



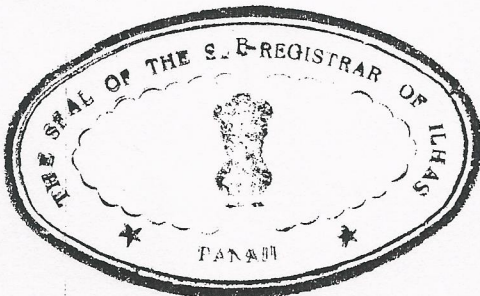
UTI TECHNOLOGY SERVICES LIMITED  
EDC HOUSE, WING 'C' SHOP NO. 30  
GROUND FLOOR, DADA VAIDYAROAD  
PANAJI, GOA-403001

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

भारत 15257 NON JUDICIAL गोंवा  
156680 AUG 17 2017  
ZERO ONE TWO ZERO ZERO ZERO ZERO 12:29  
Rs 0120000/- PB7072  
INDIA STAMP DUTY GOA



NAME: Punashettam & Choni  
ADDRESS: Shimbel  
THROUGH: [Signature]  
SIGNATURE: [Signature]  
RECEIPT NO: 18257



ST. No. 2216/2017  
24/8/17

### DEED OF SALE

THIS DEED OF SALE is executed at Panaji, Tiswadi-Goa, on  
this 24<sup>th</sup> day of August, 2017;

Crishma Govind Nipaniar [Signature] Crishma Govind Nipaniar  
Crishma Govind Nipaniar

**BETWEEN**

1.- **SHRI. KRISHNA GOVIND NIPANIKAR**, 79 years of age, son of late Govind Nipanikar, retired, Indian National, holding PAN Card No. AQZPN4987G and Aadhaar Card No. 288414333890 and his wife 2.- **SMT. PARVATI KRISHNA NIPANIKAR**, 71 years of age, holding PAN Card No. ASLPN0204A and Aadhaar Card No. 773821015468 housewife, residing at H.No.216/2, Tar Quarter, Duler, Mapusa, Bardez-Goa; hereinafter referred to as '**VENDORS**' (which expression unless repugnant to the context shall mean and include their respective heirs, legal representatives, administrators, executors and assigns) of '**THE FIRST PART**'.

**AND**

3.- **SHREE SAI SAMARTH REALTY** proprietorship concern represented by its sole Proprietor **SHRI. PURUSHOTTAM P. CHARI**, 54 years of age, son of late Shri. Pandurang Chari, married, Indian National, holding PAN Card No. AAIPC4316P resident of H.No.90, Chinchwada, Chimbél, Ilhas-Goa; hereinafter referred to as '**THE PURCHASER**' (which expression unless repugnant to the context shall mean and include their respective legal representatives, administrators, executors, successors and assigns) of '**THE SECOND PART**'.

**AND**

4.- **SMT. SUMITRA PRAKASH NI PANIKAR**, 57 years of age, wife of late Prakash Nipanikar, housewife, Indian National, married, resident of H.No.717, St. Agostinho, St. Cruz, Tiswadi-Goa; hereinafter referred to as '**THE CONFIRMING PARTY**' (which expression unless repugnant to the context shall mean and include her respective legal representatives, administrators, executors, successors and assigns) of '**THE SECOND PART**'.

WHEREAS 'VENDOR NO.2' and 'THE CONFIRMING PARTY' herein is represented by their duly constituted attorney VENDOR No.1 by virtue of Power of Attorney dated 16/08/2017 executed and registered before notary Shri. L M. Gajinkar of Bardez-Goa under Serial No.3788/17.

WHEREAS VENDORS are absolutely seized and possessed of and or otherwise well sufficiently entitled to All That plot of land admeasuring 300square metres of area, along with old mundkarial house bearing No. 717 existing thereon, forming part of the property

*Prisma Govind Nipanikar*

*Prisma Govind Nipanikar*  
*Prisma Govind Nipanikar*

surveyed under Survey No.26, Sub-Division 1 of Village Calapor, more particularly described under Schedule hereunder mentioned and delineated in red coloured outlines in the plan annexed to this Deed of Sale, hereinafter shall be referred to as "SAID PLOT".

AND WHEREAS VENDOR No.1 along with late Prakash Govind Nipanikar and late Tulshi Govind Nipanikar, the brother and mother of the VENDOR No.1 respectively were registered as Mundkars of the said house as against their Bhatkar M/s Zuari Real Estate Pvt. Ltd., as per Judgment and Order dated 16/10/1989 passed by the Court of the Joint Mamlatdar of Tiswadi Taluka, at Panaji, Tiswadi-Goa in Case No. MND/JM-II/Calapur/Reg.4/87.

AND WHEREAS VENDOR No.1 along with late Prakash Govind Nipanikar and late Tulshi Govind Nipanikar applied before the Mamlatdar for purchase of Said mundkarial house and the SAID PLOT; which application was allowed as per Purchase Order dated 30/06/1998 passed in case No.MND/JM-II/PUR/58/93 by the Joint Mamlatdar of Panaji, Tiswadi-Goa and accordingly Purchase Sanad (Form VI) dated 28/12/1998 under No. 8/39/89-RB/Vol. IV/432 was issued by the Government of Goa, Office of the Collector, North Goa District, Revenue Branch, Panaji-Goa in favour of VENDOR No.1 said late Prakash Govind Nipanikar and late Tulshi Govind Nipanikar.

AND WHEREAS VENDORS along with CONFIRMING PARTY herein, who is wife of late Prakash Govind Nipanikar, by Memorandum of Understanding dated 31/03/2016 agreed to sell, assign, transfer and convey SAID PLOT to the PURCHASER herein for purpose of carrying out development and construction of residential building on the SAID PLOT for total consideration of Rs.40,00,000/-(Rupees Forty Lakhs Only)and out of total consideration of Rs.40,00,000/-(Rupees Forty Lakhs Only) PURCHASER paid part consideration by cheque and in lieu of part consideration agreed to allot four flats admeasuring 40square meters of super built up area located in the proposed building to be constructed on SAID PLOT, two flats to be allotted to VENDORS of which one flat with hall, bedroom with balcony, kitchen & toilet and one flat with Hall, Kitchen and toilet and two flats to be

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*Prisha Govind Nipanikar*

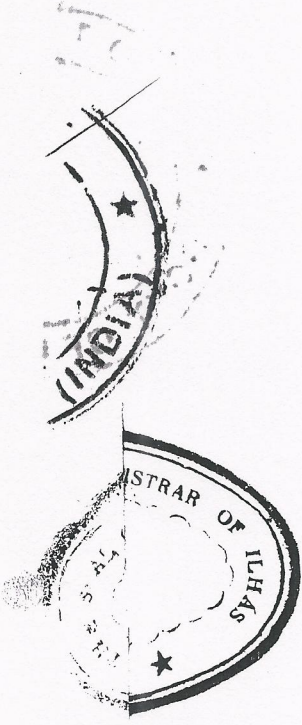
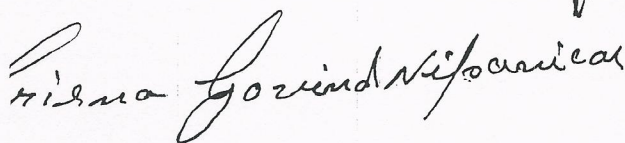
allotted to CONFIRMING PARTY of which one flat with hall, bedroom with balcony, kitchen & toilet and one flat with Hall, Kitchen and toilet herein.


AND WHEREAS in the Inventory Proceeding No.74/2016/B initiated before the Court of Civil Judge Senior Division at Panaji, Tiswadi-Goa on death of late Prakash Govind Nipanikar and late Tushi Govind Nipanikar and Ors., pursuant to Final Order of Confirmation dated 06/05/2017 passed by the Adhoc, Senior Civil Judge, B Court, Panaji, Goa SAID PLOT along with said mundkarial house existing thereon listed at Item No.I in the said Inventory was allotted to VENDORS herein and accordingly VENDORS became absolute owners in possession of SAID PLOT and the said mundkarial house existing thereon.

AND WHEREAS VENDORS with intention of selling SAID PLOT and the house existing thereon have sent notice of intimation dated 06/07/2017 to their Bhatkars/landlords namely M/s Zuari Real Estate Pvt. Ltd., now changed to M/s Dempo Properties and Investments Pvt. Ltd., informing them their intention to sell SAID PLOT and the house existing thereon for total consideration of Rs.40,00,000/- (Rupees Forty Lakhs Only).

AND WHEREAS Bhatkars/landlords of the VENDORS namely M/s Zuari Real Estate Pvt. Ltd., now changed to M/s Dempo Properties, on 19/07/2017 gave their No Objection for sale of SAID PLOT along with mundkarial house existing thereon to any person or third party whosoever desires to purchase the same.



AND WHEREAS PURCHASER has now approached VENDORS with intention to purchase SAID PLOT along with old mundkarial house existing thereon for total consideration of Rs.40,00,000/- (Rupees Forty Lakhs Only) and the VENDORS have agreed for the same.

  
  
Prishma Govind Nipanikar

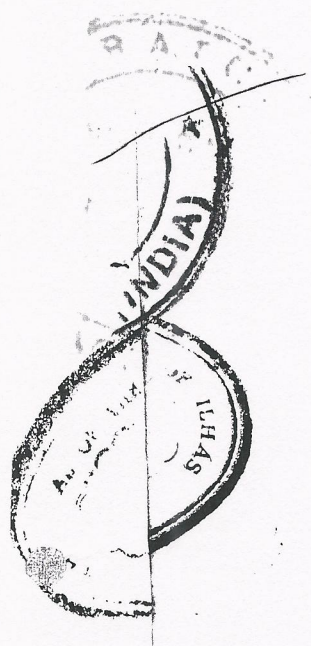
  
Prishma Govind Nipanikar  
Prishma Govind Nipanikar

**NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:-**


1.-That in pursuance of said Agreement and in consideration of Rs.40,00,000/- (Rupees Forty Lakhs Only) paid by PURCHASER to VENDORS and to CONFIRMING PARTY in following manner:- (i) sum of Rs.20,000/- (Rupees Twenty Thousand Only) paid to VENDOR No.1 vide Cheque No. 890818 dated 31/03/2016 drawn on Canara Bank, Panaji-Branch (ii) sum of Rs.20,000/- (Rupees Twenty Thousand Only) paid to CONFIRMING PARTY vide Cheque No. 890819 dated 31/03/2016 drawn on Canara Bank, Panaji-Branch (iii) sum of Rs.30,000/- (Rupees Thirty Thousand Only) vide cash dated 21/08/2017, and (iv) sum of Rs.2,00,000/- (Rupees Two Lakh Only) vide Cheque No. 265730 dated 24/08/2017 drawn on Canara Bank, Panaji-Branch paid to VENDOR No.1 (v) sum of Rs.30,000/- (Rupees Thirty Thousand Only) vide Cash dated 21/08/2017 and (vi) sum of Rs.2,00,000/- (Rupees Two Lakh Only) vide Cheque No. 265731 dated 24/08/2017 drawn on Canara Bank, Panaji-Branch paid to CONFIRMING PARTY (vii) sum of Rs.5,00,000/- (Rupees Five Lakh Only) adjusted in the inventory procedure and balance consideration of Rs.30,00,000/- (Rupees Thirty Lakhs Only) shall be paid in kind by allotting four flats, each admeasuring 40 square meters of super built up area, located in the proposed building to be constructed on SAID PLOT, out of which two flats shall be allotted to VENDORS of which one flat with hall, bedroom with balcony, kitchen & toilet and one flat with Hall, Kitchen and toilet and two flats to be allotted to CONFIRMING PARTY of which one flat with hall, bedroom with balcony, kitchen & toilet and one flat with Hall, Kitchen and toilet on completion of the said proposed building to be constructed on the SAID PLOT, the receipt and payment of which amounts the VENDORS and the CONFIRMING PARTY do and doth hereby admit and acknowledge having received and off and from the same whereof hereby discharge and acquit the PURCHASER and VENDORS as absolute and exclusive owners of Said Plot and the house existing thereon, do hereby assign, grant, transfer, convey, sell, transfer and assure in favour of the PURCHASER SAID PLOT admeasuring 300 square

  
  
Brisna Govind Nipani

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metres of area, along with old house bearing No. 717 existing thereon, described in detail under Schedule II hereunder mentioned and identified in red colour outlines in the plan annexed to this Deed of Sale forming part of the property described in Schedule I. hereunder mentioned together with all the Court yards, drains, ways, paths, passages, water courses, lights, liberties, rights, privileges, easements and appurtenances whatsoever to the SAID PLOT and hereditaments or any part thereof belonging to in anywise appertaining or usually had or occupied therewith or reputed to belong or appurtenant thereof AND ALL the estates, rights, title, interest, claims and demand whatsoever at law and in equity of the VENDORS of in and to the SAID PLOT and hereditaments and every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT and the said house hereby granted, released and assured or expressed so to be with their appurtenances unto and to the use of the PURCHASER forever AND THE VENDORS do and doth hereby covenant that they have in themselves good right and absolute Power to grant, release and convey SAID PLOT and the said house existing thereon unto the PURCHASER in the manner aforesaid and it shall be lawful for the PURCHASER from time to time and all times hereafter, peaceably and quietly to hold, possess and enjoy the SAID PLOT hereby granted with its appurtenances and achieve claim, rents and profits thereof for his/her/their own use and benefit without any lawful interruption, claim or demand whatsoever from, or by the VENDORS or from or by and person or persons lawfully or equitably claiming by, from under or in trust for them and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified or from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the VENDORS or by any other person or persons lawfully or equitably claimed by, from made or in trust for them and further that the VENDORS and all persons having lawfully or equitably claiming any estate, right, title or interest at law or in equity in the SAID PLOT hereby granted or any part thereof by, from, under or in trust from them, the VENDORS shall

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*Prasanna Govind Nipani*

and will from time to time at all times hereafter at the request and cost of the PURCHASER, do execute or cause to be done and execute all such further lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the SAID PLOT hereby granted unto and to the use of the PURCHASER in the manner aforesaid as shall and may be reasonably required, the VENDORS hereby declare that they are sole owner having good right, title and interest in SAID PLOT and the said house and the same are free from any encumbrances or charges thereon.


2.- The VENDORS and the CONFIRMING PARTY herein have today put the PURCHASER in peaceful vacant possession of the 'SAID PLOT' and the said house to be held peacefully by the PURCHASER without any harm and hindrance from any person whatsoever.

3.- The VENDORS and the CONFIRMING PARTY do hereby indemnify the PURCHASER against any claim, lien or encumbrance of any nature and assure the PURCHASER that the claims if any shall be made good by the VENDORS and the CONFIRMING PARTY at their own cost without any disturbance to the possession of the PURCHASER.

4.- VENDORS further undertake to indemnify the PURCHASER against any loss or damages caused to the PURCHASER due to misrepresentation and concealing of any material facts by the VENDORS and the CONFIRMING PARTY.

5.- The VENDORS undertake to hand over all original documents to the PURCHASER pertaining to title of SAID PLOT in possession of VENDORS at the time of execution of this Deed of Sale.

6.- VENDORS and the CONFIRMING PARTY declare that they have full authority, powers and title to sell SAID PLOT and undertakes to indemnify PURCHASER against any loss caused to them on account of misrepresentation with regards to title of the Said Plot.

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*Bruma Govind Niponicear*

7.- VENDORS and the CONFIRMING PARTY hereby declare and confirm that SAID PLOT and the said house hereby sold is not subject to any land acquisition or requisition or to any other court proceedings or attachment whereby the title and marketability of the SAID PLOT is affected and incase of such encumbrances/ charge the VENDORS hereby indemnify the PURCHASER in all respect.

8.- The VENDORS and the CONFIRMING PARTY hereby give their no objection to the PURCHASER for mutation and inclusion of Purchaser's name in survey Record of Rights of Village Calapor.

9.- The CONFIRMING PARTY consents and give her No Objection to present sale and covenants that CONFIRMING PARTY shall not raise any objection or claim with regards to SAID PLOT and the said house existing in the SAID PLOT.

10.- The agreed consideration towards sale of SAID PLOT and the said house is sum of Rs.40,00,000/- (Rupees Forty Lakhs Only) which is its fair market value and accordingly stamp duty of Rs. 1,20,000/- (Rupees One Lakh Twenty Thousand Only) is affixed to this Deed of Sale cost of which is borne by the PURCHASER.

#### SCHEDULE OF SAID PLOT HEREBY SOLD

All That plot of land admeasuring 300square meters along with Mundkarial residential house bearing No. 717 existing thereon, forming part of larger property bearing Survey No.26, Sub-Division 1 of Village Calapor registered in the Land Revenue Office (Matriz) under No.75, 80 and 81, described in the Land Registration Office under No. 7355 of Book B-19, situated at Calapor, Taluka Tiswadi, within the Jurisdiction of Village Panchayat of Calapor, registration and Sub-District of

  
Brissara Govind Nipani Brissara Govind Nipani

Ilhas, District of North Goa, State of Goa and bounded as under:

On the East : By survey No.26/1;  
On the West : By Public Road Panaji-Agacaim;  
On the North : Survey No.26/1 part;  
On the South : Survey No.26/1 part.

IN WITNESS WHEREOF the Parties hereto have executed this Deed of Sale on this day month and year hereinabove mentioned.

*Prisma Govind Nipavica*

*Prisma Govind Nipavica*  
*Prisma Govind Nipavica*

SIGNED AND DELIVERED)  
By the Parties of the )  
First Part in the )  
presence of )  
Witnesses. )

~~For self~~ ~~For self~~ THE VENDOR NO.1

and as power of attorney  
for vendor was 2  
+ confirming party

L.H.T.I.OF VENDOR NO.1

Govind Nipanicar

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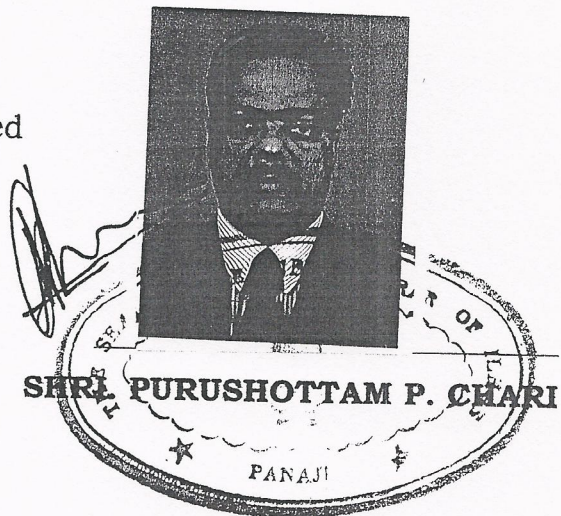
  
Govind Nipanicar

  
Govind Nipanicar  
Govind Nipanicar

SIGNED AND DELIVERED)  
By the Parties of the)  
Second Part in the)  
Presence of witnesses)

THE PURCHASER


**SHREE SAI SAMARTH REALTY**  
Proprietorship concern represented  
by its sole Proprietor  
Shri. Purushottam P. Chari.



L.H.T.I.OF PURCHASER

R.H.T.I.OF PURCHASER

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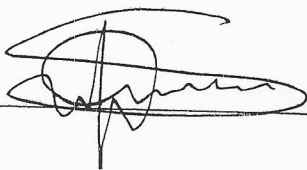
*ma Govind Nipani*

*ma Govind Nipani*  
*ma Govind Nipani*

WITNESSES:

1. Name : Subhaschandra D. Nipanikar

Signature: \_\_\_\_\_



Address : H.No. 989 , St. Agostinho, Santa Cruz,  
Tiswadi - Goa.

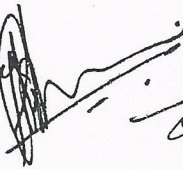
2. Name : Priyakant P. Sastikar

Signature : \_\_\_\_\_



Address : Salvador - Du- Mundo,  
Quitla, P.O Betim , H.No. 323/3,  
Bardez - Goa.

*Prisma Govind Nipanikar*



*Prisma Govind Nipanikar*

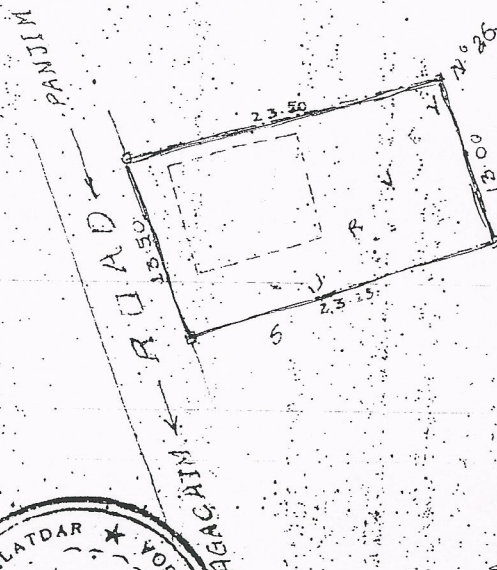
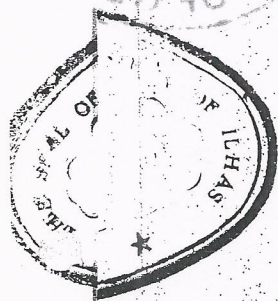
*Prisma Govind Nipanikar*

PLAN

SHOWING THERE IN THE MUNDARIAL HOUSE  
 BELONGING TO SHRI PRAKASH GOVIND NIPANIKAR  
 & KRISHNA GOVIND NIPANIKAR R/O ST AGOSTINHO  
 CALAPOR SURVEYED UNDER SURVEY NO. 26 OF  
 CALAPOR VILLAGE IN TISWADI TALUKA

SCALE = 1:500

AREA OF THE DWELLING HOUSE ..... 76 sqmts  
 AREA OF THE SURROUNDING SPACE ..... 227  
 303 sqmts



CERTIFIED COPY  
 OFFICE OF MAMLATDAR TISWADI  
 PANAJI

Copy applied for on: 10-11-93  
 Copy ready on: 19-11-93  
 Copy delivered on: 19-11-93  
 Copy typed by: Blue print  
 Copy examined by: [Signature]  
 Stamp fees Rs. 2/-  
 which are credited in his Office/Chas  
 In 695/93 receipt No. 111

JOINT MAMLATDAR (II) OF TISWADI  
 PANAJI GOA

SURVEYED AND PREPARED

BY: CELSO RODRIGUES  
 (FS)



Govind Nipaniar

Govind Nipaniar  
 Govind Nipaniar

\*REG\_1\_23864\_1\*

Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Pending

Print Date &amp; Time : 24-08-2017 11:57:08 AM

Document Serial Number : 2216




Presented at 11:15:00 AM on 24-08-2017 in the office of the Sub-Registrar( Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	80050.00
2	Processing Fees	330.00
	Total :	80380.00

Stamp Duty Required: 120010.00

Stamp Duty Paid: 120100.00



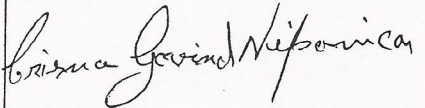
Purushottam P. Chari presenter

Name	Photo	Thumb Impression	Signature
Purushottam P. Chari, S/o Late Pandurang Chari, Married, Indian, age 54 Years, Business, r/o H.No. 223/19-UG-4, Ward No. II, Coelho Wada, Penha-de-Franca, Bardez-Goa. PAN No. AAIPC4316P. Proprietor of Shree Sai Samarth Realty, St. Inez, Panaji.			

## Endorsements

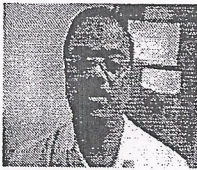

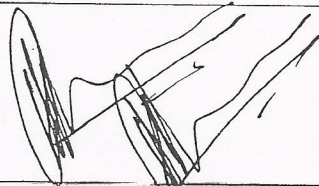
## Executant

1. Krishna Govind Nipanikar, s/o late Govind Nipanikar, Married, Indian, age 79 Years, retired, r/o H.No. 216/2, Tar Quarter, Duler, Mapusa, Bardez, Goa. PAN No. AQZPN4987G. For self as the Vendor No. 1 and as POA holder for the Vendor No. 2- Parvati and for Confirming Party- Sumitra- vide POA dated 16/08/2017 at Porvorim under Sr. No. 3788/17.


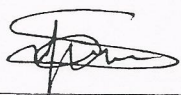
Photo	Thumb Impression	Signature
		

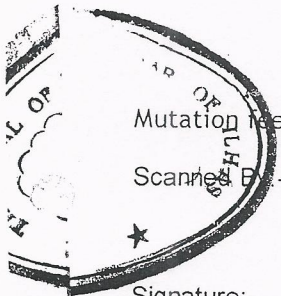
2. Purushottam P. Chari, S/o Late Pandurang Chari, Married, Indian, age 54 Years, Business, r/o H.No. 223/19-UG-4, Ward No. II, Coelho Wada, Penha-de-Franca, Bardez-Goa. PAN No. AAIPC4316P. Proprietor of Shree Sai Samarth Realty, St. Inez, Panaji.

24/Aug/2017 11:57 AM

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Prakashant Shashttikar , S/o Prabhkar Shashttikar,Married,Indian,age 49 Years,Service,r/o H.No. 323/3, Quitula, Salvador-do-Mundo, Bardez-Goa	
2	Subhashchandra D. Nipanikar , s/o Dharmaji Nipanikar,Married,Indian,age 72 Years,Business,r/o H.No. 989, St. Agostinho, St. Cruz, Ilhas, Goa.	



Sub-Registrar

Mutation fees of Rs. 1000/- paid on 24/08/2017 vide Challan No. MUT/186.

Scanned By -

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document  
Registration Number PNJ-BK1-02128-2017  
CD Number PNJD59 on  
Date 01-09-2017

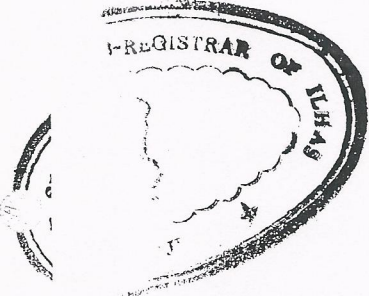
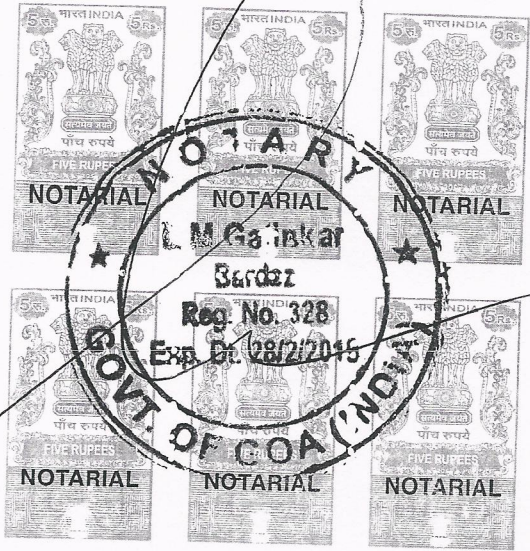
Sub-Registrar (Ilhas/Tiswadi )

Scanned By:-

SUB-REGISTRAR  
ILHAS

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



Certified to be true  
copy of the original

*[Signature]*

L. M. GAJINKAR  
NOTARY AT BARDEZ  
STATE OF GOA-INDIA

Serial No. 4270/17 Date: 02/09/17

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

भारत 14772 NON JUDICIAL गोवा  
134681 JUL 06 2017



ZERO ZERO TWO eight ONE ZERO ZERO 16:39

D-5/STP(V)/C.R/35/16/2016-RD(1466903)

R.0028100/- PB7072

सत्यमेव जयते

INDIA

STAMP DUTY

GOA



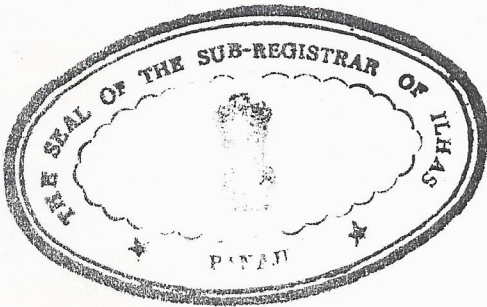
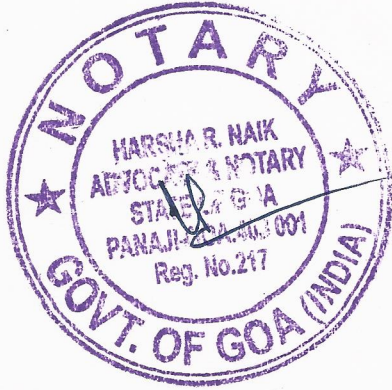
6/8 NAME: Puushottam P Chari

ADDRESS: Chimbel

THROUGH: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

RECEIPT NO: 14772



1869

20/07/2017

*mutali form*

### DEED OF SALE

THIS DEED OF SALE is made at Panjim- Goa, on  
this 18<sup>th</sup> day of July of the year 2017.

*[Signature]*  
40 Dempo

*[Signature]*  
40 Dempo


*[Signature]*  
40 Dempo

**BETWEEN**

1. **M/S. DEMPO PROPERTIES & INVESTMENTS PVT. LTD.**, ( PAN No.AAACD7443B ) a company having its registered office at Casa Dempo, M.G Road, Panaji –Goa hereinafter referred to as **THE VENDOR** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors, administrators, executors and assigns) represented in this act by its Whole-Time Director duly Authorized vide Resolution dated 23/12/2014 (copy submitted herewith), **SHRI. YOGISH V. S. DEMPO.** (PAN NO. ABTPD9576C) and (AADHAR CARD No. 444118483106), son of late Vishnu Dempo, aged 42 years, married, businessman, Indian National, resident of H. No. 791/1, Alto-Betim, Porvorim Bardez- Goa **OF THE FIRST PART.**

**AND**

1. **SHREE SAI SAMARTH REALTY**, a proprietary concern, having its office at St. Inez, Panaji, Ilhas Goa represented herein by its Proprietor **SHRI. PURUSHOTTAM P. CHARI**, (PAN NO.AAIPC4316P) and (AADHAR NO.203550274950), son of late Shri. Pandurang Chari, Age 54 years, married, Indian National, resident of H. No.223/19-UG-4, ward No.II, Coelho wada, Penha De France ,Bardez- Goa, hereinafter referred to as **THE PURCHASER** (which expression shall unless repugnant to


  
V. Dempo

context or meaning thereof be deemed to mean and include his heirs, successors, representatives, administrators, executors and assigns) **OF THE SECOND PART.**

**WHEREAS** the VENDOR is the owner in title and possession of a huge property known as Coconut grove "St Agostinho" or "Palmar Grande" consisting of plots Nos. 1, 2, 3, 4 and 5, situated at survey No. 26/1 of Calapur (Santa Cruz), Santa Cruz Panchayat area, Sub District of Ilhas, District of Goa, described in the land Registration Office of the Judicial Division of Ilhas under No. 7355 of book B-19, new, and enrolled in the land revenue records (matriz predial) under No. 75, 80 and 81 in Revenue Office of Ilhas of Goa including respectively the house properties existing therein and enrolled in the land revenue records under Nos. 21, 25, 183, 26. This property is hereinafter referred to as the **SAID PROPERTY**, more particularly described in Schedule I herein below mentioned.

**WHEREAS** the said property originally belonged to the joint family or to Sociedade Familiar do Dempo and is inscribed in favour of said joint family or Sociedade Familiar de Dempo in the Land Registration office/conservatoria.

**WHEREAS** the said family or society was dissolved by a Deed of Dissolution dated 6<sup>th</sup> May 1967 registered before the Notary Dr. Fernando Jorge Colaco in his book No. 590 at pages 77 reverse

  
4v Dempo


and thereby the said property described above got vested in the family members comprising Sociedade Familiar do Dempo.

**WHEREAS** the said family members assigned their rights in the said property to or in favour of the VENDOR i.e. M/s Dempo Properties and Investments Pvt. Ltd., by a Deed of Assignment dated 6/5/1967 duly registered on 8/6/1967 before the Sub – Registrar of Ilhas at Panaji under No. 569 at pages 132 to 165 of Volume 26 of Book No. 1 of the year 1967 whereby the VENDOR M/s. Dempo Properties and Investments Pvt. Ltd. came to own and possess the said property amongst other properties.


**WHEREAS** by a Deed dated 22<sup>nd</sup> March 1973, the VENDOR M/s. Dempo Properties and Investments Pvt. Ltd. had conveyed unto M/s. ZUARI REAL ESTATE CO. PVT. LTD. (other than Siridao properties) the said property referred to above along with other properties [a subsidiary of M/s. Dempo Properties and Investments Pvt. Ltd.] and the said deed is registered on 22/2/1978 under No. 101 at pages 48 to 69 of Book No. 1 Volume 125.

**WHEREAS** under the scheme of Amalgamation sanctioned by the order of the Hon'ble High Court of Bombay at Panaji on 19/10/2001, the two, hundred percent subsidiary companies of M/s. Dempo Properties and Investments Pvt. Ltd. namely M/s. Zuari Real Estate Co. Pvt. Ltd. and M/s. Siridao Estate Pvt. Ltd.

  
M/s Dempo




have been amalgamated with M/s. Dempo Properties & Investments Pvt. Ltd. i.e. the VENDOR abovenamed by virtue of which all the assets and liabilities of the subsidiary companies stands transferred and vested with M/s. Dempo Properties and Investments Pvt. Ltd. Therefore by virtue of Amalgamation order of the Hon'ble High Court of Bombay the said property now vests with and belongs to the VENDOR abovenamed.



WHEREAS the area admeasuring 300 sq.meters of the house structure in the said property was purchased by Shri. Prakash Govind Nipaniker, Shri. Krishna Govind Nipaniker and Smt. Tulshi Govind Nipaniker vide purchase order dated 30/06/1998 passed by Joint Mamlatdar -II of Tiswadi in Case No.MUND/JM-II/PUR/58/93. Thereafter the PURCHASER SHREE SAI SAMARTH REALTY has approached the VENDOR for the purchase of remaining plot of land outside the mundkarial plot of 300 sq.meters of the said purchase order dated 30/06/1998.

WHEREAS the VENDOR herein has agreed to sell and the PURCHASER herein has agreed to purchase a plot of land, carved out of the SAID PROPERTY admeasuring an area of 234 sq. mtrs. including the land which is existing in Survey No. 26/1 of village Calapur - Goa, situated at Calapur Goa; hereinafter referred to as SAID PLOT and shown more particularly described in the Schedule II hereinbelow written and better identified and outlined

  
Dempo



PURCHASER the SAID PLOT more particularly described in SCHEDULE II hereunder subject however to payment of all taxes, rates, assessments, rules and duties hereafter to become due and payable to the Government or any other public or local body in respect thereof. The VENDOR do hereby deliver the possession of the same unto an in favour of the PURCHASER to have and to hold the same for their exclusive use and benefit absolutely and unconditionally forever together with all attendant rights, liberties, all plants and trees, privileges, easements and appurtenances whatsoever legally permissible and available to the SAID PLOT in any way appurtenant usually held or occupied herewith or reputed to belong to or be appurtenant thereof and all deeds whatsoever of the VENDOR unto and upon the same and every part thereof.

2. That the VENDOR do hereby covenant with the PURCHASER that notwithstanding any acts, deeds, or things hereto for done, executed or knowingly seized or possessed the SAID PLOT is free from any encumbrances attachments or defect in title whatsoever and the VENDOR has clear, legal and marketable title to the SAID PLOT and have full power and absolute subsisting rights and authority to sell the SAID PLOT mentioned in SCHEDULE II hereinbelow in the manner aforesaid and the PURCHASER hereafter shall peaceably, uninterruptedly and quietly hold, possess and enjoy the SAID PLOT in any manner he chooses.

  
J. D. Dempo




3. That the VENDOR hereby declare that no person is having any claim, right or interest in the SAID PLOT or any part of it and further assure that they shall at the request and cost of the PURCHASER do or execute or cause to be done and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof in the manner aforesaid and according to the true intent and meaning of this deed.

4. That the VENDOR hereby admits and acknowledge the payment of Rs.4,50,000/- made by the PURCHASER herein by D.D. No. 022202 dated 11/04/2017 for Rs. 4,50,000/- drawn on Canara Bank, payable at Panjim – Goa towards the total purchase price of the SAID PLOT and acquit and discharge the PURCHASER of the same and every part thereof.

5. The VENDOR does hereby covenants with the PURCHASER that 'SAID PLOT' is free from litigation and there are no pending court cases with respect to 'SAID PLOT' before any Civil Court, Tribunal High Court or any other court of law and the 'SAID PLOT' is not subject matter of any Execution Proceedings or Attachment.

6. The fair market price of the said plot is Rs.4,50,00/- and it is conveyed for the same price i.e. Rs.4,50,000/- only. The Deed of


  
YV Dempo

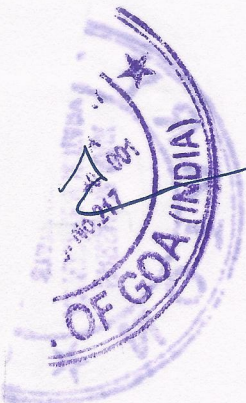
**SCHEDULE II**

All that piece and parcel of the plot carved in the portion of the SAID PROPERTY which portion admeasures an area of 234 sq. mtrs. of land including the land on which there exists the said house and more particularly delineated on the plan annexed hereto and outlined in orange colour and called as the SAID PLOT of Survey No. 26/1 of Calapur Village situated at Calapur – Goa within the limits of Santa Cruz Panchayat area, Sub District of Ilhas, District of Goa, described in the land Registration Office of the Judicial Division of Ilhas under No. 7355 of book B-19, new, and enrolled in the land revenue records (matriz predial) under No. 75, 80 and 81 in Revenue Office of Ilhas of Goa including respectively the house properties existing therein and enrolled in the land revenue records under Nos. 21, 25, 183, 26 and bounded as under :-

On the North: By Survey No.26/1(Part) & Mundkarial Plot  
 On the South : By Survey No.26/1(Part)  
 On the East : By Survey No.26/1(Part)  
 On the West : By survey no. 26/1(part) & Panaji Bambolim )  
 Road

IN WITNESS WHEREOF THE PARTIES herein have signed this deed on the first therein above mentioned date in the presence of the witnesses who also sign under :

  
40 Dempo



SIGNED SEALED AND DELIVERED

BY THE WITHNAMED VENDOR

M/S DEMPO PROPERTIES & INVESTMENTS

PVT. LTD. represented herein by its Whole Time Director.

SHRI. YOGISH V. S. DEMPO.



For DEMPO PROPERTIES & INVESTMENTS PVT. LTD.

WHOLE TIME DIRECTOR  
PANAJI

*YV Dempo*

*YV Dempo*

Left Hand Thumb Impression

Right Hand Thumb Impression



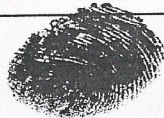
1. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



1. \_\_\_\_\_



2. \_\_\_\_\_



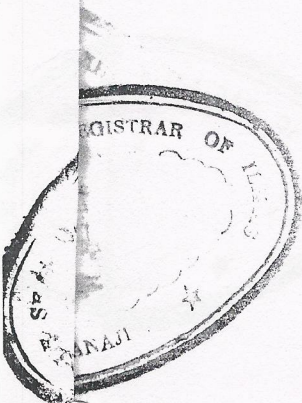
3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



*YV Dempo*

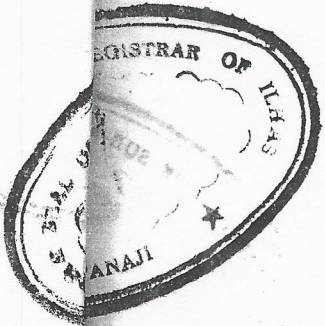
*YV Dempo*



IN THE PRESENCE OF WITNESSES:

1. Aswathy (Priya Aswathy)

2. plus (Lina Fernandes)



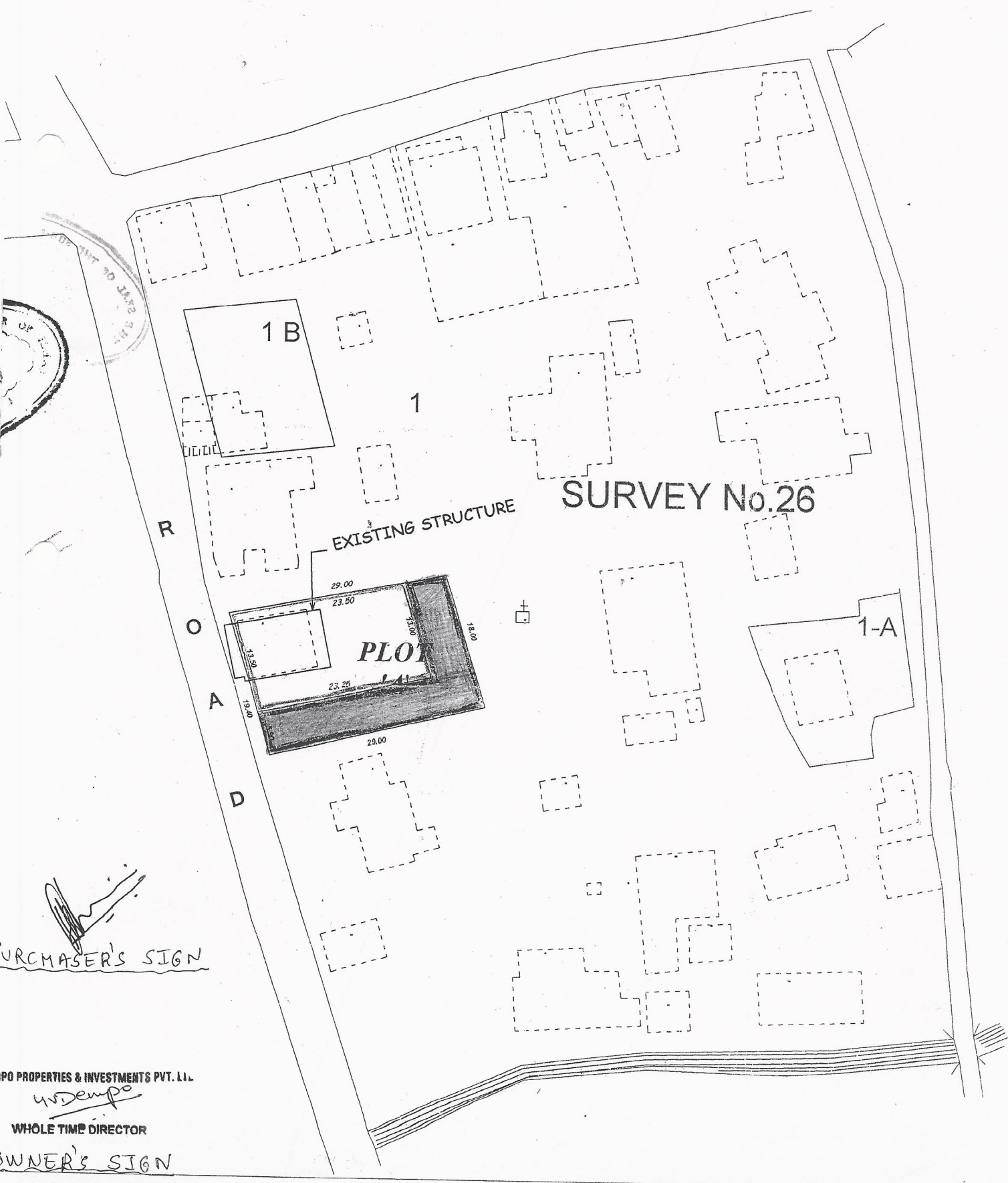
YvDempo



SHOWING THE PLOT "A" IN THE PROPERTY BEARING  
SURVEY NO. 26 SUB DIVISION NO. 1 SITUATED IN  
CALAPUR VILLAGE OF TISWADI TALUKA.

AREA OF OPEN SPACE .....	234.00	MT. SQ.
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AREA OF PLOT 'A' .....534.00 MT.SQ.



45 Tempo

WHOLE TIME DIRECTOR

### OWNER'S SIGN

\*\*REG\_1\_23517\_1\*

Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date &amp; Time : 20-07-2017 11:50:41 AM

Document Serial Number : 1869

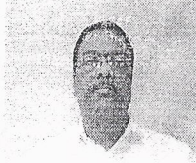

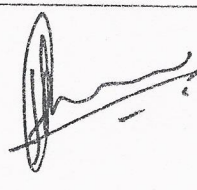
Presented at 11:02:00 AM on 20-07-2017 in the office of the Sub-Registrar( Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	18720.00
2	Processing Fees	480.00
	Total :	19200.00

Stamp Duty Required: 28080.00

Stamp Duty Paid: 28100.00



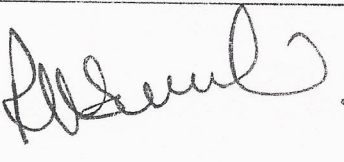
Purushottam P. Chari presenter

Name	Photo	Thumb Impression	Signature
Purushottam P. Chari, S/o Late Pandurang Chari , Married, Indian, age 54 Years, Business, r/o H.No. 223/19-UG-4, Ward No. II, Coelho Wada, Penha-de-Franca, Bardez-Goa PAN No. AAIPC4316P. Proprietor of Sai Samarth Realty, St. Inez, Panaji.			



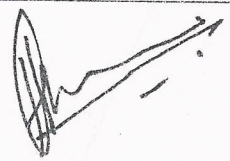
## Endorsements

## Executant

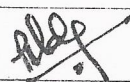
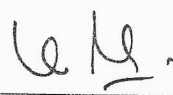
1 . Raghunath V. Sinai Singbal, S/o Vassant R. Singbal, Married, Indian, age 53 Years, Service, r/o Miramar, Panaji, Ilhas-Goa PAN No. ARJPS7860E. Admits execution on behalf of the Vendor-M/s. Dempo Properties & Investments Pvt. Ltd., rep. by Whole time Director-Yogish V. S. Dempo, vide POA dated 27/04/2015, executed before the Sub Registrar of Tiswadi, Panaji, under Reg. No. PNJ-BK4-41-2015 dated 07/05/2015, Sr. No. 1209/2015 and vide resolution dated 23/12/2014.

Photo	Thumb Impression	Signature
		

2 . Purushottam P. Chari, S/o Late Pandurang Chari, Married, Indian, age 54 Years, Business, r/o H.No. 223/19-UG-4, Ward No. II, Coelho Wada, Penha-de-Franca, Bardez-Goa PAN No. AAIPC4316P. Proprietor of Sai Samarth Realty, St. Inez, Panaji.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Priyakant Shashttikar , S/o Prabhkar Shashttikar,Married,Indian,age 49 Years,Service,r/o H.No. 323/3, Quitula, Salvador-do-Mundo, Bardez-Goa	
2	Victor Rego , S/o Late Francisco Rego,Married,Indian,age 60 Years,Service,r/o H.No. 549, 21, Lake View Colony, Miramar, Panaji, Tiswadi-Goa	

Scanned By -

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

  
Sub-Registrar

SUB - REGISTRAR  
ILHAS



Book-1 Document  
Registration Number PNJ-BK1-01766-2017  
CD Number PNJD58 on  
Date 20-07-2017

*Ilhas*  
Sub-Registrar (Ilhas/Tiswadi)

**SUB-REGISTRAR**  
**ILHAS**

Scanned By:- *Krishna*

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

*HL*  
**HARSHA R. NAIK**  
**ADVOCATE & NOTARY**  
**STATE OF GOA**  
**PANAJI-GOA.403001**  
Reg. No.217  
Exp. Date 29/01/2020  
Serial NO:- 1525/18  
Date :- 20/11/18

*HL*  
*Certified to be true xerox  
copy of the original*

