRINTS

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB



RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

V. Betty
[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

 R.H.F.P
 Pameshwar
 Kamlesh
 Shiradkar
[Handwritten signature]
 - R. Shiradkar
 Reshwar
 Betkikar

SIGNED, SEALED AND DELIVERED
 BY THE WITHIN NAMED PURCHASER NO.1]






V. Shetty

V. Shetty








(MR. VIKAS SHETTY)

LEFT HAND FINGER PRINTS

				
LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB



RIGHT HAND FINGER PRINTS

				
THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER

V. Shetty
R. Shinde

Shetty
R. Shinde


 K.H.T.D
 Rameshwarani
 Ramesh
 Shindekar
R. Shinde
 Rishi Kelkar
 B. K. Kar

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED PURCHASER NO.2]



Lawande

Lawande

(MR. PRADUTT NARAYAN PRABHU LAWANDE)

LEFT HAND FINGER PRINTS

LITTLE FINGER	RING FINGER	MIDDLE FINGER	INDEX FINGER	THUMB



RIGHT HAND FINGER PRINTS

THUMB	INDEX FINGER	MIDDLE FINGER	RING FINGER	LITTLE FINGER



V. S. Patil
Lawande

Lawande

K.H.T.E
Rameshwarani
Ramesh
Shiradkar
R. Shinde
Reshwale
Rajki Kaur

Name of the Witness

Signature

Miss. Shruti Chari	
Mr. Mehboob Hamid Mulla	

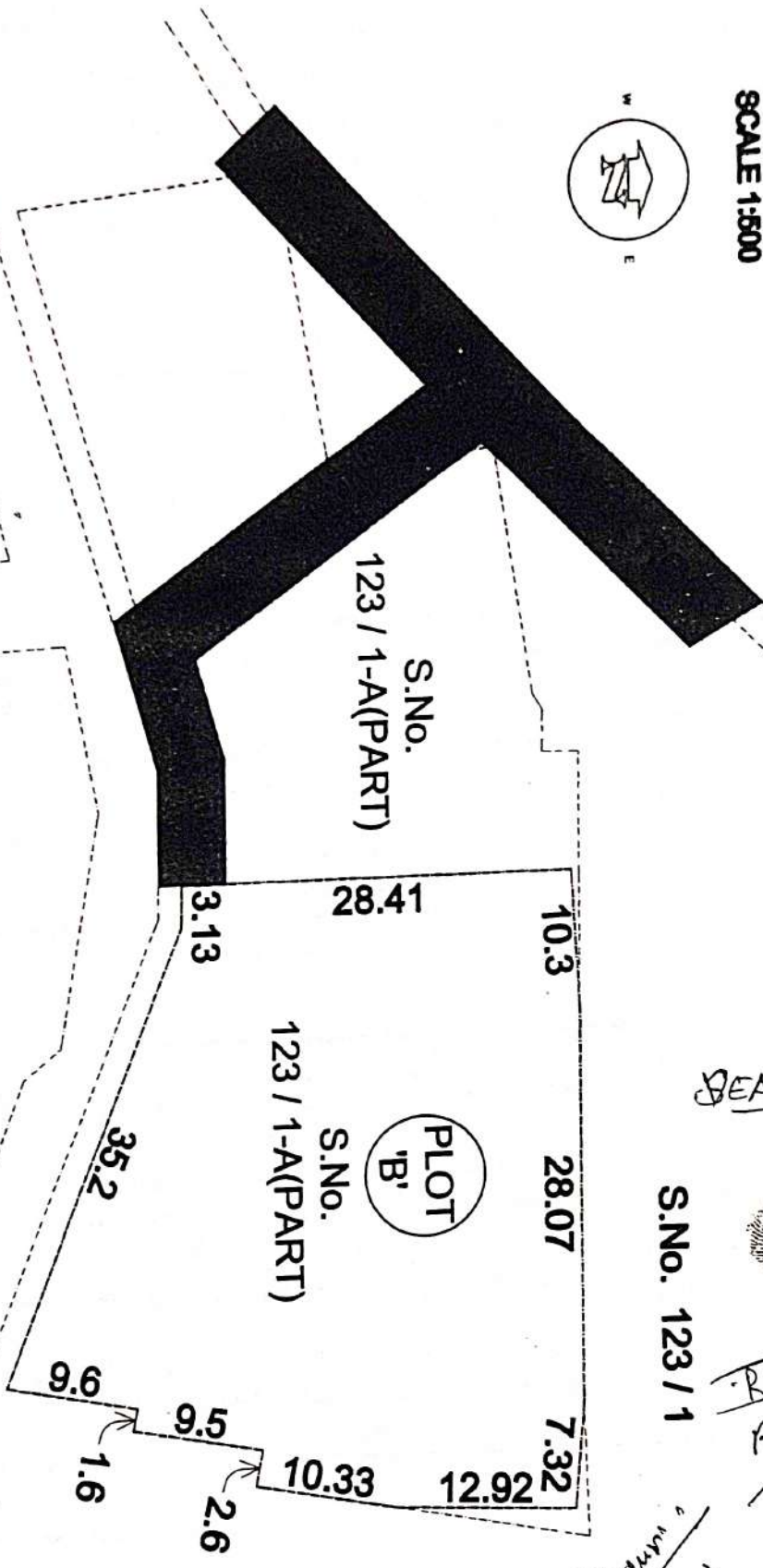

V. Betty
Pawande



R.H.T.P.
Rameshwar
Ramesh
Shiradkar
R. Shiradkar
Reshadkar
B. K. Kar

SITE PLAN
 SHOWING THE PLOT 'B' WHICH IS A PART OF THE
 PROPERTY BEARING SURVEY No. 123 / 1-A SITUATED
 AT SIOJIM VILLAGE OF BARDEZ TALUKA

SCALE 1:500



BEADORS



AREA OF THE PLOT 'B' ... 1500 SQ.MTS.
 Rameshwar
 Ramesh
 Shindekar

S.No. 123 / 1

R. Shindekar
R. Shindekar
R. Shindekar
R. Shindekar

PURCHASERS
 S.No. 123 / 1
V. B. Shetty
Ravande



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 02-Feb-2022 01:52:03 pm

Document Serial Number :- 2022-BRZ-480

Presented at 01:44:55 pm on 02-Feb-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	819000
2	Registration Fee	546000
3	Mutation Fees	2500
4	Processing Fee	4120
Total		1371620

Stamp Duty Required :819000/-

Stamp Duty Paid : 819000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Vikas Shetty ,Father Name:Prashant Kumar Muthaya Shetty, Age: 28, Marital Status: Unmarried ,Gender:Male,Occupation: Business, Address1 - H No A-T-10 Raghunath Apt Vodlem Bhat Near Ideal High School, Taleigao Caranzalem Tiswadi Goa, Address2 - , PAN No.:			




Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Rameshwari Ramesh Shirodkar , Father Name:R Naik, Age: 66, Marital Status: Widow ,Gender:Female,Occupation: Housewife, H No 269-P-A Danda Siolim Bardez-Goa, PAN No.:			
2	Ritesh R Shirodkar , Father Name:Ramesh Shirodkar, Age: 35, Marital Status: Unmarried ,Gender:Male,Occupation: Business, H No 26-P-A Danda Siolim Bardez Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Rashid Ramesh Shirodkar , Father Name:Ramesh Shirodkar, Age: 32, Marital Status: Unmarried ,Gender:Male,Occupation: Business, H No 269-P-A Danda Slolm Bardez Goa, PAN No.:			
4	Resha Kalangutkar , Father Name:Ramesh Shirodkar, Age: 38, Marital Status: Married ,Gender:Female,Occupation: Business, H No 529 Tintowada Nerul Bardez-Goa, PAN No.:			
5	Sudan Kalangutkar , Father Name:Vassudev Kalangutkar, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Service, H No 529 Tintowada Nerul Bardez-Goa, PAN No.:			
	Treesha Tisan Betkikar Alias Reema Ramesh Betkikar Alias Trusha Tisan Betkikar , Father Name:Ramesh Shirodkar, Age: 37, Marital Status: Married ,Gender:Female,Occupation: Housewife, H No 719 Chorao Tiswadi Goa, PAN No.:			
7	Tisan Pandurang Betkikar , Father Name:Pandurang Betkikar, Age: 42, Marital Status: Married ,Gender:Male,Occupation: Service, H No 719 Chorao Tiswadi Goa, PAN No.:			
8	Vikas Shetty , Father Name:Prashant Kumar Muthaya Shetty, Age: 28, Marital Status: Unmarried ,Gender:Male,Occupation: Business, H No A-T-10 Raghunath Apt Vodlem Bhat Near Ideal High School, Talelgao Caranzalem Tiswadi Goa, PAN No.:			
9	Pradutt Narayan Prabhu Lawande , Father Name:Narayan Lawande, Age: 27, Marital Status: Unmarried ,Gender:Male,Occupation: Business, H no 838 Agacaim St Lourence Church Tiswadi Goa, PAN No.:			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Shruti Charl, Age: 27, DOB: , Mobile: 8459479229 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403509, H NO. 1119/1 Mazal Vaddo, H NO. 1119/1 Mazal Vaddo, Anjuna, Bardez, North Goa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: Mehboob Mulla, Age: 34, DOB: , Moblle: 8786113888 , Email: , Occupation: Business , Marital status : Married , Address: 403507, H No 1-164 Q Alto Duler, H No 1-164 Q Alto Duler, Duler , Mapusa, Bardez, NorthGon, Gon			

Mahamuda
 02/02/2022
 Sub Registrar
 BARDEZ

Document Serial Number :- 2022-BRZ-480



Document Serial No:-2022-BRZ-480

Book :- 1 Document
Registration Number :- BRZ-1-455-2022
Date : 02-Feb-2022



[Handwritten Signature]
02/02/2022
SUB-REGISTRAR
BARDEZ
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)