

mmmt

ORIGINAL

FORM "T"

Receipt No. 32

Serial No.

of DOCUMENTS
APPLICATION

2245107

Date of 27/4/07 200....

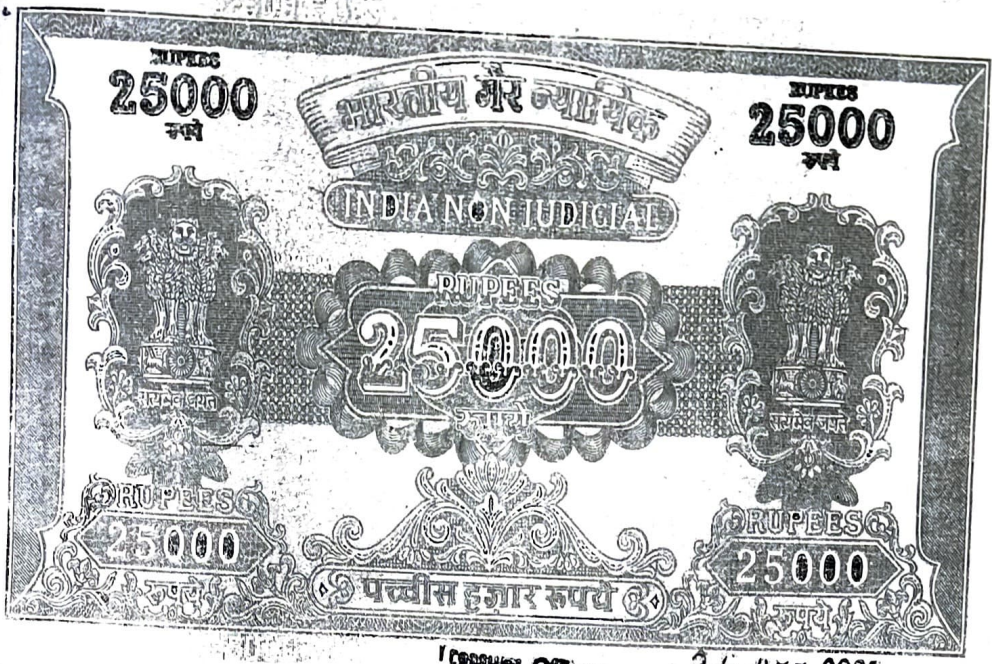
Nature of document—	<u>newly Subj.</u>
By whom presented—	<u>Ref. Subj.</u>
Received fees as follows—	
Registration fee ...	...
Copy fee (folios <u>62</u> sides) ...	...
Copy fee for endorsements ...	...
Postage ...	...
Copies or memoranda (sections 64 to 67) ...	...
Searches or inspection ...	...
Fines ...	...
Section 25 ...	...
Section 34 ...	...
Certified copies (section 57) folios ...	...
Other fees and payments ...	...
Item (on reverse) No. ...	...
" No. ...	...
" No. ...	...
" No. ...	...
" No. ...	...
Total ...	<u>1960.00</u>

The documents will be ready on and
copy
will be sent by registered post to
delivered at this office

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

below : Rajesh Saravje
Presenter : (P. T. O.)





गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO, GOA

26 APR 2007

011783

No. 70
Place of issue
Value of stamp paper Twenty five thousand
Name of the purchaser Keshav Agarwal
Residing at Navem.
As there is no other
Additional stamp Rs. 42000/-
Signature of purchaser

Serial No. 22451/2007
Presented at the Office of the
Sub-Registrar of Salcete
between the hours of 9.30 am
and 12.45 on 27/4/2007
noon

Keshav Kumar Agarwal

received fees for Rs. 42000/-
Registration
Copying 41960.00
Copying Endorsements
Stamp 90.00
Total 42060.00

SUB-REGISTRAR
SALCETE

SUB-REGISTRAR
SALCETE

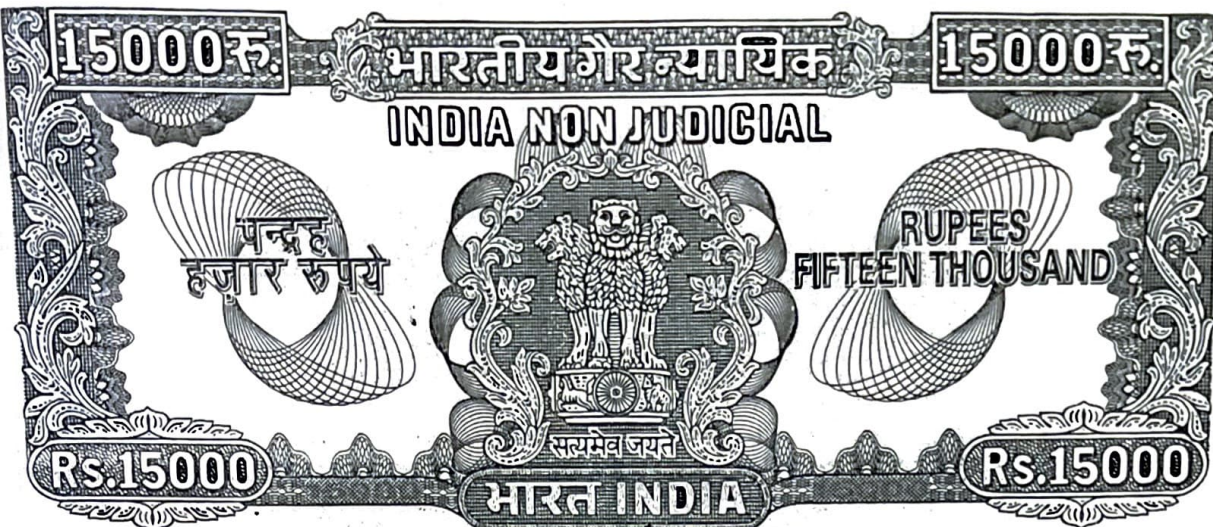
DEED OF SALE

TRUE COPY



ATTESTED
R.V. Saranya
ADVOCATE & NOTARY
3-B-1094/4D, Venkateshwara Colony,
Narayanaguda, Hyderabad - 29.

25 MAR 2011



गोवा GOA No. 70 Value of stamp paper fifteen thousands only.
Name of the person Keshav Agarwal.
Residing at Navem
As there is no additional stamp paper, the stamp is pasted along with the document.

Treasury Office
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO GOA

26 APR 2007
006046

Signature of the Registrant

Signature of Officer



-2-

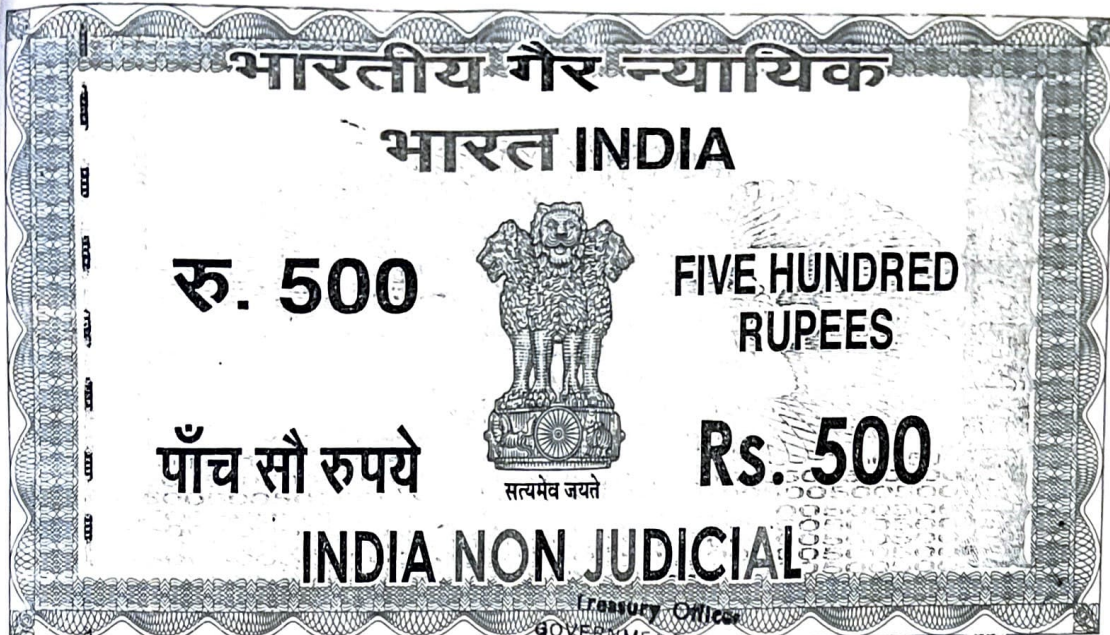
This DEED OF SALE is made and executed at Margao Goa
on this 27th day of APRIL of the year 2007.

Contd..3



RNSaranga

Signature of Officer



गोवा GOA

Treasury Officer,
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO-GOA

042237

No. 70 Date of issue 26 APR 2007
Value of stamp paper Five hundred only
Name of the purchaser Keshav Agarwal
Residing at Nuvem
Is there is no stamp
Additional stamp 42000



Signature of the Registrar

Signature of the Treasurer

-3-

BETWEEN

1a. Smt. GEETA RAJESH SARAVYA, wife of Mr. Rajesh

Contd..4

RN Saranya

Signature of the witness



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



FIVE HUNDRED
RUPEES

पाँच सौ रुपये

सत्यमेव जयते

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

Treasury Officer
GOVERNMENT OF GOA
DISTRICT TREASURY SOUTH
MARGAO - GOA

042238

70
Date of stamp five hundred only
Name of the Keshav Agarwal
Residing at Nuvem
As there is no
Additional stamp
26 APR 2007
420001
is attached along with

Signature of the District Officer

Signature of Purchaser

-4-

Nagindas Saravya, aged 44 years, businesswoman,
married, and her husband

Contd..5

RNSaravya

Signature



भारतीय गैर न्यायिक

भारत INDIA

रु. 500



सत्यमेव जयते

FIVE HUNDRED
RUPEES

पाँच सौ रुपये

Rs. 500

INDIA NON JUDICIAL

गोवा GOA

GOVERNMENT OF GOA

DISTRICT TREASURY SOUTH

MARGAO - GOA

042239

26 APR 2007

No. 70
Date of issue
Value of stamp five hundred only
Name of the person Keshav Agarwal
Residing at Nuvem
Is there is a stamp
Additional stamp
Signature of the person

-5-

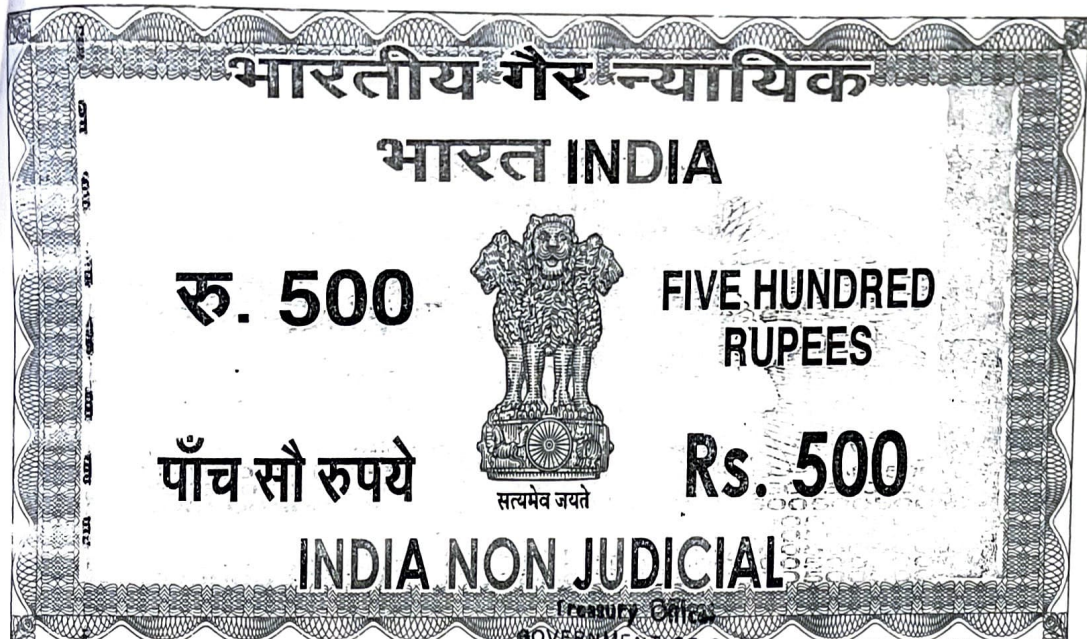
1b. Shri RAJESH NAGINDAS SARAVYA, major of age,
son of Shri Nagindas Saravya, married, businessman; both

Contd..6

RN Saravya

Signature of Rajeshwar Rao





गोवा GOA

26 APR 2007 042240

Value of stamp paper five hundred only.

Name of the person Keshav Agarwal.

Residing at Nuvem.

As there is no stamp additional stamp is attached along with

Signature of the Re-official vendor:

Signature of Vendor

-6-

residing at Nuvem, Salcete Goa; hereinafter referred to as
the "VENDORS".

Contd..7

RNSaranga



The Vendor no.1a Smt. GEETA RAJESH SARAVYA is represented herein by her constituted Attorney, her husband the Vendor no.1b Shri RAJESH SARAVYA, vide Power of Attorney executed on 09/10/2006 before the notary Rameshchandra Tiwari, at Andheri Mumbai.

A N D

1. Smt. SUSHEELA AGARWAL, wife of Shri Keshav Kumar Agarwal, aged 52 years, housewife;
 2. Shri NITIN KUMAR AGARWAL, son of Shri Keshav Kumar Agarwal, aged 28 years, businessman; and
 3. Shri NIKHIL KUMAR AGARWAL, son of Shri Keshav Kumar Agarwal, aged 27 years, businessman;
- all residents of 11-6-652, 1st Floor, Red Hills, Hyderabad 500 004, presently residing at Margao Goa; hereinafter jointly referred to as the "PURCHASERS".

All the Purchasers are represented herein by their constituted Attorney Shri KESHAV KUMAR AGARWAL, son of late Shri Om Prakash Agarwal, aged about 52 years, businessman, married, resident of 11-6-652, 1st Floor, Red

RNSaravya

Pring



Hills, Hyderabad 500 004, presently residing at Margao Goa, constituted vide Power of Attorney dated 28/03/2007 executed before the Notary Kiran Nagendram, in Hyderabad on 29/03/2007.

A N D

1a. Smt. PRADNYA SATISH SAWANT, wife of Mr. Satish Kondiba Sawant, aged 45 years, married, businesswoman, and her husband

1b. Shri SATISH KONDIBA SAWANT, aged 44 years, son of Shri Kondiba Sawant, married, businessman; both residing at Nuvem, Salcete Goa, hereinafter jointly referred to as the "CONFIRMING PARTY";

The Confirming Party no.1a Smt. PRADNYA SATISH SAWANT is represented herein by her constituted Attorney, her husband the Confirming Party no. 1b Shri SATISH KONDIBA SAWANT, vide Power of Attorney executed on 03/08/2001 before the Notary Harish G. Pratap, at Miraj, Sangli.

All parties to this Deed are Indian Nationals.

RNSaranga

[Signature]



Each of the expressions the Vendors, the Purchasers and the Confirming Party shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

WHEREAS there exists a property which is fully described in Schedule "A" hereto, and which property shall hereinafter be referred to as the SAID PROPERTY.

AND WHEREAS the said property belonged to Mr. Francisco Xavier Felix de Maria Fernandes, a bachelor, of Verna, Salcete Goa, which was allotted to him by a document of Division and Application dated 14/10/1971 duly registered in the Office of the Sub Registrar of Salcete at Margao Goa.

AND WHEREAS by virtue of Deed of Sale dated 24/1/1977 duly registered in the office of the Sub Registrar of Mormugao at Vasco-da-Gama, under no.42 at pages 346 to 352 of Book No.I Vol. No.30 dated 18/03/1977, said Francisco Xavier Felix de Maria Fernandes sold the said property to Mr. RUI ANTONIO GABRIEL BARRETO, resident of Cansaulim, Mormugao Taluka, Goa.

R.N. Saranya

[Signature]



AND WHEREAS a part of the said property was acquired by
— the Government of Goa for widening of road i.e. Verna
Bypass, as such, the total area of the said property after
deducting 1,550 square metres, is now 4,725 square
metres.

AND WHEREAS by virtue of a Deed of Sale dated
24/01/1977 duly registered in the office of the Sub
Registrar of Salcete at Margao, under no.5082 at pages
107 to 134 of Book No.I Vol. No.2226 dated 27/11/2006,
said Mr. RUI ANTONIO GABRIEL BARRETO and his wife
Mrs. EMILIA MILBURGA BARRETO, sold the said property
jointly, to the Vendor no.1a Smt. GEETA RAJESH SARAVYA
and the Confirming Party no.1a Smt. PRADNYA SATISH
SAWANT.

AND WHEREAS in view of the above, the Vendors and the
Confirming Party, became the joint owners and in
possession of the said property.


AND WHEREAS accordingly, the Vendors now own and
possess undivided share in the said property, which shall

Rajeshwar *[Signature]* *[Signature]*





RN Saranyas

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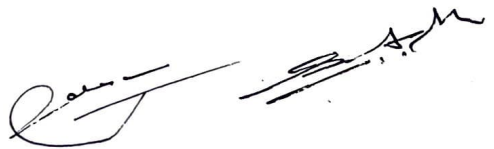
g) the Vendors have not received any notices of acquisition/requisition from State Government or Central Government or any local authority and the said property is not subject matter of any attachment by any authority.

AND WHEREAS the Vendors have now agreed to sell to the Purchasers and the Purchasers believing to be true all the declarations made by the Vendors, have agreed to purchase from the Vendors, their SAID UNDIVIDED SHARE, for a total consideration of Rs.20,98,000/- (Rupees twenty lakhs ninety eight thousand only).

AND WHEREAS the Purchasers, through their Advocate have published a public notice dated 12/03/2007 in the daily newspaper Navhind Times inviting objections if any for the purchase of the said property, however, no objections have been received by the Purchasers' Advocate till date, as such, it is presumed that there are no claims of any nature on the said property from any person/s.

AND WHEREAS the Purchasers have already paid to the Vendors, the entire consideration of Rs.20,98,000/-.

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— AND WHEREAS the parties hereto desire to complete the sale of the Vendors' said undivided share in the said property, by executing this Deed of Sale.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of sum of Rs.20,98,000/- (Rupees twenty lakhs ninety eight thousand only) already paid by the Purchasers to the Vendors, receipt whereof is hereby admitted and acknowledged by the Vendors to the Purchasers, THEY THE VENDORS hereby sell, transfer, convey and assure in favour of the Purchasers their SAID UNDIVIDED SHARE in the said property free from encumbrances, liens, charges, claim or interest of any nature AND TO HAVE AND TO HOLD THE SAME UNTO AND TO the use of the Purchaser absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person.

2. That the Vendors hereby agree and undertake to save harmless and keep indemnified the Purchaser from



and against all losses, charges, costs or expenses suffered or incurred by the Purchaser by reason of:

i) there being any defect in title of the Vendors to the said undivided share conveyed hereunder;

ii) or there being any liens, charges, encumbrances on the said undivided share conveyed hereunder;

iii) and/or there being any litigation with any person or persons as regards the title, claim or interest of any — nature to or in the said undivided share conveyed hereunder.

3. That the Vendors shall at all time and at the request and cost of the Purchaser do, execute and perform all such further acts, deeds and things as may be required by the Purchaser for the purpose of more perfectly conveying and assuring in favour of the Purchaser the said undivided share conveyed hereunder and/or for the purpose of recording and registering in the name of the Purchaser the said undivided share conveyed hereunder in all Government records including Land Revenue and Land Survey records.

RMS arange



4. The Vendors have today delivered to the Purchaser the possession of the said undivided share, the market value of which is Rs.20,98,000/- (Rupees twenty lakhs ninety eight thousand only).

5. The Vendors hereby give consent and their no objection for recording the name of the Purchasers in the column "Name of the Occupant" of Form I & XIV in respect of the said undivided share.

Schedule 'A'

All that property known as ANGODDE MAGNAXETTE admeasuring 4,725 square metres, situated at Nagoa village, within the area of Gram Panchayat of Verna, Taluka of Salcete, district of South Goa, state of Goa, —described in the Land Registration Office of Salcete under no.21619 new series, enrolled in the Land Revenue Office (Matriz Predial) under no.114 and Cadastral Survey

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[Signature]



no.49/5 of Nagoa village, the same is bounded as follows -

On the East - by water passage, now by the portion of the property acquired by the Government;

On the West - by the property of Marie Bernadette Fernandes (Survey no.49/4); *Presently by Road N.H 17.* *RNSorany*

On the North - by the property of Mr. Godwin Pereira (Survey no.48/6);

On the South - by water passage;

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

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[Signature]

[Signature]



Vendors -

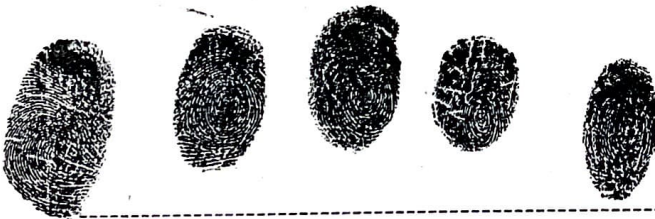
R.N. Saranya



1b. Shri RAJESH SARAVYA
for self and as Attorney of Vendor
1a Smt. GEETA RAJESH SARAVYA



Left hand finger prints of Shri Rajesh Saravya




Right hand finger prints of Shri Rajesh Saravya

R.N. Saranya



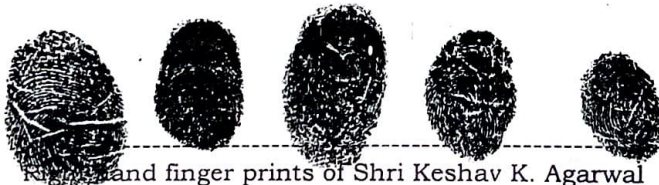
Purchasers -



- 
1. Smt. SUSHEELA AGARWAL
2. Shri NITIN KUMAR AGARWAL
3. Shri NIKHIL KUMAR AGARWAL.
All represented herein by their
Constituted attorney
Shri Keshav Kumar Agarwal



Left hand finger prints of Shri Keshav K. Agarwal



Right hand finger prints of Shri Keshav K. Agarwal

RNSaranga



Confirming Party -



[Signature]

1b. Shri SATISH SAWANT
for self and as Attorney of
1a. Smt. PRADNYA SATISH SAWANT

[Signature]



Left hand finger prints of Shri Satish Sawant



Right hand finger prints of Shri Satish Sawant

Witnesses -

1. Preshma Rebello

[Signature]

2. Antonio Meinolfo



R/Saranga

[Signature]

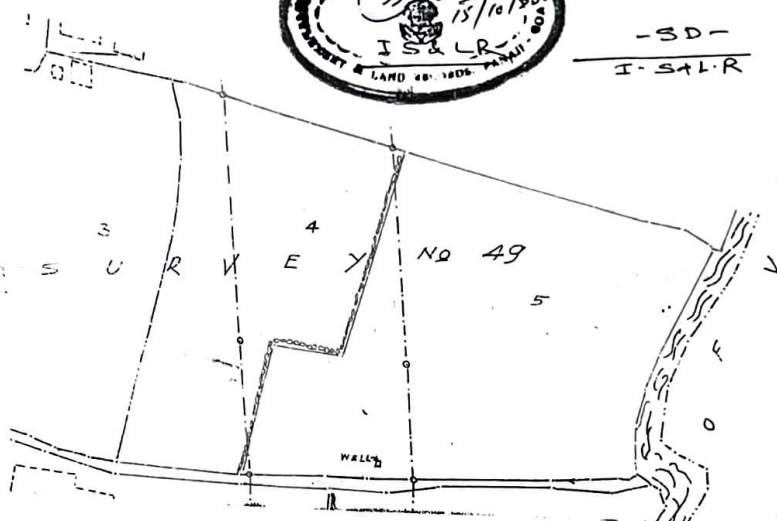
PLAN

OF THE LAND PROPOSED TO BE ACQUIRED FOR
THE PURPOSE OF IMPROVEMENT OF N.H. 17 MARGAO
CORTALIM ROAD (VERNA BY PASS) BETWEEN KMS. 23/200
TO 26/400 SITUATED AT YERNA AND NAGOA VILLAGES
OF SALCETE TALUKA BY THE EXECUTIVE ENGINEER WORKS
DIVISION XIV, PWD, FATORDA, MARGAO VIDE GOVT. NOTIFI-
CATION NO.: 22/175/85- RD DATED :- 9-12-1985 PUBLISHED
IN THE OFFICIAL GAZETTE SERIES II NO. 38 DATED
20-12-1985 ISSUED UNDER SECTION 4 OF LAND
ACQUISITION ACT 1894.

SCALE 1:1000



-SD-
I-SALR



RNSaranga

RNSaranga

TRACED BY

SA

NAME J.P. DE SA

FIELD SURVEYOR

DATE 20-02-86

CHECKED BY

SA

C.F. FERNANDES

20-02-86



Executing parties.

- 1 - Shri Rajesh. Nagindas Saranya, major of age, s/o Shri Nagindas Saranya, married, businessman, residing at Nurem, Select Co. for self and attorney of vendor No 1 Smt Reet Rajesh Saranya.
- 2 - Shri Satish Kondiba Sawant, aged 44 years, s/o Kondiba Sawant, married, businessman, resident of Nurem, Select Co. for self and attorney of confirming party No 2 Shri - Madhvi. Satish Sawant.
- 3 - Shri Keshav Kumar Agarwal, s/o late Shri Om Parkash Agarwal, aged 52 years, businessman, married, resident of 11-6 bsr, 1st floor, Red Hills Hyderabad, presently also Mangal. as attorney of purchaser No 1.

Executing party 2 and 3
Not 1 & 3

admit called

RNSaranyas

RAJESH NAGINDAS SARANYA.

SATISH

SATISH KONDIRA SAWANT

Keshav Kumar Agarwal



Shri Saijay Shirodkar, Advocate,
Major of age, Bachelor. Indian
National, residing at Margao

and known to the Sub-Registrar
states that he personally knows
the above executant and ideal

(Signature)

Margao dated 27/4/2007

(Signature)
SUB-REGISTRAR
SALCETE

registered No. 2224
at pages 125 to 148
Book No. 2447
date 08/05/2007

Attested Copies of Power of Attorney
Filed at Pages 52 to 69 of supplement
Part VII to Register Book Vol 152
Dated 08/05/2007

(Signature)
Sub-Registrar

