

For, CITIZEN CREDIT™
CO-OP BANK LTD


Authorised Signatory

Chapter Eighty Two Thousand One Hundred Only

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

भारत 51141 NON JUDICIAL गीत
102298 OCT 06 2020



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D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

R. 0082100/- PB6818

INDIA

STAMP DUTY

GOA

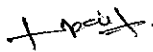
Name of Purchaser HERITAGE PRINCES REAL ESTATE DEVELOPERS



2020-BR2-2532

13/10/2020

DEED OF CONVEYANCE





THIS DEED OF CONVEYANCE is made at Mapusa, Goa, on this 13th day of October of the year 2020.

BETWEEN

1. **SMT. REKHA DILIP BONDRE**, aged 70 , widow , housewife, holding PAN Card bearing No. _____ , AADHAR No. _____ and her son

2. **SHRI. MAYUR DILIP BONDRE**, son of late Shri. Dilip Bondre, aged 39, married, businessman , holding PAN Card bearing No. _____ , AADHAR No. _____ and his wife

3. **SMT. NIKITA MAYUR BONDRE**, daughter of Shri. Sadguru Chenvandkar, aged 39, married, housewife holding PAN Card bearing No. _____ AADHAR No. _____ all Indian Nationals and resident of H.No. 811/2, Naik Vaddo, Calangute, Bardez-Goa.



(represented herein by their duly constituted Power of Attorney Holder, **MR. PRATOSH MADEVA PAI**, aged 50 years, son of late Madeva Pai, in business, Indian National, residing at 'Kamaxi, behind Hotel Libdoran, Caranzalem, Goa, vide Power of Attorney dated 1st October 2020, executed before Notary Public Shri Vinayak K. Narvekar under No. 1225/2020, dated 5th October 2020), referred to as '**THE TRANSFERORS**'.

AND

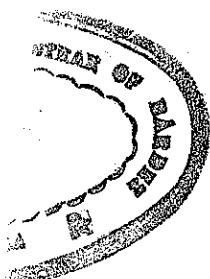
M/S. HERITAGE PRINCES REAL ESTATE DEVELOPERS, having its office at B-101, 'Heritage Symphony', opposite Syndicate Bank, Kerant, Caranzalem, Goa 403002, holding PAN Card bearing No. _____ , represented in this Deed by its authorised Partner **MR. PARESH MADEVA PAI**, son of late Madeva Pai, aged 51 years, married, businessman, holding PAN Card bearing No. _____ AADHAR No. _____

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and resident of 'Kamaxi, behind Hotel Libdoran, Caranzalem, Goa. Herein referred to as **'THE TRANSFEREE'**.

WHEREAS, vide Deed of Sale dated 27th July 2012, duly registered in the Office of the Sub-Registrar of Bardez at Mapusa, Goa, under No. 269 at pages 40 to 67 Book No. I Volume No. 3003 on 24/03/2012, (hereinafter referred to as **'THE SAID DEED OF SALE'**), wherein the **TRANSFERORS** sold to **THE TRANSFEREES** all that property known as "VAGOR BATTA" also Known as "EDSSO DEACHEM BATTA" or "PAULISTANCHEM BATTA", situated in the Village Cunchelim within the jurisdiction of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa bearing Chalta No. 82/5 of P.T. Sheet No. 10 admeasuring 9050.00 m² and forming part of the bigger property in 5th addicao and described in the Land Registration office of Bardez under No. 9541 of Book 25(new) and enrolled in the Revenue Office of Bardez under Matriz No. 748 of 3rd circumscription of Mapusa.



(Hereinafter for the sake of brevity referred to as the **SAID PROPERTY** and more particularly described in Schedule I hereunder written)

AND WHEREAS, by virtue of **"THE SAID DEED OF SALE"** the area of the said property purchased is 9050m². Which area also corresponds to Form D of Chalta No. 82/5 of P.T. Sheet No. 10.

AND WHEREAS THE TRANSFEREE recently after clearing/cleaning the said property got it surveyed through its qualified surveyor and found that the area of the **SAID PROPERTY** is 9620 Sq.mts which exceeds the area mentioned under **"THE SAID DEED OF SALE"** and also as mentioned in Form D of Chalta No. 82/5 of P.T. Sheet No. 10.

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AND WHEREAS THE TRANSFEREE applied in the court of Deputy Collector of Bardez to correct the area from the survey records on Form D of property bearing P.T. Sheet No. 10 of Chalta No. 82/5 of Cunchelim Mapusa City, Bardez-Goa.

AND WHEREAS by order dated 19/02/2020 of Deputy Collector of Bardez at Mapusa in case No. 18/01/2020/BAR I/LRC MISC the original area of 9050 Sq.mts was corrected to 9620 Sq.mts.

AND WHEREAS it is now incumbent upon both the parties to execute a conveyance deed in respect to the differential area of 570 m² in the SAID PROPERTY. (hereinafter referred to as the SAID AREA and better described in the Schedule II hereunder written)

AND WHEREAS, THE VENDORS had sold the SAID PROPERTY to THE TRANSFEREE under SAID DEED OF SALE as is where is basis without having fence/Compound wall and was also not demarcated by metes and bounds.



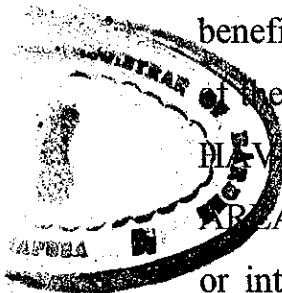
AND WHEREAS there was an understanding between THE TRANSFERORS and THE TRANSFEREE prior to the execution of the SAID DEED OF SALE that demarcation/Rectification/Correction of the area if any shall be exclusively be undertaken by THE TRANSFEREES for which the expenses will be borne by THE TRANSFEREES without paying further consideration if the area is found more or claiming part of the sale consideration if the area is found less and hence the present Deed of Conveyance has been signed for the purpose of increased in area without further sale consideration and the amount paid in the said Deed of Sale is full and final.

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**NOW THEREFORE THIS DEED OF
CONVEYANCE WITNESSETH AS UNDER:**

1. That in furtherance to the Deed of Sale dated 12/07/2012 executed between the TRANSFERORS and the TRANSFEREES, the TRANSFERORS do hereby transfer, convey and assign by way of this Conveyance all that SAID AREA, as more particularly described in Schedule II hereunder written and delineated in the red colour boundary lines in the plan annexed hereto forever and absolutely, together with all area, ways, compounds, parks, passages, drains, water sources, plants, trees, light, liberties, easement profits, privileges, advantages, rights and appurtenances, whatsoever to the SAID AREA belonging or in any way appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof be appurtenant thereto and all the estate, right, title, interest, use, inheritance, Plots, possession, benefit, claim and demand, whatsoever both at a law and in equity of the TRANSFERORS into, out of or upon the SAID AREA, TO HAVE AND TO HOLD ALL AND SINGULAR THE SAID AREA sold, assigned, released, conveyed, assured, and confirmed or intended to the use and benefit of the TRANSFEREE forever absolutely to all the rents, taxes, assessments, rates, duties, now chargeable upon the same or which may hereafter become payable.



2. The TRANSFERORS do hereby covenant with the TRANSFEREE, that notwithstanding any act, deed or thing whatsoever by them, the TRANSFERORS or any persons lawfully and equitably claiming by, from through, under or in trust for them, made, done, committed or knowingly or willingly suffered to the contrary, the TRANSFERORS now have good right, full power and absolute authority to grant, sell, assign, release, convey, transfer and assure the SAID AREA hereby sold, granted, assigned, assured, transferred and conveyed to the use and benefit of the TRANSFEREE in the manner aforesaid.

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3. The TRANSFEREE shall and may at all times hereafter, peaceably and quietly enter upon, own, held, occupy, possess and enjoy the SAID AREA and receive rents issues and profits, thereof and of every part thereof to and for their own use and benefit without any suit, eviction, interruption, claim, demand whatsoever from or by the TRANSFERORS or their heirs or their person or persons, lawfully and equitably claiming or to claim by, from, under, or in trust for them. And further that they, the TRANSFERORS and all the persons having or lawfully or equitably claiming any estate or interest, whatsoever, in the SAID AREA or any part thereof from under, or in trust for the TRANSFERORS or their respective heirs, executors and administrator and any of them shall and will from time to time and at all times hereafter at the request and the cost of the TRANSFEREE do and execute or cause to be done or executed all such further and other acts, deeds, matters, things, conveyances and assurances in law whatsoever for better and more perfectly granting, conveying, transferring and assuring the SAID AREA and every part there unto and to the benefit of the TRANSFEREE, or their heirs, executors, successors and assigns as shall be reasonably required in the manner aforesaid, and the TRANSFERORS shall attend the Sub Registration Office and admit execution of the present Deed of Conveyance.

4. The TRANSFERORS HEREBY assure the TRANSFEREE that the SAID AREA have no encumbrances whatsoever and he has a clear and marketable title to the same.

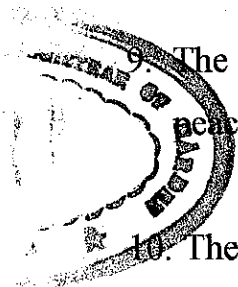
5. The TRANSFERORS covenant that if for any defect in the title of the TRANSFERORS, the TRANSFEREE or their successors-in-title, executors, administrators, assign, legal representatives nominees and transferees are at any time dispossessed of the SAID AREA, subject matter of this deed, then the TRANSFERORS undertake to remove all the defects in title of the same at the cost

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and expenses of the TRANSFERORS and make good the title of the SAID AREA.

6. In case of any claim by third party to the said area by way of co-ownership, mundkarship, etc., the TRANSFERORS shall be liable to settle such claims at their own cost.
7. The TRANSFERORS further covenant that they have not received any notice of acquisition or requisition for any authorities in respect of the SAID AREA, the subject matter of this deed, neither there is any litigation or disputes pending in Courts, any Forum or before any Authorities concerning SAID AREA.
8. The TRANSFERORS assure the TRANSFEREE that there are no arrears of any tax and/or dues payable on the SAID AREA to any local or Government body.



9. The TRANSFERORS confirm today handing over physical and peaceful possession of the "Said area" to the TRANSFEREE.
10. The TRANSFERORS shall indemnify and keep indemnified the TRANSFEREE against any loss which they may suffer due to the defect in title of the said area or claim by any person/s, institution, Govt. Authority, etc.
11. The TRANSFERORS do hereby transfer and convey by way of Convyance in favour of the TRANSFEREE the "Said area", more particularly described in Schedule II
12. The TRANSFERORS today gave a lawful, exclusive, peaceful and physical possession of the "Said area" to the TRANSFEREE and the TRANSFEREE has taken a lawful and physical possession of the "Said area" thereof.

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13. From today, the TRANSFERORS cease to have any right, title or interest whatsoever nature including any easementary right in the "Said area" and the TRANSFEREE shall be acknowledged as the absolute owner and shall enjoy and possess the "Said area" without any interference from the TRANSFERORS or anyone claiming through them.
14. The TRANSFERORS covenant that the "Said area" is free from any encumbrances and is not subject to any previous mortgage, agreement, tenancy, lien, charge, or interest of any third party.
15. The TRANSFERORS covenant that they have a clear title to the "Said area" and have subsisting right, title and authority to sell the same.
16. The TRANSFERORS do hereby agree to indemnify the TRANSFEREE in the event the TRANSFEREE is evicted from the "Said area" by any third party with any better title thereto.
17. The TRANSFERORS do hereby give their no objection to the TRANSFEREE to carry out mutation in the Survey Form D and/or for any other purpose that may be required by the TRANSFEREE in respect of the "Said area".
18. The TRANSFERORS and the TRANSFEREE hereby declare that the "Said area" in transaction does not belong to Schedule caste or Schedule tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.
19. AND WHEREAS, for the purpose of stamp duty calculation the market value of the SAID AREA of 570 Sq.mts (Part) is considered at the base rate of Rs.4800/- per Sq.mt as the said property falls under ward 1 of mapusa city which totally amounts to Rs. 27,36,000/- (Rupees Twenty Seven Lakhs Thirty Six

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Thousand Only) i.e. Rs. 82,080/- (Rupees Eighty Two Thousand and Eighty Only).

SCHEDULE

(DESCRIPTION OF THE SAID PROPERTY)

All that property known as “ VAGOR BATTA” also Known as “ EDSSO DEACHEM BATTA” or “ PAULISTANCHEM BATTA”, situated in the Village Cunchelim within the jurisdiction of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa bearing Chalta No. 82/5 of P.T. Sheet No. 10 admeasuring 9620.00 m2 as per order dt. 19/02/2020 passed by the Deputy Collector and SDO Mapusa , Sub-div-Mapusa Goa in case No. 18/01/2020/BAR I/LRC MISC and forming part of the bigger property in 5th addicao and described in the Land Registration office of Bardez under No. 9541 of Book 25(new) and enrolled in the Revenue Office of Bardez under Matriz No. 748 of 3rd circumscription of Mapusa.



SCHEDULE-II

(DESCRIPTION OF THE SAID AREA)

All that part of the said property admeasuring an area of 570. 00 m2 (part), situated in the Village Cunchelim within the jurisdiction of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa bearing Chalta No. 82/5 of P.T. Sheet No. 10 and is bounded as under:

North: By Mapusa-Cunchelim via Marna-Siolim road;

South: by property surveyed under No. 21 of P.T.Sheet No. 10;

East: by property surveyed under No. 21 of P.T.Sheet No. 10;

West: by property surveyed under No. 21 of P.T.Sheet No. 10;

IN WITNESS WHEREOF, the Parties hereto have set and subscribed their hands on the day, month and year hereinabove mentioned.

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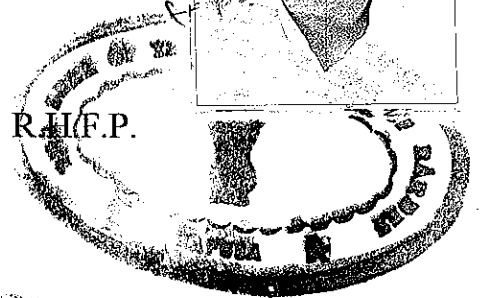
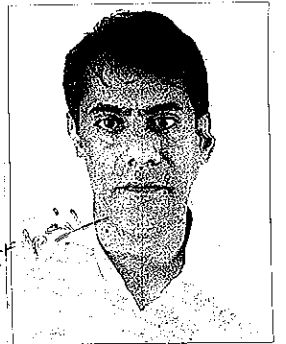
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SIGNED AND DELIVERED BY THE WITHIN NAMED TRANSFERORS 1) SMT. REKHA DILIP BONDRE 2) SHRI. MAYUR DILIP BONDRE and 3) SMT. NIKITA MAYUR BONDRE REPRESENTED IN THIS DEED BY THEIR DULY AUTHORISED POA HOLDER MR. PRATOSH PAI.

Pratosh

L.H.F.P.

R.H.F.P.



1.



3.



4.




5.



Pratosh

PA


SIGNED AND DELIVERED BY THE WITHIN NAMED
TRANSFEREE M/S. HERITAGE PRINCES REAL ESTATE
DEVELOPERS represented in this Deed by its authorised Partner
MR. PARESH PAI.





L.H.F.P.

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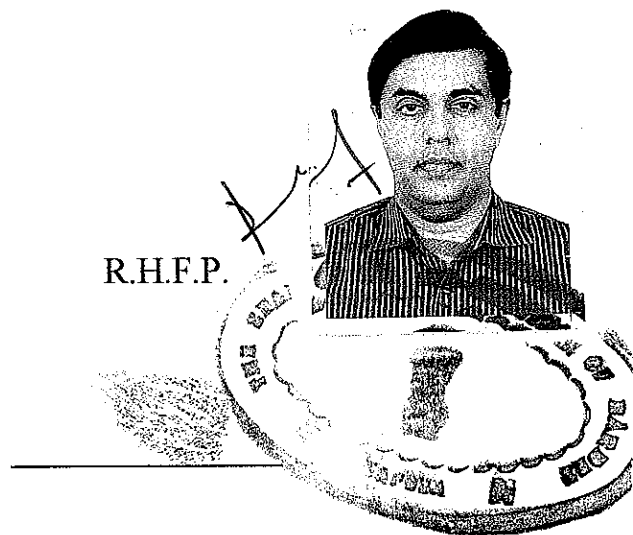
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R.H.F.P.











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IN THE PRESENCE OF WITNESSES

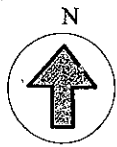
1. Adv. Madhavi Amoutar Amoutar
(Name) (Signature)

2. Radhika Naik Radhika
(Name) (Signature)

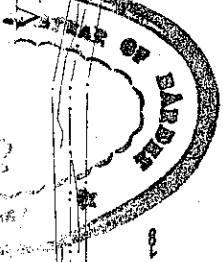


Radhika

27



VILLAGE MARNA



SURVEY No.82

21/10

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18-A

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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 13-Oct-2020 01:10:46 pm

Document Serial Number : - 2020-BRZ-2532

Presented at 12:10:37 pm on 13-Oct-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	82100
2	Registration Fee	54720
3	Processing Fee	410
Total		137230

Stamp Duty Required :82100

Stamp Duty Paid : 82100

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	<p>Paresh Pai ,S/o - D/o Late Madeva Pai Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B-101, Heritage Symphony, Above PMC Bank, Caranzalem Goa., Address2 - Spaces Building, Patto, Panaji- Goa, PAN No.:</p>			




Executer

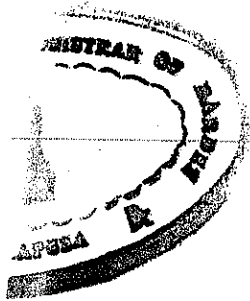
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Paresh Pai ,S/o - D/o Late Madeva Pai Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - B-101, Heritage Symphony, Above PMC Bank, Caranzalem Goa., Address2 - Spaces Building, Patto, Panaji- Goa. PAN No.:</p>			
2	<p>Pratosh Madeva Pai ,S/o - D/o Madeva Pai Age: 51, Marital Status: ,Gender:Male,Occupation: Service, Address1 - Namsheen Caranzalem Goa, Address2 - , PAN No.:</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Lakshman Prasad, 46 , , Married 403511 Corlim, Tiswadi, NorthGoa, Goa</p>			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Radhika Mahesh Naik, 27 , , Service , Marital status : Unmarried 403507 Mapusa, Bardez, NorthGoa, Goa			



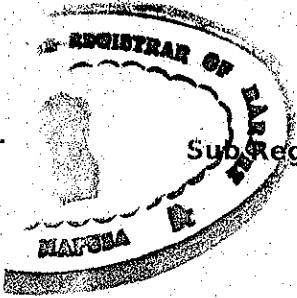
Radhika Mahesh Naik

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial No:-2020-BRZ-2532

Book :- 1 Document
Registration Number :- **BRZ-1-2469-2020**
Date : 13-Oct-2020



ef 13/10/2020

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:- 13-Oct-2020 15:21:35

Date of Receipt: 13-Oct-2020

Receipt No : 2020-21/9/1300

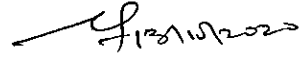
Serial No. of the Document : 2020-BRZ-2532

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

Received the following amounts from **Paresh Pai** for Registration of above Document in Book-1 for the year 2020

Registration Fee	54720	E-Challan	• Challan Number : 202000797421 • CIN Number : CPAAIPUDW9	54720
Processing Fee	410	E-Challan	• Challan Number : 202000797421 • CIN Number : CPAAIPUDW9	410
Total Paid	55130 (Rupees Fifty Five Thousands One Hundred And Thirty 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 :



(Adv. Madhai Salkar)

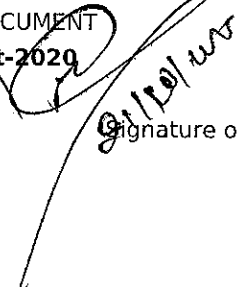
Specimen Signature of the Person Authorized

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

The Registered Document has been handed over to on Dated **13-Oct-2020**

Signature of the person receiving the Document


Signature of the Presenter


Signature of the Sub-Registrar

(Rupees Eighty One Thousand Two Hundred Only)

For CITIZENCREDIT™
CO-OP. BANK LTD.

M. J. Fernandes
Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 27108 NON JUDICIAL गीता
191296 JUL 08 2016



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Rs.0081200/- PB6818

सत्यमेव जयते

INDIA STAMP DUTY

GOA

Name of Purchaser PARESH PAI

(Rupees Seventy Nine Thousand Eight Hundred Only)

For CITIZENCREDIT™
CO-OP. BANK LTD.

M. J. Fernandes
Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 28004 NON JUDICIAL गीता
162296 SEP 28 2016



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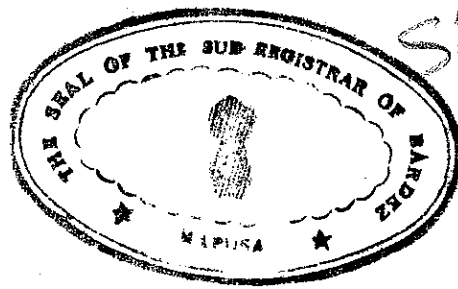
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सत्यमेव जयते

INDIA STAMP DUTY

GOA

Name of Purchaser PARESH PAI



DEED OF SALE

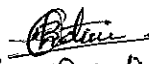



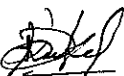
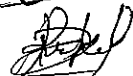

Anita r. Chatim *Patim* *Patim* *Patim*
H.L. Chatim *Patim* *Patim* *Patim*

THIS DEED OF SALE is made and entered into on this 27th day of September 2016 (27.09.2016) at Mapusa, Taluka Bardez, Goa within the registration, Sub District and Taluka Bardez, District of North Goa, State of Goa.

BETWEEN

(1) **SMT. ANITA alias USHA EKNATH CHATIM**, wife of late Eknath Janardhan Chatim, aged 65 years, housewife, holding PAN CARD bearing No. . and her son, (2) **SHRI BHUPESH E. CHATIM**, son of late Eknath Janardhan Chatim, aged 40 years, in service, holding PAN CARD bearing No. and his wife (3) **SMT. SUBODHA B. CHATIM**, daughter of late Shri Baburao Hirloskar, aged 33 years, housewife, holding PAN CARD bearing No. (4) **SHRI. JANARDHAN alias SIDDESH E. CHATIM**, son of late Shri Eknath Janardhan Chatim, aged 38 years, bachelor, lawyer by profession, holding PAN CARD bearing No. (5) **SHRI LAXMINARAYAN alias SATYAWAN J. CHATIM**, son of late Shri Janardhan Chatim, aged 72 years, married, landlord, holding PAN CARD bearing No. and his wife (6) **SMT HEMLATA LAXMINARAYAN CHATIM**, daughter of late Shri Shrikant Nagvenkar, aged 62 years, married, housewife, holding PAN CARD bearing No. all Indian Nationals and residents of House No. 158, Cunchelim, Mapusa, Goa, (7) **SMT. DEEPA EKNATH CHATIM alias DEEPASHRI DEELIP RIVANKAR**, daughter of late Shri Eknath Janardhan Chatim, aged 42 years, housewife, Indian National, holding PAN CARD bearing No. and resident of H-No. 7/122-A, Cruz waddo, Saligao, Goa (Smt. Deepa Eknath Chatim alias Deepashri Deelip Rivankar is represented in this deed by her duly appointed attorney, **SHRI.**



Anita E. Chatim   
 H.L. Chatim   

DEELIP R. RIVANKAR, son of Shri Ramrai Rivankar, 47 years of age, married, businessman, Indian National and resident of Saligao, Goa by virtue of Power Attorney dated 22.08.16 registered under No. 2782/16 dated 15.9.16, Mapusa, Goa, executed before the Notary Public Adv. Madhu Redkar and her husband **(8) SHRI. DEELIP R. RIVANKAR**, son of Shri Ramrai Rivankar, aged 47 years, married, businessman, holding PAN CARD bearing No. _____, Indian National and resident of H-No. 7/122-A, Cruz waddo, Saligao, Bardez, Goa, hereinafter referred to as the **“VENDORS”** or the **FIRST PARTY**.

AND

M/S HERITAGE PRINCES REAL ESTATE DEVELOPERS, having its registered office at ‘Heritage Symphony’, B-101, First Floor, Opposite Syndicate bank, Kerant, Caranzalem, Goa 403002, holding PAN CARD bearing No. _____ having its Partners (A) Shri. Paresh Madeva Pai and (B) Shri. Manoj Tarachand Manwani, now represented in this deed by one of its partners **SHRI. PARESH MADEVA PAI**, aged 48 years, son of Late Madeva Pai, married, businessman, Indian National, holding PAN Card No. _____, resident of Miramar, Goa hereinafter referred to as the **“PURCHASER”** or the **SECOND PARTY**. (The said expression, the **“VENDORS”** and the **“PURCHASERS”** shall unless repugnant to the context or meaning thereof, shall mean and include their representative heirs, legal representatives, executors, administrators, assignees etc.)



WHEREAS there exist a property known as **“VANGOR BATTA”** also known as **“EDSSODEACHEM BATTA”** OR **“PAULISTANCHEM BATTA”** situated at Cunchelim, within the limits of the Mapusa Municipal Council, Taluka and sub District of Bardez, District of North Goa, State of Goa, described under No.

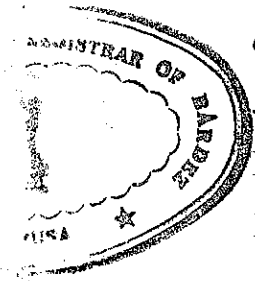
Anita r. Chotim
H. L. Chotim *Chotim* *Chotim* *Chotim*

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9541 of Book B New 25th of the 5th Addition and enrolled in the Taluka Revenue Office, under No.748 of the Third Circumscription of Mapusa and presently Surveyed under Chalta No 21 of P.T. Sheet No.10 of City Survey Mapusa and totally admeasuring 37534 m² and is more particularly described in Schedule I hereunder written, the above said property is hereinafter referred to as the "Said Property"


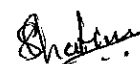



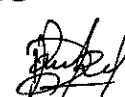
AND WHEREAS the said property earlier belonged to Janardana Chatim, whose name stands duly inscribed under Inscription No. 17079 at folio 139 of the Book no. G-23, of the Land Registration Record of Bardez who married to Guirijabai Chatim under the regime of Communion of Assets as applicable in the State of Goa .

AND WHEREAS by Deed of Gift dated 7.6.1974 registered under No. 423 at Book No. I Volume 83 at pages 217 to 221 dated 26.7.1974, the said Janardana Chatim and his wife Guirijabai Janardana Chatim gifted the said property to Vendor No.5 i.e Laxminarayan J. Chatim alias Satyavant Chatim and to Shri Eknath Janadhan Chatim .



AND WHEREAS Shri. Eknath Janardhan Chatim being married to Smt. Anita Chatim and Shri. Laxminarayan Janardhan Chatim being married to Smt. Hemlata Chatim under the regime of Communion of Assets as applicable in the State of Goa, all became co-owners of the said property.

AND WHEREAS Shri. Eknath Janardhan Chatim expired on 27TH August 1996, leaving behind his wife, the Vendor No.1 and his legal heirs, the Vendors No. 2, 4 and 7.

Anita K. Chatim   
 H.L. Chatim  

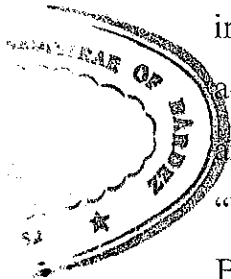
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Forty Six Lakhs Only) which is the fair market value of the said Plots.

The VENDORS have represented to the PURCHASER that the "Said Property" is free from any encumbrances, liens or charges and is not subject matter of any acquisition or requisition proceedings and they have not created any mortgage lien and charge on the "Said Property"

NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of aforesaid agreement and in consideration of payment of sum of Rs. 46,00,000/- (Rupees Forty Six Lakhs Only) paid by the said PURCHASER to the VENDORS at the time of execution of the present sale (the receipt of which the said VENDORS does hereby admits and acknowledge as having received, they the VENDORS do hereby convey by way of sale to the PURCHASER all their rights, title, interest, lien, claim, ownership and possession in the said Plot A admeasuring an area of 367.50 sq.mts and plot B admeasuring an area of 2489 sq.mts which is part of the larger property known as "EDSSODEACHEM BATTA" OR "PAULISTANCHEM BATTA" situated at Cunchelim, within the limits of the Mapusa Municipal Council, Taluka and sub District of Bardez, District of North Goa, State of Goa, described under No. 9541 of Book B New 25th of the 5th Addition and enrolled in the Taluka Revenue Office, under No.748 of the Third Circumscription of Mapusa and presently Surveyed for Record of Rights in the City Survey of Mapusa under Chalta No 21. of P.T. Sheet No.10. which Plots are more particularly described in the Schedule II (a) and (b) herein under written TO HAVE AND TO HOLD AND TO POSSESS AND ENJOY the same forever from today unto the PURCHASER as absolute owner forever from today, without any interruptions or



Amita K. Chetim *Chetim* *Chetim* *Chetim*
H.L. Chetim *Chetim* *Chetim* *Chetim*

disturbance by the VENDORS or other person on behalf of the Vendors.

2. AND WHEREAS the VENDORS as per their internal arrangement/agreement have requested the PURCHASER to pay the said total consideration of the said Plots to the VENDORS in the following manner:-

(a) A sum of Rs. 9,00,000/- (Rupees Nine Lakhs Only) to the VENDOR at Sr. No.1. That the PURCHASER has paid the said sum of Rs. 9,00,000/-(Rupees Nine Lakhs Only) to the VENDOR at Sr. No.1, Vide Pay Order No. 526502, dt. 10.8.16, drawn on Karur Vysya Bank, Panaji branch, (the receipt of which the said VENDOR at Sr. No.1 does hereby accepts, admits and confirms).

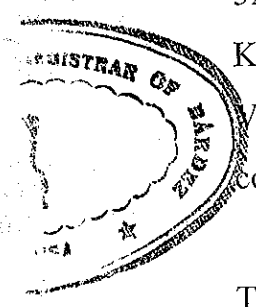
(b) A sum of Rs.9,00,000/-(Rupees Nine Lakhs Only) each to the VENDORS at Sr. No.5 & 6. That the PURCHASER has paid the said sum of Rs.9,00,000/-(Rupees Nine Lakhs Only) each to the VENDORS at Sr. No. 5 & 6, Vide Pay Order No. 526553 dt. 23.09.16 and No. 526500 dt. 10.08.16, drawn on Karur Vysya Bank, Panaji branch, (the receipt of which the said VENDORS at Sr. No. 5 & 6 does hereby accepts, admits and confirms).

(c) A sum of Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) each to the VENDORS at Sr. No. 2 & 4. That the PURCHASER has paid the said sum of Rs. 5,50,000/- (Rupees Five Lakhs Fifty Thousand Only) each to the VENDORS at Sr. No. 2 & 4, Vide Pay Order No. 526539 and No. 526540 both dt. 15.09.16, drawn on Karur Vysya Bank, Panaji branch, (the receipt of which the said VENDORS at Sr. No. 2 & 4 does hereby accepts, admits and confirms).

(d) A sum of Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only) to the VENDOR at Sr. No. 3. That the

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PURCHASER has paid the said sum of Rs. 2,50,000/- (Rupees Two Lakh Fifty Thousand Only) to the VENDOR at Sr. No. 3, Vide Pay Order No. 526497 dt. 10.8.16, drawn on Karur Vysya Bank, Panaji branch, (the receipt of which the said VENDORS at Sr. No. 3 does hereby accepts, admits and confirms).

(e) A sum of Rs. 2,75,000/- (Rupees Two Lakh Seventy Five Thousand Only) each to the VENDORS at Sr. No.7 & 8. That the PURCHASER has paid the said sum of Rs. 2,75,000/- (Rupees Two Lakh Seventy Five Thousand Only) each to the VENDORS at Sr. No. 7 & 8, vide Pay Order No. 526552 dt 23.09.16 and No. 526498 both dt. 10.8.16, both drawn on Karur Vysya Bank, Panaji branch, (the receipt of which the said VENDORS at Sr. No. 7 & 8 do hereby accept, admit and confirm). That in view of the receipt of the total consideration by the VENDORS as above, the VENDORS shall have no more claim against the PURCHASER.

3. The VENDORS do hereby on the execution of this Deed of Sale hand over vacant and peaceful possession of the "Said Plots" hereby sold unto the PURCHASERS and hereby give their No Objection to the PURCHASER to carry out the Mutation in Form D in respect of the "said Plots".



4. The VENDORS do hereby assure the PURCHASER that the Said Plots hereby sold is free from any encumbrances whatsoever and that they have not entered into any agreement of sale with any other third person, and the VENDORS have absolute title and exclusive right to convey the Said Plots by way of sale.

5. The VENDORS covenant that if for any defect in the title of the VENDORS the PURCHASER or their successors-in-title, executors, administrators, assign, legal representatives nominees

Amita K. Chatterjee
H. Chatterjee
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Pradeep
P. J.

and transferees are at any time dispossessed of the SAID PLOTS, subject matter of this deed, then the VENDORS undertake to remove all the defects in title of the same at the cost and expenses of the VENDORS and make good the title of the SAID PLOTS.

6. In case of any claim by third party to the said plots by way of co-ownership, mundkarship, etc., the VENDORS shall be liable to settle such claims at their own cost.

7. The Said property was partially sub-divided into 3 plots by **THE VENDORS** and in the approved plan vide Order No. NGPDA/M/65/673/2006 dt. 19.06.2006, **THE VENDORS** had provided/reserved a 10m access road(ie. internal road) for developing plot "C" as also the balance undivided plot, behind the subdivided plots.

THE PURCHASER shall use the same 10m access road, shown in the plan as marked in green colour in the plan annexed hereto, to enter plot "A" delineated in red colour boundary line in the plan annexed hereto and shall be a common road.



THE PURCHASER further understands that this is going to be the only access for them to enter their property and the plot 'B' will not be provided with a separate access by **THE VENDORS**.

THE VENDORS and **THE PURCHASER** both shall not block, disturb the said access in any other manner whatsoever

8. That on the execution of this Deed of Sale the PURCHASER shall and may at all times hereinafter peacefully and quietly enter into, and possess the Said Plots hereby sold without any hindrance, claim, interruption or demand whatsoever

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H.L.Chaitim *Chaitim* *Chaitim*

from the VENDORS or from any person claiming through or under them.

9. The VENDORS further covenant that they have not received any notice of acquisition or requisition from any authorities in respect of the said plots, the subject matter of this deed, neither there any litigations or dispute pending in any Courts, any Forum or before any Authorities concerning the said Plots.

10. The VENDORS shall at all times hereinafter indemnify and keep indemnified the PURCHASER against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the VENDORS or any other reason.

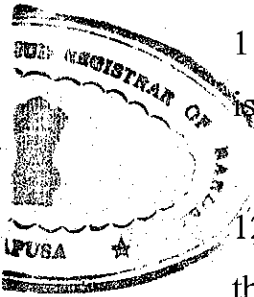
11. The said 'Plot A' is in Agricultural (A2) Zone and 'Plot B' is partly in Settlement Zone and partly in Agricultural (A2) Zone.

12. 'THE VENDOR' and 'THE PURCHASERS' hereby declare that the property sold in this transaction does not belong to schedule caste / schedule tribe pursuant to the notification bearing No. RD/Land/LRC/318/77 dated 21/08/1978.

13. An area of 869 m² purchased through this document is in Settlement zone (S2). The balance area of 1987.50 m² purchased through this document is in Agricultural (A2) Zone and lies between 1001 m² to 4000 m² and is valued at 65% lesser than the base value as per the Official Gazette, Series I No. 40 published by Government of Goa dt. 3rd January, 2013 (Pausa 13, 1934). However, the Consideration amount, i.e. Rs. 46,00,000/- (Rupees Forty Six Lakhs Only) is shown much higher, and the appropriate

Smita r. Chetim *[Signature]* *[Signature]* *[Signature]*
H.L. Chetim *[Signature]* *[Signature]*

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Stamp duty of Rs.1,61,500/- (Rupees One Lakh Sixty One Thousand and Five Hundred Only) is affixed to this deed.

SCHEDULE I
DESCRIPTION OF THE SAID PROPERTY

All that property known as "VANGOR BATT" also known as "EDSSO DEACHEM BATT" or "PAULISTANCHEM BATT", situated in the village of Cunchelim within the jurisdiction of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa and forming part of the bigger property in 5th addicao and described in the Land Registration Office of Bardez under No. 9541 of Book 25 (new) and enrolled in the Revenue Office of Bardez under Matriz No. 748 of 3rd circumscription of Mapusa. The said property bearing Chalta No. 21 of P.T. Sheet No. 10, totally admeasuring 37534m² and is bounded as under:



North: By the Public Mapusa Siolim road and property bearing Chalta No. 17, 18, 18-A and 19 of P.T. Sheet No. 10;

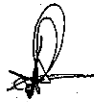

South: By the Property bearing Survey No. 81;

East: By the Property bearing Chalta No. 21-F and 21-E-3 of P.T. Sheet No. 10;

West: By the Nullah;

SCHEDULE II
(DESCRIPTION OF THE SAID PLOTS)

(A) All that part and parcel of land denominated as Plot 'A', admeasuring an area of 367.50 sqmts. forming part of the said

Anita K. Chelim Patim Patim Patim
 H.L. Chelim Patim Patim 

property described in Schedule I hereinabove written and bounded as under:

North: By the Open space of the property bearing Chalta No. 21 of P.T. Sheet No. 10;

South: By the remaining part of the said property bearing Chalta No. 21 of P.T. Sheet No. 10;

East: By the access road, shown delineated in green colour boundary lines in the plan annexed hereto;

West: By the property bearing Survey No. 82/5 of P.T. Sheet No. 10.

(That the above Plot No. 'A' falls in Agricultural (A2) Zone).

(b) All that part and parcel of land denominated as Plot 'B', admeasuring an area of 2489 sq. mts., forming part of the said property described in Schedule I hereinabove written and bounded as under:



North: By the property bearing Chalta No. 17 of P.T. Sheet No. 10;

South: By the remaining part of the said property bearing Chalta No. 21 of P.T. Sheet No. 10.

East: By the property bearing Survey No. 82/5 of P.T. Sheet No. 10.

West: By the Nullah.

(That a part of the above Plot B admeasuring an area of 869 sq. mts. falls in settlement zone and the remaining area of 1620 sq. mts. falls in Agricultural (A2) Zone).

Amrita & Chaitra *Chaitra* *Shakti* *Chaitra*
H.L. Chaitra *Shakti* *Shakti* *Shakti*

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR (1)
SMT. ANITA alias USHA EKNATH CHATIM



Anita r. Chatim Anita r.

L.H.F.P

R.H.F.P

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Anita r. Chatim Chatim Chatim Chatim
H.L. Chatim Chatim Chatim

77

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR (2)
SHRI. BHUPESH E. CHATIM,

Chatim

L.H.F.P



R.H.F.P

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Anita E. Chatim *Chatim* *Chatim* *Chatim*

H-L Chatim *Chatim* *Chatim*

M

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR (3)
SMT. SUBODHA B. CHATIM

Subodha

L.H.F.P

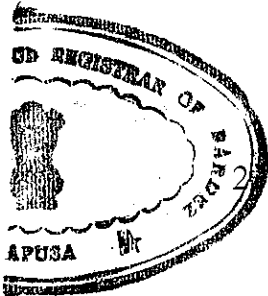


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Amrita B. Chatim

Chatim

Chatim

Chatim

[Signature]

H-L-Chatim

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P.A.

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR (4)
SHRI. JANARDHAN alias SIDDESH E. CHATIM



Particular

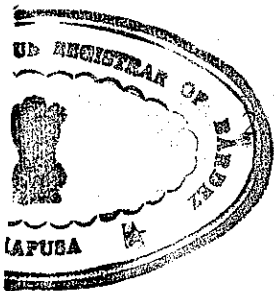
L.H.F.P



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Anita r. Chatim

Particular

Chatim
Particular

Particular

H.L-Chatim

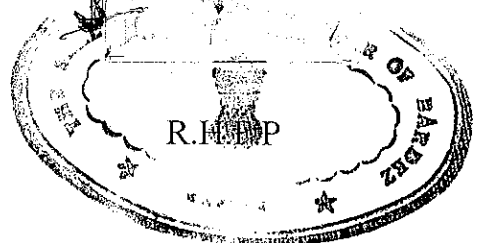
H.L-Chatim

Particular

7/1.

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR(5)
SHRI. LAXMINARAYAN alias SATYAWAN J. CHATIM

L.H.F.P



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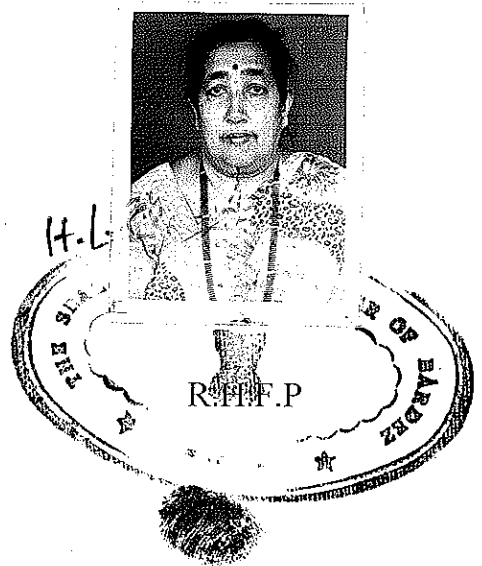
Anita K. Chatim Chatim Shobha Chatim
H. C. Chatim Chatim Chatim

P-1.

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR (6)
SMT. HEMLATA LAXMINARAYAN CHATIM

H.L. Chatim

L.H.F.P



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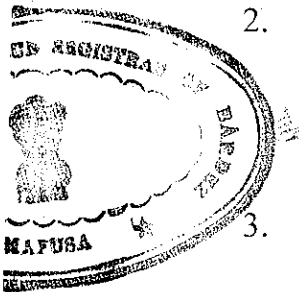
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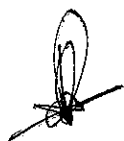


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Hemlata L. Chatim ~~Chatim~~

Chatim ~~Chatim~~



H.L. Chatim

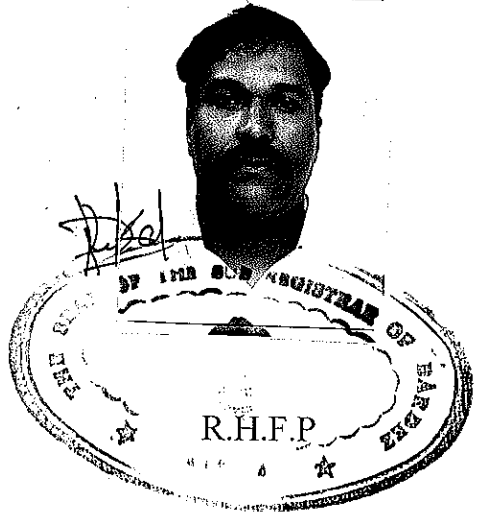
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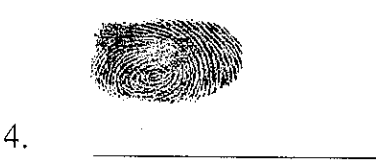
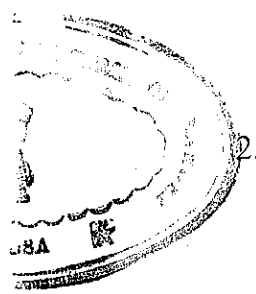
27.

SIGNED AND DELIVERED BY THE WITHIN NAMED VENDOR (8)
SHRI. DILIP RIVANKAR for self and as POA holder for VENDOR (7)
SMT. DEEPA EKNATH CHATIM alias DEEPASHRI DEELIP
RIVANKAR.

Dilip



L.H.F.P



adnita r. chatim
H.L. Chatim

Chatim *Chatim* *Chatim*
Dilip *Dilip*

PA.

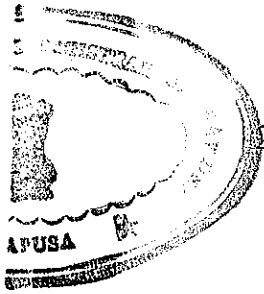
SIGNED AND DELIVERED BY THE WITHIN NAMED PURCHASER M/S HERITAGE PRINCES REAL ESTATE DEVELOPERS REPRESENTED BY ITS PARTNER SHRI PARESH MADEVA PAI FOR SELF AND AS POWER OF ATTORNEY HOLDER OF SHRI MANOJ TARACHAND MANWANI.

PA

L.H.F.P



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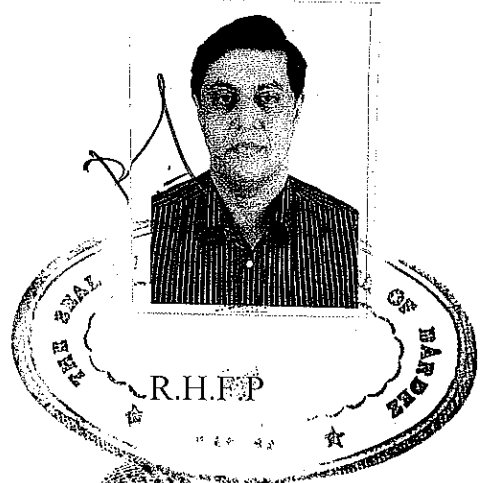


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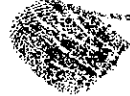


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R.H.F.P



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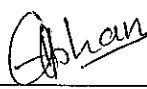


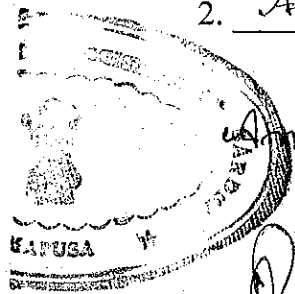
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H.L. Chetim *Paresh* *Paresh*



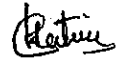


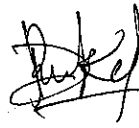
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IN THE PRESENCE OF:

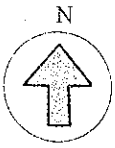
1. Utkarsh Pai 

2. Afshan Shaikh 

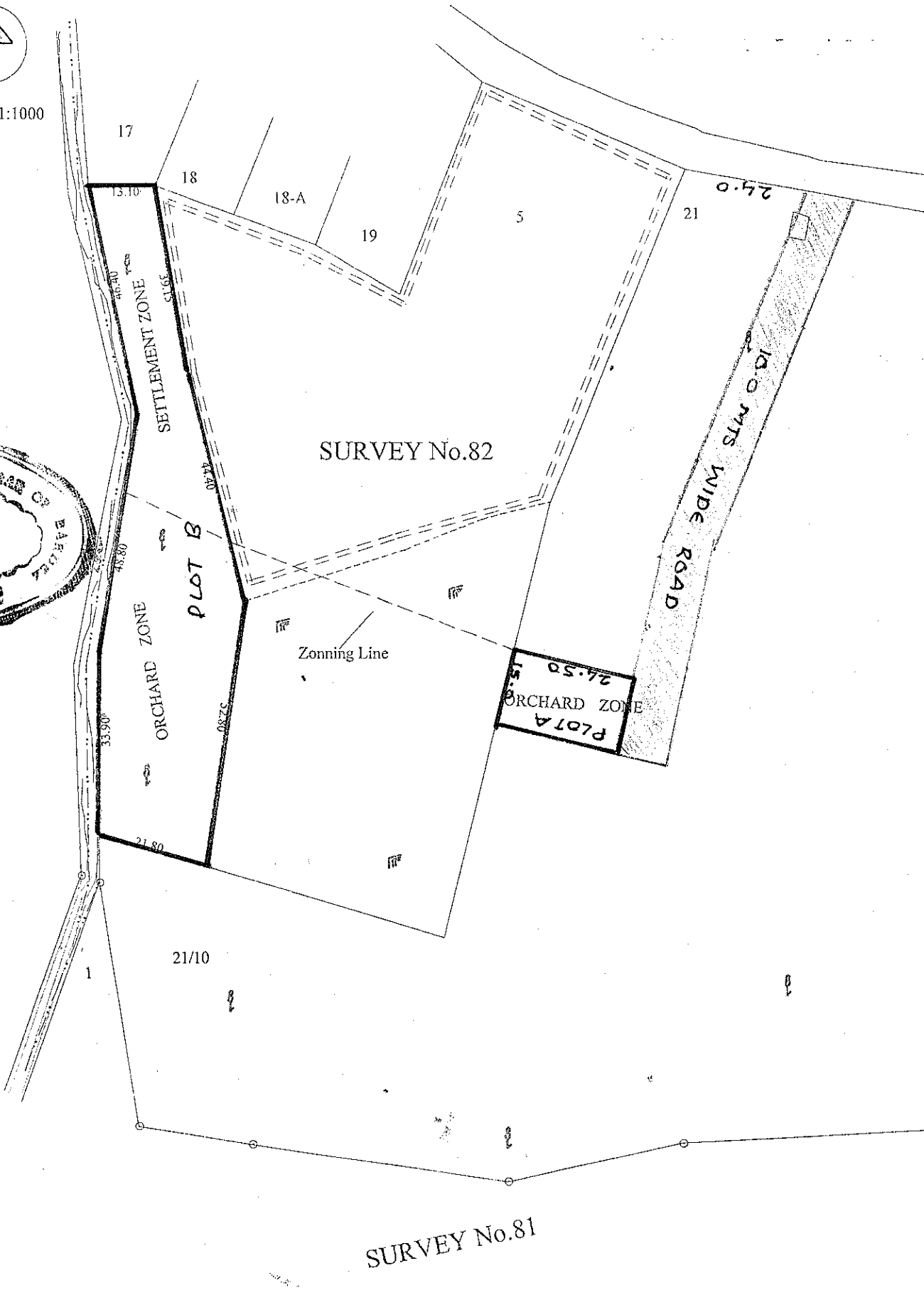
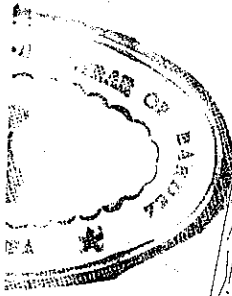


~~Amrita S. Chatur~~  ~~Chatur~~  ~~Chatur~~ 
~~H. Chatur~~  ~~Chatur~~  ~~Chatur~~ 

71.



Scale :1:1000



Chaitan *Chaitan* *Chaitan* *Chaitan* *Chaitan*
 H.L. Chaitan *[Signature]* *[Signature]*

27



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 13-12-2016 11:53:13 AM

Document Serial Number : 5178




Presented at 10:35:00 AM on 13-12-2016 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	92000.00
2	Processing Fees	450.00
	Total :	92450.00

Stamp Duty Required: 161000.00

Stamp Duty Paid: 161000.00



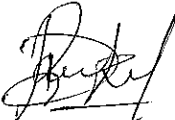
Paresh Madeva Pai presenter

Name	Photo	Thumb Impression	Signature
Paresh Madeva Pai, S/o Late Madeva Pai, Married, Indian, age 48 Years, Business, r/o Miramar Goa. Partner of M/s Heritage Prices Real Estate Developers, having office at Heritage Symphony B-101, 1st floor Opp. Sundicate Bank, Kerant Caranzalem, Goa 403002. PAN CARD NO			



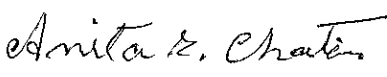
Endorsements

Executant




1. Deelip R Rivankar, S/o Ramarai Rivankar, Married, Indian, age 47 Years, Business, r/o H.no 7/122-A, Cruz Waddo saligao Bardez Goa. For Self & as POA holder for Vendor no 7 dated 22.08.2016. under reg no 2782/16 executed before Adv Notary Madhu Redkar at Mapusa.

Photo	Thumb Impression	Signature
		




2 . Anita @ Nisha Eknath Chatim, W/o Late Ekanth Janardhan Chatim, widow, Indian, age 65 Years, House-Wife, r/oH.no 158, Cunchelim, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		



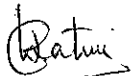
3 . Bhupesh E Chatim, S/o Late Eknath J Chatim, Married, Indian, age 40 Years, Service, r/oH.no 158, Cunchelim, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		




4 . Subodha B Chatim, D/o Late Baburao Hirloskar, Married, Indian, age 33 Years, House-Wife, r/oH.no 158, Cunchelim, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		

5 . Janardhan @ Siddesh E Chatim, S/o Late Eknath J Chatim, UnMarried, Indian, age 38 Years, Lawyer, r/oH.no 158, Cunchelim, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		

6 . Laxmnarayan @ Satyawan J Chatim, S/o Late Janardhan Chatim, Married, Indian, age 72 Years, Land Lord, r/oH.no 158, Cunchelim, Mapusa Bardez Goa.

Photo	Thumb Impression	Signature
		

8. Laxminarayan Chatim, D/o Late Shrikant Nagvekar, Married, Indian, age 62 Years, House-
Wife, H.no. 158, Cunchelim, Mapusa Bardez Goa.

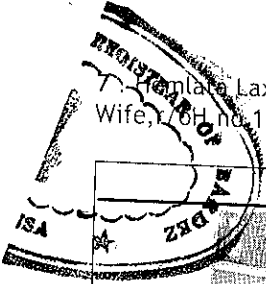


Photo	Thumb Impression	Signature
		H.L. Chatim

8. Paresh Madeva Pai, S/o Late Madeva Pai, Married, Indian, age 48 Years, Business, r/o Miramar Goa. Partner of
M/s Heritage Prices Real Estate Developers, having office at Heritage Symphony B-101, 1st floor Opp. Sundicate
Bank, Kerant Caranzalem, Goa 403002. PAN CARD NO

Photo	Thumb Impression	Signature

Identification

Sr No.	Witness Details	Signature
1	Laxman Sharma , S/o Shivmurat Sharma, Married, Indian, age 42 Years, Service, r/o Kamxi Caranzalem Goa	
2	Mohammad Zaffar Hakeem , S/o Nisar Ahmad Hakeem, UnMarried, Indian, age 28 Years, Service, r/o H.no 42, Dona Paula Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar
REGISTRAR
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-05113-2016
CD Number BRZD784 on
Date 20-12-2016


Sub-Registrar (Bardez)

REGISTRAR
BARDEZ

Scanned By:- *Saekarand*

Signature:- *mpareka*

Designed and Developed by C-DAC, ACTS, Pune



TRUE COPY

(Rupees Five lakhs Eighty Five thousand only)

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM I
PANAJI, GOA 403 001

भारत 08120 NON JUDICIAL गोवा
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of Purchaser

Heritage Princes Real Estate
Developers

D-5/STP(V)/C.R./35/8/2006-20(PART-III)

INDIA STAMP DUTY GOA

For CITIZEN CREDIT™
CO-OP BANK LTD.

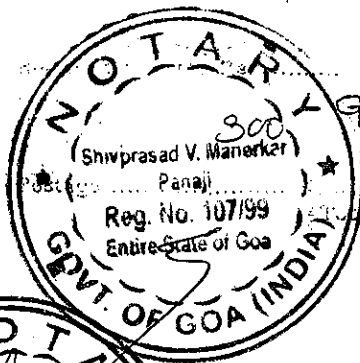
Authorized Signatory

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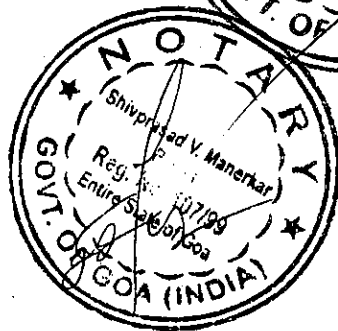
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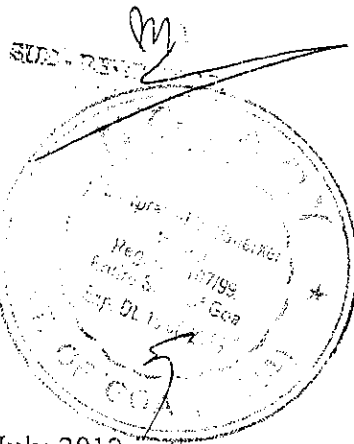
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SUB-REGISTRAR
BARDEZ



DEED OF SALE

THIS DEED OF SALE is made on this 27th day of July 2012 in the
city of Mapusa, Taluka Bardez, Goa

Reliance

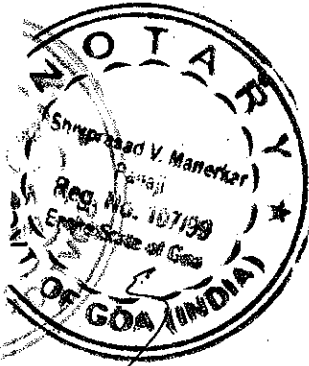
Bardez ednita R. Chatin

Reliance

H.L. Chatin

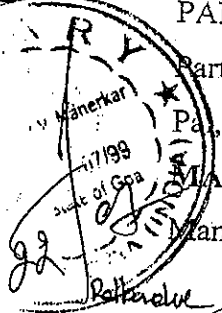
BETWEEN

(1) SMT. REKHA DILIP BONDRE, wife of late Shri Dilip Bondre, aged 62 years, housewife, holding PAN Card bearing No. _____, her son (2) SHRI MAYUR DILIP BONDRE, son of late Shri Dilip Bondre, aged 30 years, married, businessman, holding PAN Card bearing No. _____ and his wife (3) SMT. NIKITA MAYUR BONDRE, daughter of Shri Sadguru Chenvandkar, aged 30 years, housewife, holding PAN Card bearing _____ all Indian Nationals and residents of House No. 811/2, Naika Vaddo, Calangute, Bardez, Goa, hereinafter referred to as the **SELLERS** or the **FIRST PARTY**;

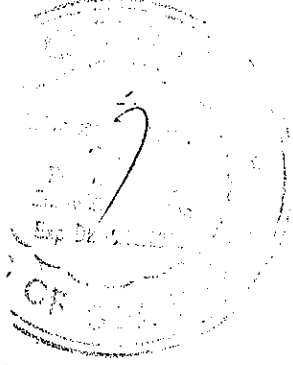


AND

M/S. HERITAGE PRINCES REAL ESTATE DEVELOPERS, having its registered office at Heritage Symphony, B-101, First Floor, Opp. Syndicate Bank, Caranzalem, Goa 403 002, holding PAN Card bearing No. _____, represented through both its Partners (1) MR. PARESH MADEVA PAI, son of Mr. Madeva Pai, aged 44 years, business, resident of Miramar, Goa, and (2) MR. MANOJ TARACHAND MANWANI, son of late Tarachand Manwani, aged 50 years, Indian National, businessman, resident of _____



Manerker *Bondre Rekha & Chaitim*
Chaitim *Shrinani* *H.L. Chaitim* *Manerker* *Dudal*

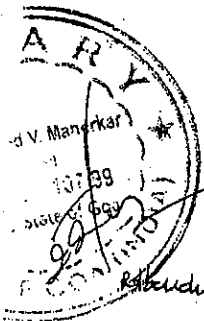


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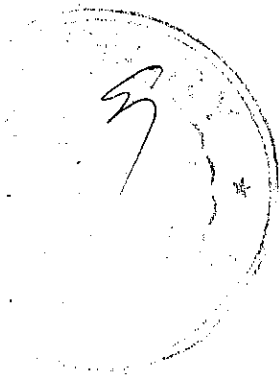
Dona Paula, Goa, (Mr. Manoj T. Manwani is represented in this Deed by his Power of Attorney Holder Mr. Paresh Madeva Pai, son of Mr. Madeva Pai, aged 44 years, resident of Miramar vide Power of Attorney dated 19th July 2012, registered under No. 16107/12 in the Office of Notary Mr. Gopal Krishna Sharma at Indore, Madhya Pradesh) hereinafter referred to as the **PURCHASER** or the **SECOND PARTY**;

AND

- (1) **SMT. ANITA alias USHA EKNATH CHATIM**, wife of late Eknath Janardhan Chatim, aged 61 years, housewife, holding PAN Card bearing No. _____ and her son, (2) **SHRI BHUPESH CHATIM**, son of late Shri Eknath Janardhan Chatim, aged 36 years, in service, holding PAN Card bearing No. _____ and his wife (3) **SMT. SUBODHA CHATIM**, daughter of late Shri Baburao Hirloskar, aged 29 years, housewife, holding PAN Card bearing No. _____, (4) **SHRI JANARDHAN alias SIDDESH CHATIM**, son of late Shri Eknath Janardhan Chatim, aged 34 years, bachelor, lawyer by profession, holding PAN Card bearing No. _____, (5) **SHRI LAXIMINARAYAN alias SATYAWAN CHATIM**, son of late Shri Janardhan Chatim, aged 68 years, married, landlord, holding

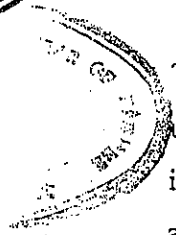


Subodha Chatim *Paresh Madeva Pai* *Anita K. Chatim* *Subodha Chatim*
Chatim *Chatim* *H.L. Chatim* *Shankar* *Chatim*



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PAN Card bearing No. _____ and his wife (6) SMT. **HEMLATA LAXIMINARAYAN CHATIM**, daughter of late Shri Shrikant Nagvekar, aged 58 years, married, housewife, having PAN Card bearing No. _____, all Indian Nationals and residents of House No. 158, Cunchelim, Mapusa, Bardez, Goa, (7) **SMT. DEEPA EKNATH CHATIM alias DEEPASHRI DILIP REVANKAR**, daughter of late Shri Eknath Janardhan Chatim, aged 38 years, housewife having PAN Card bearing No. _____ and her husband (8) **SHRI DILIP REVANKAR**, son of Shri Ramrai Revankar, aged 43 years, married, businessman, both Indian Nationals and residents of House No. _____, Aradi, Saligao, Bardez, Goa, hereinafter referred to as the **CONFIRMING PARTY** or the **THIRD PARTY**.



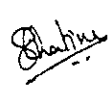
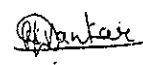



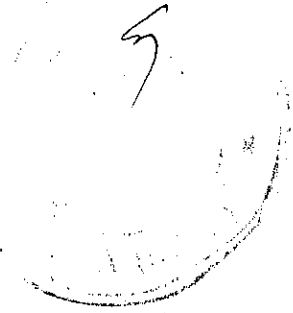
The said expression, the **SELLERS** and the **PURCHASERS** shall, unless repugnant to the context or meaning thereof, shall mean and include their representatives heirs, legal representatives, executors, administrators, assignees etc.

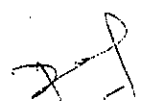


WHEREAS:

The **SELLERS** are the absolute owners in lawful, physical and exclusive possession of the property known as

Robuche  *NBandel Amita R. Prater* 
Chatim  *H.L. Chatim*  

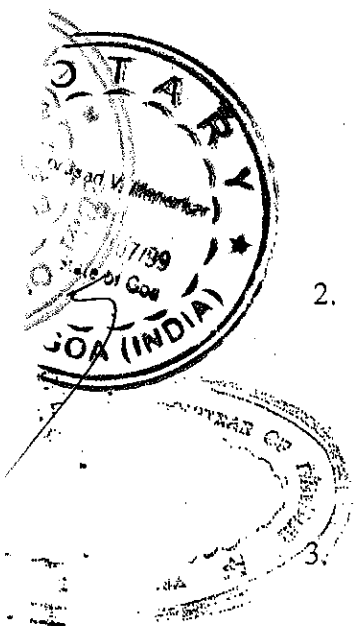




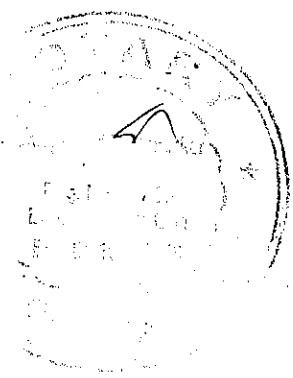
"VANGOR BATTA" also known as "EDSSO DEACHEM BATTA" or "PAULISTANCHEM BATTA", situated at Cunchelim, Mapusa, Taluka and Registration Sub-District of Bardez, District of North Goa. The above said property admeasures 9050.00 m² and it bears Chalta No.82/5 of P. T. Sheet No.10 of City Survey of Mapusa situated within the jurisdiction of Mapusa Municipal Council and the same is more particularly described with boundaries in Schedule hereunder written. The above said property is hereinafter referred to as the "Said Property".

2. The "Said Property" originally belonged to Shri Loximi Narayan Chatim and his wife Smt. Gangabai Chatim who gifted the same to their son Janardhan Chatim, by Deed of Gift dated 12/11/1906.

3. By Deed of Gift dated 07/06/1974, said Janardhan Chatim accompanied by his wife Girijabai Chatim gifted the said property to their two sons Shri Eknath J. Chatim and Laximinarayan J. Chatim. The said Deed of Gift was duly registered under No.423/74 in Book I, Vol. 83, at pages 217 to 221 dated 26/07/1974 registered with the Sub-Registrar of Bardez at Mapusa.



Relvanche *N. Banded* *Anita K. Chatim* *Chatim*
Chatim *Chatim* *H. L. Chatim* *Chatim* *Chatim*




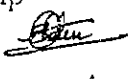
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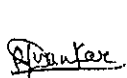

4. Shri Eknath Janardhan Chatim being married to Smt. Anita Chatim and Shri Laxminarayan Janardhan Chatim being married to Smt. Hemlata Chatim under the Regime of Communion of Assets as applicable in the State of Goa, all became the co-owners of the "Said Property".

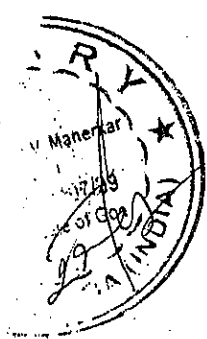
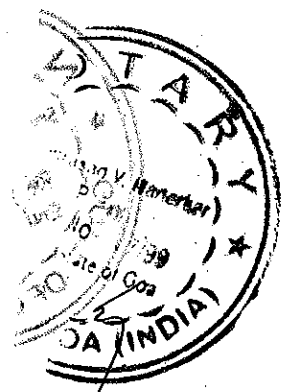
5. Shri Eknath J. Chatim expired on 27th August 1996 leaving behind his wife, the CONFIRMING PARTY No.1 and his legal heirs, the CONFIRMING PARTIES No. 2, 4 and 7 as his only legal heirs.


6. By a Deed of Sale dated 25/10/2000, the CONFIRMING PARTIES through their Power of Attorney Dr. Suresh Nagvekar sold the "Said Property" to Shri Bipin Mohan Pal who in turn sold it to Shri Dilip Bondre by Deed of Sale dated 06/12/2007.

Both the above mentioned Sale Deeds are duly registered before the Sub-Registrar of Bardez at Mapusa, Goa. The first Deed of Sale dated 25/10/2000 is registered under No. 2029, of Book I, Vol. 773, dated 10/11/2000. The latter Deed of Sale is registered under No. 6091 at pages 35 to 57 of Book I, Vol. No. 2390 dated 13/12/2007 and in this way Shri Dilip

Relinquish  N. Bondre Anita & Chatim 

 Bipin Mohan Pal H.L. Chatim   





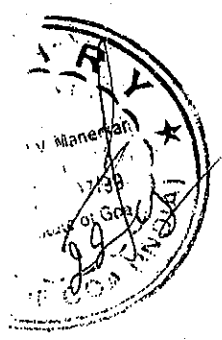
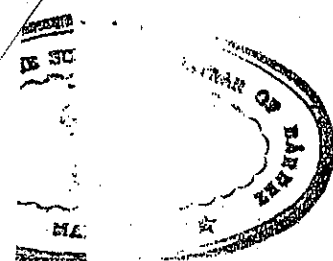
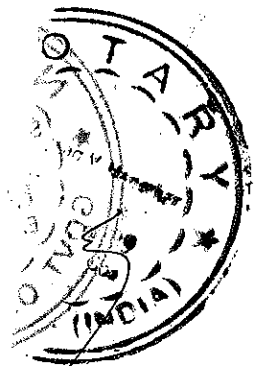
Ganesh Bondre became the exclusive and absolute owner in possession of the "Said Property".

7. Shri Dilip Ganesh Bondre expired on 13/05/2009 leaving behind his wife the SELLER No.1 and their son the SELLER No.2 as his only legal heirs and in this way wife of late Dilip Bondre, moiety holder and their only son the SELLER No.1 became the co-owners of the 'Said Property' and the SELLER No. 3 acquired title and right to the 'Said Property' by way of marriage to the SELLER No.2.

8. The PURCHASER has shown interest and willingness in purchasing the 'Said Property' and the SELLERS have agreed to sell the same to the PURCHASER for a total consideration of Rs. 1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only) out of which Rs. 50,00,000/- (Rupees Fifty lakhs only) has been paid to the Confirming Party as and by way of a settlement agreement dated 27th July 2012.

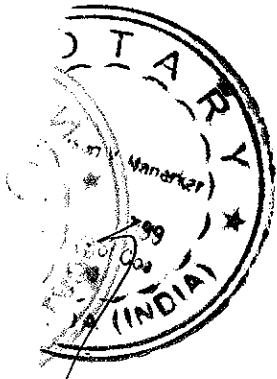
9. The SELLERS have represented to the PURCHASER that the 'Said Property' is free from any encumbrances, liens or charges and is not subject matter of any acquisition or requisition proceedings and they have not created any mortgage lien and charge on the 'Said Property'.

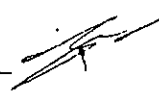
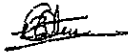
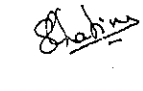
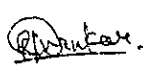

Rabindra
Bondre *Shri Dilip Ganesh Bondre*
Shri Manoj Ganesh Bondre *Shri H.L. Chaitan*
Shri H.L. Chaitan *Shri H.L. Chaitan*



NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the above-said Agreement, the **VENDORS** do hereby transfer and convey by way of Sale in favour of the **PURCHASER** the "Said Property", called "VANGOR BATTa" also known as "EDSSO DEACHEM BATTa" or "PAULISTANCHEM BATTa", bearing Chalta No. 82/5 of P.T. Sheet No.10, admeasuring 9050.00 m², situated at Cunchelim within the jurisdiction of Mapusa Municipal Council, Taluka and Registration Sub-District of Bardez, District of North Goa, State of Goa, more particularly described with boundaries in the Schedule hereunder written, for a total consideration of Rs. 1,95,00,000/- (Rupees One Crore Ninety Five Lakhs Only) out of which Rs. 50,00,000/- (Rupees Fifty Lakhs Only) is already paid by the Purchaser to the Confirming Party, the receipt of which the Confirming Party do admit and acknowledge and the remaining amount of Rs. 1,45,00,000/- (Rupees One Crore Forty Five Lakhs Only) is paid by the **PURCHASER** to the **SELLERS** vide cheques in the following manner, the receipt of which the **SELLERS** do hereby admit and acknowledge.



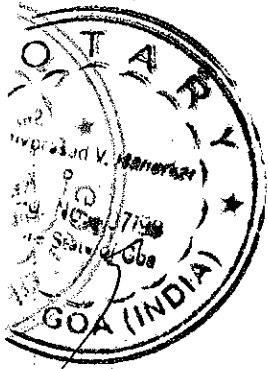
Roberto  *M. Bende* *Arnita K. Chate* 
Chate  *H. C. Chafra*  



D-1

<u>No.</u>	<u>Name</u>	<u>Cheque No.</u>	<u>Amount Rs.</u>
a.	Rekha Dilip Bondre	725929	72,50,000/-
b.	Mayur Bondre	725928	36,25,000/-
c.	Nikita Mayur Bondre	725927	36,25,000/-

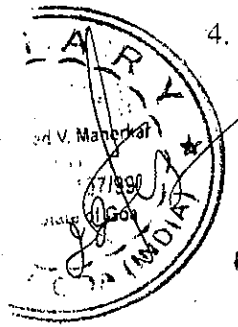
Total: Rs. 1,45,00,000/-



2. The **SELLERS** have today given a lawful, exclusive, peaceful and physical possession of the "Said Property" to the **PURCHASER** and the **PURCHASER** has taken a lawful and physical possession of the "Said Property" thereof.

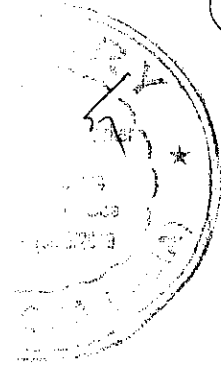


3. From today, the **SELLERS** cease to have any right, title or interest of whatsoever nature including any easementary right in the "Said Property" and the **PURCHASER** shall be acknowledged as the absolute owner and shall enjoy and possess the "Said Property" without any interference from the **SELLERS** or any one claiming through them.



4. The **SELLERS** covenant that the "Said Property" is free from any encumbrances and is not subject to any previous mortgage, agreement, tenancy, lien, charge or interest of any third party.



Robindur *Bondre* *Chaitin* *Chaitin*
Chaitin *Chaitin* *H.L. Chaitin* *Chaitin*






27

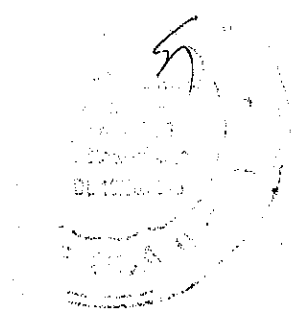
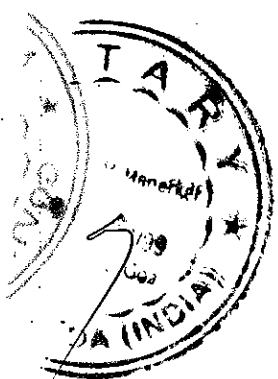
5. The **SELLERS** covenant that they have a clear, legal and marketable title to the "Said Property" and have subsisting right, title and authority to sell the same.
6. The **SELLERS** do hereby agree to indemnify the **PURCHASER** in the event the **PURCHASER** is evicted from the "Said Property" by any third party with any better title thereto.
7. The **SELLERS** do hereby give their no objection to the **PURCHASER** to carry out mutation in the Survey Form I & XIV and / or for any other purpose that may be required by the **PURCHASER** in respect of the "Said Property".
8. The **SELLERS** confirm having today handed over physical and peaceful possession of the "Said Property" to the **PURCHASER** and they are authorized to carry out the necessary mutation entry in their name in respect of the said property for which the **SELLERS** hereby declare that they have no objection of whatsoever nature.

9. The **SELLERS** and the **PURCHASER** hereby declare that the "Said Property" in transaction does not belong to

Refrence  *M. Bandu Chaita K. Chaita* 

Ratna *Shabim*  *H.L. Chaita*  

D-1



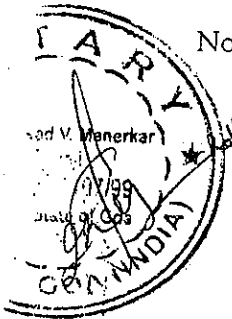
schedule caste or schedule tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

10. Stamp duty of Rs. 5,85,000/- (Rupees Five Lakh Eighty Five Thousand Only) is paid on execution of this Deed of Sale.

SCHEDULE
(DESCRIPTION OF THE SAID PROPERTY)



All that property known as "VANGOR BATT" also known as "EDSSO DEACHEM BATT" or "PAULISTANCHEM BATT", situated in the Village Cunchelim within the jurisdiction of Mapusa Municipal Council, Taluka and Sub-District of Bardez, District of North Goa, State of Goa and forming part of the bigger property in 5th addicao and described in the Land Registration Office of Bardez under No. 9541 of Book 25 (new) and enrolled in the Revenue Office of Bardez under Matríz No. 748 of 3rd circumscription of Mapusa. The said property bearing Chalta No. 82/5 of P. T. Sheet No. 10, admeasuring 9050.00 m² and is bounded as under:



Bardez
Bardez *Chaita K. Chaitin*
Ratim *Chaitin* *H.L. Chaitin* *Bardez*

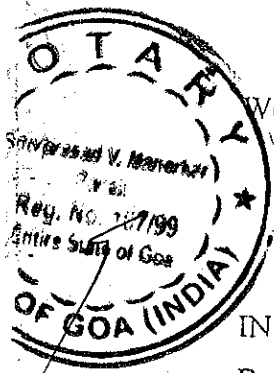


North : By Mapusa-Cunchelim via Marna-Siolim road and property bearing Survey No. 82/18, 18-A and 19 of P. T. Sheet No. 10;

South : By the property surveyed under No. 21 of P. T. Sheet No. 10;

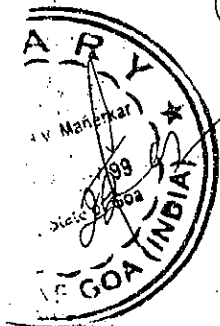
East : By the property surveyed under No. 21 of P. T. Sheet No. 10;

West : By the property surveyed under No. 21 of P. T. Sheet No. 10;



IN WITNESS WHEREOF, this Deed of Sale is signed at Mapusa, Bardez, Goa, on the day, month and year first hereinabove mentioned.

Relbmdre *Bondre* *chrita k. chetin* *[Signature]*
Pratin *Shubin* *H.C.C. chetm* *Rivantare* *[Signature]*



SIGNED AND DELIVERED BY THE WITHIN NAMED SELLER (1) SMT. REKHA DILIP BONDRE

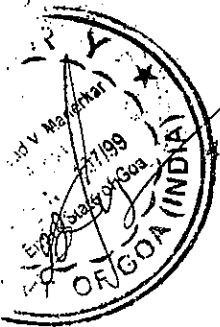
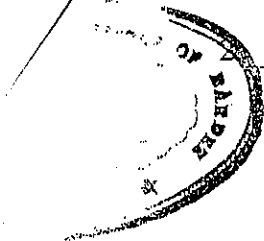
Rekha



Rekha Dilip Bondre

L.H.F.P.

R.H.F.P.



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Rekha Dilip Bondre

M. L. Chetim

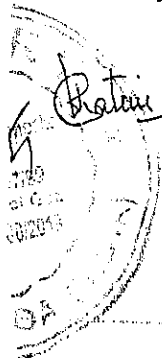
Pratim Chetim

Pratim Chetim

M. L. Chetim

Pratim Chetim

Pratim Chetim



Pratim Chetim

SIGNED AND DELIVERED BY THE WITHIN NAMED SELLER (2) SHRI
MAYUR DILIP BONDRE

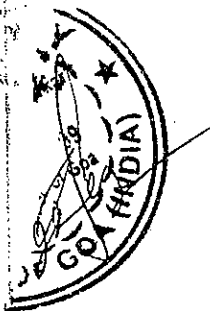
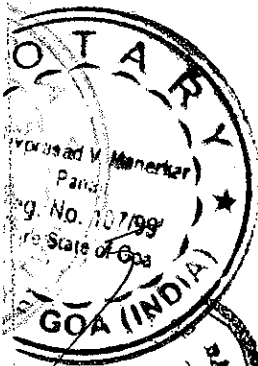


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L.H.F.P.

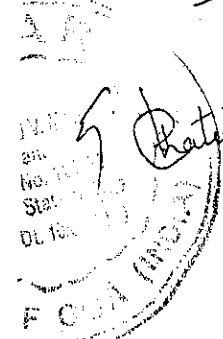
R.H.F.P.



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Relbouché *[Signature]* *M. Bondre* *esmita r. chetim* *[Signature]*
Shahine *[Signature]* *H-L. Chetim* *[Signature]* *[Signature]*
[Signature]



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SIGNED AND DELIVERED BY THE WITHIN NAMED SELLER (3) SMT. NIKITA MAYUR BONDRE

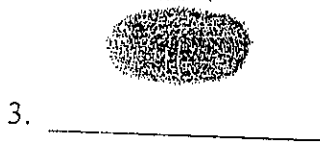
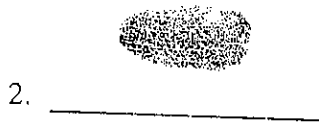
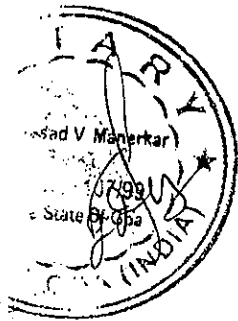
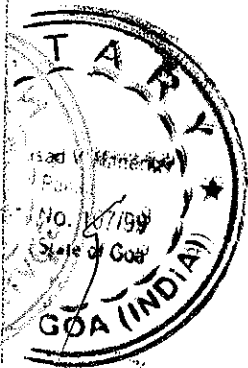
N Bondre

N Bondre



L.H.F.P.

R.H.F.P.



N Bondre

Pratima Chaitim

ednita r. chaitim

H.L. Chaitim

Pratima Chaitim

Pratima

SIGNED AND DELIVERED BY THE WITHIN NAMED CONFIRMING PARTY (1) SMT. ANITA ALIAS USHA EKNATH CHATIM

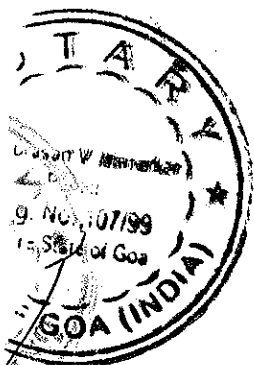
Anita K. Chatim

Anita K.



L.H.F.P.

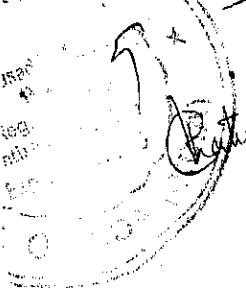
R.H.F.P.



A.D. Akhande

N. Bondre Anita K. Chatim

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[Signature] H.L. Chatim

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SIGNED AND DELIVERED BY THE WITHIN NAMED CONFIRMING PARTY (2) SHRI BHUPESH CHATIM



Chatim

Chatim

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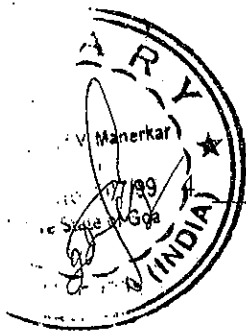
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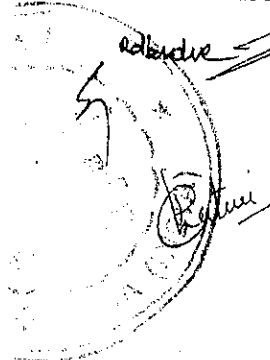
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Bandre

Bandre

Arvita K. Chatim

Chatim

Chatim

H.L. Chatim

H.L. Chatim

Bandre

Bandre

21

SIGNED AND DELIVERED BY THE WITHIN NAMED CONFIRMING PARTY (3) SMT. SUBODHA CHATIM




Subodha

L.H.F.P.

R.H.F.P.

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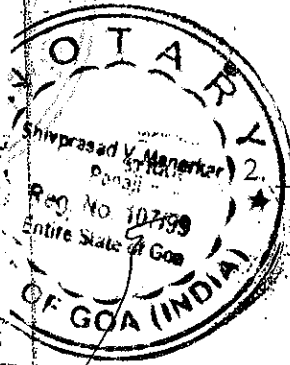
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Manerker

Manerker Smita K. Chatim

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D.H.L. Chatim

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SIGNED AND DELIVERED BY THE WITHIN NAMED CONFIRMING PARTY (4) SHRI JANARDHAN ALIAS SIDDESH CHATIM

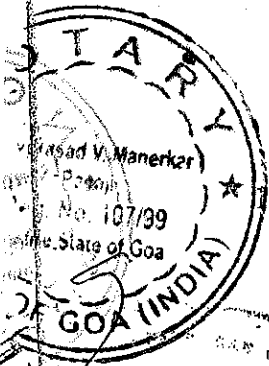


Chatim

Chatim

L.H.F.P.

R.H.F.P.



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Refrence

Berde

Amrita r. Chatim

Chatim

Chatim

Chatim

[Signature]

H.L. Chatim

[Signature]

[Signature]

[Signature]

SIGNED AND DELIVERED BY THE WITHIN NAMED CONFIRMING PARTY (5) SHRI LAXMINARAYAN ALIAS SATYAWAN CHATIM



[Signature]

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L.H.F.P.

R.H.F.P.



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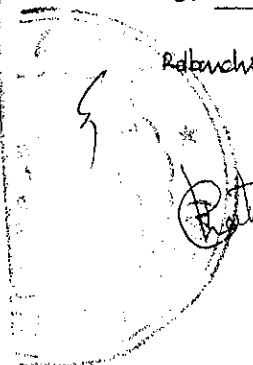
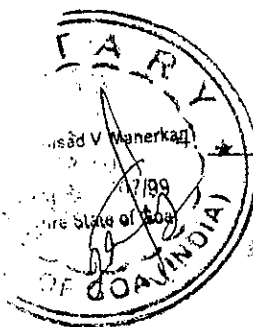
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Reliance [Signature] Bande Anita K. Chatim [Signature]
[Signature] [Signature] [Signature] H.L. Chatim [Signature] [Signature]

[Signature]

SIGNED AND DELIVERED BY THE WITHIN NAMED CONFIRMING PARTY (6) SMT. HEMLATA LAXMINARAYAN CHATIM



Chatim

Hemlata Chatim

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R.H.F.P.

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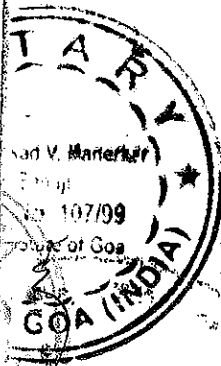
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Abhishek [Signature] N. Bhande. Anita K. Chatim

5. Pratik [Signature] Shalva [Signature] H.L. Chatim [Signature] [Signature]



27

SIGNED AND DELIVERED BY THE WITHIN NAMED CONFIRMING PARTY (7) SMT. DEEPA ALIAS DEEPASHRI DILIP REVANKAR



Revankar

Revankar

L.H.F.P.

R.H.F.P.

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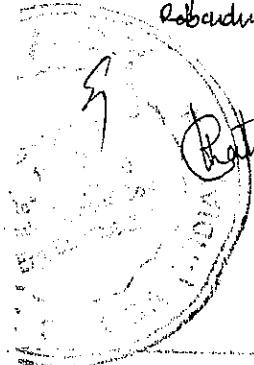
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Robandre *Mande Anita K. Chatin* *Chatin*
Chatin *Shahin* *H-L-Chatim* *Revankar* *Revankar*

71

SIGNED AND DELIVERED BY THE WITHIN NAMED CONFIRMING PARTY (8) SHRI DILIP REVANKAR

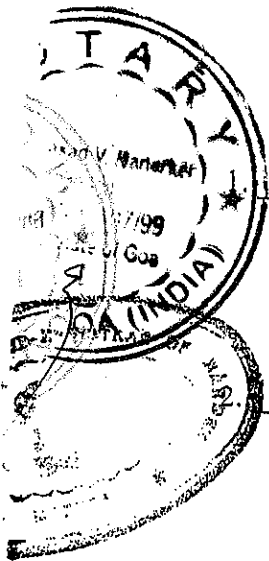


Dilip Revankar

Dilip Revankar

L.H.F.P.

R.H.F.P.



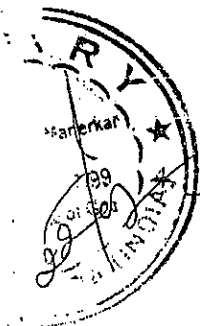
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Abunde

Abunde

Arnita R. Chetim

Arnita

Arnita

Chetim

A.L. Chetim

Revankar

Dilip



Dilip

IN THE PRESENCE OF:

1. K.P. Ramesh

K.P. RAMESH

2. Swarnil J. Nasolkar

(ADV. SWARNIL J. NASOLKAR)



Retkeshue

Mandac Anita K. Chetani

Patun Shahin

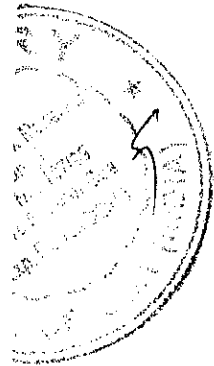
L. Chatim

R. Bankar R. Bankar

Patun



Patun



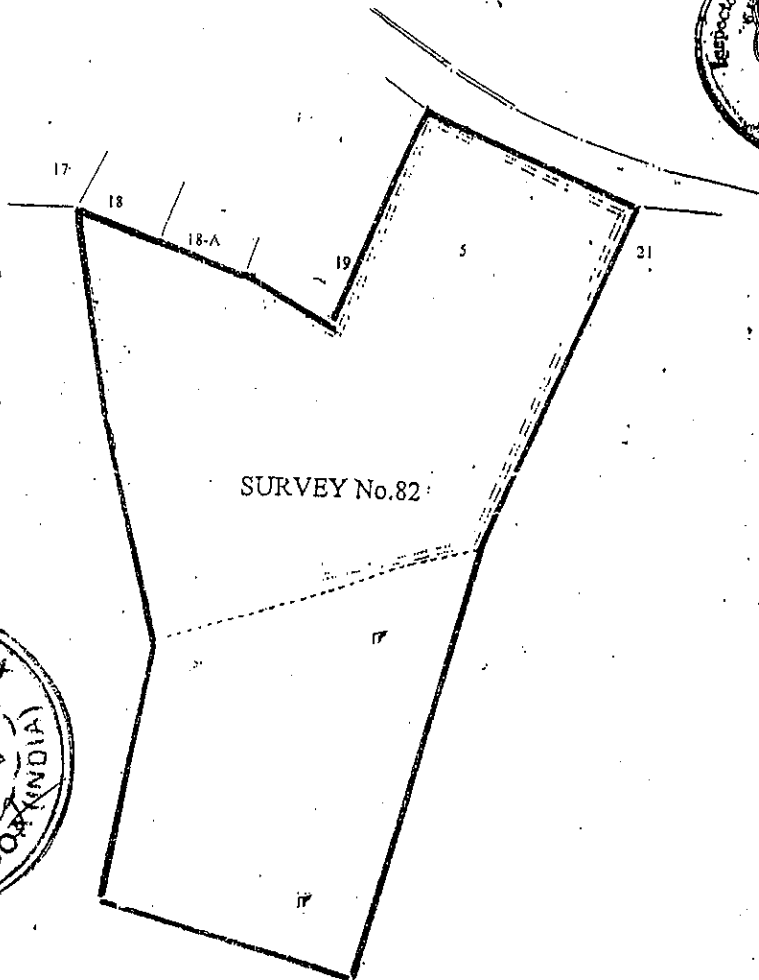
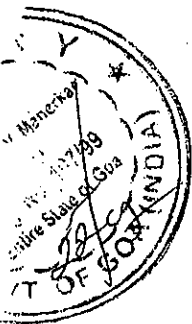
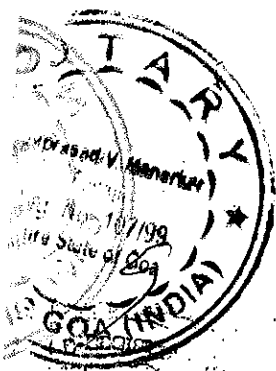
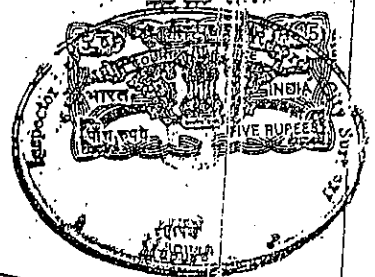


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Inspector of Survey and Land Records, Mapusa.



Plan showing plots situated at
 Cunchelim Village of Bardez Taluka
 PT Sheet No. 10 / S.No./ Sub Div No. 82/ 5
 Scale 1:1000

D. Jayaram
 Inspector of Surveys &
 Land Records
 City Survey, Mapusa.
 25/6/10



SBH

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 F.S. 25/6/10

Relbouche

Bardez Brita K. Chetim



[Signature]

[Signature]

H.L. Chetim

[Signature]

[Signature]

[Signature]

- 1) Recha Dilip Bondre, w/o Dilip Bondre, 62 yrs, housewife and her son
- 2) Mayur Dilip Bondre, d/o late Dilip Bondre 30 yrs, married, businessman, and his wife
- 3) Nilkita Mayur Bondre, 30 yrs, housewife, all Indian National, d/o H. No. 8112, Nalka Vaddo, Calangute Bardez Goa.
- 4) Anita alias Usha Eknath Chatim, 61 yrs, housewife,
- 5) Bhupes Chatim, 36 yrs, service, and his wife
- 6) Subodha Chatim, 29 yrs, housewife
- 7) Janardhan alias Siddesh Chatim, 34 yrs, bachelor, lawyer
- 8) Laxminarayan alias Satyawar Chatim, 68 yrs, married, landlord, and his wife

9) Hemlata Laxminarayan Chatim, 58 yrs, Married, housewife, all Indian National, d/o H. No 158 Cerche, Mapusa Bardez Goa.

10) Deepa Eknath Chatim alias Deepa-Shru Dilip Revankar, 38 yrs, housewife, d/o late Eknath Janardhan Chatim and her husband

Sanandhan. E. Chetia

Chetia



Laxminarayana S. Chetia



Hemalata L. Chetia

H.L. Chetia



Deepashree D. Rivankar

Rivankar



Dilip R. Rivankar



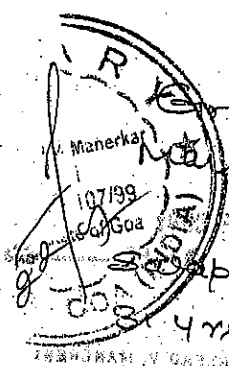
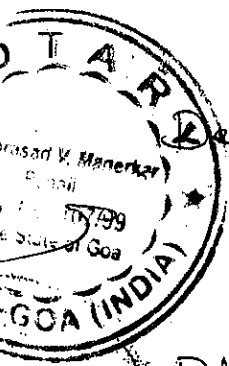
Pavesh. M. Pai

Pai



Grace Rodrigues, d/o Vitorino Rodrigues, 2940
Married, s/o H. No 118 Rebandas, 21has Goa.

Nasrolkar, s/o Jaikumar Nasrolkar, married
4 yrs, Advocate, s/o H. No. 6183, ~~Nasrolkar~~ Cobra
Vardo Calangute Bander Goa.



Rodrigues
Nasrolkar

Notary Public, 17/8/12

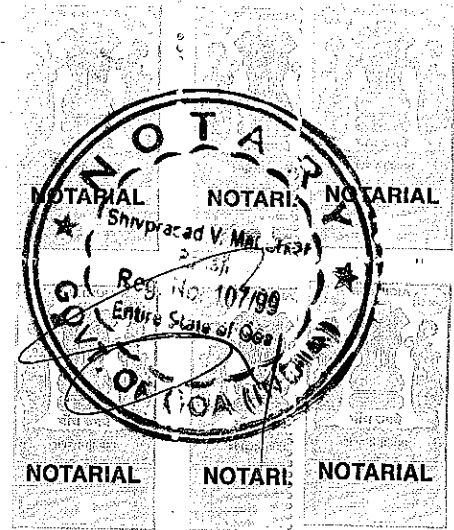
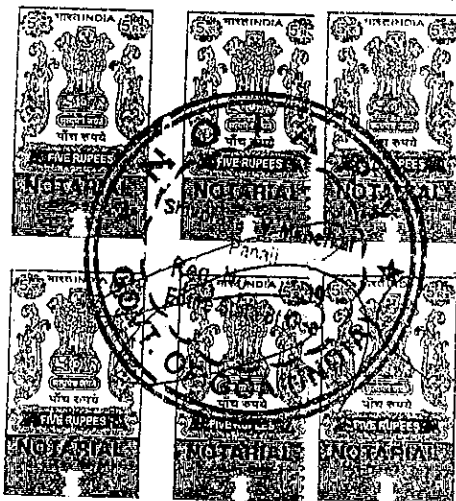
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Book No. J. Volume No. 3003
24/08/2012

Delivered by
29/8/12



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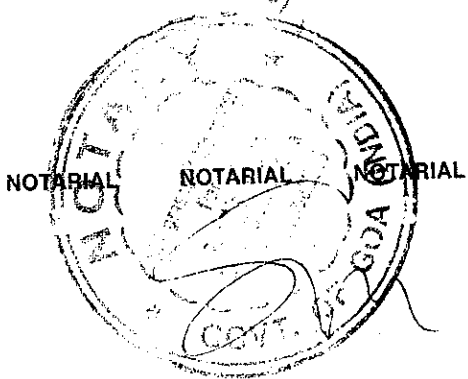


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141

DIRECTORATE OF SETTLEMENT & LAND RECORDS

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Sub. Register.

PLAN
SHOWING THE PLOTS SITUATED
AT CUNCHELIM VILLAGE
OF BALOZ TALUKA

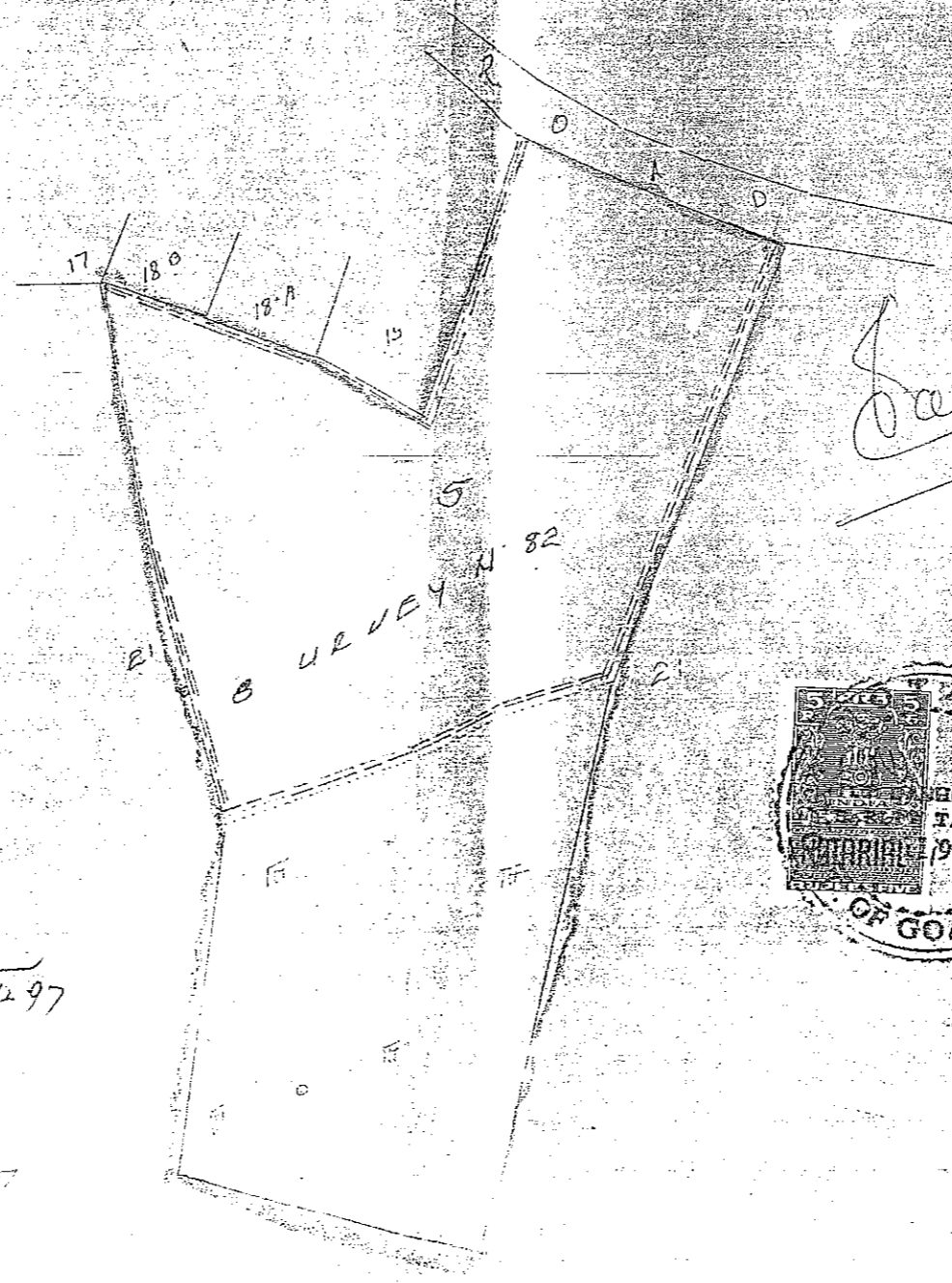
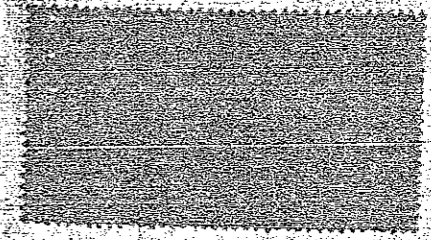
S. No./SUB DIV. NO. 52/5 OF P.7. 54601
SCALE 1:1000 N/S

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SUB-REGISTRAR
BALOZ

W
23/12/97
G. L. DEONKAR
DIRECTOR OF SETTLEMENT & LAND RECORDS
CITY SURVEY
MAPUSA



Survey

Mapusa
DR. SURVEY
V. WAGREKAR dt. 16/11/97
23-12-97
1512147
T.H. DEONKAR J.S. B.
G.L. DEONKAR H.S. Blenets
15/- fifteen 23-12-97
922 16/12/97
Blenets
CHECKED BY 23/12-97
S.L. PERNEKAR
H.S.



Certified this is a true copy
Mapusa on 26/12/2000

D. P. DASHOLKAR
NOTARY

S. No. 643/2000

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OF CUNCHELIM VILLAGE
BY T.H. DEONKAR
RAG. N. 512/97