

For CITIZEN CREDIT
CO-OP BANK LTD

Authorized Signatory

(Rupees Three lakhs Sixty Thousand only)

CITIZEN CREDIT CO-OP BANK LTD

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PANAJI, GOA 403 001

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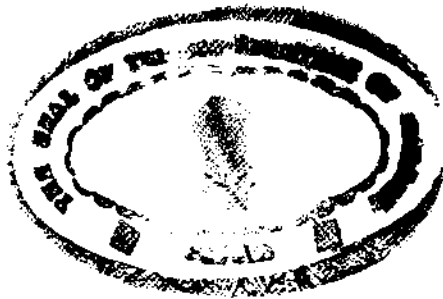
R.0360000/- PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser BALAJI REALTOR



DEED OF SALE

This DEED OF SALE is made at Mapusa, Goa, on this 15th day of December of the year 2017;

R. Desouza

Kalpanam few chenan

BETWEEN

(1) **MR.LEONARDO RAFAEL DE SOUZA** alias **LEONARDO RAFAEL D'SOUZA** alias **LENNIE D'SOUZA**, son of late Shri Joao Baptist D'Souza, married, retired, age 69 years, PAN Card No.AHUPD6494N, Aadhar Card No.780301751997, and his wife (2) **MRS.REKHA DE SOUZA**, age 60 years, retired, PAN Card No.AHUPD6492L, Aadhar Card No.788462310268, both Indian Nationals and both residing at H.No.360/5B, Chunna Waddo, Sodiem, Siolim, Bardez, Goa - 403517, hereinafter called as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, administrators, executors and assigns) of the FIRST PART.

The Vendor No.1 hereto is herein represented by his constituted attorney his wife the Vendor No.2 by virtue of General Power of Attorney dated 12/01/2016, registered before the Notary Adv.Kavita P. Karekar under No.27/2016 at Mapusa, Goa.

AND

M/S.BALAJI REALTORS, a Partnership firm, having its registered Office No.206, 2nd Floor, Adwalpalkar Avenue, St.Inez, Panaji, Goa, having PAN Card No.AAPFB9833K, and herein represented by its Partners (1) **SMT.KALPANA MADHAVRAO CHAVAN**, wife of Mr.Madhavrao Chavan, age 56 years, married, business, having PAN Card No.AOVPC7045L, Aadhar Card No.296048877501, and (2) **MR.SANJAY MADHAVRAO CHAVAN**, son of Mr.Madhavrao Chavan, age 25 years, unmarried, business, having PAN Card No.AWJPC2050R, Aadhar Card No.485341593100,

R. Desouza .

Kalpna Mrs Chavan

both Indian Nationals and both residing at 13/303/13, 3rd floor, Adwalpalkar Avenue, St.Inez, Panaji, Goa, hereinafter called as the "PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, administrators, executors and assigns) of the SECOND PART.

WHEREAS the Vendors are the absolute owners and in possession of plot of land admeasuring 950 sq.mts. along with a existing house in a dilapidated condition having House No.1274, water Well, trees and all other appurtenances, situated at Tivim, Bardez, Goa, which Plot is forming part and parcel of the larger property known as "ZUNVEAVELEM BATA" or "CHAMALACHA XENDEAVELEM BATTATA" or "CHAMLACHA XENDEAVELEM BATTATA" also known as "AWCHIT WADDO" described in the Land Registration Office of Bicholim under description No.14155 of Book No.B-36 at page 142 and inscribed under No.8584 at folio 24V of Book No.G-13 and enrolled in the Taluka Revenue Office of Bardez under Matriz No.15 of 3rd Circumscription of Tivim Village, surveyed under Survey No.557/14 of Village Tivim, situated at Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa, which property more particularly described in Schedule hereunder written and hereinafter called as the "SAID PROPERTY".

AND WHEREAS the said property originally belonged to Mr.Domingos Joao de Melo and the same is described in the Land Registration Office of Bicholim under description No.14155 of Book No.B-36 at page 142 and inscribed under Inscription No.8584 at folio 24V of Book No.G-13 of Registration of Transfers in the Land Registration Office of Bicholim.

R. Desouza

Kalpana Meena Desouza

Smt. Kalpana Meena Desouza

AND WHEREAS the said Mr.Domingos Joao de Melo and his wife Mrs.Maria Joana Coutinho sold a portion admeasuring 1000 sq.mts. from the said property to Mr.Marcacal Siqueira also known as Marshall Sequeira, vide Deed of Sale and Discharge dated 09/08/1960, found drawn up at folio 13 overleaf onwards of Book No.603 of the records of the Notary Public of the Judicial Division of Bardez, Camilo Manuel Antonio Henrique do Rosario e Souza (hereinafter referred to as the said "Plot").

AND WHEREAS subsequently, the said Mr.Marcacal Siqueira alias Marshall Sequeira, got the said property described under Description No.17784 at folio 19 of Book No.B-46 (new) in the Land Registration Office of Bicholim and inscribed in his favour under Inscription No.14829 at folio 24V of Book No.G-20 of Registration of Transfers, on 15th January, 1962 in the Land Registration Office of Bicholim.

AND WHEREAS the said Mr.Marcacal Siqueira alias Marshall Sequeira, thereafter constructed a house bearing House No.1274 in the said plot admeasuring 1000 m² and thus his name was recorded in Form I & XIV of record of rights in respect of the said plot.

AND WHEREAS the said Mr.Marcacal Siqueira alias Marshall Sequeira being a bachelor and having no children, gifted the said plot admeasuring 1000 sq.mts. vide Deed of Gift dated 12/09/1983 to the Vendor No.1 thereby keeping usufruct right till his life time, which deed was registered before the Sub-Registrar of Bicholim, under No.39 at pages 235 to 238 of Book No.I, volume No.81 on 30/01/1984.

R. Desouza

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S. M. Desouza

AND WHEREAS in the above Deed of Gift, the inscription and description numbers of the property were wrongly mentioned as described under No.14155 of Book B-36 new and inscribed under no.17684 of Book B-46 and the same are corrected and should be mentioned as described under No.17784 at folio 19 of Book No.B-46 (new) and inscribed under Inscription No.14829 at folio 24V of Book No.G-20 of Registration of Transfers, on 15th January, 1962 in the Land Registration Office of Bicholim.

AND WHEREAS the said Mr.Marcal Siqueira alias Marshall Sequeira expired on 04/06/1984, and upon his death his usufruct right was extinguished and thus the Vendor No.1 hereto became the absolute owner of the said Plot admeasuring 1000 m2.



AND WHEREAS the name of the Vendor No.1 hereto is recorded in Form I & XIV and the survey records of the said plot, the area was shown as 1025 sq.mts. in Form I & XIV.

AND WHEREAS the Govt. of Goa P.W.D. has acquired a small strip of land admeasuring 75 sq.mts. along the main Mapusa to Bicholim road from the said plot for the purpose of water pipeline and has got its name included in Form I & XIV.

AND WHEREAS after the said acquisition by the Government of Goa P.W.D., the balance land area available at loco is 950 sq.mts. which is owned and possessed by the Vendor No.1 hereto.

R. Desouza

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[Handwritten signature]

AND WHEREAS the Vendor No.1 hereto is married to the Vendor No.2 and thus made party to this deed.

AND WHEREAS the Purchasers have approached the Vendors hereto and offered to purchase the SAID Plot ^{admeasuring 100 square meters} admeasuring 950 sq.mts. along with an ancestral house in a dilapidated condition having House No.1274, situated at Tivim, Bardez, Goa, from the Vendors and the Vendors herein have agreed to sell the SAID Plot and the house for a total consideration of Rs.90,00,000/- (Rupees Ninety Lakhs only) which is the present market value of the SAID Plot and the house on the terms and conditions given herein below:-

R. Desouza.

Kalpana Meo Chavan

[Handwritten Signature]

AND WHEREAS the Purchasers have taken inspection of the SAID Plot and documents of title relating to the said property, and said Plot along with existing house described in Schedule hereunder written and is fully satisfied about the same.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:-

1) That in consideration of a total amount of Rs.90,00,000/- (Rupees Ninety Lakhs only) which amount the Purchasers have paid to the Vendors i.e. (1) Rs.15,00,000/- (Rupees Fifteen Lakhs only) vide Cheque No.016269, dated 30/12/2017, drawn on Union Bank of India, Panaji Branch, Panaji, Goa, and (2) Rs.74,10,000/- (Rupees Seventy Four Lakhs Ten Thousand only) through RTGS from Union Bank of India, Panaji Branch under UTR No.UBINH173490453, (3) Rs.90000/- (Rupees Ninety Thousand only) as 1% (one percent) TDS amount, (the receipt of which the Vendors do

R. Desouza

Kalpana Meo Chavan

[Handwritten Signature]

hereby accept, admit and confirm subject to realization of the Bankers cheque amount) the Vendors do hereby transfer, convey and assign by way of sale all that the SAID Plot and the house, more particularly described in SCHEDULE hereunder written and delineated in red colour in the plan annexed hereto to HOLD the same UNTO the Purchasers as absolute owners thereof free from any encumbrances and/or defect in title, subject however to payment of all taxes, rates, assessments and duties hereafter to become due and payable to the Government or any other public or local body in respect thereof. The Vendors do hereby deliver the possession of the same unto and in favour of the Purchasers the SAID Plot and the house to have and to hold the same for their exclusive use and benefit absolutely and unconditionally forever together with all its attendant rights, liabilities, privileges, easements and appurtenances, whatsoever, legally permissible and available to the "SAID Plot" and the house in any way appertaining usually held or occupied herewith or reputed to belong to or be appurtenant thereto.

2) The Vendors hereby covenant with the Purchasers that the Vendors have a clear and marketable title to the SAID Plot and the house described in Schedule hereby conveyed is free from encumbrances and/or defect in title. The Vendors hereby indemnified and keeps the Purchasers indemnified for the title of the "SAID Plot and the house" described in Schedule-II.

3) The PURCHASERS shall and may at all times hereafter peaceably and quietly enter upon, own, hold, occupy, possess and enjoy the "SAID Plot and the house" and receive the rents, issues and profits, thereof and of

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every part thereof to and for their own use and benefit without any suit, eviction, interruption, claim and demand whatsoever from or by the VENDORS or their heirs or their person or persons, lawfully and equitably claiming or to claim by, from, under, or in trust for the VENDORS or their respective heirs, executor and administrator or any of them shall and will from time to time and at all times hereafter at the request and the cost of the PURCHASERS 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 the better and more perfectly granting, conveying, transferring and assuring the "SAID Plot and the house" and every part thereunto and to the use and benefit of the PURCHASERS, or their heirs, executors, successors and assigns as shall be reasonably required in the manner aforesaid, and the VENDORS shall attend the Sub Registration Office and admit execution of the present deed of sale.

4. The Vendors covenant with the Purchasers that:

- (a) The said plot and the house is not subject matter of any litigation or any proceedings pending before any Court, tribunal, Forum, Arbitrator, Revenue Authorities under the law in force and the title of the Vendors is subsisting clear, liens, etc, against the said plot.
- b) The said plot is not affected by any law prohibiting the present sale.
- c) That there are no agricultural tenants, protected or otherwise or lease holders or mundcars under the provision of Goa, Daman and Diu Tenancy Act, 1964, or Mundcars Act or under any other law in force in the State of Goa, in respect of the said plot.

R. Desouza,

Kalpene m. Desouza

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d) The Vendors have not entered into any agreement for sale, transfer, etc., with any other third party concerning the said plot nor have the Vendors agreed to sell or encumber the said plot in any manner whatsoever.

e) NO Notification is issued under the Ordinance Act, Statutes/Rules or Regulations affecting the said plot, whereby the Vendors are not prevented from selling the said plot.

f) That there are no outstanding taxes or any other outgoings payable in respect of the said plot and the house as on the execution of this deed of sale and the same have been cleared by the Vendors.

5) The Vendors shall give necessary NOCs for carrying out mutation of the SAID PLOT in the name of the Purchasers.

6) The Vendors have today handed over the possession of the "SAID PLOT AND THE HOUSE " better described in Schedule hereto to the Purchasers.

7) The Purchasers have identified the boundaries of the said property and they are satisfied with the same.

8) The said value of Rs.90,00,000/- (Rupees Ninety Lakhs only) is the present market value of the SAID PLOT and stamp duty of Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand Only) is affixed to this deed.

9) The Vendors declares that they do not belong to the Schedule Caste and Schedule Tribe and are not covered under the Notification No.RD/LND/318/77, dated 21/08/1978.

R. Desouza *Kalpame... ..*

S. N. C.

10) The SAID PLOT AND THE HOUSE hereby sold is marked in red colour in the plan annexed to this Deed, which plan is forming part of this Deed.

SCHEDULE

(DESCRIPTION OF THE PLOT HEREBY SOLD)

ALL THAT Plot of Land admeasuring 950 sq.mts. along with a ^{admeasuring 100 square meters} existing house in a dilapidated condition having House No.1274, together with water Well, trees and all other appurtenances existing therein, which plot is forming part of the larger property known as "ZUNVEAVELEM BATA" or "CHAMALACHA XENDEAVELEM BATT" or "CHAMLACHA XENDEAVELEM BATT" also called as "AWCHIT WADDO" described in the Land Registration Office of Bicholim under No.17784 at folio 19 of Book No.B-46 (new) and inscribed under Inscription No.14829 at folio 24V of Book No.G-20 of Registration of Transfers, on 15th January, 1962 in the Land Registration Office of Bicholim, and enrolled in the Taluka Revenue Office of Bardez under Matriz No.15 of 3rd Circumscription of Tivim Village, surveyed under Survey No.557/14 of Village Tivim, situated at Tivim, Taluka and Registration Sub-District of Bardez, District of North Goa, in the State of Goa. The said Plot is bounded as under:

East: By property surveyed under Survey No.557/15;

West: By property surveyed under Survey No.557/3;

North: By properties surveyed under Survey No.557/3 and 557/4;

South: By Mapusa – Bicholim Main road.

IN WITNESS WHEREOF the parties have executed these presence on the day, month and year first mentioned hereinabove.

R. De Souza

Kalpna M. A. Azevedo

Sita

R. De Souza
Kalpna M. A. Azevedo
Sita



SIGNED AND DELIVERED BY THE)
 WITHIN NAMED VENDOR NO.2)
MRS. REKHA DE SOUZA)
 For self and as constituted Attorney)
 For the Vendor No.1)
MR. LEONARDO RAFAEL DE SOUZA)
 alias **LEONARDO RAFAEL D'SOUZA**)
 alias **LENNIE D'SOUZA**)

L.H.F.P.

R.H.F.P.



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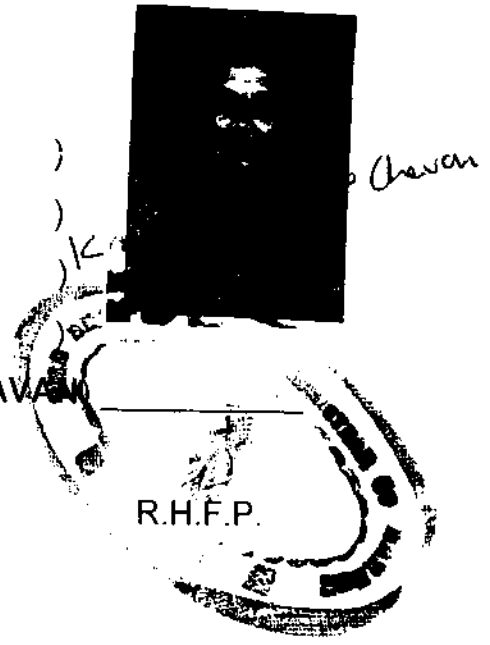
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R. Desouza

Kalpana M Rao Chavan

Sinha

SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASERS
M/S. BALAJI REALTORS,
herein represented by its Partner
(1) SMT. KALPANA MADHAVRAO CHAVAN



L.H.F.P.

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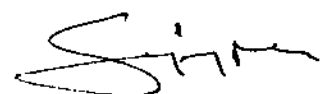
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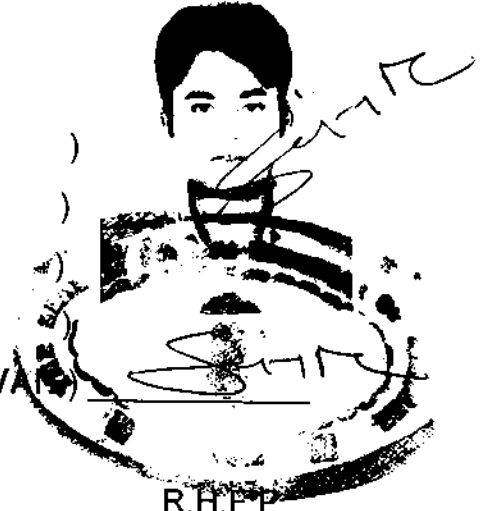
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R. Desouza

Kalpna madhav Chavan



SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASERS
M/S. BALAJI REALTORS,
herein represented by its Partner
(2) MR. SANJAY MADHAVRAO CHAVAN



L.H.F.P.

R.H.F.P.



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IN THE PRESENCE OF WITNESSES:

1) Umash V. K. Cholekar

2) Adv. Smita Nayate
R. Desouza,

Kalpana M. Rao Chavan

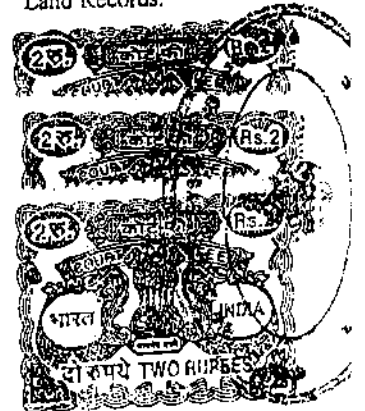
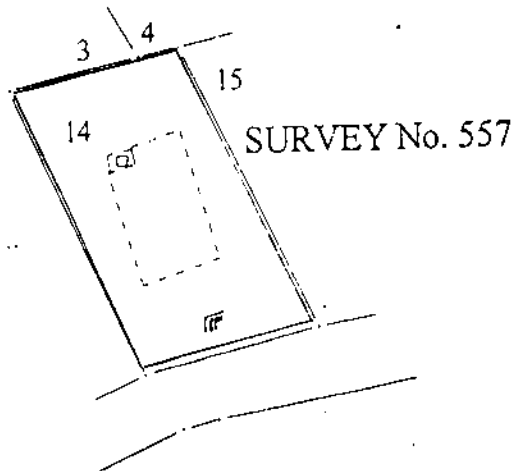


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA - GOA



Plan Showing plots situated at
 Village : TIVIM
 Taluka : BARDI Z
 Survey No./Subdivision No. : 557/ 14
 Scale : 1 : 1000

6/10/15
 (ANAND V. VAIGANKAR)
 Inspector of Survey &
 Land Records.



R. Desouza

(VENDORS)

Kalpene m... devan

(PURCHASER)

Generated By : Swapnil B. Bhonsle (D' Man Gr II)
 On : 06-10-2015

Compared By: Nitin M. Pikulkar (F. S.)

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Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 18-12-2017 02:19:21 PM



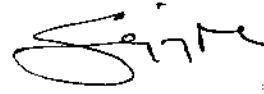
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Presented at 01:08:00 PM on 18-12-2017 in the office of the Sub Registrar (Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	270000.00
2	Processing Fees	410.00
Total :		270410.00

Stamp Duty Required: 360000.00 Stamp Duty Paid: 360000.00

Sanjay Madhavrao Chavan presenter

Name	Photo	Thumb Impression	Signature
Sanjay Madhavrao Chavan, s/o Madhavrao Chavan, Unmarried, Indian, age 25 Years Business, r/o 13/303/13, 3rd Floor, Adwalpalkar Avenue St. Inez Panaji Goa pan No. AWJPC2050R, Partner of M/S Balaji Realtors office St. Inez Panaji Goa Firm Pan No. AAPFB9833K			

Endorsements

Executant

1. Roxha De Souza, w/o Leonardo Rafael De Souza, Married, Indian, age 60 Years, Retd, r/o H. No 360/58 Chanc Waddé, near Siolim Bardez - Goa Pan No. AHUPD64921 For Self as Vende No 2 and POA for vendor No. 1 vide POA dated 12.01.2016 executed before Notary Adv. Karita P Karekar under Reg. No. 2772016

Photo	Thumb impression	Signature
		

2. Sanjay Madhavrao Chavan, s/o Madhavrao Chavan, UnMarried, Indian, age- 25 Years, Business, r/o 13/303/13 3rd Floor, Adwalpalkar Avenue St. Inez Panaji Goa pan No. AWJPC2050R, Partner of M/s Balaji Realtors office St. Inez Panaji Goa Firm Pan No. AAPFB9833K

18 Dec 2017, 2:21:21 PM

Photo



Thumb Impression



Signature

[Handwritten signature]

B. Kalpana Madhavrao Chavan, s/o Madhavrao Chavan, Male, Indian, age 56 Years, Business, r/o 13/203/15, 3rd Floor, Adwalpalkar Avenue St. Inez Panaji Goa Pan No. AOYPC70451, Partner of M/S Bataji Realtor office St. Inez Panaji Goa Firm Pan No. AAFFB9833K

Photo



Thumb Impression



Signature

Kalpana m Rao Chavan

Identification

Sr
No.

Witness Details

Signature

Smta Nayak, d/o Shrinivas Nayak, Divorce Indian, age 50 Years, Adv., r/o
Tr No 3/234 Sociem Siolim Bardez - Goa

[Handwritten signature]

**Endorsement: Mutation paid fees of RS, 1000/-
vide challan No: 201700906254
dt. 18/12/2017.**

[Handwritten signature]
Sub-Registrar
**SUB-REGISTRAR
BARDEZ**

Fee paid on 14/12/2017 through HDFC Bank Net Banking

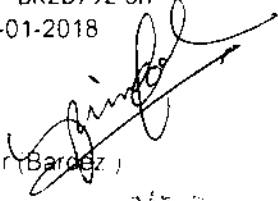
Executed By :-

Signature

Digitized and Deserialized by G-DAC, ACT's, Pune

Book-1 Document
Registration Number BRZ-BK1-00088-2018
CD Number BRZD792 on
Date 05-01-2018

Sub-Registrar (Bardez)



REGISTRAR
BARDEZ

Scanned by Sunita

Signature:- Sub

Designed and Developed by C-DAC, ACTS, Pune