

(Rupees Nine Lakhs Ninety Nine Thousand Five Hundred Only)

Phone No: 9822685207  
Sold To/Issued To:  
RAVINDRA BUILDERS  
For Whom/ID Proof:  
30AUSPR9063L1ZW



DEC-15-2021 14:44:56

₹ 0999500/-  
ZERO NINE NINE NINE FIVE ZERO ZERO

Other  
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FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

*Jens*  
AUTHORISED SIGNATORY

Name of P... M/S RAVINDRA BUILDERS  
AND DEVELOPERS

1882/2021

PON-1-1827-2021

x DINESH RAVINDRAN



**DEED OF SALE**

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DEED OF SALE



**DEED OF SALE**

THIS DEED OF SALE is made in this city of Ponda, Taluka and Sub-District of Ponda, District of South Goa, State of Goa, on this 20<sup>th</sup> day of December of the year Two Thousand Twenty One.

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DEPT OF PRISONS

This Department is pleased to inform you that the  
Prisoners of the Ponda District of the  
State of Goa, on the 20th day of September 1954  
were transferred to the Ponda Prison.

**BY AND BETWEEN**

**1. M/S MAHALAXMI DEVELOPERS**, a partnership firm duly registered under the Indian Partnership Act 1932, with its registered office at E-2, Mitasu Manor, near zonal agricultural office, Sadar, Ponda, Goa, having PAN NO [REDACTED] and represented by its Partners namely:

- (i) **MR. ARVIND VISHWANATH DHAIMODKAR** alias **MR. ARVIND VISHWANATH NAIK DHAIMODKAR**, son of Mr. Vishwanath Dhaimodkar, aged 58 years, married, businessman, holding PAN CARD NO [REDACTED], Aadhar Card No [REDACTED], having email id at adhaimodkar@gmail.com, Mobile No [REDACTED], residing at Flat No. F-1, Ganesh Prasad building, Khadapaband, Ponda, Goa 403401;
- (ii) **MR. RAJESH RAMESH SHETYE**, son of late Mr. Ramesh V. Shetye, aged 49 years, married, businessman, holding PAN CARD NO [REDACTED], Aadhar Card No [REDACTED], having email id at r\_shetye@yahoomail.com, Mobile No [REDACTED], residing at Plot No. 20, "Anandi", Near Cottage Hospital, Chicalim, Vasco-da-Gama, Goa, 403711;
- (iii) **MRS. ROOPALI P. P. LAWANDE**, wife of Mr. Prakash S. P. Lawande, aged 47 years, married, businesswoman, holding PAN CARD NO [REDACTED], Aadhar Card No [REDACTED] [REDACTED] having email id at ploundo@gmail.com, Mobile No [REDACTED], residing at B-102, Mitasu Manor, Sadar, Ponda, Goa 403401 and;



*Arvind Dhaimodkar*

*[Signature]*

*Dhaimodkar*

*Arvind Dhaimodkar*



(iv) **MR. SANDEEP YESHWANT KAMAT**, son of Mr. Yeshwant V. Kamat, aged 52 years, married, businessman, holding PAN CARD NO [REDACTED], Aadhar Card No [REDACTED] [REDACTED] having email id at sandeepkamat29@gmail.com, Mobile No [REDACTED] residing at House No. 269/C, Aquem-Baixo, Navelim, Salcete, Goa 403707 ALL Indian Nationals, represented herein by their partner and duly constituted attorney **MR. ARVIND VISHWANATH DHAIMODKAR** alias **MR. ARVIND VISHWANATH NAIK DHAIMODKAR** vide Power of Attorney dated 21/03/2017, executed before Notary Smt. Geeta Kantak, at Margao Salcette Goa vide Registration No 6822 dated 21/03/2017, hereinafter referred to as the "**VENDORS**" (which expression shall unless repugnant to be context or meaning thereof shall mean and include its current and future partners, successors, executors, administrators and assigns) of the **FIRST PART**.



**A N D**

2. **M/s RAVINDRA BUILDERS & DEVELOPERS** a Proprietorship firm having its address at Macedo Apartments, Ground Floor, Studio Apartment, Santa Cruz, Ponda Goa represented herein by its Proprietor **MR DINESH RAVEENDRAN**, son of Mr. Ravindran, aged 46 years, married, businessman, Indian National, holding PAN CARD NO [REDACTED], Aadhar Card No [REDACTED], having email id dinravi5207@gmail.com, Mobile No [REDACTED], residing at 48 Prabhunagar Ponda Goa.

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403401 and hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to be context or meaning thereof shall mean and include his heirs, successors, legal representatives and assigns) of the **SECOND PART.**

**AND**

**3A. MR. DATTATRAY GANGARAM NAIK**, son of Mr. Gangaram Pandhari Naik, age 50 years, married, businessman, holding PAN card no. [REDACTED], Aadhar Card No [REDACTED], Mobile No [REDACTED] and his wife,

**3B. MRS. NIDHI DATTATRAY NAIK**, daughter of Ghanashyam Poma Halankar age 46 years, housewife, holding PAN Card No. [REDACTED], Aadhar Card No [REDACTED], Mobile No [REDACTED] both Indian Nationals, residing at house No. 59, Ward No. 2, Upper Bazar, Ponda, Goa, hereinafter jointly referred to as "**THE CONFIRMING PARTY**" (which expression shall unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, successors and assigns) of the **THIRD PART.**



WHEREAS within the limits of Village Panchayat of Curti , Khandepar Taluka and Registration Sub-District of Ponda, District of South Goa in the State of Goa , at Curti behind the Market, there exists a property known as "PALSONA" admeasuring 23,350 sq. mtrs. not described in the Land

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SECOND PART

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Registration Office but enrolled in the Taluka Revenue Office for the purpose of Matriz Predial under Nos. 450, 451 and 467 and recorded in the Record of Rights under Survey No. 118/0 of Village Ponda, Taluka Ponda , this property forming a part of the larger land known as PALSON (fredda do Oiteira) , this property being hereinafter referred to as the SAID PROPERTY.

AND WHEREAS The SAID PROPERTY belonged to the "SOCIEDADE FAMILIAS DOS KUNDAICARS" i.e. joint family of Kundaikars.

AND WHEREAS the SAID PROPERTY is inscribed in Matriz Predial under nos. 450, 451 and 467 in the name of Shri. Vithal Ghansham Sinai Kundaikar in the capacity as the head of said joint family of Kundaikar.

AND WHEREAS the said "SOCIEDADE FAMILIAS DOS KUNDAICARS" or Joint Kundaikar Family" was dissolved by Decree dated 30<sup>th</sup> June 1971 made in Civil Suit No. 30/1970, by the Civil Judge Senior Division at Panaji, Goa, and thereafter its estate was partitioned in the Inventory Proceedings No. 21/1971 by the Court of Civil Judge, Senior Division at Panaji . In the said Inventory, the SAID PROPERTY was listed under No 385.



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Registration Office and situated in the Taluka of ...  
for the purpose of ...  
and recorded in the ...  
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AND WHEREAS THE SAID ...  
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AND WHEREAS in the said Inventory Proceedings, 1/3<sup>rd</sup> of the SAID PROPERTY was allotted to Shri. Shrikant Vithal Kundaikar, 1/6<sup>th</sup> was allotted to Shri. Yeshwant Shivram Sinai Kundaikar, 1/6<sup>th</sup> to Shri Santba Jivaji Sinai Kundaikar, 1/30<sup>th</sup> to Shri Shivram Rajaram Sinai Kundaikar, 1/30<sup>th</sup> to Shri Arvinda Rajaram Sinai Kundaikar , 1/30<sup>th</sup> to Shri Jivaji Rajaram Sinai Kundaikar , 1/30<sup>th</sup> to Shri. Vassudev Rajaram Sinai Kundaikar, 1/30<sup>th</sup> to Shri Ganpati Rajaram Kundaikar, and 1/6<sup>th</sup> was allotted to Smt. Laxmibai Sinai Kundaikar, widow of Shri. Shantaram Sinai Kundaikar.

AND WHEREAS Shri Srikant Vithal Sinai Kundaikar vide Will dated 12.07.1991 drawn in the Office of Sub-Registrar and Ex-Officio Notary of Ilhas at pages 36V to 37V in Book No 103 of "WILLS" on 26/07/1991 , bequeathed the rights in the immovable properties situated at Mercurim (Agacaim) Tiswadi and the SAID PROPERTY at Curti to his wife Smt. Durgabai Srikant Sinai Kundaikar .

AND WHEREAS the said Shri Shrikant Vithal Sinai Kundaikar died on 12/01/1999 , and therefore Smt. Durgabai Kundaikar , the wife of Shri Srikant Vithal Sinai Kundaikar, became the sole owner of the entire 1/3<sup>rd</sup> share of the SAID PROPERTY.

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*Sinai*

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AND WHEREAS the said ...  
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to the ...  
of the ...




AND WHEREAS the said ...  
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...  
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IN WITNESS WHEREOF...

AND WHEREAS upon the death of Smt. Muktabai Yeshwant Sinai Kundaikar, wife of Shri Yeshwant Sinai Kundaikar, by a Deed of Succession dated 11.02.1981, drawn under No. 683 in Book 613 onwards, in the Office of the Civil Registrar cum - Sub- Registrar and Notary Ex-Officio of Ilhas at Panaji , Goa, the share of Smt. Muktabai, devolved on Jayanti Yeshwant Sinai Kundaikar spinster , Smt. Sunita Raghurai Tamba and Shri Yeshwant Sinai Kundaikar . Further , upon the death of the said Shri Yeshwant Sinai Kundaikar on 27.9.1985 and Jayanti Sinai Kundaikar on 5.04.1998 their share in the SAID PROPERTY devolved upon Smt. Sunita Raghurai Tamba and her husband Shri Raghurai Rama Tamba .



AND WHEREAS on the death of Shri Santba Jivaji Sinai Kundaikar and his wife Smt. Girijabai Santba Sinai Kundaikar vide Deed of Relinquishment and Qualification of heirs dated 16.3.2000 recorded at page 64 of Notarial Book No. 388 , in the Judicial Division of Ponda and Notarial Office, their share descended upon their sons and daughters in law i.e. Shri Laxmikant Santba Sinai Kundaikar, Smt. Sima Laxmikant Sinai Kundaikar, Shri Vijyakumar Santba Sinai Kundaikar and Smt. Kunda Vijyakumar Sinai Kundaikar.











AND WHEREAS on the demise of Shri. Vassudev Rajaram Sinai Kundaikar on 16.11.2003, a Deed of Relinquishment and Succession was executed on 15.01.2004 at pages 10 onwards in the Book No. 681 on 16.1.2004 , in the Office of the Notary Ex - Officio of Ilhas , Mr. W. S. Rebello , the share of Late Vassudev Rajaram Sinai Kundaikar devolved equally unto Shri Shivram Rajaram Sinai Kundaikar, his wife Smt. Sagunabai Shivram Sinai Kundaikar, Shri Arvinda Rajaram Sinai Kundaikar his wife Smt Nita Arvinda Sinai Kundaikar, Shri Jivaji Rajaram Sinai Kundaikar, his wife Smt. Mohini Jivaji Sinai Kundaikar, Shri Ganapati Rajaram Sinai Kundaikar, and his wife Smt. Sweta Ganapati Sinai Kundaikar , and they thereby became entitled to 1/6<sup>th</sup> share in the SAID PROPERTY.

AND WHEREAS vide Deed of Succession recorded at Page 5V of Notarial Book on 15.02.1980 in the Office of the Sub-Registrar and Notary Ex-officio of Ponda ,on the demise of Smt. Laxmibai Shantaram Sinai Kundaikar , her 1/6<sup>th</sup> share in the SAID PROPERTY came to be inherited by Shri Purxotoma Shantaram Sinai Kundaikar and his wife Smt. Indirabai Purxotoma Sinai Kundaikar.

AND WHEREAS upon the demise of Shri Purxotoma Shantaram Sinai Kundaikar, vide Deed of Declaration of Succession dated 31.05.1995 , pursuant to the Deed of Relinquishment dated 07.04.1995 recorded at Page 70 to 71 in the Notary Book of Deeds No. 651 in the







Office of the Sub-Registrar and Notary Ex officio of Ilhas , his share in the SAID PROPERTY devolved on his widow Smt. Indirabai Purxotoma Sinai Kundaikar and his son Shri Shantaram Purxotoma Sinai Kundaikar and his daughter in law Smt. Laxmibai S. Kundaikar .

AND WHEREAS vide Deed of Sale dated 17.8.2005 registered under No. 1711 at pages 105 to 137, Book No. 1, Volume No 879 on 14.9.2005, before the Sub - Registrar of Ponda , all the co-owners of the SAID PROPERTY being Mrs Durgabai Srikant Sinai Kundaikar and others sold and transferred the SAID PROPERTY admeasuring 23,350 sq. mtrs. in favour of Mr. Vishnu Gangaram Naik, Mr. Brahmanand Gangaram Naik, Mr. Dattatray Gangaram Naik and Mr. Prakash Gangaram Naik.

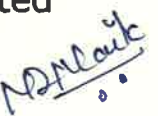
AND WHEREAS vide Deed of Family Settlement dated 10.12.2009, registered under No. 2383 at pages 77 to 114 in Book No. 1 Volume 1532 on 22.12.2009 in the Office of the Sub -Registrar of Ponda, Mr. Vishnu Gangaram Naik and others partitioned the SAID PROPERTY along with the property inherited by them through their parents/parents in law Mr. Gangaram Pandhari Naik and Mrs. Anandi Gangarama Naik.

AND WHEREAS in terms of the Deed of Family Settlement as aforesaid , the CONFIRMING PARTY were allotted from the SAID PROPERTY a demarcated















Portion denoted as Plot "O" admeasuring 3,940 square meters the same being hereinafter referred to as the "SAID ENTIRE PLOT" and being more particularly described in the Schedule - I hereunder written .

AND WHEREAS the CONFIRMING PARTY got partitioned the SAID ENTIRE PLOT from the SAID PROPERTY, and the same has been allotted an independent Survey No 118/1-0 of the Village of Curti.

AND WHEREAS vide Agreement for Development and Sale dated 10.12.2010 registered under No 2704/10 at pages 140 to 186 in Book No 1 , Volume No 1750 on 22.12.2010 , in the Office of the Sub-Registrar of Ponda , the CONFIRMING PARTY permitted M/s Sukthankar Real Estates to develop a portion of the

SAID ENTIRE PLOT admeasuring an area of 1,500 square metres at or for a total consideration of Rs 80,00,000/- (Rupees Eighty lakhs only) comprising of monetary consideration of Rs 45,00,000/- (Rupees Forty five lakhs only) and delivery of four flats admeasuring 80 sq. mtrs. each (super built up area) two to be situated on the first floor or alternatively one on the ground floor and one on the first floor and two flats on the second floor in lieu of the balance consideration of Rs 35,00,000/- (Rupees thirty five lakhs only) .

portion thereof as per the terms of the said  
agreement and the same shall be held in  
trust for the said parties and their heirs  
and assigns as the said parties have intended  
and particularly described in the schedule of the said  
agreement.

AND WHEREAS the said parties have  
agreed to execute the said instrument in  
witness whereof they have hereunto set  
their hands and seals at the place and date  
first above written.

AND WHEREAS the Agreement for the settlement and  
partition of the said property was duly  
executed and the same was duly recorded in  
the Office of the Registrar of the said  
District at the place and date first above  
written.

AND WHEREAS the said parties have  
agreed to execute the said instrument in  
witness whereof they have hereunto set  
their hands and seals at the place and date  
first above written.



AND WHEREAS M/s Sukthankar Real Estates since the Agreement for Development and Sale dated 10.12.2010 have not been able to undertake the construction work on account of the inordinate delay on account of Partitioning of the SAID ENTIRE PLOT , obtaining Conversion Sanad and availing other permissions for the development of the SAID ENTIRE PLOT and also due to financial constraints of M/s Sukthankar Real Estates.

AND WHEREAS the CONFIRMING PARTY obtained the Conversion Sanad for the SAID ENTIRE PLOT , the same being issued by the District Collector North Goa at Panaji under No. RB/CNV/PON/AC-1/12/2011/ dated 29.10.2014.

AND WHEREAS the M/s Sukthankar Real Estates with the consent of the CONFIRMING PARTY approached the VENDORS herein, with an offer to assign unto the VENDORS , ALL their rights and interest under the said Agreement dated 10.12.2010 registered in the Office of the Sub- Registrar of Ponda under No 2704/10 at pages 140 to 186, Book No 1, Volume No 1750 dated 22.12.2010.

AND WHEREAS M/s Sukthankar Real Estates and the CONFIRMING PARTY also represented to the VENDORS herein that the SAID ENTIRE PLOT has a tarred access of 8.00 metre wide coming from North Western









AND WHEREAS the said Suburban Real Estate Company  
has entered into an agreement with the said  
City of Chicago for the purchase of the  
land situated in the City of Chicago  
and for the purpose of the said agreement  
the said City of Chicago has granted  
to the said Suburban Real Estate Company  
a license to use the land for the  
purpose of the said agreement.

AND WHEREAS the said Suburban Real Estate Company  
has entered into an agreement with the said  
City of Chicago for the purchase of the  
land situated in the City of Chicago  
and for the purpose of the said agreement  
the said City of Chicago has granted  
to the said Suburban Real Estate Company  
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and for the purpose of the said agreement  
the said City of Chicago has granted  
to the said Suburban Real Estate Company  
a license to use the land for the  
purpose of the said agreement.





boundary which is not disputed by any person, and that there are no tenancy or mundkarial rights to any portion of the SAID ENTIRE PLOT.

AND WHEREAS the VENDORS herein purchased from the CONFIRMING PARTY with the consent of M/s Sukthankar Real Estates a portion of the SAID ENTIRE PLOT , admeasuring an area of 1,754 (One thousand seven hundred and fifty four) square metres having a 8.00 metre wide road abutting its North Western boundary , this area of 1,754 square metres , being hereinafter referred to as the **SAID PLOT**, and being described more particularly in the Schedule II hereunder written and shown more particularly in red colour on the plan annexed hereto vide Deed of Sale dated 17.12.2020 registered under No PON-1-1405-2020 Book 1 dated 22.12.2020.

AND WHEREAS in terms of the above Deed of Sale dated 17.12.2020 the total consideration was Rs. 1,75,00,000/- (Rupees one crore seventy five lakhs only) which comprised of Rs 75,00,000/- to be paid to M/s Sukthankar Real Estates and Rs 1,00,00,000/- to be paid to the CONFIRMING PARTY herein being money consideration of Rs 30,00,000/- (Rupees thirty lakhs only) and consideration in kind comprising of constructing for the CONFIRMING PARTY Four Apartments admeasuring in all a Super Built up area of 356 square meters in the residential Building






boundary which is not bounded by any boundary  
they there are in favour of plaintiff against the  
defendant of the SAID ESTATE PLLOT

AND WHEREAS THE DEFENDANT has a claim against  
the COMPROMISE PARTY and the SAID ESTATE  
Substantive claim as a result of the SAID ESTATE  
SAID, amounting to a sum of Rs. 1000/- (one thousand  
seven hundred and fifty rupees) which is a sum  
of Rs. 1000/- and is due to the SAID ESTATE  
boundary. The sum of Rs. 1000/- is a sum  
remained unpaid to the SAID ESTATE and is  
described there in the SAID ESTATE and is  
remained unpaid and is a sum of Rs. 1000/-  
which is a sum of Rs. 1000/- and is a sum  
of Rs. 1000/- and is a sum of Rs. 1000/-  
dated 15/11/1910 and is a sum of Rs. 1000/-  
1000/- and is a sum of Rs. 1000/-

AND WHEREAS in terms of the above clause of the  
dated 15/11/1910 the local commission was Rs.  
1,750/- (one thousand seven hundred and fifty  
only) which comprises of Rs. 1,000/- (one  
thousand) for the SAID ESTATE and Rs. 750/-  
for the SAID ESTATE and is a sum of Rs. 1,750/-  
which is a sum of Rs. 1,750/- and is a sum  
of Rs. 1,750/- and is a sum of Rs. 1,750/-  
dated 15/11/1910 and is a sum of Rs. 1,750/-  
1,750/- and is a sum of Rs. 1,750/-





Project to be constructed on the SAID PLOT along with one car park for each Apartment of a total cost of Rs. 70,00,000/- (Rupees Seventy lakhs only)

AND WHEREAS the CONFIRMING PARTY have also obtained the Technical Clearance for the construction of the project on the SAID PLOT , the same having been issued by the Town Planner , Town & Country Planning Department , Ponda , Goa under No. TPP/1252/PONDA/118/1/2020/2176 dated 23.11.2020.

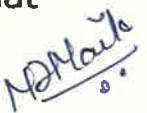
AND WHEREAS the VENDORS have obtained the Permission for carrying out construction of the project on the SAID PLOT , the same having been issued by the Village Panchayat of Curti-Khandepar under No. VPCC/01/2021-22/2107 dated 20.10.2021.

AND WHEREAS the VENDORS do not intend to carry on the development on the SAID PLOT and the PURCHASER has approached the VENDORS with a request to purchase the SAID PLOT.

AND WHEREAS the VENDORS have specifically represented unto the PURCHASER that the VENDORS are the exclusive owners of the SAID PLOT, and that no person other than the VENDORS have any right in the SAID PLOT and that the SAID ENTIRE PLOT has a tarred access of 8.00 metre wide coming from North Western boundary which is not disputed by any person , that there are no tenancy or mundkarial rights to any portion of the SAID ENTIRE PLOT , that





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there are no legal proceedings going on before any Court or Tribunal concerning the SAID PLOT and SAID ENTIRE PLOT , that the SAID PLOT is free from encumbrances or charges of any kind whatsoever and that there are no legal impediments whatsoever for the PURCHASER to purchase the SAID PLOT or any part thereof .

AND WHEREAS the VENDORS have also represented unto the PURCHASER that there is a liability and/or an obligation in respect to the SAID PLOT being the requirement of delivering unto the CONFIRMING PARTY Four Apartments admeasuring in all a Super Built up area of 356 square meters in the residential Building Project along with one car park for each Apartment to be constructed on the SAID PLOT.

AND WHEREAS the PURCHASER on the basis of the representations as aforesaid have agreed to purchase from the VENDORS the SAID PLOT , admeasuring an area of 1,754 (One thousand seven hundred and fifty four) square metres free from any encumbrances whatsoever , at or for a total consideration amount of Rs. 1,52,00,000/- (Rupees One Crore fifty two lakhs only) and have also taken over the obligation of delivering unto the CONFIRMING PARTY Four Apartments admeasuring in all a Super Built up area of 356 square meters in the residential Building Project along with one car park for each Apartment to be constructed on the SAID PLOT .













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AND WHEREAS the details of the Four Apartments to be delivered unto the CONFIRMING PARTY as also their specifications , already stand mentioned in the Deed of Sale dated 17.12.2020 registered under No PON-1-1405-2020 Book 1 dated 22.12.2020 and the PURCHASER hereby agrees and undertakes to deliver the same unto the CONFIRMING PARTY , complete in all respects and along with the Occupancy Certificate. For clarity , the details of the Apartments and the Specifications stand mentioned in the Schedule III & Schedule IV hereunder written .

**NOW THEREFORE THIS DEED OF SALE  
WITNESSETH AS FOLLOWS:-**

1. That in consideration of a total price consideration of Rs. 1,52,00,000/- (Rupees One Crore fifty two lakhs only) after deducting an amount of Rs. 1,52,000/- (Rupees One lakh fifty two thousand only) being the TDS at 1 % , the balance consideration amounting to Rs. 1,50,48,000/- (Rupees One Crore fifty lakhs forty eight thousand only) paid by the PURCHASER to the VENDORS in the following manner i) Rs 25,00,000/- (Rupees twenty five lakhs only) paid vide cheque No 01022388 drawn on South Indian Bank, Ponda Branch dated 20-12-2021 ii) Rs 60,00,000/- (Rupees sixty lakhs only) paid vide cheque No 01022389 drawn on South Indian Bank, Ponda Branch dated 20/06/2022













and iii) Rs 65,48,000/- (Rupees sixty five lakhs forty eight thousand only) paid vide cheque No 01022390 drawn on South Indian Bank, Ponda Branch dated 20/12/2022 Subject to realization of cheques, the receipt and payment of which sum the VENDORS confirm having received the same , the VENDORS do hereby Sell , Convey and transfer unto and in favour of the PURCHASER, ALL that right , title and interest to the SAID PLOT being an area of 1,754 square metres forming a portion of the SAID ENTIRE PLOT bearing Survey No 118/1-0 of the Village of Curti Khandepar, in the Taluka of Ponda , in the State of Goa , described more particularly in the SCHEDULE II, along with all that is situated therein, free from all encumbrances, obligations, claims, demands, whatsoever of the VENDORS , so that the PURCHASER, for all times hereinafter, shall HOLD, HAVE, POSSESS and ENJOY the SAID PLOT hereby sold, as the absolute owners thereof and together with all the rights, interests, privileges, advantages, easements, access, benefits, whatsoever, available to the SAID PLOT , free from any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including any party claiming through, under or on behalf of the VENDORS .

2. That it is also agreed and understood that the PURCHASER has purchased the SAID PLOT at a price consideration of Rs. 1,52,00,000/- (Rupees One Crore fifty two lakhs only) along with an obligation of delivering unto the CONFIRMING PARTY Four Apartments








admeasuring in all a Super Built up area of 356 square meters in the residential Building Project along with one car park for each Apartment to be constructed on the **SAID PLOT being valued at Rs 70,00,000/-**, these Apartments being described in the Schedule III and having quality construction with the Specifications as set out in Schedule IV .

3. The VENDORS hereby declare having delivered to the PURCHASER, the vacant possession of the SAID PLOT and the PURCHASER acknowledges having taken possession of the SAID PLOT.
4. That the VENDORS hereby declare that they are the absolute Owners of the SAID PLOT and have good right, full power and absolute authority to assign and transfer the undivided right, share and interest in the SAID PLOT hereby sold and conveyed , and that the VENDORS are entitled to sell the same in favour of the PURCHASER , subject to the right entitlement of the CONFIRMING PARTY .
5. That the VENDORS also hereby declare that the SAID PLOT is free from encumbrances or charges of any kind whatsoever and that there is no lien or charge of any nature whatsoever on the SAID PLOT hereby conveyed , except the rights entitlement of the CONFIRMING PARTY.
6. That the VENDORS further covenants to save harmless and keep indemnified the PURCHASER from or against all encumbrances, charges or equities whatsoever.



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*ADMaile*

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7. That the VENDORS covenant with the PURCHASER that they shall at the request and cost of the PURCHASER do or execute or cause to be done or execute ALL such lawful acts, deed and things whatsoever for further and more perfectly conveying and assuring the said right, interest in the SAID PLOT hereby conveyed and transferred and every part thereof, in favour of the PURCHASER as per the true intent and meaning of this Deed.
8. The CONFIRMING PARTY prior to taking possession of the constructed Apartments from the PURCHASER shall pay to the PURCHASER, the amounts if applicable and payable against G.S.T. , VAT, and any new levies that may be imposed by the Government .
9. That the VENDORS and the CONFIRMING PARTY have already obtained the permissions for the carrying of the construction and the VENDORS and the CONFIRMING PARTY do hereby clearly agree that the PURCHASER shall be entitled to take all benefits of these Permissions/Licenses obtained without requirement of making any further payment to the VENDORS and/or the CONFIRMING PARTY. The PURCHASER, if entitled to, shall also be entitled to transfer the said Permissions/Licenses in his favour and the VENDORS and the CONFIRMING PARTY do hereby agree to co-operate in the matter and give all N.O.C. as may be required or demanded by any Authority.



*Adhinarayn*

*[Signature]*

*Pravite*

*ADAlaik*

...the VENDOR shall be responsible for the preparation and execution of the contract and shall be responsible for the payment of the contract price. The contract shall be subject to the approval of the Board of Directors and the Board of Directors shall have the right to reject or accept the contract at its discretion.

3. The CONTRACTING PARTY shall be responsible for the preparation and execution of the contract and shall be responsible for the payment of the contract price. The contract shall be subject to the approval of the Board of Directors and the Board of Directors shall have the right to reject or accept the contract at its discretion.

4. The CONTRACTING PARTY shall be responsible for the preparation and execution of the contract and shall be responsible for the payment of the contract price. The contract shall be subject to the approval of the Board of Directors and the Board of Directors shall have the right to reject or accept the contract at its discretion.



10. That the VENDORS do hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things hereto fore done, executed or knowingly seized or possessed the SAID PLOT is free from any encumbrances, attachments or defect in title whatsoever and that the PURCHASER hereafter shall peaceably, uninterruptedly and quietly hold, possess and enjoy the SAID PLOT in the manner deemed fit and proper .

11. The VENDORS do hereby covenant that there is no litigation or legal proceeding pending before any Court/Tribunal or quasi Judicial Authorities in respect to the SAID PLOT and that the SAID PLOT is not subject to any notice/s or Notification/s or proceedings for acquisition/requisition under the Land Acquisition Act, and is not affected by lis-pendens/proceedings for land acquisition/ requisition; etc.



12. THAT the VENDORS have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the SAID PLOT or in the manner hereby done or whereby or by reason or means whereof the same or any part thereof are, is, can, shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

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*[Handwritten signature]*

*[Handwritten signature]*

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10. That the VENDORS do hereby warrant and agree that the CHARACTER and WORKMANSHIP of the goods and materials herein referred to shall be such that they will be accepted by the said P.O. for use in the construction, attachment to the land, the erection and use of the structure hereby described, and that the VENDORS shall be responsible for any and all claims and suits which may be brought against them in connection with the work.

11. The VENDORS do hereby warrant that they will furnish on each building permit issued by the Building Department of the City of Los Angeles a copy of the said contract and the said specifications and that they will be held liable for any and all claims and suits which may be brought against them in connection with the work.

12. That the VENDORS shall not be held liable for any claims or suits which may be brought against them in connection with the work done hereunder unless the same shall have been caused, in whole or in part, by the negligence, carelessness or want of skill of the VENDORS, and that the VENDORS shall be held liable for any and all claims and suits which may be brought against them in connection with the work done hereunder unless the same shall have been caused, in whole or in part, by the negligence, carelessness or want of skill of the VENDORS.





13. The VENDORS do hereby covenant with the PURCHASER that in case of any misrepresentation made by the VENDORS or any defect in title of the VENDORS to the SAID PLOT or any part thereof, the PURCHASER is dispossessed of the same or any part thereof , the VENDORS do hereby agree to compensate the PURCHASER for the same along with interest and costs.
14. The VENDORS do hereby covenant that the PURCHASER without any interruption and or disturbance whatsoever from the VENDORS or the CONFIRMING PARTY or any other person/s claiming through or under the VENDORS or the CONFIRMING PARTY shall be entitled to possess and enjoy the SAID PLOT hereby sold.
15. The VENDORS hereby declare that they have No Objection whatsoever for the PURCHASER to carry out the Mutation in the records of the Record of Rights in respect to Survey 118/1-0 of Ponda Village of Ponda Taluka totally admeasuring 1,754 square metres.
16. That the PURCHASER shall deliver unto the CONFIRMING PARTY, the four Apartments as set out in the Schedule III , complete in all respects with Occupancy Certificate , within a period of 36 (Thirty six) months of the execution of this Deed of Sale , with an extension of 6 (six) months on account of any uncertainty , and the time limit as had been mentioned in the Deed of sale dated 17.12.2020 stands accordingly modified .



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13. The VENDOR is hereby notified that the PURCHASER has accepted the goods and services provided by the VENDOR and that the PURCHASER is not liable for any loss or damage to the goods and services provided by the VENDOR. The PURCHASER is hereby notified that the PURCHASER is not liable for any loss or damage to the goods and services provided by the VENDOR.

14. The VENDOR is hereby notified that the PURCHASER is not liable for any loss or damage to the goods and services provided by the VENDOR. The PURCHASER is hereby notified that the PURCHASER is not liable for any loss or damage to the goods and services provided by the VENDOR.

15. The PURCHASER is hereby notified that the PURCHASER is not liable for any loss or damage to the goods and services provided by the VENDOR. The PURCHASER is hereby notified that the PURCHASER is not liable for any loss or damage to the goods and services provided by the VENDOR.

16. The PURCHASER is hereby notified that the PURCHASER is not liable for any loss or damage to the goods and services provided by the VENDOR. The PURCHASER is hereby notified that the PURCHASER is not liable for any loss or damage to the goods and services provided by the VENDOR.



17. That the provisions of RERA shall be applicable in the matter of the construction to be carried out by the PURCHASER and the Apartments to be delivered unto the CONFIRMING PARTY.
18. That the CONFIRMING PARTY do hereby specifically agree to be the members of any Society/Association that may be formed by all the Holders of the Apartments and to sign necessary applications in this respect . The CONFIRMING PARTY shall also be liable to contribute towards the maintenance charges, membership fees and any other contribution as payable by any other holder of the Apartment in the Building constructed on the SAID PLOT. In case no Society is formed , the CONFIRMING PARTY shall be entitled to hold the proportionate right , share and interest in the SAID PLOT corresponding to the Built up area of the Four Apartments as aforementioned.
19. That the CONFIRMING PARTY shall be at liberty to enter into an Agreement for Sale with the prospective purchasers in respect to the Apartments allotted to the CONFIRMING PARTY in lieu of the consideration and more specifically mentioned in Schedule III and the PURCHASER shall sign all such agreements confirming the sale.
20. The Parties entering into agreements for purchase/ construction of Apartments in the Building scheme/project to be constructed on the SAID PLOT shall be entitled, to raise loans from any Bank or Financial



*A. Sharma*      *[Signature]*      *[Signature]*      *M. N. Malik*

1. That the Commission of BIA shall be authorized to the extent of the consent of the parties to the contract...

2. That the Commission... shall be authorized to the extent of the consent of the parties to the contract...

3. That the Commission... shall be authorized to the extent of the consent of the parties to the contract...

4. That the Commission... shall be authorized to the extent of the consent of the parties to the contract...

...



21. Institution for such purchase/construction, without encumbering the SAID PLOT or creating any charge or lien upon the PURCHASER.
22. The CONFIRMING PARTY or their successors-in-interest shall be liable to contribute towards the common maintenance expenses in respect to the four Apartments allotted as aforesaid , in the same manner as contributed by all the other Holders of the Apartments in the Building constructed on the SAID PLOT .
23. The CONFIRMING PARTY hereby confirms that their rights entitlement in the SAID PLOT stand restricted only to the extent of being entitled to the Four Apartments along with one car park for each Apartment and that the PURCHASER shall be entitled to sell and/or deal with all remaining constructed areas in the Building to be constructed on the SAID PLOT .
24. The VENDORS are not members of any Scheduled Caste or Scheduled Tribe.
25. The N.O.C. u/s 49(6) of the Town & Country Planning Act , for the registration of the Deed of sale in respect to the SAID PLOT , has been issued by the Town Planner , Town & Country Planning Department , Ponda , Goa under No. TPP1943//Ponda/49(6)118/1-O(P)2021/2727 dated 07/12/2021.



*Adhinarayn*

*Phoile*

*NDP/10/16*

1. The Commission has received a report from the Director of the Department of the Interior, dated 10th March 1955, regarding the proposed extension of the boundary of the State of Karnataka.

2. The Commission has considered the report and the proposals made therein and has found that the proposed extension of the boundary of the State of Karnataka is in accordance with the provisions of the Constitution of India and the State Reorganisation Act, 1956.

3. The Commission has also considered the objections raised by the Government of Karnataka against the proposed extension of the boundary of the State of Karnataka and has found that the same are not valid.

4. The Commission has accordingly recommended that the proposed extension of the boundary of the State of Karnataka be approved.

5. The Commission has also recommended that the Government of Karnataka be advised to take the necessary steps to give effect to the proposed extension of the boundary of the State of Karnataka.



26. The total consideration of the SAID PLOT hereby sold is agreed at Rs. 1,52,00,000/- (Rupees One Crore fifty two lakhs only) however for the purpose of Valuation it is valued at Rs 2,22,00,000/- (Rupees two crores twenty two lakhs only) which is inclusive of the 4 Constructed Apartments being valued at Rs 70,00,000/- (Rupees seventy lakhs only) and this Deed therefore is drawn on a Stamp duty of Rs 9,99,500/- (Rupees nine lakhs ninety nine thousand five hundred only ) and the same is paid on this Deed.



#### SCHEDULE - I

##### (Description of the SAID ENTIRE PLOT)

ALL THAT plot "O" admeasuring an area of 3940.00 square meters carved out of the SAID PROPERTY known as "PALSONA" (Fredia) do Oiteira, which lies behind of market, situated at Curti , Taluka and Registration Sub District of Ponda, District of South Goa, in the State of Goa admeasuring an area of 23,350.00 sq. mts., not described in the Land Registration Office but enrolled in the Taluka Revenue Office under Matriz Nos 450, 451 and 467 and recorded in the Record of Rights under Survey No. 118/1-0 of Village Ponda, Taluka Ponda presently within the limits of Village Panchayat of Curti Khandepar, Taluka and Registration Sub District of Ponda, District of South Goa, in the State of Goa, the said property is bounded as under:-

*Additional*

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*[Signature]*

*Pratik*

*ADP/11/0*



The total number of the said bills is 100,000,000 and the total amount is \$100,000,000.00. It is further stated that the bills are to be issued in denominations of \$1, \$2, \$5, \$10, \$20, \$50, and \$100. The bills are to be issued in accordance with the provisions of the Act and the regulations of the Board of Finance. The bills are to be issued in accordance with the provisions of the Act and the regulations of the Board of Finance. The bills are to be issued in accordance with the provisions of the Act and the regulations of the Board of Finance.

SCHEDULE -

(Description of the SAID ENTIRE)

All that old (I address to be one of the bills) and a certain copy of the SAID ENTIRE shall be "PARTIAL" copies of the old bills, and shall be placed in marked envelopes at the office of the Board of Finance and placed in the hands of the Board of Finance. The bills are to be issued in accordance with the provisions of the Act and the regulations of the Board of Finance. The bills are to be issued in accordance with the provisions of the Act and the regulations of the Board of Finance. The bills are to be issued in accordance with the provisions of the Act and the regulations of the Board of Finance.



- On or towards the East : By fence of property of Gopal Har Xete Parcar,
- On or towards the West : By steps of the hill (Aqua Vertentes),
- On or towards the North : By the Mango tree of Bablo Sadassiva Naique Cormolcar existing near the fence of the property of the said Parcar, and
- On or towards the South : By the fence of Pandurang Xete Gudecar.



### SCHEDULE - II

#### (Description of the SAID PLOT)

ALL THAT Plot of land admeasuring an area of 1754.00 square meters carved out of the larger Plot "O" admeasuring an area of 3940.00 square meters bearing Survey No. 118/1-0 of Village Ponda, Taluka Ponda more particularly described in Schedule I and is bounded on or towards the :-

NORTH: By property Sy.no 118/1-H

SOUTH: By property Sy.no 124/4

EAST: By property Sy.no.117/1

WEST: By 8.00mts.wide road

*Asimwal*

*[Signature]*

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*Pratik*

*M. N. N. N.*

By order of the Board of Directors  
 Secretary

By order of the Board of Directors  
 Secretary

By order of the Board of Directors  
 Secretary

By order of the Board of Directors  
 Secretary

By order of the Board of Directors  
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By order of the Board of Directors  
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By order of the Board of Directors  
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By order of the Board of Directors  
 Secretary

By order of the Board of Directors  
 Secretary

By order of the Board of Directors  
 Secretary

SCHEDULE - II  
 (Description of the SAID PLOT)



ALL THAT this is held and executed in and to the effect that the said plot of land is situated in the village of ... and is bounded on the ... by ... and on the ... by ... and on the ... by ... and on the ... by ...

North by property of ...

South by property of ...

East by property of ...

West by ...

**SCHEDULE – III**  
**(DETAILS OF THE APARTMENTS TO BE HANDED OVER**  
**TO THE CONFIRMING PARTY)**

- i) Apartment No A-001 on the First Floor admeasuring 89 sq mtrs Super Built up area corresponding to a Carpet area of 42.68 square mtrs, extended balcony of 15.47 sq mtrs and terrace/balcony area of 9.68 sq mtrs with one car parking slot in the basement.
- ii) Apartment No A-002 on the First Floor admeasuring 89 sq mtrs Super Built up area corresponding to a Carpet area of 42.68 square mtrs, extended balcony of 15.47 sq mtrs and terrace/balcony area of 9.68 sq mtrs with one car parking slot in the basement.
- iii) Apartment No B-001 on the First Floor admeasuring 89 sq mtrs Super Built up area corresponding to a Carpet area of 42.68 square mtrs, extended balcony of 15.47 sq mtrs and terrace/balcony area of 9.68 sq mtrs with one car parking slot in the basement.
- iv) Apartment No B-002 on the First Floor admeasuring 89 sq mtrs Super Built up area corresponding to a Carpet area of 42.68 square mtrs, extended balcony of 15.47 sq mtrs and terrace/balcony area of 9.68 sq mtrs with one car parking slot in the basement.



*Adhikar* 

*Praveen*

*Malik*

### SCHEDULE - I DETAILS OF THE APARTMENTS TO BE HANDED OVER TO THE CONTINUING PARTY

(i) Apartment No. 101 on the first floor, measuring 28  
square feet up to a height of 2.50  
feet, 12.50 square feet, including balcony of 2.50  
square feet and kitchen, bathroom and toilet and  
other amenities in the building.

(ii) Apartment No. 102 on the first floor, measuring 28  
square feet up to a height of 2.50 feet,  
12.50 square feet, including balcony of 2.50  
square feet and kitchen, bathroom, toilet and  
other amenities in the building.

(iii) Apartment No. 103 on the first floor, measuring 28  
square feet up to a height of 2.50 feet, including  
balcony of 2.50 square feet, kitchen, bathroom, toilet and  
other amenities in the building.

(iv) Apartment No. 104 on the first floor, measuring 28  
square feet up to a height of 2.50 feet,  
12.50 square feet, including balcony of 2.50  
square feet and kitchen, bathroom, toilet and  
other amenities in the building.



**SCHEDULE – IV**  
**(SPECIFICATION OF THE APARTMENTS ALLOTTED**  
**TO THE CONFIRMING PARTY)**

1. **STRUCTURE**: The Building consists of a reinforced Cement Concrete framed structure. The masonry in plinth is of laterite stone in cement mortar. The masonry in superstructure is 20 cm thick laterite stones/ light weight AAC blocks. All partition walls are of 10/11 cm brick masonry/light weight AAC blocks.
2. **PLASTER (Optional)**: The Internal plaster is in one coat of cement mortar and the external plaster in general is in two coats of cement sand mortar.
3. **FLOOR FINISH**: The entire Apartment except the toilet is finished with vitrified tiles.
4. **WINDOWS**: The Windows in general are of powder coated alluminum sliding section. The toilet ventilators are in alluminium frame and glass louvered.
5. **DOORS**: All doors are designer flush doors with mattiwood/Salwood or equivalent frames, toilets will be provided with fiber doors & concrete frames. All doors are provided with SS Fittings and SS Hinges.
6. **PAINTING**: Internal walls and ceiling are painted with 2 coats of Acrylic emulsion. External walls are painted with 2 coats of water proof Acrylic over a coat of primer.



*Adhinarayan*

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*[Signature]*

*Shankar*

*Shankar*

SCHEDULE - IV

(SPECIFICATION OF THE MATERIALS ALLOTTED  
TO THE CONTRACTING PARTY)

1. REINFORCEMENT: The Reinforcement shall be of mild steel of 10 mm diameter. The reinforcement shall be provided in the form of bars and bent up bars. The reinforcement shall be provided in the form of bars and bent up bars. The reinforcement shall be provided in the form of bars and bent up bars.

2. PLASTER (Gypsum): The plaster shall be of Gypsum. The plaster shall be of Gypsum. The plaster shall be of Gypsum. The plaster shall be of Gypsum.



3. FLOOR FINISH: The floor finish shall be of Portland Cement concrete. The floor finish shall be of Portland Cement concrete. The floor finish shall be of Portland Cement concrete.

4. WINDOWS: The windows shall be of Aluminium. The windows shall be of Aluminium. The windows shall be of Aluminium. The windows shall be of Aluminium.

5. DOORS: The doors shall be of Teak wood. The doors shall be of Teak wood. The doors shall be of Teak wood. The doors shall be of Teak wood.

6. PAINTING: The painting shall be of Distemper. The painting shall be of Distemper. The painting shall be of Distemper. The painting shall be of Distemper.

7. **KITCHEN**: Cooking Platform with a stainless steel sink without drain board at one end is provided in the kitchen. The Platform is finished with granite/marble/marbonite stone. The dado above platform and sink is provided with glazed tiles upto 60 cm ht. The standard length of kitchen platform including sink is 8 Rft.
8. **TOILET/BATH**: Toilet is provided with white/Ivory European style W.C pan. The floor is of ceramic tile and having ceramic tile dado up to door height. A Wash basin is provided in each toilet.
9. **DRAINAGE**: All sewage water is connected to the STP/septic tank/sewerage line as per the requirements of the Local Authority.
10. **WATER SUPPLY**: Water is supplied to every Apartment through a common overhead tank & sump provided for the Building which services all the Apartments.
11. **ELECTRICAL INSTALLATION**: All wiring is in copper wire concealed in walls and slabs of ISI mark.  
Electrical load of the each Apartment is distributed in the following manner:
- i) **Hall / Dining**: 3 Nos- 5 amps points, 4 Nos lighting points, 2 Nos fan points, 1 No. T.V Point (However it is to be noted that no provision for A.C Point has been provided in the Hall/Dining).



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KITCHEN ... The kitchen is to be finished with ...

TOWEL RACK ... Towel rack is to be installed in the bathroom ...

DRAINAGE ... Drainage is to be provided for the entire floor ...

WATER SUPPLY ... Water supply is to be provided for the kitchen ...

ELECTRICAL INSTALLATION ... Electrical installation is to be provided for the kitchen ...

Hall & Dining ... Hall & Dining room is to be finished with ...



- ii) **Bedroom/s**: 1 No – 5 amps point, 2 Nos light points, 1 No fan point, 1 No- 15 amps point for the provision of A.C
- iii) **Kitchen** : 2 Nos – 5 amps point, 1 Nos – 15 amps points, 2 Nos light points, 1 No. fan point (No provision is made for A.C point in the kitchen)
- iv) **Toilets** : Each Toilet is provided with 1 No.- 5 amps point, 1 No. -15 amps point for water heater, 1 No. light point.

1 No –light point is provided in the passage.

The total consumption load of electricity for each Apartment is designed, as per the abovesaid electrical layout for 5.5 Kilo watts load for **two room Apartment**. The **CONFIRMING PARTY** clearly understands the abovesaid electrical layout and expressly agrees to abide by the same and not make any variation which are likely to increase the design load, since the entire electric system comprising of switches, MCBs, main distribution box, internal wiring as well as wiring from the DB to the Electric Meter has been designed and installed taking into consideration the above load.

The **PURCHASER** shall provide electric connection to each Apartment provided the **CONFIRMING PARTY** timely signs the necessary forms/ documents as stipulated by Goa Electricity Department required to obtain electricity



*Asheemal*

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*[Signature]*

*Phaile*

*ADHAR*

1. Section 1 - The contract shall be in writing and shall be signed by the parties to the contract.

2. Section 2 - The contract shall be subject to the terms and conditions set out in the schedule to the contract.

3. Section 3 - The contract shall be subject to the jurisdiction of the courts of the State of New South Wales.

4. Section 4 - The contract shall be subject to the law of the State of New South Wales.

The following conditions shall apply to the contract:

1. The CONTRACTOR shall be responsible for obtaining all necessary permits and approvals for the works to be carried out under the contract.

2. The CONTRACTOR shall be responsible for the safety of the works and for the safety of the public.

3. The CONTRACTOR shall be responsible for the protection of the environment and for the protection of the cultural heritage of the area.

4. The CONTRACTOR shall be responsible for the management of the site and for the disposal of waste.

5. The CONTRACTOR shall be responsible for the provision of adequate insurance cover for the works.

6. The CONTRACTOR shall be responsible for the provision of adequate financial security for the works.

7. The CONTRACTOR shall be responsible for the provision of adequate performance security for the works.

8. The CONTRACTOR shall be responsible for the provision of adequate completion bond for the works.

9. The CONTRACTOR shall be responsible for the provision of adequate maintenance and repair of the works.

10. The CONTRACTOR shall be responsible for the provision of adequate training and supervision of the workers.

11. The PURCHASER shall provide electric power to the site for the works.

12. The PURCHASER shall provide access to the site for the works.

13. The PURCHASER shall provide water to the site for the works.

14. The PURCHASER shall provide the necessary forms for the works.

15. The PURCHASER shall provide the necessary information for the works.



connection. Any delay in this context, would lead to the delay in the completion time of Each Apartment to be handed over, for which the **CONFIRMING PARTY** shall be solely responsible.

12. **FITTINGS:-**

- a) Jaquar or equivalent make S-S Bathroom fixtures are provided
- b) Hindware / Cera / Jaquar or equivalent make sanitary ware are provided
- c) Anchor/ Finolex or equivalent make concealed copper wiring is provided
- d) 3 Phase electricity connection is provided. Hot and Cold system in toilets is provided.

13. **EXTRA WORKS:**

Any additional works desired by the **CONFIRMING PARTY** apart from those offered during signing of Deed of Sale, if permitted by the **PURCHASER**, subject to overall approval of the authorities concerned, if need be, shall further be executed by the PURCHASER and the **CONFIRMING PARTY** shall have to pay and deposit additional cost for such extra item work, in advance and shall also have to sign requisite papers and necessary undertaking to that effect.

*Adhinarayana*

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*[Signature]*

*[Signature]*

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...of the ...  
...of the ...

ARTICLE 11

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ARTICLE 12

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Further, after taking possession of Each of the four Apartments, the **CONFIRMING PARTY** without obtaining the requisite permission from the Planning & Development Authority or the Town & Country Planning Department and the Village Panchayat of Curti , Khandepar, shall not be entitled to execute any additional work/s in the allotted four Apartments by way of alterations, modifications or enclosures. Further, even after obtaining such permission, the **CONFIRMING PARTY** shall ensure that any repairs, additions, alterations done shall in no manner cause prejudice or affect the owners/occupiers of any other Apartments in the SAID BUILDING, and in any case of any seepage of water or other defects such as cracks etc. found/noticed by the occupiers/ owner of any other Apartments, then the **CONFIRMING PARTY** shall be solely responsible and liable for the same and the **CONFIRMING PARTY** shall rectify the same and if necessary, restore the shape of the structure as per the original approved plan. **The PURCHASER** shall not be liable to rectify or pay compensation either to the **CONFIRMING PARTY** or any other Apartment Owner/s. Further the **CONFIRMING PARTY** shall indemnify the **PURCHASER** if any of the other Apartment purchasers in the SAID BUILDING suffer damages to their Apartments and claim compensation on account of alterations or modifications carried out by the **CONFIRMING PARTY** to their allotted four Apartments.



Adhivrao

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[Signature]

[Signature]

[Signature]

Further after taking possession of the said property  
And after the CONFIRMING PARTY has obtained the  
relevant permission from the Planning & Development  
Authority in the Town & County Planning Department and  
the Village Council of South Kildare and the  
proposed to erect the building on the site of the  
said property by way of extension and/or  
alteration. Further, even after complying with the  
CONFIRMING PARTY has granted the relevant  
authorities, all persons shall be treated as if they  
or effect the extension of the said property and the  
said building and in any case the extension of the  
said building shall be treated as if it were the  
proposed extension of any other building and the  
CONFIRMING PARTY shall be solely responsible and liable  
to the said and the CONFIRMING PARTY shall not  
be liable for the extension of the said building  
and the original agreement that the PURCHASER shall not be  
liable to satisfy or pay compensation under the  
CONFIRMING PARTY or any other Agreement. Further,  
where the CONFIRMING PARTY shall be liable to  
PURCHASER if any of the said conditions are not  
satisfied. Further, the PURCHASER shall be  
liable to the CONFIRMING PARTY for the amount of  
any compensation or damages or expenses or costs  
incurred by the CONFIRMING PARTY to the extent of  
the said property.



14. **GENERAL:-**

The **CONFIRMING PARTY** shall reimburse to the **PURCHASER**, Infrastructure Tax as per actual to be paid on the date of handing over the possession of the said Four Apartments.

The **CONFIRMING PARTY** shall also pay to the **PURCHASER**

- i) Towards electricity deposit/ supervision charges/ connection charges/ transformer charges on the date of handing over the possession of the said Four Apartments.



**Rs.10,000 /- (Rupees Ten thousand only)** for Each Electronic Meter. (Payable on the date of handing over of Possession of the said Four Apartments).

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- GENERAL -

THE CONFIRMING PARTY AT THE TIME OF THE SALE TO THE PURCHASER, IN THE EVENT OF THE SALE, THE DATE OF HANDING OVER THE POSSESSION OF THE SAID PROPERTY SHALL BE THE DATE OF THE SALE.

THE CONFIRMING PARTY AT THE TIME OF THE SALE TO THE PURCHASER, IN THE EVENT OF THE SALE, THE DATE OF HANDING OVER THE POSSESSION OF THE SAID PROPERTY SHALL BE THE DATE OF THE SALE.

AS TO 500/- (RUPEES FIVE HUNDRED ONLY) THE SAID AMOUNT SHALL BE PAYABLE ON THE DATE OF HANDING OVER THE POSSESSION OF THE SAID PROPERTY.



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IN WITNESS WHEREOF the Parties hereto have set hands on the day and year first herein above mentioned.

SIGNED AND DELIVERED BY )  
the withinnamed VENDORS )  
**M/S MAHALAXMI DEVELOPERS** )  
Represented herein by its Partner )  
**MR. ARVIND VISHWANATH DHAIMODKAR ALIAS**)  
**ARVIND VISHWANATH NAIK DHAIMODKAR** )  
Authorized to sign vide Power of )  
Attorney dated 21/03/2017) )  
OF THE FIRST PART








*Arvind*






*Arvind*



Left hand finger prints

Right hand finger prints

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- 2.....
- 3.....
- 4.....
- 5.....

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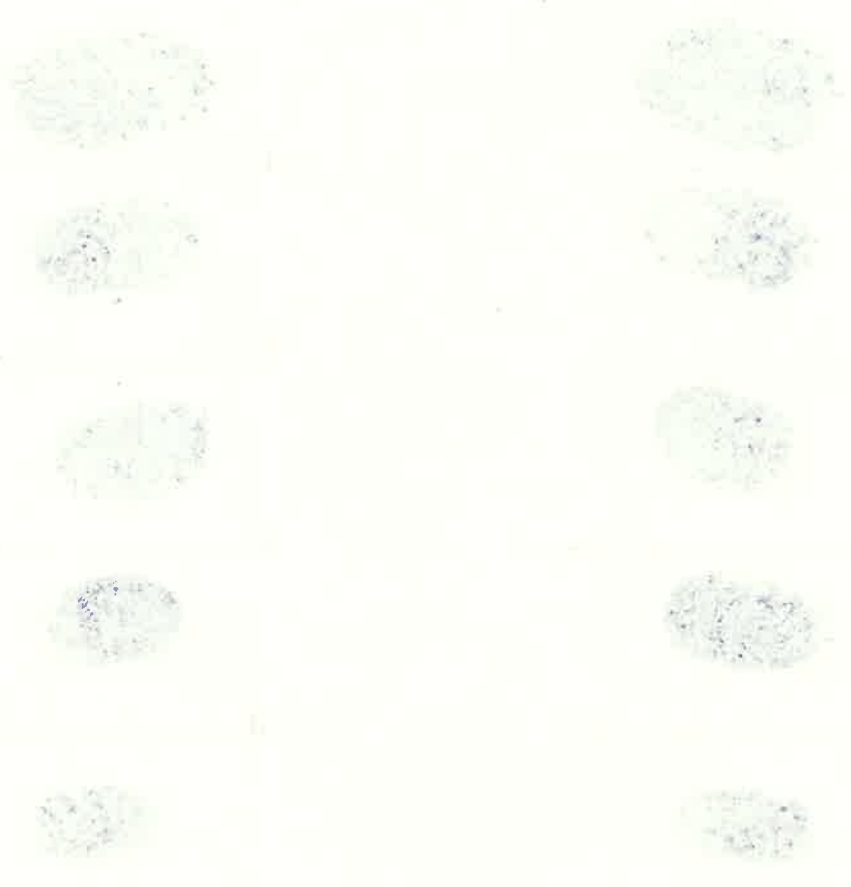
*Arvind*

*[Signature]*

*Arvind*

*Arvind*

IT IS HEREBY CERTIFIED THAT THE ABOVE  
IS A TRUE AND CORRECT COPY OF THE  
ORIGINAL AS SUBMITTED TO THE  
OFFICE OF THE SECRETARY TO THE  
GOVERNMENT OF INDIA, NEW DELHI  
ON THE 15th DAY OF FEBRUARY 1954  
BY THE SECRETARY TO THE  
GOVERNMENT OF INDIA, NEW DELHI



SIGNED AND DELIVERED BY )  
 the withinnamed PURCHASER )  
**M/s RAVINDRA BUILDERS & DEVELOPERS)**  
**MR DINESH RAVEENDRAN**  
 PROPRIETOR  
 OF THE SECOND PART

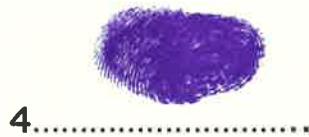
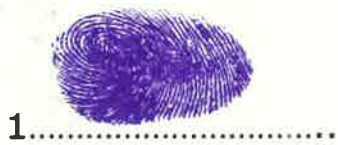


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Left hand finger prints

Right hand finger prints



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STOPPED AND DEVELOPED BY  
THE MANAGER, PONDICHERRY  
MR. RAVINDRA BOLLORE & DEVELOPERS  
MR. DINESH RAVINDRAN  
DIRECTOR  
OF THE REGIONAL



SIGNED AND DELIVERED BY )  
the withinnamed CONFIRMING PARTY NO 1A )  
**MR. DATTATRAY GANGARAM NAIK**  
OF THE THIRD PART



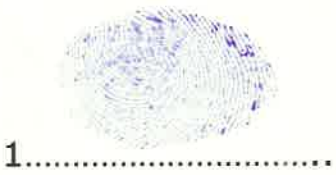
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*D Naik*

Left hand finger prints

Right hand finger prints



*Dattatray Gangaram Naik*

35 *D*

*D Naik*

*Dattatray Naik*

STANDARD AND METRIC BY

THE INTERNATIONAL BUREAU OF WEIGHTS AND MEASURES

MR. GATTARAY GABRIELIAN PARIS

OF THE BUREAU



STANDARD AND METRIC BY

STANDARD AND METRIC BY



SIGNED AND DELIVERED BY )  
the withinnamed CONFIRMING PARTY No 1B )  
**MRS. NIDHI DATTATRAY NAIK** )  
OF THE THIRD PART



*ND Naik*



Left hand finger prints

Right hand finger prints



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IN THE PRESENCE OF WITNESSES:

1... *Balchandra S. Khandepancon Bkhandepancon*  
DHAVIHAL - PONDA - GOA

2... *Ramesh Vishwakarma*  
Warden - Prvt.  
Mardul - Goa

*[Signature]*

*[Signature]*

*[Signature]*

*[Signature]*

*ND Naik*

FINISHED AND DELIVERED BY

THE MANAGER OF THE PRINTING PARTY ON THE

MRS. NIGHT DATTARY WALK

IN THE SECOND PART

Right  
Left

Right  
Left



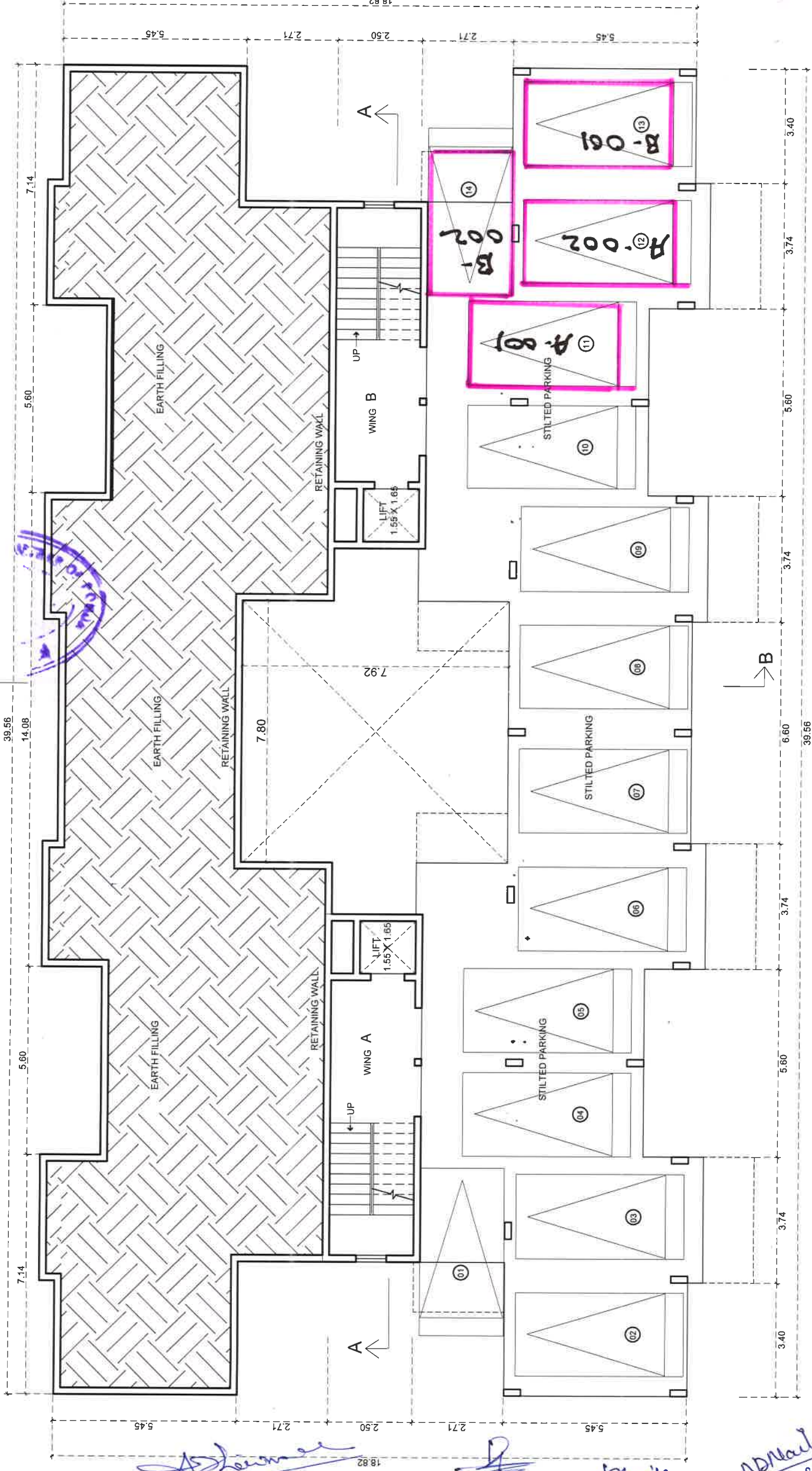
IN THE PRESENCE OF WITNESSES

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*ADNair*

LOWER GROUND FLOOR PLAN scale 1:100

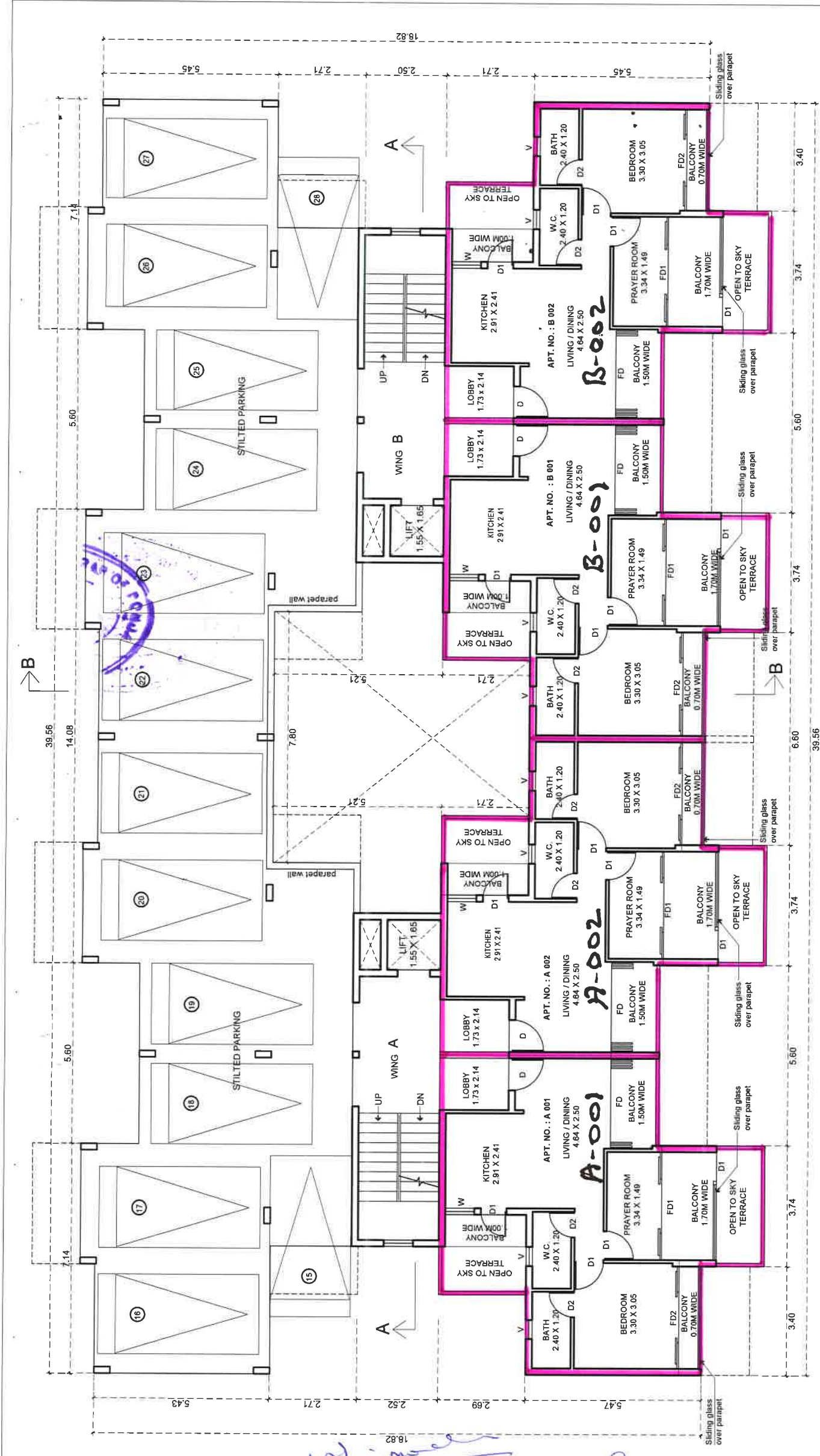
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UPPER GROUND FLOOR PLAN scale 1:100

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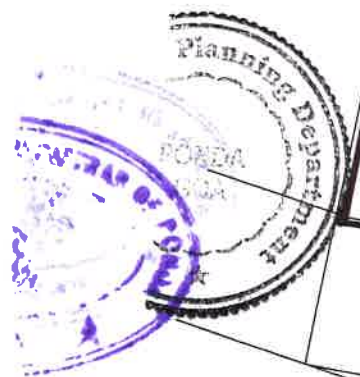
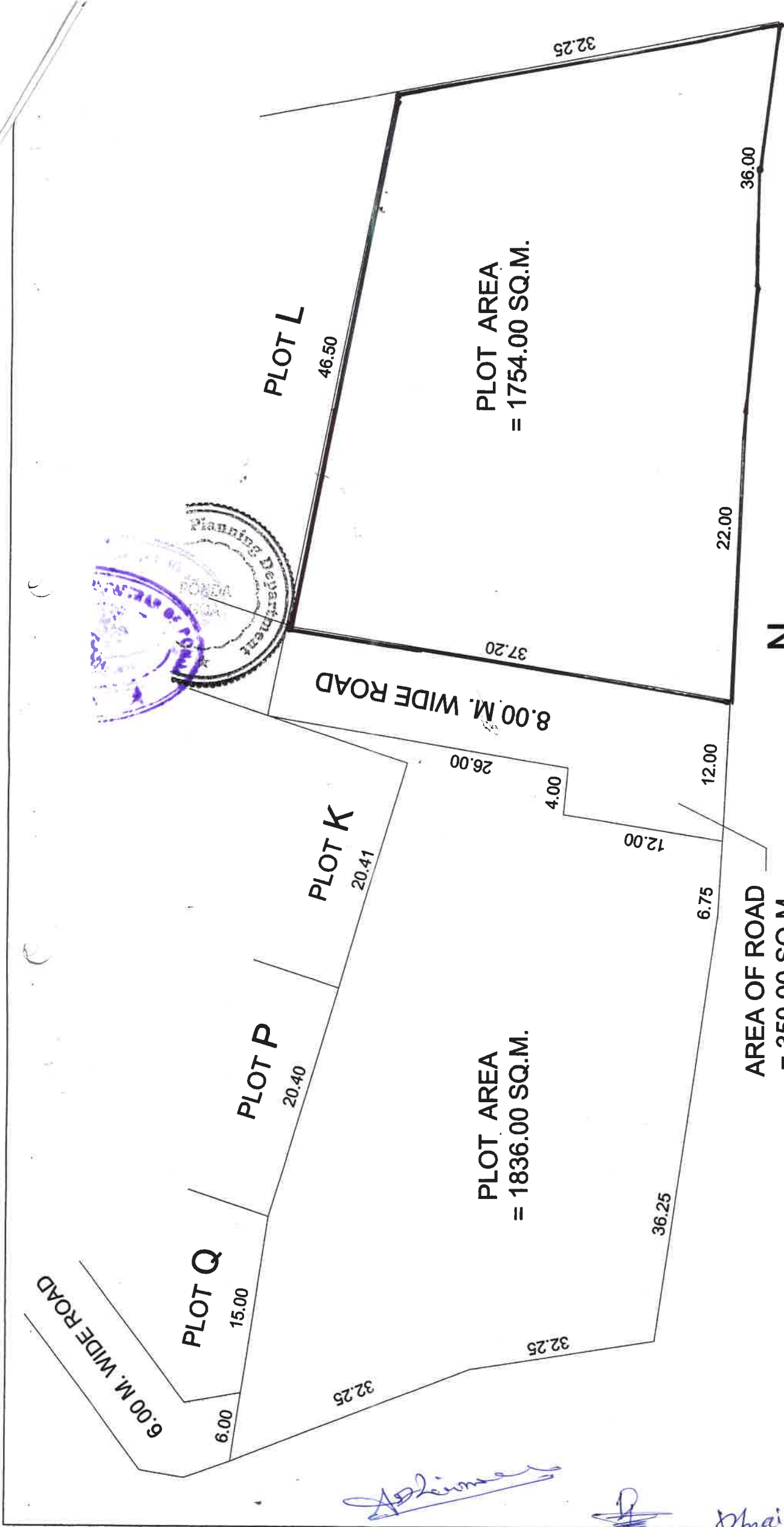


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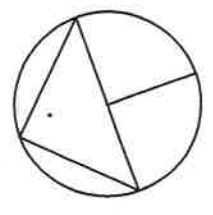
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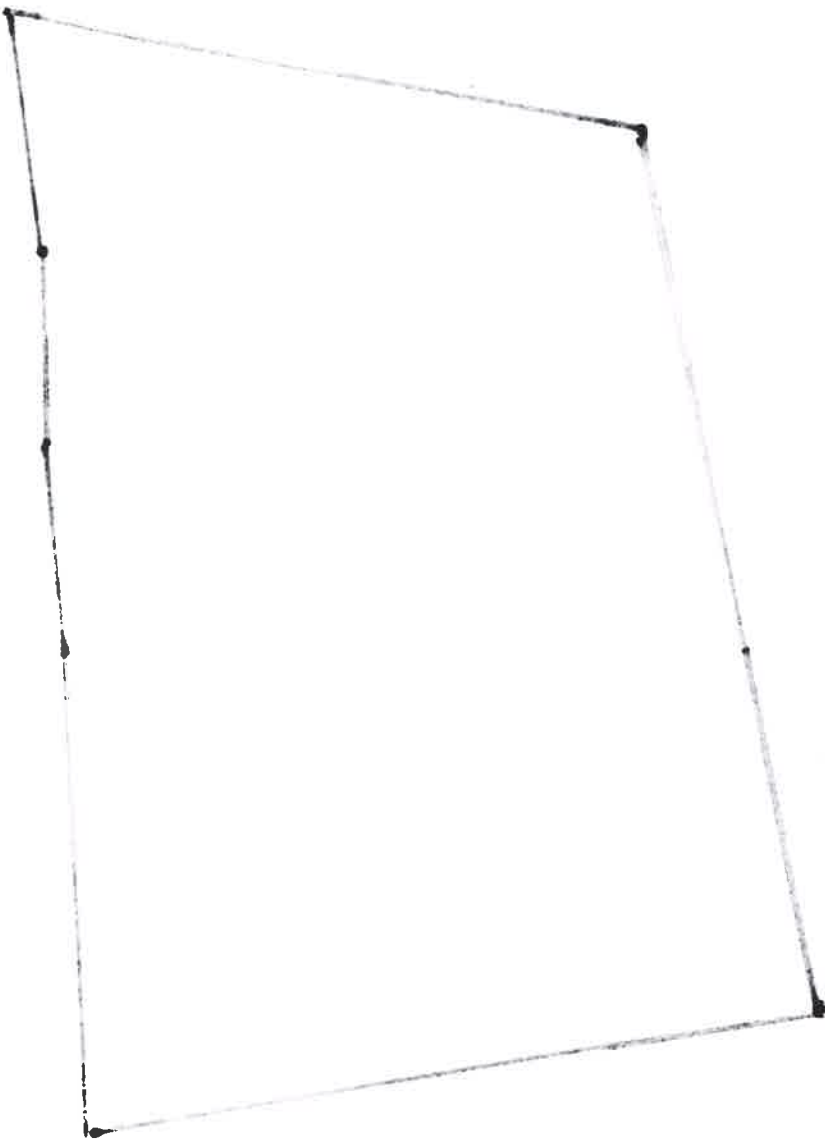


**SITE PLAN**



PLAN SHOWING PLOT S. NO 118/1-O OF  
 PONDA VILLAGE, PONDA, GOA  
 AREA OF THE PLOT = 3940.00 SQ.M.

*Adhikari*  
*[Signature]*  
*Pratik*  
*N. N. N. N.*





**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 31-Dec-2021 10:34:12 am

Document Serial Number :- 2021-PON-1882

Presented at 10:19:46 am on 31-Dec-2021 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	999000
2	Registration Fee	666000
3	Mutation Fees	2500
4	Processing Fee	1220
<b>Total</b>		<b>1668720</b>

Stamp Duty Required :999000/-

Stamp Duty Paid : 999500/-

**Presenter**



















Sr.No	Party Name and Address	Photo	Thumb	Signature
1	<b>Dinesh Raveendran Proprietor Of Ms Ravindra Builders And Developers , Father Name:Ravindran, Age: 46, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - 48 Prabhunagar Ponda Goa, Address2</b> <b>PAN No.: AUSPR9063L</b>			

**Executer**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanath Naik Dhaimodkar Partner Of Mahalaxmi Developers , Father Name:Vishwanath Dhaimodkar, Age: 58, Marital Status: Married , Gender:Male, Occupation: Business, E-2 Mitasu Manor Near ZAO Sadar Ponda GoaPanaji Goa,</b> <b>PAN No.: ADPPD9071J</b>			








Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanth Naik Dhaimodkar , Father Name:Vishwanth Dhaimodkar, Age: 58, Marital Status: , Gender:Male,Occupation: Business, Flat no F-1 Ganesh Prasad Building Khadpabandh Ponda Goa, PAN No.: ADPPD9071J , as Power Of Attorney Holder for Sandeep Yeshwant Kamat Partner Of Mahalaxmi Developers			
3	Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanth Naik Dhaimodkar , Father Name:Vishwanth Dhaimodkar, Age: 58, Marital Status: , Gender:Male,Occupation: Business, Flat no F-1 Ganesh Prasad Building Khadpabandh Ponda Goa, PAN No.: ADPPD9071J , as Power Of Attorney Holder for Rajesh Ramesh Shetye Partner Of Mahalaxmi Developers			
4	Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanth Naik Dhaimodkar , Father Name:Vishwanth Dhaimodkar, Age: 58, Marital Status: , Gender:Male,Occupation: Business, Flat no F-1 Ganesh Prasad Building Khadpabandh Ponda Goa, PAN No.: ADPPD9071J , as Power Of Attorney Holder for Roopali P P Lawande Partner Of Mahalaxmi Developers			
5	Dattatray Gangaram Naik , Father Name:Gangaram Pandhari Naik, Age: 50, Marital Status: Married , Gender:Male,Occupation: Business, H no 59,Ward no 2,upper Bazar,Ponda, Goa, PAN No.: ADXPN9487A			
6	Nidhi Dattatray Naik , Father Name:Ghanashyam Poma Halankar, Age: 46, Marital Status: Married , Gender:Female,Occupation: Other, Hno 59,Ward no 2,Upper Bazar Ponda Goa, PAN No.: ADXPN9488R			
7	Dinesh Raveendran Proprietor Of Ms Ravindra Builders And Developers , Father Name:Ravindran, Age: 46, Marital Status: Married , Gender:Male,Occupation: Business, 48 Prabhunagar Ponda Goa, PAN No.: AUSPR9063L			



Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Ramesh Mithailal Vishwakarma, Age: 46, DOB: , Mobile: 9822685207 , Email: , Occupation: Business , Marital status : Married , Address: 403404, Ponda, Ponda, South Goa, Goa			



10/1/57

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: <b>Bhalchandra Shantaram Khandeparcar</b> ,Age: <b>67</b> ,DOB: ,Mobile: <b>7558592532</b> ,Email: ,Occupation: <b>Service</b> , Marital status : <b>Married</b> , Address: <b>403401, Ponda, Ponda, SouthGoa, Goa</b>			<i>Bhalchandra Shantaram Khandeparcar</i>

*Bhalchandra Shantaram Khandeparcar*  
**Sub Registrar**  
**SUB - REGISTRAR**  
**PONDA**

Document Serial Number :- **2021-PON-1882**





**Document Serial No:-2021-PON-1882**

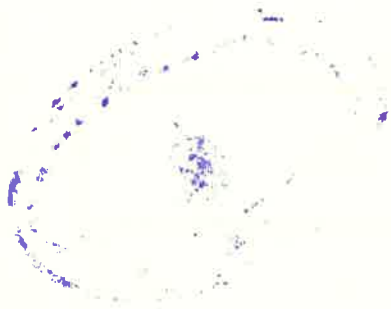
Book :- 1 Document  
Registration Number :- **PON-1-1827-2021**  
Date : 31-Dec-2021



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

**SUB - REGISTRAR  
PONDA**





2021-10-15



Ref. No. TPP/1943/Ponda/49(6)/118/1-a (P) 2021/2727  
Town & Country Planning Dept.  
Government of Goa  
1st Floor, Govt. Office Bldg.  
Ponda, Taluka Ponda  
Ponda-Goa  
Date 7/12/2021



**TOWN AND COUNTRY PLANNING DEPARTMENT  
PONDA TALUKA OFFICE**

**NO OBJECTION CERTIFICATE**

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town and Country Planning Department has no objection for the registration of **Deed of Sale** in respect of property bearing Survey No. **118/1-D (part)**, of Village **Ponda**, Taluka **Ponda**, as per the Plan hereby annexed. The plot falls within "**Settlement Zone**", as per **Regional plan for Goa 2021** totally admeasuring **1754.00 Sq.m2** known as "**Palsona.**"

The plot falls beyond 500 mtrs. from High Tide Line: No

**BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:**

**NORTH:** By property Sy.no. 118/1-H.  
**SOUTH:** By property Sy.no. 124/4.  
**EAST:** By property Sy.no. 117/1. .  
**WEST:** By 8.00 mts. wide road.

1. This N.O.C. is issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulation.
3. On issue of this N.O.C, any permission granted by the Department stands cancelled/withdrawn/invalid or any ongoing development will have to be stopped.
4. Traditional access and natural water drain if any passing through the Property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

This NOC is issued for re-sale of plot.



**(Manguirish N. Verenkar)**  
Dy. Town Planner

Encl: as above.  
To,  
Mahalaxmi Developers,  
F-2, Mitasa Manor,  
Near Zao Sadar, Ponda-Goa.

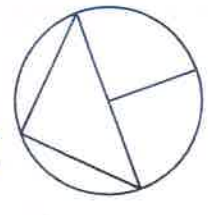
Tk/-







PLAN SHOWING PLOT S. NO 118/1-O OF  
 PONDA VILLAGE, PONDA, GOA  
 AREA OF THE PLOT = 3940.00 SQ.M.



**SITE PLAN**



CERTIFIED TO BE TRUE COPY  
OF THE ORIGINAL



गोवा GOA

418839

Serial No. ५३३५ Place: MARGAO. Date 12/2/17

Value of Stamp Paper Five hundred

Name of Purchaser Amal Ashwadekar

Residence \_\_\_\_\_ Father's Name. \_\_\_\_\_

Purpose \_\_\_\_\_ Transacting Parties \_\_\_\_\_

*Handwritten signature of vendor*

Sign Stamp Vendor  
CAMILO FRANCIS TREVOR BRAZ  
Licence No. JUDISTP/2/99/SALCETE

*Handwritten signature of purchaser*  
Signature of Purchaser

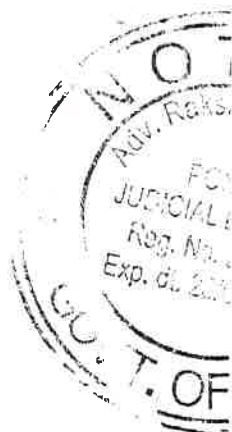


POWER OF ATTORNEY

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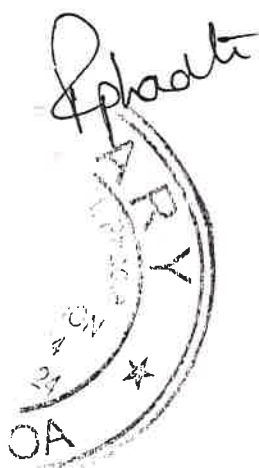
KNOWN ALL MEN TO WHOM THIS PRESENTS SHALL COME,  
THAT WE, the Partners of "MAHALAXMI DEVELOPERS" namely:-

- (1) MR. ARVIND VISHWANATH DHAIMODKAR, son of Mr. Vishwanath Dhaimodkar, aged 53 years, married, businessman, residing at Flat no.F-1, Ganesh Prasad Building, Khadpaband, Ponda, Goa;
- (2) MR. RAJESH RAMESH SHETYE, son of Late Mr. Ramesh V. Shetye, aged 42 years, married, businessman, residing at Plot No.20, "Anandi", near Cottage Hospital, Chicalim, Vasco-da-Gama, Goa;
- (3) MRS. ROOPALI P. P. LAWANDE, wife of Mr. Prakash S. P. Lawande aged 39 years, housewife, residing at Flat No. B- 102, Mitasu Manor, Sadar, Ponda, Goa;
- (4) MR. SANDEEP YESHWANT KAMAT, son of Mr. Yeshwant V. Kamat, aged 45 years, businessman, residing at H. No. 269/C, Aquem- Baixo, Navelim, Salcete, Goa; HEREBY SEND GREETINGS

All are Indian Nationals.

**WHEREAS** We the partners of " MAHALAXMI DEVELOPERS", a Partnership firm having its registered office at flat No. E2, Mitasu Manor, near zonal agricultural office, Sadar, Ponda, Goa, having come to the conclusion among ourselves that the partners namely MR. ARVIND VISHWANATH DHAIMODKAR, MR. RAJESH RAMESH SHETYE, MRS. ROOPALI P. P. LAWANDE and MR. SANDEEP YESHWANT KAMAT, being preoccupied in their work and other commitments, will be unable to look after or manage the necessary day to day work of our above firm in persons, as such, we the partners of " MAHALAXMI DEVELOPERS", hereby appoint, nominate, and constitute jointly and/or severally MR. ARVIND VISHWANATH DHAIMODKAR, MR. RAJESH RAMESH SHETYE, MRS. ROOPALI P. P. LAWANDE and MR. SANDEEP YESHWANT KAMAT, as our true and lawful attorneys and confer upon them all such powers to do execute and perform all or any of the following acts, deeds and things

*Arvind*  
*Ramesh Shetye*  
*Kamat*  
*Lawande*



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Reg. No.: 7  
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singly or jointly as our attorneys may deem fit and proper with respect to the purchase, development, construction, sale, transfer, gift, etc. of any land, plot, etc. or any premises commercial or residential which will be constructed in any of the projects to be built on the land procured by our partnership firm "MAHALAXAMI DEVELOPERS", i.e.

1. To present us before all local bodied, Government offices, Departments, Authorities, and all offices including Collector, Dy. Collector, Mamlatdars, Panchayats, Municipal Council, any Office of the Sub-Register, Notary Public, Registrar of Co-operative Societies, Electricity Department, Water Supply Department, Public Works Department, SGPDA/PDA, Town & Country Planning Department and all other Revenue departments, and to file execute present all such papers, documents for the purpose of purchase and/or sale of immovable properties in the name of our Partnership Firm.
2. To sell and to sign all papers, applications, declarations, documents, Agreements, Deeds, Indentures, etc. for purchasing or selling any lands, plots, constructed premises (commercial or residential), any immovable property in the name of Partnership Firm. To make payments and also to receive the same and issue a valid receipt thereof.
3. To appear for and represent us and to execute, sign verify and present all papers, documents, instruments, letters before all Municipal Authorities, Collector, Mamlatdar office, Office of Village Panchayat, Water Supply Department, Electricity Department, treasury, revenue Offices, settlement Offices, Health Department Officials, forest Department and all other Government Offices, Semi Government offices before any Magistrate and in all other Revenue Courts and Courts of having Civil, Criminal, Original or appellate, Revision or having Special Jurisdiction before High court and Supreme Court of India or any Court in India.
4. To appear for and represent us and to execute, sign verify and presence all papers, documents, Instruments before all Municipal bodies, Corporation, Improvement Trust, Railways, Roadways, Travel Agent, Chambers of Commerce and



*Romyl* *Adharmal* *Skamal* *Ravach*

NOTA  
GEETA P. I  
REG. NO. 5  
MAHARASHTRA  
GOVT. OF C  
STATE  
EXPIRY  
28-02

THE SEAL OF THE SUB-REGISTRAR  
PONDIA

GOVT. OF C  
STATE



Industry, Controller of Patents, in all Collector, Treasury, Revenue offices, settlement offices, before any Magistrate and in all Courts of Law having Civil, Criminal, Original or appellate, Revision or Special Jurisdiction, including Jurisdiction of any High Court, under Article 226 of the Constitution of India, before any Tribunal or arbitration or other Tribunal or Judicial Authorities, Gift Tax, Wealth Tax, Sales Tax, Income Tax, Service Tax, GST, ESI, PF and any other Government or Semi Government Offices/ Departments anywhere in India.

5. To appoint and engage any Surveyor, Architect, Engineer, Contractor, Personnel/ Machinery to carry out the required development/ construction.
6. To institute, defend and Prosecute, enforce or resist any suit or other actions and proceedings, appeals in any Court anywhere within India, in its Civil, Criminal, Revenue, revision or before any Tribunal or arbitration or industrial Court, Income/ Sales/ Service Tax authorities by and on behalf of the firm and to file Income Tax returns, to appear and to sign all the necessary documents before them. To act and plead to sign and verify plaint, written statements, affidavits, petitions and other pleadings including pleading under article 226 of the Constitution of India, to give evidence on oath and also to present any Memorandum of Appeal, Tabular Statement, accounts, to accept services of summons, notices and other legal process, enforce Judgment, execute any decree or order, to appoint and engage on behalf of us Pleaders, attorney, Counsel, Advocates and other legal agents as our attorneys may think fit and proper and to adjust, settle all accounts to refer to arbitration all disputes and differences to appoint Arbitrator or Arbitrators, to file the statement of facts or Counter statement of facts, to proceed with or oppose arbitration proceedings and to apply for Judgment and award or to set aside the award to compromise the cases, to give evidence before any court of law/ Revenue Court, to withdraw the same or to be non-suited and to receive delivery of documents or payments of money or money from any court,



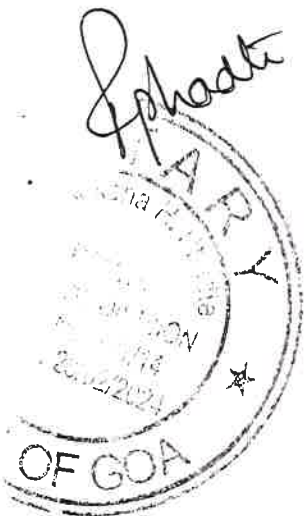
*Pradeep* *A. Shrinani* *Skamal* *Pradeep*

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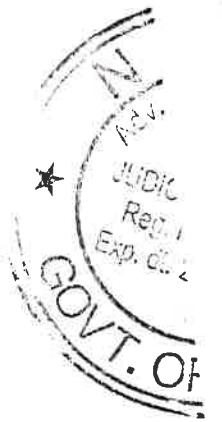
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offices opposite party either in execution of Decree or order or otherwise.

7. To sign, execute, verify, file, all forms, Affidavits of the Indian Income Tax Act as also to obtain clearance under section 230-A of the Income Tax Act.
8. To apply for, pursue, obtain, receive, recover all kinds of Licenses, permissions, clearances, approvals, sanctions, Construction License, non- agricultural sanad, no objection certificate, NOC for sale from SGPDA/PDA, Occupancy Certificate, permissions from Town and Country planning Departments, Municipalities and all concerned authorities inclusive of Forest Department for cutting / or transporting of any trees and to obtain their renewals and or extension from time to time. To give the premises on leave and License/ Lease basis and also to terminate the same.
9. To appear and admit execution before any Sub-Registrar in the State of Goa, Land Registrar or any other Registering Authority in the State of Goa or anywhere in India by presenting any documents with respect to the purchase and/or sale of Lands/ Plots / Flats / Offices / Shops / Parking space / terraces / premises / Units etc., and for that purpose execute all types of documents such as Agreement for Sale, Deed of Sale, Deed of Rectification and Modification, Deed of Partition / Gift / Exchange / Surrender, and all Deeds, documents, Instruments, Indentures and any type of document for the purpose of Sale in the name of Partnership Firm; to form a Co-operative Housing Society / Maintenance Society and further execute the Conveyance Deed in favour of the Society after completing the entire project.
10. To appear before any Bank and / or Financial institution for obtaining Housing Loan, Mortgage loan, cash credit limit or any other loan for necessary construction of any residential/ commercial building or any other premises in the name of Partnership Firm and for that purpose to execute any Agreement, Agreement for mortgage, Deed of Mortgage, Deed of Guarantee and all other loan documents, Revival letter, all papers, documents of equitable mortgage by deposit



*S. Phadte*  
*S. Phadte*  
*S. Phadte*  
*S. Phadte*



of title deed and to offer the immovable property as a security for the said loan amount. To open a Bank account in the name of Partnership Firm, to create deposit in the name of Partnership Firm or any other type of account in the name of Partnership firm and to operate the same either Jointly or Singly.

AND GENERALLY to do execute and perform any other acts, deeds and things which in the option of our said attorneys ought to be done, executed and performed in relation to the aforesaid as fully and effectually in all respects as we ourselves could do the same if we were personally present.

AND WE agree and undertake to rectify and confirm all and whatsoever our said attorneys shall do or purported to do by virtue of these presents.

IN WITNESS WHEREOF we have signed and executed this Power of Attorney at Ponda, Goa on this 21<sup>st</sup> day of the month of ~~February~~ <sup>MARCH</sup> in the year 2017.

*[Handwritten signatures]*



**EXECUTANTS/ATTORNEY HOLDERS**

*[Handwritten signature]*

MR. RAJESH RAMESH SHETTY



*[Handwritten signature]*

MR. SANDEEP YESHWANT KAMAT



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*





*[Handwritten Signature]*

MR. ARVIND VISHWANATH DHAI MODKAR



*[Handwritten Signature]*

MRS. ROOPALI P. P. LAWANDE



*[Handwritten Signature]*



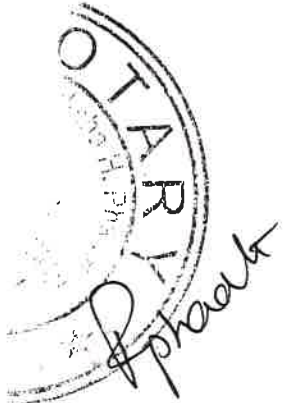
In the Presence of:-

1. Disha Dhulapkar  
Behind ICICI Bank  
Curchorem - Goa

*[Handwritten Signature]*

2. Shrunkhala Joshi  
H.no. 2572 Near Mahadev  
Temple Kakoda Curchorem  
Goa

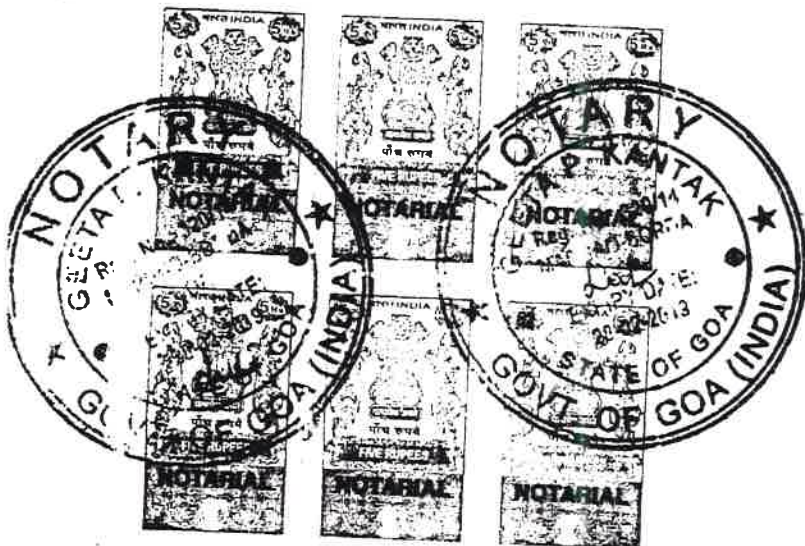
*[Handwritten Signature]*



*[Handwritten Signature]*

*[Handwritten Signature]*

*[Handwritten Signature]*



SIGNED BEFORE ME  
WHICH I ATTEST

*[Signature]*  
GEETA P. KANTAK  
NOTARY  
SALCETE TALUKA  
State of Goa (India)  
Reg. No.:.....6.8.22.....  
Date....21-03-2017.

P.T.O



CERTIFIED TO BE TRUE COPY  
OF THE ORIGINAL

*R Phadte*

ADV. RAKSHA H. PHADTE  
NOTARY PONDIA  
STATE OF GOA

--INDIA--

Off. No. 33,  
Ponda Comptroller Centre,  
Ponda - Goa.

Place: Ponda, Goa

Date: 16/12/2024 No. 11154/2024