

UTI TECHNOLOGY SERVICES LIMITED
EDC HOUSE, WING 'C' SHOP NO.39
GROUND FLOOR, DADA VAIDYAROAD
PANAJI, GOA-403001

भारत 13130 NON JUDICIAL विलेख
185689 MAR 07 2017



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D-5/STP(V)/C.R/35/10/2010-RD(1466903)

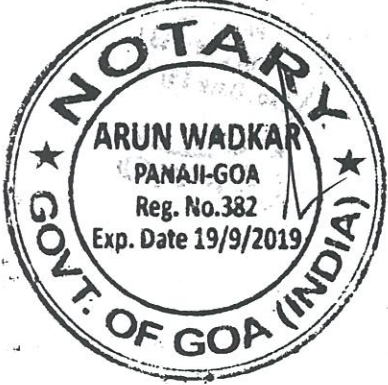
R. 1234000/- PB7072

INDIA

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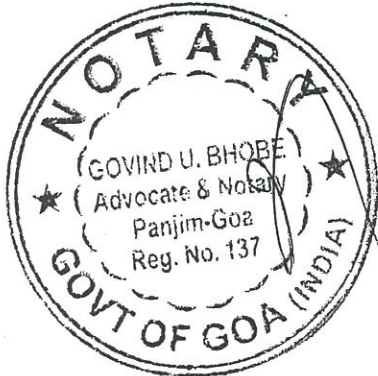
GOA

CERTIFIED TRUE XEROX COPY



713
NAME Priority constructions
ADDRESS Sonaji
THRU C/O _____
SIGNATURE [Signature]
RECEIPT NO: 13130

CERTIFIED TRUE COPY OF THE ORIGINAL



DEED OF SALE

THIS DEED OF SALE is made at Mapusa-Goa.

[Signature] [Signature]

J. P. Souza.

on this 7th day of March 2017.

BETWEEN:-

(1)(i) **Shri Nicholas Sebastiao Victor Souza**, aged 86 years, retired, son of Royaciano Pedro Celestiano D'Souza, married, holding PAN Card no.ACGPD7277G, Aadhar Card no.345406052721, mobile no.Nil, Email Id.Nil, and his wife.

(ii) **Smt. Thereza Mariano D'Souza**, aged 80 years, housewife, daughter of Dioginho D'Souza, holding PAN Card no.ADHPD0219Q, Aadhar Card no.520999881039, Phone no.9823557359, Email Id.Nil, both residing at H.no.7/40, Salmona, Saligao Bardez Goa hereinafter referred to as the "OWNERS/VENDORS" (which expression shall include their heirs, successors, administrators and assigns) of the FIRST PART AND

(2)- **M/S. PRIORITY CONSTRUCTIONS**, a Partnership Firm, duly constituted under the Indian Partnership Act, 1932, having its Office at "Chaitanya", Dada Vaidhya Road, Panaji Goa, holding PAN Card No.AAGFN5636B, duly represented herein by its Partners,

(i) **Shri Parind Ulhas Prabhu Nachinolcar**, aged 37 years, in Business, married, son of Dr. Ulhas Gopal Nachinolcar, holding PAN Card no.AKMPP4009J, Aadhar Card no.Nil, mobile no.9822756777, Email Id. paind@me.com, residing at Anantdeep, Odlem Bhat, Taleigao Goa,

N. D' Souza.

[Signature]

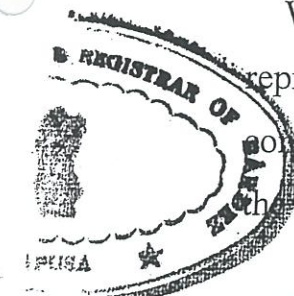


(ii) **Shri Swapneel Ulhas Prabhu Nachinolcar**, aged 34 years, in Business, son of Dr. Ulhas Gopal Nachinolcar, holding PAN Card no.AMIPP2436M, Aadhar Card no.Nil, mobile no.9823226540, Email Id swapneeln@rediffmail.com, residing at Anantdeep, Odlem Bhat, Taleigao Goa, hereinafter referred to as "THE PURCHASERS" (which expression shall include its heirs, successors, administrators and assigns) of the SECOND PART.



All Indian Nationals.

WHEREAS the Owner/Vendor at Sr.no.1(i) above is herein represented by his Attorney the Owner/Vendor at Sr.no.1(ii) above duly constituted vide Power of Attorney dated 19-8-2016, executed before the Notary I.M. Gaginkar under Sr.no.9556/16 at Bardez Goa.



WHEREAS there exists a part and parcel of land admeasuring 1104m2 bearing Sy.no.391/5-A of Village Socorro identified as ALTO PORVORIM situated at Porvorim, within the limits of Village Panchayat Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa; which property is hereinafter referred to as the SAID PROPERTY and is described in detail in the Schedule hereunder.

WHEREAS on 3-10-1944 3/4th part of the property described under no.37035 stands inscribed in favour of Ernestina Mendes, widow of Diogo Luis Gabriel Teturlino Pinto under no.32965 at folio 111 (R) of book G-37 in the Office of Land Registrar Bardez.



J. D. Souza

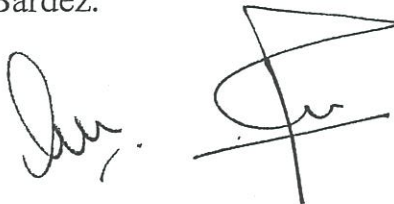
WHEREAS on 03-10-1944 3/4th part of the Lotes 8 and 9 of the said property stands inscribed in favour of Ricardino Salvador de Andrade under no.32967 at folio 111 (R) of book G-37 as having purchased as having purchased the same from Domingos Xavier Pinto under the Deed dated 18-9-1944 drawn in the Office of Notary Pinto de Menezes of Bardez.

WHEREAS by a Deed dated 23-2-1973 the said Ricardino Salvador de Andrade with his wife Julie sold the Plot no.3 admeasuring 452m2 out of Lot 9 to Nicholas Sebastian Victor de Souza and his wife Tereza Mariana; which Deed is duly registered in the Office of Sub-Registrar Bardez.

WHEREAS by a Deed dated 26-5-1973 the said Ricardino Salvador de Andrade with his wife Julie sold the Plot no.1 admeasuring 552m2 to Nicholas Sebastian Victor de Souza and his wife Tereza Mariana; which Deed is duly registered in the Office of Sub-Registrar Bardez.

WHEREAS by a Deed dated 27-2-1976 the said Ricardino Salvador de Andrade with his wife Julie rectified the Deeds dated 23-2-1973 and 26-5-1973 as Plots 1 and 3 sold thereunder are out of Lote 8 and not 9 and that the area of both the Plots is 552m2; which Deed is duly registered in the Office of Sub-Registrar Bardez.

J. D' Souza



WHEREAS in terms of the above the names of Nicholas Sebastian Victor de Souza and Tereza Mariana de Mendes stands recorded in the Survey Record of 391/52 admeasuring 1104m2.

WHEREAS the Owners/Vendors have thus represented to be the sole and exclusive Owners in possession of the SAID PROPERTY.

WHEREAS the Owners/Vendors have affirmed that there is no right of way/access to the adjoining Plots from the said property to any person whatsoever.

WHEREAS the Owners/Vendors now do not desire to retain the SAID PROPERTY and have offered to sell the same to the Purchasers AND at the offer of the Owners/Vendors the Purchaser doth hereby purchase all the SAID PROPERTY for a total consideration of Rs.2,46,68,000/- (Rupees two crores forty six lakhs sixty eight thousand only) which is the present fair market value of the said property.

NOW THIS CONVEYANCE WITNESSETH AS UNDER:-

1.- That in consideration of the amount of Rs. 2,46,68,000 (Rupees two crores forty six lakhs sixty eight thousand only) out of which an amount of Rs.2,46,680/- is deducted by the Purchasers towards TDS tax (for which a certificates will be issued by the Purchasers to the Owners/Vendors in due course of time) and the balance amount of Rs. 2,44,21,320/- (Rupees Two crores forty four lakhs twenty one thousand three hundred twenty only) is paid by the Purchasers to the

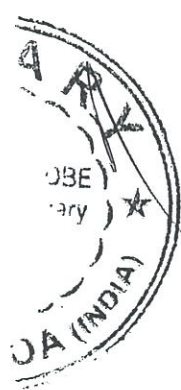
J. de Souza .

Owners/Vendors, which amount is received by the Owners/Vendors which amount the Owners/Vendors hereto do hereby admit and acknowledge and release and discharge the Purchasers of the same in full and the Owners/Vendors as absolute Owners hereby convey by way of sale unto the Purchasers THE SAID PROPERTY together with the trees, structures, access along with the easements, appurtenants, belonging thereto, TOGETHER WITH all trees, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owners/Vendors in or THE SAID PROPERTY hereby conveyed and every part thereof to hold the same to the Purchasers forever absolutely uninterruptedly.

- The Owners/Vendors have today put the Purchasers in unconditional exclusive peaceful vacant possession of THE SAID PROPERTY to be held by the Purchasers in perpetuity forever and enjoy the profits thereof without any harm or hindrance from the Owners/Vendors and/or any other person claiming through the Owners/Vendors and/or the predecessors-in-title of the Owners/Vendors. The Owners/Vendors further covenants with the Purchasers that the SAID PROPERTY hereby sold is free from tenants, mundcars, or any other person/s having any right of possession or obligation therein.



J. de Souza.



3.- The Owners/Vendors hereby covenant with the Purchasers as under:-

(a)-That THE SAID PROPERTY is free from encumbrances and claims of any nature whatsoever.

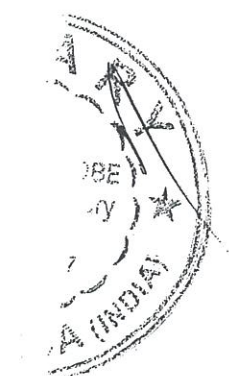
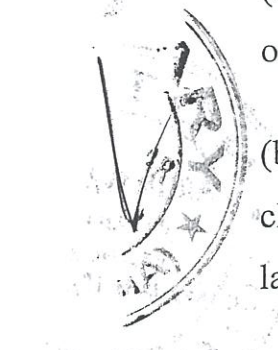
(b)-That the Title of the Owners/Vendors to THE SAID PROPERTY is clear, valid and marketable and is subsisting and the Owners/Vendors are lawfully entitled to sell and alienate the same.

(c)-That as on this date the Owners/Vendors have not created any encumbrances and/or Third Party rights upon and to the the SAID PROPERTY nor the THE SAID PROPERTY the subject matter of any is-pendens or order of attachment of Order of Injunction or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against the SAID PROPERTY and nor that there are any dues, taxes and cess payable against THE SAID PROPERTY which can be recovered as the arrears under Land Revenue Act.

(d)-That THE SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchasers peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors or any other person whomsoever.

(e)-Notwithstanding any act, deed, matters or things whatsoever done by the Owners/Vendors or by any person/s lawfully or equitably claiming

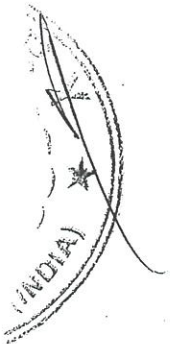
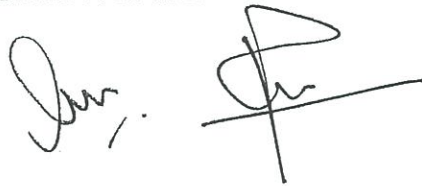
J. W. Souza.



from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary, the Owners/Vendors have good right and absolute powers to grant, transfer, convey and assure THE SAID PROPERTY unto and to the Purchasers in the manner aforesaid and it shall be lawful for the Purchasers from time to time and at all times hereinafter to peacefully and quietly hold, possess, own and enjoy THE SAID PROPERTY and to receive the rents and profits, to use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the Owners/Vendors or from by any other person/s lawfully or equitably claiming by from, under or in trust for the Owners/Vendors and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Owners/Vendors sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Owners/Vendors or by any other person/s lawfully or equitably claiming by, from, under or in trust for them, and further that the Owners/Vendors and all person/s having or lawfully equitably claiming any estate, right title or interest at law or in equity in THE SAID PROPERTY hereby granted or any part thereof by, from or under or in trust of the Owners/Vendors.

f.- That THE SAID PROPERTY hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchasers peacefully and quietly without any claim or demand whatsoever from the

J. G. Souza.

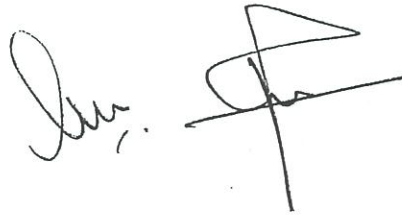


Owners/Vendors or any other person whomsoever through the Owners/Vendors and or the predecessor-in-title of the Owners/Vendors.

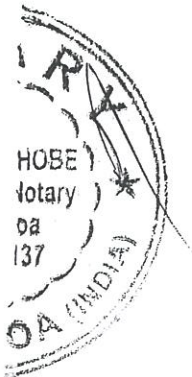
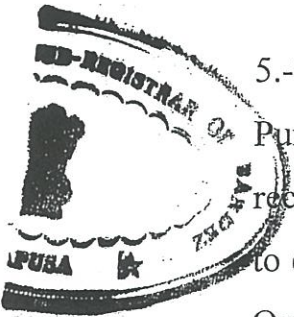
4.- The Owners/Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawfull and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring THE SAID PROPERTY hereby granted to and unto the use of the Purchasers in the manner aforesaid as shall or may be reasonably required.

5.-The Owners/Vendors do hereby give their explicit consent to the Purchasers to delete their names and get the name of the Purchasers recorded in the Survey Record of Village Panchayat and for that purpose to conduct Mutation Proceedings before the Appropriate Authority. The Owners/Vendors do hereby further agree and assure the Purchasers to sign and execute all such other documents and give NOC for the above purpose.

6.- The Owners/Vendors do hereby indemnify the Purchasers against any claims if made to THE SAID PROPERTY or by any person claiming through the Owners/Vendors and/or its predecessors-in-title and the Owners/Vendors shall settle the said claim and rectify the defect to the title, if any, at their own cost without disturbing the title and possession of the Purchasers.



J. D' Souza.



7.- The Owners/Vendors Declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

8.- The present fair market value of THE SAID PROPERTY is Rs.2,46,68,000 (Rupees two crores forty six lakhs sixty eight thousand only) and Stamp duty of Rs.12,34,000/- is paid thereto which is borne by the Purchasers.

SCHEDULE

(Description of the said Plot)

All that plot admeasuring 1104m2 bearing Sy.no.391/5-A of Village Socorro identified as **ALTO PORVORIM** situated at Porvorim, within the limits of Village Panchayat Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa; which property is a part of the property described under no.37305 at folio 181 (R) of book B-25 identified as **GAICHO GOLCHO** or **MATO** or **GAICHO GOLCHO MATO** in the Office of Land Registrar Bardez and is enrolled in the Taluka Revenue Office under Matriz no.265.

The said Plot is bounded as under:-

Towards the North:-Sy.no.391/5 of Socorro

Towards the South:-Sy.no.391/6 of Socorro

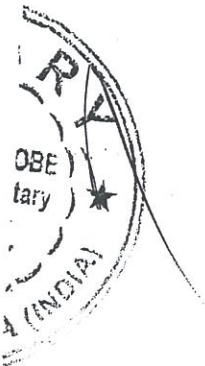
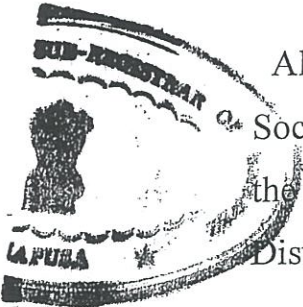
Towards the East :-Sy.no.391/5(part) of Socorro

Towards the West :-Sy.no.391/1 of Socorro.

J. D. Souza

[Signature]

J. D. Souza



SIGNED AND DELIVERED)
By the Owners/Vendors)



Smt. Thereza Mariano D'Souza
for self and as Attorney for

Shri Nicholas Sebastiao Victor D'Souza

OWNERS/VENDORS



1. _____ 1.



2.



3.



4. _____ 4.



5. _____ 5.

J. D'Souza.





SIGNED AND DELIVERED)
By the Purchasers)





Shri Parind Ulhas Prabhu Nachinolcar



Parind





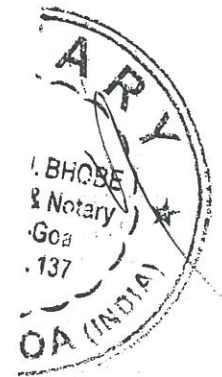
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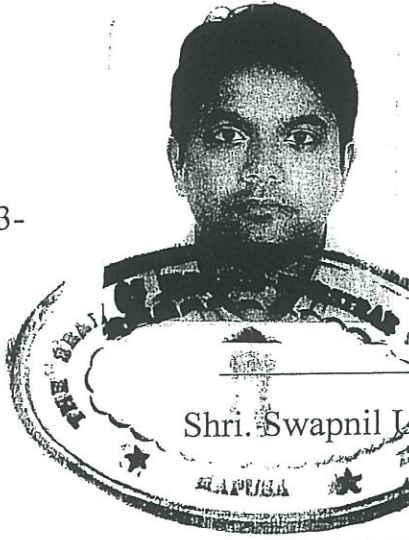
4.  4. 



5.  5. 

J. B. Bhoose *Parind*

J. B. Bhoose



Signature

Shri. Swapnil Uhas Prabhu Nachinolcar

Partners of

M/S. PRIORITY CONSTRUCTIONS

PURCHASERS



1.

1.



2.

2.



3.

3.



4.

4.



5.

5.

WITNESSES:-

1.- *Spodual* Sheekh- Podwel ,

2.- *Amptkar* ARJUN M. HARMALKAR

Signature

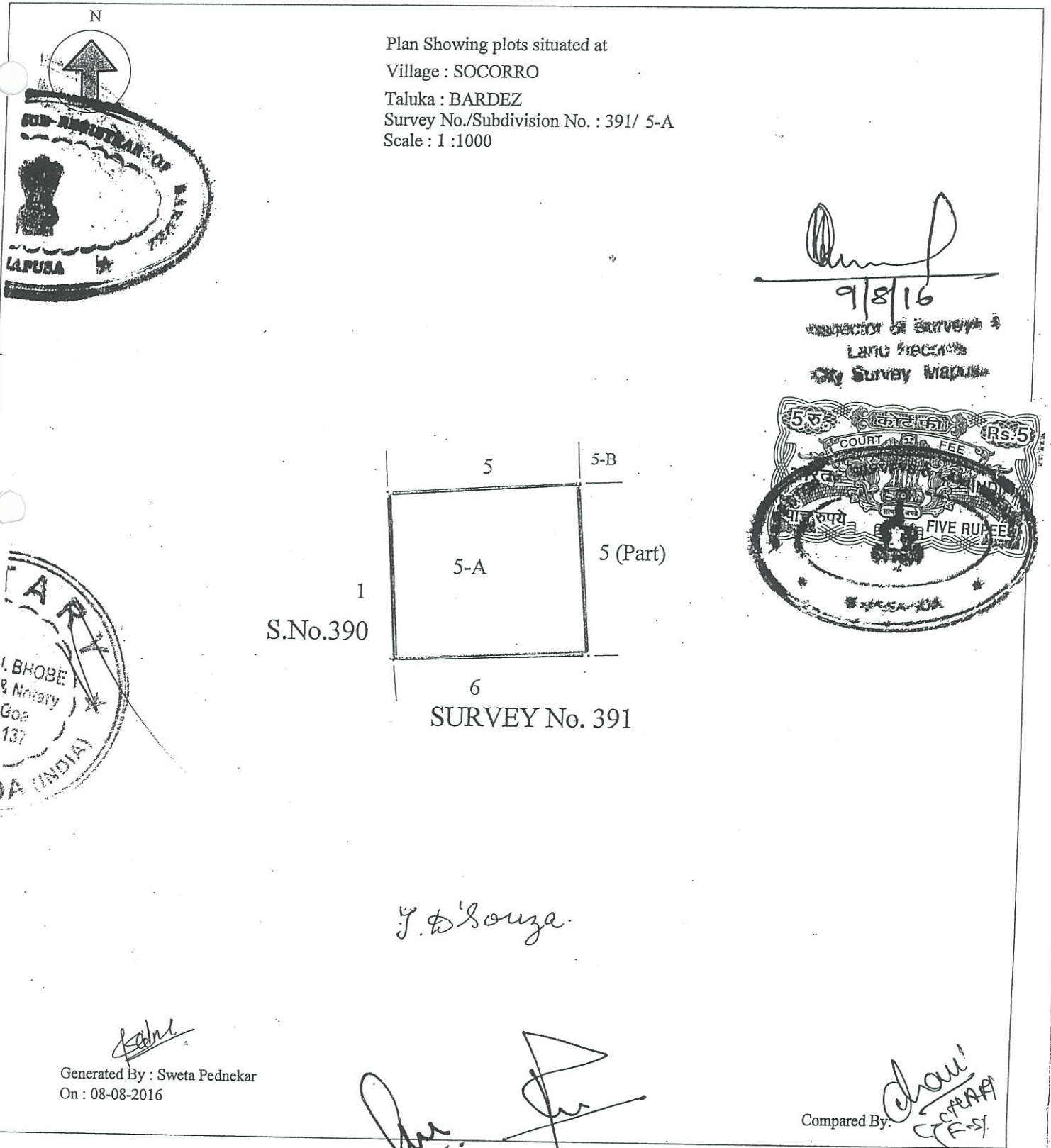
Signature

J. P. Souza





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





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 09-03-2017 11:19:18 AM

Document Serial Number : 819

Presented at 10:54:00 AM on 09-03-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	986720.00
2	Processing Fees	380.00
	Total :	987100.00

Stamp Duty Required: 1233400.00 Stamp Duty Paid: 1234000.00

Swapneel Ulhas Prabhu Nachinolcar presenter

Name	Photo	Thumb Impression	Signature
Swapneel Ulhas Prabhu Nachinolcar, S/O Ulhas Gopal Nachinolcar, Married, Indian, age 34 Years, Business, r/o Anantdeep, Odlem Bhat, Taleiga, Miswadi Goa Pan no AMIPP2436, Partner of M/S Priority construction having its reg office at "Chaitanya" Dada Vaidhya Road, Panaji Goa			

Endorsements




Executant

. Thereza Mariano D'souza, D/O Dioginho D'souza, Married, Indian, age 80 Years, House-Wife, r/o H.no 7/40, Salmona, Saligao, Bardez Goa Pan no ADHPD0219Q, POA dated on 19/08/2016 executed before notary Adv L. M. Gaginkar under sr no 9556/16, For Self and as POA for vendor 1

Photo	Thumb Impression	Signature



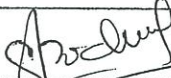
2 . Swapneel Ulhas Prabhu Nachinolcar, S/O Ulhas Gopal Nachinolcar, Married, Indian, age 34 Years, Business, r/o Anantdeep, Odlem Bhat, Taleigao Tiswadi Goa Pan no AMiPP2436M, Partner of M/S Priority Construction having its reg office at "Chaitanya" Dada Vaidhya Road, Panaji Goa

Photo	Thumb Impression	Signature
		

3 . Parind Ulhas Prabhu Nachinolcar, s/o Ulhas Gopal Nachinolcar, Married, Indian, age 37 Years, Business, r/o Anantdeep, Odlem Bhat, Taleigao Tiswadi Goa Pan no AKMPP4009J, partner of M/S Priority Construction having its reg office at "Chaitanya" Dada Vaidhya Road, Panaji Goa

Photo	Thumb impression	Signature
		



SF No.	Witness Details	Signature
1	Adv Shradha Poduval, W/O Kiran Poduval, Married, Indian, age 44 Years, Advocate, r/o Dona Paula, Tiswadi Goa	


 Sub-Registrar
 - REGISTRAR
 PARDHE

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Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Book-1 Document
Registration Number BRZ-BK1-00940-2017
CD Number BRZD786 on
Date 05-04-2017

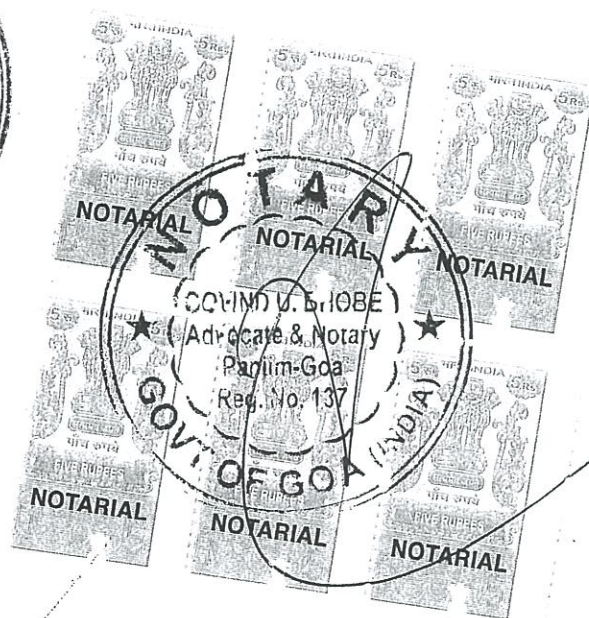
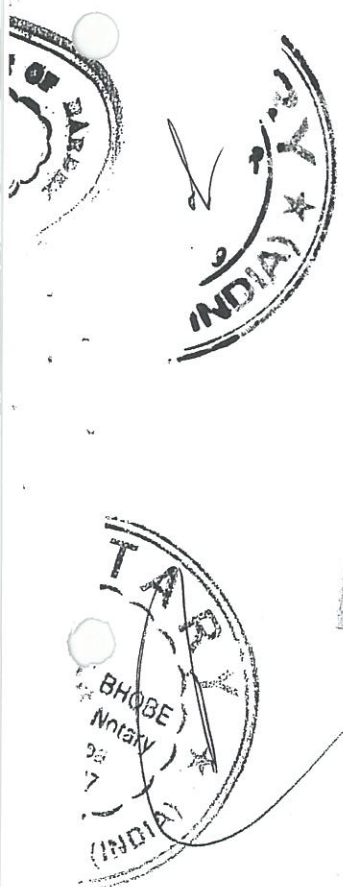
Sub-Registrar (Bardez)

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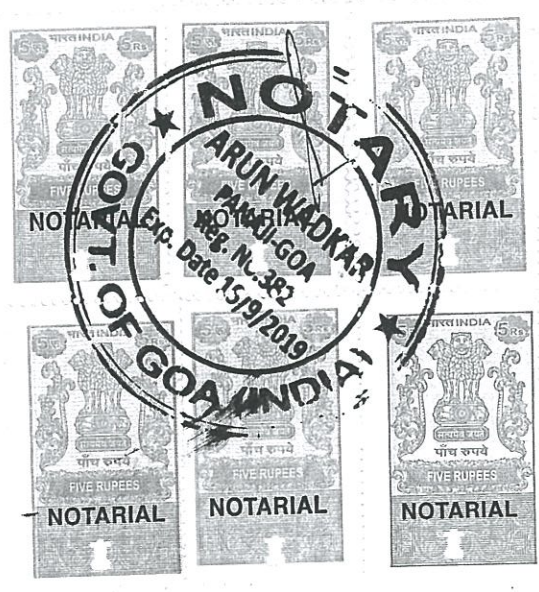
Signature:- Arunwadekar

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TRUE COPY OF THE ORIGINAL
Reg. No. 856/17
17/4/17
GOVIN D. BHOBE
Advocate & Notary
Panjim-Goa
Reg. No. 137

CERTIFIED
TRUE XEROX COPY



ARUN WADKAR
NOTARY AT TISWADI TALUKA
STATE OF GOA-INDIA
REG. No. 382/14
DATED 19/9/2014
Reg. No. 16223
Dated 16/2/2018