

(Rupees Three lakhs Sixty thousand Rupees Only)

CITIZEN CREDIT  
CO-OP. BANK LTD

Authorised Signatory

Citizencredit co-operative Bank Ltd.

Mapusa Branch,  
Shop No. C-1, Ground Floor, Block D-1,  
Borhian House,  
Mapusa, Goa - 400 047

D-51STPV/JCR/126/11/2015-RO



भारत  
INDIA

STAMP DUTY  
60000

GOA  
NON JUDICIAL

Rs 0360000 12.8.2016

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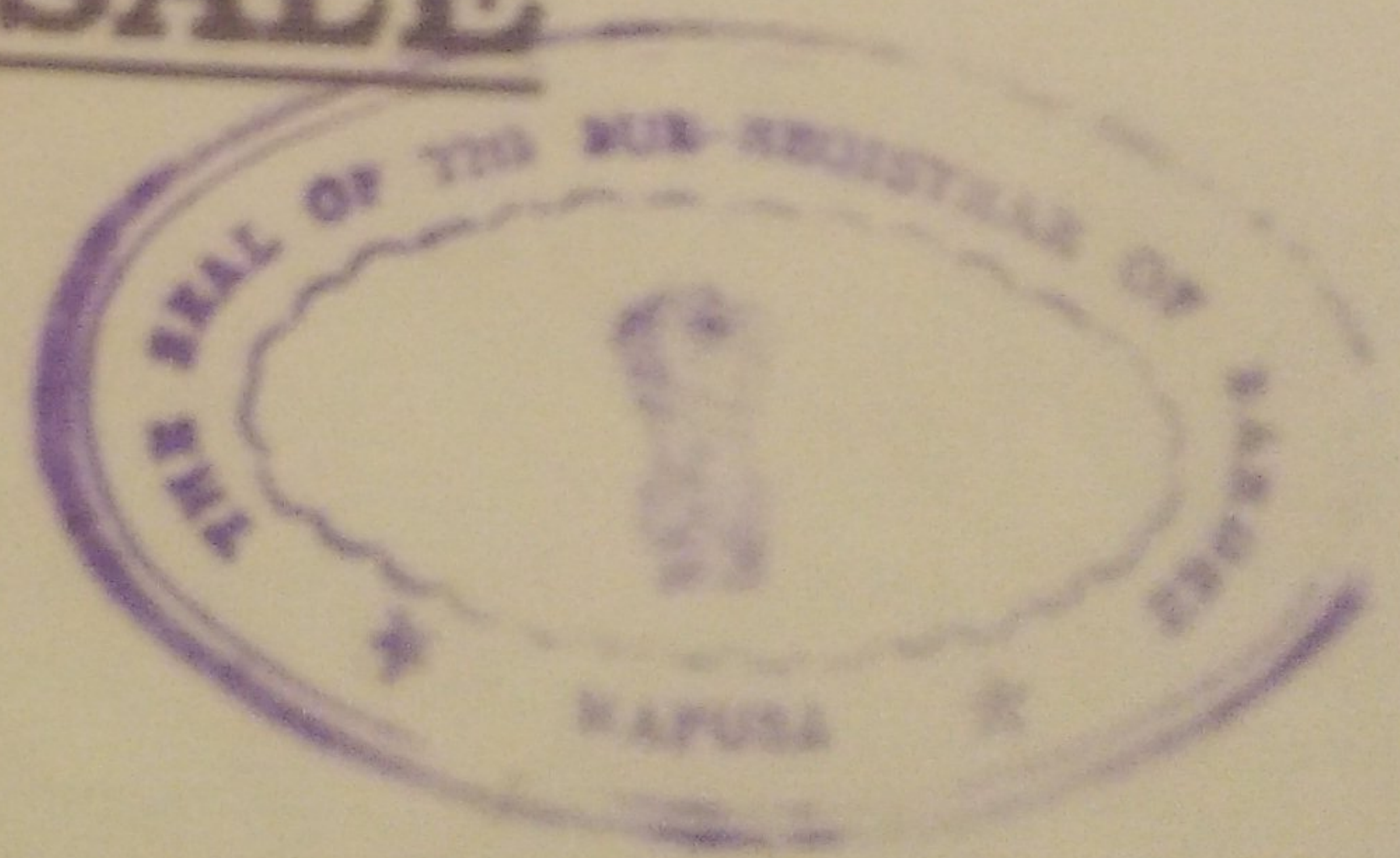
GOA

12/08/2016

Name of Purchaser CASADELSOANO DEVELOPMENT COMPANY



## DEED OF SALE



CASADELSOANO DEVELOPMENT COMPANY

*[Handwritten signature]*

*[Handwritten signature]*

THIS DEED OF SALE is executed at Mapusa on this  
\_\_\_\_ day of August 2016.

**BETWEEN**

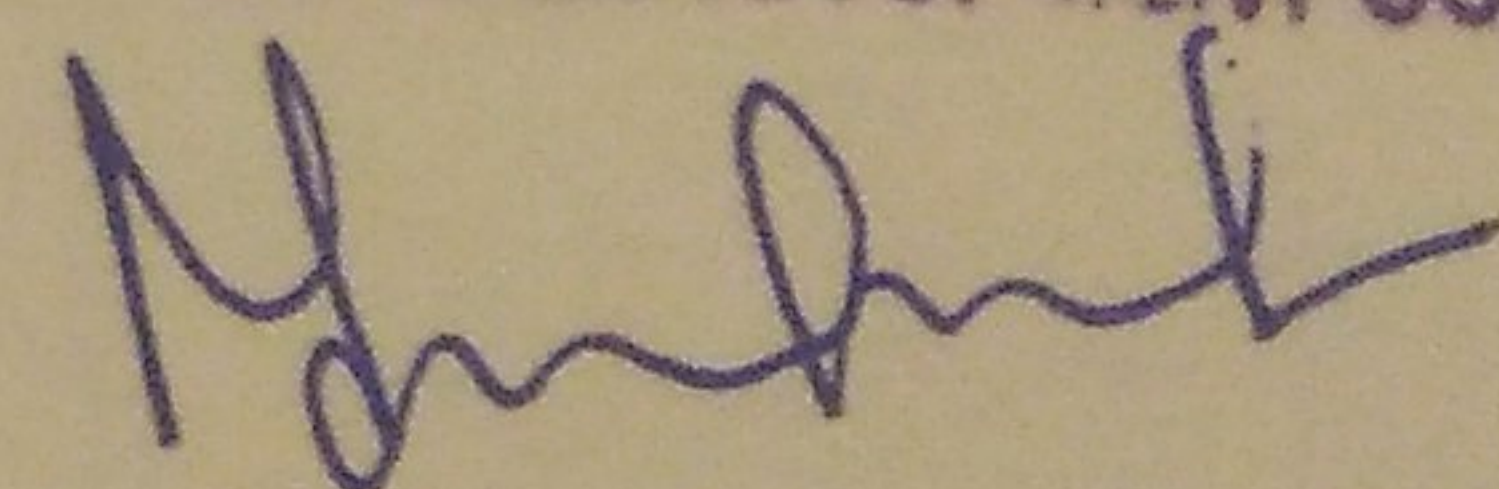
(1) **Mr. MOHANT SINGH SEKHON**, son of Late Sardar Balwant Singh, aged about 73 years, retired, British National, Person of Indian Origin having OCI card No. A2090646, having PAN no: FHUPS4544B; represented through power of attorney holder Mrs. JAGIR KAUR SEKHON executed at Mapusa on 22/03/2014 in front of Adv. D.S. Petkar, Registration no. 67/95 and duly recorded vide sr. no. 7902/2014. **Vendor no. 1**

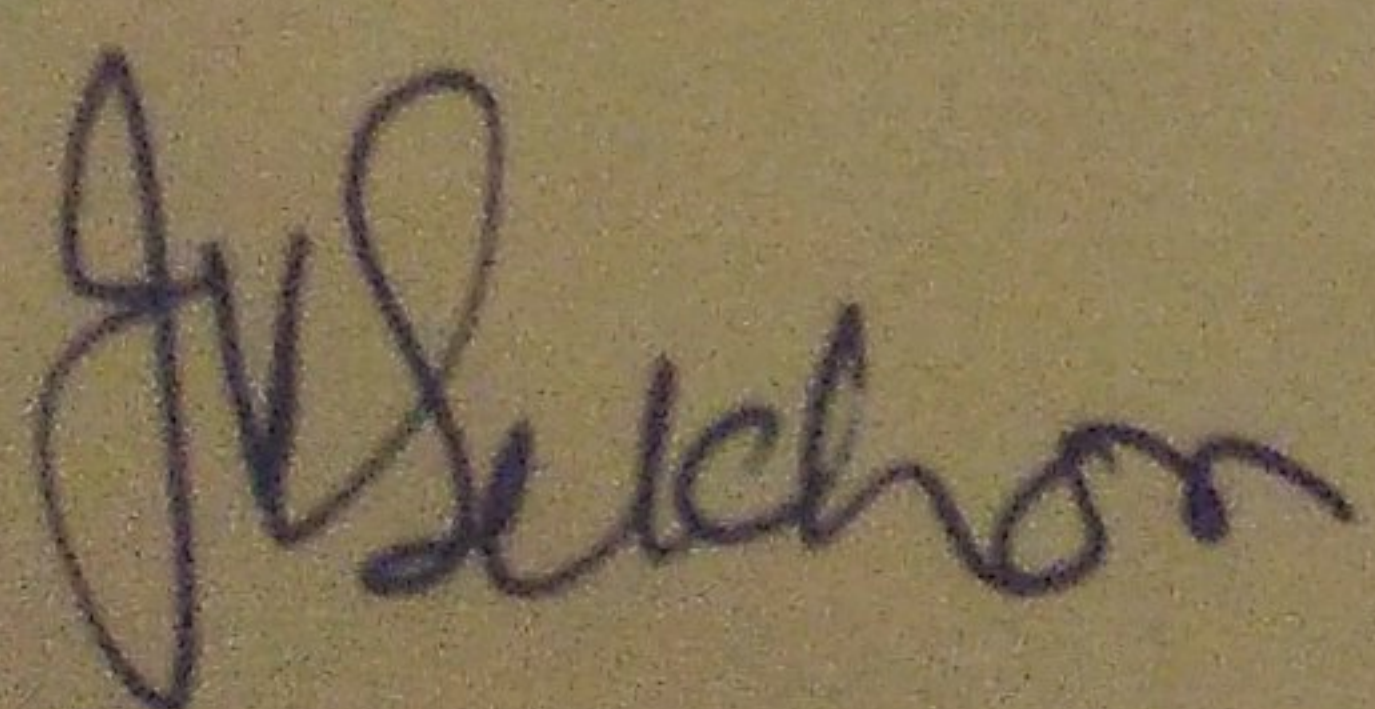
(2) **Mrs. JAGIR KAUR SEKHON** wife of Shri. Mohant Singh Sekhon, age 74 years, housewife, British National, Person of Indian Origin having OCI Card No. A2090551, having PAN Card No. FHUPS4547C both residents of B/5, Sant Nagar, Patiala, Punjab also resident of 12 Dunocroft, Plumstead, London SE18 2JA U.K.; **Vendor no. 2**

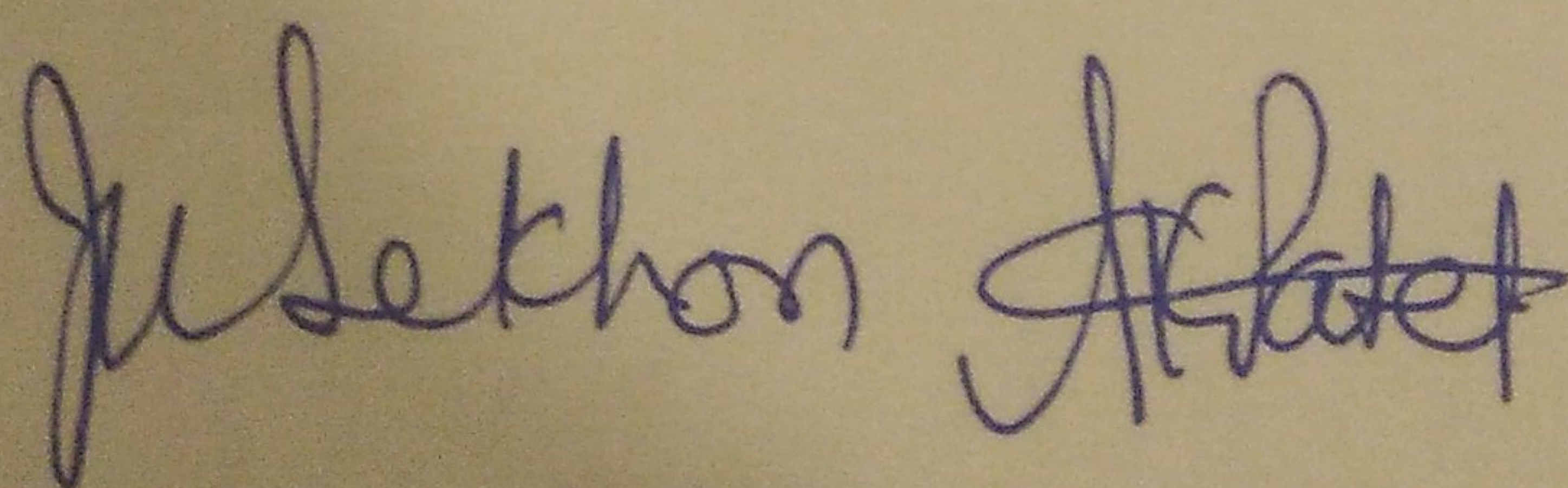
(3) **Miss. SIMRAN KAUR PATEL**, daughter of Mr. Vipul J.B. Patel, minor of 16 years of age, British National, Person of Indian Origin having OCI Card no. A1466334, resident of 12 Dunocroft, Plumstead, London, SE 18 2JA U.K., hereinafter called as "THE VENDORS" (Which expression unless repugnant to the context or meaning there of shall mean and include all their legal representatives, executors, administrators and assigns) **Vendor no. 3**

**OF THE FIRST PART.**

CASADELSOGNO DEVELOPMENT COMPANY

  
AUTHORISED SIGNATORY



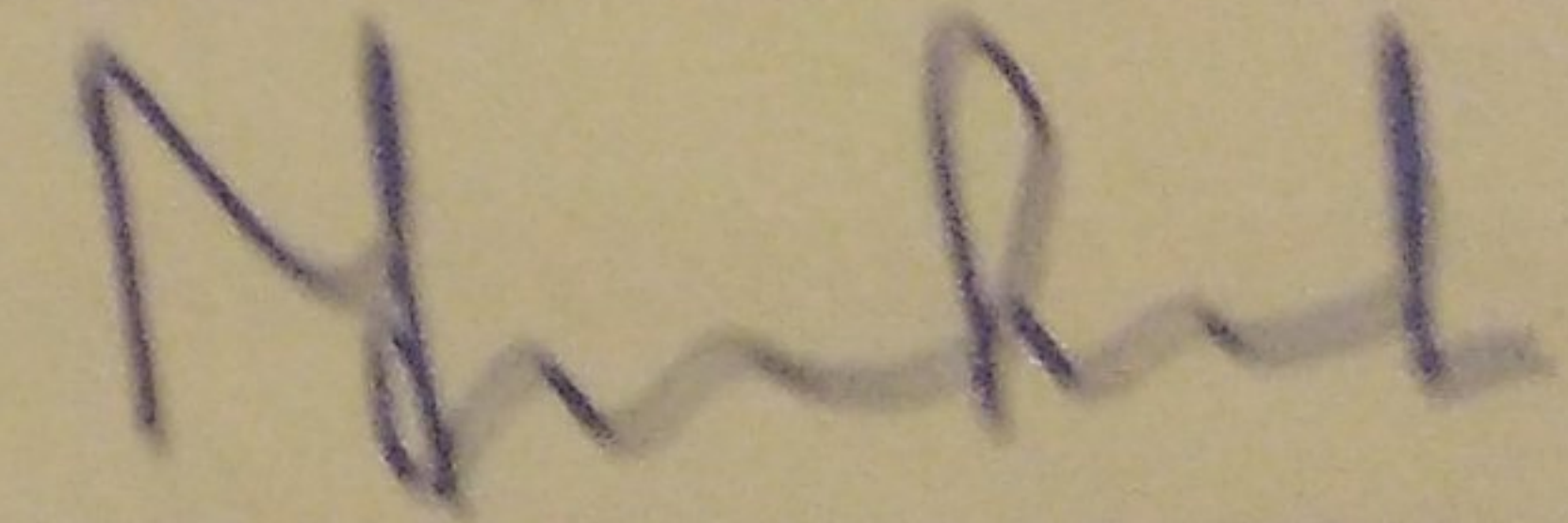


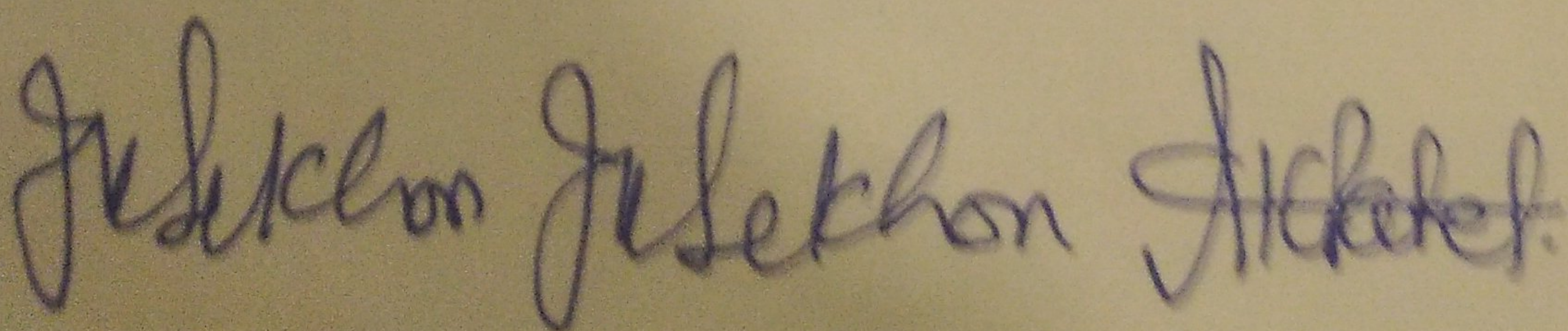


(4) M/S. CASADELSOGNO DEVELOPMENT COMPANY, having PAN no: AALFC3194Q, a partnership firm duly registered at survey no. 480/15A, C/o Nitya Resort, Nikawado, Calangute, Bardez, Goa. Represented through Power of attorney **Mr. Mukesh Kumar**, son of Mr. Shri Satya Prasad, age 37, Indian National, resident of H.no. 2, Timaldhar, Buransi, Langoor walla-4 Pauri Garhwal, 246172, duly registered at Mapusa on 25/04/2016 in front of Adv. Mr. Gajanan K. Korgaonkar Registration no. 353/14 and duly recorded vide sr. no. 2224/2016, hereinafter called as **"THE PURCHASER"** (which expression unless repugnant to the context or meaning there of shall mean and include all its partners, legal representatives, executors, administrators and assigns) **OF THE SECOND PART.**

**WHEREAS** Vendors no. 3 herein is represented by her duly constituted attorney, her mother, Mrs. Amardeep Kaur Patel, British National, Person of Indian Origin having OCI Card no. A1466155, attorney holder through decree of Guardianship/Permission to sell minor's interest in the property passed in the Court Order of Senior Civil Judge Mapusa on 10/08/2016 vide order Ref No. C.M.A. No.185/2015/A

CASADELSOGNO DEVELOPMENT COMPANY

  
AUTHORISED SIGNATORY



**AND WHEREAS** there exist an immovable property known as "GORVANCHEM BAVININCHEM BATTA" surveyed under Survey No.33/1 of the Village of Nagoa, Bardez -Goa and dwelling houses existing therein and consisting of fruit bearing trees such as coconut trees and mango trees having a total area of 15150 sq.mts. hereinafter referred to as "THE SAID PROPERTY" more particularly described in Schedule I hereunder written.

**AND WHEREAS** said property was recorded in the name of PhilipeNeri Pinto under Cadastral Survey Records no.516. The said PhilipeNeri Pinto expired on 22-7-1944 being survived by his widow Adelaide Precilia das DoresVaz e Pinto and his following childrens:-

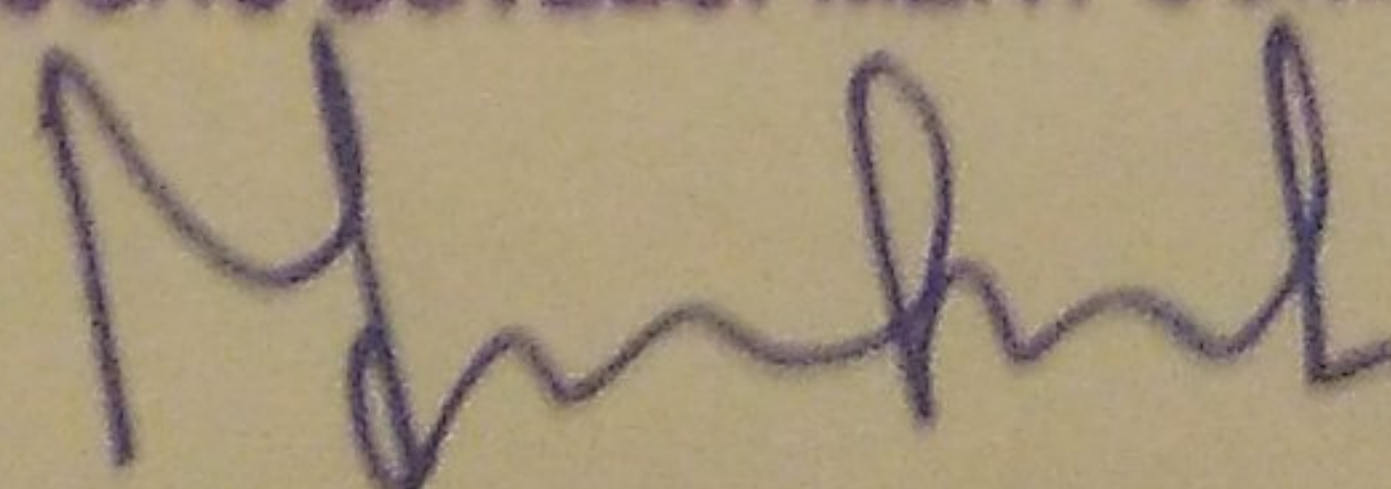
- (i)Eugenio Pinto- bachelor
- (ii)Miss Luciana Pinto-spinster
- (iii)Caetano Francisco de Santana Pinto

**AND WHEREAS** By Order of Homologation in the Inventory Proceedings no.45/99/B conducted on the demise of PhilipeNeri Pinto and the said Property was allotted to Smt. Ruth S. Pinto, widow of Caetano Francisco de Santana Pinto.

**AND WHEREAS** the said property belonged to Mrs. Ruth De Santana Pinto alias Ruth Rodrigues which was allotted to her in Inventory Proceeding No.45/99/B vide order dated 22.06.2001 passed by Civil Judge Senior Division At Panaji-Goa.

**AND WHEREAS** an area of 350 sq.mts. approximately on which the dwelling house is situated has been already sold by said Mrs. Ruth De Santana Pinto alias Ruth Rodrigues.

CABADELSOGNO DEVELOPMENT COMPANY



AUTHORISED SIGNATORY

Sekhon Ju Sekhon J. Patel.

WEST: By the properties surveyed under Survey No.28/14,  
28/26, 28/22 and 29/1  
NORTH: By the properties surveyed under Survey No.27/10,  
27/7, etc.  
SOUTH: By the properties surveyed under Survey No.31,  
32/2, 35/1, 35/2 and a nullah.

### SCHEDULE- II

ALL THAT separated **Plot no. 'A'** admeasuring an area  
**1875 sqmts.** of the said property known as "GORVANCHEN  
BAVININCHEM BATTA" situated at Nagoa, Village of Nagoa,  
Gram Panchayat of Nagoa, Taluka of Bardez, Sub-District of  
Mapusa, District of North Goa, State of Goa. The said  
separated plot no. 'A' is part of property surveyed in Revenue  
records of rights under survey No.33/1-Dvillage of Nagoais  
duly shown in the attached plan. The separated plot No.'A'  
forms a distinct unit by itself and is as such bounded as  
follows:-

EAST: By the property bearing survey no.32/1 and 32/2;

WEST: Partly by survey no.31/1 and 29/2;

NORTH: By remaining part of the same property i.e. survey  
no.33/1;

SOUTH: By survey no.31/1.

**IN WITNESS WHEREOF**, the parties hereto have signed  
and executed this Deed of Sale in the simultaneous  
presence of the witnesses signing below:

CASADELSOGNO DEVELOPMENT COMPANY

*[Signature]*

AUTHORISED SIGNATORY

*[Signatures of parties and witnesses]*

GE AT MAPUSA  
Judge, 'A' Court,  
A No. 185/2015/

plicant

Opponent

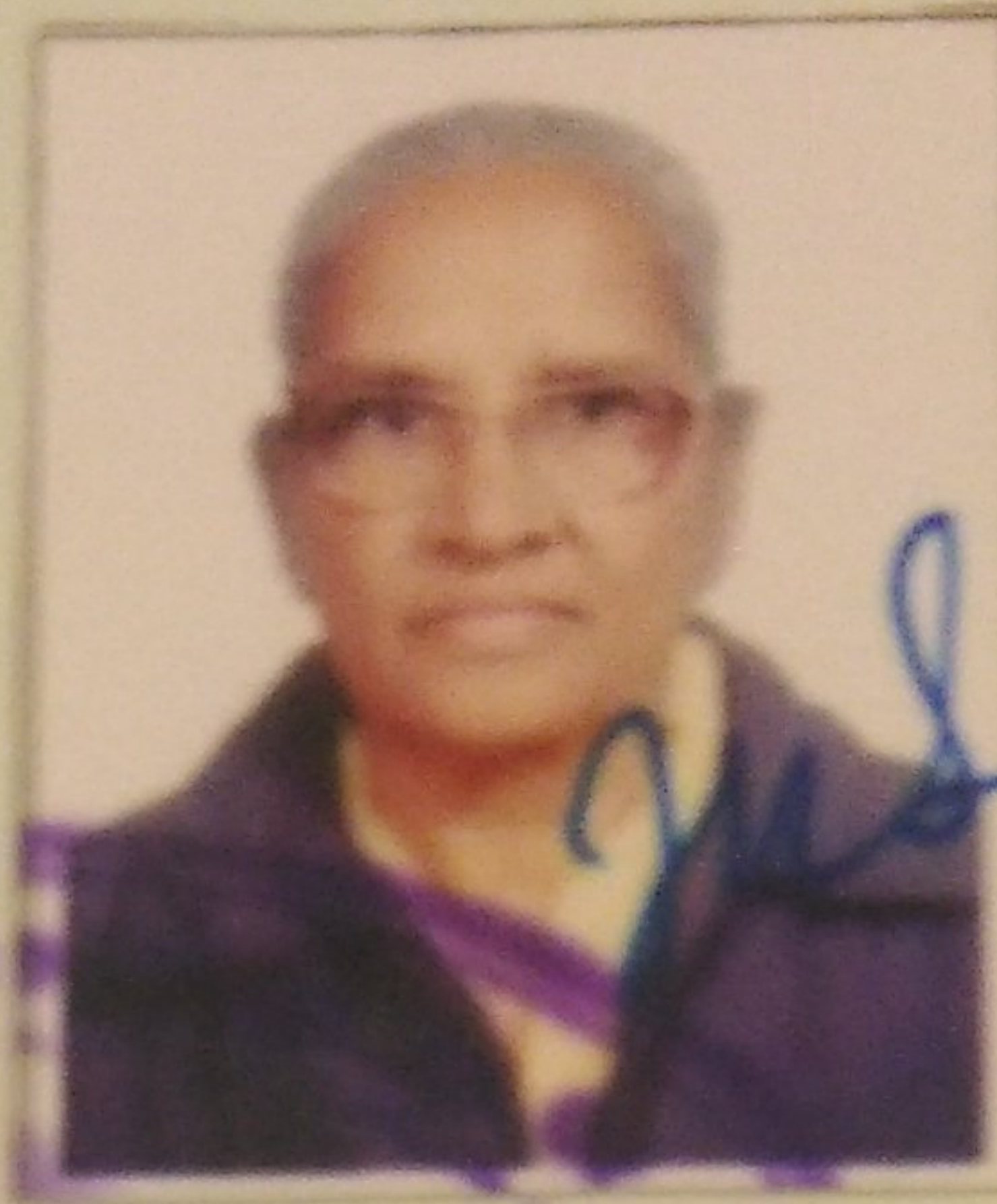
Page 1 of 5

SIGNED AND DELIVERED

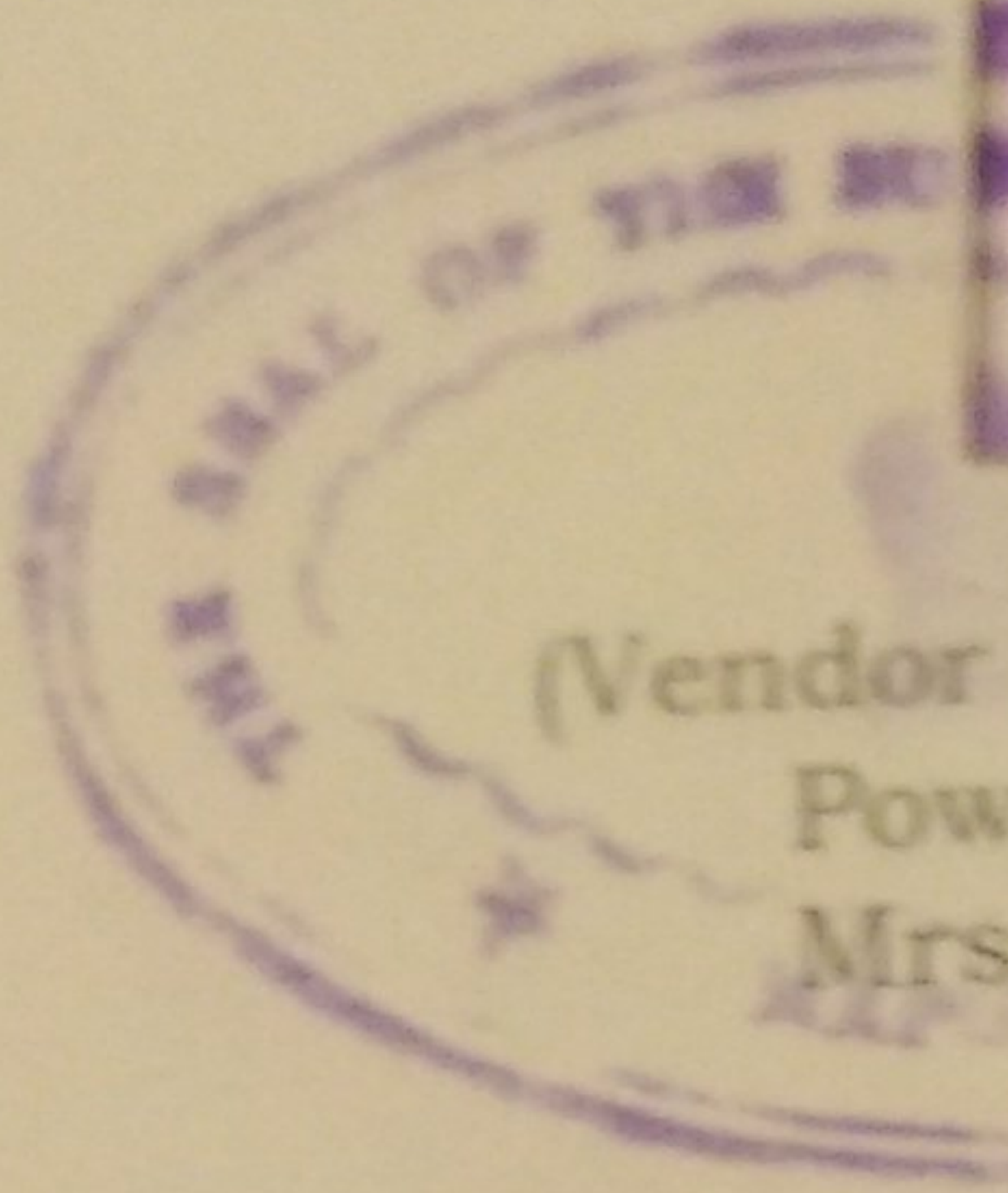
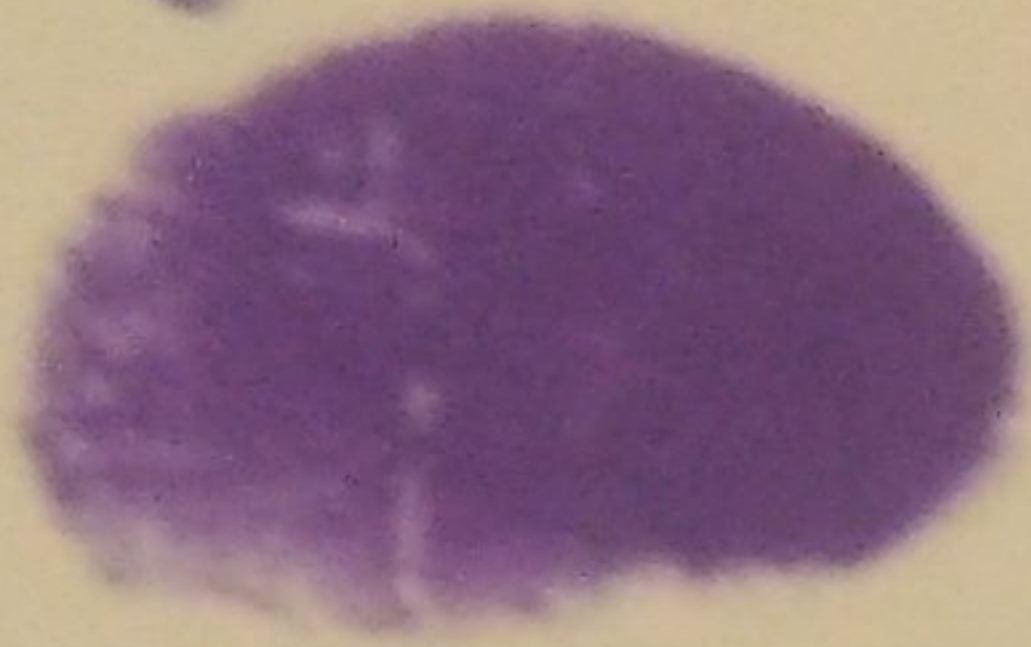
BY WITHIN NAMED "VENDOR No.1"

Mr. MOHANT SINGH SEKHON

Represented through  
Power of Attorney Holder  
Mrs. Jagar Kaur Sekhon



*J. Sekhon*



(Vendor no. 1 represented by  
Power of Attorney holder  
Mrs. Jagar Kaur Sekhon)

---photo---

L.H.F. Prints



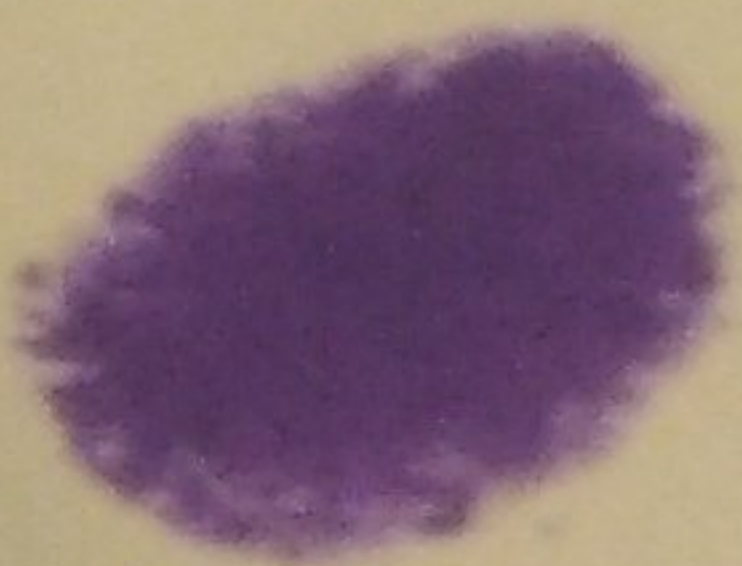
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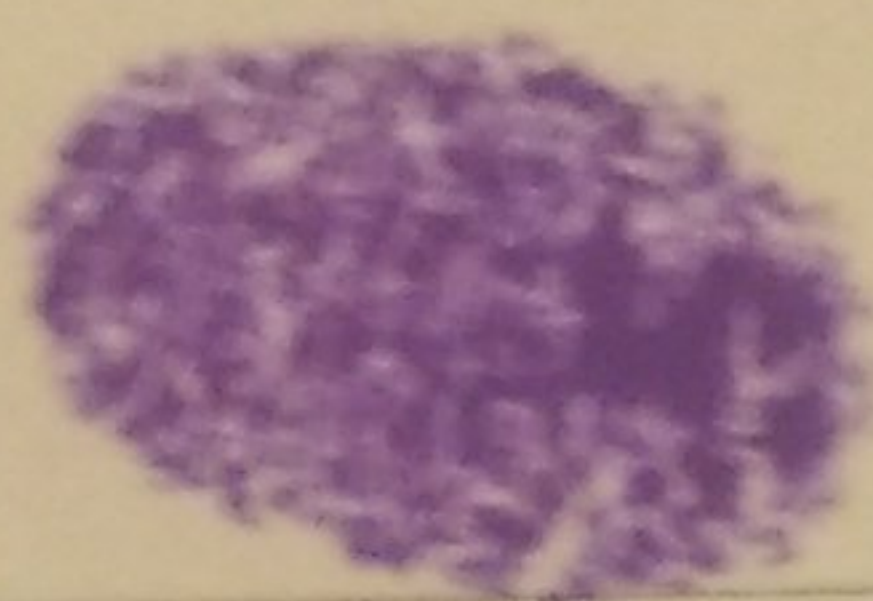


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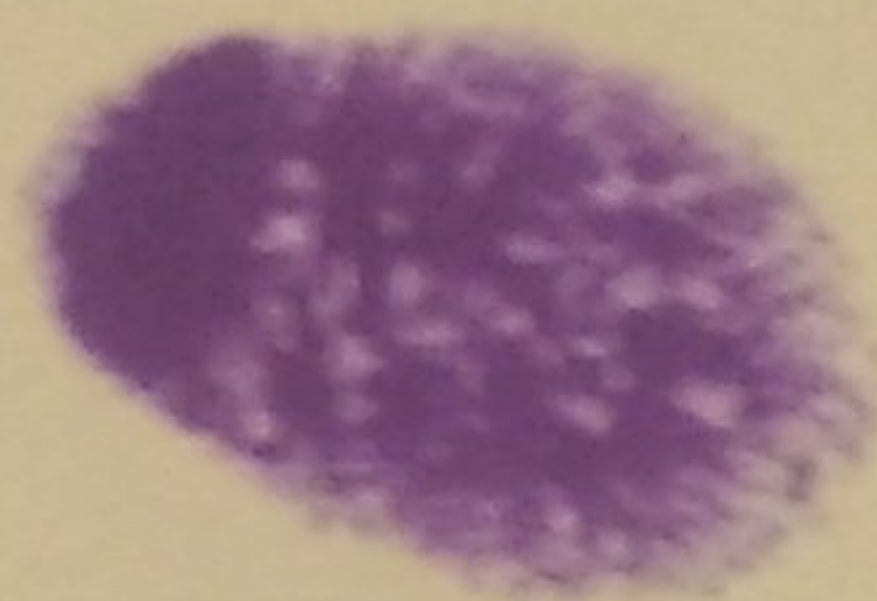


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R.H.F. Prints



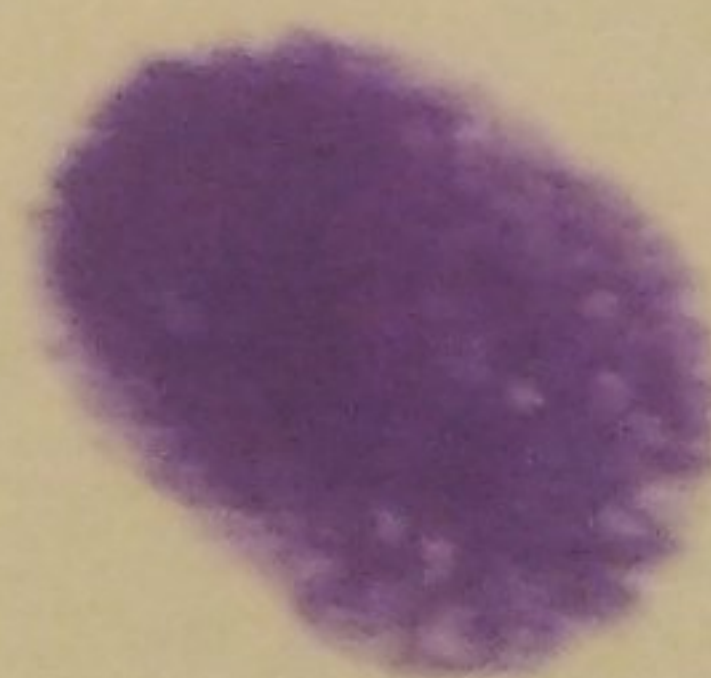
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GE AT MAPUSA

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M.A No. 18512

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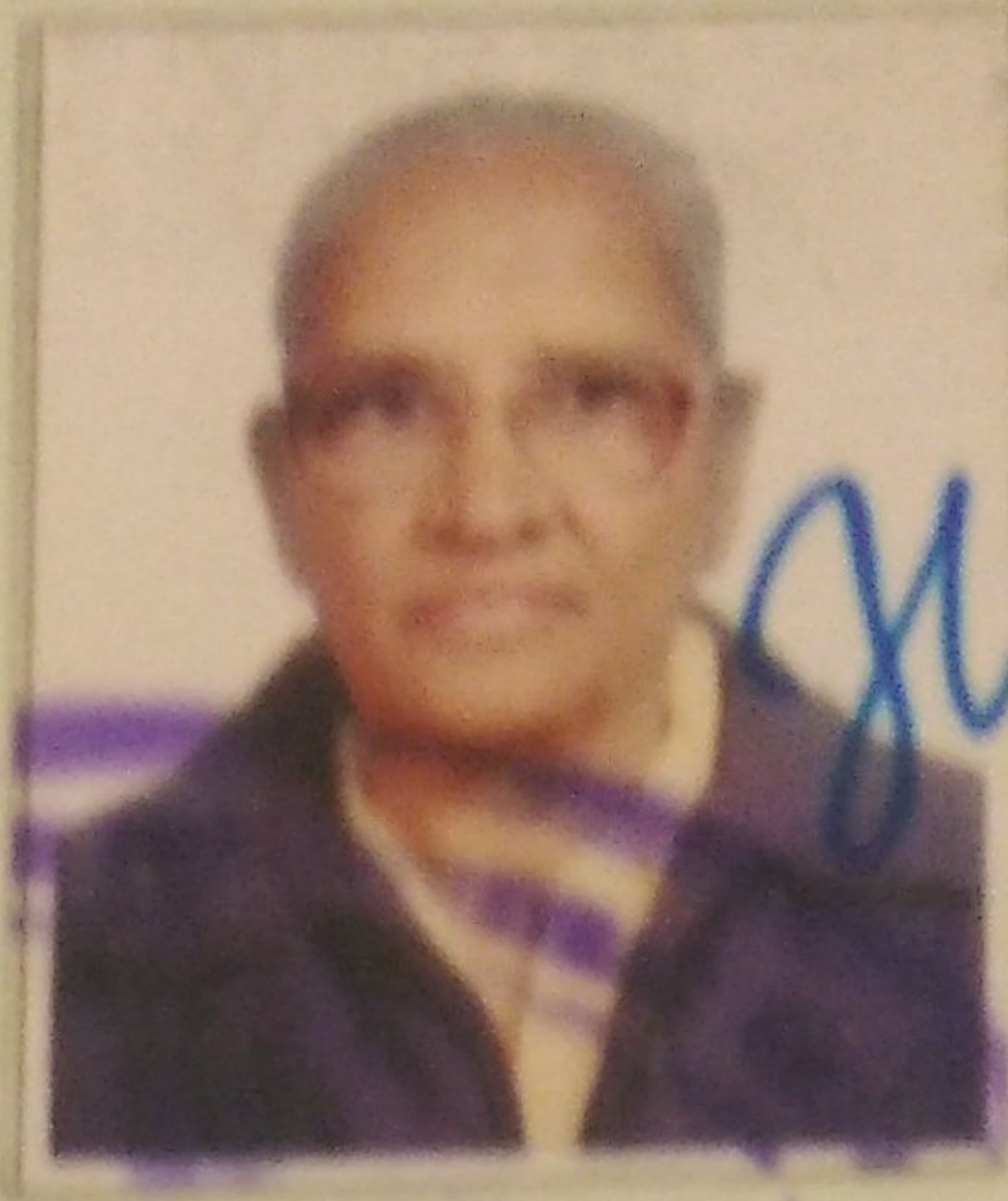
Opponent

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SIGNED AND DELIVERED

BY WITHIN NAMED "VENDOR No.2"

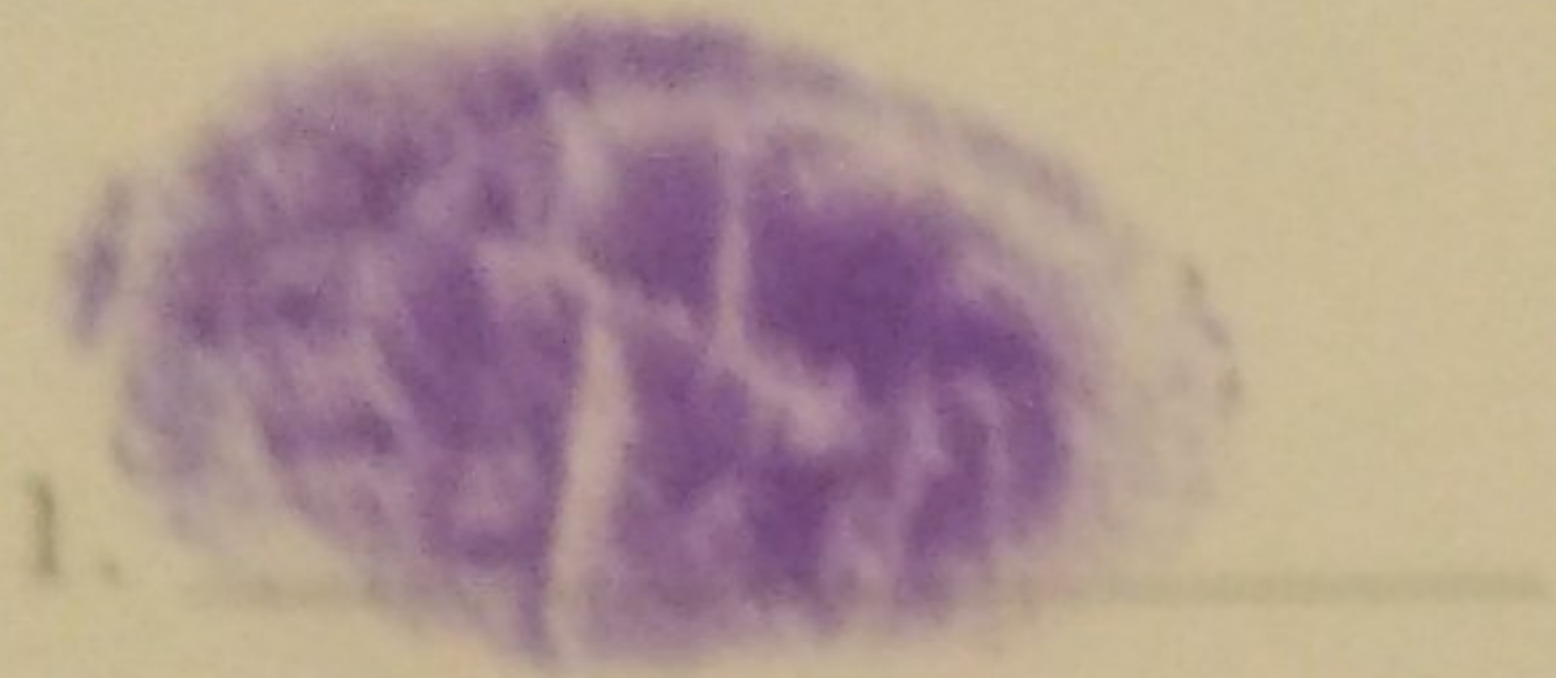
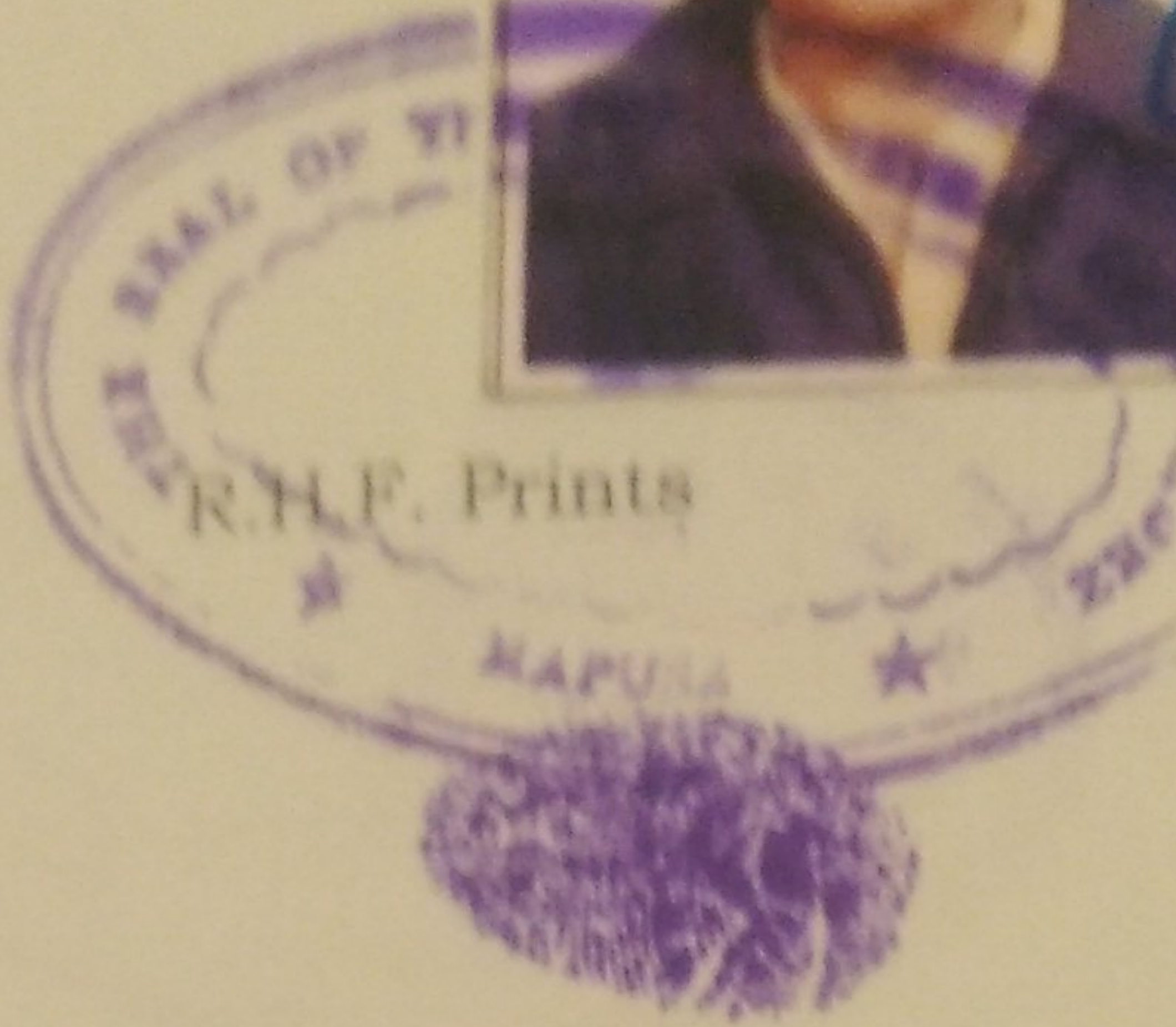
Mrs. JAGIR KAUR SEKHON



*Jusekhon*

*Jusekhon*

L.H.F. Prints



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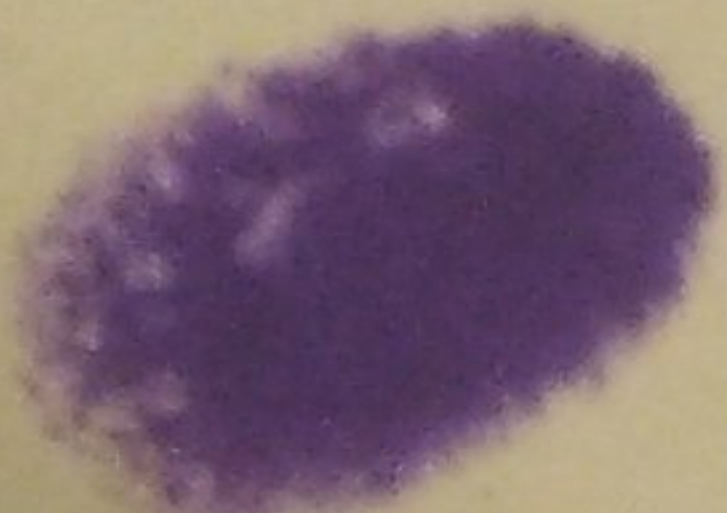
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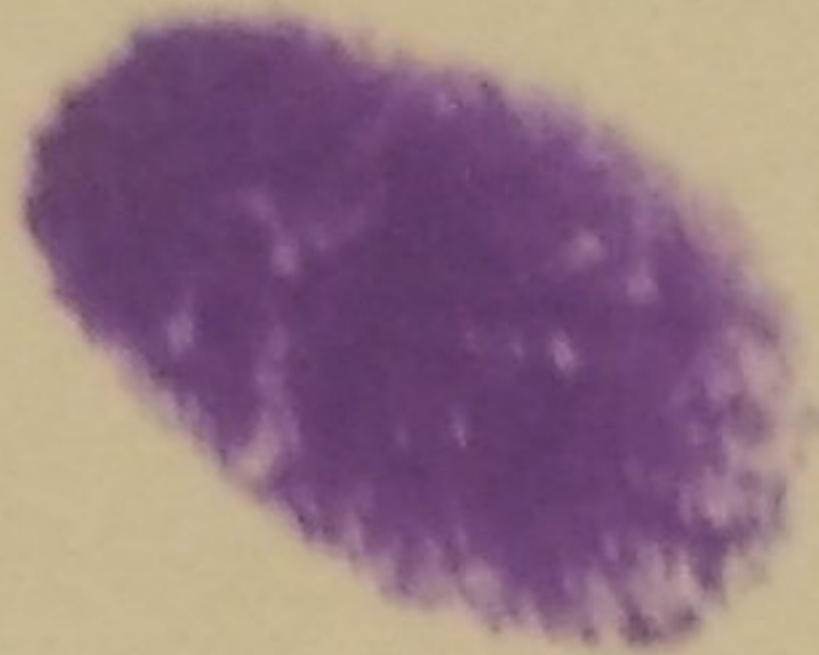


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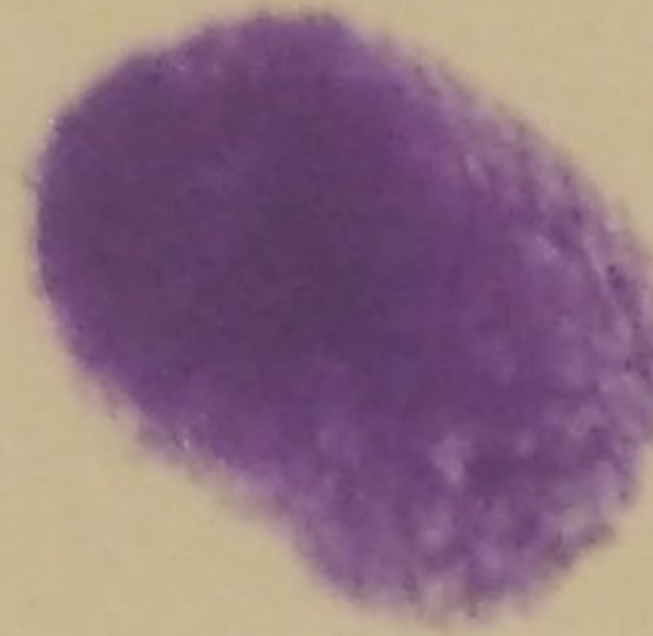
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5.

CASADELSOGNO DEVELOPMENT COMPANY

*[Signature]*

AUTHORISED SIGNATORY

SIGNED AND DELIVERED

BY WITHIN NAMED "VENDOR No.3"

Miss. SIMRAN KAUR PATEL

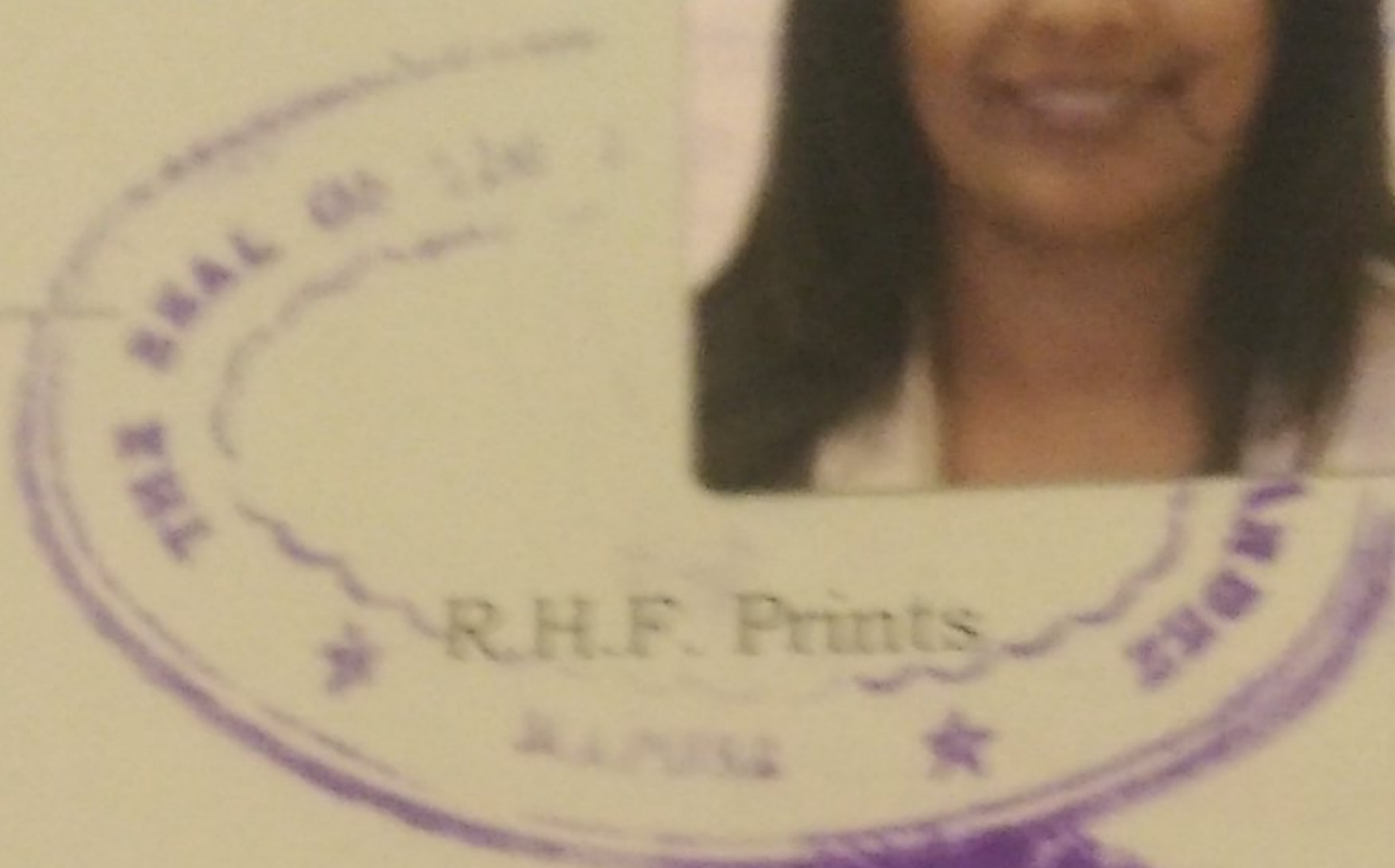
Represented through her attorney holder

Mrs. Amardeep Kaur Patel



*Patel*

*[Signature]*



L.H.F. Prints

R.H.F. Prints



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



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CABOEL SOGNO DEVELOPMENT COMPANY

*[Signature]*

AUTHORISED SIGNATORY

SIGNED AND DELIVERED

BY WITHIN NAMED "PURCHASER"

M/S. CASADEL SOGNO DEVELOPMENT COMPANY

Represented through attorney holder

Mr. Mukesh Kumar

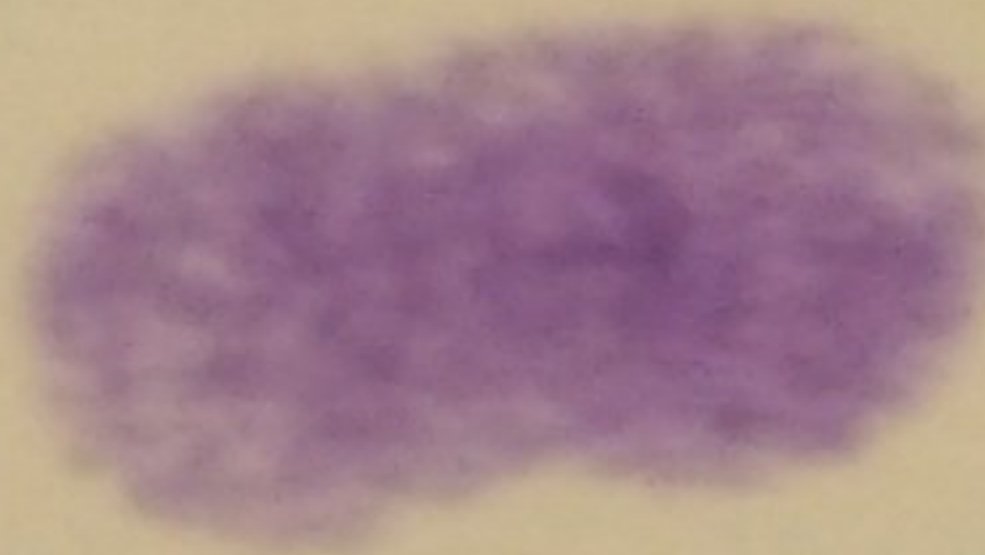
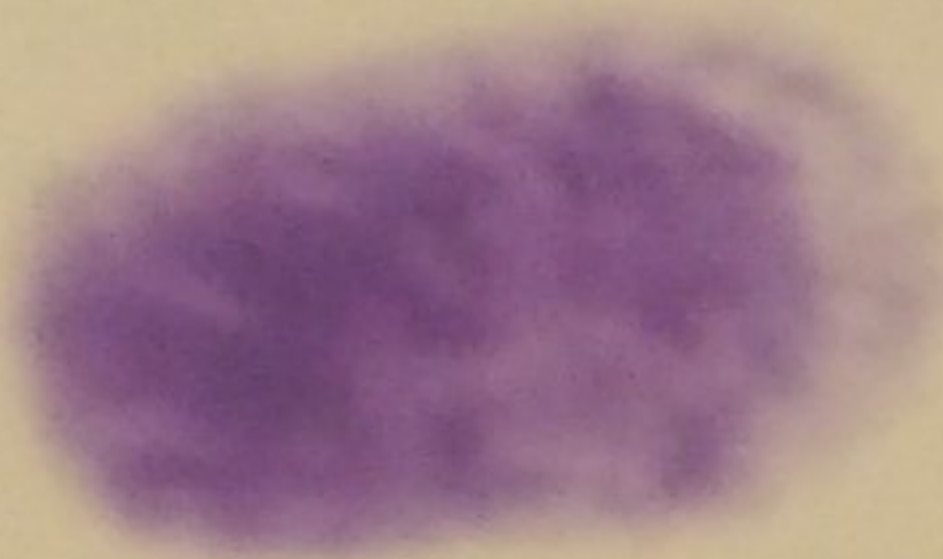


*Mukesh*



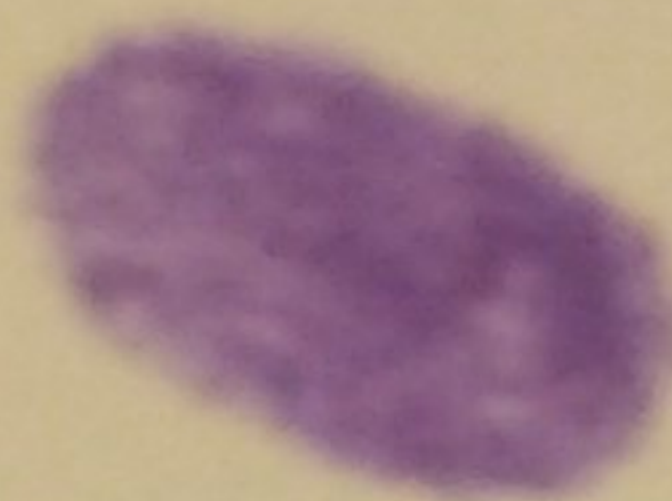
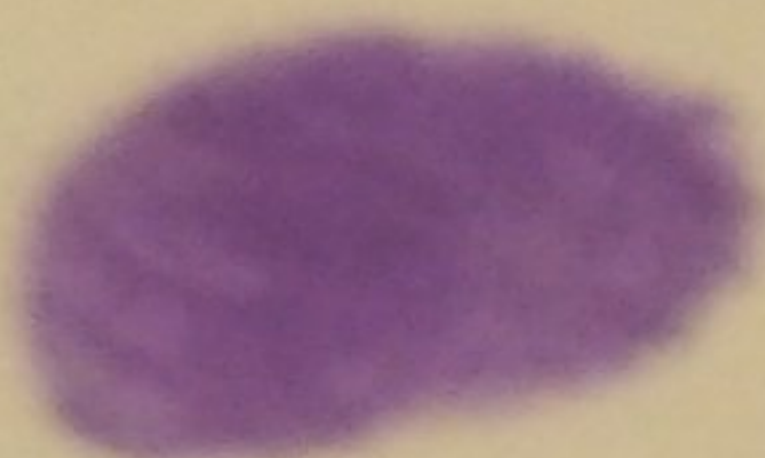
L.H.F. Prints

R.H.F. Prints



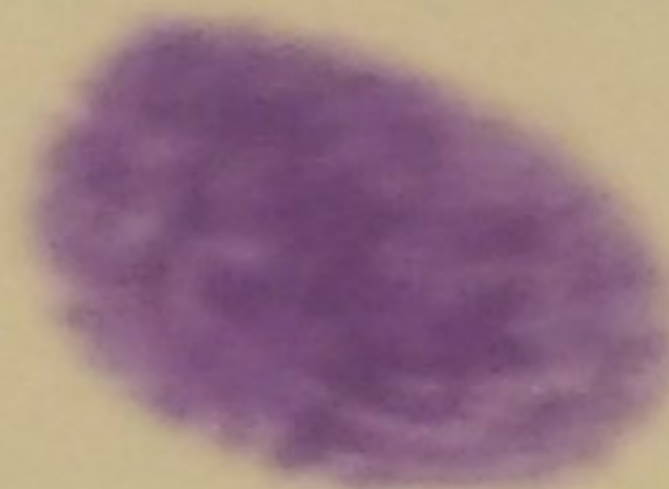
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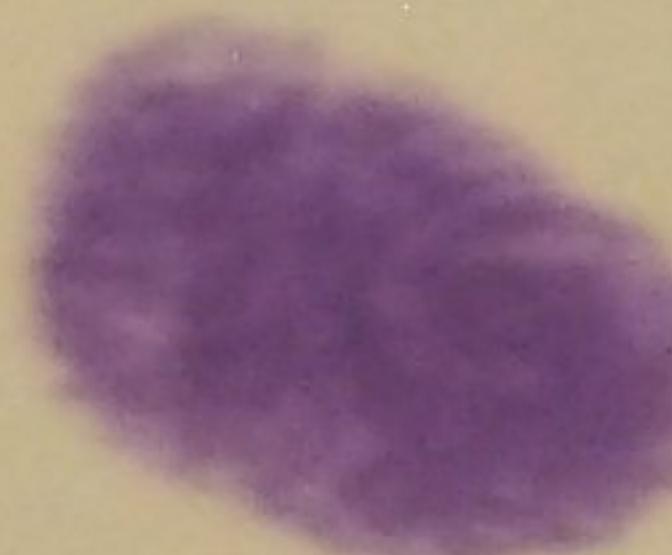
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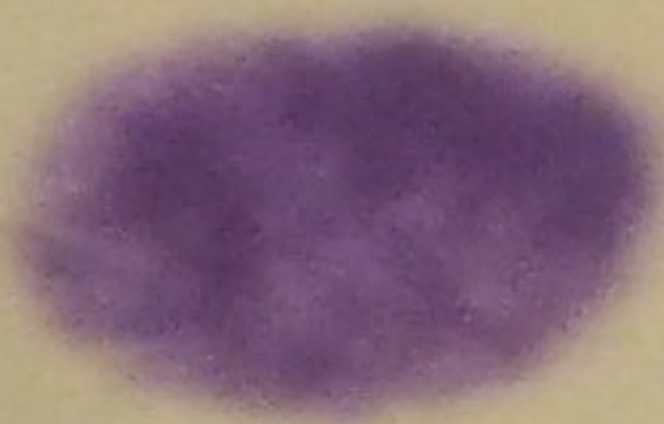
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CASADEL SOGNO DEVELOPMENT COMPANY

*Mukesh*

AUTHORISED SIGNATORY

*Jal Sekhon*

*Jal Sekhon*

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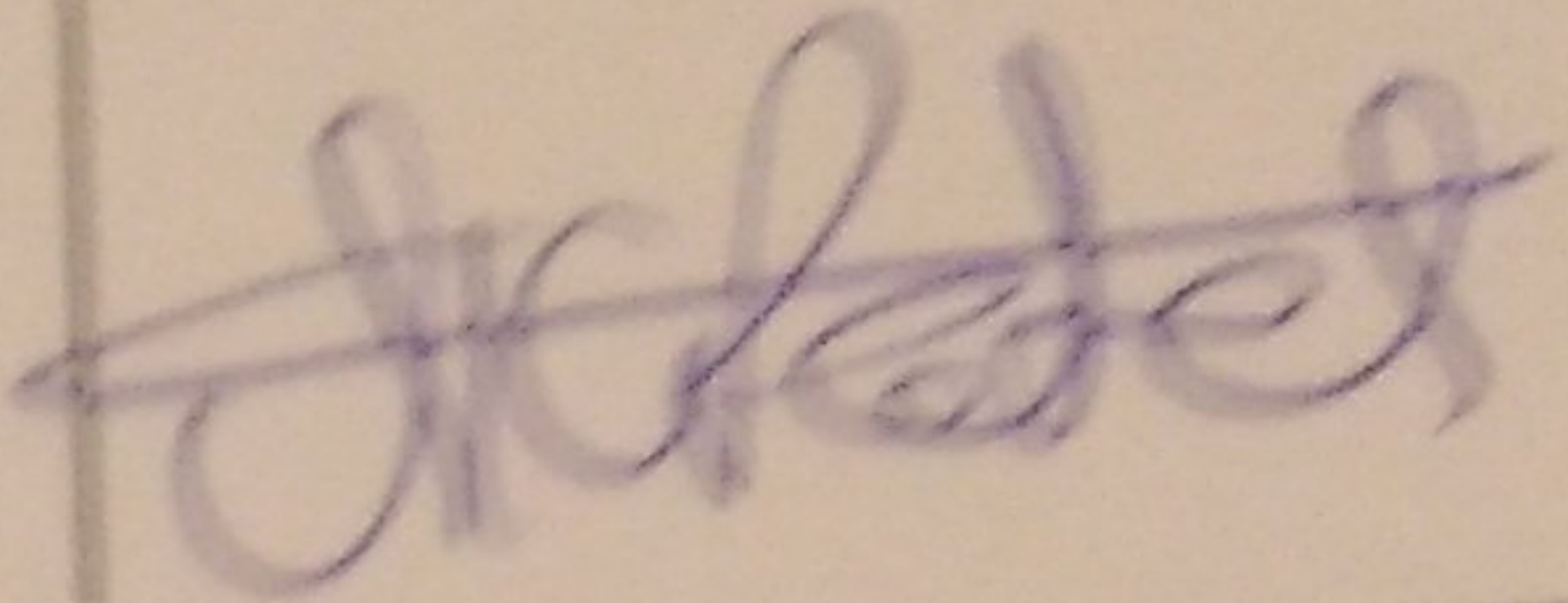
M.A No. 1

Applicant

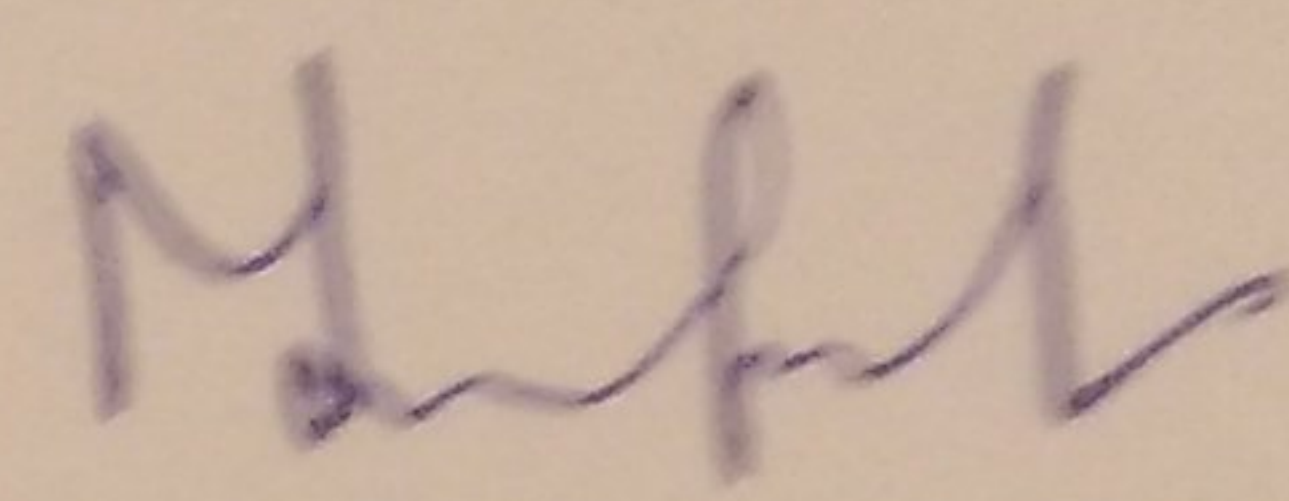
Opponent

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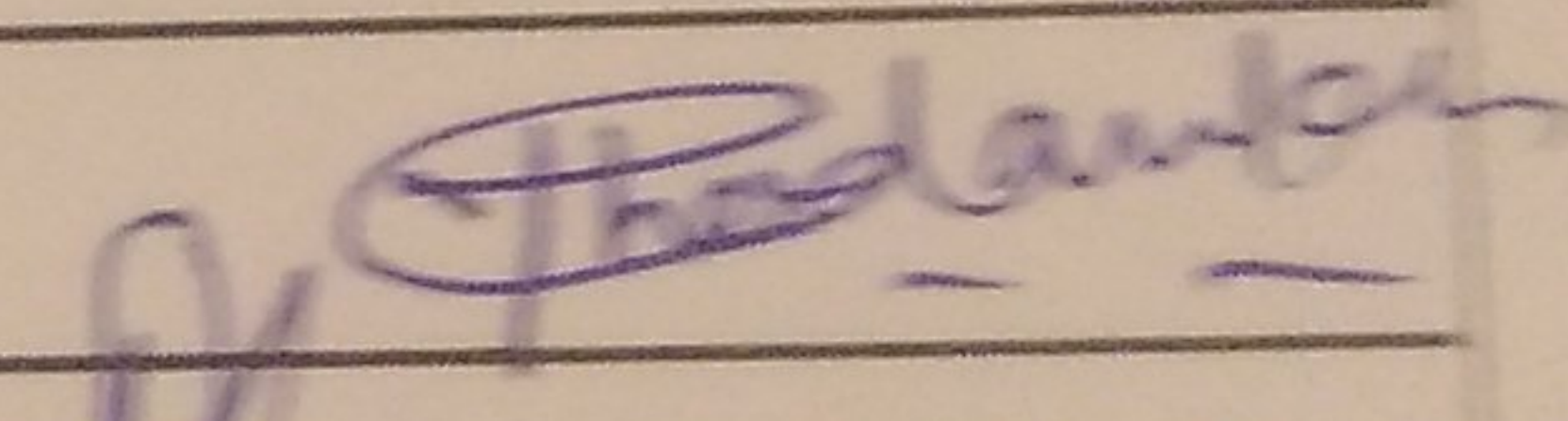
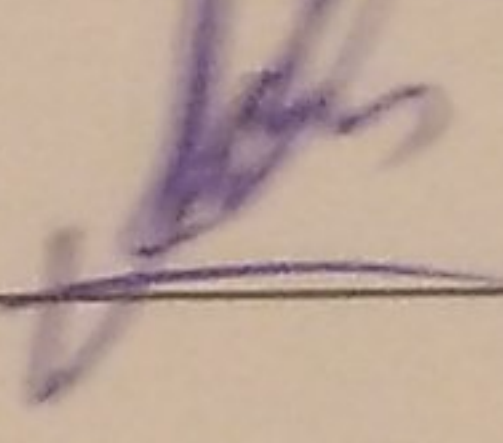
2. Amardeep Kaur Patel, W/o Vipul J.B. Patel, Married, British National, National of Overseas Citizen of India, age 47 Years, House-Wife, r/o Dunocroft, Plumstead, London SE18 2JA, U.K. As Guardian For Simran vendor no 3 through Court Order dated 10.8.2016, passed by the CJD, at Mapusa in Port C.M.A No 185/2015/A.

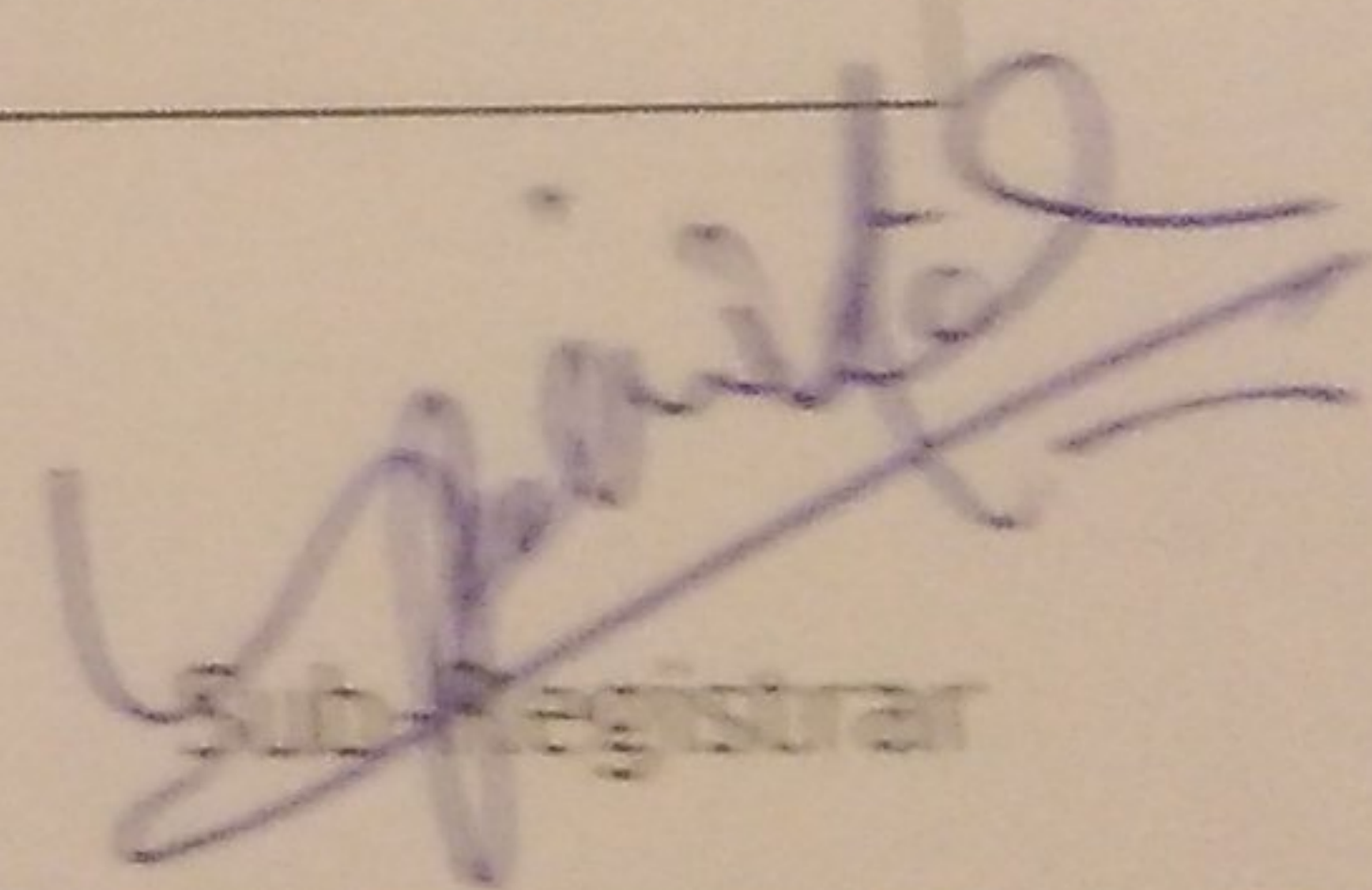
| Photo                                                                             | Thumb Impression                                                                   | Signature                                                                           |
|-----------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  |  |  |

3. Mukesh Kumar, S/o Shri Satya Prasad, Married, Indian, age 37 Years, Service, r/o H.no 2, Timaldhar Buransi, Langoor Wala-4, Pauri Garhwal, 246172. Through POA holder for M/s Sasadelsoigno Development Company, having office at Sy no 480/15A, C/o, Nitya Resort, Nikawado, Calangute Bardez Goa. PAN CARD NO FC3194Q. POA dated 25/2/2016, executed before Adv Notary Gajanan K. Korgaonkar vide reg no 353/14, duly recorded vide Sr.No 2224/2016.

| Photo                                                                              | Thumb Impression                                                                    | Signature                                                                            |
|------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|  |  |  |

Identification

| Sr No. | Witness Details                                                                                                                              | Signature                                                                             |
|--------|----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| 1      | Pratima Khobrekar @ Chodankar , W/o Sagar Chodankar, Married, Indian, age 35 Years, Advocate, r/o H.no 446, Sawan wada, Mayem, Bicholim Goa. |  |
| 2      | Uttam Kumar , S/o Sardarilal Kumar, Married, Indian, age 39 Years, Business, r/o 5S1, Prudential Palms, Chogm road, Porvorim Bardez Goa      |  |

  
Sub-Registrar

Permission through Letter No.4/81/16-Registration/150 dated 11.8.2016. For Plot A vide Sy no 304-Q.

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune