D-5/STP(V)/C.R./35/3/2011-RD

Rs.0018000/- PB7223

सत्यमेव जयते
INDIA STAMP DUTY GOA

381/17

Name of Purchaser..NEVILLE PEREIRA

For CITIZENCREDIT CO-OP. BANK LTD.

CITIZENCREDIT CO-OP. BANK LTD. Margao Branch

Authorised Signatory

Neville Pereira

THE SEAL OF THE SUB-REGISTRAR OF QUEPEM

QUEPEM

SALE DEED

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

वा GOA

Sr. No. 0141 Place XELDEM-QUEPEM-GOA

Date of Sale 25/4/2017 Value of Stamp Paper 2300/-

Name of Purchaser Neville Pereira

Residing Curchorem Purpose

Signature of Vendor
ROHIDAS V. HODARKAR
XELDEM-QUEPEM-GOA
No. JUD/VEN-LIC/2005/AC-I

Signature of Purchaser

397184

THE SUB-REGISTRAR OF QUEPEM

2

THIS DEED OF SALE is made and entered into at Quepem-Goa of Quepem Taluka, on this 25th day of the month of April 2017;

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

एक हजार रुपये ONE THOUSAND RUPEES

रु.1000 Rs.1000

सत्यमेव जयते

INDIA

वा GOA

Sr. No. 0141 Place XELDEM-QUEPEM-GOA

Date of Sale 25/4/2017 Value of Stamp Paper 23001- 397185

Name of Purchaser Neville Pereira

Residing Curchorem Purpose

Signature of Vendor
ROHIDAS V. HODARKAR
XELDEM-QUEPEM-GOA
No. JUD/VEN-LIC/2005/AC-I

Signature of Purchaser

REGISTRAR OF

3

BETWEEN

1. **SAMEER JAYWANT SATPALKAR**, son of late Shri Jaywant Moreshwar Satpalkar, aged about 58 years, married,

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

गोवा GOA

Cr. No. 0141 Place XELDEM-QUEPEM-GOA

Date of Sale 25/4/2017 Value of Stamp Paper 230/- 567018

Name of Purchaser Neville pereira

Residing curchorem Purpose

Signature of Vendor
ROHIDAS V. HODARKAR
XELDEM-QUEPEM-GOA
No. JUD/VEN-LIC/2005/AC-I

Signature of Purchaser

REGISTRAR OF ... QUEPEM

4

Indian National, resident of Lily-704, Flower Valley, Survey No.73, Wanawadi, Pune City – Maharashtra – 411 040 having

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

गोवा GOA

Dr. No. 0141 Place XELDEM-QUEPEM-GOA

Date of Sale 25/4/2017 Value of Stamp Paper 300/-

Name of Purchaser Neville pereira

Residing Curchorem Purpose

567019

Signature of Vendor
ROHIDAS V. HODARKAR
XELDEM-QUEPEM-GOA
No. JUD/VEN-LIC/2005/AC-I

Signature of Purchaser

REGISTRAR OF ... OF THE S...

5

Aadhar Card No.4385 8139 8967, PAN Card No.ASZPS9112N and Mobile No.9221588872 and his wife;

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

GOA

Sr. No. 0141 Place XELDEM-QUEPEM-GOA

Date of Sale 25/4/2017 Value of Stamp Paper ₹300/-

Name of Purchaser Nevile Pereira

Residing Curchorem Purpose

567020

Signature of Vendor
ROHIDAS V. HODARKAR
XELDEM-QUEPEM-GOA
No. JUD/VEN-LIC/2005/AC-I

Signature of Purchaser

6

2. MRS. SPOORTI SAMEER SATPALKAR, wife of Sameer Jaywant Satpalkar, aged about 58 years, married,

housewife, Indian National, resident of Lily-704, Flower Valley, Survey No.73, Wanawadi, Pune City – Maharashtra – 411 040 having Aadhar Card No. 7329 6604 8630 and PAN No.AMIPS1891H, Mobile No.9225502277 and

3. SHRI BABU S. RANE, son of Suhasini Rane, unmarried, aged about 54 years, occupation Business, Indian National, resident of Malad (West) Mumbai, Pan Card No.ADXPR4919N Mobile No.9920097729 hereinafter referred to and called as **"VENDORS"** (which expression, unless it be repugnant to the context or meaning thereof shall mean and include them, their heirs, executors, successors, legal representatives, administrators and assigns) **OF THE FIRST PART.**

A N D

MR. NEUILLE PEREIRA, son of Shri Leopoldo Pereira, aged 49 years, married, businessman, Indian National, resident of House No. 216/2, Bepquegal, Curchorem-Goa of

Quepem Taluka, holding Holding PAN No.AJEPP3737A, Aadhar Card No.4292 4863 0012 and Mobile No.9822127170, hereinafter referred to and called as **"PURCHASER"** (which expression, unless it be repugnant to the context or meaning thereof shall mean and include him, his heirs, executors, successors, legal representatives, administrators and assigns) **OF THE SECOND PART.**

WHEREAS, the VENDORS declare that they are the only legal heirs, executors and custodians of all the movables and immovable assets and properties of late Anandibai Atma Cacodkar, daughter of late Atma Durgaji (Durguem) Cacodkar.

AND WHEREAS, said Anandibai Atma Cacodkar owned, enjoyed and possessed and consequently the VENDORS being the successors of said Anandibai Atma Cacodkar are the owners in possession and enjoyment or otherwise well and sufficiently entitled to landed property known as **"PONGUIRVALLA** also known as **PANGIRVOL or PANTEMOL"**, which is situated in Village Cacora of Taluka and Sub District of Quepem, District of South Goa,

State of Goa, within the Municipal limits of Curchorem-Cacora Municipal Council, described in the land registration office under No.2917 at page 314 of Book 10 and enrolled in the Taluka revenue office under Matriz No.135 and bounded as a whole as under:-

On or to the East:-	By the property of Canoc of Naraina Sinai Salelicar and others and property Bodribaga of Communidade of Curchorem;
On or to the West:-	By public road;
On or to the North:-	By the property of Ponteamollem of Vitola Sinai; and
On or to the South:-	By the property Ponguirvalla of Govinda Sinai Bangui and Bollemamorda of Laximona Saunto and Sadassiva Shetye.

The property described above is hereinafter referred to and called as **"SAID ENTIRE PROPERTY"** for the sake of brevity. The said entire property is surveyed for the purpose of Record of Rights under various sub divisions of survey numbers 16, 18, 105, 106 of the revenue village of Cacora. The said entire property is more particularly described in Schedule-I hereunder.

AND WHEREAS, the VENDORS declare that some portions of the said entire property have been sold by Anandibai Atma Cacodcar and the family of VENDORS to various PURCHASERS.

AND WHEREAS, the VENDORS further declare that part of the said entire property bearing survey No.18/25 (survey number 18, sub division No.25) of Village Cacora of Quepem Taluka has not been sold either by Anandibai Atma Cacodkar or the VENDORS to any person and this part of the said entire property bearing survey No.18/25 admeasuring an area of 225 sq. meters is still owned by the VENDORS and is in their exclusive enjoyment and possession.

This part of the said entire property bearing survey No.18/25 of Cacora Village forms the subject matter of this Deed and shall be hereinafter referred to and called as "SAID PROPERTY" for the sake of brevity.

AND WHEREAS, the VENDORS declare that the said property lies within settlement zone as per Regional Plan of Goa 2001 as well as the Regional plan for Goa 2021 which is on hold.

AND WHEREAS, in the inventory proceedings which is instituted by the VENDOR No.3 upon the demise of Anandibai Atma Cacodkar In the Court of the Civil Judge Senior Division at Quepem being Regular Inventory Proceedings No.21/2013/A. 50% of the said property has been allotted to the VENDORS 1 & 2 herein and the balance 50% has been allotted to the VENDOR No.3. The VENDORS are thus the exclusive owners in exclusive possession and enjoyment of the SAID PROPERTY bearing survey No.18/25 of Cacora Village.

AND WHEREAS, in the survey records of the said property, the name of Anandibai Atma Cacodkar has been recorded as occupant in the column "Name of the occupant". The VENDORS undertake to get the survey entries mutated within a period of 60 days from today and shall get deleted the said existing entry of the name of Anandibai Atma Cacodkar from the occupants column of survey No.18/25 of Cacora Village and to get their names recorded therein instead.

The VENDORS have covenanted and represented unto the Purchasers as follows:-

a) That they are in exclusive and peaceful possession of the said property.

b) That no person(s) other than themselves have any right, title and/or interest in the said property.

c) That they have an absolute right to dispose and/or sell the said property and/or deal with it in any manner whatsoever.

d) That they have a clear and marketable title to the said property.

e) That no notice from the Central or State Government or any other local body or authority under any Municipal Law or under any Acts, Schemes, Ordinance, Order or Notification including notices/proceedings for Acquisition/Requisition had/has been received by and/or served upon the Vendors in respect of the said property or part thereof.

f) That neither the said property nor any part thereof is the subject matter of any attachment or of any Certificate or other recovery proceedings, under the Income Tax Act or under any other Act, Statute, law and/or Regulation and/or under any subsisting Order, Judgment and/or Decree of any Court of Law.

g) That they have not entered into any agreement, understanding and/or arrangement for sale and/or disposal or otherwise howsoever with any party in respect of the said property or any part thereof.

WHEREAS, the vendors are desirous of selling and believing the representations made by the Vendors to be true,

the Purchaser is desirous of purchasing from the Vendors, the said property admeasuring 225 sq. meters and bearing survey No.18/25 of Cacora Village of Quepem Taluka.

AND WHEREAS, the vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase the said property from the Vendors for a total consideration of Rs. 6,00,000/- (Rupees Six lakhs only) which is its fair market value.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-

1. In pursuance of the agreement above and on agreed sale consideration of Rs. 6,00,000/- (Rupees Six lakhs only) as per the specifications mentioned hereunder, the Vendors do hereby convey by way of sale to the Purchaser the said property described in Schedule-II below, surveyed for the purpose of record of rights under survey No. 18/25 of Cacora Village of Quepem Taluka, Sub District of Quepem, District of South Goa, State of Goa, situated within the Municipal limits of

Curchorem-Cacora Municipal Council and do hereby grant, convey, transfer and release by way of sale unto the Purchaser all that said property together with all its rights, title, interest, claim, demand and everything rooted and fastened to the said property hereby transferred and every part thereof, to have, to hold, to own, to enjoy and to possess the same forever as its lawful and absolute owner together with all the privileges, easements, profits, rights and appurtenances whatsoever to the said property and every part thereof. The Vendors hereby declare that they shall not be entitled to claim any further sum from the Purchaser.

2. The amount of the sale consideration of Rs. 6,00,000/- (Rupees Six lakhs only) has been paid by the PURCHASER as per the request, direction and requirements of the VENDORS as under:-

a) Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Cheque bearing No.000122 dated 25/4/2017 drawn in favour of Vendor No.1.

b) Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Cheque bearing No.000123 dated 25/4/2017 drawn in favour of Vendor No.3.

c) Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Cheque bearing No.000124 dated 1/7/2017 drawn in favour of Vendor No.1.

d) Rs.1,50,000/- (Rupees one lakh fifty thousand only) by Cheque bearing No.000125 dated 1/7/2017 drawn in favour of Vendor No.3.

All the Cheques are drawn by the purchaser on his account with HDFC Bank Curchorem-Goa Branch. The Vendors do hereby admit and acknowledge the receipt of the said Cheques of the sale consideration and discharge the purchaser accordingly.

3. The Vendors have today given legal and physical possession of the said property to the Purchaser.

4. From today, the Vendors cease to have any right, title or interest of whatsoever nature to the said property and the Purchaser shall be acknowledged as the absolute owner of the said property and shall enjoy and possess the said property without any interference from the Vendors or anyone claiming through or under them.

5. The Vendors 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.

6. The Vendors covenant that they have a clear, legal and marketable title to the said property and have subsisting right and authority to sell the same.

7. The Vendors indemnify the Purchaser, in the event the Purchaser is evicted from the said property or any part thereof by any third party with any better title thereto.

8. The Vendors doth hereby covenant with the Purchaser as follows:

(a) That notwithstanding any acts, Deeds or things hereto before done, executed or knowingly suffered to the contrary, they, the Vendors are lawfully seized and possessed of the said property fully described in Schedule-II hereunder written free from any encumbrances, attachments or defects in title whatsoever and that the Vendors have full power and absolute authority to sell the said property in the manner aforesaid.

(b) That the Vendors shall save harmless, indemnify and keep indemnified the Purchaser, its successors, administrators or assigns from or against all encumbrances, charges and equities whatsoever.

c) The Vendors declare that they have not entered into any agreement in respect of the said property nor have encumbered the said property in any manner whatsoever.

d) Within a period of 60 days from today the Vendors shall get the survey entries mutated in their name. The purchaser shall be entitled to withhold the payment of the part sale consideration amount in respect of which post dated cheques

referred as above have been issued until such time the Vendors get the survey entries mutated in their names in place of the name of late Anandibai Atma Cacodkar.

9. The Vendors do hereby give their No Objection to the Purchaser to carry out mutation of the name of the Purchaser in the survey form Number I and XIV of the survey records of the said property and to get the name of the purchaser recorded therein as occupant ones the Vendors get their names mutated in the survey records in place of that of Anandibai Atma Cacodkar.

10. The sale consideration mutually agreed upon by the parties is Rs. 6,00,000/- (Rupees six lakhs only). However, for the purpose of registration fee and payment of stamp duty the present transaction is valued at Rs.6,75,000/- (Rupees six lakhs seventy five thousand only) and stamp duty of Rs.20,300/- is accordingly paid.

11. The franking for payment of stamp duty initially made was for Rs.18,000/-. This was on a belief that stamp duty payable at 3% was for the consideration amount. However, later

when the purchaser learnt that stamp duty has to be paid for market value of the property, additional stamp duty of Rs. 2,300/- is purchased and hereto annexed.

12. The Vendors declare that they do not belong to Schedule Caste/Schedule Tribe and are not covered under Notification No.RD/LND/LRC/318/77 dated 21/08/1978.

SCHEDULE-I OF THE SAID ENTIRE PROPERTY

Landed property known as **"PONGUIRVALLA"** also known as **"PANGIRVOL or PANTEMOL",** described in the land registration office under No.2917 at page 314 of Book 10 and enrolled in the Taluka revenue office under Matriz No.135, situated in Village Cacora of Taluka and Sub District of Quepem, District of South Goa, State of Goa, within the Municipal limits of Curchorem-Cacora Municipal Council, surveyed for the purpose of Record of Rights of Village Cacora of Quepem Taluka under various sub divisions of survey numbers 16, 18, 105, 106 of the revenue village of Cacora and bounded as a whole as under:-

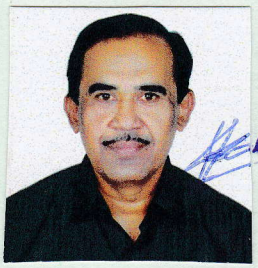
On or to the East:-	By the property of Canoc of Naraina Sinai Salelicar and others and property Bodribaga of Communidade of Curchorem;
On or to the West:-	By public road;
On or to the North:-	By the property of Ponteamollem of Vitola Sinai; and
On or to the South:-	By the property Ponguirvalla of Govinda Sinai Bangui and Bollemamorda of Laximona Saunto and Sadassiva Shetye.

SCHEDULE-II OF THE SAID PROPERTY FORMING SUBJECT MATTER OF THIS DEED AND HEREBY SOLD BY THE VENDORS TO THE PURCHASER

A distinct and independent part of the said entire property described in Schedule-I hereinabove, which admeasures an area of 225 sq. meters and surveyed under survey No.18/25 of Cacora Village which is bounded as under:-

On or to the East:-	By the cart track;
On or to the West:-	By the holding under survey No.18/24;
On or to the North:-	By the holding under survey No.18/29; and
On or to the South:-	By the cart track.

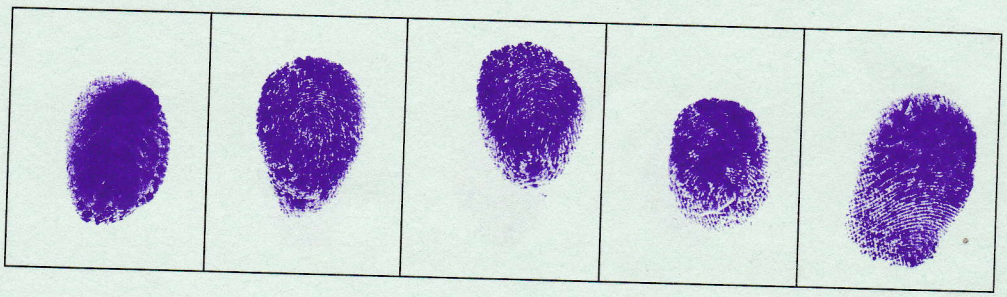
IN WITNESS WHEREOF the parties to this Deed have set and subscribed their respective hands and seals on the day, month and year hereinabove stated.



SIGNED, SEALED AND)
DELIVERED BY THE)
WITHINNAMED)
"VENDOR NO.1")1.....

(SAMEER JAYWANT SATPALKAR)

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-





SIGNED, SEALED AND)
DELIVERED BY THE)
WITHINNAMED)
"VENDOR NO.2")2.....

(MRS. SPOORTI SAMEER SATPALKAR)

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-

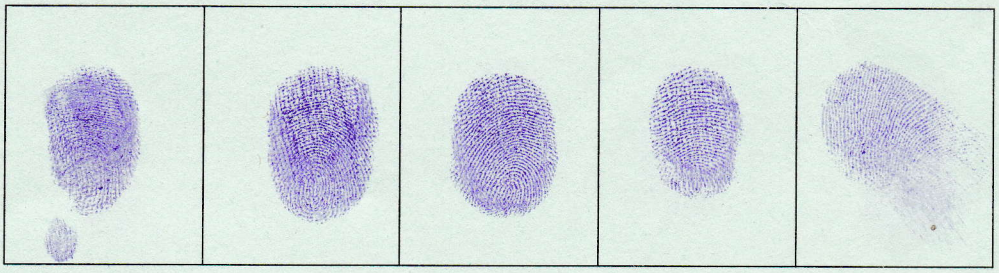




SIGNED, SEALED AND)
DELIVERED BY THE)
WITHINNAMED)
"VENDOR NO.3")3.....

(SHRI BABU S. RANE)

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-





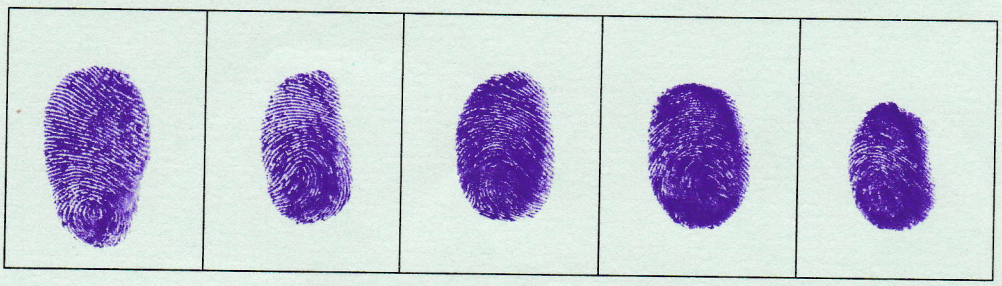
SIGNED, SEALED AND)
DELIVERED BY THE)
WITHINNAMED)
PURCHASER)..... .....

(MR. NEUILLE PEREIRA)

LEFT HAND FINGER PRINT:-



RIGHT HAND FINGER PRINT:-



WITNESSES:-

ATCHUT A. BHISE
Parimal Curchorem
Goa

1. Atchut Anant Bhisse

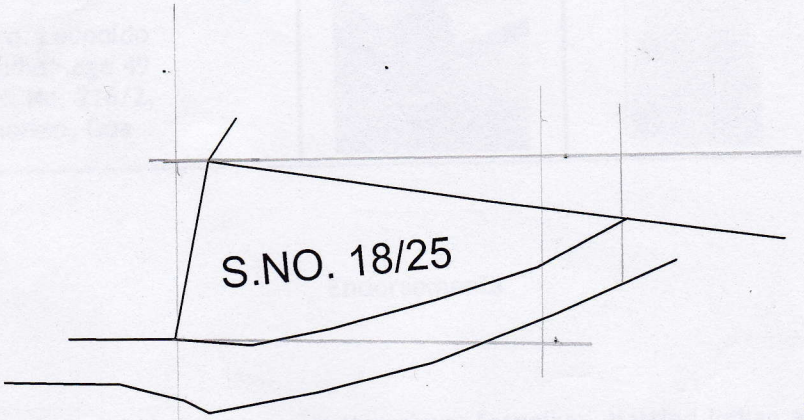
Dattesh Naik
Pontemol Curchorem Goa

2. Dattesh Naik

SCALE:1:500
VILLAGE:CACORA
TALUKA:QUEPEM

Plan showing Property bearing Survey Number 18/25 of Cacora village hereby sold by the vendors to the Purchaser

SUB-REGISTRAR OF QUEPEM



VENDORS

PURCHASER

Office of Sub-Registrar Quepem

Government of Goa

Print Date & Time : 28-04-2017 11:53:56 AM

Document Serial Number : 391

Presented at 11:39:00 AM on 28-04-2017 in the office of the Sub-Registrar(Quepem) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	13500.00
2	Processing Fees	470.00
	Total :	13970.00

Stamp Duty Required: 20250.00 Stamp Duty Paid: 20300.00

Neuille Pereira presenter

Name	Photo	Thumb Impression	Signature
Neuille Pereira,S/o. Leopoldo Pereira , Married,Indian,age 49 Years,Business,r/oH. No. 216/2, Bepquegal, Curchorem, Goa			

Endorsements

Executant

1 . Sameer Jaywant Satpalkar, S/o. late Jaywant Moreshwar Satpalkar, Married,Indian,age 58 Years,Business,r/oLily 704, Flower Valley, Survey no. 73, Wanawadi, Pune City, Maharastra 411040

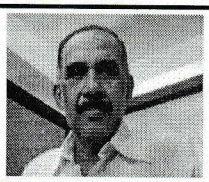
Photo	Thumb Impression	Signature
		

Photo	Thumb Impression	Signature
		

3 . Babu S. Rane, S/o. Suhasini Rane, UnMarried,Indian,age 54 Years,Business,r/oMalad (W), Mumbai

Photo	Thumb Impression	Signature
		

4 . Neuille Pereira, S/o. Leopoldo Pereira , Married,Indian,age 49 Years,Business,r/oH. No. 216/2, Bepquegal, Curchorem, Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Dattesh Naik , S/o. Ulhas Naik,UnMarried,Indian,age 26 Years,Adv,r/o Pontemol, Curchorem, Goa	

Sub-Registrar
SUB-REGISTRAR
QUEPEM

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number QPM-BK1-00381-2017
CD Number QPMD8 on
Date 06-05-2017

Sub-Registrar (Quepem)
SUB- REGISTRAR
QUEPEM

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune