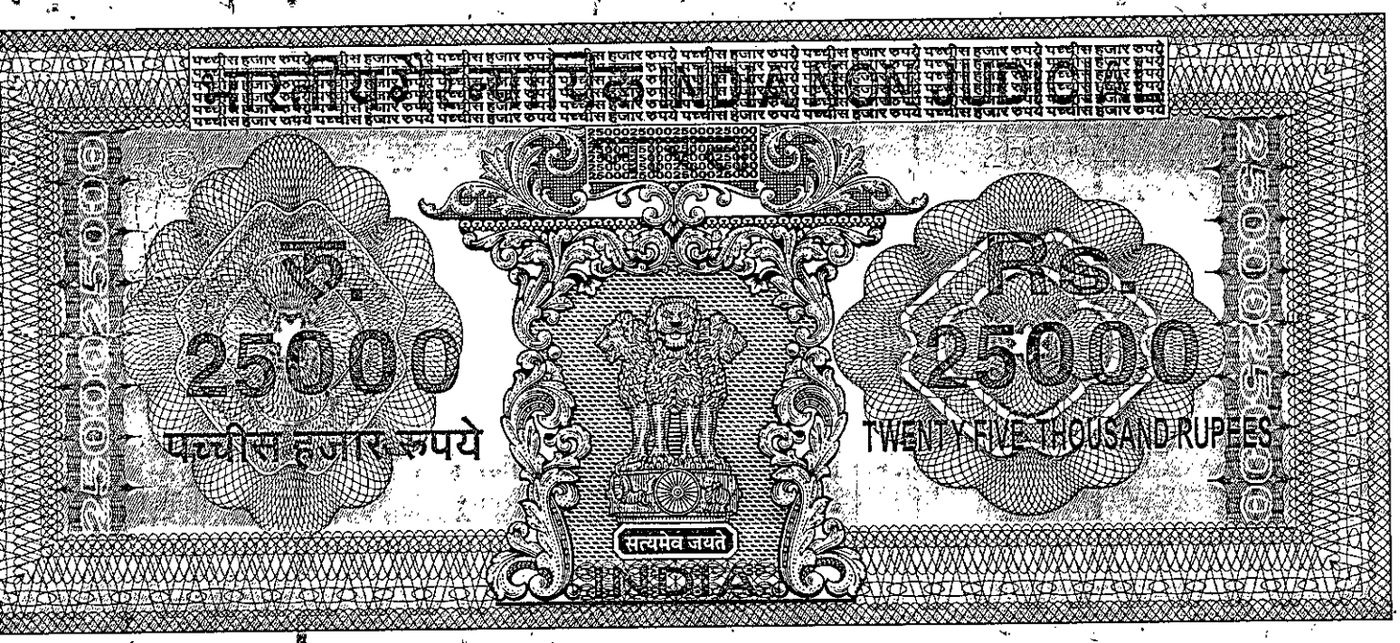


गोवा GOA

057510 057510

Sl. No. 1402, Place of Vending - VASCO, Date of Sale 24/11/2020
Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
License No. - JUD/VEN-LIC/2/2015/AC-I
Value of Stamp Paper 25000/-
Name of Purchaser NITIN S. SHIRODKAR
Father's Name SITARAM SHIRODKAR
R/O VASCO Purpose DEED
As there is no single Stamp Paper available for the value of Rs. 96000/-
Additional Stamp Paper for the completion of the Value is attached along with

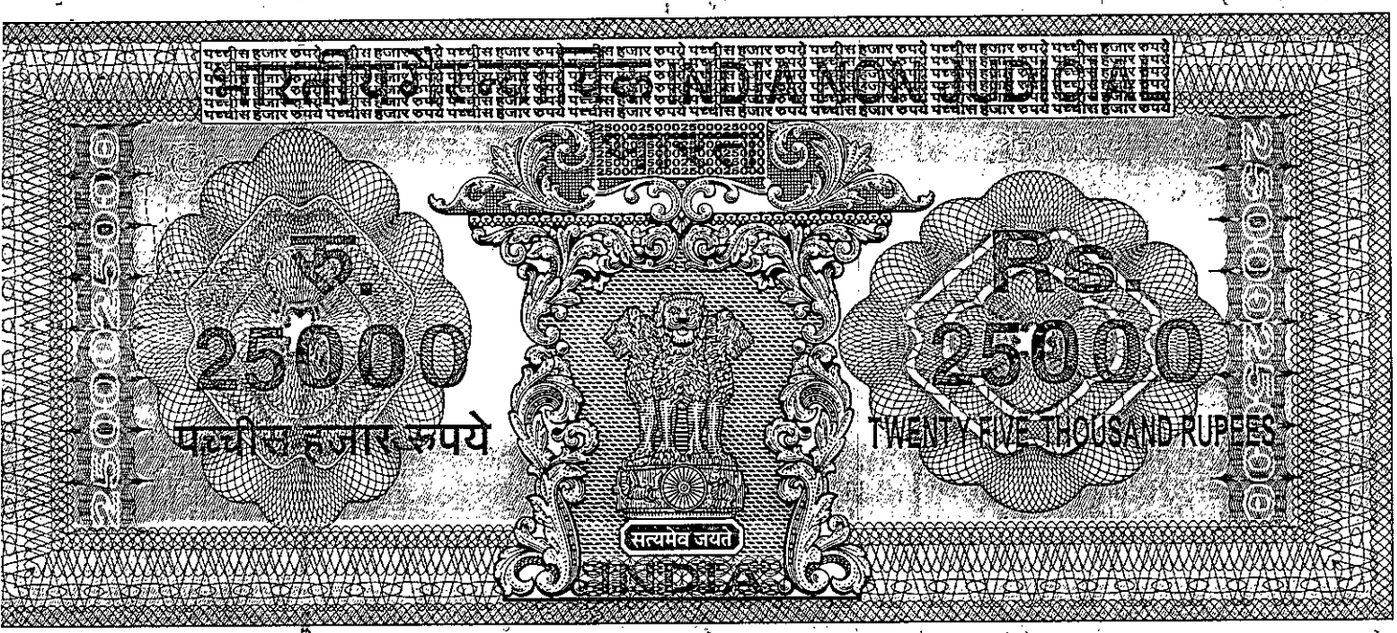
Signature of Stamp Vendor

Signature of Purchaser

SEAL OF THE SUB-REGISTRAR OF VASCO-DA-GAMA

DEED OF SALE

...2/-



गोवा GOA

057511 057511

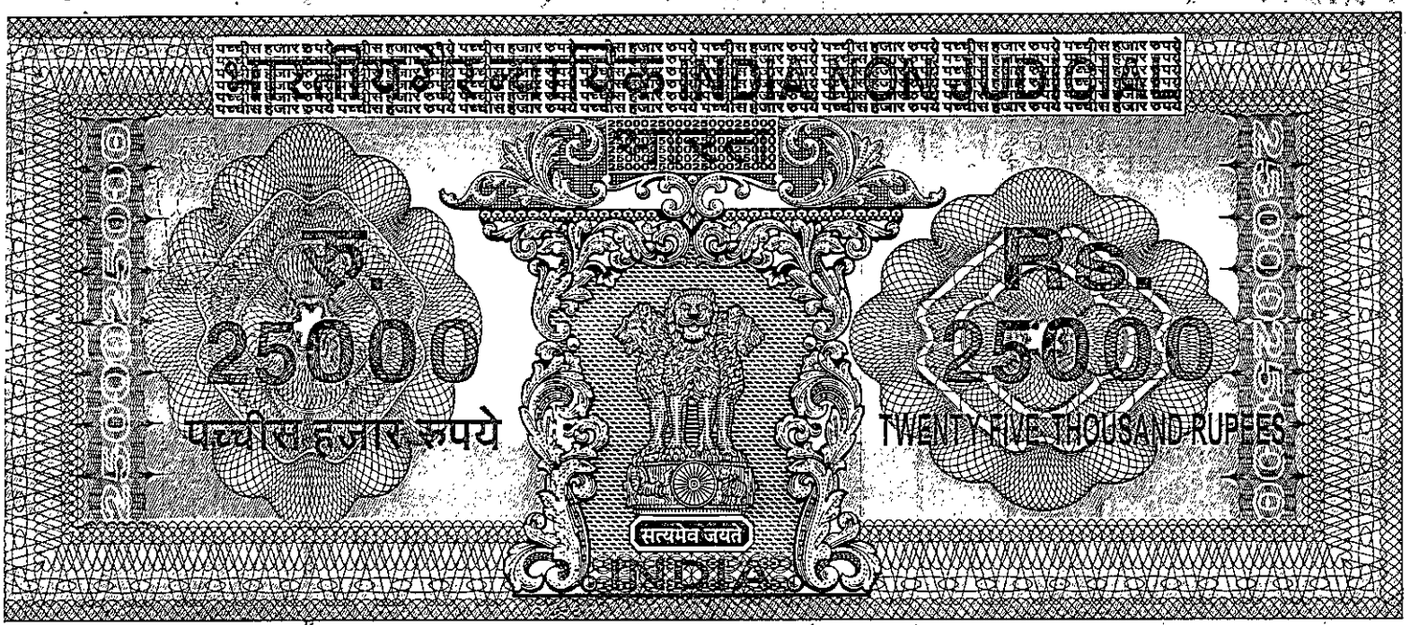
Sl. No. 1402, Place of Vending - VASCO, Date of Sale 24/11/2020
Vendor - RANJANA CHAUDHARY resident of Dasterro, Vasco
License No. - JUD/VEN-LIC/2/2015/AC-I
Value of Stamp Paper 25000/-
Name of Purchaser NITIN S. SHIRODKAR
Father's Name SITARAM SHIRODKAR
R/O VASCO Purpose DEED
As there is no single Stamp Paper available for the value of Rs. 96000/-
Additional Stamp Paper for the completion of the Value is attached along wit

Signature of Stamp Vendor

Signature of Purchaser

DEED OF SALE

....3/-



गोवा GOA

057512 057512

Sl. No. 1402, Place of Vending - VASCO, Date of Sale 24/11/2020
Vendor - RANJANA CHAUDHARY Resident of Desterro, Vasco
License No. - JUD/VEN-LIC/2/2015/AC-I
Value of Stamp Paper 25000/-
Name of Purchaser NITIN S. SHIRODKAR
Father's Name SITARAM SHIRODKAR
R/O VASCO Purpose DEED
As there is no single Stamp Paper available for the value of Rs. 96000/-
Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

DEED OF SALE

....4/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

₹. 20000 बीस हजार रुपये

TWENTY THOUSAND RUPEES Rs.20000

सत्यमेव जयते INDIA

गोवा GOA

059956

059956

Sl. No. 1402, Place of Vending - VASCO, Date of Sale 24/11/2020
Vendor - RANJANA CHAUDHARY resident of Desterro, Vasco
License No. - JUD/VEN-LIC/2/2015/AC-I
Value of Stamp Paper 20000/-
Name of Purchaser NITIN S. SHIRODKAR
Father's Name SITARAM SHIRODKAR
R/O VASCO Purpose DEED
As there is no single Stamp Paper available for the value of Rs. 960001/-
Additional Stamp Paper for the completion of the Value is attached along wit

Signature of Stamp Vendor

Signature of Purchaser

DEED OF SALE

....5/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये

ONE THOUSAND RUPEES

रु.1000

Rs.1000

सत्यमेव जयते

INDIA

गोवा GOA

548315

Sl. No. 1402, Place of Vending - VASCO, Date of Sale 24/11/2020
Vendor - RANJANA CHAUDHARY resident of Dasterro, Vasco
License No. - JUD/VEN-LIC/2/2015/AC-I
Value of Stamp Paper 1000/-
Name of Purchaser NITIN S. SHIRODKAR
Father's Name SITARAM SHIRODKAR
O VASCO Purpose DEED
s there is no single Stamp Paper available for the value of Rs. 96000/-
Additional Stamp Paper for the completion of the Value is attached along w

Signature of Stamp Vendor

Signature of Purchaser

-5-

DEED OF SALE

...6/-

This Deed of Sale is made at Vasco-da-Gama, Goa on this 24th 4th day of ~~November~~ March 2020 2021.

BETWEEN

(1) MR. KAMLA PRASAD YADAV, S/o Shri Jaganath Yadav, Age 39 years, Occupation business, Indian National, Pan Card No ABKPY3999H, Adhar Card no. 9841 5846 6500, Email Id kamla.yadav@gmail.com, Phone no 9822168230, R/o H. no. 148, Alto Dabolim, Near Bogmalo Junction, Dabolim, Goa and his wife

(2) MRS. SUNITA YADAV, W/o Shri Kamla Prasad Yadav, Age 28 years, Occupation businesswomen, Indian National, Pan Card No ABZPY7493D, Adhar card no. 6632 3275 2377, No Email ID, Phone no. 9822168230, R/o H. no. 148, Alto Dabolim, Near Bogmalo Junction, Dabolim, Goa, Hereinafter called the "VENDORS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators, Successors in title, agents and or assigns) of the FIRST PART.

AND

SHRI NITIN SITARAM SHIRODKAR, S/o. Late Sitaram Damodar Shirodkar, Age 40 Years, Married, Indian National, Occupation Business, Pan card no. BCAPS2134L, Adhar card no. 8305 3824 5805, Phone no. 9823637809, R/o House no. 324, Opp. Vikas Garage, Mestawada, Vasco da Gama, Goa, hereinafter called the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators, Successors in title, agents and or assigns) of the SECOND PART.

.....7/-

All the above referred parties to this Deed are Indian Nationals;

WHEREAS there exits a property "DEVASSALLEM " or "MORODO" admeasuring 307.00 square meters of Chalta no. 49 of PT Sheet No. 91 situated at Vaddem, Vasco da Gama, Goa belonged to one Joao Xavier Machado & Ors who vide Deed of Sale dated 12-01-1961 drawn at page 14 overleaf of the Book no. 1117 of the Notary Santa Ria Vaz, Margao Goa. Hereinafter referred to as THE BIGGER PROPERTY.



AND WHEREAS Originally the plot of the bigger property "DEVASSALLEM " or "MORODO" admeasuring 307.00 square meters of Chalta no. 49 of PT Sheet No. 91 situated at Vaddem, Vasco da Gama, Goa belonged to one Joao Xavier Machado & Ors who vide Deed of Sale dated 12-01-1961 drawn at page 14 overleaf of the Book no. 1117 of the Notary Santa Ria Vaz, Margao Goa sold, transferred and conveyed the said plot to Sri Antonio Thomas alias Prisonic Furtado and his wife Antonio Ida Paulina costa Furtado. After the death of the said Shri Antonio Tomas alias Prisonic Furtado his wife along with their children namely Shri Olavo Bruno Prisonia das Augustias Furtado, Kum Maria Lourdes Terezinha das Angustias Furtado, Shri Agnelo Carmo das Angustias Prisonic Furtado alias Agnelo Furtado and Smt. Maria Elaine Furtado.

AND WHEREAS Deed of Sale dated 23-12-1991 registered under no 7 at pages 113 to 13 of Book I, Vol. no. 65 registered with Sub-Registrar of Mormugao Smt. Antonia Ida Paulina Costa Furtado alias Prisonio Furtado, Shri Olavo Bruno Prisonio das Angustias Furtado, Kum

.....8/-

Maria Lourdes Terezinha das Augustias Furtado, Shri Agnelo Carmo das Augustias Prisonio Furtado, Smt. Maria Elane Furtado sold the said plot to one Smt Rukmini Pandurang Halankar. The said Smt. Rukmini Pandurang Halankar became the sole and absolute owner of the said Plot.

AND WHEREAS thereafter the said Smt. Rukmini Pandurang Halankar vide Deed of Sale dated 29-04-1993 registered under no. 497 at pages 476 to 492 Book I, Vol. 98 with the Sub-Registrar of Mormugao sold the said plot to the builder namely M/s SHREE SAI BUILDERS the sole proprietorship of Mr. Shashikant Dinanath Naik and his wife Smt. Shashikala Shashikant Naik.

AND WHEREAS the said builder (Mr. Shashikant Dinanath Naik) developed the said plot by obtaining necessary permissions and approvals from the concerned authorities and constructed thereon a multi storied building known as 'RAKHI APARTMENTS" as under;

a. Development Permission no. VPDA/1-N-62/94-95/1036 dated 17-02-1995 issued by the Vasco Planning & Development Authority.
b. Mormugao Municipal Council issued Construction Licence No. 79 dated 08-12-1995 (Revised Plans).
c. Mormugao Municipal Council issued Renewal Construction Licence No. 82 dated 15-12-1995.
d. Mormugao Municipal Council issued Occupancy Certificate No. MMC/TS/2/(4)/95-96/3970 dated 20-12-1995.

.....9/-

e. Mormugao Municipal Council issued Occupancy Certificate No. MMC/TS/2/(3)/94-96/2496 dated 21-10-1994.

f. Mormugao Municipal Council issued Occupancy Certificate No. MMC/TS/2/(4)/95-96/4555 dated 31-01-1996.

AND WHEREAS by Agreement for construction of 5th floor and sale dated 18-08-1994 M/s SHREE SAI BUILDERS the sole proprietorship of Mr. Shashikant Dinanath Naik and his wife Smt. Shashikala Shashikant Naik agreed to sell entire 5th floor consisting of two units/flats namely Flat No. 1 and Flat no. 2 to one Mrs. Madhu Shrivastav.

AND WHEREAS by Deed of Sale dated 03-09-2009, registered at no. 1096 at pages 1 to 22, Book I, Vol. 993 with Sub-Registrar of Mormugao, M/s SHREE SAI BUILDERS the sole proprietorship of Mr. Shashikant Dinanath Naik and his wife Smt. Shashikala Shashikant Naik as Confirming Party, Mrs. Madhu Shrivastava and her husband Mr. Dilip Shrivastava as Confirming Party sold the entire 5th floor consisting of two units/flats namely Flat No. 1 and Flat no. 2 to Miss Ghungroo Shrivastava.

AND WHEREAS by Deed of Sale, dated 14-10-2011 registered at no. 1733 at pages 109 to 123, Book No. I, Volume no. 1348, dated 27-12-2011 with the Sub-Registrar of Mormugao Miss Ghungroo Shrivastava sold the said the entire 5th floor consisting of two units/flats namely Flat No. 1 and Flat no. 2 to Mr. Prasad Madhu Shirodkar.

.....10/-

AND WHEREAS by Agreement for Assignment of Rights dated 23-08-2013 registered under Book No. 1, Registration no. MOR-BK1-01244-2013, CD Number MORD1, Dated 26-08-2013 with the Sub-Registrar of Mormugao Mr. Prasad Madhu Shirodkar agreed to sell the said the entire 5th floor consisting of two units/flats namely Flat No. 1 and Flat no. 2 to Kamla Prasad Yadav.

AND WHEREAS Hence by Deed of Sale, dated 22-10-2013 registered at no. MOR-BK1-01521-2013 , CD Number MORD1 with the Sub-Registrar of Mormugao Mr. Prasad Madhu Shirodkar sold the entire 5th floor consisting of two units/flats namely Flat No. 1 and Flat no. 2 in the building known as Rakhi Apartments to Kamla Prasad Yadav.

AND WHEREAS Kamla Prasad Yadav had approached the Purchaser for sale of the the entire 5th floor consisting of two units/flats namely Flat No. 1 and Flat no. 2 in the building known as Rakhi Apartments for a total consideration of Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) and the Purchaser has accepted the said offer and both would like to bring down in writing as under;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. Pursuance to the above and in consideration of the total sum of Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) the VENDORs hereby sell and the PURCHASER hereby purchase the said the entire 5th floor consisting of two units/flats namely Flat No. 1 and Flat no. 2 in the building known as Rakhi Apartments.

.....11/-

2. That the PURCHASER has paid a sum of Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) as under;

a. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide NEFT dated 27-08-2020.

b. Rs. 5,00,000/-(Rupees Five Lakhs Only) vide NEFT dated 18-12-2020.

c. Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide NEFT dated 01-01-2021.

d. Rs. 12,00,000/- (Rupees Twelve Lakhs Only) vide Demand Draft bearing no. 151785 dated 12-02-2021 drawn on Canara Bank Vasco da Gama, Branch;

Vendor no. 1 herein the receipt of which the Vendor hereby acknowledges towards full and final settlement.

3. The VENDORs do hereby grant, sell , convey , transfer and assure unto the PURCHASER the Office, more specifically described in the schedule II along with all rights , titles, interest, privileges, easements, together with proportionate undivided share and right into the property as described in Schedule I and appurtenances, whatsoever, of the said Flat No. 1 and Flat no. 2 , to hold the same UNTO AND TO THE USE of the PURCHASER forever and absolutely.

4. That the PURCHASER shall hereafter peacefully, quietly, hold, use, enjoy the Office and the passage as per his own chattel, without any hindrance, interruption, claim or demand by or from the VENDORs or any other person or persons, whatsoever claiming and demanding any right , title or interest therein.

5. The VENDORs further covenant with the PURCHASER that not withstanding any act, Deed or thing done or executed by the VENDORs or knowingly suffered to the contrary by them , VENDORs now do have in them good right, full power and absolute authority to grant , convey, sell

.....12/-

, transfer and assure the Flat No. 1 and Flat no. 2 hereby sold, transferred , assured , together with undivided right into the property as described in Schedule I expressed and intended so to be unto and to the use of the PURCHASER and that the Purchaser shall at all times herein after peacefully and quietly possess and enjoy the same and receive the profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or by the VENDORs or by any other person or persons whomsoever, lawfully, equitably or otherwise claiming through them.

6. The VENDORs further covenant with the PURCHASER to save him harmless , indemnify and keep him indemnified from or against all encumbrances , charges , damages, liens, claims, demands and equities whatsoever and at all times hereinafter at the request of the PURCHASER to execute , make or perfect or caused to be executed, made or perfected , all such acts , deeds, things and assurances whatsoever for further and more perfectly assuring the Flat No. 1 and Flat no. 2 as aforesaid , and every part thereof, UNTO AND TO THE USE OF THE PURCHASER as shall be reasonably required.

7. The VENDORs do hereby further declare that they have no objections for competent transferring in the survey record of right or with any other authorities either Governmental or semi governmental or private the name of the present purchaser in the record of rights being sole owner of the said Flat No. 1 and Flat no. 2.

8. The VENDORs do hereby further declare that they have no objection for transfer of house tax in the name of the Purchaser and also no objection for transfer of electricity meter and connection in the name of the PURCHASER.

....13/-

9. The VENDORs hereby confirm having received the entire consideration towards the sale of the said Flat No. 1 and Flat no. 2. The empty and vacant possession of the said Flat No. 1 and Flat no. 2 is handed over by the Vendors to the Purchaser.

10. The Vendors are the absolute owner of the said Flat No. 1 and Flat no. 2 and has the absolute power and the right to sell the same as herein done.

11. The VENDORS do hereby declare:

a) That there is absolutely no claim of any right of Tenency and/or Mundkarial or of any other nature in/or over the SAID Flat No. 1 and Flat no. 2.

b) That the SAID Flat No. 1 and Flat no. 2 has never been subject matter of any notification by the Government under the Land Acquisition Act, Requisition Act or any of the Act, rules under the Defence or C.A.D.A.

c) That the SAID Flat No. 1 and Flat no. 2 is not affected under any Order or Notification under any Ordinance Act, Statute, Rules and/or Regulations either by Central or State Government.

d) That the SAID Flat No. 1 and Flat no. 2 is absolutely not affected by any easementary or any other rights including that of way , licence or any other rights of any nature whatsoever in favour of any person/s in/over the SAID Flats.

e) That the SAID Flat No. 1 and Flat no. 2 is absolutely not affected by any encumbrances, charges, lien, notices or any prohibitory order of injunction or attachment from any Court of Law.

....14/-

f) That the VENDORS hereby convey their absolute no objection for the inclusion of the name of the PURCHASER in the Survey Records including Form D , to cause mutation and such steps as may be required , so as to record the SAID Flat No. 1 and Flat no. 2 in the name of the PURCHASER in all Government records including records maintained at the Land Registration Office and Land Revenue Office.

12. The VENDORs hereby declare that they do not belong to Schedule Caste or Schedule Tribe Community.

13. That the Land Revenue Fees and other taxes is borne by the Purchaser from the date of this Deed of Sale.

14. The VENDORS have no objection for transfer of House Tax, Electricity in the name of the PURCHASER.

15. That the Vendors covenant to save harmless and keep indemnified the Purchaser from or against all encumbrances, charges, defects and equities whatsoever and further covenant that if for any defect in title or otherwise of the Vendors, the said Purchaser is deprived in any way of the whole or any part of the said Flat No. 1 and Flat no. 2 now sold to him, the vendors undertake to compensate totally or partially, as the case may be under the Transfer of Property Act in force.

16. Market price of the said Flat No. 1 and Flat no. 2 is Rs. 32,00,000/- (Rupees Thirty Two Lakhs Only) and accordingly stamp duty of Rs. 96,000/- (Rupees Ninety Six Thousand Only) i.e. 3 % is paid by the Purchaser.

....15/-

SCHEDULE

(Description of Flat)

All that entire fifth floor consisting of two units/flats namely flat No.1 admeasuring an area of about 80.00 square meters and Flat No. 2 admeasuring an area of 30 sq. meters in the building known as Rakhi Apartments, constructed on the plot being part and parcel of the larger property known as 'DEVASSALLEM or MORODO described as a whole in the Land registration office of Salcete under no. 43828 and as individual plot under No. 8132 New Series , corresponding to 1/10th of property enrolled in the Taluka Revenue Office under Matriz No. 427.

Flat No.1 is bounded as follows;

On the North : setback area and 20 meters wide road;

On the South: Chalta No. 50 of PT Sheet no. 91 ;

On the East : Staircase Block and

On the West : by Setback area below and 6 meters wide road.

Flat no.2 is bounded as follows;

On the North : setback area and 20 meters wide road;

On the South: Chalta No. 50 of PT Sheet no. 91 ;

On the East : Dead wall of the building and

On the West : by Staircase and void.

IN WITNESS WHEREOF THE PARTIES hereto have set their hands on the indenture on the day, month and year herein above mentioned.

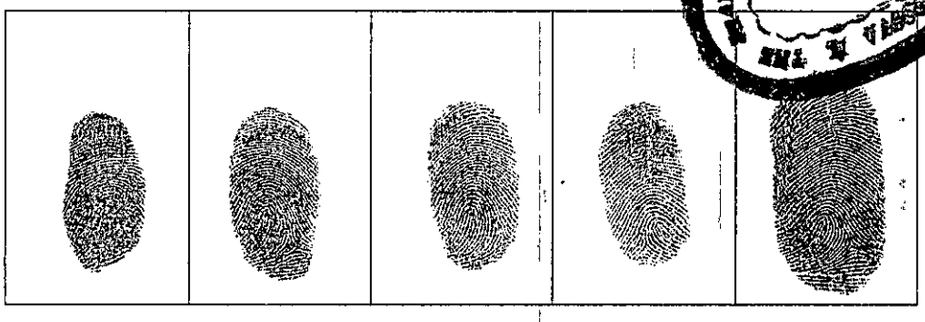
.....16/-

SIGNED AND DELIVERED by the within named "VENDORs".

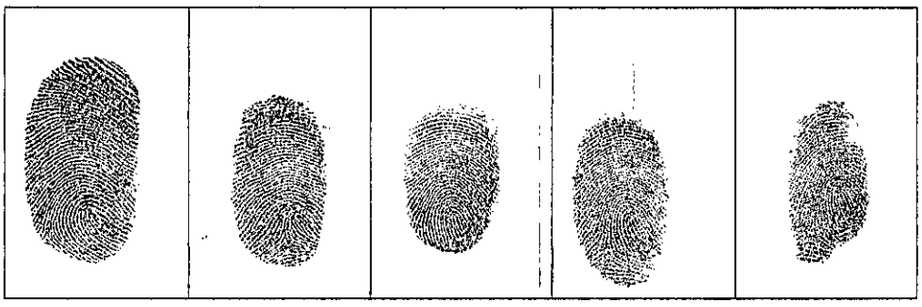


MR. KAMLA PRASAD YADAV
For self and as Attorney of
MRS. SUNITA YADAV

Left:



Right:



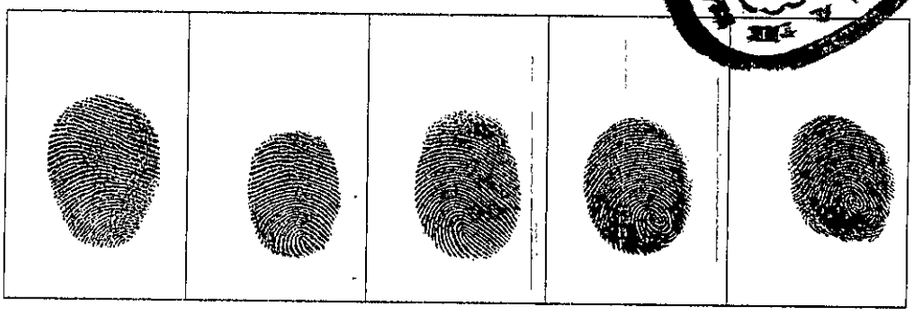
....17/-

SIGNED AND DELIVERED by
the within named PURCHASER.

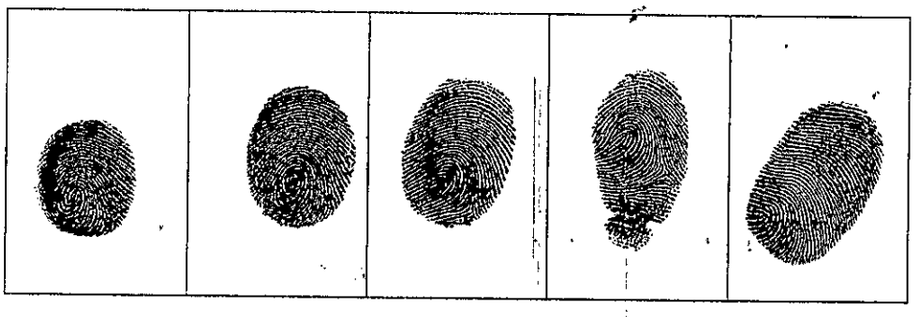


SHRI NITIN SITARAM SHIRODKAR

Left:

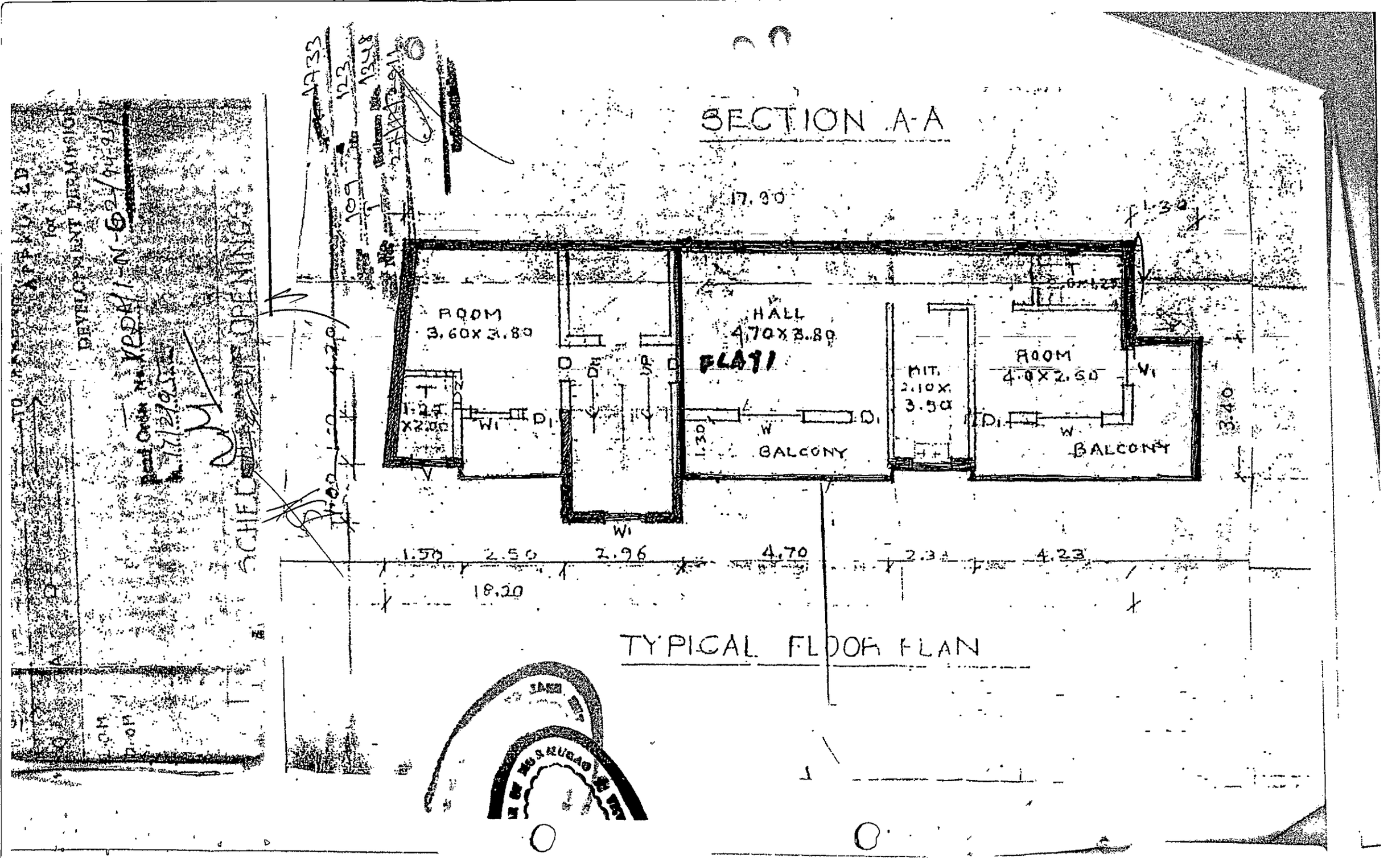


Right:



In the presence of

1. Shri TULSIDAS NAND
2. Shri Shrikant Mangueli


SECTION A-A
17.90
1.30
ROOM
3.60X3.80
HALL
4.70X3.80
FLAT
MIT.
2.10X
3.50
ROOM
4.0X2.50
T
1.25
X2.00
W1
D1
D
W
BALCONY
W1
1.50
2.50
2.96
4.70
2.30
4.23
18.20
3.40
TYPICAL FLOOR PLAN

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **04-Mar-2021 10:59:42 am**

Document Serial Number :- **2021-MOR-446**

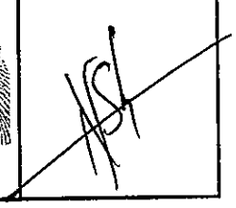
Presented at **10:48:23 am** on **04-Mar-2021** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Mormugoa** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	96000
2	Registration Fee	64000
3	Processing Fee	410
	Total	**160410**

Stamp Duty Required :**96000/-**

Stamp Duty Paid : **96000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**NITIN SITARAM SHIRODKAR ,Father Name:**SITARAM SHIRODKAR,**Age:** 40, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** House no. 324 Opp Vikas Garagae Mestawada Vasco da Gama Goa,.**Address2 - ,** **PAN No.:** BCAPS2134L			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**RAJESH BANDIVADEKAR ., Father Name:VISHWANATH BANDIVADEKAR, Age:** 33, **Marital Status: ,Gender:**Male,**Occupation:** Service, Flat no. UG-1, Ground Floor, Fatima Colony, Opposite Keshav Smruti Primary School, Dabolim, Goa, **PAN No.:** BKFPB2424M , **as Power Of Attorney Holder for KAMLA PRASAD YADAV**			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	**RAJESH BANDIVADEKAR , Father Name:VISHWANATH BANDIVADEKAR, Age:** 33, **Marital Status: ,Gender:**Male,**Occupation:** Service, Flat no. UG-1, Ground Floor, Fatima Colony, Opposite Keshav Smruti Primary School, Dabolim,. Goa, **PAN No.:** BKFPB2424M , **as Power Of Attorney Holder for SUNITA YADAV**			
3	**NITIN SITARAM SHIRODKAR , Father Name:SITARAM SHIRODKAR, Age:** 40, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, House no. 324 Opp Vikas Garagae Mestawada Vasco da Gama Goa, **PAN No.:** BCAPS2134L			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **TULSHIDAS NILKANTH NANU,Age: 51,DOB: 1969-12-05 ,Mobile: 9823167448 ,Email: ,Occupation:Business , Marital status : Married** , Address:403802, 75/5, 75/5, Raikar House, PATRONG BAINA, Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	Name: **SHRIKANT S MANGULI,Age: 25,DOB: ,Mobile: 9823637809 ,Email: ,Occupation:Service , Marital status : Married** , Address:403802, P-199/J near Ram Temple Mangor hill, P-199/J near Ram Temple Mangor hill, House no. P-199/J, Varunapuri , Vasco Da Gama, Mormugao, SouthGoa, Goa			

Sub Registrar
SUB-REGISTRAR
MORMUGAO

Document Serial Number :- **2021-MOR-446**

Book-1 Document
Registration Number MOR-BK1-01521-2013
CD Number MORD1 on
Date 23-10-2013

comendes
23/10/2013

Sub-Registrar (Mormugao)

SUB-REGISTRAR
MORMUGAO

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

MORMUGAO * GOA