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Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Salcete
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 16-Nov-2020 10:58:41

Date of Receipt: 16-Nov-2020

Receipt No : 2020-21/2/1990

Serial No. of the Document : 2020-MGO-3207

Nature of, Document : **Conveyance - 22**

Received the following amounts from **RAJENDRA NARAYAN TALAK** for Registration of above Document in Book-1 for the year 2020

Registration Fee	1120000	E-Challan	• Challan Number : 202000929446 • CIN Number : [REDACTED]	900000
		E-Challan	• Challan Number : 202000929456 • CIN Number : [REDACTED]	220000
Processing Fee	1560	E-Challan	• Challan Number : 202000929456 • CIN Number : [REDACTED]	1560
Total Paid	1121560 (Rupees Eleven Lakhs Twenty One Thousands Five Hundred And Sixty)			

Probable date of issue of Registered Document: / /



TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Stanly D'Souza
[Signature]

Specimen Signature of the Person Authorized

[Signature]

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **16-Nov-2020**

Signature of the person receiving the Document

[Signature]
19/11

Talak
Signature of the Sub-Registrar
18/11/2020

(Rupees Fourteen Lakhs Forty Thousand only)

For CITIZEN CREDIT CO-OP. BANK LTD.



Jelha
Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BERRIER CO-OP. HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RD



NON JUDICIAL गोवा
NOV 09 2020
one four four zero zero zero zero 16:01
R. 1440000/- PB7223
GOA

3297

Name of Purchaser... RAJENDRA NARAYAN TALAK



Rajendra Narayan Talak *Rajendra*

DEED OF SALE

Rajendra

THIS DEED OF SALE is made at Margao, Goa, on this sixteenth day of November of the year Two Thousand Twenty (16.11.2020);

BETWEEN



1. Smt. **VINAYA RAJIV SHINKRE** nee **VINAYA VINAYAK KAMAT**, daughter of late Vinayak Venkatesh Kamat, aged about 64 years, housewife, Indian National holding Income Tax PAN [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. [REDACTED] e-mail ID: [REDACTED], residing at House No. 44, St. Joaquim Road, Borda, Margao, Goa - 403 602; and her husband,
2. Shri. **RAJIV MUKUND SHINKRE**, son of late Mukund Padmanab Shinkre, aged about 66 years, Advocate and Notary, Indian National, holding Income Tax PAN [REDACTED] Aadhaar Card No. [REDACTED] [REDACTED], Mobile Phone No. [REDACTED], e-mail ID: rmsincro@gmail.com, residing at House No. 44, St. Joaquim Road, Borda, Margao, Goa - 403 602;
3. Shri. **VENKATESH VINAYAK KAMAT**, son of late Vinayak Venkatesh Kamat, aged about 62 years, educationist, Indian National holding Income Tax PAN [REDACTED] Aadhaar Card No. [REDACTED] [REDACTED] Mobile Phone No. [REDACTED], e-mail ID: [REDACTED] residing at Bungalow No. B-10, By the Bay, Landscap Project, Caranzalem, Ilhas, Goa - 403 002; and his wife,
4. Smt. **NANDINI VENKATESH KAMAT** nee **NANDINI RANGANATH KAMAT**, daughter of Ranganath Kamat, aged about 58 years, medical practitioner, Indian National holding Income Tax PAN [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. [REDACTED] e-mail ID: [REDACTED] residing at Bungalow No. B-10, By the Bay, Landscap Project, Caranzalem, Ilhas, Goa - 403 002;

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5. Smt. **VIDYA BAIJU KAMAT-PARTHAN** nee **VIDYA VINAYAK KAMAT**, daughter of late Vinayak Venkatesh Kamat, aged about 58 years, commercial artist, Indian National holding Income Tax PAN [REDACTED] Aadhaar Card No. [REDACTED] Mobile Phone No. [REDACTED] e-mail ID: [REDACTED] residing at Flat No. G-404, Country Park, Dattapada Road, Off Tata SSC, Borivali (East), Mumbai - 400 066; and her husband,

6. Shri. **BAIJU PARTHAN**, son of M. Parthan, aged about 64 years, commercial artist, Indian National holding Income Tax PAN [REDACTED] Aadhaar Card No. [REDACTED], Mobile Phone No. [REDACTED] e-mail ID: baijuparthan@gmail.com, residing at Flat No. G-404, Country Park, Dattapada Road, Off Tata SSC, Borivali (East), Mumbai - 400 066; 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, administrators and assigns) of the **FIRST PART**.

AND

R. N. TALAK & DEVELOPERS, a sole proprietorship firm having its office at Ground Floor, "Aashiyana", Comba, Margao, Goa, represented by its Proprietor Shri. **RAJENDRA NARAYAN TALAK**, son of Narayan Talak, aged about 60 years, Indian National, married, businessman, Indian National holding Income Tax PAN Card No. [REDACTED], Aadhaar Card No. [REDACTED] Mobile No. [REDACTED] Email ID [REDACTED], resident of Aleesha Residency, St. Joaquim Road, Borda, Margao, Goa 403 602; hereinafter called "**the PURCHASER**" which expression shall, unless it is repugnant to the meaning or the context thereof, be deemed) of the **SECOND PART**.

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WHEREAS the members No. 1, 3 and 4 of the **VENDORS** namely, (1) Smt. Vinaya Rajiv Shinkre (2) Shri. Venkatesh Vinayak Kamat and (3) Smt. Nandini Venkatesh Kamat, are represented herein by member No. 2 of the **VENDORS** as their Attorney constituted by them vide the Power of Attorney dated 16.09.2020 executed before the Notary, Mr. U. R. Timble of Panaji under his Sr. No. 1282/D/2020, a Notarised True Copy whereof is being presented to the Sub-Registrar of Salcete at the time of presenting this Deed before him for registration under The Indian Registration Act, 1908;

AND WHEREAS the members No. 5 and 6 of the **VENDORS** namely, Smt. Vidya Baiju Kamat Parthan and Shri. Baiju Parthan, are represented herein by the member No. 2 of the **VENDORS** as their Attorney constituted by them vide the Power of Attorney dated 09.09.2020 executed before the Notary of Government of India for Mumbai and Thane District, Mr. S. M. N. Naqvi of Mumbai under his RS. No. 982, P. No. 75, Register No. 446 dated 11.09.2020, a Notarised True Copy whereof is being presented to the Sub-Registrar of Salcete at the time of presenting this before him for registration under The Indian Registration Act, 1908;

AND WHEREAS there exists at Aquem Alto 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, a property denominated "PALMAR BERNARDO FRANCISCO DA COSTA" or "NAICALEM" (PREMEIRA ADICAO or PREMEIRA LOTE - 100/215), which was earlier owned by Sociedade Costa e Companhia Private Limited, who is the predecessor of Costa and Company Private Limited;

AND WHEREAS, the above said entire property stands described in the Land Registration Office of Salcete under No. 42543 of New Series of the Land Registration Office of Salcete Judicial Division, enrolled under Matriz No. 96 in respect of Margao Town in the Land Registration Office of Salcete, which as a whole was bounded on the East:- by land of Costa and

Rajiv Shinkre

Company Private Limited, on the West:- by a water drain and properties of Domingos Remedios B. Fremiota da Silva Almeida, Ana Clarina Fernandes, Constantino Gomes, Rogunata Raicar and Lourenco Fernandes, on the North:- by top of the hill and South:- by road leading to Davorlim;



AND WHEREAS, vide the Deed of Sale-cum-Mortgage dated 12.04.1977 duly registered in the Office of the Sub-Registrar of Salcete under No. 1159 at pages 336 to 345 of Book No. I, Volume No. 182 on 29.10.1977, Sociedade Costa e Companhia Private Limited, who is the predecessor of Costa and Company Private Limited, sold in favour of Smt. Vijayalaxmi Vinayak Kamat, who was then a widow of late Vinayak Venkatesh Kamat, the Plot No. 29 of the said entire property having an area of 2,402 (two thousand four hundred two) square metres for a total price of Rs. 45,415/- (Rupees Forty Five Thousand Four Hundred Fifteen Only) out of which Rs. 16,175/- (Rupees Sixteen Thousand One Hundred Seventy Five Only) was paid by the said Vijayalaxmi Vinayak Kamat to Sociedade Costa e Companhia Private Limited, who is the predecessor of Costa and Company Private Limited, and for the security of payment of the balance price of Rs. 28,700/- (Rupees Twenty Eight Thousand Seven Hundred Only), the said Smt. Vijayalaxmi Vinayak Kamat mortgaged in favour of Sociedade Costa e Companhia Private Limited, who is the predecessor of Costa and Company Private Limited, by way of simple mortgage the very same Plot No. 29 that was purchased by her from Sociedade Costa e Companhia Private Limited, who is the predecessor of Costa and Company Private Limited, providing for payment of interest @ 6% per annum and penalty @ 3% per annum on the said mortgage money of Rs. 28,700/- (Rupees Twenty Eight Thousand Seven Hundred Only);

AND WHEREAS the said Smt. Vijayalaxmi Vinayak Kamat did not pay, so far, to Sociedade Costa e Companhia Private Limited or to Costa and Company Private Limited the said Mortgage money of Rs. 28,700/- (Rupees

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Twenty Eight Thousand Seven Hundred Only) as also any interest or penalty payable thereon;

AND WHEREAS the said Smt. Vijayalaxmi Vinayak Kamat expired on 13.09.1993 leaving behind her the members No. 1, 3 and 5 of the **VENDORS** as her exclusive and universal heirs as already declared in the Deed of Declaration of Succession drawn on 07.07.2004 by Notary Public Ex-Officio of Salcete Judicial Division at Folio No. 26 (overleaf) onwards of the Notarial Deeds Book No. 1465;

AND WHEREAS, now, that the **VENDORS**, who are the successors of the said Smt. Vijayalaxmi Vinayak Kamat, have now come to know that she has not complied with her obligations in respect of the mortgage created by her against the Plot No. 29 of the above described entire property and that the mortgage money of Rs. 28,700/- (Rupees Twenty Eight Thousand Seven Hundred Only), as well as the interest and penalty payable thereon, have not been paid to Costa and Company Private Limited;

AND WHEREAS the **VENDORS** have approached Costa and Company Private Limited offering to pay to Costa and Company Private Limited whatever amount payable under the said mortgage against the Plot No. 29 of the entire property as well as the interest and the penalty payable thereon;

AND WHEREAS, after paying an amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs Only) to Costa and Company Private Limited, the **VENDORS** have got the said Mortgage re-conveyed vide Deed of Re-Conveyance of Simple Mortgage dated 05.10.2020, duly registered with the Sub-Registrar of Salcete under Registration No. MGO-1-2637-2020 on 09.10.2020;

AND WHEREAS the **VENDORS** represent to the **PURCHASER** that the said Plot No. 29 of the above described entire property, which Plot is

For Rajish

referred to as "the Subject Land" and is fully described in the **SCHEDULE** hereafter appearing;

AND WHEREAS the **PURCHASER** has agreed to purchase from the **VENDORS** and the **VENDORS** have agreed to sell to the **PURCHASER** the said Plot No. 29 of the above described entire property.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. For a total price consideration of Rs. 3,20,00,000/- (Rupees Three Crores Twenty Lakhs Only) partly paid and partly payable by the **PURCHASER** to the **VENDORS** in the manner demonstrated herein below, the **VENDORS** do hereby jointly convey, transfer and assure by way of absolute sale UNTO and in favour of the **PURCHASER**, all that land identified as Plot No. 29 of the property denominated "PALMAR BERNARDO FRANCISCO DA COSTA" or "NAICALEM" (PREMEIRA ADICAO or PREMEIRA LOTE - 100/215)", situated at Aquem Alto of the City of Margao falling within the jurisdiction of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa of the State of Goa, which Plot No. 29 is fully described in the **SCHEDULE** appearing hereafter and demarcated within red coloured boundary lines in the Plan annexed hereto and forming integral part of this Deed, so that the **PURCHASER**, for all times hereinafter, shall HAVE, HOLD, POSSESS and ENJOY the said Plot No. 29 along with all that is situated therein and together with all the rights, interests, easements, hereditaments, privileges, benefits and advantages available to the said Plot No. 29 and/or to the holder thereof, free of all encumbrances and as the absolute owner thereof and free of any claims, demands, whatsoever, from any person or party whomsoever including those who may make such claim or demand either through the **VENDORS** or the predecessors-in-title or otherwise.

For Registrar

2. The above said price consideration is paid and/or shall be paid by the **PURCHASER** to the **VENDORS**, in the following manner:-



Srl.	Identity of the VENDORS	Mode of Payment	Amount (Rs.)
1.	Smt. Vinaya Rajiv Shinkre nee Vinaya Vinayak Kamat, and her husband, Shri. Rajiv Mukund Shinkre i.e. members No. 1 & 2 of the VENDORS	Already paid on 25-09-2020 vide Inter Banking Transfer from the Bank Account of the PURCHASER with Margao Branch of Saraswat Bank to Bank Account No. [REDACTED] to the account held by member No. 2 of the VENDORS with Margao Branch of Bank of India, sent through Transaction No. [REDACTED]	15,00,000/-
2.	Smt. Vinaya Rajiv Shinkre nee Vinaya Vinayak Kamat, and her husband, Shri. Rajiv Mukund Shinkre i.e. members No. 1 & 2 of the VENDORS	Tax deducted at source (TDS) and deposited in the PAN of members No. 1 ... & 2 of the VENDORS ...	40,000/- 40,000/-
3.	Smt. Vinaya Rajiv Shinkre nee Vinaya Vinayak Kamat, and her husband, Shri. Rajiv Mukund Shinkre i.e. members No. 1 & 2 of the VENDORS	Paid by Cheque No. [REDACTED] dated 16-11-2020 issued by the PURCHASER on Margao Branch of Saraswat Bank in favour of member No. 2 of the VENDORS	10,00,000/-
4.	Smt. Vinaya Rajiv Shinkre nee Vinaya Vinayak Kamat, and her husband, Shri. Rajiv Mukund Shinkre i.e. members	By post dated Cheque No. [REDACTED] dated 25-02-2021 issued against Bank Account No. [REDACTED] with Margao Branch of Saraswat	25,00,000/-

for Rajiv Sh.



	No. 1 & 2 of the VENDORS	Bank in favour of member No. 2 of the VENDORS .	
5.	Smt. Vinaya Rajiv Shinkre nee Vinaya Vinayak Kamat, and her husband, Shri. Rajiv Mukund Shinkre i.e. members No. 1 & 2 of the VENDORS	By post dated Cheque No. [REDACTED] dated 25-08-2021 issued against Bank Account No. [REDACTED] with Margao Branch of Saraswat Bank in favour of member No. 2 of the VENDORS .	25,00,000/-
6.	Smt. Vinaya Rajiv Shinkre nee Vinaya Vinayak Kamat, and her husband, Shri. Rajiv Mukund Shinkre i.e. members No. 1 & 2 of the VENDORS	By post dated Cheque No. [REDACTED] dated 25-11-2021 issued against Bank Account No. [REDACTED] with Margao Branch of Saraswat Bank in favour of member No. 2 of the VENDORS .	10,86,668/-
7.	Smt. Vinaya Rajiv Shinkre nee Vinaya Vinayak Kamat, and her husband, Shri. Rajiv Mukund Shinkre i.e. members No. 1 & 2 of the VENDORS	In kind by way of constructing and transferring in favour of either or both of them a residential Flat with super built up area between 90 square metres and 100 square metres, on the topmost floor of the building with RCC frame work to be constructed by the PURCHASER in the land hereby sold within three years from the date of obtaining Municipal License and/or permission from RERA Authorities, regarding which appropriate Agreement shall be signed between them and the PURCHASER as per the provisions of RERA.	20,00,000/-
8.	Shri. Venkatesh Vinayak Kamat and	Tax deducted at source (TDS) and deposited in the	

Rajiv Shinkre



	his wife, Smt. Nandini Venkatesh Kamat nee Nandini Ranganath Kamat i.e. members No. 3 & 4 of the VENDORS	PAN of members No. 3 & 4 of the VENDORS	40,000/- 40,000/-
9.	Shri. Venkatesh Vinayak Kamat and his wife, Smt. Nandini Venkatesh Kamat nee Nandini Ranganath Kamat i.e. members No. 3 & 4 of the VENDORS	Paid by Cheque No. [REDACTED] dated 16-11-2020 issued by the PURCHASER on Margao Branch of Saraswat Bank in favour of member No. 3 of the VENDORS	25,00,000/-
10.	Shri. Venkatesh Vinayak Kamat and his wife, Smt. Nandini Venkatesh Kamat nee Nandini Ranganath Kamat i.e. members No. 3 & 4 of the VENDORS	By post paid Cheque No. [REDACTED] dated 25-02-2021 issued against Bank Account No. [REDACTED] with Margao Branch of Saraswat Bank in favour of member No. 3 of the VENDORS .	25,00,000/-
11.	Shri. Venkatesh Vinayak Kamat and his wife, Smt. Nandini Venkatesh Kamat nee Nandini Ranganath Kamat i.e. members No. 3 & 4 of the VENDORS	By post paid Cheque No. [REDACTED] dated 25-08-2021 issued against Bank Account No. [REDACTED] with Margao Branch of Saraswat Bank in favour of member No. 3 of the VENDORS .	25,00,000/-
12.	Shri. Venkatesh Vinayak Kamat and his wife, Smt. Nandini Venkatesh Kamat nee Nandini Ranganath Kamat i.e. members No. 3 & 4 of the	By post paid Cheque No. [REDACTED] dated 25-11-2021 issued against Bank Account No. [REDACTED] with Margao Branch of Saraswat Bank in favour of member No. 3 of the VENDORS .	10,86,666/-

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	VENDORS		
13.	Shri. Venkatesh Vinayak Kamat and his wife, Smt. Nandini Venkatesh Kamat nee Nandini Ranganath Kamat i.e. members No. 3 & 4 of the VENDORS	In kind by way of constructing and transferring in favour of either or both of them a residential Flat with super built up area between 90 square metres and 100 square metres, on the topmost floor of the building with RCC frame work to be constructed by the PURCHASER in the land hereby sold within three years from the date of obtaining Municipal License and/or permission from RERA Authorities, regarding which appropriate Agreement shall be signed between them and the PURCHASER as per the provisions of RERA.	20,00,000/-
14.	Smt. Vidya Kamat Parthan nee Vidya Vinayak Kamat and her husband, Shri. Baiju Parthan i.e. members No. 5 & 6 of the VENDORS	Paid vide Cheque No. [REDACTED] dated 16-11-2020 drawn on Margao Branch of Saraswat Bank in favour of member No. 5 of the VENDORS .	25,00,000/-
15.	Smt. Vidya Kamat Parthan nee Vidya Vinayak Kamat and her husband, Shri. Baiju Parthan i.e. members No. 5 & 6 of the VENDORS	Tax deducted at source and deposited in the PAN of members No. 5 & 6 of the VENDORS	40,000/- 40,000/-
16.	Smt. Vidya Kamat Parthan nee Vidya Vinayak Kamat and her husband, Shri. Baiju Parthan i.e. [REDACTED]	By post paid Cheque No. [REDACTED] dated 25-02-2021 issued against Bank Account No. [REDACTED] with	25,00,000/-

for Register



	members No. 5 & 6 of the VENDORS	Margao Branch of Saraswat Bank in favour of member No. 5 of the VENDORS .	
17.	Smt. Vidya Kamat Parthan nee Vidya Vinayak Kamat and her husband, Shri. Baiju Parthan i.e. members No. 5 & 6 of the VENDORS	By post paid Cheque No. [REDACTED] dated 25-08-2021 issued against Bank Account No. [REDACTED] with Margao Branch of Saraswat Bank in favour of member No. 5 of the VENDORS .	25,00,000/-
18.	Smt. Vidya Kamat Parthan nee Vidya Vinayak Kamat and her husband, Shri. Baiju Parthan i.e. members No. 5 & 6 of the VENDORS	By post paid Cheque No. [REDACTED] dated 25-11-2021 issued against Bank Account No. [REDACTED] with Margao Branch of Saraswat Bank in favour of member No. 5 of the VENDORS .	10,86,666/-
19.	Smt. Vidya Kamat Parthan nee Vidya Vinayak Kamat and her husband, Shri. Baiju Parthan i.e. members No. 5 & 6 of the VENDORS	In kind by way of constructing and transferring in favour of either or both of them a residential Flat with super built up area between 90 square metres and 100 square metres, on the topmost floor of the building with RCC frame work to be constructed by the PURCHASER in the land hereby sold within three years from the date of obtaining Municipal License and/or permission from RERA Authorities, regarding which appropriate Agreement shall be signed between them and the PURCHASER as per the provisions of RERA.	20,00,000/-
		Total:-	3,20,00,000/-

for Register



3. In the event the above mentioned post dated Cheques issued by the **PURCHASER** or any of them are not realised from the concerned Bank, then the **PURCHASER** shall be liable to pay to the **VENDORS** interest thereon to the concerned members of the **VENDORS** at the rate of 8 % per annum, without prejudice to the right of the concerned members of the **VENDORS** to recover the same by procedure laid down by law.

4. The **VENDORS** covenant with the **PURCHASER** as under:-

- (i) That the property described in the **SCHEDULE** hereto, is not subject matter of any arrears of land revenue or other fees, charges etc., payable to the government, semi-government bodies or corporations owned by the government, etc.;
- (ii) That the property described in the **SCHEDULE** hereto, is not subject matter of any litigation or of any proceedings pending before any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- (iii) That the property described in the **SCHEDULE** hereto is not subject matter of any attachment or seizure or proclamation of sale, by any court, tribunal, forum, arbitrator, revenue authorities, quasi-judicial authorities or any other authorities under the law in force;
- (iv) That the property described in the **SCHEDULE** hereto is not subject matter of any land acquisition notification or proceedings, under the Land Acquisition Act or any law for compulsory acquisition of the lands including The Indian Forest Act, The Wild Life Protection Act, etc.;

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(v) That the title of the **VENDORS**, up to the time of execution of this deed, in respect of the property described in the **SCHEDULE** hereto, is subsisting, clear, free and marketable;

(vi) That the **VENDOR** has not entered into any other agreement or transaction with any party, whomsoever, in relation to the property described in the **SCHEDULE** hereto;

(vii) That there are no encumbrances, charges, liens etc., against the property described in the **SCHEDULE** hereto; and

(viii) That there is/are no other person/s having any rights, interests, claims, whatsoever, in relation to the property described in the **SCHEDULE** hereto or to anything contained therein.

5. By virtue of this Instrument, the **PURCHASER** shall be entitled to carry out mutation in the records of the land described in the **SCHEDULE** maintained by the City Survey of Margao and get recorded the name of the **PURCHASER** in place of the predecessor-in-title of the **VENDORS** or the **VENDORS**, as the case may be.
6. The **VENDORS** hereby undertake to execute all necessary Deeds of Rectification, Deeds of Ratification, Forms, Applications, Declarations, Affidavits, etc., whatever that maybe required for the purposes of confirming of the title and possession of the **PURCHASER** in respect of the land described in **SCHEDULE** hereto and co-operate with the **PURCHASER** in that respect.
7. The market value of the land described in the **SCHEDULE** hereto, which is hereby sold is Rs. 3,20,00,000/- (Rupees Three Crores Twenty Lakhs Only). The Stamp Duty of Rs. 14,40,000/- is herewith paid.

Rajiv

SCHEDULE

(Description of the Property hereby sold)

All that distinct and separated part of the land identified as Plot No. 29 of the erstwhile bigger land denominated "PALMAR BERNARDO FRANCISCO DA COSTA" or "NAICALEM-PRIMEIRA ADICAO or PRIMEIRO LOTE (100/218)", the entire land having been described in the Land Registration Office of Salcete under No. 42543 of New Series of the Land Registration Office of Salcete Judicial Division, enrolled under Matriz No. 96 in respect of Margao Town in the Land Registration Office of Salcete, having an area of 2,402 square metres or thereabout and bounded as under:-

- East:- Bt the property of Datta Sakaram Gaundalkar bearing Chalta No. 3 of P. T. Sheet No. 201 of City Survey of Margao and property of Surendra Padiyar and Madhukar Dessai bearing Chalta No. 5 of P. T. Sheet No. 201 of City Survey of Margao.
- West:- By Plot No. the road passing from Aquem Alto to Monte Hill
- North:- By Plot No. 31 the land belonging to Costa and Company Private Limited of the erstwhile land, sold to Yashodhana Co-operative Housing Society Ltd. bearing Chalta No. 99 of P. T. Sheet No. 201 of City Survey of Margao and
- South:- By the Plot No. 27 of the erstwhile land, sold to Mr. S. V. Pikle and forming part of the Chalta No. 100 of P. T. Sheet No. 201 of City Survey of Margao.

This Plot No. 29 forms the northern portion of the land presently surveyed by City Survey of Margao under Chalta No. 100 of P. T. Sheet No. 201, the southern part whereof comprises of Plot No. 27 of Mr. S. V. Pikle. The area of this Plot No. 29 is marked by red coloured boundaries in the Survey Plan of Chalta No. 100 of P. T. Sheet No. 201 annexed hereto and the copy of the Sub-Division Plan of the erstwhile entire property is also annexed hereto wherein this Plot is shown as Lote No. 29.

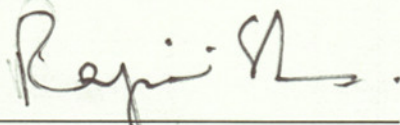
Rn Regis

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

SIGNED AND DELIVERED
by member No. 2 of the
VENDORS viz. Shri. Rajiv
Mukund Shinkre for self and as
Attorney for members No. (1),
Vinaya Rajiv Shinkre nee Vinaya
Vinayak Kamat, (3) Shri.
Venkatesh Vinayak Kamat, (4)
Smt. Nandini Venkatesh Kamat
nee Nandini Ranganath Kamat (5)
Smt. Vidya Baiju Kamat Parthan
nee Vidya Vinayak Kamat & (6)
Shri. Baiju Parthan, within named.

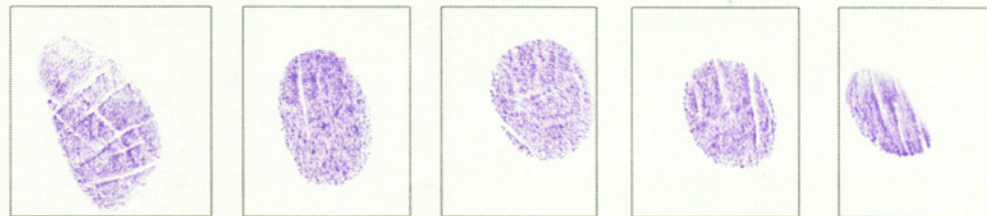


Rajiv


(Rajiv Mukund Shinkre)



(Left Hand Fingerprints of Mr. Rajiv Mukund Shinkre)



(Right Hand Fingerprints of Mr. Rajiv Mukund Shinkre)

Ron Rajiv

SIGNED AND DELIVERED
for the **PURCHASER** within
named by its within named
Proprietor, Mr. Rajendra Narayan
Talak



Rajendra Narayan Talak

(Rajendra Narayan Talak)



(Left Hand Fingerprints of Mr. Rajendra Narayan Talak)



(Right Hand Fingerprints of Mr. Rajendra Narayan Talak)

Witnesses:-

Name & Address

Signature

1. Mr. Stanley D' Souza, son of
Jose Rosario D'Souza, aged
about 52 years, employed,
residing at Borda, Margao, Goa-
403 602.

Stanley D'Souza

2. Mr. Wilson Diniz, son of
Martin Diniz, aged about 45
years, employed, residing at
Comba, Margao, Goa-403 601.

Wilson Diniz

For Rajendra



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

UN-0506-10CMAR2047344

Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T. SHEET NO. 201 / CHALTA NOS. 3, 5, 99, 100 & 110/
Scale : 1:500

(Sgt. C. Silveira)
Inspector of Survey & Land Records
Margao-Goa



407 P.T.S 226

99

5/P.T.S 202

110

102

100

2402 m²

103

Generated By: 
On : 19-10-2020

Compared By: K.B. GAUDE

Raju Raju

NORTH

AREA STATEMENT:

ORIGINAL GROSS AREA OF LOTS 17-31 : 11372.00 M²
 LESS FOR ROAD WIDENING 153x3 : 489.00 M²
 NET AREA OF THE PLOT : 10883.00 M²
 MAXIMUM BUILT-UP AREA OF ALL 10 RES. :
 10x27x3.05 = 2449.50 M²
 PLOT COVERAGE : 22.45 %
 MAXIMUM FLOOR AREA OF ALL 10 RES. : 2449.50 M²
 F.A.R : 22.45 %
 EVERYTHING WITHIN POSSIBLE

APPROVED FROM PLANNING POINT
 SUBJECT TO CONDITIONS GIVEN
 VIDE LETTER No. SP/P/112/1915/77
 DATED: 4-12-79

MEMBER & SECRETARY
 SOUTH GOA PLANNING AND
 DEVELOPMENT AUTHORITY
 MARGAO-GOA

PLOT OWNED BY HEMGIRI CO-OPERATIVE HOUSING SOCIETY
 SHOWN IN RED. PROPOSED CONSTRUCTIONS SHOWN IN PINK

UNDEVELOPABLE STRIP OF LAND
 ONLY 30.00 LEFT ABUTTING THE 8.00 M.
 ACCESS ROAD TO BE USED FOR CONSTRUCTION
 TAKING ADVANTAGE OF THE TOPOGRAPHIC
 CONDITION OF THE TERRAIN WITHOUT DOING
 CUTTING OF THE SLOPES
 REF: REC LETTER NO 07/459/2643/76-77 OF
 15-10-75 AND MMS LETTER NO ENPS/1493/75
 OF 5-11-1975

SITE-LOCATION AND BLOCK PLAN
 SCALE : 1:1000

PROPOSED DEVELOPMENT FOR HEMGIRI CO-OPERATIVE HOUSING SOCIETY AT AQUEM

APIT B. REZBA
 ARCHITECT

Signature
 212
 SECRETARY, MARGAO
 15-10-75

Signature
Signature



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 16-Nov-2020 10:11:51 am

Document Serial Number :- 2020-MGO-3207

Presented at 10:11:53 am on 16-Nov-2020 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	1440000
2	Registration Fee	1120000
3	Mutation Fees	2500
4	Processing Fee	1560
Total		2564060

Stamp Duty Required :1440000

Stamp Duty Paid : 1440000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJENDRA NARAYAN TALAK ,S/o - D/o NARAYAN TALAK Age: 62, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - COMBA MARGAO, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RAJIV MUKUND SHINKRE ,S/o - D/o Mukund Padmanab Shinkre Age: 66, Marital Status: Married ,Gender:Male,Occupation: Advocate, Address1 - House No. 44, St. Joaquim Road, Borda, Margao, Address2 - , PAN No.: [REDACTED]			
2	RAJIV MUKUND SHINKRE ,S/o - D/o Mukund Padmanab Shinkre Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - House No. 44, St. Joaquim Road, Borda, Margao, Goa, Address2 - , PAN No. [REDACTED]			
3	RAJIV MUKUND SHINKRE ,S/o - D/o MUKUND PADMANAB SHINKRE Age: 66, Marital Status: ,Gender:Male,Occupation: Advocate, Address1 - HOUSE NO 44 ST JOAQUIM ROAD BORDA MARGAO GOA, Address2 - , PAN No. [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	RAJENDRA NARAYAN TALAK ,S/o - D/o NARAYAN TALAK Age: 62, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - COMBA MARGAO, Address2 - , PAN No. [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	STENLY DSOUZA, 52 [REDACTED], Service , Marital status : Married 403602 Margao, Salcete, SouthGoa, Goa			
2	WILSON DINIZ, 44 , [REDACTED], ,Service , Marital status : Married 403601 Margao, Salcete, SouthGoa, Goa			


Sub Registrar
Cum-
Sub Registrar

Document Serial No:-2020-MGO-3207

Book :- 1 Document

Registration Number :- **MGO-1-3119-2020**

Date : 16-Nov-2020



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

Civil Registrar
Cum-
Sub Registrar
Salcete