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HDFC BANK LTD  
EXCEL ELITE  
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PANAJI-GOA 403 002

भारत 21335 NON JUDICIAL गेवा  
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D-5/STP(V)/C.R./35/8/2006-RD(PART)

R.0099000/- PB6676

INDIA

STAMP DUTY

GOA

Name of Purchaser... NITIN SARAF  
For HDFC Bank Ltd

Authorized Signatory  
SIDDHESH KAKODKAR  
MANAGER

*Case B. Kisan Padiya*  
*Shree Kisan Padiya*  
*Waman*



**DEED OF SALE**

SHAD

For FRAVIN DEVELOPERS

Robrigues  
Partner

*Nitin Saraf*

THIS DEED OF SALE is made on this 9<sup>th</sup> day of June in the year 2011 BETWEEN:-

(1) (i) **M/s. FRAVIN DEVELOPERS**, a Partnership firm registered under the Partnership Act having its Office at Nuvem Salcette, holding PAN Card no. AABFF3355J herein represented by its Partner Shri Vincent Rodrigues, aged      years, in business, son of Mariano Remedios Rodrigues, residing at Dongorim Nuvem Salcete Goa holding P.O.A. duly executed before Shri Datta Nadkarni bearing Reg. No. 725 dated 13/1/2011 (ii) a- **Shri Sameer Raghunath Lad**, aged 36 years, occupation Business holding PAN Card no. ABEPL0959Q son of Raghunath Lad and his wife (b) **Smt. Sonal Lad**, aged 31 years, occupation Housewife holding PAN Card No. AEJPL0152K represented by P.O.A holder Shri. Sameer Lad s/o. Shri Raghunath Lad duly executed before Notary Shri Mohan Redkar on 2/6/2011 bearing Reg. No. 9211/2011 both residing at Dr. Almeida Housing Society, Ponda, Goa, hereinafter referred to for sake of Brevity as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include their respective heirs, executors, administrators and assigns) of the FIRST PART

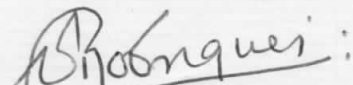
AND

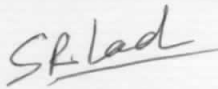
2.- **Shri. NITIN SARAF**, aged 35 years, occupation Business, holding PAN Card no. AAEPS7952H, son of Shri Ashok Kumar Saraf residing at La Casa Grande, Lane No. 2, St. Mary's Colony, Miramar, Goa 403001 hereinafter referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include heirs successors and assigns) of the SECOND PART.

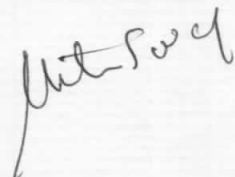
All Indian Nationals

WHEREAS there exists a part and parcel of land admeasuring 19175m2 bearing Sy. no.124/1 of Village Corlim identified as GAVOI situated at Corlim, within the limits of Village Panchayat

For FRAVIN DEVELOPERS

  
Partner





Corlim, Taluka Tiswadi and Registration Sub District of Ilhas, District North Goa in the State of Goa hereinafter referred to as THE SAID PROPERTY and is described in detail in the Schedule hereunder.

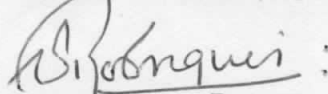
WHEREAS undivided 65% of the SAID PROPERTY was Purchased by the Vendor no. (ii) Sameer R. Lad under a Deed dated 5-2-2010 registered under no.728 of book I Vol. 2200 in the Office of Sub-Registrar Ilhas; which Deed was subsequently rectified by a Deed dated 1-6-2011 duly registered under no. PNJ-BK1-01513-2011 in the Office of Sub-Registrar Ilhas.

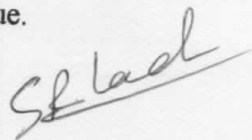
WHEREAS undivided 35% of the SAID PROPERTY was purchased by the Vendor no. (i) M/s Fravin Developers under a Deed dated 5-2-2010 registered under no. 729 of book I Vol. 2200 in the Office of Sub-Registrar Ilhas; which Deed was subsequently rectified by a Deed dated 1-6-2011 duly registered under no. PNJ-BK1-01514-2011 in the Office of Sub-Registrar Ilhas.

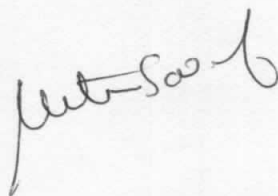
WHEREAS the Vendors have represented to the Purchasers that the Vendors are thus jointly the sole and exclusive owners in possession of the SAID PROPERTY lawfully holding the same without any lien/claim/right of any nature whatsoever to the said Property from any other person and/or any Public Authority.

WHEREAS the Vendors now do not desire to retain the said Property and do hereby jointly sell to the Purchaser a portion admeasuring 3990 m<sup>2</sup> out of the SAID PROPERTY hereinafter referred to as THE SAID PLOT and deleanated in the plan in red boundary line annexed hereto and the purchaser thus hereby purchase the SAID PLOT at ad for the consideration of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) which its present fair market value.

For FRAVIN DEVELOPERS

  
Partner





NOW THEREFORE THIS DEED OF SALE WITNESSES AS  
UNDER:-

*M.P.* In pursuance of the above and in total consideration of Rs  
(Rs. 49,50,000/- (RUPEES FORTY NINE LAKH FIFTY THOUSAND ONLY))  
received by the Vendors

from the Purchaser (the receipt of which they the Vendors do hereby jointly and severally acknowledge as having received in full towards their respective shares) they the Vendors as absolute and exclusive owners, do hereby transfer, convey and assign in favour of the Purchaser all that SAID PLOT described in detail in the Schedule hereinafter appearing and together with all the Court yards, compounds, fences, drains, ways, paths, passages, water courses, lights, liberties, rights, privileges, easements and appurtenances whatsoever to the SAID PLOT and hereditaments or any part thereof belonging to in anywise appertaining or usually had or occupied therewith or reputed to belong or appurtenant thereof AND ALL the estates, rights, title, interest, claim and demand whatsoever at law and in equity of the Vendors of in and to the SAID PLOT and hereditaments and every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT hereby granted, release and assured or expressed so to be with their appurtenances unto and to the use of the Purchasers forever AND THE VENDORS do and both hereby covenant that they have in themselves good right and absolute Power to grant, release and convey the SAID PLOT unto the Purchasers in the manner aforesaid and it shall be lawful for the Purchasers from time to time and all times hereafter, peaceably and quietly to hold, possess and enjoy the SAID PLOT hereby granted with its appurtenances and achieve claim, rents and profits thereof for his/her/theirs own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from, or by the Vendors or from or by and person or persons lawfully or equitably claiming by, from under or in trust for them and that free and clear and freely and clearly

*M.P.*  
*S.K. Lad*



For FRAVIN DEVELOPERS

*B. Robinson*  
Partner

*S.K. Lad*

*M.P.*

and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified or from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendors or by any other person or persons lawfully or equitably claimed by, from made or in trust for them and further that the Vendors and all persons having lawfully or equitably claiming any estates, right, title or interest at law or in equity in the SAID PLOT hereby granted or any part thereof by, from, under or in trust from them, the Vendors shall and will from time to time at all times hereafter at the request and cost of the Purchasers, do, execute or cause to be done and execute all such further lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the SAID PLOT hereby granted unto and to the use of the Purchasers in the manner aforesaid as shall and may be reasonably required, the Vendors hereby declare that they are the sole owners having good rights, title in the SAID PLOT and the Plot is free from any encumbrances or charges thereon.

2.- The Vendors have to day jointly put the Purchasers in unconditional exclusive peaceful and vacant possession of the SAID PLOT and the Vendors do hereby indemnify the Purchasers against any claim, lien or encumbrance of any nature if made by and Third Party against the SAID PLOT and assure the Purchasers that the claim if any shall be made by the Vendors without any disturbance to the title and possession of the Purchasers.

For FRAVIN DEVELOPERS

Shobnigues  
Partner

Sklad

Put 500 b



3.-The Vendors hereby give their no objection to the Purchaser for mutation and inclusion of the name of the Purchaser in the Revenue record by deletion of the name of the Vendors.

4.- The market value of the SAID PLOT is Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) and the stamp paper of Rs. 99,000/- (Rupees Ninety Nine Thousand only) is affixed to this Deed of Sale cost of which is borne by the Purchaser.

#### SCHEDULE - I

All that part and parcel of property known as "GAVOI" also known as "GALLY" admeasuring 19,175m<sup>2</sup> situated at Corlim, within the limits of Village Panchayat Corlim, Taluka Tiswadi, Registration Sub-District of Ilhas, District North Goa in the State of Goa, not described in the Office of Land-Registrar but enrolled in the Taluka Revenue Office under no.111 and surveyed under no.124/1 of Village Corlim.

The said Property is bounded as under:-

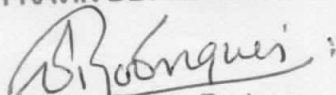
Toward the North:- By Sy. No. 125/1 AND 125/8 of Village Corlim.  
Toward the South:- By Sy. No. 124/2 AND road.  
Toward the East:- By Sy. No. 123/1 of Village Corlim.  
Toward the West:- By Road

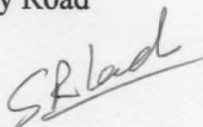
The boundaries of the PLOT B sold herewith is as under

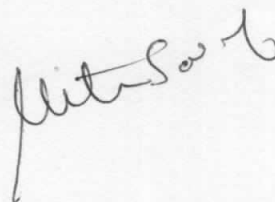
The said Property is bounded as under:-

Toward the North:- By Plot A of same Sy. No. 124/1  
Toward the South:- By Plot C of same Sy. No. 124/1  
Toward the East:- By Plot A of same Sy. No. 124/1  
Toward the West:- By Road

For FRAVIN DEVELOPERS

  
Partner





IN WITNESS WHEREOF the Parties hereto have executed this Deed of Sale this day month and year hereinabove.

SIGNED AND DELIVERED )

by the Vendors No. 1

Rodrigues

Rodrigues



Fravin Developers represented by its partner  
Shri Vincent Rodrigues



L.H. Thumb Impression	R.H. Thumb Impression

For FRAVIN DEVELOPERS

Rodrigues  
Partner

S. L. Ad

M. S. Saeed

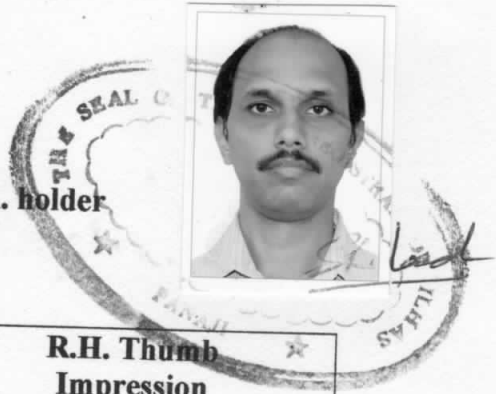
SIGNED AND DELIVERED )











by the Vendors No. 2

Sf Lad

Shri. Sameer Lad for Self and P.O.A. holder

For Smt. Sonal Lad



L.H. Thumb Impression	R.H. Thumb Impression
	
	
	
	
	

Sf Lad

For FRAVIN DEVELOPERS

Robnqueis  
Partner

Neti Soub



SIGNED AND DELIVERED

By the Purchaser

*Nitin Saraf*


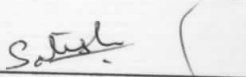
Shri. Nitin Saraf



L.H. Thumb Impression	R.H. Thumb Impression



Witness:

-  Amar Keni
-  Satish Gajekar

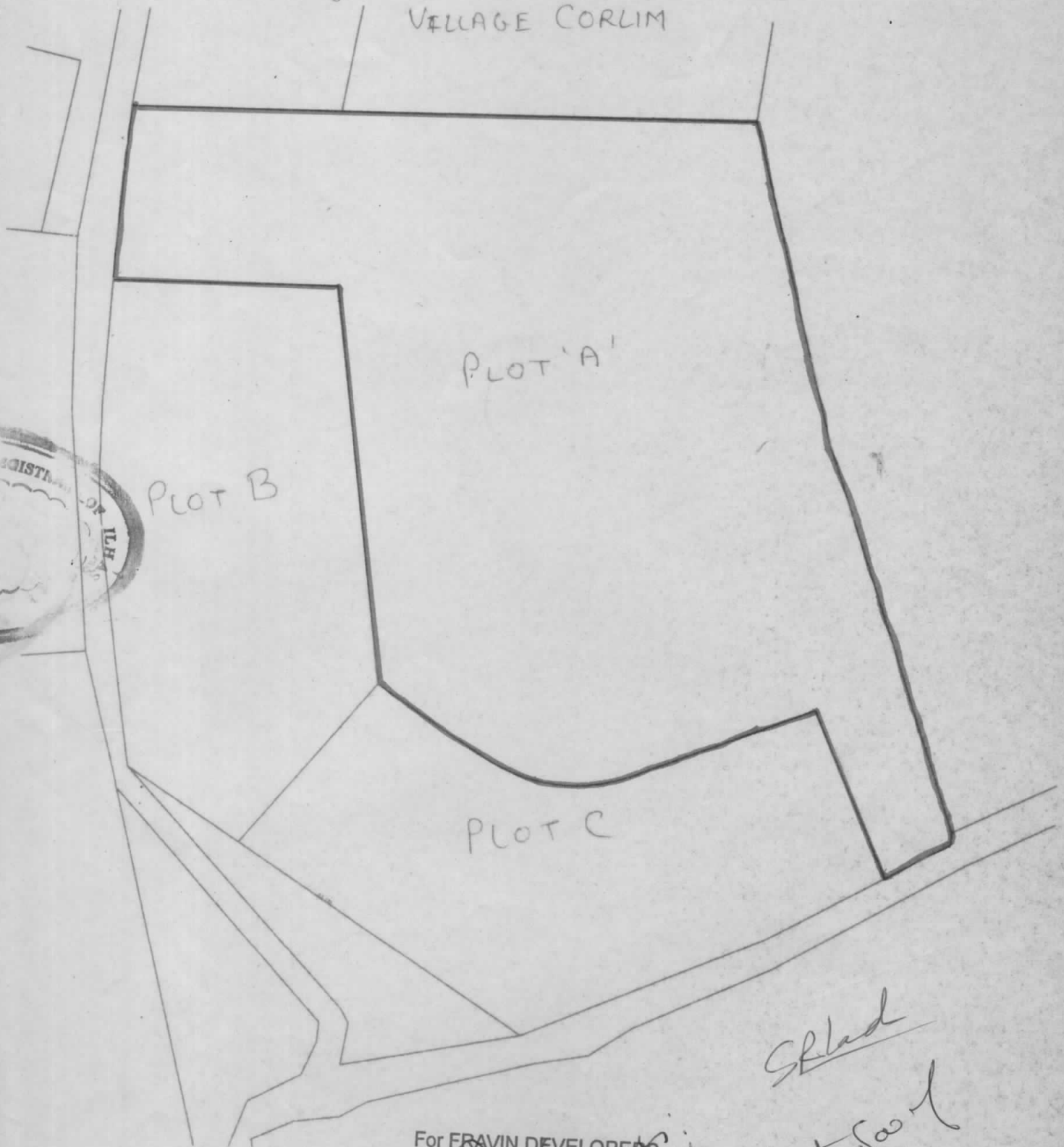
*Nitin Saraf*

*SKLach*

For FRAVIN DEVELOPERS

*Robrigues*  
Partner

Sy No. 124/1  
VILLAGE CORLIM



For FRAVIN DEVELOPERS  
*Shobnagar*  
Partner

*S. K. Lad*  
*M. S. S. S.*



Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 09-06-2011 12:11:13 PM

Document Serial Number : 1605



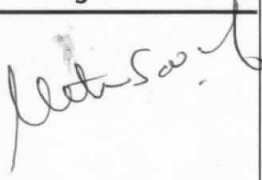
Presented at 11:09:00 AM, on 09-06-2011 in the office of the Sub-Registrar( Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	99000.00
2	Processing Fees	180.00
	<b>Total :</b>	<b>99180.00</b>

Stamp Duty Required: 99000.00

Stamp Duty Paid: 99000.00

Nitin Saraf presenter

Name	Photo	Thumb Impression	Signature
Nitin Saraf, S/o Ashok Kumar Saraf , Married, Indian, age 35 Years, Business, r/o La Casa Grande, Lane NO. 2, St. Mary's Colony, Miramar Goa. Pan no. AAEPS7952H			



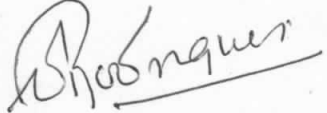
Endorsements

Executant



1 . Sameer Raghunath Lad, S/o Raghunath Lad, Married, Indian, age 36 Years, Business, r/oH. no. 165/4 28, Dr. Almeida Society , Ponda Goa For self & P.O.A Holder of his wife Sonal dt 02/06/2011 executed before Notary Mohan Redkar.

Photo	Thumb Impression	Signature
		

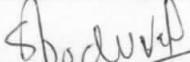
2 . Vincent Rodrigues, S/o Mariano Remedios Rodrigues, Married, Indian, age 51 Years, Business, r/o Dongorim, Nuvem Salcete Goa. Pan no. AABFF3355J Partner of M/S. Fravin Developers Pan no. AABFF3355J

Photo	Thumb Impression	Signature
		

3 . Nitin Saraf, S/o Ashok Kumar Saraf, Married, Indian, age 35 Years, Business, r/o La Casa Grande, Lane NO. 2, St. Mary's Colony, Miramar Goa. Pan no. AAEP57952H

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Shradha Poduwal , W/o Kiran Poduwal, Married, Indian, age 38 Years, Advocate, r/o Dona Paula Goa.	

Sub-Registrar



Book-1 Document  
Registration Number PNJ-BK1-01589-2011  
CD Number PNJD8 on  
Date 09/06-2011

Sub-Registrar (Ilhas/Tiswadi)

Scanned By:-

UTKASHA RUIB

ILHAS

Signature:-

*[Handwritten Signature]*

Designed and Developed by C-DAC, ACTS, Pune

ILHAS