

For CITIZENCREDIT™
CO-OP BANK LTD

Penandes
Authorised Signatory

(RUPEES TEN LAKHS ONLY.)

Citizencredit co-operative Bank Ltd.

Mapusa Branch,

Shop No.G - 1,Ground Floor,Block D - 1,

Goshan Homes,

Mapusa, Goa - 483 507

D-5 (STP(V)) C.R. 135 / 1 / 2013 - RD

भारत



INDIA

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Rs ≈ 1000000 ≈

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GOA
NON JUDICIAL

10.2.2020

GOA

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6058 7420285

Name of Purchaser RYAGO HOTELS PVT. LTD.

2020-BR2-614
11-2-2020



DEED OF SALE

RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY



Penandes
For. Pandolkar
K. S. L.
Pandolkar
Suchita Jais
Haraldkar
A. K. S.
Santa Naik

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AUTHORISED SIGNATORY

1.MS. JAYASHREE LAXMAN KANDOLKAR alias
Jayasri Laximan Kanolkar, widow of Laxman Baburao
Kandolkar, 87 years of age, Indian National, Having
Pan Card bearing No [REDACTED] and Aadhar Card
bearing No [REDACTED] R/o H.No 23, Khursa
Waddo, Assagao, North Goa- 403507.

2. **MR. KALIDAS LAXMAN KANDOLKAR**, s/o Laxman Baburao Kandolkar, widower of Kranti Kalidas Kandolkar, 68 years of age, Indian National having Pan Card bearing No [REDACTED] and Aadhar Card bearing no [REDACTED] R/o C/o Kranti Kalidas Kandolkar, Block No 1, Rama Sdan 1st Floor, Tekadi, Near Water Tank, Panchpakhadi, Thane West, Maharashtra 400602.

3. **MR. KALPESH KALIDAS KANDOLKAR**, S/o Kalidas Laxman Kandolkar, married, 40 years of age, Indian National, Having Pan Card bearing No [REDACTED] and Aadhar Card bearing no [REDACTED] and his wife.

4. **MRS. PRECILA KALPESH KANDOLKAR**, wife of
Kaplesh Kalidas Kandolkar, married, 40 years of age,

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Indian National, Having Pan Card Bearing No [REDACTED] and Aadhar Card bearing No [REDACTED], both R/o B/504, Galaxy Classique CHS M.G Road, Opp Rajiv Gandhi Udhyan Mittha Nagar, Goregaon West, Mumbai, Maharashtra 400104.

5. **MISS. KAVITA KALIDAS KANDOLKAR**, d/o Kalildas Kandolkar, unmarried, 35 years of age, Having Pan Card bearing no [REDACTED] and Aadhar Card bearing no [REDACTED] Indian National, R/o B/504, Galaxy Classique CHS M.G Road, Old BMC Office, Mitha Nagar, Goregaon, Mumbai, Mumbai Suburban, Motilal Nagar, Maharashtra, 400104.

6. **MR. GURUDAS LAXMAN KANDOLKAR**, S/o Laxman Baburao Kandolkar, widower of Late Geeta Gurudas Kandolkar, 65 years of age, Indian National, Having Pan Card bearing No [REDACTED] and Aadhar Card bearing No [REDACTED] R/o H.No 23, Khursa Waddo, Opp Assagao Union High School, Assagao, North Goa 403507.

7. **MR. MAHESH GURUDAS KANDOLKAR**, S/o Gurudas Kandolkar, married, 61 years of age, Indian

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National , Having Pan Card bearing No [REDACTED]
and Aadhar Card bearing no [REDACTED] and his
wife.

8. **MRS MANASVI M KANDOLKAR**, wife of Mahesh Gurudas Kandolkar, 32 years of age, married, Indian National, Having Pan Card bearing No [REDACTED] and Aadhar Card bearing no [REDACTED], both R/o H. 23,, Khursa Vaddo, Opp Assagao Union High School, Bardez-Goa.

9. **MR. AKSHAY GURUDAS KANDOLKAR** s/o Gurudas
Kandolkar, 26 years of age, Indian National,
unmarried, Having Pan Card Bearing No
[REDACTED] and Aadhar Card bearing no [REDACTED]
[REDACTED], r/o H. 23, Khursa waddo, Opp Assagao
Union High School, Bardez-Goa 403507.

10. **MR. SHANTARAM HARICHANDRA NAIK TARI, S/o**
Harichandra Naik Tari , married, 73 years of age,
Indian National Having Pan Card No [REDACTED]
and Aadhar Card bearing no [REDACTED] and his
wife.



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11. **MRS. SUCHITA SHANTARAM NAIK TARI**, W/o Shantaram Naik Tari, married, 64 years of age, Indian National, Having Pan Card No [REDACTED] and Aadhar Card bearing no [REDACTED] Both R/o, H.No 52/1, Vithal Wadi, Sanguem-Goa 403704.
12. **MR. SATCHIT GAJANAN NAIK**, S/o Gajanan Naik, married, 72 years of age, Indian National, having Pan Card No [REDACTED] and Aadhar Card bearing no [REDACTED] and his wife,
13. **MRS. SARITA SATCHIT NAIK**, Wife of Mr. Satchit Gajanan Naik, married, Indian National, Having Pan Card No [REDACTED] and Aadhar Card bearing no [REDACTED] Both R/o H.No 6581, 1st Floor, Flat No 3 P.G Naik and S G Naik building , Near Old Chowgule College, Behind Sunder Vastu Building Vidhya Nagar, Gogol Margao-Goa.
14. **MR. TULSIDAS LAXMAN KANDOLKAR**, S/o Laxman Baburao Kandolkar, married, 49 years of age, Indian National, Having Pan Card bearing No [REDACTED] and Aadhar Card bearing no [REDACTED] And his wife



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15. **MRS. TEJASHREE TULSIDAS KANDOLKAR**, Wife of
 Mr. Tulsidas Laxman Kandolkar, married, 53 years of
 age, Indian National, Having Pan Card bearing No
 [REDACTED] and Aadhar Card bearing no [REDACTED]
 [REDACTED] Both R/o 155/8 Kapoor Building, Jawahar
 Nagar, Road No 2, Goregaon West, Mumbai, Motilal
 Nagar, Mumbai, Maharashtra 400104 , hereinafter
 called the '**VENDORS**' (which expression shall unless
 repugnant to the context or meaning thereof be
 deemed to include their heirs, legal representatives,
 executors, administrators and assigns) **OF THE**
FIRST PART.

AND

RYAGO HOTELS PVT. LTD., a duly registered
 Company, having corporate identity no.
 U55101MH2008PTC186547, PAN Card no.
 [REDACTED], having their Registration office
 61 Viraj Silverene CHS Ltd, 321, Hill Road
 Opp Mehboob Studio, Bandra (W) Mumbai City
 MH 400050 IN represented by one of their

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Director **MRS. NEELAM NAGPAL**, wife of Vijay Kumar Nagpal, aged 61 years, businesswoman, married, Indian National, resident of 97- B, Manekshaw Road, Anupam Garden, Sainik Farm, New Delhi-110062, hereinafter referred to as the **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** vide Board of Directors resolution dated 06/02/2020, represented herein through duly constituted Power of Attorney Holder, **MR. SAVIO MONTEIRO**, son of Fausto Monteiro, 29 years of age, Indian National, having PAN No. [REDACTED], resident Fetorim, Piedade, Divar, Goa, vide Power of Attorney dated 07/02/2020 duly notarized before the Notary Public Sanyogita, bearing Registration No. 7517 at Delhi.

WHEREAS there exists a property denominated as "Chanfedor" and also known as "Khursawado"

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admeasuring an area of 3000 square meters, situated at ward Cursavado which is described in the Land Registration Office under no 10325 at Folio 54 reverse of Book-27 new and found to enrolled in the Revenue Office under Matriz number 1345 and 1348 of First Division of Assagao, having old Cadastral Survey No.1806, and which is presently surveyed under survey no 186/19 which is Situated in Village Assagao within the limits of the Village Panchayat of Assagao (*Hereinafter referred to as the 'Said Property'*), which is more particularly described in *Schedule I herein below.*

AND WHEREAS the Said Property was originally owned by Domingos Luis de Souza and his wife Amelia Blandina Dias e Souza alias Amelia Blandina Leopoldina Dias alias Amelia Dias alias Amelia de Souza alias Amelia Petornila Dias.



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AND WHEREAS upon the death of Mr. Domingos Luis de Souza and his wife Amelia Blandina Dias e Souza alias Amelia Blandina Leopoldina Dias alias Amelia Dias alias Amelia de Souza alias Amelia Petornila Dias who hailed from Assagao passed away without any will nor any other disposition of their last wish on 3/2/1915 and 21/6/1938 respectively leaving behind as their sole and universal heirs their two sons Socrates Saluzinho de Souza alias Saluzinho Socrates de Souza married to Maria Rosaria Hortencia de Souza alias Rosee Mary Hortencia de Souza alias Rosaria Maria Hortencia de Souza and Santana Reginaldo, subsequently the said Socrates Saluzinho de Souza alias Saluzinho Socrates de Souza also passed away on 12/3/1963 at Assagoa leaving behind Maria Rosaria Hortencia de Souza alias Rosee Mary Hortencia de Souza alias Rosaria Maria Hortencia de Souza as his widow moiety holder and his children Alexio Domingos Luis de Souza and Angelica de Souza e Pereira as his sole universal legal heirs vide



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Deed of Succession dated 02/11/1964 drawn up at
folios 59 reverse onwards of book 663.

AND WHEREAS Pursuant to the Deed of Succession dated 02/11/1964 the name of Socrates Saluzinho de Souza alias Saluzinho Socrates de Souza married to Maria Rosaria Hortencia de Souza as the same stands inscribed in their favor under No. 43021 at folio 136 of Book G-46 in the office of the Land registration of Bardez having quailed the same from their parents namely Domingos Luis de Souza and his wife Amelia Blandina Dias e Souza alias Amelia Blandina Leopoldina Dias alias Amelia Dias alias Amelia de Souza alias Amelia Petornila Dias.

AND WHEREAS vide Deed of Sale and discharge dated 2/11/1964 drawn up at folios 59 reverse onwards of book 663 the said Santana Reginaldo, Maria Rosaria Hortencia De Souza widow of Socrates



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Saluziho de Souza and her children Alexio Domingos Luis de Souza married to Mildreth Saldanha e Souza and Angelica de Souza e Pereira married to Diogo Baptista Pereira sold the said property to Loximina Baburau Candolcar alias Laxman Baburao Kandolkar married to Jaisry Laximona Candolcar alias Jayashree Laxman Kandolkar alias Jayasri Laximan Kanolkar, the property known as "Chanfedor" situated at Ward Cursavado which is described in the Land Registration Office under no 10325 at Folio 54 reverse of Book-27 new and found to enrolled in the Revenue Office under Matriz number 1345 and 1348 of First Division of Assagao.

AND WHEREAS pursuant to Deed of Sale dated 02/11/1964, the name of late Loximina Baburao Candolcar alias Laxman Baburao Kandolkar stands inscribed under Inscription No. 43023 and the name of late Laxman Baburao Kandolkar is also reflected in Form I & XIV of the occupants column.

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AND WHEREAS late Loximina Baburau Candolcar alias Laxman Baburao Kandolkar was married to Jaisry Laximona Candolcar alias Jayashree Laxman Kandolkar alias Jayasri Laximan Kandolkar under the regime of communion of assets and who expired on 03/09/2010 without leaving any Will or any other disposition of their last wishes and leaving behind his wife Jayashree Laxman Kandolkar and his five children namely Mr. Kalidas Laxman Kandolkar, Mr. Gurudas Laxman Kandolkar, Suvarnalata Laxman Kankolkar changed name to Mrs. Suvarnalata Satchit Naik, Uma Laxman Kankolkar changed name to Mrs. Suchita Shantaram Naik Tari, Mr. Tulsidas Laxman Kandolkar.

AND WHEREAS pursuant to the death of Loximina Baburau Candolcar alias Laxman Baburao Kandolkar a Deed of Succession came to be initiated on 14/5/2019 that the said Laxman Baburao Kandolkar expired on 3/9/2010 at Bombay without leaving behind any will or any other disposition of his last




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wish leaving behind his wife moiety holder 1) Jayashree Laxman Kandolkar, and his three sons and two daughter 2) Mr. Kalidas Laxman Kandolkar married to Late Kranti Kalidas Kandolkar and their son and daughter a) Mr. Kalpesh Kalidas Kandolkar and his wife Mrs. Precila Kalpesh Kandolkar and b) Miss. Kavita Kalidas Kandolkar, 3) Mr. Gurudas Laxman Kandolkar married to late. Geeta Gurudas Kandolkar and their two sons a) Mr. Mahesh Gurudas Kandolkar married to Mrs. Manasvi Mahesh Kandolkar b) Mr. Akshay Gurudas Kandolkar 4) Mr. Xantaram Harichandra Naique Tari married to Mrs. Suchita Xantaram Naique Tari 6) Mr. Satchit Gajanan Naique married to Mrs. Suvannalata Satchit Naique 7) Mr. Tulsidas Laxman Kandolkar married to Tejashree Tulsidas Kandolkar drawn on 14/05/2019 in Book No. 864 at pages 69V to 73 before the office of the Civil Registrar cum Sub-Registrar and Notary Ex-officio, Mapusa Bardez.



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AND WHEREAS by virtue of Deed of Succession on 14/05/2019, said 1) Jayshree Laxman Kandolkar, and her three sons and two daughter 2) Mr. Kalidas Laxman Kandolkar married to Late Kranti Kalidas Kandolkar and her son and daughter a) Mr. Kalpesh Kalidas Kandolkar and his wife Mrs. Precila Fernandes and b) Miss Kavita Kalidas Kandolkar , 3) Mr. Gurudas Laxman Kandolkar married to late. Geeta Gurudas Kandolkar and her two sons a) Mr. Mahesh Gurudas Kandolkar married to Mrs. Manasvi Mahesh Gurudas Kandolkar b) Mr. Akshay Gurudas Kandolkar 4) Mr. Xantaram Harichandra Naique Tari married to Mrs. Suchita Xantaram Naique Tari 6) Mr. Satchit Gajanan Naique married to Mrs. Suvannalata Satchit Naique 7) Mr. Tulsidas Laxman Kandolkar married to Tejashree Tulsidas Kandolkar succeeded as sole and universal heirs to the estate left behind by Loximina Baburau Candolcar alias Laxman Baburao Kandolkar.



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AND WHEREAS the VENDORS have agreed with the PURCHASERS for the absolute sale of the SAID PROPERTY and PURCHASERS have agreed to purchase the SAID PROPERTY for the total consideration of **RS. 4,20,00,000/- (RUPEES FOUR CRORES TWENTY LAKHS ONLY).**

NOW THIS DEED OF SALE WITNESSETH
AS UNDER:-

1. That in consideration of payment of RS. 4,20,00,000/- (RUPEES FOUR CRORES TWENTY LAKHS ONLY) which amount after deduction of TDS @ 1% equivalent to RS. 4,20,000/- (RUPEES FOUR LAKHS TWENTY THOUSAND ONLY) works out to Rs. 4,15,80,000/- (RUPEES FOUR CRORES FIFTEEN LAKHS EIGHTY THOUSAND 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



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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, structures, 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 upon the SAID PROPERTY hereby conveyed to the PURCHASERS and every part thereof to have unto and hold the same to the use of the PURCHASERS together with title deeds,



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writings and other evidence of the title as originally pass on such sale.

2. That VENDORS do hereby assure the PURCHASERS 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. 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. The



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VENDORS declare that they have not agreed to sell the SAID PROPERTY or any 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 PURCHASERS today. PURCHASERS



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

4. The VENDORS covenant that incase any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of PURCHASERS and at the cost of the VENDORS for more perfectly conveying the part sold unto PURCHASERS.

5. That the VENDORS hereby assure the PURCHASERS that there are no third party



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interruption or demand whatsoever from the VENDORS or from any person claiming through or under them.

8. That VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASERS and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title in the SAID PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

9. The VENDORS and the PURCHASERS hereby declare that the SAID PROPERTY in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

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SCHEDULE I

All that property denominated as "Chanfedor" or also known as "Khursawaddo" admeasuring an area of 3000 square meters, situated at Ward Cursavado which is described in the Land Registration Office under no 10325 at Folio 54 reverse of Book-27 new and found to enrolled in the Revenue Office under Matriz number 1345 and 1348 of First Division of Assagao, and presently surveyed under survey no 186/19 which is Situated in Village Assagao within the limits of the Village Panchayat of Assagao and bounded as under:

On the North : By a rivulet

On the South : By Public Way

On the East : By property bearing survey no
186/20 of Village Assagao

On the West : By property bearing survey
Nos. 186/18, 16, 54 and 17
of village Assagao.



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**SCHEDULE II
(CONSIDERATION)**

Amount paid to the Vendors in following manner:

Sr.No	PARTY NAME	AMOUNT	TDS Deducted
1.	Ms. Jayashree Laxman Kandolkar	Rs. 4,95,000/-	Rs. 5000/-
2.	Mr. Kalidas Laxman Kandolkar	Rs. 4108500/-	Rs. 41500/-
3.	Mr. Kalpesh Kalidas Kandolkar	Rs. 1027125/-	Rs. 10375/-
4.	Mrs. Precila Kalpesh Kandolkar	Rs. 1027125/-	Rs. 10375/-
5.	Miss. Kavita Kalidas Kandolkar	Rs. 2054250/-	Rs. 20750/-
6.	Mr. Gurudas Laxman Kandolkar	Rs. 4108500/-	Rs. 41500/-
7.	Mr. Mahesh Gurudas Kandolkar	Rs. 1027125/-	Rs. 10375/-
8.	Mrs. Manasvi M Kandolkar	Rs. 1027125/-	Rs. 10375/-
9.	Mr. Akshay Gurudas Kandolkar	Rs. 2054250/-	Rs. 20750/-
10.	Mr. Shantaram Harichandra Naik Tari	Rs. 4108500/-	Rs. 41500/-
11.	Mrs. Suchita Shantaram Naik Tari	Rs. 4108500/-	Rs. 41500/-
12.	Mr. Satchit Gajanan Naik	Rs. 4108500/-	Rs. 41500/-
13.	Mrs. Sarita Satchit Naik	Rs. 4108500/-	Rs. 41500/-
14.	Mr. Tulsidas Laxman Kandolkar	Rs. 4108500/-	Rs. 41500/-
15.	Mrs. Tejashree Tulsidas Kandolkar	Rs. 4108500/-	Rs. 41500/-
	Total Paid	Rs. 4,15,80,000/-	Rs. 4,20,000/-

Total paid to Vendors	Rs. 4,20,00,000/-
Less TDS deducted @ 1%	Rs. 4,20,000/-
Net Paid on execution of this Deed for Sale	Rs. 4,15,80,000/-

IN WITNESS WHEREOF the Parties hereto have
hereunto signed this Deed on this 11th day of
February, 2020 at Mapusa.



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[Handwritten signatures and names of the parties, including Kalidas Laxman Kandolkar, Kalpesh Kalidas Kandolkar, Precila Kalpesh Kandolkar, Kavita Kalidas Kandolkar, Gurudas Laxman Kandolkar, Mahesh Gurudas Kandolkar, Manasvi M Kandolkar, Akshay Gurudas Kandolkar, Shantaram Harichandra Naik Tari, Suchita Shantaram Naik Tari, Satchit Gajanan Naik, Sarita Satchit Naik, Tulsidas Laxman Kandolkar, and Tejashree Tulsidas Kandolkar.]

SIGNED AND DELIVERED by the
within named Vendor No. 1
**MS. JAYASHREE LAXMAN
KANDOLKAR**



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AUTHORIZED SIGNATORY



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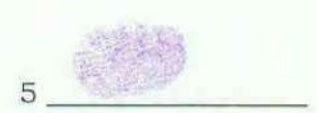
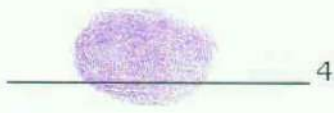
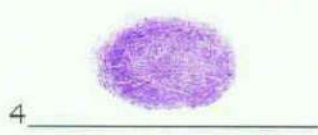
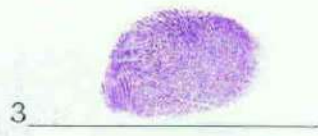
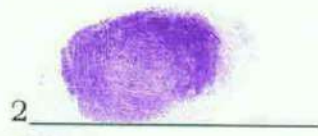
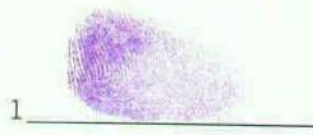
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SIGNED AND DELIVERED by the
 within named Vendor No. 2
MR. KALIDAS LAXMAN
KANDOLKAR



RYAGO HOTELS PVT. LTD.

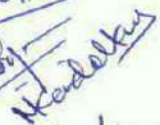
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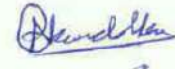


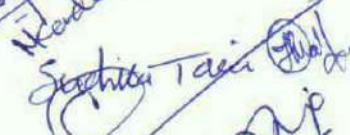

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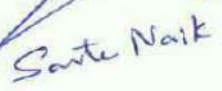

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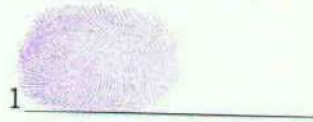

Santu Naik

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SIGNED AND DELIVERED by the]
within named Vendor No. 3
MR. KALPESH KALIDAS KANDOLKAR]

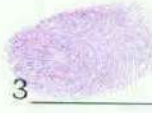
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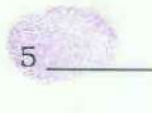
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Sarita Naik











RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

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SIGNED AND DELIVERED by the]
within named Vendor No. 4
MRS. PRECILA KALPESH KANDOLKAR]



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Suchita Rai

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Precila Kandolkar

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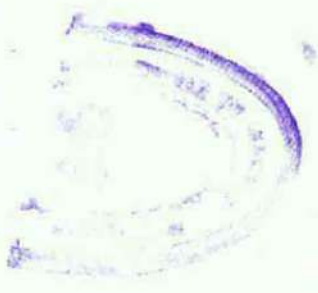
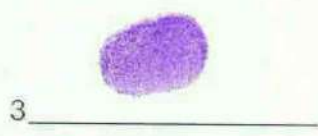
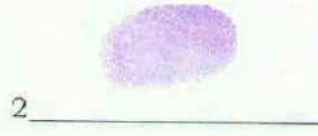
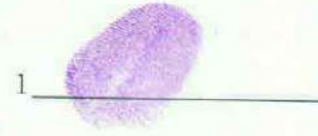
RYAGO HOTELS PVT. LTD.
AUTHORISED SIGNATORY


Kandolkar

SIGNED AND DELIVERED by the]
within named Vendor No. 5
MISS. KAVITA KALIDAS
KANDOLKAR]



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RYAGO HOTELS PVT. LTD.

AUTHORIZED SIGNATORY

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SIGNED AND DELIVERED by the
within named Vendor No. 6
**MR. GURUDAS LAXMAN
KANDOLKAR**



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RYAGO HOTELS PVT. LTD.

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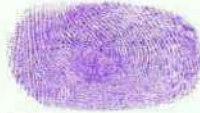
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SIGNED AND DELIVERED by the
within named Vendor No. 7
MR. MAHESH GURUDAS
KANDOLKAR]



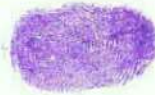
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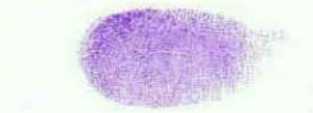
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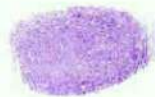
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 within named Vendor No. 8
 MRS MANASVI M KANDOLKAR]



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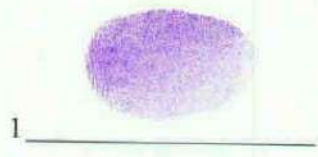
Sushila Taini

Sarita Naik

Akshay Kandolkar

SIGNED AND DELIVERED by the]
within named Vendor No. 9
MR. AKSHAY GURUDAS KANDOLKAR

Akshay Kandolkar



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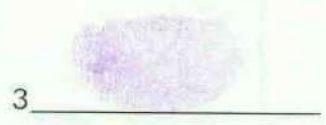
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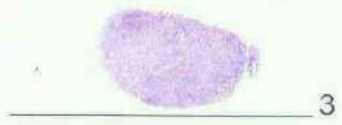
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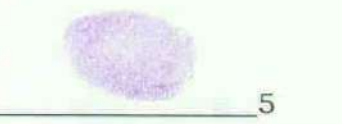
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RYAGO HOTELS PVT. LTD.
AUTHORISED SIGNATORY

Akshay Kandolkar

K. S. K.

Akshay

Akshay

Akshay Kandolkar

Akshay Kandolkar

Akshay Kandolkar


Akshay Kandolkar

Seehita Tain

Sarita Naik

Akshay

Akshay


SIGNED AND DELIVERED by the]
within named **Vendor No. 10**
MR. SHANTARAM
HARICHANDRA NAIK TARI]



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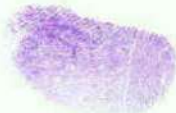
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RYAGO HOTELS PVT. LTD.

AUTHORIZED SIGNATORY

Suchita Tari

SIGNED AND DELIVERED by the]
within named Vendor No. 11
MRS. SUCHITA SHANTARAM
NAIK TARI]



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RYAGO HOTELS PVT. LTD.

AUTHORISED SIGNATORY

SIGNED AND DELIVERED by the]
within named **Vendor No. 12**
MR. SATCHIT GAJANAN NAIK]



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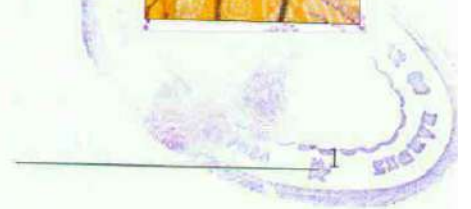
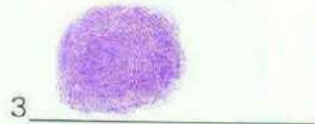
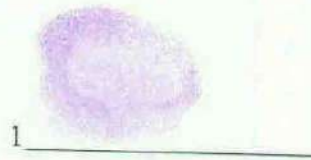
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within named **Vendor No. 13**
MRS. SARITA SATCHIT NAIK]



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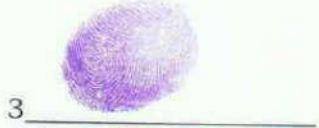
Suchita Tani

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SIGNED AND DELIVERED by the]
within named Vendor No. 14
MR. TULSIDAS LAXMAN
KANDOLKAR]

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Kandolkar

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Santosh Naik

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SIGNED AND DELIVERED by the
within named **Vendor No. 15**
MRS. TEJASHREE
TULSIDAS KANDOLKAR]



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RYAGO HOTELS PVT. LTD.

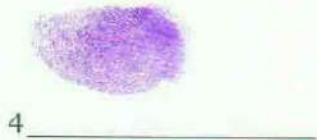
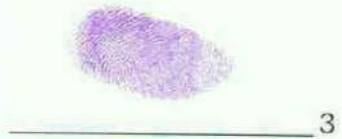
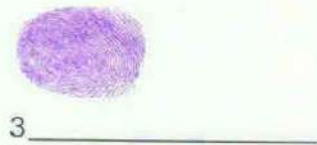
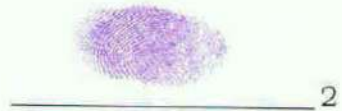
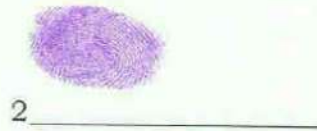
AUTHORISED SIGNATORY

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Sante Naik



SIGNED AND DELIVERED
within named **PURCHASER**
RYAGO HOTELS PVT. LTD
Represented by its Managing
Director-Mrs. Neelam Nagpal
through her POA holder
Mr. SAVIO MONTEIRO.



RYAGO HOTELS PVT. LTD.

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 - Bottom right: *Handwritten initials*

Abandolkar

Suehita Train

Sarita Nark

Witnesses

1. Ramnath Naik

Ramnath Naik

2. Ralph Mascarenhas

Ralph Mascarenhas



Ramnath Naik

Ralph Mascarenhas

Ramnath Naik
Ralph Mascarenhas

Ramnath Naik

Suchita Naik

Ramnath Naik

Ramnath Naik

Sanjay Naik

RYAGO HOTELS PVT. LTD.
AUTHORIZED SIGNATORY



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

Inward No: 352

Plan Showing plots situated at
Village : ASSAGAO

Taluka : BARDEZ

Survey No./Subdivision No. : 186/ 19

Scale : 1 : 1000



(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Generated By : Pratap Moulekar (D'Man Gr. II)

On : 14-01-2020

Suchita Telen

Compared By:

(CF-S)



Government of Goa

Document Registration Summary 2

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

Print Date & Time :- 11-Feb-2020 11:02:39 am

Document Serial Number :- 2020-BRZ-619

Presented at 10:02:12 am on 11-Feb-2020 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	1890000
2	Registration Fee	1470000
3	Mutation Fees	2500
4	Processing Fee	870
Total		3363370

Stamp Duty Required :1890000

























Stamp Duty Paid : 1890000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jayashree Laxman Kandolkar Alias Jayasri Laxman Kandolkar ,S/o - D/o Mahadev Korgaonkar Age: 87, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H No 23 Khursa Waddo Assagao, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jayashree Laxman Kandolkar Alias Jayasri Laxman Kandolkar ,S/o - D/o Mahadev Korgaonkar Age: 87, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H No 23 Khursa Waddo Assagao, Address2 - , PAN No.: [REDACTED]			
2	Kalidas L Kandolkar ,S/o - D/o Laxman Baburao Kandolkar Age: 68, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - block no 1 rama sdan 1st floor tekadi near water tank panchpakhadi thane west maharashtra 400602, Address2 PAN No.: [REDACTED]			




Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	<p>Kalpesh Kalidas Kandolkar, S/o - D/o Kalidas Laxman Kandolkar Age: 40, Marital Status: Married, Gender: Male, Occupation: Service, Address1 - B 504, Galaxy Classique CHS M G Road Opp Rajeev Gandhi Udhyan Mittha Nagar Goregaon West Mumbai Motilal Nagar Maharashtra 400104, Address2 - , PAN No.: [REDACTED]</p>			
4	<p>Precila Kalpesh Kandolkar, S/o - D/o Varghese Paulose Anathazath Age: 40, Marital Status: Married, Gender: Male, Occupation: Service, Address1 - B 504 Galaxy Classique CHS M G Road Opp Rajeev Gandhi Udhyan Mittha Nagar Goregaon West Mumbai Motilal Nagar Maharashtra 400104, Address2 - , PAN No.: [REDACTED]</p>			
5	<p>Kavita Kalidas Kandolkar, S/o - D/o Kalidas Laxman Kandolkar Age: 35, Marital Status: Unmarried, Gender: Female, Occupation: Service, Address1 - 504 Galaxy Classique M G Road Old BMC Office Mittha Nagar Goregaon Mumbai Suburban Motilal Nagar Maharashtra 400104, Address2 - , PAN No.: [REDACTED]</p>			
6	<p>Gurudas Laxman Kandolkar, S/o - D/o Laxman Baburao Kandolkar Age: 65, Marital Status: Widower, Gender: Male, Occupation: Other, Address1 - H No 23 Khursa Wado Opp 403507 Union High School Assagao North Goa, Address2 - , PAN No.: [REDACTED]</p>			
7	<p>Mahesh Gurudas Kandolkar, S/o - D/o Gurudas Laxman Kandolkar Age: 32, Marital Status: Married, Gender: Male, Occupation: Service, Address1 - H No 23 Khursa Waddo Opp Union High School Bardez Goa 403507, Address2 - , PAN No.: [REDACTED]</p>			
8	<p>Manasvi Kandolkar, S/o - D/o Tulsidas Haldankar Age: 32, Marital Status: Married, Gender: Female, Occupation: Service, Address1 - H No 23 Khursa Waddo Opp Union High School Assagao North Goa 403507, Address2 - , PAN No.: [REDACTED]</p>			
9	<p>Akshay Gurudas Kandolkar, S/o - D/o Gurudas Laxman Kandolkar Age: 26, Marital Status: Unmarried, Gender: Male, Occupation: Service, Address1 - H No 23 Opp Union High School Assagao Bardez Goa 403507, Address2 - , PAN No.: [REDACTED]</p>			
10	<p>Shantaram H Naik Tari, S/o - D/o Harichandra Naik Tari Age: 73, Marital Status: Married, Gender: Male, Occupation: Other, Address1 - H No 52 1 Vithalwadi Sanguem South Goa 403704, Address2 - , PAN No.: [REDACTED]</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
11	Suchita Shantaram Naik Tari ,S/o - D/o Shantaram Harischandra Tari Naik Age: 64, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - H No 52 1 Vithalwadi Sanguem South Goa 403704, Address2 - , PAN No.: [REDACTED]			
12	Satchit Gajanan Naik ,S/o - D/o Gajanan Naik Age: 72, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - H No 6581 1st Floor flat 3 P g Naik and S G Naik Building Near Old Chowgule College Behind Sunder Vastu Building Vidhyanagar Gogol Margao, Address2 - , PAN No.: [REDACTED]			
13	Sarita Satchit Naik ,S/o - D/o Laxman Kandolkar Age: 63, Marital Status: Married ,Gender:Female,Occupation: Other, Address1 - H No 6581 1st Floor Flat 3 P G Naik and S G Naik Building Near Old Chowgule College Behind Sunder VastuBuilding Vidhyanagar Gogol Margao, Address2 - , PAN No.: [REDACTED]			
14	Tulsidas Laxman Kandolkar ,S/o - D/o Laxman Baburao Kandolkar Age: 49, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - 155 8 Kapoor Building Jawahar Nagar Road No 2 Goregaon West mumbai Motilal Nagar Mumbai Maharashtra 400104, Address2 - , PAN No.: [REDACTED]			
15	Tejashree Tulsidas Kandolkar ,S/o - D/o Shripad Mahadev Patnekar Age: 53, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - 155 8 Kapoor Building Jawahar Nagar Road No 2 Goregaon West mumbai Motilal Nagar Mumbai 400104, Address2 - , PAN No.: [REDACTED]			
16	Savio Monteiro ,S/o - D/o Fausto Monteiro Age: 29, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - Divar Goa India, Address2 - , PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Ramnath S Naik, 25 ,1994-11-17 ,9022269908 ,ramnath.naik@vianaar.com ,Service , Marital status : Unmarried 403507, 23 A balbot bastora mapusa bardez goa. 23 A balbot bastora mapusa bardez goa Bastora, Bardez, NorthGoa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Ralph Mascarenhas, 29, 1990-05-10, 7447442194, , Advocate , Marital status : Unmarried 403516, H No 4/252 Porba Vaddo Calangute Bardez Goa, H No 4/252 Porba Vaddo Calangute Bardez Goa Calangute, Bardez, NorthGoa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2020-BRZ-619

Book :- 1 Document

Registration Number :- **BRZ-1-601-2020**

Date : 11-Feb-2020


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


SUB-REGISTRAR
BARDEZ

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:- 11-Feb-2020 11:07:21

Date of Receipt: 11-Feb-2020

Receipt No : 2019-20/9/4004

Serial No. of the Document : 2020-BRZ-619

Nature of, Document : **Conveyance - 22**

Received the following amounts from **Jayashree Laxman Kandolkar Alias Jayasri Laxman Kandolkar** for Registration of above Document in Book-1 for the year 2020

Registration Fee	1470000	E-Challan	• Challan Number : 202000145096 • CIN Number : CPAAACQTM6	1470000
Processing Fee	870	E-Challan	• Challan Number : 202000145096 • CIN Number : CPAAACQTM6	2000
Total Paid	1472000 (Rupees Fourteen Lakhs Seventy Two Thousands only)			

Probable date of issue of Registered Document: / /

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 **11-Feb-2020**

Signature of the person receiving the Document



Signature of the Sub-Registrar

Signature of the Presenter

Signature of the Sub-Registrar