

Rupees Two lakhs forty five thousand one hundred Only)

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

*Pereira*  
AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SHOP NO.3 & 16, SAPANA TERRACES C.H.S.L.  
SWATANTRA PATH, VASCO-DA-GAMA  
GOA - 403 802

D-5/STWV/C.R./35/33/2011-RD

भारत 09873  
160280



INDIA

NON JUDICIAL गोवा  
NOV 29 2017

2010 10:10 10:10 10:10 10:10 10:10 12:09

R.0245100/- PB7122

STAMP DUTY

GOA

Name of Purchaser AMEET VORA



**DEED OF SALE**

*[Signature]* *[Signature]* *[Signature]*

This DEED OF SALE is made and entered on this 28<sup>th</sup> day of August of the year Two Thousand and Seventeen at Vasco a Gama, Goa

BY AND BETWEEN

1. **DR. (MRS.) SHAMI D. KAMAT**, daughter of Shri. Prakash Shirodkar, aged about 42 years, Dentist by Profession, married, PAN Card No. ALPPK3944F, Aadhar Card No. 6007 7674 8698 and her husband 1A. **MR. DUSHYANT KAMAT**, son of Shri. Prabhakar M. Kamat, aged about 46 years, Architect by Profession, PAN Card No. ADVPK4413H, Aadhar Card No. 5319 1987 3541, both residents of penthouse, Shivsagar, Mangor Hill, Vasco da Gama, Goa - 403802 hereinafter jointly called as the 'VENDORS' (which expression shall unless of repugnant to the meaning or context shall be deemed to mean and include their respective heirs, representatives, executors, administrators, successors and assigns) of the FIRST PART.

AND

2. **MR. AMEET ASHVIN VORA**, son of Mr. Ashvin Vora, aged about 35 years, businessman, married, PAN Card No. ACDPV0922D, Aadhar Card No. 9927 1968 4170, resident of First floor, Palms Building, Plot No. 50, Anand Estate, Behind NSD, Dabolim, Goa-403 801 and 2A. **MRS. JYOTI A. VORA**, wife of Shri Ashvin K. Vora, aged about 64 years, housewife, PAN Card No. ABQPV5684E, Aadhar Card No. 2848 4883 4605, resident of 4<sup>th</sup> Floor, Palms Building, Plot No. 50, Anand Estate, Dabolim, Goa-403801, hereinafter jointly referred to as the "PURCHASERS" (which expression, unless repugnant to the context or meaning thereof, shall mean and include their respective heirs, representatives, executors, administrators, successors and assigns) the PURCHASERS under serial No. (2A), Mrs. Jyoti A. Vora is represented herein by her duly constituted Attorney and



*Shami D. Kamat*

*Dushyant Kamat*

*Ameet Ashvin Vora*



her son being the PURCHASERS under serial No. (2), Mr. Ameet Ashvin Vora, son of Mr. Ashvin Vora, aged about 35 years, businessman, married, PAN Card No. ACDPV0922D, Aadhar Card No. 9927 1968 4170, resident of First floor, Palms Building, Plot No. 50, Anand Estate, Behind NSD, Dabolim, Goa-403 801 vide Power of Attorney dated 12.01.2017 duly executed before Advocate Shri. A. Suresh Rao having his office at Vasco da Gama, Goa- 403802 of the OTHER PART



All the parties are Indian Nationals

WHEREAS the VENDORS are the exclusive owners-in-possession and otherwise entitled to ALL THAT plot demarcated as Plot No. F-6 admeasuring an area of 512:00 (Five Hundred and Twelve) square metres surveyed under Survey No. 17/0 of Issorcim Village situated at Issorcim Village which is more particularly described in SCHEDULE hereunder written and better shown delineated in red colour boundary line in the plan annexed hereto (herein after referred to as "SAID PLOT") which is part and parcel of the larger property known as "UBOLLO SETIMO" situated at Issorcim, within the limits of the Village Panchayat of Velsao-Pale, Taluka of Mormugao, District of South Goa, Goa described in Land Registration Office of Salcete under No. 36862 and enrolled in the Taluka Revenue Office of Mormugao under Matriz No. 282 and surveyed under Survey No. 17/0 or 17/1 of Issorcim Village which is more particularly described in the SCHEDULE - I hereunder written and shall be hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS the aforesaid bigger property earlier belonged to Shri Narcinva Damodar Naik and his wife, who gifted the same unto their son Shri. Anant Narcinva Naik, reserving for themselves the usufruct, during their life time vide Deed of Gift executed on



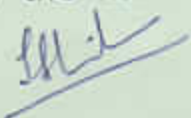
01.04.1963 before the Notary of Salcete, Raul Gerson Purificacao de Santa under No. 1189.

AND WHEREAS aforesaid Shri Narcinva Damodar Naik expired on 09.04.1966 and his wife said Laxmibai Naik renounced and relinquished her usufruct to the aforesaid bigger property in favour of her son said Anant Narcinva Naik vide Deed of Release registered in the Office of the Sub Registrar of Mormugao under No. 150 at pages from 31 to 38 of Book No. I, Volume 6 dated 04.02.1970.

AND WHEREAS thus Shri Anant Narcinva Naik alongwith his wife Mrs. Mira Anant Naik became the absolute owners of the aforesaid bigger property which is further confirmed as the same is seen inscribed in the document being Inscription and Description of the bigger property registered in the Land Registration Office of Salcete under No. 36862.

AND WHEREAS the aforesaid Shri Anant Narcinva Naik and his wife Mira Anant and their sons namely the Shri Pandurang Anant Naik, Shri Gourish Anant Naik and Shri Vinay Anant Naik formed a partnership firm vide Deed of Partnership, which firm was registered under No. S/73 with the Registrar of Firms of Salcete, at Margao under the name and style of M/s Rangavi Realtors for which Shri. Anant Narcinva Naik and his wife Mira Anant Naik have brought-in the aforesaid bigger property as their capital contribution to the partnership firm thus the bigger property came to be owned by the above firm namely M/s Rangavi Realtors.

AND WHEREAS aforesaid M/s Rangavi Realtors entered into an Agreement dated 27.05.1985 with the Developers being Alcon Real Estate Pvt. Limited, whereby the Alcon Real Estates Pvt. Ltd., in the name of the aforesaid owners secured necessary



permission for the development and sub-division of the bigger property into plots including the SAID PROPERTY from the competent authorities being then Mormugao Planning Development Authority vide their letter No. MPDA/11-N-2/86-87/2140 dated 18.02.1987 and the Village Panchayat of Velsao-Pale vide their letter No. 8/86-87 dated 27.03.1987 and also obtained conversion sanad for use of land from agricultural to non-agricultural use vide Sanad bearing No. LRC/CONV/150/85 dated 19.08.1985.



AND WHEREAS vide Agreement for Sale dated 22.05.1985 the said M/s Alcon Developer with the consent of M/s Rangavi Realtors agreed to sell the SAID PLOT unto and in favour of Mr. Pravin Rasiklal Desai and his wife Saryu Pravin Desai.

AND WHEREAS M/s Rangavi Realtors as "Vendors" and M/s Alcon Developers as "Developer" with the consent of the said Mr. Pravin Rasiklal Desai alongwith his wife Mrs. Saryu Pravin Desai sold the SAID PLOT vide Deed of Sale dated 01.08.1991 duly registered before the Sub Registrar of Mormugao under registration No. 362 at pages 405 to 433 of Book No. I Volume No. 60 dated 10.10.1991 unto and in favour of Mr. Rajaram Venketesh.

AND WHEREAS aforesaid Mr. Rajaram Venketesh sold the SAID PLOT vide Deed of Sale dated 08.07.2005 duly registered before the Sub Registrar of Mormugao under registration No. 1082 under No. 471 to 487 of book No. I volume 520 dated 11.07.2005 unto and in favour of Mr. Atamjit Singh Jari.

AND WHEREAS the aforesaid Mr. Atamjit Singh Jari sold the SAID PLOT vide Deed of Sale dated 17.07.2009 duly registered before the Sub Registrar of Mormugao under registration no. 212 of Book No. I Volume No. 977 dated 02.07.2009 (to be read as

*[Handwritten signatures]*



02.08.2009) unto and in favour of Corlim Marine exports Pvt. Ltd.,


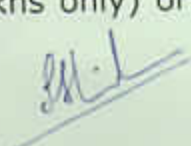
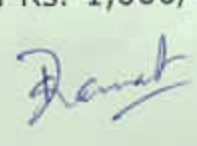

AND WHEREAS vide Deed of Sale dated 24.02.2010 duly registered before the Sub Registrar of Mormugao under Registration No. 346 at pages 151 to 167 of Book No. I Volume No. 1059 dated 28.02.2010 the aforesaid Corlim Marine Exports Pvt. Ltd. sold the SAID PLOT unto and in favour of Mr. Ankush Jari.

AND WHEREAS the aforesaid Mr. Ankush Jari alongwith his wife Mrs. Kanchan Jari sold the SAI PLOT vide Deed of Sale dated 31.07.2014 duly registered before the sub registear of Mormugao under Book-1 Document registration No. MOR-BK1-01129-2014 CD Humber NORD5 dated 31.07.2014 unto and in favour of the VENDORS being Dr.(Mrs.) Shami D. Kamat and her husband, Mr. Dushyant Kamat.


AND WHEREAS the aforesaid VENDORS have represented that they are the sole, exclusive and absolute owner having absolute, clear and marketable title to the SAID PLOT and have offer to sell, transfer and convey unto the PURCHASERS and the PURCHASERS have agreed to purchase the SAID PLOT which is more particularly described in SCHEDULE II hereunder written and better shown delineated in red boundary line in the plan annexed hereto for the total price consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs only) which is the fair market value of the SAID PLOT.

NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:

1. That in consideration of the sum of Rs. 70,00,000/- (Rupees Seventy Lakhs only) of which Rs. 1,000/- (Rupees One thousand





only), Rs. 99,000/- (Rupees Ninety nine thousand only) and Rs. 1,00,000/- (Rupees One Lakh only) was paid via ICICI bank IMPS Ref. no. 732413135142, 732414206939 and 732414207664 respectively on 20/11/2017, Rs. 30,00,000/- (Rupees Thirty Lakhs only) was paid via Union bank of India RTGS No. UBINH17333422542 on 29/11/2017, Rs. 29,30,000/- (Rupees Twenty nine Lakhs thirty thousand only) was paid via Union bank of India RTGS NoUBINH17334519867 on 30/11/2017 and Rs. 70,000/- (Rupees Seventy Thousand only) was paid as TDS on 30/11/2017 via challan No 69983944, being the entire consideration agreed upon and paid by the PURCHASERS via ICICI bank IMPS to the VENDORS (the receipt whereof the VENDORS hereby, admit and acknowledge and give full discharge of the same to the PURCHASERS) and accordingly the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASERS ALL THAT the SAID PLOT being plot demarcated as Plot No. F-6 admeasuring an area of 512:00 (Five Hundred Twelve) square metres surveyed under Survey No. 17/0 or 17/1 of Issorcim Village situated at Issorcim Village which is more particularly described in SCHEDULE hereunder written and better shown delineated in red boundary line in the plan annexed hereto and accordingly deliver the possession of the same unto and in favour of the PURCHASERS to HAVE, TO POSSESS, TO HOLD AND TO ENJOY the same for the exclusive use and benefit absolutely and unconditionally forever together with all the rights, title, interest therein with all the advantages, concessions, hereditaments, easementary rights, equities, claims, demands, liberties, privileges, appurtenances attached to, belonging to and reputed to belong thereto.

2. The VENDORS for themselves and their heirs, executors and administrators covenant with, assure and declare unto the PURCHASERS their heirs, administrators and assigns:





(a) THAT the VENDORS have in themselves whilst executing this Deed lawful right and absolute clear, marketable title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby done.

(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever and that the PURCHASERS shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDORS or by any other person or persons claiming by, from, under or in trust for them.

(c) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever with clear and marketable title and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise including improvement/development made therein by the VENDORS as the case may be and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDORS or by any other person or persons claiming by, from, under or in trust for them.

(d) THAT the VENDORS have put the PURCHASERS in exclusive possession of the SAID PLOT and shall satisfy as to the requisition as to the title of the SAID PLOT.

(d) THAT the PURCHASERS shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, have occupy, possess and enjoy the SAID PLOT as absolute owner without any claim or demand whatsoever from the VENDORS or any other person whomsoever claiming by, from, under or in trust for them.



*[Signature]*

*[Signature]*

*[Signature]*



(e) THAT all rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid by the VENDORS and no amount is in arrears towards same upto date.

(f) THAT the VENDORS shall by themselves or cause through the necessary parties, as and when called upon to do so shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASERS' title to the SAID PLOT and/or have the ownership and possession thereof recorded in the name of the PURCHASERS in all Government records including recording maintained at the Land Registration Office and Land Revenue Office.



3. The VENDORS do hereby declare:

a. That there is absolutely no claim of any right of tenancy and/or mundkarial or of any other nature in/or over the SAID PLOT.

b. That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act, Requisition Act any Act or under any of the act, rules under the Defence or C.A.D.A.

c. That the SAID PLOT is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

d. That the SAID PLOT is absolutely not affected by any easementary or any other rights including that of way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the SAID PLOT.

e. That the SAID PLOT is absolutely not affected by any encumbrances, charges, lien, notices or any prohibitory order of injunction or attachment from any Court of Law.

f. That the VENDORS hereby convey their absolute no objection for the inclusion of the name of the PURCHASERS in the Survey Records including Form I & VIX, to cause mutation.

g. The VENDORS do not belong to Schedule Caste or Schedule tribe Community.

4. The cost of stamp duty and registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of the Deed.

5. The aforesaid consideration of Rs. 70,00,000/- (Rupees Seventy Lakhs only) is the fair market value of the SAID PLOT.

### **SCHEDULE**

ALL THAT plot demarcated as Plot No. F-6, admeasuring an area of 512:00 (Five Hundred Twelve) square metres surveyed under Survey No. 17/0 or 17/1 of Issorcim Village situated at Issorcim, within the limits of Village Panchayat of Issorcim-Bogmallo, Taluka and sub-district of Mormugao, South Goa, Goa which is better shown delineated in red colour boundary line in the plan annexed hereto and being part and parcel of the larger property known as "UBOLLO SETIMO" situated at Issorcim, within the limits of the Village Panchayat of Velsao-Pale, Taluka of Mormugao, District of South Goa, Goa described in Land Registration Office of Salcete under No. 36862 and enrolled in the Taluka Revenue Office of Mormugao under Matriz No. 282 and surveyed under Survey No. 17/0 or 17/1 of Issorcim Village and the aforesaid plot is bounded as follows:

On the North: By Plot No. F-5 of the Colony  
 On the South: By Plot No. F-7 of the Colony  
 On the East : By 8.00 meters wide road and private road of the colony  
 On the West: By Plot No. F-10 of the colony



IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these presents in the presence of two witnesses on the day, year and place first herein above written.

SIGNED, SEALED AND DELIVERED  
by the within named  
VENDORS DR. (MRS.) SHAMI D. KAMAT

*[Signature]*



L.H.T.I



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

*[Signature]*

*[Signature]* *[Signature]*

MR. DUSHYANT KAMAT

PravintLEFT HAND FINGER PRINTSRIGHT HAND FINGER PRINTSShikha Pravint Anitha



SIGNED, SEALED AND DELIVERED  
by the within named PURCHASERS  
MR. AMEET ASHVIN VORA for self and  
as attorney for MRS. JYOTI A. VORA




L.H.T.I.



LEFT HAND FINGER PRINTS




RIGHT HAND FINGER PRINTS

WITNESSES:-

1. 

Laxman N. Rathod.

2. 

Deeksha D. Shetye





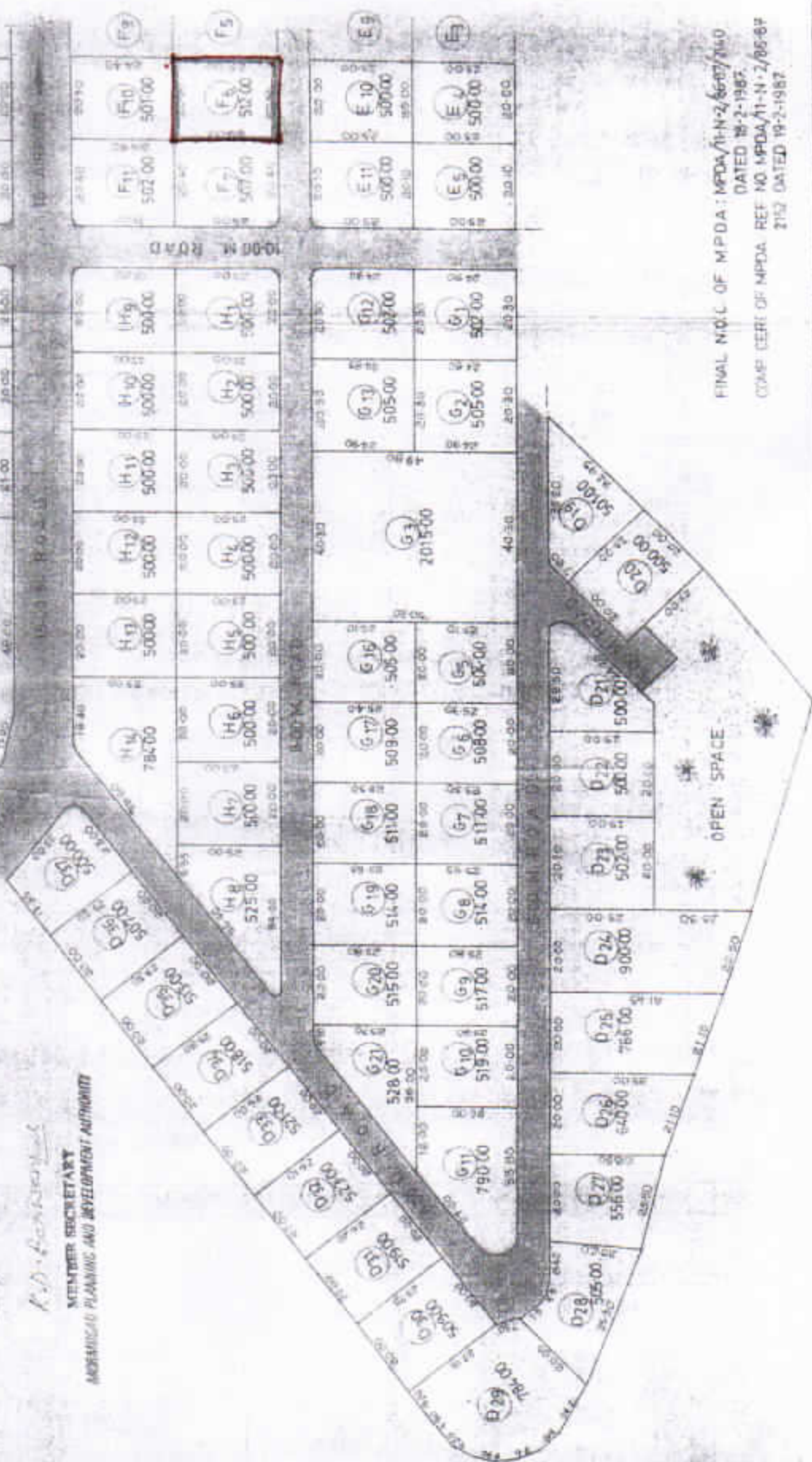
# RANGAVI ESTATES. PHASE(I).



SCALE: 1:1000

Read Letter No. MPDA/HN-2/687/110  
dated 5/5/87

*K.D. Rangavil*  
MEMBER SECRETARY  
MADRASAS PLANNING AND DEVELOPMENT AUTHORITY



FINAL N.O.L OF MPDA : MPDA/HN-2/687/110  
DATED 19-2-1987.  
COMB CERT OF MPDA. REF NO. MPDA/HN-2/86-87  
2152 DATED 19-2-1987

*S.L.*

*David Smith*





## Office of Sub-Registrar Mormugao

## Government of Goa

Print Date &amp; Time : 30-11-2017 03:17:42 PM

Document Serial Number : 2014

Presented at 01:01:00 PM on 30-11-2017 in the office of the Sub-Registrar( Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	175000.00
2	Processing Fees	280.00
	<b>Total :</b>	<b>175280.00</b>

Stamp Duty Required: 245000.00

Stamp Duty Paid: 245100.00

Mr. Ameet Ashvin Vora presenter

Name	Photo	Thumb Impression	Signature
Mr. Ameet Ashvin Vora, S/o Mr. Ashvin Vora, Married, Indian, age 35 Years, Business, r/o First Floor, Palms Building, Plot No. 50, Anand Estate, Behind NSD, Dabolim, Goa 403801 For self and as POA for Jyoti A Vora vide POA dated 12/1/2017 executed before Adv. A. Suresh Rao Vasco reg No. 65/2017			

## Endorsements

## Executant

1. Dr (Mrs) Shami D Kamat, D/o Shri Prakash Shirodkar, Married, Indian, age 42 Years, Dentist, r/o Penthouse, Shivsagar, Mangor Hill, Vasco da Gama Goa. 403802

Photo	Thumb Impression	Signature
		


2. Mr. Dushyant Kamat, S/o Shri Prabhakar M Kamat, Married, Indian, age 46 Years, Architect, r/o Penthouse, Shivsagar, Mangor Hill, Vasco da Gama Goa. 403802

Photo	Thumb Impression	Signature
		

3 . Mr. Ameet Ashvin Vora, S/o Mr. Ashvin Vora, Married, Indian, age 35 Years, Business, r/o First Floor, Palms Building, Plot No.50, Anand Estate, Behind NSD, Dabolim, Goa 403801 For self and as POA for Jyoti A Vora vide POA dated 12/1/2017 executed before Adv. A. Suresh Rao Vasco reg No.65/2017

Photo	Thumb Impression	Signature
		

## Identification

Sr No.	Witness Details	Signature
1	Adv. A. Suresh Rao , s/o Subba Rao, Married, Indian, age 53 Years, Advocate, r/o r/o Vasco, Goa	

  
Sub-Registrar

**SUB-REGISTRAR  
MORMUGAO**

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

certified that mutation fees of Rs-1000/-  
has been paid vide challan No. 201700863704  
dated 30/11/2017.

  
**SUB-REGISTRAR  
MORMUGAO**



Book-1 Document  
Registration Number MOR-BK1-01959-2017  
CD Number MORD26 on  
Date 01-12-2017

  
Sub-Registrar (Mormugao)

**SUB - REGISTRAR**  
**MORMUGAO**

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

