



गोवा GOA

Sr. No. 2114 Place of Vend. 19th Date of issue. 23/08/21 648026
Value of the Stamp Paper Rs. 1000
Name of the Purchaser. Rishabh @ Shripad Parekh Kadkar
Residing at Bicholim Son of _____
Signature of Vendor [Signature] Signature of Purchase. [Signature]
Mr. S.T. Parab
Lic. No. AS/SIP/VEN/99/477

2021-BCH-659

25/08/2021



DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made at Bicholim, Goa, on this 24th day of August, 2021;

[Signature]
FOR SALKAR CODCODO CONSTRUCTIONS
[Signature]
PARTNER

[Signature]
FOR SALKAR CODCODO CONSTRUCTIONS
[Signature]
PARTNER

BETWEEN:-

(1) Shri **MAHESH SHRIPAD KADKADE**, son of late Shri Shripad Damodar Sinai Kadkade, aged 64 years, married, business, Indian National, holding PAN No. [REDACTED] & Aadhar Card No. [REDACTED] and his wife; (2) Mrs. **SWATI MAHESH KADKADE**, wife of Shri Mahesh Shripad Kadkade, daughter of Shri Pandarinath Narayan Shirvaikar, aged 57 years, married, service, Indian National, Holding PAN No. [REDACTED] & Aadhar No. [REDACTED] both residents of House No. 2744, Naiknagar, Bordem, Bicholim, Goa; (3) Shri **PARESH SHRIPAD KADKADE**, son of late Shri Shripad Damodar Sinai Kadkade, aged 62 years, widower, business, Indian National, holding PAN No. [REDACTED] & Aadhar No. [REDACTED] (4) Shri **RISHABH alias SHRIPAD PARESH KADKADE**, son of Shri Pares Shripad Kadkade, aged 26 years, bachelor, business, Indian National, holding PAN No. [REDACTED] & Aadhar Card No. [REDACTED] both residents of House No. 72, Antil Peth, Bicholim, Goa, Mob. No. [REDACTED], hereinafter referred to as "**THE VENDORS**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, legal representatives, administrators and assigns) of the **ONE PART**;

A N D

M/s. **SALKAR CODCODO CONSTRUCTIONS**, a Partnership Firm, registered with the Registrar of Firms at Mapusa, Goa, under registration No. 89/17 dated 11.04.2017, having its office at c/o. Salkar Construction, Main Road, Sastiwada, Bordem, Bicholim, Goa and assessed for Income Tax under PAN No. [REDACTED] represented

Mkadkade kaekade

FOR SALKAR CODCODO CONSTRUCTIONS

[Signature]
PARTNER

[Signature]

[Signature]

FOR SALKAR CODCODO CONSTRUCTIONS

[Signature]
PARTNER



herein by its Partners, (1) Shri **SACHIN VALLABH SALKAR**, son of Shri Vallabh Shivram Salkar, aged 30 years, married, businessman, Indian National, holding PAN No. [REDACTED] & Aadhar Card No. [REDACTED] presently residing at Flat No. FL-13, H. No. 2910, "Ahilya", Sastiwada, Bordem, Bicholim, Goa, Mob. No. 9850462974, and; (2) Shri **RISHABH alias SHRIPAD PARESH KADKADE**, son of Shri Paresh Shripad Kadkade, aged 26 years, bachelor, business, Indian National, holding PAN No. [REDACTED] & Aadhar Card No. [REDACTED] resident of House No. 72, Antil Peth, Bicholim, Goa, Mob. No. 9561421156, hereinafter referred to as "**THE PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its partners, successors, executors, legal representatives, attorneys, administrators and assigns) of the **OTHER PART**;

WHEREAS by virtue of a Deed of Sale dated 14th day of July, 2017, executed between the Vendor Nos. 1 to 3 along with Mrs. Tanuja Paresh Kadkade and the Purchaser herein, registered in the Office of Sub-Registrar of Bicholim under Registration No. 853/2017 at pages 284 to 324 of Book No. I, Vol. No. 1507 dated 20th July, 2017 (hereinafter referred to as the "**SAID DEED OF SALE**") the Vendor Nos. 1 to 3 along with Mrs. Tanuja Paresh Kadkade have sold a plot of land, admeasuring an area of 1000 sq. mtrs. of the property commonly known as 'TELACHI DHUT' situated in Village Bordem, within the limits of Bicholim Municipal Council, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, surveyed under Survey no. 134/1 of Village Bordem, Taluka Bicholim to the Purchaser.



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FOR SALKAR CODCODO CONSTRUCTIONS

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PARTNER

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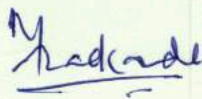
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FOR SALKAR CODCODO CONSTRUCTIONS

[Handwritten signature]
PARTNER

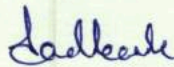
AND WHEREAS subsequent to the said Deed of Sale, the Vendor No. 4 in the said Deed of Sale Mrs. Tanuja Paresh Kadkade expired on 23.04.2018 leaving behind the Vendor No. 3 Shri Paresh Shripad Kadkade as her Widower/Moiety holder and Shri Rishabh alias Shripad Paresh Kadkade (the Vendor No. 4 herein) and Miss Arya Paresh Kadkade as her sole legal heirs and accordingly, there is a Deed of Succession and Relinquishment/Renunciation recorded on 28th day of July, 2020 in the Office of Notary Ex-Officio at Bicholim at pages 86v to 88 of Book No. 322 and by virtue of said Deed of Succession and Relinquishment/Renunciation dated 28th day of July, 2020 Miss Arya Paresh Kadkade has relinquished/Renounced all her right/interest in the said property.

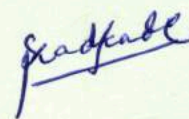
AND WHEREAS after the execution of said Deed of Sale, there is also an Inventory Proceedings filed upon the death of Smt. Gulabbai Shripad Kadkade alias Gulab Sripada Sinai Codcodo alias Gulaba bai Zoixi in the Court of the Civil Judge, Junior Division of Bicholim at Bicholim bearing Regular Inventory Proceeding No. 157/2018/B and the Hon'ble Civil Judge, Junior Division of Bicholim at Bicholim finalized the said Regular Inventory Proceeding No. 157/2018/B by virtue of Judgement & Decree dated 30th day of January, 2019 and by virtue of said Judgement & Decree dated 30th day of January, 2019 passed in said Regular Inventory Proceeding No. 157/2018/B, the Vendors herein have more precisely acquired clear and marketable title to the said property.



FOR SALKAR CODCODO CONSTRUCTIONS


PARTNER





FOR SALKAR CODCODO CONSTRUCTIONS


PARTNER



AND WHEREAS on page no. 10 in para no. 2 of the said Deed of Sale, the registration number of the partnership firm is wrongly typed as '89/12' instead of '89/17'.

AND WHEREAS the said property is also known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO", however on page no. 11 line No. 17 and on page no. 20 on line no. 3 of Schedule-I of the said Deed of Sale, only the name 'TELACHI DHUT' is mentioned.

AND WHEREAS on page no. 11 in para no. 2 line 8 and on page no. 20 on line no. 8 of Schedule-I of the said Deed of Sale, the Land Registration Number of the said property is wrongly typed as '7212' instead of '4191'.

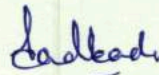
AND WHEREAS by this Deed, the parties herein desires to rectify the said mistakes occurred in said Deed of Sale.

NOW THIS DEED OF RECTIFICATION WITNESSETH that in pursuance of the said agreement, the Vendors and the Purchaser do hereby mutually agreed to rectify and state as under:

1. That registration number of the partnership firm mentioned on page no. 10 in para no. 2 of the said Deed of Sale be replaced and read as '89/17' instead of '89/12' appearing therein.

FOR SALKAR CODCODO CONSTRUCTIONS


PARTNER



FOR SALKAR CODCODO CONSTRUCTIONS


PARTNER

2. That on page no. 11 line No. 17 and on page no. 20 on line no. 3 of Schedule-I of the said Deed of Sale, the words 'named TELACHI DHUT' appearing therein be replaced and read with the words 'known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as TELACHI DHUT'

3. That in the said Deed of Sale, the Land Registration Number of the said property appearing on page no. 11 in para no. 2 line 8 and on page no. 20 on line no. 8 of Schedule-I, be replaced and read as '4191' instead of No. '7212' appearing therein.

4. That as rectified as aforesaid, the said principal Deed of Sale dated 14th day of July, 2017, registered in the Office of Sub-Registrar of Bicholim under Registration No. 853/2017 at pages 284 to 324 of Book No. I, Vol. No. 1507 dated 20th July, 2017 shall remain in full force and effect.



SCHEDULE-I

ALL THAT Property surveyed under survey No. 134/1 of Village Bordem of Bicholim Taluka, known as "BORODO TELIANCHIDAT" or "TELIANCHI DATEM VOSSUN" or "TELIACHER DOTICODIL BORODO" commonly known as TELACHI DHUT, admeasuring 5600 sq. mtrs., situated in Village Bordem, within the limits of Bicholim Municipal Council, Taluka & Registration Sub-District of Bicholim, North Goa District, State of Goa, described in the Land Registration Office of Bicholim under No. 4191 new and not known

M. Madcarde

FOR SALKAR CODCODO CONSTRUCTIONS

Syama

PARTNER

Sardkade

Radford

Radher

FOR SALKAR CODCODO CONSTRUCTIONS

Radher

PARTNER

to be enrolled in the Taluka Revenue Office for Matriz predial and said property is bounded as under:

On or towards the East : By the property Surveyed under No. 134/2;

On or towards the West : by Road;

On or towards the North: By the property Surveyed under No. 135/2, and;

On or towards the South : By the property Surveyed under No. 134/4.

SCHEDULE-II

ALL THAT Plot, forming part of above said Property bearing survey No. 134/1 of Village Bordem of Bicholim Taluka, admeasuring 1000 square meters which is bounded as under:

On or towards the East : By the property bearing Survey No. 134/2;

On or towards the West : by Road;

On or towards the North: By the remaining part admeasuring 2300 square meters of the said property allotted to Mahesh and Swati Kade, and;

On or towards the South : By the remaining part admeasuring 2300 square meters of the said property allotted to Paresh and Tanuja Kade.



M. Kade

FOR SALKAR CODCODO CONSTRUCTIONS

Swati
PARTNER

Kade

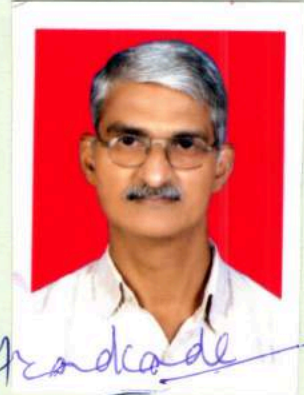
Kade

Kade

FOR SALKAR CODCODO CONSTRUCTIONS

Paresh
PARTNER

IN WITNESSES WHEREOF the Vendors and the Purchaser have hereunto set and subscribed their respective hands on the day, month and the year first herein above mentioned.



SIGNED AND DELIVERED BY
WITHIN NAMED Shri MAHESH
SHRIPAD KADKADE, the Vendor

M Kadkade
M Kadkade

No. 1.



L. H. F. I.



R. H. F. I.

M Kadkade
FOR SALKAR CODCODO CONSTRUCTIONS
Sankar
PARTNER

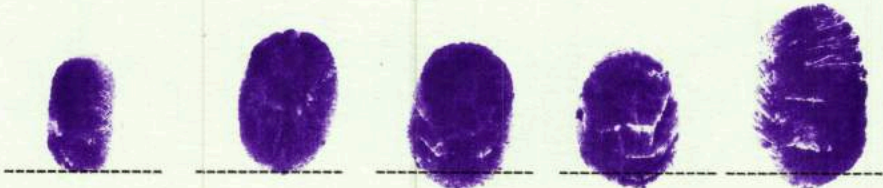
Sankar
Kadkade
FOR SALKAR CODCODO CONSTRUCTIONS
Sankar
PARTNER



Kadkade

SIGNED AND DELIVERED BY
WITHIN NAMED Mrs. SWATI
MAHESH KADKADE, the Vendor
No. 2.

Kadkade



L. H. F. I.



R. H. F. I.

M Kadkade

FOR SALKAR CODCODO CONSTRUCTIONS

Salkar
PARTNER

Kadkade

Salkar

Salkar

FOR SALKAR CODCODO CONSTRUCTIONS

Salkar
PARTNER



Kadkade

SIGNED AND DELIVERED BY
WITHIN NAMED Shri PARESH
SHRIPAD KADKADE, the Vendor

Kadkade

No. 3.



L. H. F. I.



R. H. F. I.

M. Kondade
FOR SALKAR CODCODO CONSTRUCTIONS

Syawa
PARTNER

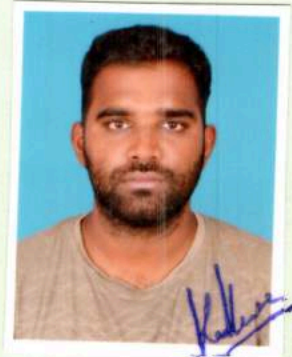
Kadkade

Kadkade

Sharma

FOR SALKAR CODCODO CONSTRUCTIONS

Sharma
PARTNER



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SIGNED AND DELIVERED BY
WITHIN NAMED Shri RISHABH alias
SHRIPAD PARESH KADKADE, the
Vendor No. 4.

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L. F. I.



R. H. F. I.

[Handwritten signature]

FOR SALKAR CODCODO CONSTRUCTIONS

[Handwritten signature]
PARTNER

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[Handwritten signature]

FOR SALKAR CODCODO CONSTRUCTIONS

[Handwritten signature]
PARTNER



SIGNED AND DELIVERED by
with in named M/s. **SALKAR CODCODO**
CONSTRUCTIONS, the Purchaser,
through its Partners:

FOR SALKAR CODCODO CONSTRUCTIONS

Salkar
PARTNER

1. Shri **SACHIN VALLABH SALKAR** :



L. H. F. I.



R. H. F. I.

M. S. Salkar

Salkar

Salkar

Salkar

FOR SALKAR CODCODO CONSTRUCTIONS

Salkar
PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS

Salkar
PARTNER



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FOR SALKAR CODCODO CONSTRUCTIONS

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PARTNER

2. Shri **RISHABH** alias **SHRIPAD**
PARESH KADKADE

: _____



L. H. F. I.



R. H. F. I.

IN THE PRESENCE OF WITNESSES :

1. *[Handwritten signature]* (Sanjay B. Hadkar)

2. *[Handwritten signature]* [Nimzar D. Jambhkar]

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FOR SALKAR CODCODO CONSTRUCTIONS

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PARTNER

[Handwritten signature]

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FOR SALKAR CODCODO CONSTRUCTIONS

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PARTNER



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 25-Aug-2021 10:57:19 am

Document Serial Number :- 2021-BCH-659

Presented at 10:39:36 am on 25-Aug-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1000
2	Registration Fee	1000
3	Processing Fee	820
Total		2820

Stamp Duty Required :1000/-

Stamp Duty Paid : 1000/-









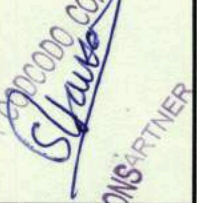



Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RISHABH Alias SHRIPAD PARESH KADKADE The Partner Of SALKAR CODCODO CONSTRUCTIONS ,Father Name: Paresh Shripad Kadkade, Age: 26, Marital Status: , Gender: Male, Occupation: Business, Address1 - House No. 72, Antil Peth, Bicholim, Goa., Address2 - , PAN No.: FGYPK8163F			 PARTNER

FOR SALKAR CODCODO CONSTRUCTIONS







Executer

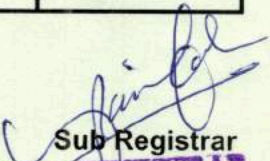
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAHESH SHRIPAD KADKADE , Father Name: Late Shri Shripad Damodar Sinai Kadkade , Age: 64, Marital Status: Married , Gender: Male, Occupation: Business, House No. 2744, Naiknagar, Bordem, Bicholim, Goa., PAN No.: ADVPK4543L			
2	SWATI MAHESH KADKADE , Father Name: Pandarinath Narayan Shirvaikar , Age: 57, Marital Status: Married , Gender: Female, Occupation: Service, House No. 2744, Naiknagar, Bordem, Bicholim, Goa., PAN No.: AFKPK4310G			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	PARESH SHRIPAD KADKADE , Father Name:Late Shri Shripad Damodar Sinai Kadkade, Age: 62, Marital Status: Married , Gender: Male, Occupation: Business, House No. 72, Antil Peth, Bicholim, Goa., PAN No.: AFMPK3667C			
4	RISHABH Alias SHRIPAD PARESH KADKADE , Father Name:Paresh Shripad Kadkade, Age: 26, Marital Status: Bachelor , Gender: Male, Occupation: Business, House No. 72, Antil Peth, Bicholim, Goa., PAN No.: FGYPK8163F			
5	SACHIN VALLABH SALKAR The Partner Of SALKAR CODCODO CONSTRUCTIONS , Father Name:Vallabh Shivram Salkar, Age: 30, Marital Status: , Gender: Male, Occupation: Business, Flat No. FL-13, H. No. 2910, Ahilya, Sastiwada, Bordem, Bicholim, Goa., PAN No.: DBGPS4709N			
6	RISHABH Alias SHRIPAD PARESH KADKADE The Partner Of SALKAR CODCODO CONSTRUCTIONS , Father Name:Paresh Shripad Kadkade, Age: 26, Marital Status: , Gender: Male, Occupation: Business, House No. 72, Antil Peth, Bicholim, Goa., PAN No.: FGYPK8163F			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nirzar Dayanand Jambotkar ,Age: 44,DOB: ,Mobile: 9373532590 ,Email: ,Occupation:Service , Marital status : Married , Address:403504, 2035, 2035, Shree, Naik Nagar Bordem Bicholim Goa, Bordem, Bicholim, NorthGoa, Goa			
2	Name: Sanjay Bhiku Shenvi Nadkarni ,Age: 56,DOB: ,Mobile: 9767701970 ,Email: ,Occupation:Business , Marital status : Married , Address:403508, H.No. 400 Podwal Corjuem Aldona Bardez Goa., H.No. 400 Podwal Corjuem Aldona Bardez Goa., Corjuem, Bardez, NorthGoa, Goa			


Sub Registrar
SUB-REGISTRAR
BICHOLIM

Document Serial Number :- 2021-BCH-659

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Book :- 1 Document

Registration Number :- **BCH-1-650-2021**

Date : 25-Aug-2021



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