

UTI TECHNOLOGY SERVICES LIMITED
EDC HOUSE, WING 'C' SHOP NO.30
GROUND FLOOR, DADA VAIDYAROAD
PANAJI, GOA-403001

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

भारत 03695 NON JUDICIAL गोवा
133684 JUN 20 2014



zero four eight zero five zero zero 14:59

Rs.0480500/- PB7072

INDIA STAMP DUTY GOA



P/T.D.S.

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Serial No. 603/2014
Presented at the Office of
Sub-Registrar of Bicholim
between the hours of 11:30
12:00 23-6-2014

Registration	4,80,000 = 00
Copying (Fobon)	100 = 00
Copying endorsement	150 = 00
Stamp	10 = 00
	100 = 00
Total Rs.	4,80,360 = 00

[Signature]
SUB-REGISTRAR
BICHOLIM

[Signature]
SUB-REGISTRAR
BICHOLIM

DEED OF SALE

This DEED OF SALE is executed at Bicholim, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa on this Twenty-third day of June, of the year Two Thousand Fourteen (23/06/2014);

[Signatures]

BETWEEN:

1. Shri PRAKASH RAJARAM HEDE, son of late Rajaram Hede, aged about 77 years, married, businessman, Indian National, resident of D-15, Marbela, La Marvel Colony, Dona Paula, Tiswadi, Goa, holder of PAN CARD No. AAIPH4260R and his wife,
2. Smt. USHA PRAKASH HEDE, daughter of Shri Dinanath Rao and wife of Shri Prakash Rajaram Hede, aged about 68 years, married, house-wife/businesswoman, Indian National, resident of D-15, Marbela, La Marvel Colony, Dona Paula, Tiswadi, Goa, holder of PAN CARD No. ABCPH2318D;
3. Shri PRAFULLA RAJARAM HEDE, son of late Rajaram Hede, aged about 75 years, married, businessman, Indian National, resident of D-15, Marbela, La Marvel Colony, Dona Paula,

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Tiswadi, Goa, holder of PAN CARD No.
AAIPH6374D and his wife,

4. Smt. SHOBHA PRAFULLA HEDE, daughter of
Shri Dinanath Rao and wife of Shri Prafulla
Rajaram Hede, aged about 66 years, married,
house-wife/businesswoman, Indian National,
resident of D-15, Marbela, La Marvel Colony,
Dona Paula, Tiswadi, Goa, holder of PAN CARD
No. AARPH2237D;

All of them hereinafter being jointly referred
to as " THE VENDORS " (which expression
shall unless repugnant to the context or
meaning thereof mean and include their
respective heirs, administrators, executors,
legal representatives, successors and assigns),
OF THE FIRST PART;

The Vendor at Serial No.2 Mrs. USHA PRAKASH
HEDE is represented herein by her Attorney
her husband the Vendor no.1 herein Mr.
PRAKASH RAJARAM HEDE, duly constituted
vide Power of Attorney dated 16th June 2014

Heede *Heede* *Heede* *Heede*

executed before Notary Mr. U.R.Timble from Panaji Goa under Serial no.528/N/2014 , a certified copy of which is produced herewith.

The Vendor at Serial no.3 herein Shri PRAFULLA RAJARAM HEDE, being represented herein by his wife and Attorney Vendor at Serial No. 4 Smt. SHOBHA PRAFULLA HEDE, duly constituted vide Power of Attorney executed by him before the Notary Mr.U.R.Timble under Serial No. 525/N/2014 dated 16th June, 2014 a certified copy of the same is produced herewith.

AND

5. Shri RAMESH CHANDRA SHAMJI GOHIL, son of Shamji D. Gohil, aged about 59 years, married, businessman, Indian National, resident of Matruchhaya, Plot No. 26, PDA Colony,

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Porvorim, Bardez, Goa, (holding PAN CARD
No. ACDPG7350G ;

Hereinafter being referred to as "THE
PURCHASER" (which expression shall unless
repugnant to the context or meaning thereof
mean and include his heirs, administrators,
legal representatives, executors, successors
and/or assigns) OF THE SECOND PART;

AND

6. Mr. SUDHIR BALKRISHNA DESAI, age
34 years son of Balkrishna Desai, Indian
National, residing at "Laxmi Venkatesh
Smruti", Satode, Keri, Ponda Goa holding
PANCARD NO. ALJPD1859L)

Hereinafter being referred to as "THE
CONFIRMING PARTY" (which expression shall
unless repugnant to the context or meaning
thereof mean and include his heirs,
administrators, legal representatives, executors,
successors and/or assigns) OF THE THIRD
PART;

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WHEREAS:-

- (i) There exists a property named as "KODAL" also known as "CODAL", situated at Village Carapur, within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, described in the schedule (I) hereunder written and hereinafter called "the said property";
- (ii) The said property was originally owned and possessed by Rajaram Hede and his wife Kamalabai Hede;
- (iii) Subsequently said Kamalabai Hede died leaving behind Rajaram Hede as her widower and moiety holder and her two sons Prakash Rajaram Hede and Prafulla Rajaram Hede as her only heirs and she also left behind a Will dated 7/10/1969;

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(iv) A Deed of Partition executed on 29/02/1972, duly registered with the Sub-Registrar's Office of Bicholim, under Registration No. 30 at pages 212 to 230 of Book No. I, Volume No. 64, on 31/01/1981; was thereafter executed between Rajaram Hede, Prakash Hede and Prafulla Hede under which deed the said property came to be exclusively allotted to and owned by Prakash Hede and Prafulla Hede jointly;

(v) The names of the Vendors abovenamed, Shri Prakash Rajaram Hede and Shri Prafulla Rajaram Hede, stand duly recorded in the Occupants' Column of the Records of Rights in Form No. I & XIV, with respect to the said property bearing New Survey No. 102 sub-division 1, of Village Carapur, Taluka Bicholim;

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(vi) In terms of a Deed of Sale dated 08/10/1984, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 133 at pages 190 to 194 of Book No. I, Volume No. 90, on 11/02/1984 and a Deed of Rectification made thereto on 29/04/2003 and registered with the Sub-Registrar's Office of Bicholim, under Registration No. 394 of Book No. I Volume No. 311 on 29/04/2003, said Shri Prakash Rajaram Hede and Shri Prafulla Rajaram Hede, along with their respective wives sold and transferred a portion of the said property, admeasuring 500 sq. mts.in area to Shri Mahadev B. Chari and hence, the name of the said Shri Mahadev B. Chari also stands recorded in the Occupant's Column of Records of Rights Certificate in Form No. I & XIV of the said Survey No. 102/1 of Village Carapur, alongwith Shri Prakash Rajaram Hede and Shri Prafulla Rajaram Hede;

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(vii) The Confirming Party herein had approached the Vendors with a proposal to purchase a portion of the said property and the Vendors had stipulated certain conditions for acceptance of the same proposal and effecting the sale in favor of the Confirming Party or his nominee/s, one of which was that the entire price amount had to be deposited with the Vendors by the Confirming party before the proposal was accepted and pursuant thereto the Confirming Party had deposited with the Vendors a sum of Rs. 1,50,00,000/- (Rupees one crore fifty lakh only) as initial deposit amount;

(viii) The Confirming Party had certain difficulties in raising funds and buying the whole portion of the said property as proposed by him from the Vendors and

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therefore, he has requested that a plot of land out of the same portion proposed to be purchased by him be directly sold to his nominee being the Purchaser herein which request is accepted by the Vendors on the condition that the Confirming Party joins to and confirms the present sale and accordingly therefore, the Confirming Party has joined as a party to the present sale deed to confirm the present sale made hereunder by the Vendors at his request;

(ix) Accordingly, at the request of the Purchaser the Vendors have agreed to sell to the Purchaser a plot of land forming part of the said property which plot is named as "Plot "C", on the plan annexed hereto and the same is more particularly described in the Schedule (II) hereunder written and hereinafter called "the said plot";

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(x) The sale of the said plot is being made hereunder to the Purchaser for a total price of Rs. 1,20,00,000(Rupees one crore Twenty One Lakhs only), which represents the present MARKET VALUE of the same as the same has a prime location of commercial value being located with a road frontage to the State highway;

NOW THEREFORE, THIS DEED OF SALE
WITNESSESS AS UNDER:-

1. In pursuance of the said agreement and in consideration of the said amount of Rs. 1,20,00,000/- (Rupees one crore Twenty Lakhs only), paid by the purchaser to the Vendors prior to the execution of these presents after deducting therefrom the income tax TDS amount of 1% equivalent to Rs.1,20,000/-(Rupees one lakh twenty thousand only) thus actually paying to the Vendors the balance amount of Rs.1,18,80,000/- (the payment and receipt whereof the Vendors do

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and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser), THEY, the Vendors, as the absolute and exclusive owners of the said property bearing New Survey No. 102/1 of Village Carapur, described in the schedule (I) herewith at the request of the Confirming Party do hereby sell, transfer, convey, assure and assign in favour of the purchaser ALL THAT the said plot being plot of land identified as Plot "C" and admeasuring 3000 sq. mts. or thereabouts, forming part of the said property bearing New Survey No. 102/1 of Village Carapur, situated within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being which property is more particularly described in schedule (I) hereunder written and the said plot identified as Plot "C", admeasuring 3000 sq. mts. hereby sold, being more particularly described in the SCHEDULE (II)

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hereunder written and delineated on the plan annexed hereto TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said plot or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said plot or any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the

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Purchaser FOR EVER, FREE FROM ENCUMBRANCES , SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipal or any other public body in respect thereof.

2. A N D the Vendors do hereby for themselves, their heirs, executors and administrators covenant with the purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary they the vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said plot hereby granted, conveyed or

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assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said plot of land hereby granted with all and every of their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and for ever discharged or otherwise by the vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles,



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charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said portion or plot of land hereby granted or any part thereof by from, under or in trust for them the vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better,

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further and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the purchaser in the manner aforesaid, as shall or may be reasonably required by the purchaser, her successors or assigns or her counsels - in- law.

4. AND the Vendors do hereby covenant with the purchaser that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said plot of land in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser that the said plot



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of land hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot and, that if for any defect in the title of Vendors the Purchaser is deprived of the whole or any part of the said plot, the Vendors shall compensate the Purchaser and/or his successors-in-interest.

6. In case any discrepancies errors and/or omissions or claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct/settle the same immediately upon intimation from the Purchaser.

7. The confirming Party confirms the present sale for all purposes and declares that he has no claim of whatsoever nature over the said plot hereby sold and that it is at his request

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and with his consent that the present sale is being effected by the Vendors in favor of the Purchaser. The Confirming Party and the Purchaser further jointly agree that the sale of the said plot by fragmentation of the said property is made at their request and as required by them and they shall have no claim and shall not make any claim of whatsoever nature as against the Vendors at any time if they find any difficulty in getting its partition and recording as a separate holding in survey records due to any reasons including that the fragmentation is made without complying with any law, rules or regulations and they shall at no time make any claims or demands as against the Vendors regarding any additional area/s of the said property to be left, kept or maintained for roads or open spaces or otherwise make any claims or demands against the Vendors on any count regarding the present sale of the said plot made as a part of the said property which is



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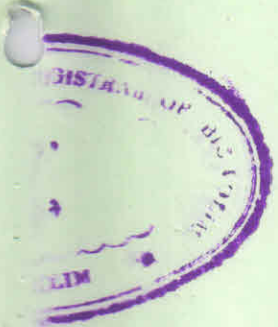
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made as per the request of the Purchaser and the Confirming Party which they have purchased at their own free will .

8. The possession of the said plot is today handed over by the Vendors to the Purchaser and the Purchaser declares having taken such open and exclusive possession of the said plot.

9. The parties hereto further declare that the said property has a boundary wall and the eastern boundary of the said plot as shown in the plan annexed hereto is shown only up to the said boundary wall. However, in the survey records the said property is shown to be extending up to the existing public road on the eastern side beyond the said boundary wall as existing in loco. Thus as per the survey plan there is an additional area as shown in the plan annexed hereto shown with and hatched lines thereon which lies beyond the

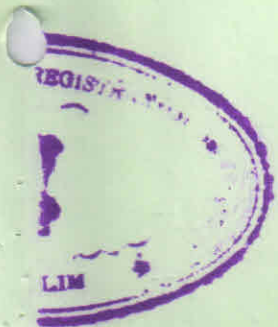


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said existing boundary wall and the said public road. It is declared and confirmed by the Vendors that the Purchaser shall have the absolute and exclusive rights to the said hatched portion lying between the boundary wall and the public road and that all the rights, title, interests whatsoever of the Vendors to the same portion shown on plan with hatched lines shall be deemed to have been also transferred and conveyed unto the Purchaser under the present sale deed and the Vendors do hereby convey and transfer the same unto the Purchaser to have and hold the same forever and the Vendors shall not have or make any claim thereto at any time hereafter. Likewise, the Purchaser may get the same area also recorded as part of his plot in survey records and the Purchaser shall be entitled to benefits of the same additional area and the Vendors shall have no claim over the same.



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10. The Vendors hereby give their no objection and agree to fully co-operate with the purchaser to carry on necessary mutations in the Records of Rights to get the Purchaser's name recorded in the Occupants' Column of Form No. I & XIV of said New Survey No.102/1 of Village Carapur, Taluka Bicholim and also for separation of his holding in the survey records and for allotting the same a separate holding number.

11. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said portion of land, does not belong to person of scheduled caste or scheduled tribe.

12. The Purchaser/transferee hereby declares that in pursuance of Section 194-IA of Income

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Tax Act effective from 1/6/2013, 1% TDS will be deducted and deposited within stipulated time as per the said Section of Income Tax Act.

SCHEDULE I

(Description of the said property)

All that property named as "KODAL" also known as "CODAL", situated at Village Carapur, within the local limits of the Village Panchayat of Carapur-Sarvan, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole, in the Land Registration Office of Bardez, at Mapusa, under Description No. 943, at folio 28 of Book No. B-3 (old), enrolled in the Taluka Revenue Office for the purpose of Matriz under Matriz Predial Nos. 325 and 326 which property admeasuring 29,000.00 sq. mts., has been surveyed during the recent land survey conducted for the purposes of Records of Rights for the Revenue Village of Carapur of Taluka

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Bicholim, under New Survey No. 102 sub-division No. 1 as an independent and distinct being bounded presently as per the New Survey Plan as under :-

On or towards the East: partly by New Survey

No.102/2 of Carapur and partly by main road, Sankhali-Bicholim,

On or towards the West: partly by New Survey

No. 103/5, 103/2 and

partly by 113/3 of Village Carapur, and

Road.

On or towards the North: partly by main road

Sankhali- Bicholim and

partly by Survey No.

103/5 of Village Carapur .

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On or towards the South:
partly by New Survey No.
113/3 of Village Carapur
and partly by road and
Land under S.No.102/2.

SCHEDULE II

(Description of the Plot hereby sold)

ALL THAT plot of land named as "Plot "C",
admeasuring 3000sq. mts.,(three thousand square
metres) which plot forms part of the larger property
bearing Land Registration no.943 of Book B-3 (old)
and Land Revenue (Matriz Predial) nos.325 and 326
and surveyed under Survey No. 102/1 of Village
Carapur at Bicholim, situated within the local limits
of the Village Panchayat of Carapur-Sarvan, Taluka
and Registration Sub-District of Bicholim, District of
North Goa, in the State of Goa described in the
schedule (I) above which plot forms distinct
property by itself and is bounded as follows:-

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BICHOLIM

On or towards the East: by the same property
survey No. 102/1 of
Village Carapur,

On or towards the West: by the same property
survey No. 102/1 of
Village Carapur,

On or towards the North : by main road Sankhali-
Bicholim and,

On or towards the South: by the same property
survey No. 102/1 of
Village Carapur,

The said portion identified as Plot "C", admeasuring
3000 sq. mts. hereby sold for better clearness, is
delineated on the Plan annexed hereto and thereon
is shown surrounded by red colored boundary lines.

Further in addition, the area of land lying and
available between the road and the plot marked with

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red colored lines which area is shown with hatched marking on the plan is also sold to the Purchaser.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read understood the contents hereof, in the presence of the following witnesses, who have signed herein below.



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SIGNED AND }
DELIVERED THE
WITHIN NAMED
VENDOR No. 1, Mr.
PRAKASH RAJARAM
HEDE FOR SELF AND AS
DULY CONSTITUTED
ATTORNEY OF HIS WIFE
SMT. USHA PRAKASH
HEDE VENDOR No.2 }
ABOVENAMED }



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SIGNED AND }
 DELIVERED BY }
 THE WITHIN NAMED }
 VENDOR No. 3, Smt. }
 SHOBHA } PRAFULLA }
 HEDE, FOR SELF AND AS }
 DULY CONSTITUTED }
 ATTORNEY OF HER }
 HUSBAND Shri }
 PRAFULLA RAJARAM }
 HEDE, VENDOR No. 3 }
 ABOVE NAMED }



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Shobha

Shri

Prafulla Rajaram

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SIGNED AND } DELIVERED BY }
THE WITHINNAMED } THE PURCHASER }
Mr. RAMESH CHANDRA SHAMJI GOHIL

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THE WITHINNAMED THE
CONFIRMING PARTY
Mr. SUDHIR BALKRISHNA DESAI



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IN THE PRESENCE OF:-

1. Narajan S. Shirodkar 

2. Rajesh Thakkar 



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SITE PLAN

OF THE PROPERTY SHOWING PLOT NO. "C"
IN A PLOT BEARING S.NO. 102/1 SITUATED
IN CARAPUR VILLAGE OF BICHOLIM TALUKA

AREA OF PLOT NO. "C" = 3000.00 Sq.mts.

S.NO.102/1

"C"



62.85

29.61

2.70

18.65

81.61

24.86

17.21

77.30

37.10

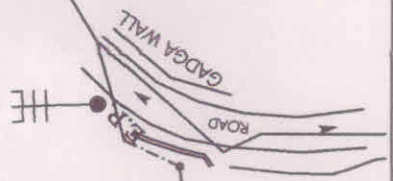
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COMPOUND WALL

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VENDOR

PURCHASER

CONFIRMING PARTY

Executing Parties:-

1. Shri PRAKASH RAJARAM HEDE, son of late Shri Rajaram Hede, aged about 77 years, married, businessman, Indian National, resident of D-15, Marbela La Marvel Colony, Dona Paula, Tiswadi, Goa; for self and as duly constituted Attorney of:-

(i) Smt. USHA PRAKASH HEDE, daughter of Shri Dinanath Rao and wife of Shri Prakash Rajaram Hede, aged about 68 years, married, house-wife/businesswoman, Indian National, resident of D-15, Marbela La Marvel Colony, Dona Paula, Tiswadi, Goa;

2. Smt. SHOBHA PRAFULLA HEDE, daughter of Shri Dinanath Rao and wife of Shri Prafulla Rajaram Hede, aged about 66 years, married, house-wife/businesswoman, Indian National, resident of D-15, Marbela La Marvel Colony, Dona Paula, Tiswadi, Goa, for Self and as Duly Constituted Attorney of Vendor No. 3 abovenamed:-

i. Shri PRAFULLA RAJARAM HEDE, son of late Shri Rajaram Hede, aged about 75 years, married, businessman, Indian National, resident of D-15, Marbela La Marvel Colony, Dona Paula, Tiswadi, Goa;

3.. Shri RAMESH CHANDRA SHAMJI GOHIL, son of Shamji D. Gohil, aged about 59 years, married, businessman, Indian National, resident of Matruchhaya, Plot No. 26, PDA Colony, Porvorim, Bardez, Goa,

4. Mr. SUDHIR BALKRISHNA DESAI, age 34 years son of Balkrishna Desai, married, businessman, Indian National, residing at "Laxmi Venkatesh Smrutti", Satode, Keri, Ponda Goa

executing parties
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admits execution of the so called
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i. Shri PRAFULLA RAJARAM HEDE, son of late Shri Rajaram Hede, aged about 75 years, married, businessman, Indian National, resident of D-15, Marbela La Marvel Colony, Dona Paula, Tiswadi, Goa;

3.. Shri RAMESH CHANDRA SHAMJI GOHIL, son of Shamji D. Gohil, aged about 59 years, married, businessman, Indian National, resident of Matruchhaya, Plot No. 26, PDA Colony, Porvorim, Bardez, Goa,

4. Mr. SUDHIR BALKRISHNA DESAI, age 34 years son of Balkrishna Desai, married, businessman, Indian National, residing at "Laxmi Venkatesh Smrutti", Satode, Keri, Ponda Goa

executing parties
 1 to 4
 admits execution of the so called
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a - Mr. Chandan N. Chari age 32 yrs, married, business, No H. No. 172/2, Honda, Satter.

b - Prithadas Bettikar age 40 yrs. unmarried, Service, No Kant Nakhing Home, Shanti Nagar, Ponda.

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and known to the Sub-Registrar states that he personally knows the above executant and identifies him.

a - *[Handwritten signature]*

b - *[Handwritten signature]*

Bicholim, dated 23rd June, 2014

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SUB-REGISTRAR
BICHOLIM

registered No. 608/2014
at pages 97 to 132
Book No. J Volume No. 1159
date 27th June 2014

A. H. S. S. S.
Sub-Registrar

