

(Rupees:- Twenty Lakh Only)

Phone No: 9822120614  
Sold To/Issued To:  
Sudin Naguesh Verenker  
For Whom/ID Proof:  
581767502719



JUN-01-2024 12:14:20

₹ 2000000/-

TWO ZERO ZERO ZERO ZERO ZERO ZERO

30182481717244040588-00008847  
3018248 35/02/04/2024-RD1

Name of Purchaser Sudin Naguesh Verenker

3/68

₹ CITIZEN CREDIT CO-OP. BANK LTD.



*Sudin*  
Authorized Signatory



**DEED OF SALE**

*(Initial) - H. P. S. S. Verenker Utkar*

(Kupens:- Ten Lakhs Only)

Phone No: 9822120614  
Gold To/Issued To:  
Sudin Naqush Verenk  
For Photo/ID Proof:  
981767502719



JUN-01-2024 12:14:32

₹ 1000000/-

ONE ZERO ZERO ZERO ZERO ZERO ZERO

Other  
38152481717344073800-00009848  
3815248 06/02/04/2021-RC1

Name of Purchaser: Sudin Naqush Verenk

For CITIZEN CREDIT CO-OP. BANK LTD.



Sudin Verenk  
Authorized Signatory



**DEED OF SALE**

Sudin Verenk     Sudin Verenk     Utkarsh Verenk

(Rupees :- Twenty lakhs Only)

Phone No: 9822120629  
Sold To/Issued To:  
Vibhav Real Estate  
For Whom/ID Proof:  
AAIFV2802K



MAY-10-2024 11:10:67

₹ 2000000/-  
TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other:  
38162481717007487516-00008827  
3819248 38/02/04/2021-RD1

For CITIZEN CREDIT CO-OP. BANK LTD.



*Kante*  
Authorised Signatory



**DEED OF SALE**

*(Initial)* *[Signature]* *[Signature]* *[Signature]* *Ullas*

(Rupees:- Ten Lakhs Only)

Phone No: 9822120629  
Sold To/Issued To:  
Vibhav Real Estate  
For Khom/ID Proof:  
AAIFV2802K



MAY-30-2024 11:11:14

₹ 1000000/-  
ONE ZERO ZERO ZERO ZERO ZERO ZERO

38162481717067474686-00008828  
3816248 35/02/04/2021-KOI

For CITIZENCREDIT CO-OP. BANK LTD.



*Kroni*  
Authorised Signatory



**DEED OF SALE**

*(Handwritten signatures)*

This **DEED OF SALE** is made at Margao, Goa on this Third day of the month of June of the year Two Thousand Twenty-Four (**03.06.2024**)

**BETWEEN**

1. Mr. **VISNUDAS CRISNA CARO** alias **VISHNUDAS KRISHNA KARE**, son of late Crisna Naraina Caro alias Crisna Sinai Caro, aged about 68 years, businessman, Indian National holding Income Tax PAN [REDACTED] and Aadhaar Card No. [REDACTED]; mobile No. [REDACTED] and his wife,
2. Mrs. **PODMAVOTI VISNUDAS CARO** alias **PADMAVATI VISHNUDAS KARE**, daughter of late Ganyasham Dhond, aged about 66 years, housewife holding Income Tax PAN [REDACTED] and Aadhaar Card No. [REDACTED]; mobile No. [REDACTED], both residents of House No. 649-B, "Vishnukrupa", Gogol, Margao, Goa-403 602; herein represented by her husband **VISHNUDAS KRISHNA KARE**, by virtue of Power of Attorney dated 25th April 2006 vide registered no. 2918/2006 executed before Notary Mohan A Redkar, Notary Margao, state of Goa (India) both hereinafter referred to as "**the VENDORS**" (which expression, unless repugnant to the context or meaning thereof shall mean and include all their heirs, successors, legal representatives, executors, administrators and assigns) of the **FIRST PART**.



**AND**

M/s. **VIBHAV REAL ESTATE**, a Partnership Firm duly constituted under The Indian Partnership Act, 1932 and registered with the Registrar of Firms at Margao, Goa, under Registration No. MGO-F229-2010; with its principal place of business at Margao,

*(Handwritten signatures and initials in blue ink)*

Goa, holding Income Tax PAN [REDACTED]; herein duly represented by its all three Partners, (i) Smt. **SUREKHA PUNDALIK PARKAR**, daughter of Dharma Chandru Kurtarkar, aged about 66 years, Businessperson, Indian National holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED], residing at House No. 1898, Borda, Margao, Goa-403 602, (ii) Shri. **VIBHAV PUNDALIK PARKAR**, son of Pundalik Tukaram Parkar, aged about 35 years, Businessman, Indian National holding PAN Card No. [REDACTED] and Aadhaar Card No. [REDACTED] residing at House No. 1898, Borda, Margao, Goa-403 602 and (iii) Shri. **PUNDALIK TUKARAM PARKAR**, son of late Tukaram Anant Parkar, aged about 69 years, Businessman, Indian National holding Income Tax PAN [REDACTED] and Aadhaar Card No. [REDACTED], residing at House No. 1898, St. Joaquim Road, Borda, Margao, Goa-403 602; hereinafter referred to as “**the FIRST PURCHASER**” (which expression, unless repugnant to the context or meaning thereof, shall include all its partners, successors, administrators, executors and assigns) of the **SECOND PART**;



**AND**

Shri. **SUDIN VERENKAR**, son of late Naguesh Surya Verenkar, aged about 60 years, Businessman, Indian National holding Income Tax PAN [REDACTED] and Aadhaar Card No. [REDACTED], residing at House No. 196, Chandor, Salcete, Goa-403 714; hereinafter referred to as “**the SECOND PURCHASER**” (which expression, unless repugnant or contrary to the context or meaning thereof, shall include all his heirs, successors, administrators, executors and assigns) of the **THIRD PART**;

*[Handwritten signatures in blue ink]*

WHEREAS there existed in Ward Gogol of Margao town, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa four erstwhile big lands, adjacent to each other, which were separately described in the Land Registration Office of Salcete Judicial Division, under Description Nos. 456, 457, 458 & 459 of Book B 2 of the new series;

AND WHEREAS all the said four lands under Description Nos. 456, 457, 458 & 459 of Book B 2 of the new series, were jointly owned by (i) Iro Sinai Caro, (ii) Quessoia Sinai Caro and (iii) Santeri Sinaina, on account of purchase made by them from one Madeva Sinai Caro, as found so inscribed under Inscription No. 108 of Book G 1 dated 17.02.1883 of the Land Registration Office of Salcete;

AND WHEREAS, upon the death of the registered co-owner of all those bigger properties, by name Iro Sinai Caro and his wife, Rada, Inventory Proceedings were initiated in the Civil Court of Salcete and in such proceedings half of his  $\frac{1}{3}$ <sup>rd</sup> share (i.e.  $\frac{1}{6}$ <sup>th</sup> share) in the lands under Description Nos. 456 & 458 of Book B 2 of the new series was allotted to Narana Visnum Sinai Caro, and remaining  $\frac{1}{2}$  of his  $\frac{1}{3}$ <sup>rd</sup> share (i.e.  $\frac{1}{6}$ <sup>th</sup> share) in the said lands under Description Nos. 456 & 458 of Book B 2 of the new series, was allotted to Voicunta Visnum Sinai Caro, as recorded in the Inscription Nos. 18854 & 18855 of Book G 24 dated 19.06.1923 of the Land Registration Office of Salcete;



*(Signature)* *(Signature)* *(Signature)*

AND WHEREAS the second co-owner of the said four bigger lands by name Quessoa Sinai Caro was married in the first nuptial to one Chandrabaga, and upon death of the said Chandrabaga the 1/3<sup>rd</sup> shares of said Quessoa Sinai Caro in Descriptions No. 456 & 458 of Book B 2 of new series, were allotted exclusively to said Quessoa Sinai Caro himself, and his 1/3<sup>rd</sup> share in the other two bigger lands under Description Nos. 457 & 459 were allotted to his son, Data Quessoa Sinai Caro, who along with his wife, Priaga, later on sold the said 1/3<sup>rd</sup> share in the said lands under Description Nos. 457 & 459 to Mr. Narana Visnum Sinai Caro and Voicunta Visnum Sinai Caro, as recorded under Inscription No. 17882 of Book G 23 of the Land Registration Office of Salcete;

AND WHEREAS, subsequently, the said Quessoa Sinai Caro married in the second nuptial to one Godavari, and upon death of the said Quessoa Sinai Caro, the said Godavari instituted Inventory Proceedings for distribution of his assets in the Civil Court of Salcete, in which proceedings, the said 1/3<sup>rd</sup> shares of Quessoa Sinai Caro in the lands under Description Nos. 456 & 458 of Book B 2 of new series were allotted to his two daughters by names Coliana Sinai Caro alias Ramabay Visnum Poi Raiturcar, and Gulaba Sinai Caro alias Rucminim Naique, who both together with their husbands respectively named Visnum Poi Raiturcar and Visnum Narayan Naique, sold the 1/3<sup>rd</sup> shares in the lands under Description No. 456 & 458 to Narana Visnum Sinai Caro and Voicunta Visnum Sinai Caro, as can be found recorded in Inscription No. 13774 of Book G 18 of the Land Registration Office of Salcete;



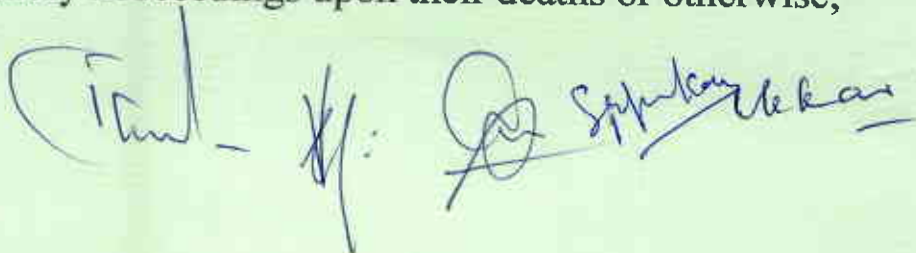
*(Signature)* *of* *Quessoa Sinai Caro*

AND WHEREAS the third co-owner, Mrs. Santeri Sinaina, was properly known as Santeri Sinaina Caro and she was married to Mr. Narana Sinai Caro;

AND WHEREAS, upon death of the said Santeri Sinaina as also her husband, Narana Sinai Caro, the assets left behind by them were partitioned by their heirs by a Partition Deed, in which their 1/3<sup>rd</sup> shares in all the said four bigger lands bearing Description Nos. 456, 457, 458 & 459 of Book B 2 of New Series, were exclusively allotted to their grandsons, namely, the said Narana Visnum Sinai Caro and Voicunta Visnum Sinai Caro as recorded in Inscription No. 15891 of Book G 20 of the Land Registration Office of Salcete;

AND WHEREAS, on account of above mentioned devolution of rights, the said Narana Visnum Sinai Caro became the owner in possession of 1/2 share in the lands described under No. 456 & 458 of Book B 2 of new series and 1/3<sup>rd</sup> share in the lands described under Nos. 457 and 459 of Book B 2 of new series; and the said Voicunta Visnum Sinai Caro also became the owner in possession of the remaining 1/2 share in the lands described under No. 456 & 458 of Book B 2 of new series and 1/3<sup>rd</sup> share in the lands described under Nos. 457 and 459 of Book B 2 of new series;

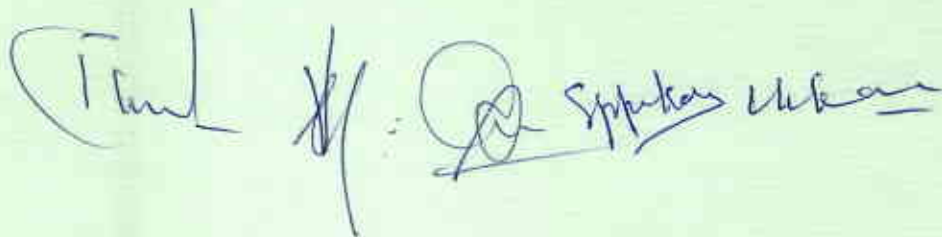
AND WHEREAS the Land Registration Records do not have any mention as to whom the balance 1/3<sup>rd</sup> shares of the co-owner Iro Sinai Caro and/or his wife, Rada, in the Land Registration Description No. 457 & 459 of Book B 2 of New Series were allotted in the Inventory Proceedings upon their deaths or otherwise;




AND WHEREAS, however, the endorsement at the bottom of the Land Registration Description Nos. 457 & 458 of Book B 2 of new series of the Office of Land Registrar of Salcete, mentions that 1/6<sup>th</sup> parts of the lands under Land Registration Description Nos. 457 & 459 of Book B 2 of new series, corresponds to 1/2 of the land enrolled under Matriz No. 1087, which means that the land enrolled under Matriz No. 1087 is a distinct and separated land formed out of union of 2/3<sup>rd</sup> parts of the lands described under the said Description Nos. 457 & 459, which 2/3<sup>rd</sup> shares exclusively belong to the said Narana Visnum Sinai Caro and Voicunta Visnum Sinai Caro;

AND WHEREAS, on perusal of Matriz records it can be seen that the lands under Matriz Nos. 1085 & 1087 of Margao town situated at Gogol were initially recorded in the name of Indira Sinai Caro; and the lands under Matriz Nos. 1086 & 1088 of Margao town at Gogol are recorded in the name of Narana Sinai Caro;




AND WHEREAS the Public Deed of "Escritura de Doacao, Venda e Troca" (Deed of Gift, Sale and Exchange) drawn on 15.01.1961 by the Interim Notary of Salcete, Mr. Raul Gerson Purificacao de Santa Rita Vas, shows that the said Indira Sinai Caro was the widow of the above said ultimate co-owner by name Voicunta Visnum Sinai Caro; and in the said Deed executed by the said Indira Sinai Caro with participation of the heirs of Voicunta Visnum Sinai Caro along with their spouses, Mr. Jairam Voicunt Sinai Caro (son of the said Voicunta Visnum Sinai Caro) and his wife, sold to his brother, Vasant Sinai Caro his 1/4<sup>th</sup> shares in the





lands described under Nos. 456 & 458 stating the said 1/4<sup>th</sup> shares in both the said properties correspond to 1/2 share of the land enrolled under No.1085, which means that the land under Matriz No. 1085 comprises of only 1/2 share belonging to Voicunta Visnum Sinai Caro, out of which 1/2 share (net 1/4<sup>th</sup> share) was allotted to Jairam Voicunt Sinai Caro, upon death of Voicunta Visnum Sinai Caro, which he sold to his brother Vasant Visnum Sinai Caro, to whom probably the other half share (net 1/4<sup>th</sup> share), was allotted upon death of Voicunta Visnum Sinai Caro;

AND WHEREAS, although no documents are traced to establish that the land under Matriz No. 1085 corresponds to 1/2 share of Voicunta Visnum Sinai Caro in the lands described under Nos. 456 & 458 of Book B 2 of new series, recording of the name of Indira Sinai Caro i.e. widow of Voicunta Visnum Sinai Caro against Matriz No. 1085, exclusively, read with the endorsement under Description Nos. 456 & 458 of Book B 2 of new series of the Land Registration Office of Salcete to the effect that 1/4<sup>th</sup> shares in the lands described under No. 456 & 458, taken together, correspond to 1/2 of Matriz No. 1085 recorded in the name of widow of Voicunta Visnum Sinai Caro, clearly suggest that 1/2 share of Voicunta Visnum Sinai Caro in Description Nos. 456 & 458, was actually separated so as to form the land under Matriz No. 1085, and such view is further supported from the fact that immediately next Matriz No. 1086 is exclusively enrolled in the name of the other co-owner of the 1/2 share in the said Description Nos. 456 & 458 i.e. in the name of Narana Sinai Caro;



AND WHEREAS, therefore, it stands established that the lands under Description Nos. 456 & 458 of Book B 2 of new series were actually partitioned between Voicunta Visnum Sinai Caro and Narana Visnum Sinai Caro, and the land apportioned to the  $\frac{1}{2}$  share of Voicunta Visnum Sinai Caro is separately enrolled under Matriz No. 1085 and the land apportioned to the  $\frac{1}{2}$  share of Narana Visnum Sinai Caro is separately enrolled under Matriz No. 1086;

AND WHEREAS the said Public Deed of "Escritura de Doacao, Venda e Troca" (Deed of Gift, Sale and Exchange) drawn on 15.01.1961 by the Interim Notary of Salcete, Mr. Raul Gerson Purificacao de Santa Rita Vas, shows that the said Indira Sinai Caro was the widow of the said Voicunta Visnum Sinai Caro; and in the said Deed executed by the said Indira Sinai Caro with participation of the heirs of Voicunta Visnum Sinai Caro along with their spouses, Mr. Jairam Voicunt Sinai Caro (son of the said Voicunta Visnum Sinai Caro) and his wife, also sold to his brother, Vasant Sinai Caro his  $\frac{1}{6}$ <sup>th</sup> shares in the lands described under Nos. 457 & 459 stating the said  $\frac{1}{6}$ <sup>th</sup> shares in both the said properties correspond to  $\frac{1}{2}$  share of the land enrolled under No.1087, which means that the land under in Matriz No. 1087 comprises of only  $\frac{1}{3}$ <sup>rd</sup> share belonging to Voicunta Visnum Sinai Caro, out of which  $\frac{1}{2}$  share (net  $\frac{1}{6}$ <sup>th</sup> share) was allotted to Jairam Voicunt Sinai Caro, upon death of Voicunta Visnum Sinai Caro, which he sold to his brother Vasant Visnum Sinai Caro, to whom probably the other half share (net  $\frac{1}{6}$ <sup>th</sup> share), was allotted upon death of Voicunta Visnum Sinai Caro;



*Raul Gerson Purificacao de Santa Rita Vas*

AND WHEREAS, although no documents are traced to establish that Matriz No. 1087 corresponds to 1/3<sup>rd</sup> share of Voicunta Visnum Sinai Caro in the lands described under Nos. 457 & 459 of Book B 2 of new series, recording of the name of Indira Sinai Caro i.e. widow of Voicunta Visnum Sinai Caro against Matriz No. 1087, exclusively, read with the endorsement under Description Nos. 456 & 458 of Book B 2 of new series of the Land Registration Office of Salcete to the effect that 1/6<sup>th</sup> shares in the lands described under No. 457 & 459, taken together, correspond to 1/2 of Matriz No. 1087 recorded in the name of widow of Voicunta Visnum Sinai Caro, clearly suggest that 1/3<sup>rd</sup> share of Voicunta Visnum Sinai Caro in Description Nos. 457 & 459, was actually separated so as to form the land under Matriz No. 1087, and such view is further supported from the fact that immediately next Matriz No. 1088 is exclusively enrolled in the name of the other co-owner of the 1/3<sup>rd</sup> share in the said Description Nos. 457 & 459 i.e. in the name of Narana Sinai Caro;

AND WHEREAS, therefore, it stands established that the lands under Description Nos. 457 & 459 of Book B 2 of new series were actually partitioned between Voicunta Visnum Sinai Caro and Narana Visnum Sinai Caro, and the land apportioned to the 1/3<sup>rd</sup> share of Voicunta Visnum Sinai Caro is separately enrolled under Matriz No. 1087 and the land apportioned to the 1/3<sup>rd</sup> share of Narana Visnum Sinai Caro is separately enrolled under Matriz No. 1088;

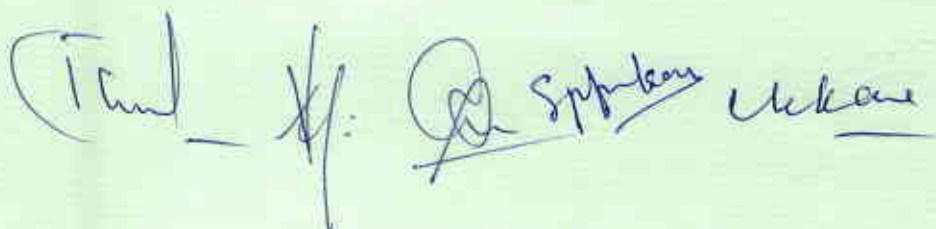
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AND WHEREAS, upon death of the said Narana Visnum Sinai Caro and his wife, Padmavati Caro, Inventory Proceedings No. 89/1986 were initiated in the Court of the Civil Judge, Senior Division, Margao, by his son, Krishna Narana Kare wherein the interest of the said Narana Visnum Sinai Caro in the above mentioned lands described under Nos. 456, 457, 458 & 459 were listed under Items No. 1 to 4 and were allotted to his four sons by names Krishna Naraina Kare, Prabacar Naraina Kare, Srinivassa Naraina Kare and Sadanand Naraina Kare, in the proportion of 1/4<sup>th</sup> share each;

AND WHEREAS the said Krishna Naraina Kare, properly known Krishna Naraina Caro expired on 01.08.1990, leaving behind him his widow, Manicabai Sinai Kare as his moiety sharer, and as his universal heirs he left only his two sons by names Visnudas Krishna Caro married to Podmavati Visnumdas Caro and Naraina Krishna Caro (then a bachelor) as declared in the "Notarial Deed of Declaration for Succession of Heirs" drawn by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 27.09.1990 of his Deeds Book No. 1331;

AND WHEREAS the said Srinivassa Naraina Kare, expired on 14.06.1991 in the unmarried state, without leaving any ascendants or descendants, but by appointing his nephews, being the above named Visnudas Krishna Caro and Naraina Krishna Caro (sons of his above mentioned brother Krishna Naraina Kare) as his sole and universal heirs in an open Will, as declared in the "Notarial

 Registrar of Salcete, Goa



Deed of Declaration of Succession” drawn by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 11.07.1991 at pages 78 (reverse) onwards of his Deeds Book No. 1335;

AND WHEREAS the said Sadanand Naraina Kare, expired on 07.04.1998 in the unmarried status, without leaving any ascendants or descendants, but by appointing his nephews, being the above named Visnudas Krishna Caro and Naraina Krishna Caro (sons of his above mentioned brother Krishna Naraina Kare) as his sole and universal heirs in an open Will, as declared in the “Notarial Deed of Declaration of Succession of Heirs” drawn by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 06.07.1998 at pages 13 (reverse) onwards of his Deeds Book No. 1396;

AND WHEREAS the said Prabacar Naraina Kare, expired on 10.08.2001 in the unmarried status, without leaving any ascendants or descendants, but by appointing his nephews, being the above named Visnudas Krishna Caro and Naraina Krishna Caro (sons of his above mentioned brother Krishna Naraina Kare) as his sole and universal heirs in an open Will, as declared in the “Notarial Deed of Succession” drawn by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 07.09.2001 at pages 71 onwards of his Deeds Book No. 1427;



*(Handwritten signatures)*

AND WHEREAS, thus, the interests of said Narana Visnum Sinai Caro, viz. separated  $\frac{1}{2}$  shares in the lands described under Description Nos. 456 and 458 of Book B2 of new series, which separated shares are exclusively and jointly enrolled under Matriz No. 1086 and the separated  $\frac{1}{3}$ <sup>rd</sup> shares in the lands described under Description Nos. 457 and 459 of Book B2 of new series, which separated shares are exclusively and jointly enrolled under Matriz No. 1088, devolved exclusively upon the said Visnudas Krishna Caro and Naraina Krishna Caro;

AND WHEREAS the said lands corresponding to shares of Narana Visnum Sinai Caro, which were devolved exclusively upon the said Visnudas Krishna Caro and Naraina Krishna Caro, are jointly surveyed under Chalta No. 19 of P.T. Sheet No. 119, Sub-divisions 1 & 2 of Chalta Nos. 15 of P.T. Sheet No. 120, Chalta Nos. 1, 2 & 3 of P.T. Sheet No. 121, Chalta No. 7 and Sub-division 15 of Chalta No. 1 of P.T. Sheet No. 128, and Chalta Nos. 27, 28 & Sub-Division 2 of Chalta No. 1 of P.T. Sheet No. 129 of Margao City Survey;

AND WHEREAS the said lands of the share of Narana Visnum Sinai Caro and now belonging to Visnudas Krishna Caro and Naraina Krishna Caro, were the subject matter of partition in the Inventory filed by the said Visnudas Krishna Kare for the distribution of the assets left behind by the said Krishna Naraina Kare, Prabhakar Naraina Kare, Srinivassa Naraina Kare and





Sadanand Naraina Kare, in which the said lands were partitioned into several plots, as listed under Items No. 1 to 7 of the List of Assets settled by the 1<sup>st</sup> Addl. Civil Judge, Senior Division, Margao, in the said Inventory Proceedings bearing old Inventory Proceedings No.97/02 renumbered as new Inventory Proceedings No. 21/03, and in the Consent Decree passed by the said Court in the said Proceedings on 19.07.2005, inter alias, the Plot No. T identified as 1(e) forming part of Item No. 1 of the List of Assets in the said Inventory Proceedings was allotted exclusively to **the VENDORS** herein and the said Plot T of Item No. 1(e) is fully described in the **SCHEDULE I** hereto and identified with red coloured boundaries in the Plan annexed hereto;

AND WHEREAS, in the Margao City Survey Records in Form D (Property Card) the land described in the **SCHEDULE I** hereto has been finally recorded as owned by **the VENDORS**;

AND WHEREAS, **the VENDORS** agreed to sell the said land described in **SCHEDULE I** hereto, in the existing conditions for the purposes of developing the said land by constructing therein a multi-storeyed RCC framework and pending the execution of Sale Deed it was agreed that the sanad for conversion of use of land shall be obtained by the **FIRST PURCHASER** and **the SECOND PURCHASER** in the name of **the VENDORS** for which purpose all the expenditure and charges shall be borne by **the FIRST PURCHASER** and **the SECOND PURCHASER**;




AND WHEREAS, at the cost provided by the **FIRST PURCHASER** and the **SECOND PURCHASER**, the **VENDORS** have obtained from the Addl. Collector, South Goa District, Sanad for conversion of the Land described in **SCHEDULE I** hereto for residential purposes, which bears No. CAD2SAN11-23-231/53 dated 09.02.2024;

AND WHEREAS the **VENDORS** have agreed to sell to the **FIRST PURCHASER** and the **SECOND PURCHASER** in equal, ideal and undivided shares i.e. half share each, of the property described in **SCHEDULE I** hereto and the **FIRST PURCHASER** and the **SECOND PURCHASER** have agreed to purchase from the **VENDORS** such shares in the property described in **SCHEDULE I** hereto, the terms and conditions hereinafter mentioned.

NOW THIS DEED OF SALE WITNESSES AS UNDER: -

1. For the total price consideration of Rs. 10,00,00,000/- (**RUPEES TEN CRORES ONLY**), partly to be paid in money form and partly to be paid in kind by the **FIRST PURCHASER** and the **SECOND PURCHASER** to the **VENDORS** in the manner stated in **SCHEDULE III** hereto, the **VENDORS** and each of them do hereby **CONVEY, TRANSFER and ASSIGN UNTO** and in favour of the **FIRST PURCHASER** and the **SECOND PURCHASER**, jointly and in equal ideal shares the said property described in **SCHEDULE I** hereto, free of all




encumbrances, charges, etc. so that **the FIRST PURCHASER** and **the SECOND PURCHASER** shall jointly HAVE, OWN, POSSESS and ENJOY the said property described in **SCHEDULE I** hereto, as the absolute owners thereof and free of all claims, demands, rights, interest, whatsoever, from any party or person including any person or party claiming through **the VENDORS** or any one of them, or otherwise and from the date of this Deed **the FIRST PURCHASER** and **the SECOND PURCHASER** shall be entitled to all rights and interest, advantages, benefits, privileges, etc. available to the Land hereby sold or to the holder or occupier of the said property described in **SCHEDULE I** hereto.

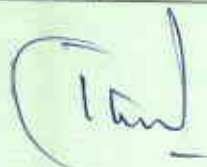


2. **The FIRST PURCHASER** and **the SECOND PURCHASER** have purchased the property described in **SCHEDULE I** hereto for the purposes of developing the said property by constructing therein a building project consisting of a single building of multi-storeyed RCC framework consisting of a basement floor providing Car-parking lots, ground floor partly consisting of Shops along with part of the stilt floor also providing for the Car-parking lots, remaining ground floor consisting of Shops, the first floor, the second floor, the third floor, the fourth floor, fifth floor, sixth floor, seventh floor and eighth floor consisting of residential flats, a common Club-house and a common Administrative Office to be situated in the stilt floor and the ground floor, respectively.



3. The **FIRST PURCHASER** and the **SECOND PURCHASER** have paid to the **VENDORS** the amount of **Rs. 2,00,00,000/- (Rupees Two Crores only)** out of the abovementioned price consideration of **Rs.10,00,00,000/- (Rupees Ten Crores only)** as an advance, in the following manner: -




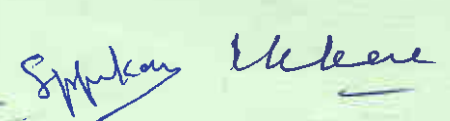
Srl.	Payer	Mode	Payee	Amount (Rs.)
1.	<b>The FIRST PURCHASER</b>	By Cheque No. 094207 dated 10.09.2022 drawn on Ponda Branch of Axis Bank	member No. 1 of the <b>VENDORS</b> already paid and acknowledged	<b>5,00,000/-</b>
2.	<b>The SECOND PURCHASER</b>	By Cheque No. 000074 dated 10.09.2022 drawn on Chandor Branch of HDFC Bank	member No. 1 of the <b>VENDORS</b> already paid and acknowledged	<b>5,00,000/-</b>

(1)   



3.	<b>The FIRST PURCHASE R</b>	By Cheque No. 294087 dated 05.05.2024 drawn on Ponda Branch of Bicholim Urban Co-operative Bank	member No. 1 of the VENDORS already paid and acknowledged	<b>45,00,000/-</b>
4.	<b>The SECOND PURCHASE R</b>	By Cheque No. 000215 dated 05.05.2024 drawn on Chandor Branch of HDFC Bank	member No. 2 of the VENDORS already paid and acknowledged	<b>45,00,000/-</b>



5.	<b>The FIRST PURCHASE R</b>	By Cheque No. 294088 dated 05.07.2024 drawn on Ponda Branch of Bicholim Urban Co-operative Bank	member No. 1 of the VENDORS already paid and acknowledged	<b>50,00,000/-</b>
6.	<b>The SECOND PURCHASE R</b>	By Cheque No. 000216 dated 05.07.2024 drawn on Chandor Branch of HDFC Bank	member No. 2 of the VENDORS already paid and acknowledged	<b>50,00,000/-</b>
			<b>TOTAL</b>	<b>2,00,00,000/-</b>











4. From the balance amount of abovementioned price consideration i.e. **Rs. 5,60,00,000/- (Rupees Five Crores Sixty Lakhs only)**, the FIRST PURCHASER and the SECOND PURCHASER have deposited in the PAN Account of the VENDORS with the Income Tax Department, as the Tax deducted as source the total amount of **Rs. 10,00,000/- (Rupees Ten Lakhs only)** in the following manner: -

Srl.	Details	Amount (Rs.)
1.	Paid by the FIRST PURCHASER in the PAN Account of the Member No. 1 of the VENDORS, against which the Income Tax Department has issued Acknowledgement No. AL03716941 dated 03-06-2024	2,50,000/-
2.	Paid by the FIRST PURCHASER in the PAN Account of the Member No. 2 of the VENDORS, against which the Income Tax Department has issued Acknowledgement No. AL03717534 dated 03-06-2024	2,50,000/-
3.	Paid by the SECOND PURCHASER in the PAN Account of the Member No. 1 of the VENDORS, against which the Income Tax Department has issued Acknowledgement No. AL03960961 dated 07-06-2024	2,50,000/-
4.	Paid by the SECOND PURCHASER in the PAN Account of the Member No. 2 of the VENDORS, against which the Income Tax Department has issued Acknowledgement No. AL03962722 dated 07-06-2024	2,50,000/-
	<b>TOTAL</b>	<b>10,00,000/-</b>



5. The **FIRST PURCHASER** and the **SECOND PURCHASER** shall pay to the **VENDORS Rs. 2,30,00,000/- (Rupees Two Crores Thirty Lakhs only)** in the following manner and in relation thereof the **FIRST PURCHASER** and the **SECOND PURCHASER** have issued in favour of the **VENDORS** their cheques on the date of payments hereinbelow specified: -

1.	<b>The FIRST PURCHASER</b>	Within a period of 6 months from the date of this Deed.	member No. 1 of the <b>VENDORS</b>	<b>10,00,000/-</b>
2.	<b>The SECOND PURCHASER</b>	Within a period of 6 months from the date of this Deed.	member No. 2 of the <b>VENDORS</b>	<b>10,00,000/-</b>
3.	<b>The FIRST PURCHASER</b>	Within a period of 9 months from the date of this Deed.	member No. 1 of the <b>VENDORS</b>	<b>15,00,000/-</b>



*(Handwritten signatures and initials)*

4.	<b>The SECOND PURCHASER</b>	Within a period of 9 months from the date of this Deed.	member No. 2 of the <b>VENDORS</b>	<b>15,00,000/-</b>
5.	<b>The FIRST PURCHASER</b>	Within a period of 12 months from the date of this Deed.	member No. 1 of the <b>VENDORS</b>	<b>15,00,000/-</b>
6.	<b>The SECOND PURCHASER</b>	Within a period of 12 months from the date of this Deed.	member No. 2 of the <b>VENDORS</b>	<b>15,00,000/-</b>
7.	<b>The FIRST PURCHASER</b>	Within a period of 15 months from the date of this Deed.	member No. 1 of the <b>VENDORS</b>	<b>15,00,000/-</b>



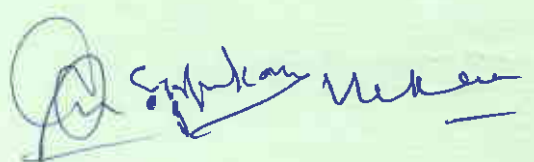






8.	<b>The SECOND PURCHASER</b>	Within a period of 15 months from the date of this Deed.	member No. 2 of the <b>VENDORS</b>	<b>15,00,000/-</b>
9.	<b>The FIRST PURCHASER</b>	Within a period of 18 months from the date of this Deed.	member No. 1 of the <b>VENDORS</b>	<b>15,00,000/-</b>
10.	<b>The SECOND PURCHASER</b>	Within a period of 18 months from the date of this Deed.	member No. 2 of the <b>VENDORS</b>	<b>15,00,000/-</b>
11.	<b>The FIRST PURCHASER</b>	Within a period of 20 months from the date of this Deed.	member No. 1 of the <b>VENDORS</b>	<b>15,00,000/-</b>



12.	<b>The SECOND PURCHASER</b>	Within a period of 20 months from the date of this Deed.	member No. 2 of the <b>VENDORS</b>	<b>15,00,000/-</b>
13.	<b>The FIRST PURCHASER</b>	Within a period of 24 months from the date of this Deed.	member No. 1 of the <b>VENDORS</b>	<b>15,00,000/-</b>
14.	<b>The SECOND PURCHASER</b>	Within a period of 24 months from the date of this Deed.	member No. 2 of the <b>VENDORS</b>	<b>15,00,000/-</b>
15.	<b>The FIRST PURCHASER</b>	Within a period of 27 months from the date of this Deed.	member No. 1 of the <b>VENDORS</b>	<b>15,00,000/-</b>



*(Handwritten signatures and initials)*

16.	<b>The SECOND PURCHASER</b>	Within a period of 27 months from the date of this Deed.	member No. 2 of the <b>VENDORS</b>	<b>15,00,000/-</b>
			<b>TOTAL</b>	<b>2,30,00,000/-</b>

6. In the event, either the **FIRST PURCHASER** or the **SECOND PURCHASER** or both of them commit default in payment of the abovementioned instalments, then the defaulting party shall be liable to pay to the **VENDORS** or any one of them, interest on the defaulted amount at the rate of 12% per annum.
7. For the remaining balance price of **Rs. 5,60,00,000/- (Rupees Five Crores Sixty Lakhs only)**, the **FIRST PURCHASER** and the **SECOND PURCHASER** shall construct for the ownership of the **VENDORS** premises of 5 Shops on the ground floor level, 6 Flats on different floors in the building which the **FIRST PURCHASER** and the **SECOND PURCHASER** shall be erecting in the said building project proposed by them in the said property described in **SCHEDULE-I** hereto. In this regard, it is clearly understood between the parties hereto that to enter into an Agreement to construct and deliver such premises to the **VENDORS**, the **FIRST PURCHASER** and the **SECOND PURCHASER** have to obtain from different authorities such as




South Goa Planning & Development Authority, Margao Municipal Council, Collector of South Goa, Real Estate Regulation Authority, etc. different approvals, licences, permissions, NOCs, etc. in order to ascertain location of such premises to be constructed for **the VENDORS** and carpet area/super built-up area of which such premises. Therefore, it is not possible for **the FIRST PURCHASER** and **the SECOND PURCHASER** to agree upon the particular premises, their locations, their nature etc. Such details shall be available for the parties hereto after obtaining above mentioned approvals, licences, permissions, NOCs, etc. for which it is estimated to consume substantial time of 1 year to 2 years. The parties hereto have agreed upon to enter into the Agreements of Construction & Sale of such premises with all required details identifying the premises agreed to be constructed by **the FIRST PURCHASER** and **the SECOND PURCHASER** for the ownership of **the VENDORS** or their nominees.

8. **The VENDORS** covenant to **the FIRST PURCHASER** and **the SECOND PURCHASER** as follows: -

- a. That they are, jointly, the sole and exclusive owners in possession of the said land, up to the date of execution of this Deed;
- b. That, there are no encumbrances or charges as against the said land;





- c. That, their title and possession in the said land, is valid, subsisting, free, clear and marketable;
- d. That the said land is not the subject matter of any dispute, litigation, attachment, seizure, restrictive order, agreement, mortgage, or any other obligation, onus, charge, etc;
- e. That there are no arrears of land revenue or other amounts payable in respect of the said land, to any government department, any government, semi-government, local authority or other lawful authorities, under any law in force.
9. The market value of the property hereby sold is **Rs. 10,00,00,000/- (Rupees Ten Crores only)** and accordingly stamp duty of Rs. 60,00,000/- (Rupees Sixty Lakhs only).



*[Handwritten signatures]*

**SCHEDULE I**

(Description of property hereby sold)

All that land identified as **Plot T** and separately surveyed under sub-division No. 2 of Chalta No. 1 of P. T. Sheet No. 129 of Margao City Survey comprising of an area of **7,350** square metres, bounded as follows:

East: - By the land bearing Chalta No. 27 of P. T. Sheet No. 129 of Margao City Survey;

West: - By the land bearing Chalta No. 19 of P. T. Sheet No. 119 of Margao City Survey and by road;

North: - By road; and

South: - By the land bearing sub division No.7 of Chalta No. 1 of P. T. Sheet No. 129 of Margao City Survey.



This land is situated in the ward Gogol of the city of Margao falling within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa and the same is a distinct and separated part of the property "Azuleachi Tolloi", which was erstwhile described in four parts under Description Nos. 456, 457, 458 & 459 of Book B No. 2 of New Series of the Land Registration Office of Salcete and enrolled under Matriz Nos. 1087 and 1088 of Margao town.

*(Handwritten signatures and initials)*

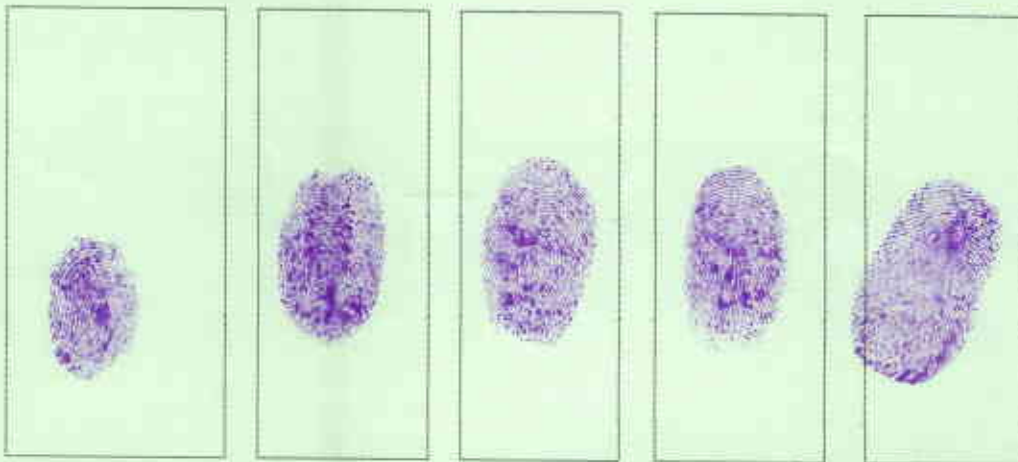
IN WITNESS WHEREOF the parties hereto have hereto set their respective hands to this Deed on the day, month and year first hereinabove mentioned.

SIGNED AND DELIVERED by  
member No. 1 of the  
**VENDORS,**

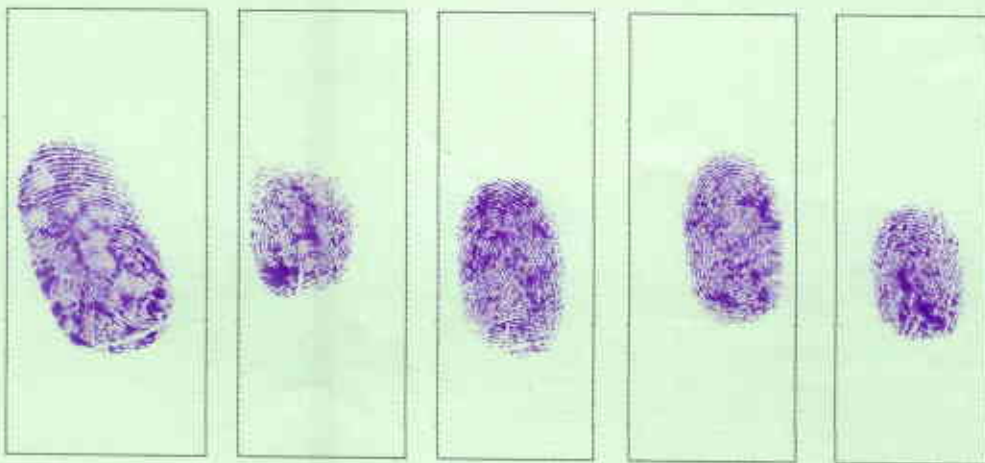
*Ukhar*



(**Visnudas Crisna Caro Alias  
Vishnudas Krishna Kare** For  
self and as attorney of member  
No. 2 of the Vendors Mrs.  
Podmavoti Visnudas Caro Alias  
Padmavati Vishnudas Kare)



(Left Hand Fingerprints of **Visnudas Crisna Caro Alias  
Vishnudas Krishna Kare**)



(Right Hand Fingerprints of **Visnudas Crisna Caro Alias  
Vishnudas Krishna Kare**)



*Ukhar* *Ukhar* *Ukhar* *Ukhar*

SIGNED AND  
DELIVERED by Partner No.  
1 of the **FIRST**  
**PURCHASER**,  
with in named

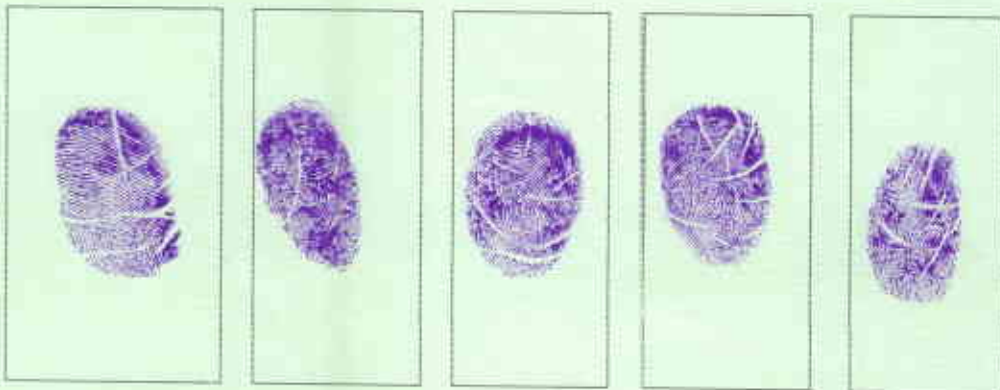


*Surekha*

**(Surekha Pundalik Parkar)**



**(Left Hand Fingerprints of Surekha Pundalik Parkar)**



**(Right Hand Fingerprints of Surekha Pundalik Parkar)**



*(Signature)* *Surekha Pundalik Parkar*

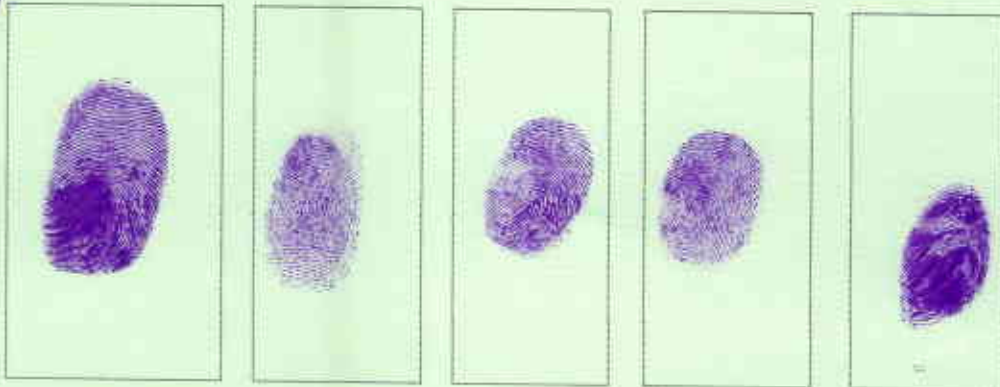
SIGNED AND  
DELIVERED by Partner No.  
2 of the **FIRST**  
**PURCHASER**,  
with in named



**(Vibhav Pundalik Parkar)**



**(Left Hand Fingerprints of Vibhav Pundalik Parkar)**



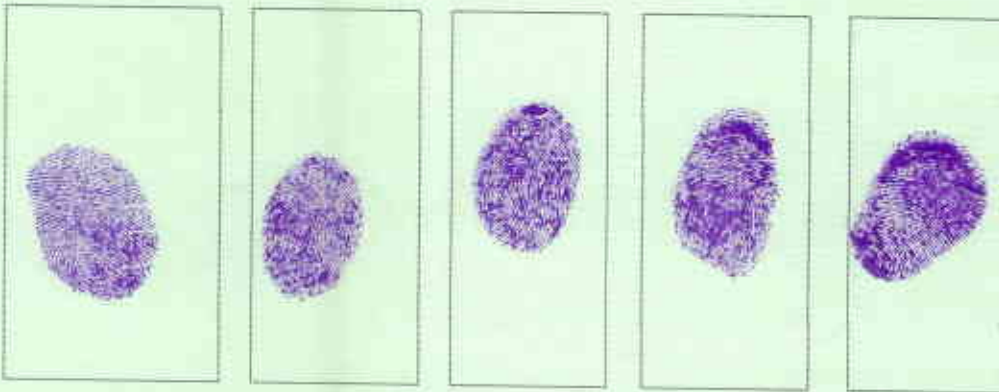
**(Right Hand Fingerprints of Vibhav Pundalik Parkar)**



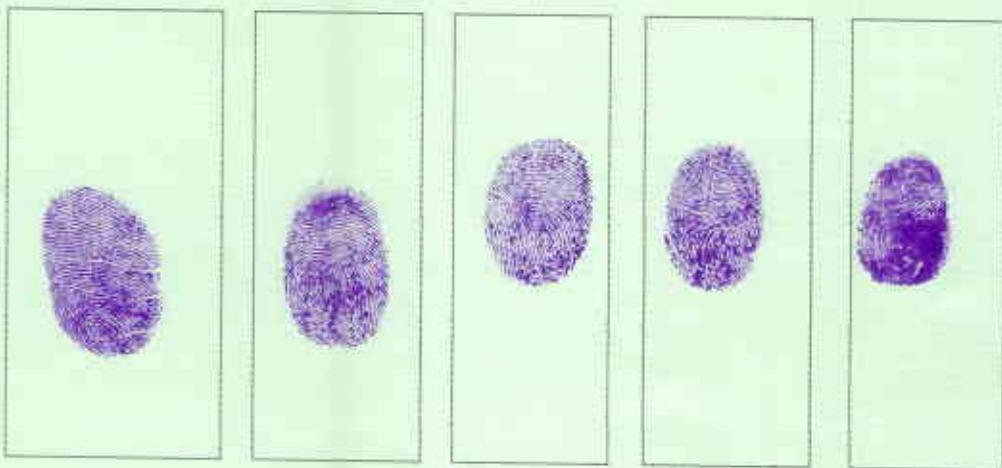
SIGNED AND  
DELIVERED by Partner No.  
3 of the FIRST  
PURCHASER,  
withinnamed



**(Pundalik Tukaram  
Parkar)**



**(Left Hand Fingerprints of Pundalik Tukaram Parkar)**



**(Right Hand Fingerprints of Pundalik Tukaram Parkar)**

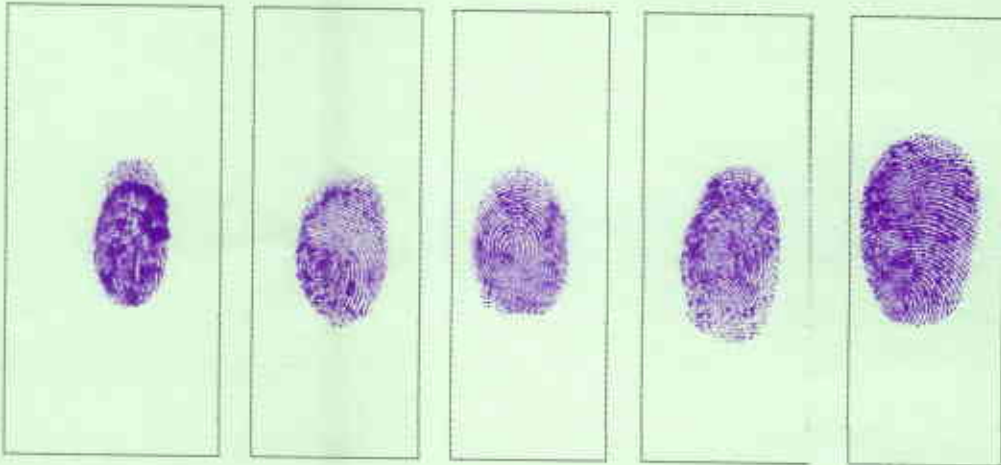
पुंडालिक तुकाराम पार्कर



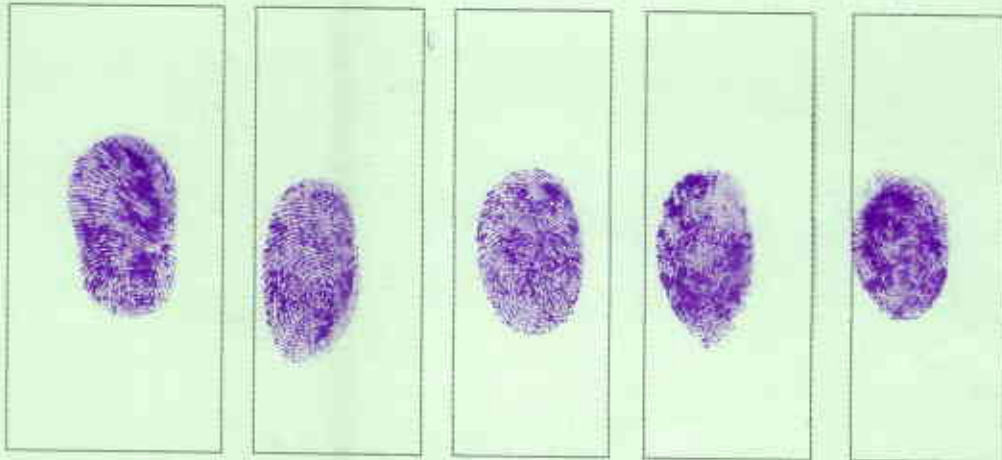
SIGNED AND  
DELIVERED by the  
SECOND PURCHASER,  
withinnamed



**(Sudin Verenkar)**



**(Left Hand Fingerprints of Sudin Verenkar)**



**(Right Hand Fingerprints of Sudin Verenkar)**



*(Handwritten signatures and notes at the bottom of the page, including a signature that appears to read 'Sudin Verenkar' and another that reads 'Sudin Verenkar' with a checkmark.)*

**Witnesses:**

1. Adiksha U. Naik Adiksha U. Naik  
 Mapa Panchwadi Ponda Goa.

2. Prashant K. Naik Prashant K. Naik  
 Mungul Margao Goa

Prashant K. Naik Adiksha U. Naik



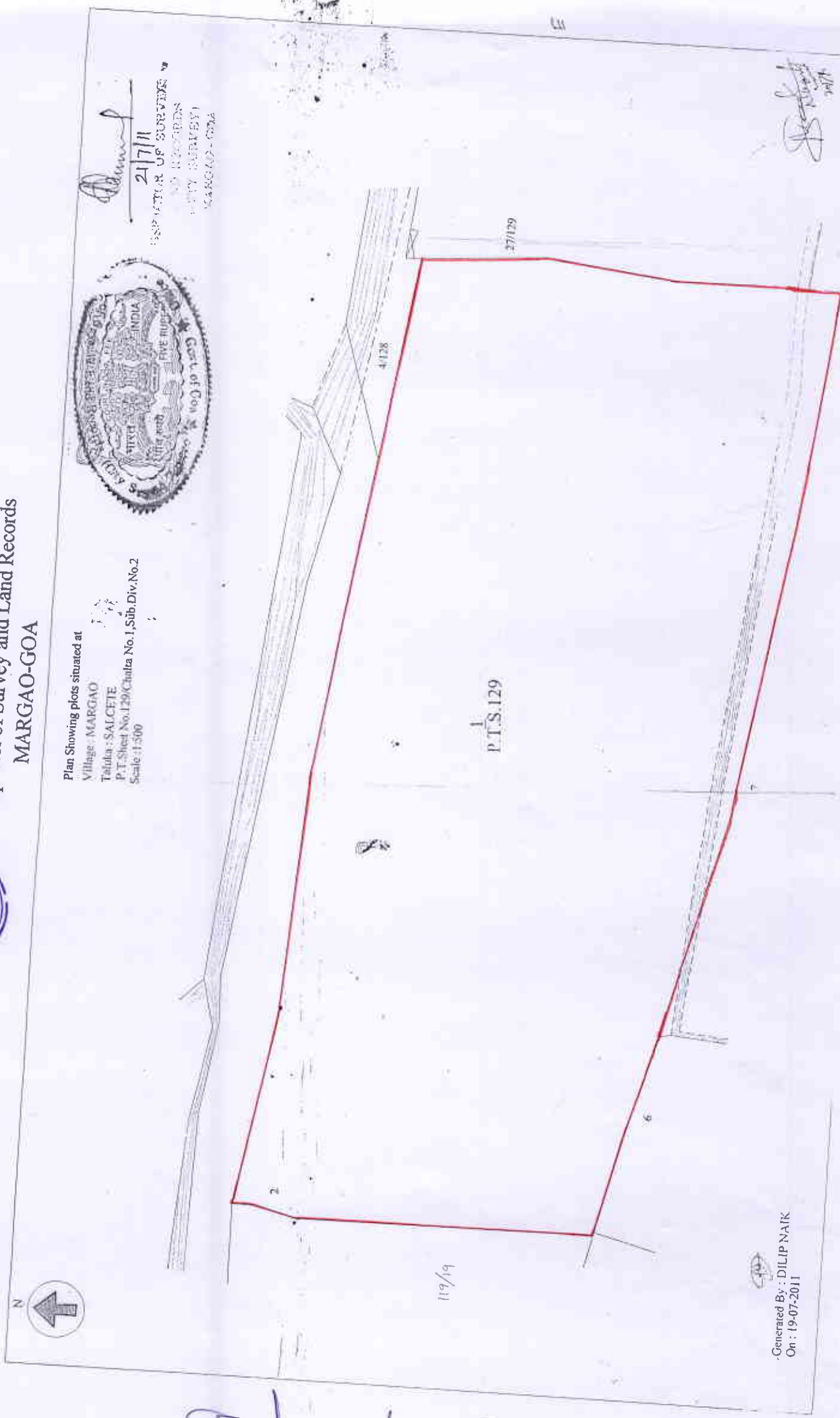


GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
Office of Inspector of Survey and Land Records  
MARGAO-GOA

Plan Showing plots situated at  
Village: MARGAO  
Taluka: SALCETE  
P.T. Sheet No. 129/Chalra No. 1, Sub.Div. No. 2  
Scale: 1:500



21/7/11  
DIRECTOR OF SURVEYS  
SURVEY OF INDIA  
MARGAO - GOA



*(Handwritten signatures and notes)*



**Government of Goa**

**Document Registration Summary 2**

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

Print Date & Time : - 14-Jun-2024 12:22:24 pm

Document Serial Number :- 2024-MGO-3168

Presented at 12:15:07 pm on 14-Jun-2024 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	6000000
2	Registration Fee	3000000
3	Mutation Fees	3500
4	Processing Fee	1520
<b>Total</b>		<b>9005020</b>

Stamp Duty Required :6000000/-

Stamp Duty Paid : 6000000/-










**Presenter**

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VIBHAV PUNDALIK PARKAR PARTNER OF VIBHAV REAL ESTATE ,Father Name:PUNDALIK TUKARAM PARKAR, Age: 35, Marital Status: Married ,Gender:Male, Occupation: Business, Address1 - BORDA MARGAO GOA, Address2 - MARGAO SALCETE GOA, PAN No.: [REDACTED]			









Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	VISNUDAS CRISNA CARO Alias VISHNUDAS KRISHNA KARE , Father Name:CRISNA NARAINA CARO Alias CRISNA SINAI CARO, Age: 68, Marital Status: Married ,Gender:Male, Occupation: Business, HOUSE NO 649-B, VISHNUKRUPA GOGOL MARGAO GOA, PAN No.: [REDACTED]			
2	SUREKHA PUNDALIK PARKAR PARTNER OF VIBHAV REAL ESTATE , Father Name:DHARMA CHANDRU KURTARKAR, Age: 66, Marital Status: Married ,Gender:Female, Occupation: Business, BORDA MARGAO GOAMARGAO SALCETE GOA, PAN No.: [REDACTED]			
3	VIBHAV PUNDALIK PARKAR PARTNER OF VIBHAV REAL ESTATE , Father Name:PUNDALIK TUKARAM PARKAR, Age: 35, Marital Status: Married ,Gender:Male, Occupation: Business, BORDA MARGAO GOAMARGAO SALCETE GOA, PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	PUNDALIK TUKARAM PARKAR PARTNER OF VIBHAV REAL ESTATE , Father Name:TUKARAM ANANT PARKAR, Age: 69, Marital Status: Married ,Gender:Male,Occupation: Business, BORDA MARGAO GOAMARGAO SALCETE GOA, PAN No.: [REDACTED]			
5	SUDIN VERENKAR , Father Name:NAGUESH SURYA VERENKAR, Age: 60, Marital Status: Married ,Gender:Male,Occupation: Business, HOUSE NO 196 CHANDOR SALCETE GOA, PAN No.: [REDACTED]			
6	VISNUDAS CRISNA CARO Alias VISHNUDAS KRISHNA KARE , Father Name:CRISNA NARAINA CARO Alias CRISNA SINAI CARO, Age: 68, Marital Status: ,Gender:Male,Occupation: Business, HOUSE NO 649-B VISHNUKRUPA GOGOL MARGAO GOA, PAN No.: [REDACTED] , as Power Of Attorney Holder for PODMAVOTI VISNUDAS CARO Alias PADMAVATI VISHNUDAS KARE			

Witness:

I/We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: PRASHANT K NAIK, Age: 41, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403602, MUNGUL MARGAO GOA, Margao, Salcete, SouthGoa, Goa			
2	Name: ADIKSHA NAIK, Age: 29, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Unmarried , Address: 403103, MAPA PANCHWADI PONDA GOA, MAPA PANCHWADI PONDA GOA, Ponchavadi, Ponda, SouthGoa, Goa			



  
 Sub Registrar  
 Civil Registrar  
 -Cum-  
 Sub Registrar

Document Serial Number :- 2024-MGO-5168

Document Serial No:-2024-MGO-3168

Book :- 1 Document

Registration Number :- **MGO-1-3131-2024**

Date : 20-Jun-2024

*Prisma*

Sub Registrar(Office of the Civil Registrar-Cum-Sub Registrar, Salcete)

Civil Registrar  
-Cum-  
Sub Registrar  
Salcete

Prisma Oliveira  
LDC *[Signature]*

