



Original Copy

FORM-T- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRAR CUM SUB-REGISTRAR, TALUKA MORMUGAO
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Receipt No: 1308

Print Date Time: 26/Oct/2017 12:05 PM

Serial No. of the Document: 1801

Date of Receipt: 26/Oct/2017


Nature of Document: Sale

Received the following amounts from Sri Mr. Nilesh D Salkar for Registration of above Document in Book-1 for the year 2017

	Rs.Ps
Registration Fee	630000.00
Processing Fees	300.00
Total :	630300.00

Amount in words: Rupees Six Lakh Thirty Thousand Three 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:

Specimen Signature of the Person Authorized

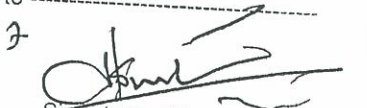

Signature of the Presenter

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

The Registered Document has been handed over to _____

_____ on 26/11/17

Signature of the person receiving the Document


Signature of the Sub-Registrar

(Rupees Eight Lakhs Ten Thousand only)

FOR CITIZEN CREDIT
CO-OP. BANK LTD.

Pereira

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802

D-5/STP(V)/C.R./35/33/2011-RD

भारत 09715



INDIA

NON JUDICIAL गोंया

142283

OCT 25 2017

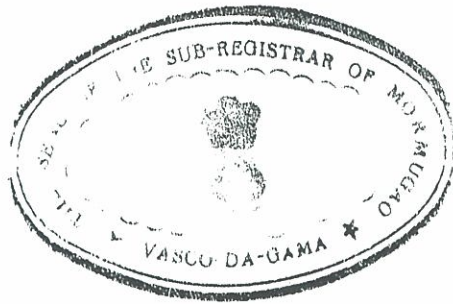
zero eight one zero zero zero zero 13:17

Rs.0810000/- PB7122

STAMP DUTY

GOA

Name of Purchaser. ms SUSHEELA HOMES & PROPERTIES PUT LTD



DEED OF SALE

This Deed is executed at Vasco da Gama on this 25th day
of October 2017 by and between:

W R A.



(1) MR. ANAND RAMCRISNA SALGAOCAR a.k.a. Anand Ramkrishna Salgaokar, aged 67 years, Son of Ramcrisna Madeva Salgaocar, Married, holding PAN Card [REDACTED] and Aadhar Card No [REDACTED], and his wife (2) MRS. ASHA ANAND SALGAOCAR, aged 56 years, daughter of late Janardhan Molu Kamat, holding PAN Card No [REDACTED] and Aadhar Card No [REDACTED], both Indian Nationals, residing at Rajeshwari Building, Vasco da Gama, herein after referred to as "**The Vendors**" (which expression shall include their respective heirs, legal representatives, successors, executors and assigns) of the **One Part;**

AND

M/s SUSHEELA HOMES & PROPERTIES PVT. LTD., company incorporated under Companies Act 1956, having its registered office at Hotel Manish, Ground Floor, F.L. Gomes Road, Vasco da Gama, Goa, holding PAN Card [REDACTED] represented by its **Director Nilesh D. Salkar**, Son of Damodar V Salkar, age 51 years, Married, Businessman, Indian National having PAN Card No [REDACTED], Aadhar Card No [REDACTED] residing at 4th Floor, Susheela, F.L.Gomes Road, Vasco authorized by Resolution dated 28.08.2017 of the Board of Directors, herein after referred to as "**The Purchasers**" (which expression unless it be repugnant to the contexts or meaning thereof shall mean and include its representatives, successors and assigns) of the **Second Part.**

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WHEREAS there exists a landed property originally known as "Dois Lotes Cadastrados Sob No.369" (which actually means "Two Lots Surveyed under No.369") which was a coconut grove containing two dwelling houses, situated in the erstwhile village Mormugao, bounded on east by the public road leading from the Port to Baina, on the west by a property belonging to the Railway company, on the north by the property of heirs of Joaquim Sebastiao Colaco and on the south by State land. This property was described in the erstwhile Land Registration Office of Salcete under No.42228 of Book B-109 new series. In the cadastral survey carried out by Government of Goa under provisions of Goa DD Land Revenue Code 1968 this property came to be surveyed as the holding bearing Chalta Nos.51 and 89 of P.T. Sheet No.116 of City Survey of Vasco da Gama having areas of 2,410 and 1,214 square meters respectively

AND WHEREAS the said property was inscribed in the said Land Registration Office under No.46171 on 17.01.1956 in favour of Ramacrisna Madeva Salgaocar (which is the Portuguese version of the name now usually spelt as Ramkrishna Mahadev Salgaokar) on the basis of the purchase made by him by Deed of Sale dated 02.01.1956.

AND WHEREAS the said Ramacrisna Madeva Salgaocar was 'karta' of Hindu Undivided Family consisting of his wife and three sons, who partitioned the estate of the said H.U.F. (including the above-mentioned property) by Partition Deed

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dated 24.03.1972 as amended by Rectification Deed dated 21.07.2003. In this partition this property was divided vertically into two lots, eastern part admeasuring 2,410 square meters, described at List A annexed to the said deed, and the western part admeasuring 1,214 square meters, described at List D(b) in the said annexure. The said portion admeasuring 2,410 square meters was allotted to Ramcrisna Madeva Salgaocar and the portion admeasuring 1,214 square meters was allotted to his son Dilip Ramcrisna Salgaocar.

AND WHEREAS the wife of the said Ramcrisna Madeva Salgaocar, namely, Radhabai Ramkrishna Salgaocar, died on 13.01.1999 and thereafter there was some dissension in her family with respect to the manner of dividing her estate. Consequently, the members of her family executed and registered a Memorandum of Understanding of Family Settlement dated 04.04.2000, whereby the above-mentioned plot of 2,410 square meters of the above described property was allotted to her son Anand Ramkrishna Salgaocar.

AND WHEREAS by registered Gift Deed dated 13.01.2012 the above-mentioned Dilip Ramkrishna Salgaocar and his wife Pramod Dilip Salgaocar conveyed the western portion of 1,214.00 square meters surveyed under Chalta No.89 of P.T. Sheet No.116 to his brother the said Anand Ramkrishna Salgaocar and his wife Asha Anand Salgaocar, who are the Vendors in the present deed.

[Handwritten initials]

AND WHEREAS the Vendors therefore became owners in possession of the said entire property "Dois Lotes Cadastrados Sob No.369" now surveyed as the holdings bearing Chalta Nos.51 and 89 of P.T. Sheet No.116 totally admeasuring 3,624 square meters.

AND WHEREAS the Purchasers have offered to buy and the Vendors have agreed to sell the southern portion of the said amalgamated property admeasuring 975 square meters under terms and conditions herein below mentioned.

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:

1. In pursuance of the said deed of sale and in consideration of the price of Rs.1,80,00,000/- (Rupees One Crore Eighty Lakhs Only) paid by the Purchasers to the Vendors as follows: (i) Rs.90,000/- by Challan No. 01008 dated 25.10.17 by way of T.D.S. and (ii)Rs.89,10,000/- by cheque no 000119 dated 26.10.2017 drawn on HDFC Bank, (iii) Rs.90,000/- by Challan No. 01300 dated 25.10.17 by way of T.D.S.; and (iv)Rs.89,10,000/- by cheque no 000121 dated 26.10.2017 drawn on HDFC Bank, subject to clearance, the Vendors do hereby transfer, convey and assure by way of sale to the Purchasers ALL THAT plot of land identified as "Plot B" admeasuring 975 square meters carved out of the landed property "Dois Lotes Cadastrados Sob No.369" now surveyed as Chalta

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or
At



Nos.51 and 89 of P.T. Sheet No.116 of Vasco da Gama totally admeasuring 3,624 square meters (more particularly described in the schedule hereunder) free from all encumbrances together with all estate, easements, rights, title, interest, claim and demand whatsoever in or to the said Plot to HAVE, HOLD, OWN and ENJOY the same forever to the Purchasers as absolute owners.

2. The Vendors hereby covenants with the Purchasers that
(a) the Purchasers shall hereafter peaceably and quietly possess the said property conveyed without any demand whatsoever from the Vendors or any person claiming through or under them; and (b) the Vendors shall save harmless all charges, defects and equities whatsoever in respect of the said property.
3. The Vendors shall, at the cost of the Purchasers, sign every document and do every act for more perfectly assuring the property hereby sold to the Purchasers as by them may be reasonably required.
4. The Vendors does not belong to any Scheduled Tribe.

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SCHEDULE

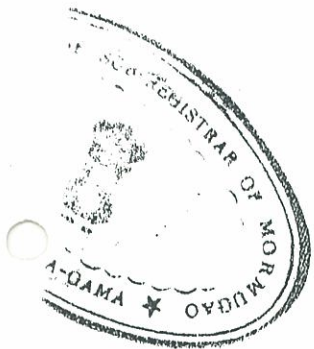
ALL THAT plot of land identified as "Plot B" admeasuring 975 square meters carved out of the landed property "Dois Lotes Cadastrados Sob No.369" which was a coconut grove containing two dwelling houses, situated in the erstwhile village Mormugao, bounded on east by the public road leading from the Port to Baina, on the west by a property belonging to the Railway company, on the north by the property of heirs of Joaquim Sebastiao Colaco and on the south by State land. This property was described in the erstwhile Land Registration Office of Salcete under No.42228 of Book B-109 new series. This property came to be surveyed as the holding bearing Chalta Nos.51 and 89 of P.T. Sheet No.116 of City Survey of Vasco da Gama having areas of 2,410 and 1,214 square meters respectively and is jointly bounded as follows:

On the North :By Remaining portion of the property
bearing chalta no 51 & 89 of PT Sheet No 116

On the South :By 5.00 mtrs wide motorable road.

On the East :By a Public Road

On the West :By the land originally belonging to Railway
company now in the possession of Mormugao
Port Trust



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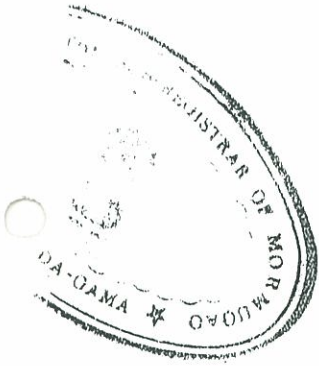
The said plot of 975 square meters hereunder sold, is made up of 665 sq mtrs out of property bearing chalta no 51 of P.T Sheet No 116 and is bounded as follows:

North by: remaining part of Chalta No 51;

South by: by private road;

East by: by 15.00 mtrs wide ODP Road;

West by: by remaining part of Chalta No 89;



And 310 sq mtrs out of property bearing chalta no 89 of P.T Sheet No 116 and is bounded as follows.

North by: remaining part of Chalta No 89;

South by: by private road;

East by: by part of Chalta No 51;

West by: by Chalta No 50;

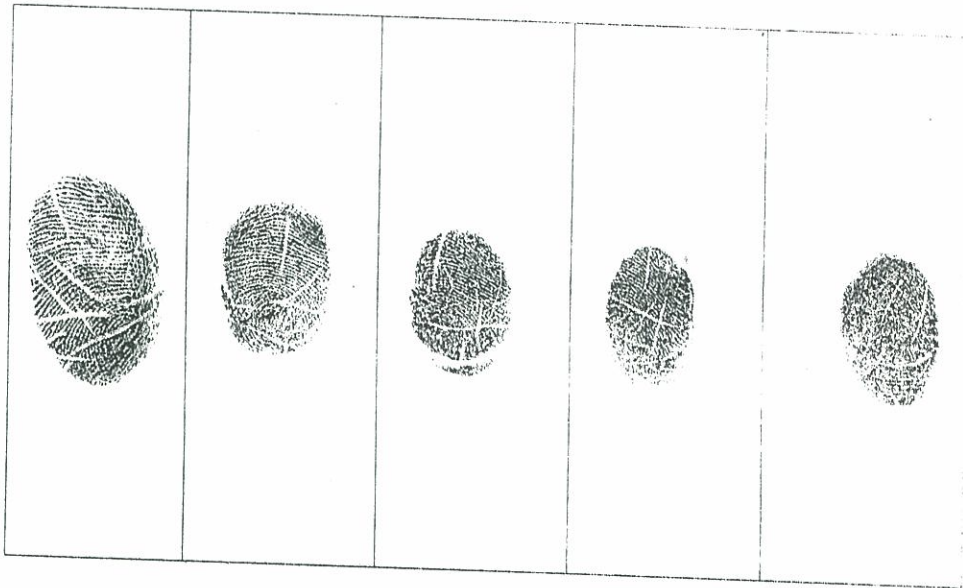
IN WITNESS WHEREOF the parties have signed this deed on the day, month and year first hereinbefore written.

 & As.

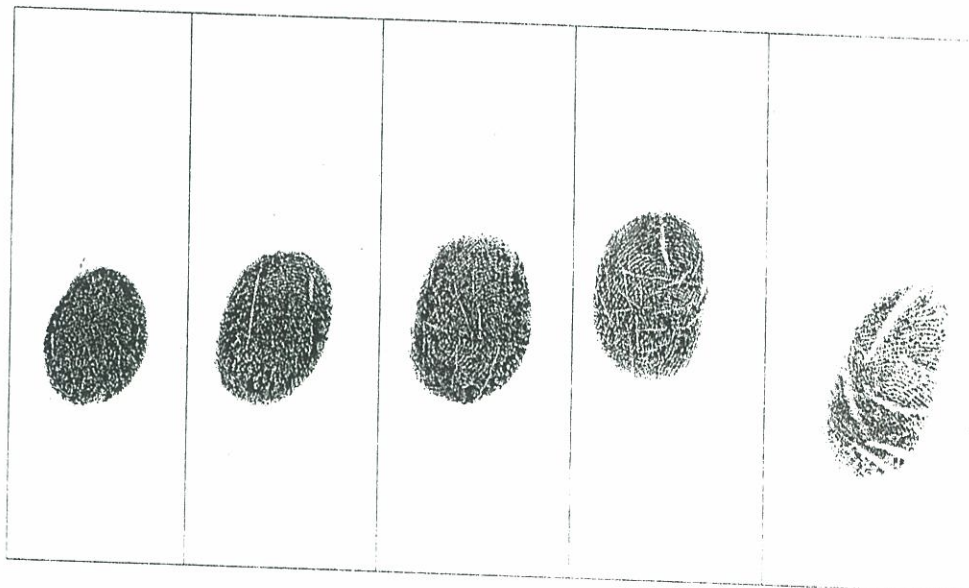
SIGNED AND DELIVERED
by the within named VENDORS
MR. ANAND RAMCRISNA SALGAOCAR
a.k.a. Anand Ramkrishna Salgaokar



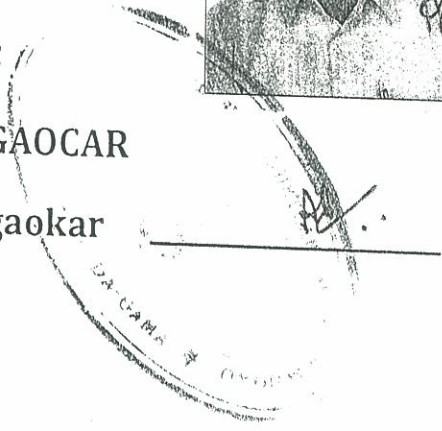
RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



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SIGNED AND DELIVERED

by the within named VENDORS

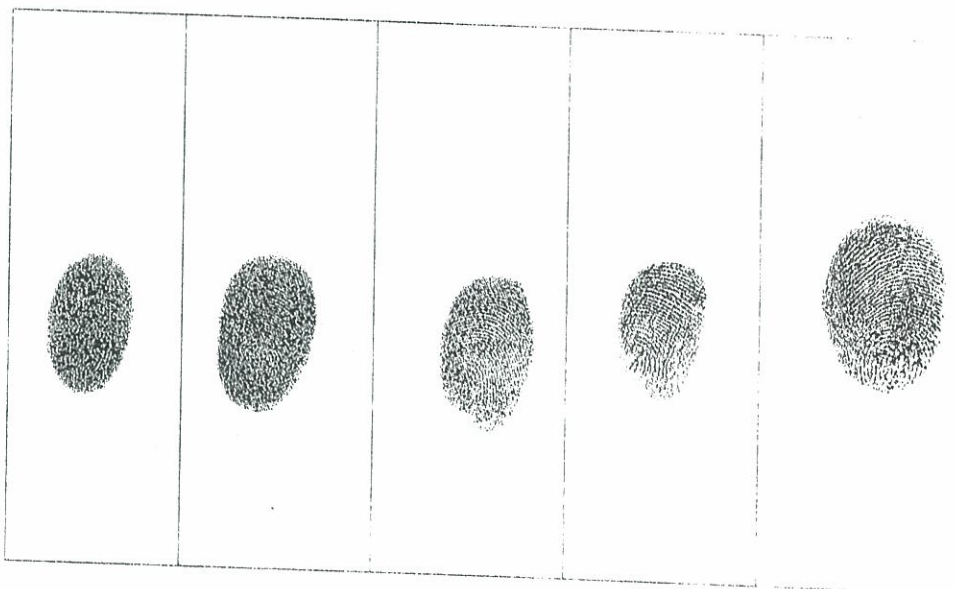
MRS. ASHA ANAND SALGAOCAR



RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



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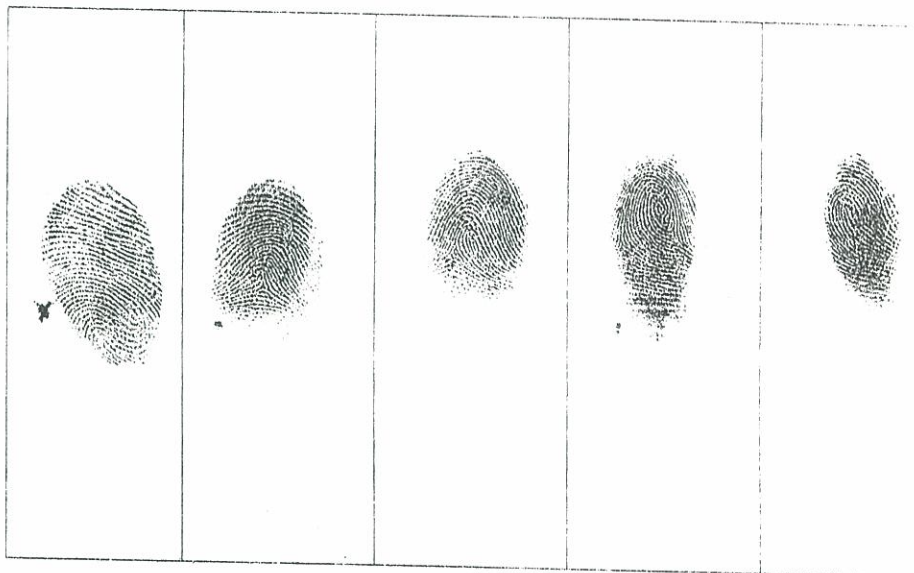
SIGNED, SEALED AND DELIVERED

by the within named PURCHASERS

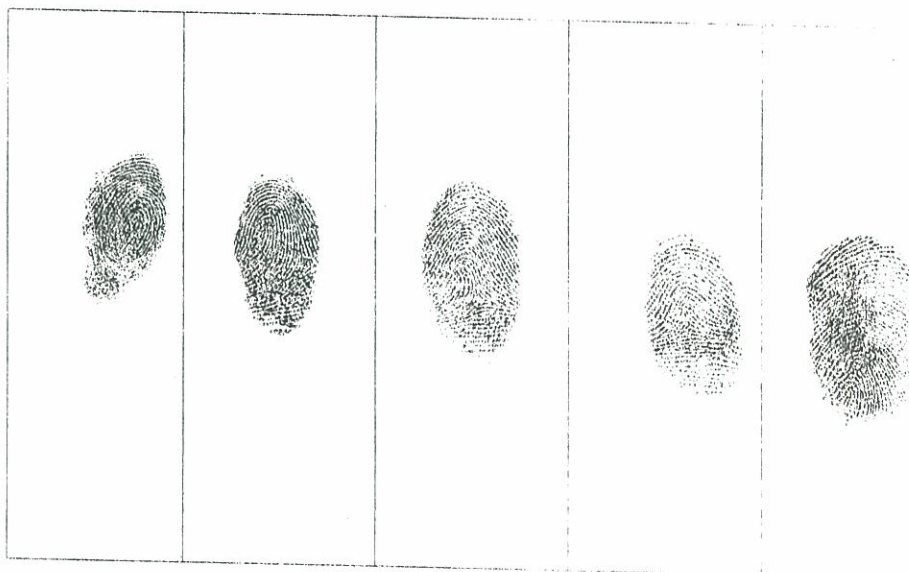
MR. NILESH D SALKAR

N. Salkar
N. Salkar
For M/s Susheela Homes
and Properties Pvt.Ltd.

RIGHT HAND FINGERPRINTS





LEFT HAND FINGERPRINTS



N *A.A.*

WITNESS:

1. Auleman Beg 

2. Sahel Demno 

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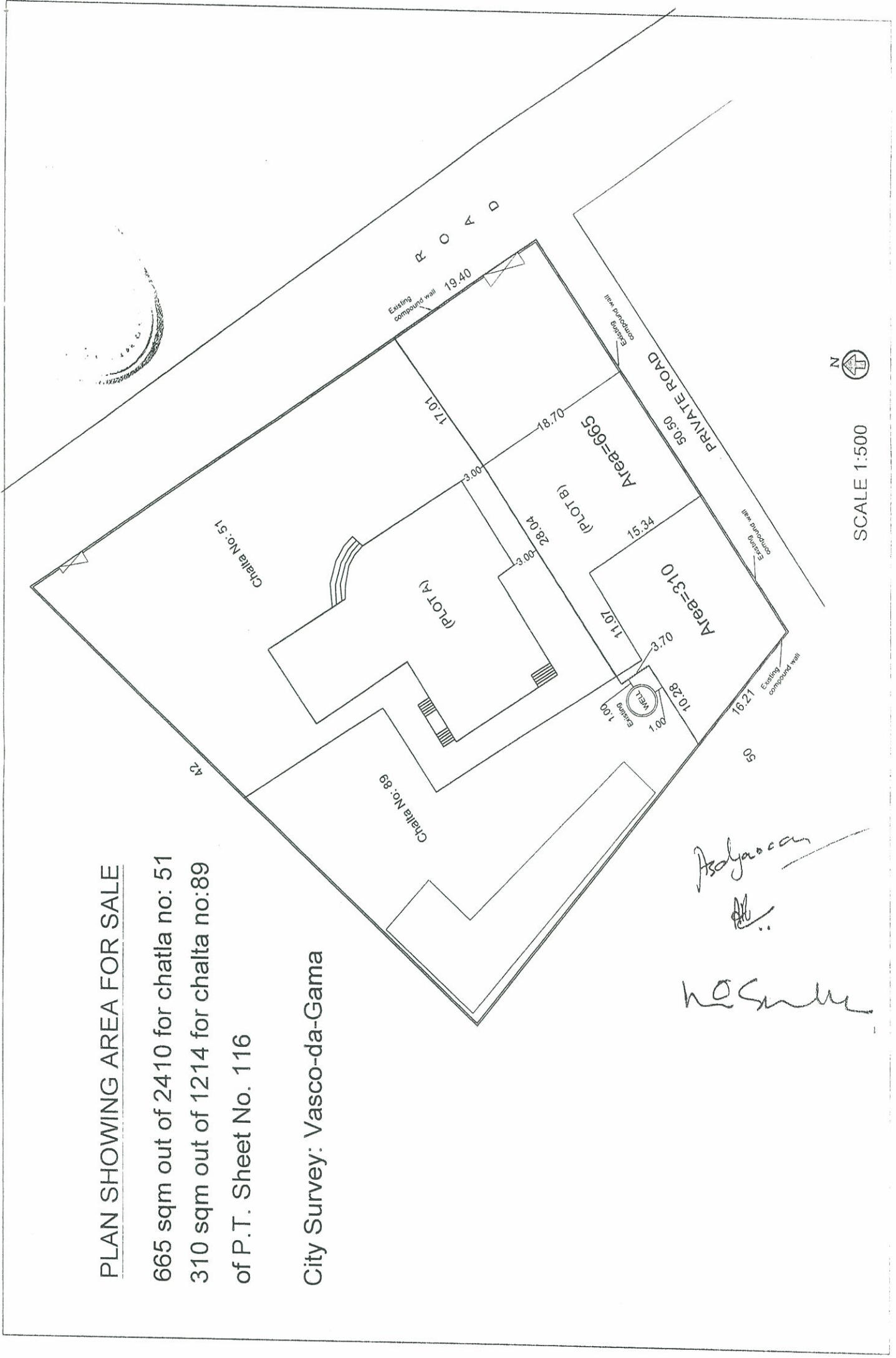
PLAN SHOWING AREA FOR SALE

665 sqm out of 2410 for chatla no: 51

310 sqm out of 1214 for chatla no:89

of P.T. Sheet No. 116

City Survey: Vasco-da-Gama



SCALE 1:500

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WOSM



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 26-10-2017 12:05:56 PM

Document Serial Number : 1801




Presented at 11:46:00 AM on 26-10-2017 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows

Sr. No	Description	Rs. Ps
1	Registration Fee	630000.00
2	Processing Fees	300.00
	Total :	630300.00

Stamp Duty Required: 810000.00

Stamp Duty Paid: 810000.00




Mr. Nilesh D Salkar presenter

Name	Photo	Thumb Impression	Signature
Mr. Nilesh D Salkar, S/o Damodar V Salkar , Married, Indian, age 51 Years, Business, r/o 4th Floor, Susheela, F.L. Gomes Raod, Vasco As a Director of M/s Susheela Homes & Properties Pvt. Ltd having its office at Vasco Goa.			

Endorsements

Executant

1 . Mr. Anand Ramcrisna Salgaocar a.ka Anand Ramkrishna Salgaocar, S/o Ramcrisna Madeva Salgaocar, Married, Indian, age 67 Years, Business, r/o Rajeshwari Building, Vasco da Gama Goa.




Photo	Thumb Impression	Signature
		

2 . Mrs. Asha Anand Salgaocar, W/o Mr. Anand Ramcrisna Salgaocar a.k.a Anand Ramkrishna Salgaocar, Married, Indian, age 56 Years, House-Wife, r/o Rajeshwari Building, Vasco da Gama Goa.



Photo	Thumb Impression	Signature

		
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3 . Mr. Niles D Salkar, S/o Damodar V Salkar, Married, Indian, age 51 Years, Business, r/o 4th Floor, Susheela, F.L. Gomes Road, Vasco As a Director of M/s Susheela Homes & Properties Pvt. Ltd having its office at Vasco Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Saheb Dessai , S/o Imamsab Dessai, Married, Indian, age 35 Years, Service, r/o Zuari Nagar, Birla, Goa	
2	Suleman Beg , S/o Zacaria Beg, Married, Indian, age 44 Years, Business, r/o Baina, Vasco da Gama Goa.	


Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Certified that the mutation fee of Rs 1000/- has been paid vide challan no 201700772858 dated 26/10/2017


Sub-Registrar

Book-1 Document
Registration Number MOR-BK1-01753-2017
CD Number MORD24 on
Date 31-10-2017



Sub-Registrar (Mormugao)
~~Sub-Registrar~~
MORMUGAO

Scanned By:-

Keshav Pawt

Signature:-



Designed and Developed by C-DAC, ACTS, Pune