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For CITIZEN CREDIT™  
CO-OP BANK LTD

Authorised Signatory



2023-BRZ-362  
20/01/2023

## DEED OF SALE

V. M. Moravkar  
[for self and POA holder  
3A & 3B]

[Signature]

[Signature]  
(for self and POA holder  
for 5)

[Signature]

[Signature]  
[for self & POA holder  
for 6 and 7B]

For RYAGO HOMES PVT. LTD.

[Signature]  
Authorised Signatory

## DEED OF SALE

**THIS DEED OF SALE** is made at Mapusa, Taluka, Bardez- Goa, on this 17<sup>th</sup> day of the month of January of the year Two Thousand and Twenty Three **(17.01.2023)**

## BETWEEN

**1. MRS. VINITA BHIVRAO MORAJKAR**, wife of late Mr. Bhivrao Chandrakant Morajkar, age 70 years of age, Land Lady, Indian National, widow, Holding PAN Card No. [REDACTED] and Aadhaar No. [REDACTED], and resident of 83/7, Angod Mapusa, Bardez, North Goa, 403507.

**2. (A) MRS. SHALAKA TRIVIKRAM PRABHUGAONKER** Alias **SHALAKA T PRABHUGAONKER** alias **SHALAKA PRABHUGAONKER**, wife of Trivikram Govind Prabhugaonker, 43 years, married, Teacher, Indian National, Holding PAN Card No. [REDACTED] and Aadhaar card No. [REDACTED], and

*VB Morajkar*

*[for self and for holder for 30 & 38]*

*[Signature]*

*[Signature]*  
*(for self and for holder for 5)*

*[Signature]*

*[Signature]*  
*(for self & POA holder for 6 and 7B)*

**For RYAGO HOMES PVT. LTD.**

*[Signature]*  
**Authorised Signatory**



resident of H.No.923/158, Plot No.2, Opp Socorro Panchayat, Alto Porvorim S.O, North Goa, 403501.

**2. (B) MR. TRIVIKRAM GOVIND PRABHUGAONKAR, alias MR. TRIVIKRAM GOVIND PRABHUGAONKER**, son of Govind Prabhugaonker, 45 years of age, married, business, Indian National, holding PAN Card No. [REDACTED], and Aadhar Card No. [REDACTED] resident of H.No.923/158, Plot No.2, Opp Socorro Panchayat, Alto Porvorim, S.O, North Goa, 403501.

**3.(A) MRS. MEGHANA AMOL MORAJKAR GUNDA** wife of Mr. Amol Anand Gunda , 35 years of age, married, Service, Indian National, holding PAN Card No. [REDACTED], and Aadhar Card No. [REDACTED], resident of Savali, Hindurao Ghatage Colony, near Lishan Hotel, Kadamwadi Road, Kohlapur, 416003, herein represented herein by POA Holder her sister **MRS.SHALAKA TRIVIKRAM PRABHUGAONKER Alias SHALAKA T PRABHUGAONKER alias SHALAKA PRABHUGAONKER**, wife of Trivikram Govind Prabhugaonker, 43 years, married, Teacher, Indian National, Holding PAN Card [REDACTED] and Aadhar card No [REDACTED], and

resident of H.No.923/158, Plot No.2, Opp Socorro Panchayat,

*Verborim*

*[for self and  
POA holder for  
3A & 3B]*

*Prabhugaonkar*  
*[for self and POA holder  
for 6 & 7B]*

For RYAGO HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory

Alto Porvorim S.O , North Goa, 403501, vide POA dated 23/08/2021, executed before Notary Public M.A Shetgaonkar, bearing registration No.405/2021.

**3. (B) MR.AMOL ANAND GUNDA**, son of Mr.Anand Gunda, 37 years of age, married, service, Indian National, Holding PAN Card No [REDACTED], and Aadhar Card No [REDACTED], and resident of Savali, Hindurao Ghatage Colony ,near Lishan Hotel Kadamwadi Road, Kolhapur ,Maharashtra, 416003.

herein represented herein by POA Holder, sister-in-law

**MRS.SHALAKA TRIVIKRAM PRABHUGAONKER Alias**

**SHALAKA T PRABHUGAONKER alias SHALAKA**

**PRABHUGAONKER**, wife of Trivikram Govind Prabhugaonker,

43 years, married, Teacher, Indian National, Holding PAN

Card [REDACTED] and Aadhar card No [REDACTED], and

resident of H.No.923/158, Plot No.2, Opp Socorro Panchayat,

Alto Porvorim S.O , North Goa, 403501, vide POA dated

23/08/2021, executed before Notary Public M.A Shetgaonkar,

bearing registration No.405/2021.

**4. MRS.SHRUTI SATISH MORAJKAR alias MRS.SHRUTI**

**SATISH MORASKAR** wife of late Mr. Satish Chandrakant

Morajkar, 56 years of age, Service, widow, Indian



*Morajkar*

*For secy and  
PAN holder for  
3A & 5B*

*Morajkar*  
(for secy and adhar  
holder for 5)

**For RYAGO HOMES PVT. LTD.**

*[Signature]*  
**Authorised Signatory**

*[Signature]*

*[Signature]*  
(for secy and PAN  
holder for 6 and 7B)



National, Holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] and resident of DE 77, GHB Colony, Ekta Nagar, Mapusa, Bardez-Goa, 403507.

**5. MR.SAURABH SATISH MORAJKAR** son of Late Mr. Satish C Morajkar, age 29 years of age, service, bachelor, Indian National, Holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] resident of DE 77, GHB Colony, Ekta Nagar, Mapusa, Bardez-Goa, 403507, represented herein by POA Holder my mother, **MRS.SHRUTI SATISH MORAJKAR alias MRS.SHRUTI SATISH MORASKAR** wife of late Mr. Satish Chandrakant Morajkar, 56 years of age, service, widow, Indian National, Holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED], and resident of DE 77, GHB Colony, Ekta Nagar, Mapusa, Bardez-Goa, 403507, vide POA dated 22/12/2022, executed before Notary Public M.A Shetgaonkar, bearing registration No.730/2022.

**6. MRS. USHA GANESH MAYEKAR,** wife of late Mr. Ganesh Mayekar, 66 years of age, widow, Retired, Indian National, Holding PAN Card No. [REDACTED] and Aadhar Card No. [REDACTED] resident of Flat No.5/1A,

*VMoraskar*  
[for self and POA holder for 3A & 3B]

*Morajkar*  
(for self & POA holder for 5)

For RYAGO HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory

*[Signature]*  
*[Signature]*  
(for self and POA holder for 6 & 7B)



Vivek Niwas, Sai Baug, Bhandup Village Road, Bhandup West Mumbai, 400078, represented herein by POA Holder, my son **MR.SARVESH GANESH MAYEKAR** alias **MR.SARVESH MAYEKAR**, son of late Mr.Ganesh Mayekar ,51 years of age, married, business, Indian National, Holding PAN Card bearing No. [REDACTED], and Aadhar Card bearing No. [REDACTED], and resident of Flat No. 5/1 A, Vivek Niwas, Sai Baug ,Bhandup Village Road, Bhandup West, Mumbai, 400078, vide POA dated 11/11/2022, before Notary Public, Geeta A Patil, bearing registration no.3623.

**7.(A) MR. SARVESH GANESH MAYEKAR ALIAS MR. SARVESH MAYEKAR**, son of late Mr.Ganesh Mayekar, 51 years of age, married, business, Indian National, Holding PAN Card bearing No. [REDACTED] and Aadhar Card bearing No. [REDACTED], and resident of Opp Chandan Hospital, 5/1, Vivek Niwas, Sai Baug

VB Morekan

[for second POA holder for 2A & 3B]

(for second POA holder for 5)

Ali

(for self & POA holder for 6 & 7B)

For RYAGO HOMES PVT. LTD.

Authorised Signatory



Village road, VTC, Bhandup West SO, District , Mumbai ,Maharashtra , 400078.

**7.(B) MRS.MRUNAL SARVESH MAYEKAR**, wife of Sarvesh Mayekar, 47 years of age, married, housewife, Indian National, Holding PAN Card bearing No [REDACTED] and Aadhar Card no [REDACTED] and resident of, Flat No.5/1 A, Vivek Niwas, Sai Baug Bhandup Village Road, Bhandup West Mumbai Maharashtra , 400078, represented herein by my husband **MR.SARVESH GANESH MAYEKAR alias MR.SARVESH MAYEKAR**, son of late Mr.Ganesh Mayekar, 51 years of age, married, business, Indian National, Holding PAN Card bearing No [REDACTED], and Aadhar Card bearing No. [REDACTED], and resident of Flat No. 5/1 A, Vivek Niwas, Sai Baug ,Bhandup Village Road, Bhandup West, Mumbai, 400078, vide POA dated 11/11/2022, registered before Notary Geeta A.Patil, under No.3629.

**8. (A) MRS.VIDYA GAJANAN NAIK TARI**, wife of Gajanan Naik Tari, 62 years of age, married, housewife, Indian National, Holding PAN Card No. ABUPT1014E, and Aadhar

*[Signatures]*  
 (for secy and POA holder for 3A & 3B)  
 (for secy and POA holder for 5)  
**For RYAGO HOMES PVT. LTD.**  
*[Signature]*  
 Authorised Signatory  
 (for secy & POA holder for 6 & 7B)



Card No. [REDACTED] and resident of H.No.39,  
Taripanta Sanguem, South Goa, Goa,403704.

**8.(B) MR.GAJANAN ARJUN NAIK TARI alias GAJANAN NAIK,**  
son of Arjun Savdla Naik Tari, 71 years of age, married,  
retired, Indian National, Holding PAN Card No.  
[REDACTED], and Aadhar Card No. [REDACTED] and  
resident of H.No.39, Taripanta Sanguem, South Goa,  
Goa,403704. hereinafter referred to as the **"VENDORS"**  
(which expression shall unless repugnant to the context  
or meaning thereof be deemed to mean and include his  
heirs successors, legal representatives, executors,  
administrator and assigns) of the **FIRST PART.**



**AND**

**RYAGO HOMES PVT. LTD,** a duly registered Private  
Limited company having CIN  
U55101MH2008PTC186547 (PAN Card no.  
[REDACTED]), and their Registered office at 61, Viraj  
Silverene Chs Ltd, 321, Hill Road Opp Mehboob Studio,  
Bandra (W) Mumbai Mumbai Mumbai City Mh 400050

IN, represented by one of their Director **MRS. NEELAM**

*VB Monnikar*  
*for secy and POA holder for 3A+3B*  
*for secy & POA holder for 6 & 7B*  
*for secy & POA holder for 5*  
**For RYAGO HOMES PVT. LTD.**  
**Authorised Signatory**



**NAGPAL** ,wife of Vijay Kumar Nagpal, aged 61 years, businesswoman, married, Indian National, having PAN Card bearing No. [REDACTED] and resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, vide Board of Directors resolution No.BM/11-2023-2023, dated 09/01/2023 hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and assigns of the,

**SECOND PART;** represented herein through duly constituted Power of Attorney Holder, **MRS. ALISHA A.SHIRODKAR ALIAS ALISHA V.POLLE** , w/o Dr.Vaman P.Polle, 34 years of age, Indian National, Advocate, married, Holder of PAN Card No. [REDACTED] resident of H.No .443,"Prena", Near Rashtroli Temple, Canca, Bardez-Goa, 403510, vide Power of Attorney dated 10/01/2023 duly notarized before the Notary Public, Adv. Sanyogita, Tis Hazari Courts, Delhi, bearing registration No.7517.

V.B. Morankar

For self and POA holder for 3A & 3B

For self and POA holder for 5

FOR KTAGO HOMES PVT. LTD.

Authorised Signatory

For self & POA holder for 6 & 7B

**A. WHEREAS** there exist a PROPERTY known as "Maina" and "Coves" situated in the village Siolim, ward Maina Bardez Goa, which is more particular described in Schedule I herein below bearing survey Nos. **238/6** of village Siolim, Bardez Taluka Goa, hereinafter be referred to as the "**Said Property**".

**B. AND WHEREAS** the "said property" was originally owned by Mr. Rama Bhiva Morascar and his wife Mrs. Sitabay Morascar.

**C. AND WHEREAS** late Mr. Rama Bhiva Morascar and his wife Mrs. Sitabay Morascar, by Gift Deed dated 20/10/1922, gifted their minor son, Mr. Chandrakant Rama Morajkar, and the said property described in schedule I herein below. Pursuant to the Deed of gift dated 20/10/1922 the said property described in schedule I came to be inscribed in favour of Chandrakant Rama Morajkar under inscription No. 17883 at page 94 reverse, of Book G-24 and the said property was described in the Land Registration Office,

*NB Morajkar*

*[Signature]*  
(for secy and POA holder for 3A & 3B)

*[Signature]*  
(for secy & POA holder for 5)

**For RYAGO HOMES PVT. LTD.**

*[Signature]*  
Authorised Signatory

*[Signature]*  
(for secy & POA holder for 6 & 7B)





Bardez, under no. 8452 at page 97 reverse of Book B 22 new.

**D. AND WHEREAS** Said Mr. Chandrakant Rama Morajkar was married to Mrs. Draupadi Chandrakant Morajkar, out of their wedlock had the following children:

- a) Mrs. Jayanti Chandrakant Morajkar alias Mangala Gajanan Dhabolkar married to Mr. Gajanan Dhabolkar.
- b) Mr. Satish Chandrakant Morajkar (now deceased) married to Mrs. Shruti Satish Morajkar alias Mrs. Shruti Satish Moraskar.
- c) Mr. Bhivrao Chandrakant Morajkar (now deceased) married to Mrs. Vinita Bhivrao Morajkar.
- d) Mrs. Sujata Chandrakant Morjekar alias Vidya Gajanan Naik Tari married to Gajanan Naik Tari alias Gajanan Arjun Naik Tari.
- e) Mrs. Usha Chandrakant Morajkar alias Usha Ganesh Mayekar married to Mr. Ganesh Mayekar alias Ganesh S. Mayekar (now deceased)
- f) Miss Shaila Chandrakant Morajkar expired as spinster.

*VB Morajkar*  
(for secy and POA holder  
for 3 & 38)

*[Signature]*

*[Signature]*  
(for secy & POA holder for 5)

*[Signature]*  
*[Signature]*

*[Signature]*  
(for secy & POA  
holder for 6 & 70)

For RYAGO HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory



**E. AND WHEREAS** Mrs. Draupadi Morajkar expired on 24/11/1996, Miss. Shaila Chandrakant Morajkar expired as a spinster on 01/04/1998, and Mr. Chandrakant Rama Morajkar expired on 28/09/2005.

**F. AND WHEREAS** pursuant to the death of Smt. Draupadi Chandrakant Morajkar, Miss. Shaila Chandrakant Morajkar and Mr. Chandrakant Rama Morajkar, an Inventory proceedings No.251/2007/A came to be instituted by Mr. Bhivrao Chandrakant Morajkar in the Court of Civil Judge Senior Division A, Court at Mapusa, Goa.

**G. AND WHEREAS** in the said Inventory Proceedings No.251/2007, the property described in Schedule I, bearing survey No.238/6, of village Siolim, came to be listed as Item No.II, in the list of Assets along with other properties bearing survey no. 258/8 and 240/6 of Siolim Village.

**H. AND WHEREAS** during the pendency of the said Inventory proceedings Mr. Satish Chandrakant

VB Morajkar  
[for self and POA holder  
for 3 & 3B)  
[for self & POA holder  
for 5 & 5B)  
[for self & POA holder  
for 6 & 7B)  
For RYAGO HOMES PVT. LTD.  
Authorised Signatory



Morajkar, expired on 19/10/2008, leaving behind the following legal heirs:

- (i) His widow Mr. Shruti Satish Morajkar alias Shruti Satish Moraskar,
- (ii) and his son Mr. Saurabh Satish Morajkar alias Saurabh S Morajkar.

**1. AND WHEREAS** by final order dated 08/12/2015, and Chart of allotment dated 05/11/2015, in the said Inventory Proceeding No.251/2007/C, the said property in Item No. II i.e. properties bearing Survey No. 238/6, 240/6 and 258/8 were allotted as follows:

- 3/5th share- To Bhivrao Chandrakant Morajkar and his wife Vinita Bhivrao Morajkar (Vendor No. 1 herein above)
- 1/10th share - to the legal heirs of Satish Chandrakant Morajkar, i.e., Smt. Shruti Satish Morajkar alias Shruti Satish Moraskar and her son, Saurabh Satish Morajkar alias Saurabh S Morajkar, who are Vendors no. 4 and 5 hereinabove.

*Bhivrao*

*For say and POA holder for 3A & 3B*

*[Signature]*

*Morajkar (for say & POA for 5)*

For RYAGO HOMES PVT. LTD.

Authorised Signatory

*[Signature]*  
(for say & POA holder for 6 & 7B)



- 1/10th share to - Mrs. Mangala Gajanan Dabholkar and her husband Gajanan N. Dabholkar;
- 1/10th share to -Mrs. Usha Ganesh Mayekar i.e. (Vendor No.6 hereinabove) and her husband Ganesh Mayekar alias Ganesh S. Mayekar;
- 1/10th share to -Mrs. Vidya Gajanan Naik Tari and her husband Gajanan Naik Tari alias Gajanan Arjun Naik Tari alias Gajanan Naik i.e Vendors No.8 (A)& 8(B).

**J. AND WHEREAS** Mr. Bhivrao Chandrakant Morajkar expired on 24/06/2021, leaving behind the following legal heirs:

a) Mrs. Vinita Bhivrao Morajkar widow of Mr. Bhivrao Morajakar

b) Mrs. Shalaka Bhivrao Morajkar alais Shalaka Trivikram Prabhugaonker alias Shalaka T Prabhugoanker alias Shalaka Prabhugaonker married

B Morajkar [forsee & POA holder for 3A & 3B] Shalaka [forsee & POA holder for 8 & 7B] B Morajkar (forsee & POA holder for)

For RYAGO HOMES PVT. LTD.

[Signature] Authorised Signatory



to Mr.Trivikram Govind Prabhugaonkar alias Trivikram Govind Prabhugaonker.

- c) Miss Manasi Bhivrao Morajkar (spinster)
- d) Mrs.Meghana Bhivrao Morajkar, married to Mr.Amol Gunda.

**K. AND WHEREAS** pursuant to the death of Mr.Bhivrao Chandrakant Morajkar an Inventory proceedings No.359/2021/B, came to be instituted by Mrs.Shalaka Bhivrao Morajkar alias Shalaka Trivikram Prabhugaonker alias Mrs. Shalaka T Prabhugaonker alias Shalaka Prabhugaonker in the Court of Senior Civil Judge B Court, at Mapusa, Goa.

**L. AND WHEREAS** in the said Inventory Proceedings No.359/2021/B, the property described in Schedule I, bearing survey No.238/6, of village Siolim, came to be listed as Item No.2 in the list of Assets.

*VB Morajkar*

*[for secy and POA holder for 3A & 3B]*

*[Signature]*

*Morajkar (for secy & POA holder for 3A & 3B)*

FOR KTAGO HOMES PVT. LTD.

*[Signature]*

*[Signature]*

*[for secy & POA holder for 6 & 7B]*

*[Signature]*  
Authorised Signatory

**M. AND WHEREAS** in the said Inventory Proceedings No.359/2021/B, Miss Manasi Bhivrao Morajkar (spinster) renounced all her rights in the estate of her father Mr. Bhivrao Chandrakant Morajkar by executing Deed of Renouncement dated 20/06/2022.

**N. AND WHEREAS**, as per the final order dated 28/11/2022, passed by the H'onble Court of Civil Judge Senior Division at Mapusa, the Item No. II i.e properties bearing Survey No. 238/6, along with survey no. 240/6 were allotted as follows:

- 1/2 share allotted to Mrs.Vinita Bhivrao Morajkar i.e., Vendor No.1 hereinabove.
- 1/4<sup>th</sup> Share allotted to Mrs.Shalaka Trivikram Prabhugaonker alias Shalaka T Prabhugaonker alias Shalaka Prabhugaonker married to Mr.Trivikram Govind Prabhugaonkar, alias Mr. Trivikram Govind Prabhugaonker i.e. Vendors No.2(A) & 2(B) hereinabove.

*VR Morajkar*

*for secy & POA holder  
for 3A & 2B)*

*[Signature]*

*[Signature]  
(for secy & POA holder for 5)*

FOR ISTAGO HOMES PVT. LTD.

*[Signature]*

*[Signature]  
(for secy & POA holder  
for 6 & 7B)*

*[Signature]*  
Authorised Signatory



- 1/4<sup>th</sup> Share Allotted To Mrs. Meghana Amol Morajkar Gunda alias Mrs. Meghana Morajkar Gunda married to Mr. Amol Anand Gunda, i.e. Vendors No.3(A) & 3(B).

**O. AND WHEREAS** though the estate of late Smt. Draupadi Chandrakant Morajkar, Kum Shaila Chandrakant Morajkar and Mr. Chandrakant Rama Morajkar, was allotted to the heirs/successors as per their share by instituting an Inventory proceeding bearing No.251/2007/A before the Civil Judge Senior Division, the same was not partitioned by metes and bounds as such suit for Partition and Injunction furthermore for acknowledgement and affirmation of the rights was filed by Vendors no.1, 2(A), 2(B), 3(A), 3(B) and 6, 7(A), 7(B), 8(A), 8(B) against Vendor no. 4, & 5 and Mangala Gajanan Dhabolkar and her husband Mr. Gajanan Dhabolkar, bearing SCS no. 136/2022/C/A before the Civil Judge Senior Division at Mapusa.

**P. AND WHEREAS** at the time of filling of the suit it was noticed that there exists another property bearing survey No.238/12 of Siolim village admeasuring an area of 25


VRB Morajkar  
[for Secy & POA holder  
for 3(A) & 3(B)]  
For RYAGO HOMES PVT. LTD.  
Authorised Signatory  
for Secy & POA holder  
for 6 & 7(B)

sq.mtrs, and that in the survey records, the said property surveyed No.238/12 was recorded in the name of late Rama Bhiva Morajkar which forms a part of the property having description No.8425 which was gifted to late Mr. Chandrakant Rama Morajkar vide deed of gift dated 20/10/1922, by his father late Rama Bhiva Morajkar and his wife Sitabay Morajcar.

**Q. AND WHEREAS** the said property bearing survey No.238/12, remained to be listed in the Inventory proceedings bearing No.251/2007/A, however the same was listed as suit property no.-VII in the suit bearing SCS no. 136/2022/C/A.

**R. AND WHEREAS** the said suit bearing SCS no. 136/2022/C/A was settled by filling consent terms dated 27/12/2022, before the Hon'ble Civil Judge Senior Division at Mapusa.

**S. AND WHEREAS** as per the consent terms, filed in SCS/136/2022, the Hon'ble Civil judge Senior Division, passed an order dated, 27/12/2022, wherein the property bearing Survey No. 238/6 was partitioned and


  
 [for secy & Potholder for 3A & 3B)
   
 [for secy & Potholder for 5)
   
 For RYAGO HOMES PVT. LTD.
   
 [for secy & Potholder for 6 & 7B)
   
 Authorised Signatory



allotted to all Vendors herein above as per their share and property bearing survey no. 238/12, was exclusively allotted to the Vendor No.2(A) i.e. (Mrs. Shalaka Trivikram Prabhugaonker alias Shalaka T Prabhugaonker alias Shalaka Prabhugaonker & Vendor No. (2B) Mr.Trivikram Govind Prabhugaonkar, alias Mr.Trivikram Govind Prabhugaonker

**T. AND WHEREAS** in light of above, the said (Vendors hereinabove); became exclusive owners of the said property, which is more particularly described in **SCHEDULE I** hereunder written and hereinafter referred to as the **SAID PROPERTY**.

**U. AND WHEREAS** the PURCHASERS after having verified title documents of the **Said Property** described in **SCHEDULE I**, and being satisfied with the title of the VENDOR in respect of the **Said Property** described in **SCHEDULE I**, has approached the VENDORS and requested the VENDORS to sell the Said Property

VB morajkar

[for sec 5 & 6A holder for 3A & 3B)

[Signature]

Shrawan (for sec 5 & 6A holder for 5)

For RYAGO HOMES PVT. LTD.

[Signature]

[Signature] (for sec 5 & 6A holder for 6 & 7B)

[Signature]  
Authorised Signatory

described in SCHEDULE I, to the PURCHASER, referred to as the **"SAID PROPERTY"**.

**V. AND WHEREAS** after negotiations between the parties, the VENDORD have agreed with the PURCHASER for the absolute sale of the SAID PROPERTY and PURCHASER has agreed to purchase the SAID PROPERTY for the total consideration of **Rs. 3,85,10,000/- (Rupees Three Crore Eighty-Five Lakhs Ten Thousand Only)** Which is the market value of the SAID PROPERTY.

**W. AND WHEREAS** the VENDORS have agreed with the PURCHASER for the absolute sale of the SAID PROPERTY and PURCHASER has agreed to purchase the SAID PROPERTY for the total consideration of **Rs. 3,85,10,000/- (Rupees Three Crore Eighty-Five Lakhs Ten Thousand Only)**

**NOW THIS DEED OF SALE WITNESSETH AS UNDER: -**

1) That in consideration of payment of **RS. 3,85,10,000/- (Rupees Three Crore Eighty Five Lakhs Ten Thousand Only)** which amount after

*V. B. Morasani*

*(for self & son holder for 3A & 3B)*

*[Signature]*

*[Signature] (for self & son holder for 5)*

**For RYAGO HOMES PVT. LTD.**

*[Signature]*

*[Signature]*

*[Signature]*

*(for self & son holder for 6 & 7B)*

*[Signature]*  
**Authorised Signatory**



deduction of TDS @ 1% equivalent to **Rs.3,85,100 Rupees Three lakhs eighty Five Thousand One Hundred Only**) works out to be Rs.3,81, 24,900/- (Rupees Three Crore Eighty One Lakh Twenty Four Thousand Nine Hundred Only) is paid by the PURCHASERS in the manner more particularly stipulated in the Schedule II hereunder, which receipt of entire consideration, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which property is more particularly described in Schedule I hereunder written and is delineated in **RED** in the plan annexed hereto as Annexure- I together with all trees, fences, ways, water courses, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or

*V.B. Morais*

(for secy & lot holder  
for 3A & 3B)

*Di*

*M. Vankar*

*[Signature]*

*[Signature] (for secy & lot holder for 5)*

*[Signature]*

(for secy & lot holder  
for 6 & 7b)

For RYAGO HOMES PVT. LTD.

*[Signature]*  
Authorized Signatory

upon the SAID PROPERTY hereby conveyed to the PURCHASER and every part thereof to have unto and hold the same to the use of the PURCHASER together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale, and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law, and is also free from any adverse observation in any decree of any court as against the Vendors. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding this land as against the Vendor. The VENDORS declare that they

have not agreed to sell the SAID PROPERTY or any

VPB Mosaikaa

(for secy & 10A holder  
to 3A & 3B)

Shreyas (for secy & 10A holder to 5)

For RYAGO HOMES PVT. LTD.

Authorized Signatory

(for secy & 10A holder  
to 6 & 7B)



portion thereof to any other person/persons whomsoever and that they have not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.

3) The possession of the SAID PROPERTY hereby sold by VENDORS have been handed over to PURCHASER today.

4) The PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY to Schedule I hereunder written. The PURCHASER shall also be entitled to apply for and transfer in their favour, the SAID PROPERTY purchased in all other public records, village records, etc.

V.B. Mondal

(for secy & POA holder for 30 & 30)

Chir

A. Vankar

A. Vankar

(for secy & POA holder for 6 & 7B)

Shri. S. S. (for secy & POA holder for 5)

For RYAGO HOMES PVT. LTD.

Authorized Signatory

5) That the VENDORS hereby assure the PURCHASER that there are no third-party rights of whatsoever nature created by the Vendors in respect of the SAID PROPERTY by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the PURCHASER in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

6) That VENDORS do hereby assure the PURCHASER that the SAID PROPERTY hereby sold is free from any known encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.

7) That on the execution of this Deed of Sale, PURCHASER shall and may at all times hereinafter peacefully and quietly enter into and possess the SAID PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

8) That the VENDORS shall at all times hereinafter

*VRM...*

*for say & PoA holder for 3A & 3B*

*for say & PoA holder for 5*

For RYAGO HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory

*[Signature]*  
(for say & PoA holder for 6 & 7B)

*[Signature]*





indemnify and keep indemnified the PURCHASER and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason attributable to the Vendor herein after the acquisition of rights to the SAID PROPERTY herein.

9) The PURCHASER acknowledges of having received all the title documents pertaining to the SAID PROPERTY.

10) That in case of increase in area of the said property if found on loco at any time in future on resurvey, then the same shall exclusively owned and possessed and enjoyed by the Purchaser and the Purchaser shall be free and open to carry out the resurvey from the concerned authorities in his favor and the VENDORS, or their successors or any person or persons on their behalf shall not raise any claim of whatsoever or demand additional consideration thereof in any manner whatsoever.

11) The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to

*V B Monisha*

*(for self & POA holder for 3 & 3B)*

*[Signature]*

*[Signature] (for self & POA holder for 5)*

*[Signature]*

*[Signature]*

*[Signature]*

*(for self & POA holder for 6 & 7b)*

For RYAGO HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory

the Notification No. RD/LAND/LRC/318/77 dated  
21/08/1978.

12) That the Price paid corresponds to the Market value  
of the SAID PROPERTY and accordingly stamp duty of  
Rs.19,26,000/- (Rupees Nineteen Lakhs Twenty-Six  
Thousand Only) has been affixed herewith.

VB Mondal

*[Signature]*

*[Signature]*

*[Signature]* (for secy & P.A holder for 5)

(for secy & P.A holder  
for 3 & 30)

For RYAGO HOMES PVT. LTD.

*[Signature]*  
Authorised Signatory

*[Signature]* *[Signature]*

(for secy & P.A holder  
for 6 & 76)





**SCHEDULE I**

All that property and/or part and/or parcel of land admeasuring about 3826 m<sup>2</sup>, known and/or denominated as 'Maina' and 'Coves', situated at Maina, Siolim, Bardez, Goa, forming part of the property described in the Land Registration Office, Bardez, under no. 8452 at page 97 reverse of Book B 22 new and not enrolled in the Taluka Revenue Office, presently surveyed under Survey No. 238/6 of the village, Siolim, taluka and sub-district of Bardez, district of North Goa, in the State of Goa, and bounded as under:

**East:** By Nallah and property surveyed under No.240/11 of village Siolim.

**West:** By the property bearing Survey no.239/28 and Survey No.238/6-A of Village Siolim

**North:** By property bearing Survey no.239/6, 239/7, 239/8, 239/9, 239/10, 239/45, 239/47, and 239/49, of Village Siolim.

**South:** By Road.

V8MORCILAS

(for self & POA holder for 3A & 3B)

(for self & POA holder for)

For RYAGO HOMES PVT. LTD.

Authorised Signatory

**SCHEDULE II**  
**(CONSIDERATION)**

**Rs. 3,85,10,000/- (Rupees Three Crore Eighty-Five Lakhs Only)**

| Sr No          | Paid to the Vendors             | TOTAL AMOUNT        | TDS 1%           | NET AMOUNT         |
|----------------|---------------------------------|---------------------|------------------|--------------------|
| Vendor No. 1   | Vinita Bhivrao Morajkar         | Rs.1,20,54,000.00/- | Rs.1,20,540/-    | Rs.1,19,33,460/-   |
| Vendor No.2(A) | Shalaka Trivikram Prabhugaonker | Rs.30,13,500.00/-   | Rs.30,135/-      | Rs.29,83,365/-     |
| Vendor No.2(B) | Trivikram Govind Prabhugaonkar  | Rs.30,13,500.00/-   | Rs.30,135/-      | Rs.29,83,365/-     |
| Vendor No.3(A) | Meghana Amol Morajkar Gunda     | Rs.30,13,500.00/-   | Rs.30,135/-      | Rs.29,83,365/-     |
| Vendor No.3(B) | Amol Anand Gunda                | Rs.30,13,500.00/-   | Rs.30,135/-      | Rs.29,83,365/-     |
| Vendor No.4    | Shruti Satish Morajkar          | Rs.20,43,000.00/-   | Rs.20,430/-      | Rs.20,22,570/-     |
| Vendor No.5    | Saurabh Satish Morajkar         | Rs.20,43,000.00/-   | Rs.20,430/-      | Rs.20,22,570/-     |
| Vendor No.8(A) | Vidya Gajanan Naik Tari         | Rs.25,79,000.00/-   | Rs.25,790/-      | Rs.25,53,210/-     |
| Vendor No.8(B) | Gajanan Arjun Naik Tari         | Rs. 25,79,000.00/-  | Rs.25,790/-      | Rs.25,53,210/-     |
| Vendor No.7(A) | Sarvesh Ganesh Mayekar          | Rs.38,68,500.00/-   | Rs.38,685/-      | Rs.38,29,815/-     |
| Vendor No.7(B) | Mrunal Sarvesh Mayekar          | Rs.12,89,500.00/-   | Rs.12,895/-      | Rs.12,76,605/-     |
|                |                                 | <b>38510000.00</b>  | <b>385100.00</b> | <b>38124900.00</b> |

- Paid Rs.1,19,33,460/- via Demand Draft to Vendor **No 1**, Mrs.Vinita Bhivrao Morajkar, drawn on HDFC Bank, Delhi Branch, bearing No.030230, dated 11/01/2023.
- Paid Rs.29,83,365/- via Demand Draft to Vendor **No 2(A)**, Mrs.Shalaka Trivikram Prabhugaonkar, drawn on HDFC Bank, Delhi Branch, bearing No.030233, dated 11/01/2023.
- Paid Rs.29,83,365/- via Demand Draft to Vendor **No 2(B)**, Mr Trivikram Govind Prabhugaonkar, drawn on HDFC Bank, Delhi Branch, bearing No.030235, dated 11/01/2023.
- Paid Rs.29,83,365/- via Demand Draft to Vendor **No 3(A)**, Mrs. Meghana Morajkar Gunda, drawn on HDFC Bank, Delhi Branch, bearing No.030234.

**For RYAGO HOMES PVT. LTD.**

Authorised Signatory



- dated 11/01/2023.
- Paid Rs.29,83,365/- via Demand Draft to Vendor **No 3(B)**, Mr. Amol Anand Gunda , drawn on HDFC Bank, Delhi Branch, bearing No.030236, dated 11/01/2023.
  - Paid Rs.20,22,570/- via Demand Draft to Vendor **No.4**, Mr.Shruti Satish Morajkar, drawn on HDFC Bank, Delhi Branch, bearing No.030237, dated 11/01/2023.
  - Paid Rs.20,22,570/- via Demand Draft to Vendor **No.5**, Mr.Saurabh Satish Morajkar, drawn on HDFC Bank, Delhi Branch, bearing No.030238, dated 11/01/2023.
  - Paid Rs.38,29,815/- via Demand Draft to Vendor **No.7(A)**, Mr.Sarvesh Ganesh Mayekar, drawn on HDFC Bank, Delhi Branch, bearing No.030228, dated 11/01/2023
  - Paid Rs. 12,76,605/-via Demand Draft to Vendor **No.7(B)**, Mr.Mrunal Sarvesh Mayekar, drawn on HDFC Bank, Delhi Branch, bearing No.030229, dated 11/01/2023.
  - Paid Rs.25,53,210/- via Demand Draft to Vendor **No.8(A)**, Mr.Vidya Gajanan Naik Tari, drawn on HDFC Bank, Delhi Branch, bearing No.030231, dated 11/01/2023.
  - Paid Rs.25,53,210/-via Demand Draft to Vendor **No.8(B)**, Mr.Gajanan Arjun Naik Tari, drawn on HDFC Bank, Delhi Branch, bearing No.030232, dated 11/01/2023.
- The VENDORS hereby admit and acknowledge receipt of entire consideration.

IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written.

*V. S. Morajkar*

*(for key & for 3A & 3B)*

*(for key & for 6 & 7B)*

For RYAGO HOMES PVT. LTD.

*(for key & for 5)*  
  
 Authorised Signatory

SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED  
VENDOR NO.1 **MRS.VINITA  
BHIVRAO MORAJKAR**



*VMorajkar*

*VMorajkar*

Left Hand Finger Impressions

Right Hand Finger Impressions

1. 

1. 


2. 

2. 

3. 

3. 

4. 

4. 

5. 

5. 

*VMorajkar*

*Blank*  
*(for secy & POA for 6 & 7B)*

*Morajkar* (for secy & POA holder for 5)

For RYAGO HOMES PVT. LTD

  
Authorised Signatory



SIGNED, SELAED AND DELIVERED  
BY THE WITHINNAMED  
VENDOR NO.2(A). **MRS.SHALAKA  
TRIVIKRAM PRABHUGAONKER**  
for self and POA holder for  
Vendor no.3(A) Meghana Amol  
Morajkar Gunda & 3(B) Amol Anand Gunda



Left Hand Finger Impressions      Right Hand Finger Impressions

1.

1.

2.

2.

3.

3.

4.

4.

5.

5.

*V. Morajkar*

*Shalaka*  
(for self & POA holder for 3(A) & 3(B))

*Shalaka* (for self & POA holder for 5)

For RYAGO HOMES PVT. LTD

Authorized Signatory

SIGNED, SEALED AND DELIVERED  
BY THE WITHIN NAMED  
VENDOR NO.2(B) **MR. TRIVIKRAM GOVIND  
PRABHUGAONKAR.**



Left Hand Finger Impressions

Right Hand Finger Impressions

1. 

1. 

2. 

2. 

3. 

3. 

4. 

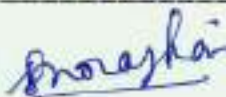
4. 

5. 

5. 

VB Monitor

  
(for secy & PPA holder  
for 6 & 7B)

 (for secy & PPA holder for 5)

For RYAGO HOMES PVT. LTD.

  
Authorized Signatory





SIGNED, SELAED AND DELIVERED

BY THE WITHINNAMED


VENDOR NO. 4. **MRS.SHRUTI**



**SATISH MORAJKAR** for self and POA



holder for VENDOR NO. 5. **Saurabh Satish Morajkar**

Left Hand Finger Impressions



Right Hand Finger Impressions

1.  1. 

2.  2. 

3.  3. 

4.  4. 

5.  5. 

*V. Morajkar*

*(for self and POA holder for 3A & 3B)*

*(for self and POA holder for 3A & 3B)*

*Saurabh (for self & POA holder for 5)*

*(for self & POA holder for 6 & 7B)*

For RYAGO HOMES PVT. LTD.

*(Signature)*  
Authorised Signatory

SIGNED, SELAED AND DELIVERED  
 BY THE WITHINNAMED  
 VENDOR NO.7(A). **MR. SARVESH  
 GANESH MAYEKAR** for self and  
 as POA for Vendors No.6.Mrs.**Usha  
 Ganesh Mayekar** & 7(B) **Mrs.Mrunal  
 Sarvesh Mayekar**



Left Hand Finger Impressions

Right Hand Finger Impressions

1. 1.

2. 2.

3. 3.

4. 4.

5. 5.

(for self & POA holder for 6 & 7B)

(for self & POA holder for 6 & 7B)

(for self & POA holder for 6 & 7B)

(for self & POA holder for 6 & 7B)

For RYAGO HOMES PVT. LTD.

Authorised Signatory



SIGNED, SELLER AND DELIVERED  
BY THE WITHINNAMED  
VENDOR NO.8(A).  
**MRS. VIDYA GAJANAN NAIK TARI**



Left Hand Finger Impressions


Right Hand Finger Impressions

1.  1. 

2.  2. 

3.  3. 

4.  4. 

5.  5. 

VIDYAMODAR

*(for self & post holder for 2nd & 3rd)*

*(for self & post holder for 4th & 5th)*

Pranayini (for self & post holder for 6th & 7th)

*(for self & post holder for 8th & 9th)*

*(for self & post holder for 10th & 11th)*

For RYAGO HOMES PVT. LTD.

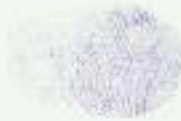

  
Authorised Signatory



SIGNED, SEALED AND DELIVERED  
BY THE WITHINNAMED  
VENDOR NO.8(B) **MR.GAJANAN  
ARJUN NAIK TARI.**





Left Hand Finger Impressions



Right Hand Finger Impressions


1.  1. 

2.  2. 


3.  3. 

4.  4. 

5.  5. 

  
V2M0001K00

(for sign & POA holder  
for 20 & 30)

 (for sign & POA holder for 5)

For RYAGO HOMES PVT. LTD.

  
Authorised Signatory

(for sign & POA holder  
for 6 & 7B)



SIGNED, SEALED AND DELIVERED BY  
THE WITHIN NAMED PURCHASER,

**RYAGO HOMES PVT LTD**

represented by its Director

MRS. NEELAM NAGPAL through

POA Holder **MRS. ALISHA A.**

**SHIRODKAR.**



*[Handwritten signature]*

Left Hand Finger Impressions

Right Hand Finger Impressions



1. \_\_\_\_\_



1. \_\_\_\_\_



2. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



5. \_\_\_\_\_

*[Handwritten signature]* (for secy & POA holder)

*[Handwritten signature]* (for secy & POA holder for)

*[Handwritten signature]*

*[Handwritten signature]*  
(for secy & POA holder  
for 6 & 7B)

For RYAGO HOMES PVT. LTD.

*[Handwritten signature]*  
Authorised Signatory

**WITNESSES:**

1. Name: Savio Monteiro

Father's Name: Fausto Monteiro

Age: 32

H No. 425-161

Residential Add.: Fetorim Piedade Divar Goa

Signature:

2. Name: Nikeeta Velgunkar

Father's Name: Yeshwant Velgunkar

Age: 32

H No 3/96

Residential Add.: Saligao Bardez, Goa

Signature:

For RYAGO HOMES PVT. LTD.

Authorised Signatory





**FORM I & XIV**

100016216266

Date : 10/01/2023

नमुना नं १ व १४

Page 1 of 2

Taluka BARDEZ  
तालुका  
Village Siolim  
गांव  
Name of the Field Maina  
शेताचे नांव

Survey No. 238  
सर्वे नंबर  
Sub Div. No. 6  
हिस्सा नंबर  
Tenure  
सत्ता प्रकार

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

| Dry Crop<br>जिराफत | Garden<br>बागायत | Rice<br>हरी | Khajan<br>खाजन | Ker<br>केर | Morad<br>मोरड | Total Cultivable Area<br>एकूण लागण क्षेत्र |
|--------------------|------------------|-------------|----------------|------------|---------------|--|
| 0000.00.00         | 0000.38.26       | 0000.00.00  | 0000.00.00     | 0000.00.00 | 0000.00.00    | 0000.38.26                                 |

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

Pot-Kharab पोट खराब

Remarks शेर

| Class (a)<br>वर्ग (अ) | Class (b)<br>वर्ग (ब) | Total Un-Cultivable Area<br>एकूण नापिक जामीन | Grand Total<br>एकूण |
|-----------------------|-----------------------|--|---------------------|
| 0000.00.00            | 0000.00.00            | 0000.00.00                                   | 0000.38.26          |

|                      |          |             |          |                      |          |              |          |
|----------------------|----------|-------------|----------|----------------------|----------|--------------|----------|
| Assessment :<br>आकार | Rs. 0.00 | Foro<br>फोर | Rs. 0.00 | Predial<br>प्रेडियाल | Rs. 0.00 | Rent<br>रेंट | Rs. 0.00 |
|----------------------|----------|-------------|----------|----------------------|----------|--------------|----------|

| S.No.<br>क्र. | Name of the Occupant<br>कसबेदाराचे नांव | Khata No.<br>खाते नंबर | Mutation No.<br>फेरफार नं | Remarks<br>शेर |
|---------------|---|------------------------|---------------------------|----------------|
| 1             | Bhivrao Chandrakant Morajkar            |                        | 72058                     |                |
| 2             | Vinita Bhivarao Morajkar                |                        | 72058                     |                |
| 3             | Shruti Satish Morajkar                  |                        | 72058                     |                |
| 4             | Saurabh Satish Morajkar                 |                        | 72058                     |                |
| 5             | Mangala Gajanan Dabholkar               |                        | 72058                     |                |
| 6             | Gajanan Dabholkar                       |                        | 72058                     |                |
| 7             | Usha Ganesh Mayekar                     |                        | 72058                     |                |
| 8             | Ganesh S. Mayekar                       |                        | 72058                     |                |
| 9             | Vidya Gajanan Naik Tari                 |                        | 72058                     |                |
| 10            | Gajanan Naik                            |                        | 72058                     |                |

| S.No. | Name of the Tenant<br>कड्याचे नांव | Khata No.<br>खाते नंबर | Mutation No.<br>फेरफार नं | Remarks<br>शेर |
|-------|------------------------------------|------------------------|---------------------------|----------------|
| 1     | -----Nil-----                      |                        |                           |                |



## FORM I &amp; XIV

100016216266

Date : 10/01/2023

नमुना नं १ व १४

Page 2 of 2

Taluka BARDEZ

तालुका

Village Siolim

गांव

Name of the Field Maina

शेताचे नांव

Survey No. 238

सर्वे नंबर

Sub Div. No. 6

हिस्सा नंबर

Tenure

सत्ता प्रकार

Other Rights इतर हक्क  
Name of Person holding rights and nature of rights:  
इतर हक्क धारण करणा-याचे नांव व हक्क प्रकार

Mutation No.

फेरफार नं

Remarks

शेरा

-----Nil-----

## Details of Cropped Area पिकाबाबतील क्षेत्राचा तापशील

| Year<br>वर्ष | Name of the<br>Cultivator<br>सातवाळ करणा-याचे<br>नांव | Mode<br>रीत | Season<br>मौसम | Name<br>of Crop<br>पिकाचे नांव | Irrigated<br>बागायत<br>Ha./Acre Sq. Mts.<br>हे.अ.अ. चौ. मी. | Unirrigated<br>जिरापत<br>Ha./Acre Sq. Mts.<br>हे.अ.अ. चौ. मी. | Land not Available for<br>cultivation नसतिलेला जमीन<br>Nature<br>प्रकार | Area क्षेत्र<br>Ha./Acre Sq. Mts.<br>हे.अ.अ. चौ. मी. | Source of<br>irrigation<br>सिंचनाचा<br>शक्ति | Remarks<br>शेरा |
|--------------|---|-------------|----------------|--------------------------------|---|---|---|--|--|-----------------|
|              | -----Nil-----   |             |                |                                |   |   |   |  |  |                 |

## End of Report

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



The record is computer generated on 10/01/2023 at 11:24:59AM as per Online Reference Number - 100016216266. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>



$$\begin{array}{r} 362 \\ \hline 2073 \end{array}$$


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

CBAR 121-35518



Plan Showing plots situated at

Village : SIOLIM

Taluka : BARDEZ

Survey No./Subdivision No. : 238/ 6

Scale : 1 : 1000

(RAJESH R. PAI KUCHELKAR)  
Inspector of Survey &  
Land Records.



S.No.239

SURVEY No. 238

For RYAGO HOMES PVT. LTD.

**Authorized Signatory**

Generated By : Mitali M. Naik (D'Mangr. II)  
On : 03-01-2022

Compared By:

Generated By : Mitali M. Naik (D'Man Gr. II)  
On : 03-01-2022

Completed By :  
1. Bhaskar (for secy & shareholder for 3 & 4)  
2. Pratik (for secy & shareholder for 6 & 7)  
3. Pratik (for secy & shareholder for 5)



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 20-Jan-2023 12:36:59 pm

Document Serial Number :- 2023-BRZ-362

Presented at 12:22:26 pm on 20-Jan-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

| Sr.No | Description      | Rs.Ps   |
|-------|------------------|---------|
| 1     | Stamp Duty       | 1925500 |
| 2     | Registration Fee | 1155300 |
| 3     | Processing Fee   | 7180    |
| Total |                  | 3087980 |

Stamp Duty Required :1925500/-

Stamp Duty Paid : 1926000/-


















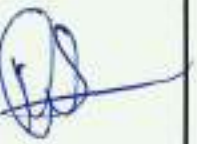



Presenter

| Sr.NO | Party Name and Address  | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1     | Alisha A Shirodkar Alias Alisha V Polle ,Father Name:Anil Surya Shirodkar, Age: 34,<br>Marital Status: ,Gender:Female,Occupation: Advocate,<br>Address1 - H No 443 Perna Near Rashtrali Temple Canca Bardez<br>Goa 403510, Address2 -<br>PAN No. [REDACTED] |       |       |           |













Executer

| Sr.NO | Party Name and Address   | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1     | Vinita Bhivrao Morajkar , Father Name:Dharma Vishnu Naik, Age: 70,<br>Marital Status: Widow ,Gender:Female,Occupation: Land Lady,<br>H No 83-7 Angod Mapusa Bardez, North Goa 403507,<br>PAN No.: [REDACTED]   |       |       |           |
| 2     | Shalaka Trivikram Prabhugaonker Alias Shalaka T Prabhugaonker Alias Shalaka Prabhugaonker , Father Name:Bhivrao Chandrakant Morajkar Alias B C Morajkar, Age: 43,<br>Marital Status: Married ,Gender:Female,Occupation: Teacher,<br>H.No 923-158, plot no 2 Opp Socorro Panchayat Alto Porvorim S O North Goa 403501,<br>PAN No.: [REDACTED] |       |       |           |



| Sr.NO | Party Name and Address  | Photo   | Thumb   | Signature   |
|-------|---|---|---|---|
| 3     | <b>Trivikram Govind Prabhugaonkar Alias Trivikram Govind Prabhugaonker , Father Name:Govind Prabhugaonkar, Age: 45,</b><br><b>Marital Status: Married ,Gender:Male,Occupation: Business,</b><br><b>H.No 923-158 plot No 2 Opp Socorro Panchayat Alto Porvorim S O North Goa,</b><br><b>PAN No.: [REDACTED]</b>  |    |    |    |
| 4     | <b>Shruti Satish Morajkar Alias Shruti Satish Moraskar , Father Name:Jose Rosario Mendes, Age: 56,</b><br><b>Marital Status: Widow ,Gender:Female,Occupation: Service,</b><br><b>Resident of DE 77 GHB Colony Ekta Nagar Mapusa Bardez Goa,</b><br><b>PAN No. [REDACTED]</b>  |    |    |    |
| 5     | <b>Sarvesh Ganesh Mayekar Alias Sarvesh Mayekar , Father Name:Late Ganesh Mayekar, Age: 51,</b><br><b>Marital Status: Married ,Gender:Male,Occupation: Business,</b><br><b>resident of Opp Chandan Hospital 5-1 Vivek Niwas Sai Baug Village Road VTC Bhandup West SO District Mumbai Maharashtra,</b><br><b>PAN No. [REDACTED]</b>   |    |    |    |
| 6     | <b>Vidya Gajanan Naik Tari , Father Name:Chandrakant Ram Morajkar, Age: 62,</b><br><b>Marital Status: Married ,Gender:Female,Occupation: Housewife,</b><br><b>Resident of H No 39 Taripanta Sanguem South Goa Goa,</b><br><b>PAN No. [REDACTED]</b>   |   |   |   |
| 7     | <b>Gajanan Arjun Naik Tari Alias Gajanan Naik , Father Name:Arjun Savdla Naik Tari, Age: 71,</b><br><b>Marital Status: Married ,Gender:Male,Occupation: Other,</b><br><b>resident of H No 39 Taripanta Sanguem South Goa Goa,</b><br><b>PAN No.: [REDACTED]</b>   |  |  |  |
| 8     | <b>Alisha A Shirodkar Alias Alisha V Polle , Father Name:Anil Surya Shirodkar, Age: 34,</b><br><b>Marital Status: ,Gender:Female,Occupation: Advocate, H No 443 Prema Near Rashtroli Temple Canca Bardez Goa 403510,</b><br><b>PAN No. [REDACTED] , as Power Of Attorney Holder for Neelam Nagpal Director Of Ryago Homes Pvt Ltd</b>   |  |  |  |
| 9     | <b>Shalaka Trivikram Prabhugaonker Alias Shalaka T Prabhugaonker Alias Shalaka Prabhugaonker , Father Name:Bhivrao Chandrakant Morajkar, Age: 43,</b><br><b>Marital Status: ,Gender:Female,Occupation: Teacher, resident of H No 923-158 Plot No 2 Opp Socorro Panchayat Alto Porvorim S O North Goa 403501,</b><br><b>PAN No.: [REDACTED] , as Power Of Attorney Holder for Amol Anand Gunda</b> |  |  |  |



| Sr.NO | Party Name and Address  | Photo   | Thumb   | Signature   |
|-------|---|---|---|---|
| 10    | Shalaka Trivikram Prabhugaonker Alias Shalaka T Prabhugaonker Alias Shalaka Prabhugaonker , Father Name:Bhivrao Chandrakant Morajkar, Age: 43, Marital Status: ,Gender:Female,Occupation: Teacher, resident of H No 923-158 Plot No 2 Opp Socorro Panchayat Alto Porvorim S O North Goa 403501, PAN No.: [REDACTED] as Power Of Attorney Holder for Meghana Amol Morajkar Gunda |    |    |    |
| 11    | Sarvesh Ganesh Mayekar Alias Sarvesh Mayekar , Father Name:Ganesh Mayekar, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, flat No 5-1-A Vivek Niwas Sai Baug Bhandup Village Road Bhandup West Mumbai 400078, PAN No.: [REDACTED] as Power Of Attorney Holder for Usha Ganesh Mayekar  |    |    |    |
| 12    | Sarvesh Ganesh Mayekar Alias Sarvesh Mayekar , Father Name:Ganesh Mayekar, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Flat No 5-1-A Vivek Niwas Sai Baug Bhandup Village Road Bhandup West Mumbai 400078, PAN No.: [REDACTED] as Power Of Attorney Holder for Mrunal Sarvesh Mayekar   |    |    |    |
| 13    | Shruti Satish Morajkar Alias Shruti Satish Moraskar , Father Name:Jose Rosario Mendes, Age: 56, Marital Status: ,Gender:Female,Occupation: Service, resident of DE 77 GHB Colony Ekta Nagar Mapusa Bardez Goa 403507, PAN No.: [REDACTED] as Power Of Attorney Holder for Saurabh Satish Morajkar   |  |  |  |

Witness:

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

| Sr.NO | Party Name and Address  | Photo   | Thumb   | Signature   |
|-------|---|---|---|---|
| 1     | Name: Savio Monteiro, Age: 32, DOB: , Mobile: 8600175410 , Email: , Occupation: Advocate , Marital status : Married . Address: 403403, Fatorim Piedade Divar Goa, Fatorim Piedade Divar Goa, Goltim, Tiswadi, NorthGoa, Goa                                   |  |  |  |
| 2     | Name: Nikeeta Velguenkar, Age: 32, DOB: , Mobile: 8888761920 , Email: , Occupation: Advocate , Marital status : Married , Address: 403511, H No 3-96 Mudda Waddo Saligao Bardez Goa, H No 3-96 Mudda Waddo Saligao Bardez Goa, Saligao, Bardez, NorthGoa, Goa |  |  |  |

  
Sub Registrar



Document Serial Number :- 2023-BRZ-362



Book :- 1 Document

Registration Number :- **BRZ-1-338-2023**

Date : 20-Jan-2023

*Amey*

Sub-Registrar  
BARDEZ

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

Scanned by Deepika Nait (LDC)

*Nait*



## Receipt

Original Copy

### FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 20-Jan-2023 13:00:54

Date of Receipt: 20-Jan-2023

Receipt No : 2022-23/9/5021

Serial No. of the Document : 2023-BRZ-362

Nature of Document : **Conveyance - 22**

Received the following amounts from **Alisha A Shirodkar Alias Alisha V Polle** for Registration of above Document in Book-1 for the year 2023

|                   |  |                       |   |         |
|-------------------|--|-----------------------|---|---------|
| Registration Fee  | 1155300  | E-Challan(Online fee) | • Challan Number : 202300022664<br>• CIN Number : CPACJHAE3 | 1155300 |
| Processing Fee    | 7180   | E-Challan(Online fee) | • Challan Number : 202300022664<br>• CIN Number : CPACJHAE3 | 7200    |
| <b>Total Paid</b> | <b>1162500</b> ( Rupees Eleven Lakhs Sixty Two Thousands Five Hundred only ) |                       |   |         |

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL  
Please handover the Registered Document to the person named below

**Name of the Person Authorized :**

Ramnath Naik

Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **20-Jan-2023**

Signature of the person receiving the Document

Ramnath Naik

Signature of the Presenter

Signature of the Sub-Registrar