

(Rupees two lakhs thirty eight thousand eight hundred seventy five only)

For CITIZEN CREDIT™
CO-OP BANK LTD

B. S. Fernandes
Authorised Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PANAJI, GOA 403 001

D-5/STP(V)/C.R./35/8/2006-RD(PART-III)

भारत 42122

NON JUDICIAL गोंवा
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Rs. 0238875/- PB681.8

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INDIA

STAMP DUTY

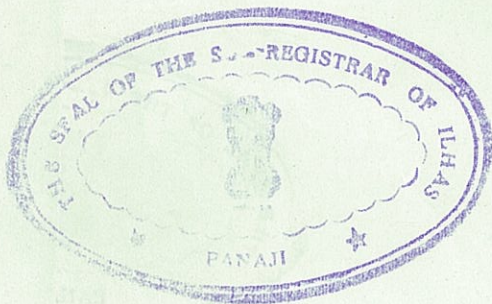
GOA

Name of Purchaser BHAGAT REALTY PVT. LTD.

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Reg. No. 392/2019.
dt. 28/2/2019.

P. Reg. No. 5181



DEED OF SALE

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This DEED OF SALE is made on this 20th day of FEBRUARY, 2019 at
PANAJI, ILHAS, GOA.

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B E T W E E N

[1] SHRI BENEDITO FERNANDES alias BENEDITO AMBROSIO FERNANDES, son of Shri Ambrosio Diago Fernandes, aged 83 years, landlord, holding PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] and Mobile No. 9225982280, married and his wife;

[2] SMT. CLARA ROSITA FERNANDES, aged 73 years, retired, holding PAN Card bearing No. [REDACTED] Aadhaar Card bearing No. [REDACTED] and Mobile No. 7020222980, both Indian Nationals and residing at Excelsior Chamber, 2nd Floor, M. G. Road, Panaji, Ilhas, Goa, hereinafter called "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof include their heirs, executors, legal representatives, successors, administrators, executors and assigns) OF THE FIRST PART.

A N D

BHAGAT REALTY PRIVATE LIMITED, a Company, having its office at Rukmini Krupa, House No. 3, Opp. Municipal Quarters, St. Inez, Panaji, Ilhas, Goa, holding PAN Card bearing No. [REDACTED], represented by its Director, SHRI DHARMENDRA RAGUVIR BHAGAT AMONKAR alias DHARMENDRA R. BHAGAT AMONKER, son of Shri Raguvir Bhagat Amonkar alias Raguvir Bhagat Amonker, aged 49 years, business, married, holding PAN Card bearing No. [REDACTED], Aadhaar Card bearing No. [REDACTED] and Mobile No. 9822485678, Indian National and residing at Borbhat, Taleigao, Ilhas, Goa, duly authorized vide Resolution passed by the Company in

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its meeting held on 15/06/2018, hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof include its Directors, executors, administrators and legal representatives and assigns) OF THE SECOND PART.

WHEREAS, there exists property denominated as "AFORAMENTO", admeasuring 29536 sq. mts., situated at Village Corlim, within the limits of Village Panchayat Corlim, Taluka Ilhas, Sub District of Ilhas, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under no. 21336 at folio 87 verse of Book B-57 new and enrolled in the Taluka Revenue Office under Matriz No. 164, hereinafter called said property, more particularly described in SCHEDULE – I hereunder written.

AND WHEREAS, the said property was originally owned by Smt. Parvotibai Porbinim as it was allotted to her, by Order dt. 26/8/1923 passed in the Orphanological Inventory Proceeding filed before the Court of the Judicial Division on the demise of her husband, Shri Visram Rogunata Porobo Nachinolcar.

AND WHEREAS, by Deed of Sale with Discharge dt. 08/09/1958, recorded before then Substituted Notary of Judicial Division of Ilhas, Shri Crisna Porobo Tamba at pages 40v to 43v of Book no. 512, said Parvotibai Porbinim sold said property to Smt. Maria Dina Rosa Xavier Do Rego, widow of Shri Martinho Sebastiao Leonardo Fernandes.

AND WHEREAS, by Deed of Sale with Discharge dt. 28/01/1959, recorded before then Notary of Judicial Division of Ilhas, Julia Rodrigues da Guerra

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Bordalo at pages 49 to 53 of Book no. 513, said Maria Dina Rosa Xavier do Rego sold said property to Smt. Maria Conceicao Rodrigues.

AND WHEREAS, the said property is inscribed in the name of said Maria Conceicao Rodrigues under Inscription No. 24172 at pages 172v of Book G-37 in the Land Registration Office of Ilhas since 13/02/1959.

AND WHEREAS, said Maria Conceicao Rodrigues sub divided the said property into 33 plots being plot no 1 to 33.

AND WHEREAS by Escritura De Venda e Quitacao (Deed of Sale with Discharge) dt. 15/01/1967, registered before Sub Registrar of Ilhas under no. 352 at pages 69 to 74 of Book I, Vol. 22 dt. 12/04/1967, said Maria Conceicao Rodrigues and her husband Shri Manuel Constancio Das Angustias Fernandes sold Plot No. 9, admeasuring 1089.50 sq. mts. of said property to the VENDOR NO. 1.

AND WHEREAS, said Plot No. 9 is surveyed under no. 22/23 of Village Corlim and in Form I & XIV of said survey, the area is shown as 1050 sq. mts. and stands recorded in the name of the VENDOR NO. 1. The said Plot No. 9, hereinafter called said PLOT, more particularly described in SCHEDULE - II hereunder written.

AND WHEREAS, Addl. Collector-II, Panaji granted Sanad vide its No. RB/CNV/TIS/AC-II/14/2010 dt. 26/08/2011 for conversion of said PLOT for residential use.

AND WHEREAS, the PURCHASER has approached the VENDORS with a request to sell the said PLOT, more particularly described in SCHEDULE - II

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hereunder written UNTO him and the VENDORS have agreed to sell the said PLOT for a total consideration of Rs. 68,25,000/- (Rupees sixty eight lakhs twenty five thousand only) which is the present market value of the said PLOT and the PURCHASER has agreed to purchase the same.

NOW, THEREFORE, THIS DEED OF SALE IS WITNESSETH AS UNDER:-

1. That in pursuance of the above agreement and in consideration of payment of Rs. 68,25,000/- (Rupees sixty eight lakhs twenty five thousand only) which is the present market value of said PLOT, more particularly described in the SCHEDULE – II hereunder written, the PURCHASER has paid Rs. 10,00,000/- (Rupees ten lakhs only) by Cheque bearing no. 436488 dt. 28/08/2018, Rs. 10,00,000/- (Rupees ten lakhs only) by Cheque bearing no. 436490 dt. 29/10/2018, Rs. 10,00,000/- (Rupees ten lakhs only) by Cheque bearing no. 436492 dt. 24/01/2019, Rs. 10,00,000/- (Rupees ten lakhs only) by Cheque bearing no. 436493 dt. 31/01/2019, all Cheques drawn on IDBI Bank, Panaji Branch and Rs. 27,56,750/- (Rupees twenty seven lakhs fifty six thousand seven hundred fifty only) paid by Demand Draft bearing no. 006561 dt. 16/02/2019 drawn on IDBI Bank, Panaji Branch and Rs. 34,125/- (Rupees thirty four thousand one hundred twenty five only) TDS in the name of VENDOR NO. 1 and Rs. 34,125/- (Rupees thirty four thousand one hundred twenty five only) TDS in the name of VENDOR NO. 2. The total amount of Rs.68,250/- (Rupees sixty eight thousand two hundred fifty only) is paid towards the TDS, and the VENDORS do hereby admit and acknowledge having received the total amount of Rs. 68,25,000/- (Rupees sixty eight lakhs twenty five thousand only) in full and final settlement and the VENDORS do hereby grant, transfer, sell, convey, assign, release and assure by way of sale UNTO the



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PURCHASER all that said PLOT, more particularly described in the SCHEDULE – II hereunder written, together with all access, easements, privileges, profits, advantages, rights, interest and appurtenances in or over the said PLOT and every part thereof and all estate, right, title, use, property, possession, benefit of the VENDORS unto or upon the said PLOT and every part thereof to have and to hold the same forever as absolute property of the PURCHASER.

2. The VENDORS do hereby covenant with the PURCHASER that the said PLOT sold herein shall be quietly entered upon and held and enjoyed by the PURCHASER without any interruption or disturbance by the VENDORS or any person or persons claiming through or under them.

3. The title of the said PLOT hereby sold subsists in favour of the VENDORS and the VENDORS have powers, authority, right, title, possession and claim to sell the said PLOT to the PURCHASER.

4. The VENDORS have assured the PURCHASER that the said PLOT is free from encumbrances, charges, claims of whatsoever nature and the said PLOT is not the subject matter of any litigation or neither acquisition nor the said PLOT is hypothecated or mortgaged to any Bank or Financial Institution.

5. The VENDORS do hereby further covenant with the PURCHASER that the PURCHASER shall quietly and peacefully hold, possess and occupy and enjoy the said PLOT without any let, hindrance, claim and demand by the VENDORS.

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6. The VENDORS shall and will from time to time and at all times hereafter at the request of the PURCHASER do and execute all such further acts, deeds, things, matters, conveyance and assurances whatsoever for further, better and more perfectly assuring the PURCHASER shall or as may be required by the PURCHASER.
7. The Purchaser has perused all the title documents and have satisfied himself that the title of VENDORS are clear and marketable.
8. In case the PURCHASER is deprived or dispossessed of the said PLOT or part thereof in whatsoever manner for any default in the title of the VENDORS or on account of any acts or omissions on the part of the VENDORS or any other persons rightfully puts any claim to the said PLOT, the VENDORS shall and will indemnify and pay to the PURCHASER the sale price or any part thereof as the case may be along with the expenses incurred and the losses suffered by the PURCHASER on account of the purchase of the said PLOT or any part thereof or as the case may be.
9. That the VENDORS and the PURCHASER hereby declares that they do not belong to the members of the SC or ST notified by the Government of Goa under Notification No. RD/LAND/LRC/318/77 dt. 21/08/1978 issued under Sub Section (2) of Sec. 24 of the Goa, Daman & Diu Land Revenue Code 1968 (9 of 1969).
10. That the cost, expenses in connection with the preparation engrossing, stamping and registration of the Deed of Sale shall be borne by the PURCHASER.

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SCHEDULE – I
(DESCRIPTION OF THE PROPERTY)

ALL THAT property denominated as "AFORAMENTO", admeasuring 29536 sq. mts., situated at Village Corlim, within the limits of Village Panchayat Corlim, Taluka Ilhas, Sub District of Ilhas, District of North Goa, State of Goa, described in the Land Registration Office of Ilhas under no. 21336 at folio 87 verse of Book B-57 new, enrolled in the Taluka Revenue Office under Matriz No. 164 is bounded as under:-

ON THE EAST	: by the property of Convent of Santa Monica;
ON THE WEST	: by the plot of land of Comunidade of Corlim encroached by Antonio Fernandes Santancar;
ON THE NORTH	: by the properties of the heirs of Joao Tomas Trindade and Vitoba Gaudó;
ON THE SOUTH	: by the plot of land sold to Francisco Xavier Fernandes.



SCHEDULE – II
(DESCRIPTION OF THE PLOT)

ALL THAT PLOT NO. 9, admeasuring 1050 sq. mts., surveyed under no. 22/23 of Village Corlim forms the part of the property, more particularly described in SCHEDULE – I hereinabove written delineated in red colour lines in the plan annexed hereto and said PLOT NO. 9 is bounded as under:-

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ON THE EAST : by the pathway which leads to Gandaulim;
ON THE WEST : by Plot No. 10;
ON THE NORTH : by Plot No. 17;
ON THE SOUTH : by reserved pathway 4 mts. wide.

The said PLOT as per survey records is bounded as under:-

ON THE EAST : by road;
ON THE WEST : by property surveyed under no. 22/22 of Village
Corlim;
ON THE NORTH : by property surveyed under no. 22/15 of Village
Corlim;
ON THE SOUTH : by reserved pathway.



IN WITNESS WHEREOF, the PARTIES hereto have hereunto set and
subscribed their respective hands and seal on this day and the year first
hereinabove written.

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SIGNED, SEALED & DELIVERED
BY THE WITHINNAMED
"THE VENDORS"

[1] SHRI BENEDITO FERNANDES

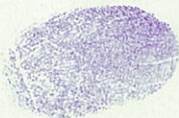
alias BENEDITO AMBROSIO FERNANDES,

(LEFT HAND FINGER PRINTS

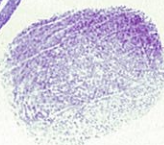
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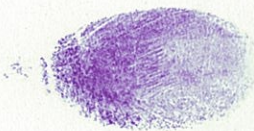
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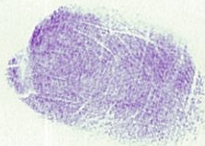
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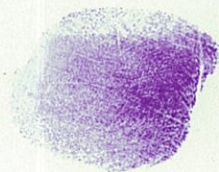
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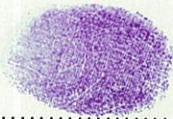
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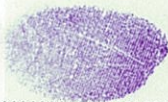
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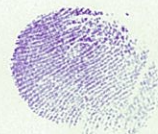
[2] SMT. CLARA ROSITA FERNANDES, -----

(LEFT HAND FINGER PRINTS)

(RIGHT HAND FINGER PRINTS)



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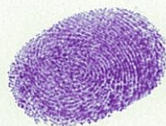
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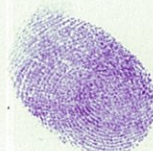
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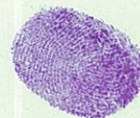
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SIGNED, SEALED & DELIVERED

BY THE WITHIN NAMED

"THE PURCHASER"

BHAGAT REALTY PRIVATE LIMITED

represented by its Director,

SHRI DHARMENDRA RAGUVIR BHAGAT AMONKAR

alias DHARMENDRA R. BHAGAT AMONKER,

(LEFT HAND FINGER PRINTS

(RIGHT HAND FINGER PRINTS)



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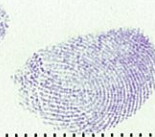
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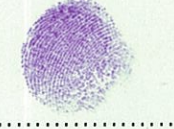
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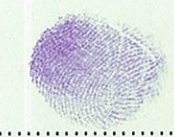
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IN THE PRESENCE OF:-

1. *M. K. Kulkarni*

(MR. MILIND N. S. KULKARNI)
Bhannandus Bhannandus

2. *Nabul. Ahmed. S. Kulkarni*

(Nabul. Ahmed. S. Kulkarni)
Bhagat





GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

2



Plan showing plots situated at

Corlim Village

Tiswadi Taluka

S.No./Sub Div No.22/ 23

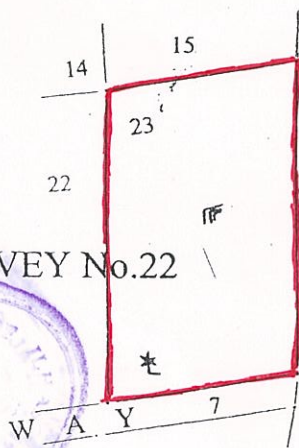
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SURVEY No.22



Computer Generated On 24-09-10

Compared by :

Sivadas
24-9-10

**THE MINUTES OF THE MEETING OF BOARD OF
DIRECTORS OF BHAGAT REALTY PRIVATE LIMITED,
HELD ON 10TH OCTOBER, 2018 AT THE REGISTERED
OFFICE OF THE COMPANY.**

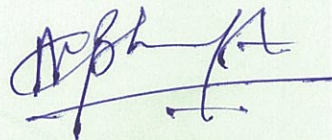
The Board of Directors in the meeting held on 10th October, 2018 hereby resolve to delegate the powers to represent BHAGAT REALTY PVT. LTD. as under:-

Resolved that **SHRI. DHARMENDRA R. BHAGAT AMONKER**, Director is hereby authorized to represent to company for execution and admitting the Deed of Sale before the Sub Registrar of Tiswadi in respect of Plot No. 9, Survey No. 22/23, admeasuring 1050 sq. mts. of property denominated as "**AFORAMENTO**" situated at Corlim, Village Corlim within limits of Village Panchayat Corlim, Taluka Ilhas, Dist. North Goa, Goa.

For & On behalf of the Board.



SHRI. RAJENDRA R. BHAGAT



SHRI. MOHAN R BHAGAT AMONKAR



SHRI. DHARMENDRA R. BHAGAT AMONKAR



**SHRI. DEVENDRA R. BHAGAT
(Directors)
BHAGAT REALTY PRIVATE LIMITED**



**Government of Goa****Document Registration Summary 2**

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

Print Date & Time : - 28-Feb-2019 11:02:06 am

Document Serial Number :- 2019-PNJ-399

Presented at 11:02:13 am on 28-Feb-2019 in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Tiswadi** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	238900
2	Registration Fee	170630
3	Mutation Fees	2500
4	Processing Fee	440
Total		412470

Stamp Duty Required :238900



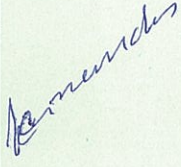


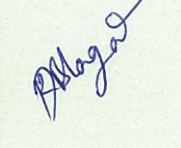
Stamp Duty Paid : 238900

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Dharmendra Raguvir Bhagat Amonkar Alias Dharmendra R Bhagat Amonker Director Of Bhagat Realty Private Limited ,S/o - D/o Raguvir Bhagat Amonkar Alias Raguvir Bhagat Amonker Age: 49, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - Borbhat Taleidao Goa, Address2 - , PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Benedito Fernandes Alias Benedito Ambrosio Fernandes ,S/o - D/o Ambrosio Diago Fernandes Age: 83, Marital Status: Married , Gender: Male, Occupation: Land Lord, Address1 - Excelsior Chamber 2nd floor M.G.Road Panaji Goa. Address2 - , PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Clara Rosita Fernandes ,S/o - D/o Estevam Jose Age: 73, Marital Status: Married ,Gender:Female,Occupation: Other, Address1 - Excelsior Chamber 2nd Floor MG Road Panaji Goa, Address2 - [REDACTED] PAN No.: [REDACTED]			
3	Dharmendra Raguvir Bhagat Amonkar Alias Dharmendra R Bhagat Amonker Director Of Bhagat Realty Private Limited ,S/o - D/o Raguvir Bhagat Amonkar Alias Raguvir Bhagat Amonker Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Borbhat Taligao Goa, Address2 - , PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Makbul Ahmed S Kalsur, 37 ,1981-04-15 ,9225906776 , ,Business , Marital status : Married 403006, 132 1 Gaulem Bhat Behind Sarrao Residency Chimbel Ribandar Tiswadi Goa, 132 1 Gaulem Bhat Behind Sarrao Residency Chimbel Ribandar Tiswadi Goa Chimbel, Tiswadi, NorthGoa, Goa			
2	Milind Naguendra S Kerkar, 49 ,1969-08-03 ,9960997493 , ,Service , Marital status : Married 403001, B3, B3, B3 Calisto Mansion , Panaji Panaji, Tiswadi, NorthGoa, Goa			



Sub Registrar

SUB - REGISTRAR
ILHAS

Document Serial No:-2019-PNJ-399

Book :- 1 Document
Registration Number :- **PNJ-1-392-2019**
Date : 28-Feb-2019

Chelva

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

SUB - REGISTRAR
ILHAS

