

281

ORIGINAL

FORM "T"

Receipt No. 12/6
of DOCUMENTS APPLICATION

Serial No. 283/13

Date of 2/8/2013

Nature of document— Deed of Sale R [redacted] of

By whom presented— Mr. Prasad S [redacted]

Received fees as follows— To Pune.

Registration fee ...	...	...	...
Copy fee ^(folios) / _(sides) ... 60 ...	...	...	174
Copy fee for endorsements ...	...	...
Postage ...	...	...
Copies or memoranda (sections 64 to 67) ...	...	...
Searches or inspection ...	...	...
Fines ...	...	...
Section 25 ...	...	...
Section 34 ...	...	...
Certified copies (section 57) folios ...	...	...
Other fees and payments ...	...	...
Item (on reverse) No. ...	...	...

(Rubber stamp) [redacted]

The documents copy will be ready onand

will be sent by registered post delivered at this office to

Please send the documents by registered post hand it over to the person named below:

Presenter :

Sub-Registrar
SDB - REGISTRAR
MUMBAI

(P.T.O.)

281

(Repees [redacted] only)

For **CITIZEN CREDIT**TM
Co-operative Bank Ltd.

Routinho

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SARMA BEKER CO-OP, NSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602

भारत 04879
118424

NON JUDICIAL गोंया
JUN 27 2013



7870 7870 7870 7870 7870 7870 16-33

Rs [redacted]

INDIA

STAMP DUTY

GOA

Name of Purchaser SHRI VENKATESH INFRASTRUCTURE
PUT. LTD.

Serial No. 283/2013
Presented at the Office of
Sub-Registrar of Canacona
between the hours of 15.45 hrs.
and 15.55 hrs on 2/8/2013.

Received fees for: [redacted]
Registration
Copying (Folio) 60
Copying endorsements
Postage
Total Rs [redacted]

PRAMOD ARJUNRAO SATHE

SUB-REGISTRAR
CANACONA

SUB-REGISTRAR
CANACONA

DEED OF SALE

Attestation

This DEED OF SALE is made at Canacona Goa, on this 28th day of June, 2013 (28/06/2013)

B E T W E E N

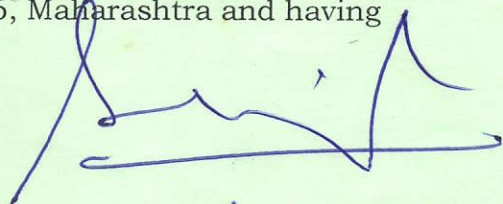
1.Smt. ARTIMISA CARMELINA BARRETO, alias ARTIMISA CARMELINA BARRETO MENEZES, widow of Late Don Carlos Antonio Clemente Maia D'souza, daughter of Late Juvenal Barreto aged 69 years, Housewife holding PAN Card bearing no [REDACTED] and her son

(1a) Shri DON JOSE CARLOS JOAQUIM MAI D'SOUZA MENEZES, son of Late Don Carlos Antonio Clemente Maia D'souza, aged about 33 years, bachelor, in service, holding PAN Card bearing no [REDACTED] both residing at house no 861, Churchwada, Bicholim, Goa, hereinafter referred to as "THE VENDORS " of the FIRST PART, The vendor no (1a) is represented herein by his mother and power of attorney holder Smt. Artimisa Carmelina Barreto, alias Artimisa Carmelina Barreto Menezes, the Vendor no 1, appointed vide power of attorney dated 7th June 2013, executed before the Indian embassy Lisbon (Portugal) and adjudicated before the Additional collector North Goa at Panaji on 24/06/2013, vide receipt no 7212

AND

2. SHRI VENKATESH INFRASTRUCTURE PRIVATE LIMITED, a private limited Company registered under the Companies Act, 1956, having its registered office at 1, Amit apartment, 1098, Model Colony, Shivajinagar, Pune, 411016, Maharashtra and having

A.C. Menezes



its branch office at 1315, Agalli, Fatorda, Goa, having Pan Card bearing No [REDACTED], represented herein by its Managing Director Mr. Pramod Sathe, son of Mr Arjunrao Sathe, aged about 41 years, married and residing at D-201, Rohan Tapovan, behind Baramati Hostel, Patrakar Nagar, Senapati Bapat Road, Pune 411016, having Pan Card bearing no [REDACTED] duly authorized vide resolution dated 20th June 2013 hereinafter referred to as "THE PURCHASER" of the SECOND PART

Both parties the VENDORS and the "PURCHASER" are Indian Nationals and each of the expressions "THE VENDORS" and "THE PURCHASER" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators, successors and assigns.

AND WHEREAS there exists a property Known as "Xeller", or "Sheler Shetcane", situated at Xeller, within the jurisdiction of Canacona Municipal council, Taluka and sub District of Canacona, District of south Goa, State of Goa, which is more fully described in Schedule I herein under and herein after referred to as the SAID ENTIRE PROPERTY.

AND WHEREAS the SAID ENTIRE PROPERTY was originally owned and possessed by Eufragia Rosa Claudina Viegas, 11.03.1947 sold the SAID ENTIRE PROPERTY to Juvenal Barreto,

AND WHEREAS the SAID ENTIRE PROPERTY stands inscribed in the name of the said Juvenal Barreto under no 17735.

AcB Menzes



AND WHEREAS by virtue of deed of succession drawn on 3rd November 2009, at pages 21 to 23 V, at the Notarial book of Deeds no 26, before the Notary ex officio of Canacona, the Vendors herein were declared to be the sole and universal heirs of the said Juvenal Barreto and his wife Smt Minguelina Gracias Barreto, making them the owners and possessors of the SAID ENTIRE PROPERTY.

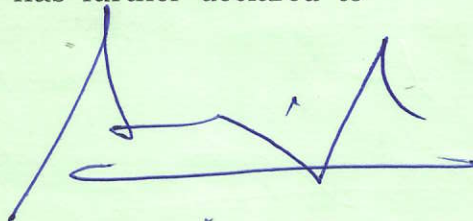
AND WHEREAS the Vendors have disannexed a part of the SAID ENTIRE PROPERTY, the said part admeasuring 11,500 Sq.mtrs, which is more fully described in Schedule II herein under and shall be herein after referred to as the SAID PROPERTY.

AND WHEREAS at the request of the PURCHASER, the VENDORS have agreed to sell to the PURCHASER a part of the SAID PROPERTY, totally admeasuring 1646.00 sq.mtrs, and herein after referred to as the SAID PLOT, more fully described in Schedule III here under, shown in red in the plan annexed for a total price consideration of Rs XXXXXXXXXX.

AND WHEREAS a publication was made in the local daily newspaper "GOMANTAK" dated 4th April 2013 inviting objections if any towards the purchase of the SAID PLOT by the purchaser, and till date no such objections have been received from any person/s, firm/s, financial institution/s, which hereby confirms that the SAID PLOT has got a marketable and subsisting title.

AND WHEREAS the VENDOR has further declared to the PURCHASER that:-

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A) The vendors are exclusively entitled to own, hold, possess and deal in any manner with the SAID PLOT.

B) The Vendors title to the SAID PLOT is clean, clear, unencumbered, marketable and subsisting.

C) That the SAID PLOT is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Property Act

D) There are no difficulties, legal or otherwise for the sale and is free from encumbrances

E) That the Vendors have not received any notices of Acquisition/ requisition from the state or central government or any local authority and that SAID PLOT is not a subject matter of any attachment by any authority.

F) That the SAID PLOT is free from encroachments from any person/s

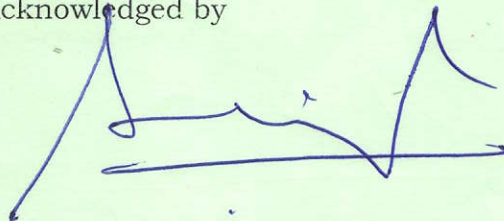
G) And whereas the parties hereby declare that the plot in transaction does not belong to the Schedule caste/schedule tribe, pursuant to the notification no RD/LAND/LRC/318/77 dated 21/8/1978.

H) And whereas parties hereto desire to complete the sale by executing this deed of sale.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS-

1. That in consideration of sum of Rupees [REDACTED] by the purchaser to the Vendors, vide demand draft dated 30/07/2013, bearing no 000340 drawn on Kotak Mahindra Bank, Aundh branch, Pune the receipt of which is hereby admitted and acknowledged by

ACB Menzies



the Vendors to the purchaser subject to its realization, THEY THE VENDORS hereby sell, transfer, convey, and assure in favour of the purchaser the SAID PLOT free from encumbrances, liens, charges, claims or interest of any nature AND TO HAVE AND TO HOLD the same to the purchaser absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person/s.



3. That the vendors hereby agree and undertake to save harmless and keep indemnified the purchaser from and against all losses, charges, costs or expenses suffered by the purchaser by reason of :

a. There being any defect in the title of the Vendors to SAID PLOT

b. Or there being any liens, charges, encumbrances on the SAID PLOT

c. And / or there being any litigation with any person or persons as regards to the title, claim or interest of any nature to or in the SAID PLOT conveyed hereunder

4. That the vendors shall at all time and at the request and cost of the purchaser do, execute and perform all such further acts, deeds and things as may be required by the purchaser for the purpose of more perfectly conveying and assuring in favour of the purchaser the SAID PLOT hereunder and / or for recording and registering in the name of the purchaser the SAID PLOT conveyed hereunder in all government records including Land Revenue and Land Survey records .

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5. The Vendors hereby give consent and no objection for recording the name of the purchaser in the column "Name of the occupant" of form I & IV in respect of the SAID PLOT.

6. The vendors have today delivered to the purchaser the clean clear and vacant possession of the SAID PLOT.

7. That both parties to this deed are aware that an area of 346.00 sqmtrs to the northern boundary of the SAID PLOT has been acquired by the ministry of surface Transport towards highway setback.

8. The Vendors hereby undertake to compensate the purchaser fully and adequately in all respects if the purchaser is deprived of the SAID PLOT or any part thereof.

9. The vendors hereby have today handover to the purchaser all documents in original pertaining to the title of the SAID PLOT.



SCHEDULE "I"

(Description of the SAID ENTIRE PROPERTY)

All That Property known as "Xeller" or "Sheler Shetcan", situated at Xeller, within the jurisdiction of Canacona Municipal council, Taluka and sub District of Canacona, District of south Goa, State of Goa, and registered in the Land Registration office at Quepem under no 10215, at folios 126 at Book No 29 and the same is in two holdings and further divided by a Municipal road and enrolled under Matriz nos 1513 and 1759 and surveyed in the record of rights under survey nos 224/1, 225/2, 225/3, 225/4 and 225/8.

AEBMenezes

A part of this property which is enrolled under Matriz no 1513 has been surveyed under nos 224/1, 225/2, 225/3, 225/4 and 225/8 of the then village of Nagorcem Palolem and as per the said Matriz record this property is bounded as under

On the East: by property of Xetcarem of Anta Mortu Sinai and others

On the West: by property of Sanvorgo of Shoba Bambo Nagarcencar and others

On the North: by property of Xetkar of Francisco Fernandes.

On the South: By Municipal road



SCHEDULE "II"

(Description of the SAID PROPERTY)

All That Part of the property described in Schedule I and surveyed under no 225/2 which admeasures an area of 11,500 sq,mtrs and is bounded as follows

On the East: By property under Survey no 225/4 of the Vendors

On the West: the point of Junction of N.H 17 i.e. Canacona Karwar road and Municipal Road Dellem to Mastimol.

On the North: partly by N-H 17 Canacona Karwar road and partly by property surveyed under no 225/3.

A. B. Meneses

On the South: partly by property under survey no 225/8 A and partly by municipal road Dellem to Mastimol

SCHEDULE "III"

(Description of the SAID PLOT)

A dis-annexed part, forming a part of the property described in Schedule II which admeasures an area of 1646.00 sq. mtrs, shown in red in plan annexed and is surveyed under no 225/2 of Village of Nagorcem Palolem and is bounded as under

North: by property acquired by ministry of surface Transport Towards highway setback

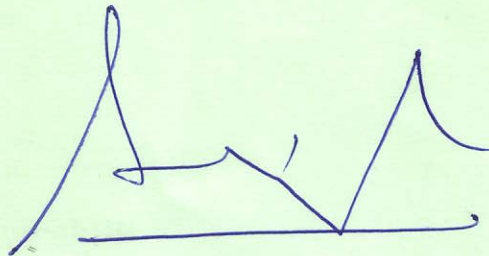
South: by property surveyed under 225/8

East: by remaining property surveyed under no 225/2

West: by property surveyed under 225/3

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

A. B. Meneses



VENDORS

ACB Menezes



ACB Menezes

ACB Menezes

Smt. ARTIMISA CARMELINA BARRETO,
alias ARTIMISA CARMELINA BARRETO MENEZES
for self and as constituted attorney for
Shri DON JOSE CARLOS JOAQUIM MAI D'SOUZA MENEZES



Left Hand Thumb Impression

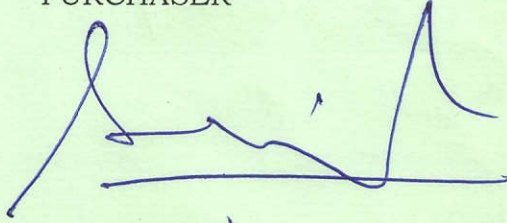


Right Hand Thumb Impression



ACB Menezes

PURCHASER



PRAMOD ARJUNRAO SATHE.

SHRI VENKATESH INFRASTRUCTURE PRIVATE LIMITED

represented herein by its Managing Director Mr. Pramod Sathe



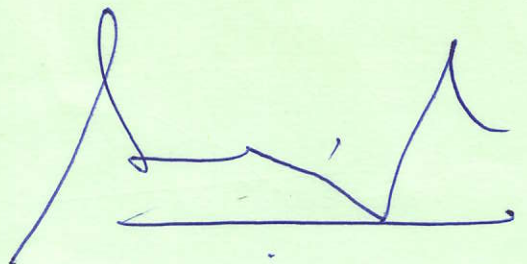
Left Hand Thumb Impression



Right Hand Thumb Impression



ACB Menages



Witnesses

1. *[Handwritten signature]*

2. ~~*[Handwritten signature]*~~

ACB Menezes



[Handwritten signature]

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PLAN

SHOWING THE SUB-DIVISION OF PLOT SITUATED AT SHELTER IN REVENUE VILLAGE NAGORCEM-PALOLEM IN CANACONA TALUKA, UNDER SURVEY No./SUB.DIV. No. 225/2.

SCALE 1 : 500

MARGAO ← ROAD → KARWAR



Acquisition PLOT-A

S.No.225/2P

PLOT-B

S.No.225/2F

S.No.225/3

S.No.225/2-B

S.No.225/8

S.No.225/8-A

AREA STATEMENT

PLOT	DESCRIPTION	AREA
A	ACQUISITION AREA	346.00m ²
B	PLOT TO BE SOLD	1646.00m ²



ACB Menages
VENDOR

[Signature]
PURCHASER

Executing Parties:-

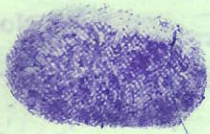
1) Smt. Artemisa Carmelina Barreto Dias
Artemisa Carmelina Barreto Menezes,
widow of late Don Carlos Antonio Clemente
Maid S' Souza d/o late Juvenal Barreto
aged 69 years, housewife. PAN card no
[REDACTED] for self and as constituted
attorney for Shri Don Jose Carlos Joaquim
Maid S' Souza Menezes.

2) Shri Venkatesh Infrastructure Private
Limited. having its registered office at 1,
Amit Apartment-1098, Model Colony,
Shivajinagar Pune 411016, Maharashtra and
having its branch office at 1318, Agalli
Fatorada, P.O.A. PAN card no [REDACTED]
represented by its managing Director, Mr.
Pramod Sathe, s/o Mr. Arjunrao Sathe, aged
about 41 years, married, and H/O at D-201,
Rohan Ta Povan, behind Basmati Hostel,
Patrakar, Nagar, Sena Patti Bapat Road,
Pune 411016. PAN card no [REDACTED].

Executing party

admits execution of the so called

Artemisa Carmelina Barreto Menezes. A.C. Menezes



PRAMOD ARJUNRAO SATHE.





Sub-Registrar

Registered No. 281
at pages 192 to 208
Book No. 1
Volume No. 271
Date 14/08/2013

SUB-REGISTRAR
KARNATAKA

Copy of Power of Attorney submitted along with documents are filed at pages 502 to 507
in agreement to book no I, Part VII Vo. 281

SUB-REGISTRAR
KARNATAKA

Caracore, dated 2nd August 2013.

(Rahul Ekmath Benoit)

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

Shri. Rahul Ekmath Benoit, major of age, married, business, s/o Ekmath Benoit, resident of H.No. 1315, Agali - Federal Margas Salseti Cor.