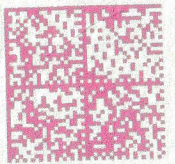


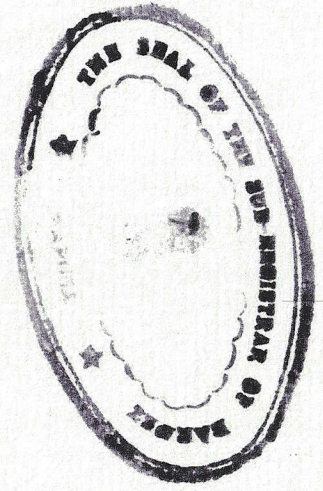
Phone No :
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Mysore Mercantile Co
For Whom/ID Proof :
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INDIA NO. JUDICIAL
APV FINANCIAL
Office No. 28, Trunkur
Opposite Vidyalaya Hospital
Mysore Goa 405007
APV
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FOR APV FINANCIAL
Sachin Vaidya
Authorized Signatory



2023-BR2-5755
15/11/23

DEED OF SALE

#

Sachin Vaidya



Sachin Vaidya

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This **DEED OF SALE** is made and executed on this **01st day of November 2023, at Mapusa, Bardez - Goa (01/11/2023).**

BETWEEN

1. **MR. SHRIPAD ANKUSH GAVANDALKAR**, Son of late Ankush Gavandalkar, 72 years of age, married, business, Indian National, having Pan Card bearing No. _____ and Aadhaar Card bearing No. _____, Contact No. **9422448556** and his wife;

2. **MRS. MINAXI SHRIPAD GAVANDALKAR**, Daughter of Hanumantha Arsekar and wife of Shripad Ankush Gavandalkar, 63 years of age, married, housewife, Indian National, having Pan Card bearing No. _____ and Aadhaar Card bearing No. _____, Contact No. **9422740570**, both Resident of H.No.14/219/B, Saiprasad, Near Miramar Telephone Exchange, Miramar, Panaji- Goa; hereinafter referred to as the **"VENDORS/SELLERS"**; (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, nominees, legal representatives and/or assigns) **OF THE FIRST PART.**

AND

MYSORE MERCANTILE COMPANY LTD, a private limited company duly registered under the Indian Companies Act, 1956, under CIN No.U51229KA2000PLC026500, having its registered office at Mysore Mercantile House No.46, III & IV Floor, 36th Cross, 4th T Block, Jayanagar, Bangalore, 560041, holding Pan Card bearing No. _____, duly represented by its Authorized Representative, **MR. SURESH P. GOWDA alias SURESH P**, Son of Shenappa Gowda, 42 years of

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age, married, business, Indian National, having Pan Card bearing No. _____ and Aadhaar Card bearing No. _____, Contact No. **9742641775**, resident of 779, Mullastop Kajubag Mainroad Karwar, Karwar, Uttar Kannada, Karnataka, 581301; vide Resolution of Board of Directors, dated 06/10/2023; hereinafter referred to as the **"PURCHASER"** (Which expression shall unless repugnant to the context or meaning thereof be deemed to include its , executors, administrators, nominees, and/or assigns) **OF THE SECOND PART.**

WHEREAS;

1. In the city of Mapusa within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub-District of Bardez, North District of the State of Goa, there exists an **Immoveable property, Surveyed under Chalta No.28 of P.T. Sheet No. 77 of City Survey Mapusa, totally admeasuring 2166 Sq.mts.**
2. The said property originally comprised of two properties (viz.)
 - a) Property known as **"PEDIACHI ARADDI"** also known as **"PEDDEACHI ARADI** described in the Land Registration Office of Bardez under No.51175 at Page 84 of Book B 108 not registered in the Taluka Revenue office of Bardez and;
 - b) Property known as **"ARADI DE PEDEM - GRANDE"** also known as **"ARADI"**, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue office of Bardez, at Mapusa.
3. Both the said properties in the new survey operations are jointly **Surveyed under a single Chalta No.28 of P.T. Sheet No.77 City Survey Mapusa** and are presently a single holding.



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4. In the said property there exists an old residential structure/ house assessed for the purpose of Tax by the Mapusa Municipal Council, under H.No.207/4, admeasuring 190 Sq.mts, presently in dilapidated state and an old out-house assessed for the purpose of tax by the Mapusa Municipal Council under H.No.208/4, admeasuring 61 Sq.mts, presently in dilapidated state, besides a toilet and a well.

5. The said property is bounded together as under:
EAST: by the road.

WEST: by the property Surveyed under Nos.1/1, 1/ 2, 17/16 and property Chalta No.6 of P. T. Sheet No.83 and property bearing Chalta No.13 of P. T. Sheet No.76.

NORTH: by the PROPERTY Surveyed under Chalta No.13 of P. T. Sheet No.76 and Chalta No.9 of P. T. Sheet No.76.

SOUTH: by property bearing Chalta No.6 of P. T. Sheet No.83.

WHEREAS;

Mrs. Cardidade de Souza, widow of Felicio De Souza also known as Caetano de Souza or Felicio De Souza was allotted the said property known as "**PEDDEACHI ARADI**" also known as "**PEDIACHI ARADI**" belonging to the Comunidade Mapusa by way of perpetual lease (aforamento) for construction of house by Order of the Governor dated 09th October 1923 and provisional possession of the said plot was given to said Caridade de Souza.

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On 19th November 1926, the Administrator of Comunidade of Bardez after verifying that the said property "**PEDIACHI ARADI**" also known as "**PEDDEACHI ARADI**" has been utilized by the said Mrs. Cardidade De Souza for the construction of a house, handed over final/definitive possession of the Said Plot to Mrs. Cardidade De Souza.

Similarly Mrs. Caridade de Souza, widow of Felicio De Souza also known as Caetano De Souza or Felicio Caetano De Souza was allotted the said property known as "**ARADI DE PEDEM-GRANDE**" also known as "**ARADI**" belonging to the Comunidade of Mapusa by way of perpetual lease (aforamento) for construction of house by Order of the Governor dated 21st March 1918 and provisional possession of the said Plot was given to the said Mrs. Cardidade De Souza.

On 19th October 1927, the Administrator of Comunidade of Bardez after verifying that the said property "**ARADI**" has been utilized by the said Mrs. Caridade De Souza for the construction of a house, handed over final/definitive possession of the said Plot to Mrs. Caridade De Souza.

In view of above Mrs. Cardidade De Souza became lawful owner in possession of the said two properties.

By Deed of Succession and Gift, dated 16/04/1964, drawn in the Office of Camilo Manuel Antonio Herique Do Rosario E Souza, Assistant Notary of Judicial Division of Bardez at Page 18 reverse, onwards of the Deed Book No.654, Calisto Manuel De Souza, son of the said Mrs. Caridade De Souza was declared as her sole and universal heir and the said Calisto Manuel De Souza being the sole and universal heir of his mother Caridade De Souza inherited the said property being

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'PEDIACHI ARADI', situated at Bilvan, Mapusa, Goa and by the same instrument, the said property being 'PEDIACHI ARADDI' situated at Bilvan, Mapusa, Goa with reservation of lifelong usufruct for themselves.

The said Calisto Manuel D'Souza expired on 30/11/1980 at Saligao and his wife Estefania de Souza expired on 01/01/1981 at Saligao and upon their deaths, the lifetime usufruct reserved by the said Calisto Manuel D'Souza and his wife Estefania came to an end and the said Lourdes Felix De Souza became the absolute owner of the above two properties, one by way of gift and the other by way of inheritance.

The said Lourdes Felix D'Souza was also known by the name of Lourdes Feliciano De Souza or Lourdes Felix D'Souza.

Mr. Lourdes Felix D'Souza was married to Mrs. Maria Angela D'Souza.

The said Mr. Lourdes Felix D'Souza died at Madras on 27/11/2000, leaving behind Mrs. Maria Angela D'souza as his widow and half sharer/moiety holder and his sole and universal collateral heirs and successors, namely Mr. John Bernadinho D'Sa alias John Bernadinho De Sa and his wife Mrs. Leena Marai D'sa alias Leena Maria De Sa, Mr. Marcelino Maria D'Sa alias Mr. Marcelino Mario De Sa and his wife, Mrs. Rita Catherine D'Sa alias Mrs. Rita Catherine De Sa, Mrs. Laura Maria Pereira and her husband Mr. Joao Roberto de Delfino Pereira, Mrs. Lira De Souza menezes alias Mrs. Lira D'Souza Mendes, Mr. Silvio Aristo Menezes, Mrs. Marilyn Eva Pinto alias Mrs. Marelyn Eva Pinto and her husband Mr. Matheus Amaro Pinto alias Mr. Mathew Amaro Pinto,

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Mrs. Leonilda Ninfa D'Souza and her husband Mr. Severino Santano Antonio D'Souza, since he did not leave behind any children of his own as descendants.

The above fact heir-ship has been confirmed by Deed of Succession and Qualification of Heirs, dated 14/06/2006 executed before the Office of the Notary Ex Officio, Bardez, duly drawn in the Notary Book of Deeds bearing No.810 at Pages 6 to 9 dated, 14/02/2006 and Inventory Proceedings bearing No.196/05/B, initiated before the court of the Civil Judge Senior Division 'B' Court at Mapusa, which was finalized by virtue of Order, dated 02/02/2007.

By Deed of Sale, dated 05/12/2005, executed before the Sub Registrar of Bardez and registered under No.1815 at Page 1 to 31 of Book No.I, vol. No.1603, dated 07/04/2006, said Mrs. Maria Angela D'Souza, Mr. John Bernadinho D'Sa alias John Bernadinho De Sa and his wife Mrs. Leena Maria D'Sa alias Leena Maria De Sa, Mr. Marcelino Maria D'Sa alias Mr. Marcelino Mario De Sa and his wife Mrs. Rita Catherine D'Sa alias Mrs. Rita Catherine De Sa, Mrs. Laura Maria Pereira and her husband Mr. Joao Roberto De Delfino Pereira, Mrs. Lira De Souza Menezes alias Mrs. Lira D'Souza Mendes, Mr. Silvio Aristo Menezes, Mrs. Marilyn Eva Pinto alias Mrs. Marelyn Eva Pinto and her husband Mr. Mateus Amaro Pinto alias Mr. Mathew Amaro Pinto, Mrs. Leonilda Ninfa D'Souza and her husband Mr. Severino Santano Antonio D'Souza as the Vendors sold and conveyed the said PROPERTY to Mr. Shripad Ankush Gavandalkar as the Purchaser.

By virtue of the said Deed of Sale, dated 05/12/2005 said Mr. Shripad Ankush Gavandalkar became the exclusive owner in lawful possession of the said property.

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The said property stands mutated in the name of Mr. Shripad Ankush Gavandalkar and his name is found duly recorded in Form D (property card) pertaining to the said property .

Writ Petition No.555 of 2010 was filed by the said Mr. Shripad Ankush Gavandalkar against State of Goa, Collector of North Goa and Deputy Conservator of Forests, before the High Court of Bombay at Goa, challenging the non grant of NOC by the Deputy Conservator of Forests for conservation of land from agriculture to non agriculture purpose under Section 32(1) of the Goa Daman and Diu Land Revenue Code and praying for a writ of Mandamus or any other writ, direction or order directing the Deputy Conservator of Forests to grant conversion of the said property. The said Petition was allowed by the High Court of Bombay at Goa, vide its Judgment dated 02/05/2013, stating that the said property does not form part of the forest area.

Certificate, dated 28/02/2020 under No. RB/CNV/BAR/148/2006/01 has been issued by the Office of the Collector, North Goa, stating that the said land has been exempted from the operation of provisions of section 32(1) of the Goa, Daman and Diu Land Revenue Code, on the conditions laid thereon in the said Certificate.

The said property was purchased by Vendor No.1 hereinabove vide Deed of Sale, dated 5th December 2005, duly registered before Sub- Registrar of Bardez, under registered No.1815 at pages 1 to 31, Book No. 1, Volume No.1603, dated 07/04/2006 from Mrs. Maria Angela D' Souza, Mr. John Bernadinho D'Sa alias John Bernadinho De Sa, Mrs. Leena Maria D' Sa alias Leena Maria De Sa, Mr. Marcelino Mario D' Sa alias Marcelino Mario De Sa, Rita

Gavandalkar.



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Catherine D' Sa alias Rita Catherine De Sa, Mrs. Laura Maria Pereira, Joao Roberto De Delfino Pereira, Mrs. Lira De Souza Menezes alias Lira D'Souza Menezes, Mr. Silvio Aristo Menezes, Mrs. Marilyn Eva Pinto alias Marelyn Eva Pinto, Mr. Matheus Amaro Pinto alias Mathew Amaro Pinto, Mrs. Leonilda Ninfa D' Souza, Mr. Severino Santana Antonio D' Souza.

The Vendor No. 1 is married to Vendor No.2 and has acquired right, title, interest and share in the SAID PROPERTY being moiety share holder under communion of Assets as applied to the State of Goa.

IN view of above the **VENDORS** are lawful owners in exclusive possession of the **SAID PROPERTY**.

The **PURCHASER** has approached the **VENDORS** and offered to purchase the **SAID PROPERTY, which is Surveyed together in the city survey office of Mapusa under Chalta No.28 of P. T. Sheet No.77 of City Survey Mapusa, totally admeasuring 2,166 Sq.mts, along with the old Residential House therein bearing House No.207/4, issued by Mapusa Municipal Council, admeasuring 190 sq.mts, presently in dilapidated state and one old out house bearing House No.208/4, admeasuring 61 Sq.mts, presently in dilapidated state, a Toilet and a well in the property.**

The **VENDORS** prior to accepting the proposal of the **PURCHASER** furnished to the **PURCHASER** all the documents of title as well as the revenue records for the purpose of enabling the **PURCHASER** to complete the process of due diligence and satisfy itself about the title and marketability of the **SAID PROPERTY**.

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The **PURCHASER** after having completed the process of due diligence and after having satisfied itself about the title and marketability of the **SAID PROPERTY**, once again approached the **VENDORS** and offered to purchase the **SAID PROPERTY** from the **VENDORS** for a total price and consideration of **Rs.10,25,00,000/- (Rupees Ten Crore Twenty Five Lakhs Only)** which is its true and correct market value thereof.

The **VENDORS** have accordingly accepted the offer of the **PURCHASER** and have agreed to sell the property to the **PURCHASER** for the offered price of **Rs.10,25,00,000/- (Rupees Ten Crore Twenty Five Lakhs Only)** being the true and correct market value thereof.

The **Immoveable Property, Surveyed under Chalta No. 28 of P.T. Sheet No. 77 of City Survey Mapusa, totally admeasuring 2166 Sq.mts** and which originally comprises of the two properties (viz.)

- a) Property known as "**PEDIACHI ARADDI**" also known as "**PEDDEACHI ARADI** described in the Land Registration Office of Bardez under No.51175 at Page 84 of Book B 108 not registered in the Taluka Revenue office of Bardez and;
- b) Property known as "**ARADI DE PEDEM - GRANDE**" also known as "**ARADI**", not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue office of Bardez, at Mapusa.

Together with the old residential house assessed for the purpose of Tax by the Mapusa Municipal Council under H.No.207/4, admeasuring 190 Sq.mts, presently in dilapidated state and an old out-house assessed for the purpose of tax by the Mapusa Municipal Council under H.No.208/4 admeasuring 61 Sq.mts, presently in dilapidated state. Besides

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a toilet and a well, is the subject matter of this Sale Deed and shall hereinafter be referred to as the '**SAID PROPERTY**' for sake of brevity and is more specifically found described in the **SCHEDULE- I** appearing hereinafter.

The **VENDORS** have now agreed to sell and the **PURCHASER** has agreed to purchase from the **VENDORS THE SAID PROPERTY**' more specifically and particularly described in **SCHEDULE- I** in this Deed of Sale for a total price and consideration of **Rs.10,25,00,000/- (Rupees Ten Crore Twenty Five Lakhs Only)** and desire to complete the sale by executing this Deed of Sale.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

That in pursuance of the said agreement and in consideration of a lump sum amount of **Rs.10,25,00,000/- (Rupees Ten Crore Twenty Five Lakhs Only)**, which is paid by the **PURCHASER** to the **VENDORS** in following manner:

- a) A sum of **Rs.5,07,37,500/- (Rupees Five Crore Seven Lakhs Thirty Seven Thousand and Five Hundred Only)**, is paid by way of Demand Draft bearing No.028125, drawn on Axis Bank Ltd, Chamarajpet, Bangalore branch, dated 27/10/2023 in favour of Vendor No.1 hereinabove.
- b) A sum of **Rs.5,07,37,500/- (Rupees Five Crore Seven Lakhs Thirty Seven Thousand and Five Hundred Only)**, is paid by way of Demand Draft bearing No.028121, drawn on Axis Bank Ltd, Chamarajpet, Bangalore branch, dated 26/10/2023 in favour of Vendor No.2 hereinabove. (The receipts of which the respective **VENDORS** above do hereby admit and acknowledge subject to realization of the demand drafts).

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c) A sum of **Rs.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand Only)** as and by way of 1% TDS in compliance with Sec. 194 (1) (A) of the Income Tax Act.

1. The **VENDORS** do hereby sell, convey, transfer to the **PURCHASER**, free from encumbrances, liens, charges, claim or interest of any nature and to have and to hold the same to the **PURCHASER** absolutely and forever for quiet and peaceful enjoyment thereof, without any hindrance of any nature from any person/s to the **SAID PROPERTY** more fully and particularly described in the **SCHEDULE- I** hereunder written, together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the **SAID PROPERTY** belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto and all estate rights, title, interest, claim and demand to the **VENDORS** into or the **SAID PROPERTY**, hereby conveyed to the **PURCHASER** and every part thereof to have unto and hold the same to the use of the **PURCHASER**, together with title, deeds, writings, and other evidence of the title as originally pass on such sale.

2. The **VENDORS** hereby declare that to the **PURCHASER** that:

- The **VENDORS** are exclusively entitled to own, hold, possess and deal in any manner with the **SAID PROPERTY**;
- The title of the **VENDORS** to the **SAID PROPERTY** is clean, clear, unencumbered, marketable and subsisting;
- The **SAID PROPERTY** is not subject to any notice or notification or proceedings under the Land Acquisition Act or Administration of Evacuee Property Act or any other law;

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- d. There is no Mundkar/s and/or Building tenant/s and/or Watch and Ward and/or any persons claiming any tenancy and/or any other right in the **SAID PROPERTY**;
- e. There is no difficulties, legal or otherwise for sale free from encumbrances on the **SAID PROPERTY** ;
- f. 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.
- g. That the **SAID PROPERTY** is not marked as private forest by any of the committee appointed by the central or state Government.
- h. There are no testamentary rights created under any document or under any covenant or by prescription in respect of and/or upon the **SAID PROPERTY** or any part thereof, including right of way created in favour of any adjoining owners in respect of the **SAID PROPERTY**;
- i. There are no prohibitory orders or any attachment orders or otherwise of any liabilities as against the **SAID PROPERTY** any part thereof, including right of way created in favour of any adjoining owners in respect of the **SAID PROPERTY** by the VENDORS;
- j. There are no Income Tax, Wealth Tax or other direct or indirect taxation proceedings, whether for recovery or otherwise initiated or pending by any taxation authorities or local authorities against the Vendors whereby the **SAID PROPERTY** or any part thereof is in any way affected and/or impaired;
- k. All outgoing, taxes, rates, assessments, dues and duties payable to the State or Central Government and any other concerned authority in respect of the **SAID PROPERTY** is paid till the date of this Deed



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of Sale and there are no dues payable to any of the aforesaid authorities.

- l. The Vendors have not entered into any agreement or arrangement for sale of or otherwise transferred the **SAID PROPERTY** or any part thereof.
- m. Neither the Vendors or any of its predecessors in title are guilty of having /not having done any act, deed or thing which can be construed as a breach of any law, regulations, rules, which affects the title of the Vendors to the **SAID PROPERTY** or have resulted or may result in payment of any fine, penalty or premium to the Government or any other authority.

3. The **VENDORS** hereby agree and undertake to save harmless, indemnify 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 PROPERTY** conveyed hereunder;
- ii) or there being any liens, charges, encumbrances on the said portion conveyed hereunder;
- iii) and/or there being any litigation with any person or persons as regards the title in the said portion conveyed hereunder.

4. 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 PROPERTY** conveyed hereunder and/or for the purpose of recording and registering in

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5. the name of the **PURCHASER** the said portion conveyed hereunder in all Government records including Land Revenue and Land Survey records.
6. The **VENDORS** and all the persons claiming under them do hereby covenant with the **PURCHASER** that the **VENDORS** have now lawfully been bounded with the schedule property described in the **SCHEDULE- I** herein under free from encumbrances or defects whatsoever and he shall have absolute authority to sell the **SAID PROPERTY** described in the **SCHEDULE I**.
7. The **PURCHASER** may from time to time and at all time hereafter peaceably and quietly enter upon, occupy, or possess and enjoy the **SAID PROPERTY** hereby conveyed with their appurtenances and received the rents, issues and profits thereof and every part thereof for his own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by him the **VENDORS** or their heirs or any of them or by any person or persons claiming or to claim, from, under or interest from them or any of them.
8. That the **PURCHASER** shall hold the **SAID PROPERTY** free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the **VENDORS** and well and sufficiently saved, defended, kept harmlessly and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever made occasioned and suffered by the **VENDORS** or by any other person or persons claiming or to claim by, from under or interest for them.



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9. The **VENDORS** have today on the date of execution of the sale deed delivered to the **PURCHASER** the actual peaceful, physical vacant possession of the **SAID PROPERTY** along with the house and all other structures described in **SCHEDULE - I** herein under.

10. The **VENDORS** hereby confirms, admits and acknowledges that they have been left with no right, title, interest, claim or lien of any nature whatsoever in the **SAID PROPERTY**, hereby sold, and the same has become absolute and exclusive property of the **PURCHASER** and the **PURCHASER** shall be at a liberty to deal with the same in the manner they like and free to use, enjoy, sell, gift, mortgage, lease and transfer the same by whatsoever means it likes without any interference, hindrance, demand, objection, claim or interruption by the **VENDORS** or any person(s) claiming under or through them or interest for them.

11. The **VENDORS** herein covenant and assure the **PURCHASERS** that the **SAID PROPERTY** is completely free from liens and encumbrances whatsoever, and are not in any way mortgaged, used as collateral, or are bonded, pledged, securitized or transacted in any manner whatsoever, and are not subject to any government, bank, court, legal, enforcement, taxation, auditory, financial or regulatory actions or orders whatsoever, known or unknown to the **VENDORS** as the case may be and the **VENDORS** undertake to indemnify and keep indemnified the **PURCHASER** against any such claims or demands.

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12. That should there be found at any time hereafter any defect in the title of the **VENDORS** to the **SAID PROPERTY** or any part thereof of any kind whatsoever (including encumbrances or liens of any kind), or in the event of dispossession of any part thereof or of the **SAID PROPERTY** by any other person/s, entity or otherwise with a better or equivalent title, including any title to an undivided right in the **SAID PROPERTY**, the **VENDORS**, and their heirs, executors administrators, successor/s, legal representatives, and permitted assigns shall be fully liable to pay back the **PURCHASER**, their, executors, administrators, successor/s and assigns or any of them, the entire consideration of the Deed of Sale, and moreover in addition to the all the above, compensation for financial damages, caused by direct or indirect consequence of the defect in the title, as on the date the defect is made known to the **PURCHASER** and any loss sustained by reason thereof, and (including or in addition to) the sum value of the property and the sum value of the expenditure of all the improvements and expenditure on the **SAID PROPERTY** made, and the compensatory amount of financial damages, till such a time the above stated compensation/damages of the **SAID PROPERTY** is fully paid and made good by the **VENDORS** to the **PURCHASERS**.

13. That the **VENDORS** hereby assures to the **PURCHASER** that they have neither done nor been party to any act whereby their rights and title to the **SAID PROPERTY**, in any way be impaired or whereby they may be prevented from transferring the **SAID PROPERTY** .

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14. The **VENDORS** do hereby further declare that they have no objection for the mutation of the survey records of rights, pertaining to the **SAID PROPERTY**, to include the name of the **PURCHASER** in the record of rights & consequently authorize and permit the said **PURCHASER** to apply for mutation in the said survey record of rights and hereby, to enter the name of the **PURCHASER** in the occupant's column of Form D, relating to the **SAID PROPERTY**. The sale deed itself, may be considered as No objection for the same.

15. That the **VENDORS** do hereby grant/ accord their No Objection for transfer of Electricity, House Tax & Water connection of the said house/ out house in the name of **PURCHASER** herein and the sale deed itself may be considered as No Objection from the **VENDORS** for the same.

16. That **VENDORS** shall be liable to pay all the dues (electricity, water consumption and house tax etc) with respect to the house and out house up to the date of execution of sale deed, and provide the receipts of last payments to the purchaser at the time of registration.

17. That the **PURCHASER** has investigated the title and the declaration made by the **VENDORS** and after getting fully satisfied with the title of the **VENDORS** are executing the present sale deed.

18. The **PURCHASER** prior to the execution of this deed of sale had published public notice in local English newspaper "**THE NAVHIND TIMES**", dated 17/09/2023, inviting attention of the general public about their desire to purchase the

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SAID PROPERTY and inviting objections if any to the proposed sale. No objections of whatsoever nature were received from any one.

19. That all the relevant document in original in respect of the **SAID PROPERTY** have been handed over by the **VENDORS** to the **PURCHASER**.

20. That the **VENDORS** are aware of Notification bearing no: RD/LND/LRC/318/77 dated 21st August 1978 and Circular No. 16/4/2011-RD dated 06/06/2011, issued by Government of Goa.

21. That the **VENDORS** states that they do not belong to Schedule Caste and Schedule Tribes.

22. That for the purpose of stamp duty the **SAID PROPERTY** is valued at **Rs.10,25,00,000/- (Rupees Ten Crore Twenty Five Lakhs Only)** and stamp duty of **Rs.61,50,000/-** is attached herewith.

23. That the SAID PROPERTY is falling under Commercial C-1 Zone, as per the Certificate issued by North Goa Planning & Development Authority, Panaji – Goa, dated 14/11/2023, bearing Reference No. NGPDA/Tech-Gen/Mapusa/Vol.XXV/2413/2023.

24. That the **PURCHASER** hereinabove as per the notification issued by the Goa Government has paid T.D.S of 1% on the total consideration amount of **Rs.10,25,00,000/- (Rupees Ten Crore Twenty Five Lakhs Only)**, amounting to **Rs.10,25,000/- (Rupees Ten Lakhs Twenty Five Thousand only)** by way of following Acknowledgements:

- I. CIN No.23110900034914SBIN, dated 09/11/2023, Rs.5,12,500/-.
- II. CIN No.23110900033153SBIN, dated 09/11/2023, Rs.5,12,500/-.

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SCHEDULE-I
(DESCRIPTION OF THE SAID PROPERTY)

All that Immovable Property known as **"PEDIACHI ARADDI"** also known as **"PEDDEACHI ARADI"** described in the Land Registration Office of Bardez under No.51175 at Page 84 of Book B 108 not registered in the Taluka Revenue office of Bardez and b) Property known as **"ARADI DE PEDEM GRANDE"** also known as **"ARADI"**, not described in the Land Registration Office of Bardez nor enrolled in the Taluka Revenue office of Bardez, both the above properties are adjoining to one another and situated at Bilvan, Mapusa, Bardez Goa, within the Jurisdiction of Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa and State of Goa and both the plots are **Surveyed under Chalta No.28 of P. T. Sheet No.77 of City Survey Mapusa, totally admeasuring 2,166 sq.mts, along with the old Residential house therein bearing H.No.207/4, admeasuring 190 Sq.mts, presently in dilapidated state and an old out-house assessed for the purpose of tax by the Mapusa Municipal Council under H.No.208/4, admeasuring 61 Sq.mts, presently in dilapidated state, besides a toilet and a well. The said property is bounded together as under:**

EAST: by the road.

WEST: by the PROPERTY surveyed under Nos.1/1, 1/ 2, 17/16 and Property Chalta No.6 of P. T. Sheet No.83 and property bearing Chalta No.13 of P. T. Sheet No.76.

NORTH: by the PROPERTY surveyed under Chalta No.13 of P. T. Sheet No.76 and Chalta No.9 of P. T. Sheet No.76.

SOUTH: by property bearing Chalta No.6 of P. T. Sheet No.83.

IN WITNESS WHEREOF this deed is signed by the VENDORS and the PURCHASER on the day, month and year first herein above mentioned in presence of two witnesses.

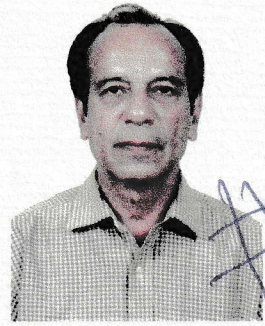
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Parandhar



...21/-

[Signature]



[Handwritten signature]

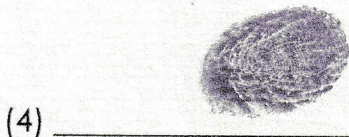
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MR. SHRIPAD ANKUSH GAVANDALKAR

"VENDOR NO.1"

L. H. F. Prints

R. H. F. Prints



[Handwritten signature]



[Handwritten signature]

...22/-



Gavandalkar.

Gavandalkar.

MRS. MINAXI SHRIPAD GAVANDALKAR

"VENDOR NO.2"

L. H. F. Prints

R. H. F. Prints



Gavandalkar.



[Signature]

...23/-



Suresh P.

Suresh P.

MYSORE MERCANTILE COMPANY LTD

REPRESENTED BY ITS AUTHORIZED REPRESENTATIVE

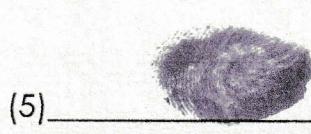
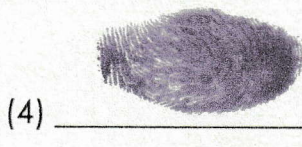
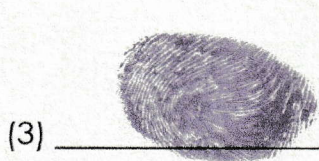
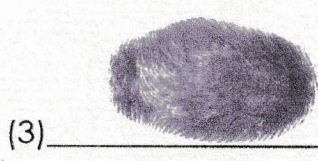
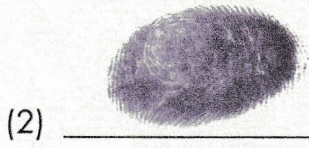
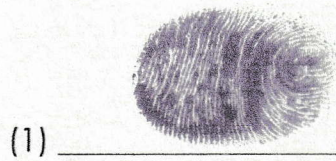
MR. SURESH P. GOWDA

alias SURESH P"

"PURCHASER"

L. H. F. Prints

R. H. F. Prints



Navandhan.

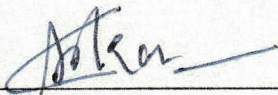


...24/-

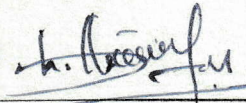
Suresh P.

WITNESSES:

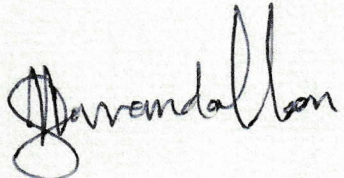
- 1) Name: **MR. GOPALDAS ANANT ARLEKAR**
 Address: H.No.215, Naner Wada,
 Camurlim, Bardez- Goa- 403507

Signature: 

- 2) Name: **MR. RAGHAV M. SHETTY**
 Address: UG-1 D'sa Apartment, Faira Alto, Mapusa,
 Bardez, Goa

Signature: 









NORTH GOA PLANNING AND DEVELOPMENT AUTHORITY

Shanta Bldg., 1st Floor, Next to Vivanta Hotel, St. Inez Panaji Goa

Ref:NGPDA/Tech-Gen/Mapusa /Vol.XXVI 2413/2023

Date: 14 NOV 2023

To,
Shripad A. Gavandalkar,
Flat No.B/2, 1st Floor,
Diolina Apts., Opp. Paulo Garage,
Feira Alta, Mapusa-Goa

Sub: Issue of "Zoning Certificate" of property bearing Chalta No.28 of P.T.Sheet No.77 situated at Mapusa city.

Ref: Your Inward no.2396 dated 10-11-2023

With reference to the above, this is to inform you that the property bearing **Chalta No.28 of P.T.Sheet No.77 situated at Mapusa, Taluka Bardez Goa** is earmarked as **Commercial C-1 zone permissible FAR is 200** as per Outline Development Plan-2021 of **Mapusa Bardez Taluka**

This information is valid for 3 years from the date of issue or change in ODP in force, whichever is earlier.



Yours Faithfully,


(VERTIKA DAGUR)
MEMBER SECRETARY

Note: The land use/zone information provided as per ODP-2021 of Mapusa in force as on date of issue of the above information and shall not be construed as NOC in any form for undertaking any development including Construction sub-division, etc. or title/ownership of the property under reference.

Further any development shall be subject to provision of prevailing laws such as Tenancy Act, Ancient Monuments and sites and Remains Act, (State and Central), EIA notification issued by MOEF, Coastal Regulation Zone including Section 17/A Of the Town & Country Planning Act, 1974.

//cp....



Government of Goa
 Directorate of Settlement and Land records
 Plan
 Taluka / City Name : BARDEZ / Mapusa
 PTS / Chalta No. : 77/28

Appln Date :09-11-2023

Ref. No.: 7109



Scale 1:500



#

Handwritten signature



Handwritten signature

**PATRICK
 HENDERSON
 GONSALVES**

Digitally signed by
 PATRICK HENDERSON
 GONSALVES
 Date: 2023.11.10
 16:53:43 +05'30'

VENDOR NO.1

VENDOR NO.2

PURCHASER

Report Generated By: SWAPNIL BHONSLE

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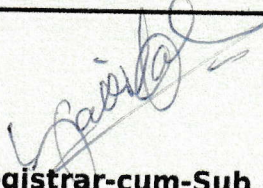
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Document Serial No:-2023-BRZ-5755

Book :- 1 Document

Registration Number :- **BRZ-1-5476-2023**

Date : 15-Nov-2023



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

SUB-REGISTRAR
BARDEZ

Scanned by Nidhi Kandolkar (DFO)
~~AT~~





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 15-Nov-2023 11:46:00 am

Document Serial Number :- 2023-BRZ-5755

Presented at 11:40:56 am on 15-Nov-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	6150000
2	Registration Fee	3075000
3	Tatkal appointment fee	10000
4	Mutation Fees	2000
5	Processing Fee	2080
Total		9239080

Stamp Duty Required : 6150000/-



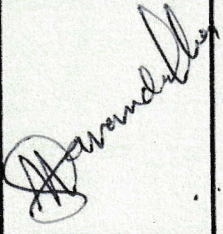



Stamp Duty Paid : 6150000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SURESH P. GOWDA Alias SURESH P REPRESENTED By Authorized Representative For MYSORE MERCANTILE COMPANY LTD ,Father Name:Shenappa Gowda, Age: 42, Marital Status: , Gender:Male, Occupation: Business, Address1 - 779, Mullastop Kajubag Mainroad Karwar, Karwar, Uttar Kannada, Karnataka, 581301, Address2 - , PAN No.:			






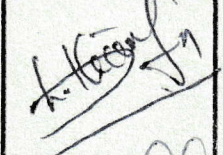
Executer

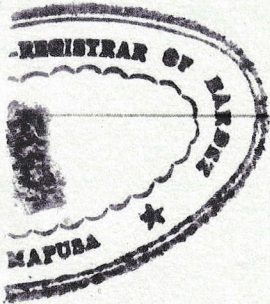
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SHRIPAD ANKUSH GAVANDALKAR , Father Name:Late Ankush Gavandalkar, Age: 72, Marital Status: Married , Gender:Male, Occupation: Business, H.No.14/219/B, Saiprasad, Near Miramar Telephone Exchange, Miramar, Panaji- Goa, PAN No.			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	MINAXI SHRIPAD GAVANDALKAR , Father Name:Hanumantha Arsekar, Age: 63, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.No.14/219/B, Saiprasad, Near Miramar Telephone Exchange, Miramar, Panaji- Goa, PAN No.:			
3	SURESH P. GOWDA Alias SURESH P REPRESENTED By Authorized Representative For MYSORE MERCANTILE COMPANY LTD , Father Name:Shenappa Gowda, Age: 42, Marital Status: ,Gender:Male,Occupation: Business, 779, Mullastop Kajubag Mainroad Karwar, Karwar, Uttar Kannada, Karnataka, 581301, PAN No.:			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Gopaldas Anant Arlekar, Age: 55, DOB: 1968-01-14 , Mobile: 9823272702 , Email: , Occupation: Business , Marital status : Married , Address:403507, hno.215 Nanerwada Camurlim BARdez North goa, hno.215 Nanerwada Camurlim BARdez North goa, Camurlim, Bardez, NorthGoa, Goa			
2	Name: RAGHAV M SHETTY, Age: 54, DOB: , Mobile: 9860386883 , Email: , Occupation: Business , Marital status : Married , Address:403507, UG-1 Dsa Apartment Faira Alto Mapusa Bardez Goa , Mapusa, Bardez, NorthGoa, Goa			



Sub Registrar

SUB-REGISTRAR
BARDEZ

Document Serial Number :- 2023-BRZ-5755



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Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969

Page No. 1

Property Card of Mapusa city

Date 02/01/2024

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
77	28	2166.00	OCCUP. CLASS I		Private

Easements

---- Nil ----

Holders in the origin of the title

(So far as traced) -

OF SHRI. LOURDES FELIX D"SOUZA

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E) Other Remarks(R) Easements(A)	Area (Sq.Mts)
06/07/2006	210376	Sale Deed	[SHRI.SHRI PAD ANKUSH GAVANDALKAR] By virtue of Deed of Sale registered under No. 1815 at pages 1 to 31 on Book No. I vol No. 1603 dated 07/4/2006 registered in the office of the Sub registrar of Bardez, at Mapusa.	H	2,166.00
01/01/2024	213966	Deed of Sale	Mysore Mercantile Company LTD As per Deed of Sale Bearing Reg. No. BRZ-1-5476-2023, dated 15/11/2023, executed before Sub-Registrar of Mapusa, Bardez-Goa.	H	2,166.00

Continued in Page 2

**Government of Goa****Form 'D'****See Rule 7****Goa Land Revenue (City Survey) Rules, 1969**

Page No. 2

Property Card of Mapusa city

Date 02/01/2024

Pt Sheet No	Chalta No	Area	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
77	28	Sq.Mts 2166.00	OCCUP. CLASS I		Private

[]Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***



The record is computer generated on 02/01/2024 at 3:09:30PM as per Online Reference Number - 0. This record is valid without any signature as per Government of Goa Notification No. 26/13/2016-RD/8639 dated 13/09/2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in>.