

For CITY FIRST CO-OP
CO-OP SOCIETY LTD

Brouza
Authorised Signatory

Citizen's credit co-operative Bank Ltd.
Mapusa Branch,
Shop No G-1, Ground Floor Block G-1,
Borheim Heights,
Mapusa, Goa - 483 507

D-5/STP(V)/C.R.135/112013-PS

भारत

STAMP DUTY
80000

GOA
NON JUDICIAL



INDIA

Rs. 0245000 23.12.2020

365430

GOA

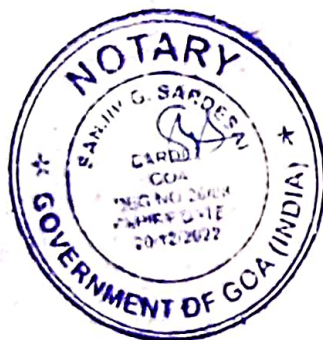
Zero*Two*Four*Five*Zero*Zero*Zero

8492 7834250

Name of Purchaser CHHANNI MISRA

Plot M-1

23/12/2020



DEED OF SALE

[Signature]

Cont 2/-

[Signature]

Chhanni

For CITIZEN CREDIT
CO-OP BANK LTD

M. P. S.
Authorized Signatory

(RUPEES ONE LAKH FORTY THOUSAND ONLY)

Citizen credit co-operative Bank Ltd.

Mapusa Branch

Shop No G - 1, Ground Floor, Block D - 1,

Boston Homes,

Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



भारत
INDIA

STAMP DUTY

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GOA
NON JUDICIAL

Rs. ≈ 0140000 ≈ 29.12.2020

365430

GOA

Zero*Onefour*Zero*Zero*Zero*Zero**

8554 5527473

Name of Purchaser MRS. CHHAHNI MISRA



DEED OF SALE

[Signature]

Ch. Ph. S.
Cont 2/-

This DEED OF SALE is made at Mapusa, Taluka and Registration Sub-District of Bardez, North Goa District, State of Goa, on this day of 28th December 2020;

BETWEEN

S.K. CONSTRUCTIONS, a partnership firm bearing registration No. 44/2010 dated 20/04/2010, holding Pan No. [REDACTED] having its registered office at office no. 6, Stay well apts., Sonarwado, Verla, Canca, Bardez - Goa represented by its partners:-

MR. DATTARAM GANPAT PEDNEKAR, S/o. Ganpat Pednekar, 55 years, Married, Business, Indian National, holding Pan No. [REDACTED], R/o. H. No. 274, Sonarwado, Verla, Canca, Bardez-Goa.

MR. KIRAN DATTARAM PEDNEKAR, S/o. Dattaram Pednekar, 32 years, married, Business, Indian National, holding Pan No. [REDACTED], R/o H. No. 274, Sonarwado, Verla, Canca, Bardez-Goa.

and shall hereinafter called as "THE SELLERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns) OF THE ONE PART;

AND

MRS. CHHAAHNI MISRA, D/o. Khailas Misra, 42 years, Married, Business, Indian National, holding Pan No. [REDACTED] Adhaar card no. [REDACTED] R/o. AS-4, Bellagio Resi, Behind Pizza Hut, Nr. Osborne Resort, Calangute, Bardez-Goa and shall hereinafter called as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, successors, executors, administrators and assigns) OF THE OTHER PART;

WHEREAS there exist a property known as "ARADICHEM BATTA" situated in ward Gaunsawado, within the jurisdiction of the Mapusa Municipal Council, Taluka Bardez, North Goa District, State of Goa, which property is described in the Land Registration office under no. 13969 at Folio 106V of Book B 36 new and having old cadastral no. 1693, consisting therein two residential houses bearing nos. 31/6 & 32/6 and presently the said



[Signature]

[Signature]
Cont 3/-

property is surveyed under Chalta no. 7 P.T. Sheet no. 108 of City Survey Mapusa-Goa, admeasuring an area of 2652 sq. mts., and bounded as follows:-

East: By properties bearing Chalta no. 8 P.T. Sheet no. 108 & Chalta no. 10 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

West: By properties bearing Chalta no. 1 P.T. Sheet no. 108 & Chalta no. 6 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

North: By property bearing Chalta no. 23 P.T. Sheet no. 100 of city Survey Mapusa-Goa;

South: By road;

And shall hereinafter been referred to as the SAID PROPERTY and the same is more fully described in Schedule mentioned herein under.

WHEREAS the said property originally belonged to Sebastian Paulo Lobo, having purchased the same wide Deed of Purchase and Sale Dated 24th September 1907 from Maria Victoria Pereira that the same is registered before the Joao Copertino Da Caridae Frias, Notary Public of judicial division of Bardez under Folio No. 87 of Book No. 95 and the said property is inscribed under No. 9496 of Book G-14, Folio 92V Dated 19/01/1909 in favour of Sebastian Paulo Lobo.

AND WHEREAS upon the death of Sebastian Paulo Lobo married to Mrs. Maria Ubaldina D'Sa e Lobo, inventory proceeding No. 126/97 was filed before he Civil Judge Senior Division At Mapusa wherein the said property was listed as item no. 1 and as per the final chart of allotment the said property was allotted in favour of Ian Jeronimo Saluzinho Lobo and his wife Mrs. Rose Ian Lobo and Mrs. Edna Glen Lobo and Master Alistair Peter Lobo as per the shares mentioned in the said final chart of allotment.

AND WHEREAS by virtue of Deed of Sale dated 03/07/2008, the said Ian Jeronimo Saluzinho Lobo, Mrs. Rose Ian Lobo and Mrs. Edna Glen Lobo sold the said property in favour of MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS for valid consideration as mentioned therein. The said Deed of Sale dated 03/07/2008 is found registered in the office of Sub-registrar of Bardez, under Registration No. 1097 at pages 25 to 44 of Book No.1 Vol. No. 2804 dated 24/06/2009.

Cont 4/-

AND WHEREAS prior to execution of said Deed of Sale dated 03/07/2008, an Agreement for Sale was executed on 22/12/2008 between the said Ian Jeronimo Saluzinho Lobo, Mrs. Rose Ian Lobo and Mrs. Edna Glen Lobo and MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS pertaining to the said property and the same was Registered in the office of Sub-Registrar of Bardez Under Registration No. 1197 at pages 101 to 120, Book No. 1 Vol. No.2496 dated 25/07/2008.

AND WHEREAS subsequently Mrs. Edna Glen Lobo initiated proceedings before The court of Civil Judge Senior Division 'A' court at Mapusa bearing (Port) C.M.A. No. 63/08/A requesting for permission from the Hon'ble Court for selling share of Minor Master Alistair Peter Lobo in the said property, which application was allowed vide order dated 17/10/2008, pursuant to which Deed of Sale dated 22/12/2008 came to be executed between said Master Alistair Peter Lobo, through his mother Mrs. Edna Glen Lobo in favour of MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS. The said Deed of Sale is found registered in the office of the Sub-registrar of Bardez under No. 1098 at pages 45 to 62, Book No. 1, Vol. No. 2804 dated 24/06/2009.

AND WHEREAS the name of one Smt. Bella Fernandes is also shown as possessor of the house in the Form D and accordingly a suit was filed before the Court of Civil Judge Junior Division 'F' court at Mapusa bearing RCS No. 248/2012/E, wherein MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS were declared to be the owners possession of the suit property inclusive of the house and liberty was given to MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS to delete the entry of Bella Fernandes from the Form D of the said Property.

AND WHEREAS the said MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS thereafter divided the SAID PROPERTY into 2 portion i.e. PLOT NO. M-1 & PLOT NO. M-2 having an area of 1150 sq. mts., & 1502 sq. mts., respectively.



[Signature]

[Signature]

[Signature]
cont 5/-

AND WHEREAS a plot denoted as PLOT NO. M-1 having an area of 1150 sq. mts. and that the same is shown in red colour on the plan annexed to this Deed of sale and the same is more fully described in schedule II giving hereunder and shall hereinafter referred to as the SAID PLOT NO. M-1.

AND WHEREAS by virtue of Deed of Sale dated 24/12/2019, the said MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS sold, conveyed, transferred a PLOT M-1 infavour of the SELLERS for valid consideration as mentioned therein. The said Deed of Sale dated 24/12/2019 is duly found registered in the office of the Sub-registrar under Book-1 Document, Registration Number BRZ-1-4136-2019 Date 24-Dec-2019.

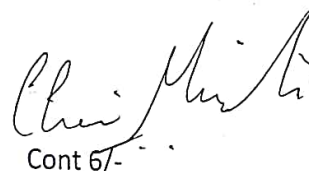
AND WHEREAS by virtue of another Deed of Sale dated 24/12/2019, the said MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS sold, conveyed, transferred a PLOT M-2 infavour of the SELLERS for valid consideration as mentioned therein. The said Deed of Sale dated 24/12/2019 is duly found registered in the office of the Sub-registrar under Book-1 Document, Registration Number BRZ-1-3917-2019 Date 10-Dec-2019.

AND WHEREAS the SELLERS are therefore absolute and lawful owners in peaceful possession and enjoyment of the SAID PROPERTY, which comprises of PLOT M-1 & PLOT M-2 and there is no impediment, legally or otherwise, in execution of Sale deed of the SAID PROPERTY.

AND WHEREAS the title of the SELLERS to the SAID PROPERTY is clear and marketable and free from all encumbrances.

AND WHEREAS, the SELLERS have agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase a plot denoted as PLOT NO. M-1 having an area of 1150 sq. mts., forming the part and parcel of the said property, for a total consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs only), which is its fair market value and which proposal has been duly accepted by a PURCHASER.





Cont 6/-

AND WHEREAS the SELLERS do hereby declare that the SAID PLOT NO. M-1 in transaction as well as the said property does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

AND WHEREAS the office of the NGPDA vide its letter dated 10/08/2020, bearing Ref. No. ONGPDA/M/49(6)1975/1592/2020 was pleased to accord their no objection for registering the Deed of Sale concerning the PLOT M-1 & PLOT M-2.

NOW THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER:

1. In consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs only),

a. by NEFT-CHHAAHNI MISHRA/ RATNH20244725976 drawn on RBL Bank dated 31/08/2020 for an amount of Rs. 5,00,000/- Rupees Five Lakhs Only).

b. by NEFT-CHHAAHNI MISHRA/ N246200428149879 drawn on RBL Bank dated 2/9/2020 for an amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only).

c. by NEFT-CHHAAHNI MISHRA/ YESBH20275263491 drawn on YES Bank dated 1/10/2020 for an amount of Rs. 5,00,000/- (Rupees Five Lakhs Only).

d. by RTGS-CHHAAHNI MISHRA- YESBH20279310685 drawn on YES Bank dated 1/10/2020 for an amount of Rs. 5,00,000/- (Rupees Five Lakhs Only).

e. by RTGS-CHHAAHNI MISHRA- YESBH20279311206 drawn on YES Bank dated 1/10/2020 for an amount of Rs. 5,00,000/- (Rupees Five Lakhs Only).

f. by RTGS-CHHAAHNI MISHRA- YESBH20297731520 drawn on RBL Bank dated 23/10/2020 for an amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only).

g. by NEFT-CHHAAHNI MISRA/ YESBH20310989989 drawn on YES Bank dated 05/11/2020 for an amount of Rs. 10,00,000/- (Rupees Ten Lakhs Only).

Cont 7/-

h. by RTGS-CHHAAHNI MISHRA drawn on Karnataka Bank dated 7/12/2020 for an amount of Rs. Rs. 20,00,000/- (Rupees Twenty Lakhs Only).

the receipt and payment of which THE SELLERS do hereby admit and acknowledge, THE SELLERS do hereby grant, convey, sell, transfer and assure, unto the PURCHASER, the SAID PLOT NO. M-1 and all trees standing therein, structure, ways, paths, passages, easements, privileges and appurtenance whatsoever to the said Property or any part thereof now or any time heretofore usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto and all the estate, right, titles, interests and claims whatsoever, both by law or in equity of THE SELLERS into or out of the said Property or/and every part thereof, TO HAVE AND TO HOLD the SAID PLOT NO. M-1, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended to be UNTO AND TO THE USE OF THE PURCHASER.



2. THE SELLERS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by THE SELLERS or knowingly suffered to the contrary by them, THE SELLERS now do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure the SAID PLOT NO. M-1, hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO THE USE of the PURCHASER and that the PURCHASER shall at all times hereafter peacefully and quietly own, possess, develop and enjoy the same and receive the profits thereof without any lawful eviction, interruption, claims and demands whatsoever from the SELLERS or from any other person/s whomsoever lawfully, equitably or otherwise claiming through the SELLERS.

3. THE SELLERS further covenant with the PURCHASER to save the PURCHASER harmless, indemnify and keep PURCHASER indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever, and at all times hereafter at the request of the PURCHASER to execute all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring

Cont 8/-

the SAID PLOT NO. M-1 and every part/s thereof UNTO AND TO THE USE of the PURCHASER, as shall or may be reasonably required.

4. THE SELLERS do hereby assure the PURCHASER that the SELLERS have an absolute, valid and marketable title and have absolute right, full power and absolute authority to sell, release, transfer and convey the SAID PLOT NO. M-1.

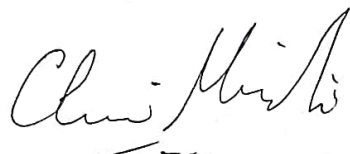
5. THE SELLERS do hereby assure the PURCHASER that the SELLERS have not created any charge or encumbrances on the SAID PLOT NO. M-1 hereby sold nor is there any lien, charge or claim on the SAID PLOT NO. M-1 or on said Property or any part thereof in the course of Judicial or Quasi Judicial proceedings.

6. THE SELLERS do hereby further assures the PURCHASER that the SELLERS have not entered into any agreement with any other person/persons/body of individuals for the sale or transfer by any other nature of the SAID PLOT NO. M-1 or any part thereof and THE SELLERS, their successors-in-interest, liquidators, executors, administrators and assigns covenant with the PURCHASER to indemnify the PURCHASER from or against all encumbrances, charges, defeats and equities whatsoever or any third party claim from any person on the SAID PLOT NO. M-1 hereby sold and/or any part thereof and further covenant that if on account of defect of title of THE SELLERS, the PURCHASER is deprived of the SAID PLOT NO. M-1 hereby sold or any part thereof then they, THE SELLERS undertake to compensate totally for all the losses and damages sustained by the PURCHASER.

7. THE SELLERS assures the PURCHASER that there are no arrears of any tax and/or dues payable on the SAID PLOT NO. M-1 to any other Local or Government body. Similarly the SAID PLOT NO. M-1 or any part thereof is not the subject matter of any dispute mundcarial claims or tenancy rights etc., or land acquisition or forest land or any part thereof is proposed for any land acquisition or forest land.




Cont 9/-



8. THE SELLERS do hereby consent and give NO OBJECTION to include the name of the PURCHASER in the Record of Rights/Form I & XIV with respect to the said Property by way of mutation as well as for re-survey, demarcation, amalgamation and partition as may be required.

SCHEDULE-I
(DESCRIPTION OF SAID PROPERTY)

ALL THAT property known as "ARADICHEM BATTI" situated in ward Gaunsawado, within the jurisdiction of the Mapusa Municipal Council, Taluka Bardez, North Goa District, State of Goa, which property is described in the Land Registration office under no. 13969 at Folio 106V of Book B 36 new and having old cadastral no. 1693, consisting therein two residential houses bearing nos. 31/6 & 32/6 and presently the said property is surveyed under Chalta no. 7 P.T. Sheet no. 108 of City Survey Mapusa-Goa, admeasuring an area of 2652 sq. mts., and bounded as follows:-

East: By properties bearing Chalta no. 8 P.T. Sheet no. 108 & Chalta no. 10 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

West: By properties bearing Chalta no. 1 P.T. Sheet no. 108 & Chalta no. 6 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

North: By plot M-2;

South: By road;



Cont 10/-

SCHEDULE - II
(DESCRIPTION OF SAID PLOT NO. M-1)

All that SAID PLOT NO. M-1 admeasuring an area of 1150 sq. mts., consisting therein 2 ruined structures bearing H. nos. 31/6 & 32/6 forming the part and parcel of the said property described in schedule-I mentioned hereinabove and the SAID PLOT NO. M-1 is shown in red colour on the plan annexed to this Deed and the same is bounded as under:-

East: By properties bearing Chalta no. 8 P.T. Sheet no. 108 & Chalta no. 10 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

West: By properties bearing Chalta no. 1 P.T. Sheet no. 108 & Chalta no. 6 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

North: By PLOT M-2 of the said property;

South: By road;

And the same is shown in red colour on the plan annexed to this Deed.

IN WITNESS WHEREOF all the parties herein have made and signed this Deed of Sale on the date, day and year hereinabove mentioned out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed below.



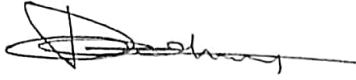
[Signature]

[Signature]

Cont 11/-

[Signature]

Signed and Delivered by the within named SELLERS:





(MR. DATTARAM GANPAT PEDNEKAR)
Partner of the S.K. CONSTRUCTIONS

L.H.F.I.:

R. H.F.I.:

1.  1. 

2.  2. 

3.  3. 

4.  4. 

5.  5. 





Cont 12/-

Signed and Delivered by the within named SELLERS:





(MR. KIRAN DATTARAM PEDNEKAR)
Partner of the S.K. CONSTRUCTIONS
L.H.F.I.:

R. H. F. I.:



1.  1. 

2.  2. 

3.  3. 

4.  4. 

5.  5. 





SIGNED, SEALED AND DELIVERED by the withinnamed
PURCHASER.



Chhaahni Misra

(MRS. CHHAHNI MISRA)

L.H.F.I.:

R. H.F.I.:



1.  1. 

2.  2. 

3.  3. 

4.  4. 

5.  5. 

[Signature]

[Signature]

Chhaahni Misra

Cont 14/-



IN THE PRESENCE OF THE WITNESSES: -

1. Mr. Shiradatta V. Pednekar. *[Signature]*

2. Mr. Gopal Lamani. *[Signature]*

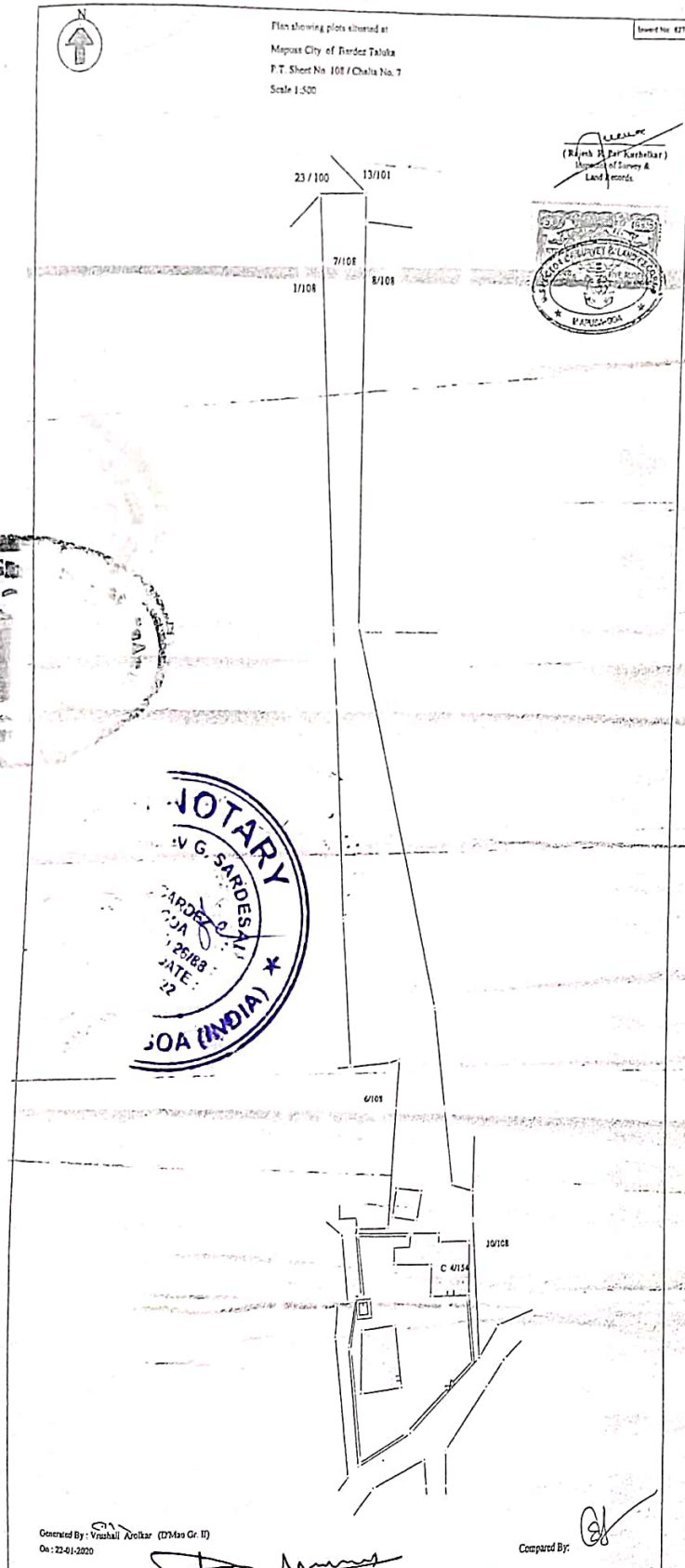
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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



[Handwritten signatures]



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 30-Dec-2020 12:12:26 pm

Document Serial Number :- 2020-BRZ-3597

Presented at 12:12:36 pm on 30-Dec-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	140000
2	Registration Fee	140500
3	Processing Fee	560
Total		281060

Stamp Duty Required :140000/-

Stamp Duty Paid : 385000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dattaram Ganpat Pednekar ,Father Name:Ganpat Pednekar, Age: 55, Marital Status: Married ,Gender:Male, Occupation: Business, Address1 - office no.6, staywell apt, verla canca bardez-go, Address2 - mapusa bardez goa, PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dattaram Ganpat Pednekar , Father Name:Ganpat Pednekar, Age: 55, Marital Status: Married ,Gender:Male, Occupation: Business, Address1 - office no.6, staywell apt, verla canca bardez-go, Address2 - mapusa bardez goa, PAN No.: [REDACTED]			
2	Dattaram Ganpat Pednekar , Father Name:Ganpat Pednekar, Age: 55, Marital Status: ,Gender:Male, Occupation: Business, Address1 - HNO.274, SONAR VADDO, VERLA, CANCA			

12/02/2020

BARDEZ- GOA, Address2 - ,

PAN No.: [REDACTED], as Power Of Attorney Holder
for Dattaram Ganpat Pednekar



3
Kiran Dattaram Pednekar , Father Name:Dattaram G
Pednekar, Age: 32,
Marital Status: , Gender:Male, Occupation: Business,
Address1 - hno 274, sonar waddo, verla canca bardez-
goa, Address2 - ,
PAN No.: [REDACTED], as Power Of Attorney Holder
for Dattaram Ganpat Pednekar



4
Chhaahni Misra , Father Name:Khailas Misra, Age:
42,
Marital Status: Married , Gender:Female, Occupation:
Business, Address1 - AS-4 BELLAGIA RESIDENT
BEHIND PIZZA HUT CALANGUTE BARDEZ GOA.,
Address2 - ,
PAN No.: [REDACTED]



Witness:

We individually/Collectively recognize the Purchaser, Builder,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Shivadatta Vinayak Pednekar, Age: 57, DOB: 1962-10-01, Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status: Married, Address: 403507, hno-211, hno-211, Near Bodgeswar Temple, Mapusa, Bardez, NorthGoa, Goa			
2	Name: Gopal Lamani, Age: 33, DOB: 1986-08-24, Mobile: [REDACTED], Email: [REDACTED], Occupation: Service, Marital status: Married, Address: 403507, HNO.T-26, HNO.T-26, Ucassaim, Bardez, NorthGoa, Goa			



Sub Registrar
SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2020-BRZ-3597

Book :- 1 Document

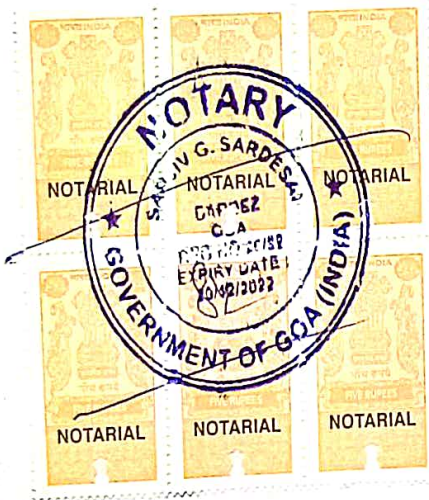
Registration Number :- BRZ-1-3490-2020

Date : 30-Dec-2020



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

SUB-REGISTRAR
BARDEZ



CERTIFIED TO BE A TRUE COPY OF
ORIGINAL / CERTIFIED COPY

SANJIV G. SARDESAI
NOTARY

REG. NO. 752 DATE 6 MAR 2022

(Rupees two lakhs, forty five thousand only)

For CITIZEN CREDIT™
CO-OP BANK LTD

Sanya
Authorised Signatory

Citizen credit co-operative Bank Ltd.

Mapusa Branch,

Shop No G - 1, Ground Floor, Block D - 1,

Borhan Homes,

Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



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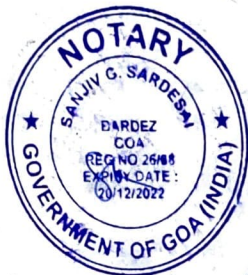
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8491 7433289

Name of Purchaser CHHAHNI MISRA

Phot M-2



Sr. No! - 2020 - BR2 - 3551
28/12/2020

DEED OF SALE

[Signature]

[Signature]

Cont 2/-

Chaitanti

This DEED OF SALE is made at Mapusa, Taluka and Registration Sub-District of Bardez, North Goa District, State of Goa, on this day of 28th December 2020;

BETWEEN

S.K. CONSTRUCTIONS, a partnership firm bearing registration No. 44/2010 dated 20/04/2010, holding Pan No. [REDACTED] having its registered office at office no. 6, Stay well apts., Sonarwado, Verla, Canca, Bardez - Goa represented by its partners:-

MR. DATTARAM GANPAT PEDNEKAR, S/o. Ganpat Pednekar, 55 years, Married, Business, Indian National, holding Pan No. [REDACTED], R/o. H. No. 274, Sonarwado, Verla, Canca, Bardez-Goa.

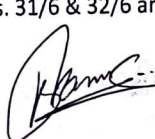
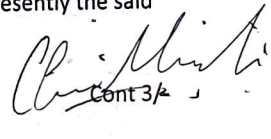
MR. KIRAN DATTARAM PEDNEKAR, S/o. Dattaram Pednekar, 32 years, married, Business, Indian National, holding Pan No. [REDACTED], R/o. H. No. 274, Sonarwado, Verla, Canca, Bardez-Goa.

and shall hereinafter called as **"THE SELLERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, executors, administrators, assigns) **OF THE ONE PART;**

AND

MRS. CHHAHNI MISRA, D/o. Khailas Misra, 42 years, Married, Business, Indian National, holding Pan No. [REDACTED] Adhaar card no. [REDACTED] R/o. AS-4, Bellagio Resi, Behind Pizza Hut, Nr. Osborne Resort, Calangute, Bardez-Goa and shall hereinafter called as **"THE PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, successors, executors, administrators and assigns) **OF THE OTHER PART;**

WHEREAS there exist a property known as **"ARADICHEM BATTI"** situated in ward Gaunsawado, within the jurisdiction of the Mapusa Municipal Council, Taluka Bardez, North Goa District, State of Goa, which property is described in the Land Registration office under no. 13969 at Folio 106V of Book B 36 new and having old cadastral no. 1693, consisting therein two residential houses bearing nos. 31/6 & 32/6 and presently the said

houses bearing nos. 31/6 & 32/6 and presently the said property is surveyed under Chalta no. 7 P.T. Sheet no. 108 of City Survey Mapusa-Goa, admeasuring an area of 2652 sq. mts., and bounded as follows:-

East: By properties bearing Chalta no. 8 P.T. Sheet no. 108 & Chalta no. 10 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

West: By properties bearing Chalta no. 1 P.T. Sheet no. 108 & Chalta no. 6 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

North: By property bearing Chalta no. 23 P.T. Sheet no. 100 of city Survey Mapusa-Goa;

South: By road;

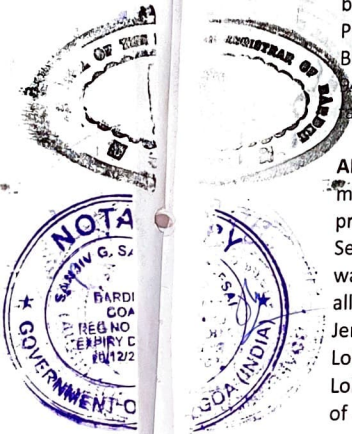
And shall hereinafter be referred to as the SAID PROPERTY and the same is more fully described in Schedule mentioned herein under.

WHEREAS the said property originally belonged to Sebastian Paulo Lobo, having purchased the same wide Deed of Purchase and Sale Dated 24th September 1907 from Maria Victoria Pereira that the same is registered before the Joao Copertino Da Caridae Frias, Notary Public of judicial division of Bardez under Folio No. 87 of Book No. 95 and the said property is inscribed under No. 496 of Book G-14, Folio 92V Dated 19/01/1909 in favour of Sebastian Paulo Lobo.

AND WHEREAS upon the death of Sebastian Paulo Lobo married to Mrs. Maria Ubaldina D'Sa e Lobo, inventory proceeding No. 126/97 was filed before he Civil Judge Senior Division At Mapusa wherein the said property was listed as item no. 1 and as per the final chart of allotment the said property was allotted in favour of Ian Jeronimo Saluzinho Lobo and his wife Mrs. Rose Ian Lobo and Mrs. Edna Glen Lobo and Master Alistair Peter Lobo as per the shares mentioned in the said final chart of allotment.

AND WHEREAS by virtue of Deed of Sale dated 03/07/2008, the said Ian Jeronimo Saluzinho Lobo, Mrs. Rose Ian Lobo and Mrs. Edna Glen Lobo sold the said property in favour of MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS for valid consideration as mentioned therein. The said Deed of Sale dated 03/07/2008 is found registered in the office of Sub-registrar of Bardez, under Registration No. 1097 at pages 25 to 44 of Book No.1 Vol. No. 2804 dated 24/06/2009.

Cont 4/-



AND WHEREAS prior to execution of said Deed of Sale dated 03/07/2008, an Agreement for Sale was executed on 22/12/2008 between the said Ian Jeronimo Saluzinho Lobo, Mrs. Rose Ian Lobo and Mrs. Edna Glen Lobo and MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS pertaining to the said property and the same was Registered in the office of Sub-Registrar of Bardez Under Registration No. 1197 at pages 101 to 120, Book No. 1 Vol. No.2496 dated 25/02/2008.

AND WHEREAS subsequently Mrs. Edna Glen Lobo initiated proceedings before The court of Civil Judge Senior Division 'A' court at Mapusa bearing (Port) C.M.A. No. 63/08/A requesting for permission from the Hon'ble Court for selling share of Minor Master Alistair Peter Lobo in the said property, which application was allowed vide order dated 17/10/2008, pursuant to which Deed of Sale dated 22/12/2008 came to be executed between said Master Alistair Peter Lobo, through his mother Mrs. Edna Glen Lobo in favour of MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS. The said Deed of Sale is found registered in the office of the Sub-registrar of Bardez under No. 1098 at pages 45 to 62, Book No. 1, Vol. No. 2804 dated 24/06/2009.

AND WHEREAS the name of one Smt. Bella Fernandes is also shown as possessor of the house in the Form D and accordingly a suit was filed before the Court of Civil Judge Junior Division 'F' court at Mapusa bearing RCS No. 248/2012/E, wherein MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS were declared to be the owners possession of the suit property inclusive of the house and liberty was given to MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS to delete the entry of Bella Fernandes from the Form D of the said Property.

AND WHEREAS the said MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS thereafter divided the SAID PROPERTY into 2 portion i.e. PLOT NO. M-1 & PLOT NO. M-2 having an area of 1150 sq. mts., & 1502 sq. mts., respectively.



Cont 5/-

AND WHEREAS a plot denoted as PLOT NO. M-2 having an area of 1502 sq. mts. and that the same is shown in red colour on the plan annexed to this Deed of sale and the same is more fully described in schedule II giving hereinunder and shall hereinafter referred to as the SAID PLOT NO. M-2.

AND WHEREAS by virtue of the Deed of Sale dated 10/12/2019 the said MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS sold, conveyed, transferred a PLOT M-2 infavour of the SELLERS for valid consideration as mentioned therein. The said Deed of Sale dated 10/12/2019 is duly found registered in the office of the Sub-registrar under Book-1 Document, Registration Number BRZ-1-3917-2019 Date 10-Dec-2019.

AND WHEREAS by virtue of another Deed of Sale dated 24/12/2019, the said MR. BRENDAN RUFUS DIAS and his wife; MRS. MONISHA DIAS sold, conveyed, transferred a PLOT M-1 in favour of the SELLERS for valid consideration as mentioned therein. The said Deed of Sale dated 24/12/2019 is duly found registered in the office of the Sub-registrar under Book-1 Document, registration Number BRZ-1-4136-2019 Date 24-Dec-2019.

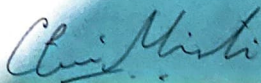
AND WHEREAS the SELLERS are therefore absolute and lawful owners in peaceful possession and enjoyment of the SAID PROPERTY, which comprises of PLOT M-1 & PLOT M-2 and there is no impediment, legally or otherwise, in execution of Sale deed of the SAID PROPERTY.

AND WHEREAS the title of the SELLERS to the SAID PROPERTY is clear and marketable and free from all encumbrances.

AND WHEREAS, the SELLERS have agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase a plot denoted as PLOT NO. M-2 having an area of 1502 sq. mts., forming the part and parcel of the said property, for a total consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs only) which is its fair market value and which proposal has been duly accepted by a PURCHASER.




Cont 6/-



AND WHEREAS the SELLERS do hereby declare that the SAID PLOT NO. M-2 in transaction as well as the said property does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

AND WHEREAS the office of the TCP vide its letter dated 10/08/2020, bearing Ref. no. NGPDA/M/49(6)1976/1593/ was pleased to accord their no objection for registering the Deed of Sale concerning the PLOT M-1 & PLOT M-2.

NOW THEREFORE, THIS DEED OF SALE WITNESSES AS UNDER:

1. In consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs only), paid in the following manner:-
 - a. by NEFT-CHHAAHNI MISHRA/RATNH20217361799 drawn on RBL Bank dated 04/08/2020 for an amount of Rs. 5,00,000/- Rupees Five Lakhs Only).
 - b. by NEFT-CHHAAHNI MISHRA/RATNH20219656462 drawn on RBL Bank dated 06/8/2020 for an amount of Rs. 5,00,000/- (Rupees Five Lakhs Only).
 - c. by NEFT-CHHAAHNI MISHRA/000132640530 drawn on RBL Bank dated 10/08/2020 for an amount of Rs. 5,00,000/- (Rupees Five Lakhs Only).
 - d. by RTGS-CHHAAHNI MISHRA-RATNH20231020221 drawn on RBL Bank dated 18/08/2020 for an amount of Rs. 5,00,000/- (Rupees Five Lakhs Only).
 - e. by RTGS-CHHAAHNI MISHRA-RATNH20233284752 drawn on RBL Bank dated 20/08/2020 for an amount of Rs. 5,00,000/- (Rupees Five Lakhs Only).
 - f. by RTGS-CHHAAHNI MISHRA-RATNH20242402362 drawn on RBL Bank dated 29/08/2020 for an amount of Rs. 5,00,000/- (Rupees Five Lakhs Only).
 - g. by NEFT-CHHAAHNI MISRA/RATNH20242402544 drawn on RBL Bank dated 29/08/2020 for an amount of Rs. 5,00,000/- (Rupees Five Lakhs Only).

Cont 7/-



h. by RTGS-CHHAAHNI MISHRA-RATNH20242402685 drawn on RBL Bank dated 29/08/2020 for an amount of Rs. 5,00,000/-(Rupees Five Lakhs Only).

i. by RTGS-CHHAAHNI MISHRA-RATNH20244725538 drawn on RBL Bank dated 31/08/2020 for an amount of Rs. 5,00,000/-(Rupees Five Lakhs Only).

j. by NEFT-CHHAAHNI MISRA/RATNH20244725748 drawn on RBL Bank dated 31/08/2020 for an amount of Rs. 5,00,000/-(Rupees Five Lakhs Only).

k. by NEFT-CHHAAHNI MISRA/RATNH20244725748 drawn on RBL Bank dated 8/09/2020 for an amount of Rs. 8,00,000/-(Rupees Eight Lakhs Only).

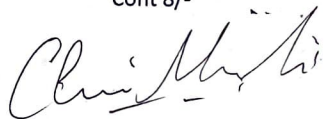
l. by NEFT-CHHAAHNI MISRA/9532036848-YBL7946 drawn on RBL Bank dated 9/09/2020 for an amount of Rs. 2,00,000/-(Rupees Two Lakhs Only).

m. by NEFT-CHHAAHNI MISRA/RATNH20267228063 drawn on RBL Bank dated 23/09/2020 for an amount of Rs. 2,40,000/-(Rupees Two Lakhs Forty Thousand Only).

n. by NEFT-CHHAAHNI MISRA/ YESBH20267078336 drawn on YES Bank dated 23/09/2020 for an amount of Rs. 7,40,000/-(Rupees Seven Lakhs Forty Thousand Only).the receipt and payment of which THE SELLERS do hereby admit and acknowledge, THE SELLERS do hereby grant, convey, sell, transfer and assure, unto the PURCHASER, the SAID PLOT NO. M-2 and all trees standing therein, structure, ways, paths, passages, easements, privileges and appurtenance whatsoever to the said Property or any part thereof now or any time heretofore usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto and all the estate, right, titles, interests and claims whatsoever, both by law or in equity of THE SELLERS into or out of the said Property or/and every part thereof, TO HAVE AND TO HOLD the SAID PLOT NO. M-2, hereby granted, conveyed, sold, transferred and assured or otherwise expressed and intended to be UNTO AND TO THE USE OF THE PURCHASER.




Cont 8/-



2. THE SELLERS do hereby covenant with the PURCHASER that notwithstanding any act, deed or thing done or executed by THE SELLERS or knowingly suffered to the contrary by them, THE SELLERS now do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure the SAID PLOT NO. M-2, hereby sold, transferred, assured, expressed and intended so to be UNTO AND TO THE USE of the PURCHASER and that the PURCHASER shall at all times hereafter peacefully and quietly own, possess, develop and enjoy the same and receive the profits thereof without any lawful eviction, interruption, claims and demands whatsoever from the SELLERS or from any other person/s whomsoever lawfully, equitably or otherwise claiming through the SELLERS.
3. THE SELLERS further covenant with the PURCHASER to save the PURCHASER harmless, indemnify and keep PURCHASER indemnified from or against all encumbrances, charges, damages, liens, claims, demands and equities whatsoever, and at all times hereafter at the request of the PURCHASER to execute all such acts, deeds, things and assurances whatsoever for further and more perfectly assuring the SAID PLOT NO. M-2 and every part/s thereof UNTO AND TO THE USE of the PURCHASER, as shall or may be reasonably required.
4. THE SELLERS do hereby assure the PURCHASER that the SELLERS have an absolute, valid and marketable title and have absolute right, full power and absolute authority to sell, release, transfer and convey the SAID PLOT NO. M-2.
5. THE SELLERS do hereby assure the PURCHASER that the SELLERS have not created any charge or encumbrances on the SAID PLOT NO. M-2 hereby sold nor is there any lien, charge or claim on the SAID PLOT NO. M-2 or on said Property or any part thereof in the course of Judicial or Quasi Judicial proceedings.



[Handwritten signature]

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Cont 9/-

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6. THE SELLERS do hereby further assures the PURCHASER that the SELLERS have not entered into any agreement with any other person/persons/body of individuals for the sale or transfer by any other nature of the SAID PLOT NO. M-2 or any part thereof and THE SELLERS, their successors-in-interest, liquidators, executors, administrators and assigns covenant with the PURCHASER to indemnify the PURCHASER from or against all encumbrances, charges, defeats and equities whatsoever or any third party claim from any person on the SAID PLOT NO. M-2 hereby sold and/or any part thereof and further covenant that if on account of defect of title of THE SELLERS, the PURCHASER is deprived of the SAID PLOT NO. M-2 hereby sold or any part thereof then they, THE SELLERS undertake to compensate totally for all the losses and damages sustained by the PURCHASER.
7. THE SELLERS assures the PURCHASER that there are no arrears of any tax and/or dues payable on the SAID PLOT NO. M-2 to any other Local or Government body. Similarly the SAID PLOT NO. M-2 or any part thereof is not the subject matter of any dispute mundcarial claims or tenancy rights etc., or land acquisition or forest land or any part thereof is proposed for any land acquisition or forest land.
8. THE SELLERS do hereby consent and give NO OBJECTION to include the name of the PURCHASER in the Record of Rights/Form I & XIV with respect to the said Property by way of mutation as well as for re-survey, demarcation, amalgamation and partition as may be required.



[Signature]

[Signature]

Cont 10/-

[Signature]

SCHEDULE-I
(DESCRIPTION OF SAID PROPERTY)

ALL THAT property known as "ARADICHEM BATT" situated in ward Gaunsawado, within the jurisdiction of the Mapusa Municipal Council, Taluka Bardez, North Goa District, State of Goa, which property is described in the Land Registration office under no. 13969 at Folio 106V of Book B 36 new and having old cadastral no. 1693, consisting therein two residential houses bearing nos. 31/6 & 32/6 and presently the said property is surveyed under Chalta no. 7 P.T. Sheet no. 108 of City Survey Mapusa-Goa, admeasuring an area of 2652 sq. mts., and bounded as follows:-

East: By properties bearing Chalta no. 8 P.T. Sheet no. 108 & Chalta no. 10 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

West: By properties bearing Chalta no. 1 P.T. Sheet no. 108 & Chalta no. 6 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

North: By property bearing Chalta no. 23 P.T. Sheet no. 100 of city Survey Mapusa-Goa;

South: By road;

SCHEDULE - II
(DESCRIPTION OF SAID PLOT NO. M-2)

All that SAID PLOT NO. M-2 admeasuring an area of 1502 sq. mts., forming the part and parcel of the said property described in schedule-I mentioned hereinabove and the SAID PLOT NO. M-2 is shown in red colour on the plan annexed to this Deed and the same is bounded as under:-

East: By properties bearing Chalta no. 8 P.T. Sheet no. 108 & Chalta no. 10 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

West: By properties bearing Chalta no. 1 P.T. Sheet no. 108 & Chalta no. 6 P.T. Sheet no. 108 of city Survey Mapusa-Goa;

North: By property bearing Chalta no. 23 P.T. Sheet no. 100 of city Survey Mapusa-Goa;

South: By PLOT M-1 of the said property;

And the same is shown in red colour on the plan annexed to this Deed.

IN WITNESS WHEREOF all the parties herein have made and signed this Deed of Sale on the date, day and year hereinabove mentioned out of their own free will and after fully understanding the contents thereof and in the presence of two attesting witnesses who have signed below.

Cont 11/-



Signed and Delivered by the within named SELLERS:




(MR. DATTARAM GANAPADKAR)
Partner of the S.K. CONSTRUCTIONS

L.H.F.I.:

R. H.F.I.



1. _____ 1. _____



2. _____ 2. _____



3. _____ 3. _____



4. _____ 4. _____



5. _____ 5. _____




Cont 12/-



Signed and Delivered by the within named SELLERS:




(MR. KIRAN DATTARAM PEDNEKAR)

Partner of the S.K. CONSTRUCTIONS

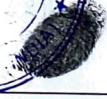
L.H.F.I.:

R. H.F.I.:

1.  1. 

2.  2. 

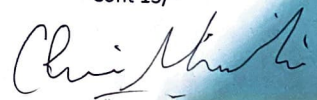
3.  3. 

4.  4. 

5.  5. 




Cont 13/-




SIGNED, SEALED AND DELIVERED by the withinnamed PURCHASER.



Chhaahni Misra
(MRS. CHHAHNI MISRA)

L.H.F.I.:

R. H.F.I.:

1.  1. 

2.  2. 

3.  3. 

4.  4. 

5.  5. 

[Signature]

[Signature]

Chhaahni Misra

Cont 14/-



IN THE PRESENCE OF THE WITNESSES: -

1. Mr. Shivadatta V. Pednekar *Sh*

2. Mr. Gopal Lamani *Gopal*

[Signature]



[Signature]

Chiranjeevi



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



Plan showing photo situated at
Mapusa City of Banker Taluka
P.T. Sheet No. 108 / Chula No. 7
Scale 1:500

Sheet No. 627

23/100
13/101
71/08
1/108
9/108

(Signed M. P. Kulkarni)
Inspector of Survey &
Land Records



Consent By: *[Signature]* Author: (P/Ma Co. II)
On: 22-01-2020

Consent By: *[Signature]*

[Handwritten signature]



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Bardez

Print Date & Time : - 28-Dec-2020 12:12:20 pm

Document Serial Number :- 2020-BRZ-3551

Presented at 12:12:52 pm on 28-Dec-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	245000
2	Registration Fee	175000
3	Mutation Fees	2500
4	Processing Fee	540
Total		423040

Stamp Duty Required : 245000/-

Stamp Duty Paid : 245000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	DATTARAM GANPAT PEDNEKAR , Father Name:GANPAT PEDNEKAR, Age: 55, Marital Status: , Gender:Male, Occupation: Business, Address1 - HNO 274, VERLA CANCA BARDEZ GOA, Address2 PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	CHHAAHNI MISRA , Father Name:KHAILAS MISRA, Age: 42, Marital Status: Married , Gender:Female, Occupation: Business, Address1 - FLAT NO. AS-4, CALANGUTE BELLAGIO RESI, BEHIND PIZZA HUT, Address2 - , PAN No.: [REDACTED]			
2	DATTARAM GANPAT PEDNEKAR , Father Name:GANPAT PEDNEKAR, Age: 55, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - office no 6 staywell appt verla canca bardez goa, Address2 - mapusa bardez goa, PAN No.: [REDACTED]			
3	DATTARAM GANPAT PEDNEKAR , Father Name:GANPAT PEDNEKAR, Age: 55, Marital Status: , Gender:Male, Occupation: Business, Address1 - HNO 274, VERLA CANCA BARDEZ GOA, Address2 PAN No.: [REDACTED] , as Power Of Attorney Holder for DATTARAM GANPAT PEDNEKAR			

Party Name and Address	Photo	Thumb	Signature
KIRAN DATTARAM PEDNEKAR , Father Name: DATTARAM PEDNEKAR , Age: 32, Marital Status: , Gender: Male, Occupation: Business, Address1 - HNO.274, VERLA CANCA BARDEZ GOA, Address2 PAN No.: [REDACTED], as Power Of Attorney Holder for DATTARAM GANPAT PEDNEKAR			

Witness:

We individually/Collectively recognize the Purchaser, Builder,

Party Name and Address	Photo	Thumb	Signature
Name: Shivadatta Vinayak Pednekar , Age: 57, DOB: 1962-10- Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403507, HNO. 211, Near Bodeshwar Temple, Mapusa, Bardez, North Goa, Goa			
Name: Gopal Lamani , Age: 33, DOB: 1986-08-24 , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Married , Address: 403510, HNO.T-26, HNO.T-26, Ucassaim, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2020-BRZ-3551



Book :- 1 Document

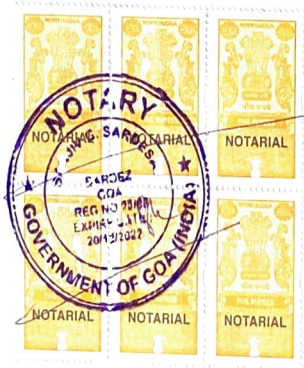
Registration Number :- **BRZ-1-3442-2020**

Date : 28-Dec-2020



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

SUB-REGISTRAR
BARDEZ



CERTIFIED TO BE A TRUE COPY OF
ORIGINAL / CERTIFIED COPY

Sanjiv
SANJIV G. SARDESAI
NOTARY

REG. NO. 751 DATE 16 MAR 2022