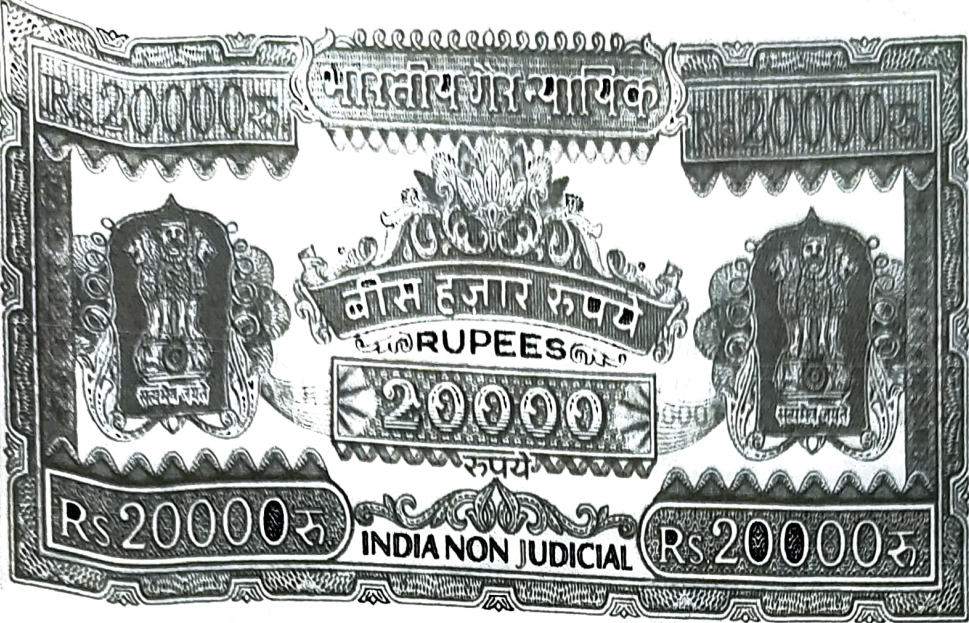
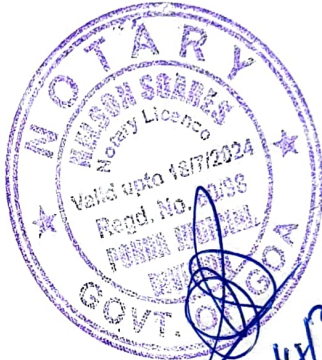




No. 1470 Place of issue S.T.O. Ponda Date of issue 14/02/06 0000 662560
Value Rs. 20000/- (Rupees Twenty thousand only)
Name Vinita S. Singhal
Residence Ponda - Goa.
As the Rs. 49600/-
Addressed along with



Serial No. 355/06
Registered at the Office of the
Registrar of Ponda.
At the hours of 11:30
and 11:45 on 22/2/2006

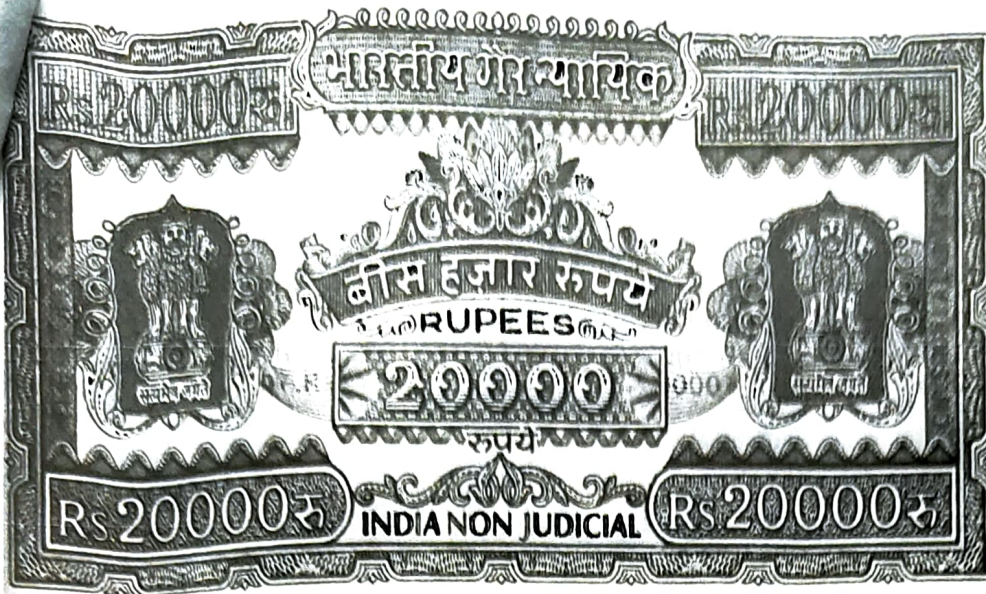
Received fees for Rs. N. P.
Registration 40 24780
Copying (Folios) 68
Copying Endorsements 50
Postage 10
Total Rs. 24900

[Signature]
SUB-REGISTRAR
PONDA

[Signature]
SUB-REGISTRAR
PONDA

DEED OF SALE

THIS DEED OF SALE is made at Ponda on this 21st
day of February Two Thousand Six.



No. 1470 Place of vend. S.T. O. Pondal Date of issue 14/02/08 0000 662559
Value of stamp Rs. 20000/- (Rupees Twenty thousand only)
Name of Vinita S. Singhal
Res. Pondal-Goa
As the Rs. 49,600/-
Additional
with
Signature of the Receiver of Revenue
Signature of the Purchaser

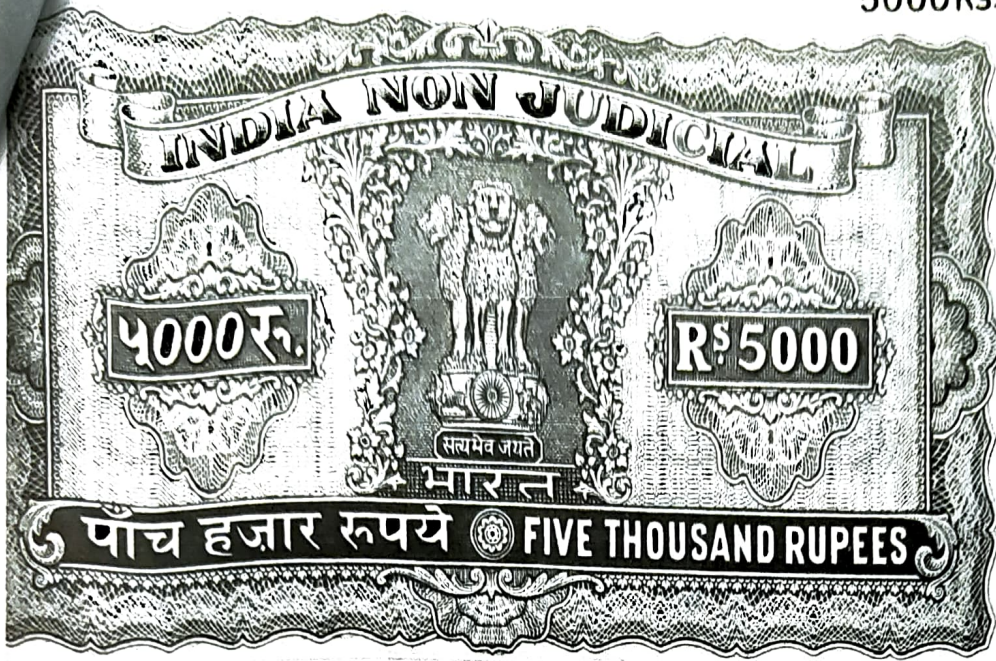
- 2 -

BETWEEN

1. SHRI SITAKANT NARAYAN KAMAT
GHANEKAR alias SITACANTA NARAINA

CAMOTIM GANECAR, son of Narayan Babuli Kamat
Ghanekar, married, Businessman, aged about 57 years,
medical practitioner and his wife,

2. SMT. MAYA SITAKANT KAMAT GHANEKAR,
daughter of Ragnunain v.r. Ragnunodkar, aged about
54 yrs, Medical Practitioner, both residing at St. Inez,
Panaji-Goa, hereinafter referred to as the



No. 1470 ST-D Penda 14/02/06
 Value R-5000/- (Rupees five thousand only)
 Name Vinita S. Singbal
 Res Penda-Goa
 As R-49600/-
 Add
 with

&

Vyhal

- 3 -

"VENDORS" (which expression shall unless it be
 repugnant to the context or meaning thereof,
 shall include their respective heirs, successors, legal
 representatives, executors, administrators and assigns)
 of the FIRST PART.

AND

3. MRS. VINITA SANJAY SINGBAL, daughter of Late

1000Rs.



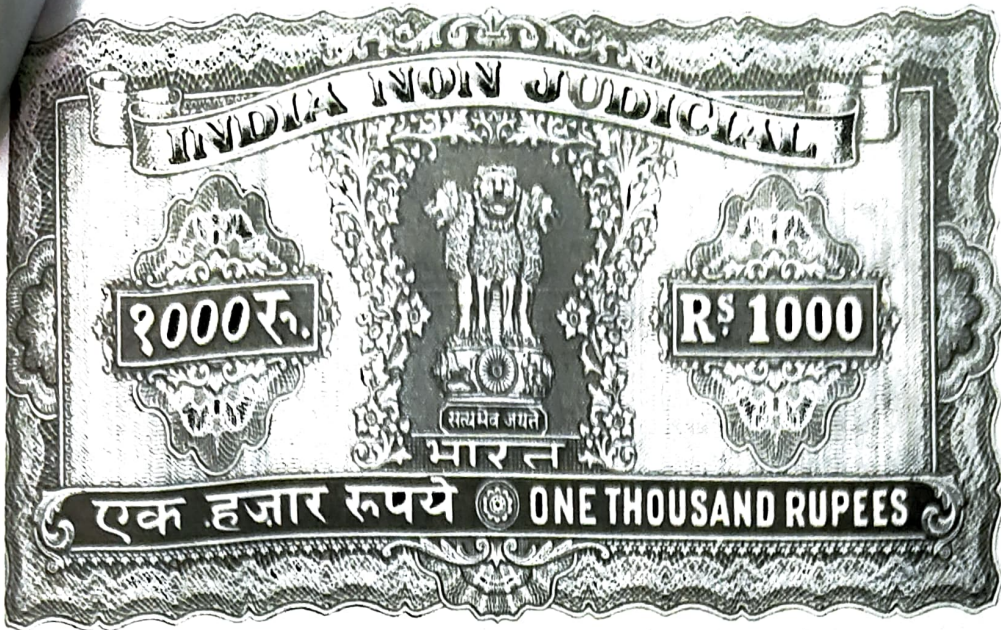
No. 1470 Place of vend. S.T.D. Ponda Date of issue 14/04/06
Value of stamp Rs. 1000/- (Rupees one thousand only)
Name of Vinita S. Singbal
Res. Ponda-Goa.
As the 49 Rs. P/-
Additional along
with

- 4 -

Sadanand Naik Gaunekar, aged 35 years, housewife,
r/o of Singbal Bldg., Ponda-Goa; hereinafter referred to
as the "PURCHASER" (which expression unless
repugnant to the context or meaning thereof, mean and
include her heirs, representatives, administrators,
executors and assigns) of the **SECOND PART**.

... 5





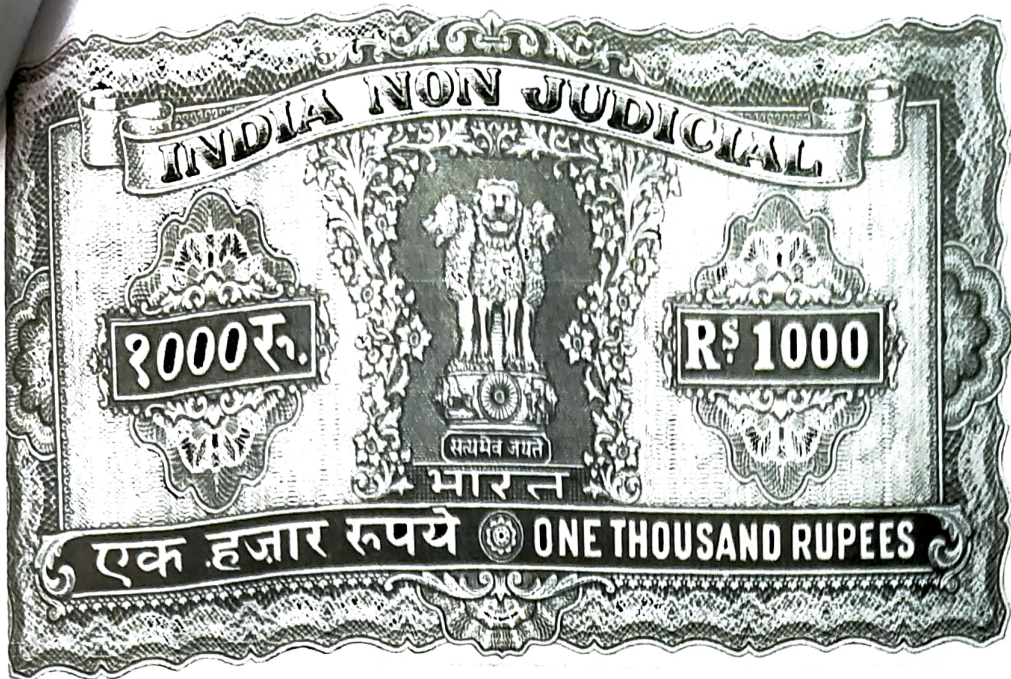
No. 1470... Place of vend. S. T. O. Pondy Date of issue 14/02/66
 Value of stamp Rs. 1000/- (Rupees one thousand only)
 Name of the Vendor Vinila S. Singhal
 Res. ...
 As the ...
 Addition ...
 with ...

Signature of the ...
 ...

- 5 -
 AND

4. M/S. S. B. KAKODKAR & CO., a Proprietary firm duly represented by its Proprietor SHRI SHIVPRASAD B. KAKODKAR, son of Balkrishna S. S. Kakodkar, married, aged about 50 years, Businessman, resident of "Vrindavan", Curchorem-Goa, having its office at Sapana Chambers, Margao - Goa hereinafter referred to as the "CONFIRMING

1000Rs.



No. 1470 Place of vend. S.T.O. Ponda Date of 1800 14/02/06
Value Rs. 1000/- (Rupees one thousand only)
Name Vinita S. Singhal
Res Ponda-Goa
As to Rs. 49600/-
Adm. along
with

[Signature]

- 6 -

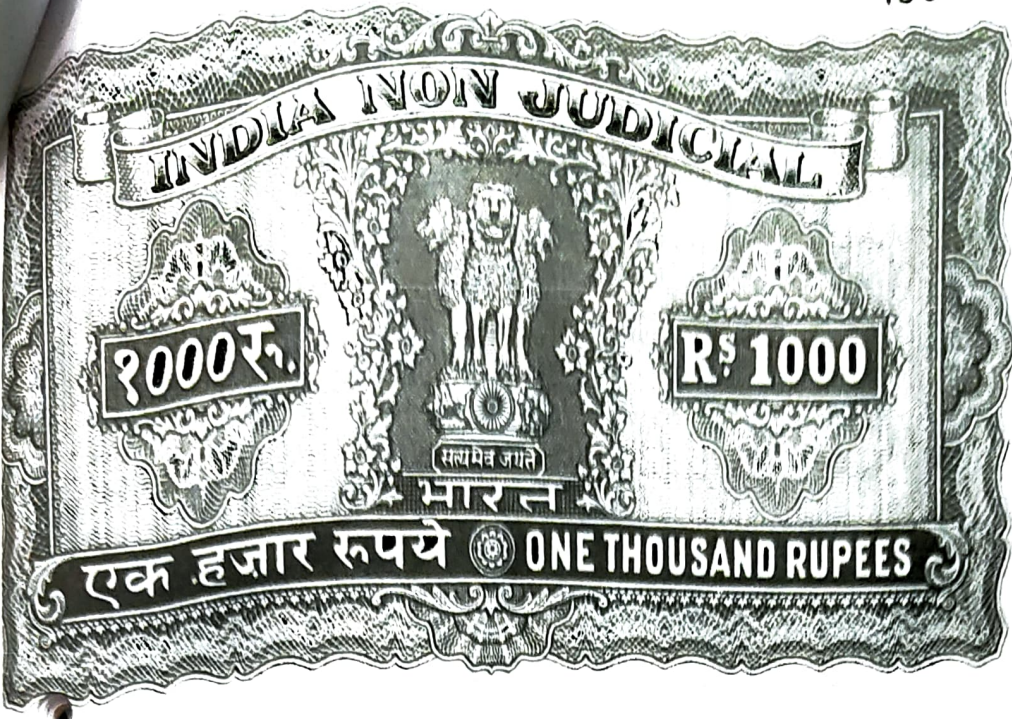
[Handwritten signature]
PARTY" (which expression unless repugnant to the context or meaning thereof, mean and include its representatives, administrators, executors and assigns) of the THIRD PART.

All the parties intervening in this Deed are Indian Nationals.

... 7



1000Rs.



No. 1470 Place of vend. S.T.O. Ponda Date of 14/02/06
 Value of stamp Rs. 1000/- (Rupees one thousand only)
 Name of Vinita S. Singhal
 Res. Ponda, Goa
 As the Rs. 49,600/-
 Addressed along with

Signature of the Vendor
 Signature of the Receiver

- 7 -



WHEREAS the VENDORS are the sole and absolute owners in possession of the property called as "PATTONTOLY" situated at Bandora, Ponda - Goa admeasuring about 49,050 square meters, and is surveyed under survey Nos. 258/1 & 259/0 of Bandora village and described in the Land Registration office of Sub - District of Ilhas under No.12, 104 of book B-32 New, and registered in the Taluka revenue office of Ponda under Matriz Nos. 261, 262, 263, 264 & 265

... 8



No. 1470 Place of issue S.T.D. Ponda Date of issue 14/02/06
Value Rs. 500/- (Rupees five hundred only)
Name Vinita S. Singhal
For Ponda-Goa
Rs. 49600/-
At
AG
S.

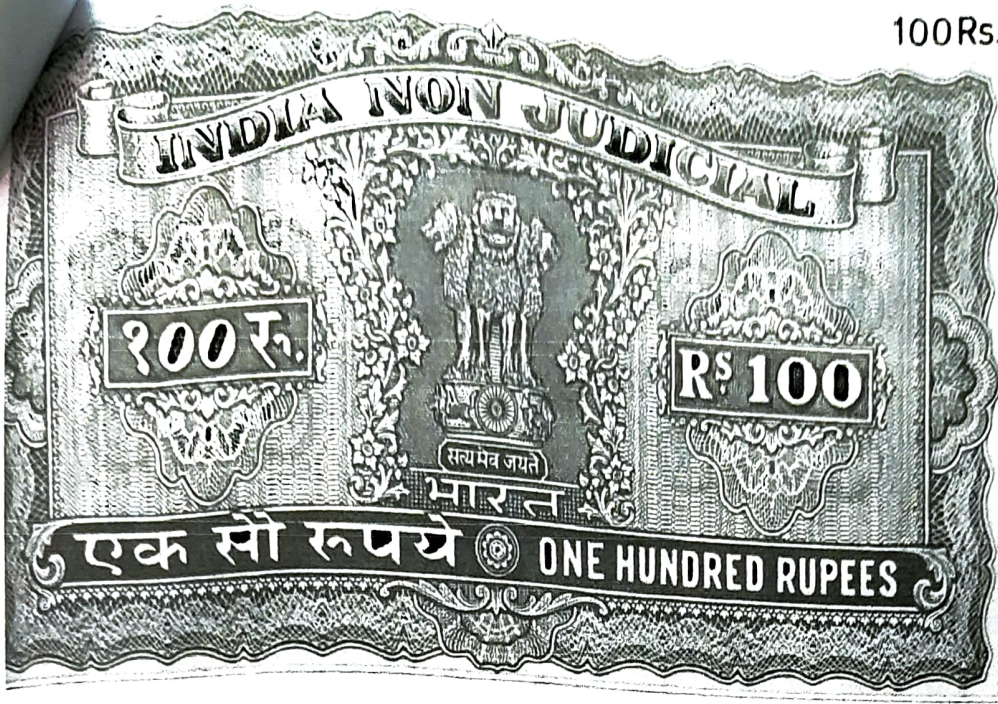
Singhal

- 8 -

which property is more particularly described in schedule
hereinafter appearing and hereinafter referred to or
called as the said property.



AND WHEREAS vide Inventory Proceedings No. 79/88
in the Court of the Civil Judge Senior Division of Ilhas at
Panaji - Goa the VENDORS where allotted the above
said property as per item No. 33 of the said Inventory
Proceedings and thus VENDORS become the absolute



No. 1470 Place of vend. S.T.O. Ponda Date of 19/02/06
 Value of stamp Rs. 100/- (Rupees hundred only)
 Name Vinitas Singhal
 Res. Ponda Goa
 Asst. 49600/-
 Adm. along
 with.

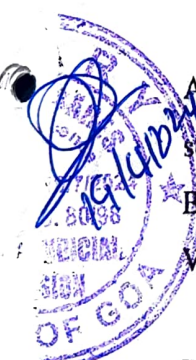
- 9 -

owners of the said property.

AND WHEREAS the VENDORS vide agreement of
 development, has entered into agreement with
 the CONFIRMING PARTY for development of the
 above described property for the purpose of subdividing
 the land in the said property into various plots as per the
 law and regulation in force.

AND WHEREAS, acting upon the said agreement the VENDORS and the CONFIRMING PARTY have developed the said property into several small plots and have obtained necessary permissions from the competent authority.

AND WHEREAS the PURCHASER have approached the CONFIRMING PARTY for purchase of Plot No. 5 formed out of Sub-division of property under Survey No. 258/1 of Bandora village of Ponda taluka and the VENDORS alongwith the CONFIRMING PARTY hereto have agreed to sell to the PURCHASER herein the Plot No. 5 formed after the Sub-division of the said land and which plot is shown in the red coloured lines in the plan annexed hereto and more particularly described in the Schedule - II hereunder.



AND WHEREAS the sub-division of the above described stretch of land was approved by the village Panchayat of Bandora, Ponda vide their N.O.C. for sub-division bearing No. VPB / Ban/2003-04 / 492 dated 4.08.2003.

WHEREAS the PURCHASER has requested the VENDORS and the CONFIRMING PARTY to sell unto the PURCHASER the above described Plot No. 5 and the CONFIRMING PARTY and the VENDORS have agreed to sell to the PURCHASER the said plot of the said property for a total consideration of Rs.

- 11 -

12,38,400/- (Rupees Twelve lakhs thirty eight thousand four hundred only) which is the present market value prevailing for the said land.

NOW THIS DEED WITNESSETH AS UNDER:-

1. In consideration of Rs. 12,38,400/- (Rupees Twelve lakhs thirty eight thousand four hundred only) received by the VENDORS and CONFIRMING PARTY from the PURCHASER towards the full price of the above described Plot No. 5 having an area of 688 sq. mts. calculated @ Rs. 1800/- of the above described property the VENDORS do hereby SELL, CONVEY, TRANSFER AND ASSIGN UNTO the PURCHASER by way of absolute sale and free of encumbrances the above described Plot No. 5 formed out of Sub-division of said property denominated PATTONTOLY so that the PURCHASER shall HOLD, ENJOY AND POSSESS the said plot as her own and as the absolute owner thereof for all times hereinafter and free from all encumbrances.

2. The CONFIRMING PARTY does hereby signify its assent to the sale hereby done.

3. Town and Country Planning Department, Ponda has approved the Sub-division of land vide their letter No. TPP / Sub-Div/ Band / 258 / 04 / 688 dated 31-7-03.

4. AND WHEREAS the sub-division of the above described stretch of land is approved by the village Panchayat of Bandora, Ponda vide their final N.O.C. for sub-division bearing No. VPB / Ban/2003-04/492dt. 4.08.2003.

5. The office of Dy. Collector & S.D.O , Ponda- Goa has granted sanad for conversion of land for residential purpose vide their letter No. 6 / 5 / 2002 /CONV / 365 dated 5th February 2003.

6. The market value of the plot hereby sold is same as shown above.

SCHEDULE -I

Property called as "PATTONTOLY" situated at Bandora village of Ponda taluka sub -District of North Goa admeasuring about 49,050 square metres, and described in the Land Registration office of Sub-district of Ilhas under No. 12,104 of Book B-32 New, and registered in the taluka revenue office of Ponda under Nos. 261, 262, 263, 264 & 265 and surveyed under Nos. 258/1 & 259/0 of Bandora village of Ponda Taluka and is bounded as follows:-

- 13 -

On the East:- By nallah separating the property Paryabailly
Pattantally, alias Pattontoly Poiquim new
belonging to Raya Narayan Kamat Ghanekar
West & South :- By stone fence, separating the property
belonging to comunidade de Bandora
North:- By road.

SCHEDULE -II

Plot No. 5 of the property described in Schedule -I hereto
admeasuring an area of 688 sq. mts forming part of Survey No.
258/1 of Bandora village of Ponda taluka and bounded as
under:-

East:- By 10 mts. wide sub division road.

West:- By Plot No. 6 of the same sub-division.

North:- By plot No. 18 of the same sub-division.

South:- By village Panchayat road.

And shown in red colour lines in the plan annexed hereto.

IN WITNESS WHEREOF the parties hereto have executed
this Deed on the day, month and the year hereinabove first
mentioned.

-14
SIGNED AFFIXED FINGER
PRINTS & DELIVERED

for within named

1 SHRI SITAKANT NARAYAN

KAMAT GHANEKAR

PHOTOGRAPH AFFIXED HERETO

Sitakant N. Ghanekar



Left hand finger prints



Right hand finger prints

RECEIVED
OFFICE
OF GOA
24/11/24

- 15 -

**SIGNED AFFIXED FINGER
PRINTS & DELIVERED**

for within named

2. SMT. MAYA SITAKANT
KAMAT GHANEKAR

as the VENDORS of the FIRST PART

PHOTOGRAPH AFFIXED HERETO

Maya K. Ghanekar



Left hand finger prints



Right hand finger prints

**SIGNED AFFIXED FINGER
PRINTS & DELIVERED**

for within named

3. MRS. VINITA SANJAY SINGBAL

as the **PURCHASER**

of the **THIRD PART**

PHOTOGRAPH AFFIXED HERETO

[Handwritten signature]



Left hand finger prints



Right Hand finger prints

**SIGNED AFFIXED FINGER
PRINTS & DELIVERED**

for withinnamed

5. M/S. S. B. KAKODKAR & CO.

by its Proprietor

SHRI SHIVPRASAD B. KAKODKAR

as the **CONFIRMING PARTY**

of the **THIRD PART**

PHOTOGRAPH AFFIXED HERETO

S. B. Kakodkar



S. B. Kakodkar



Left Hand Finger Prints



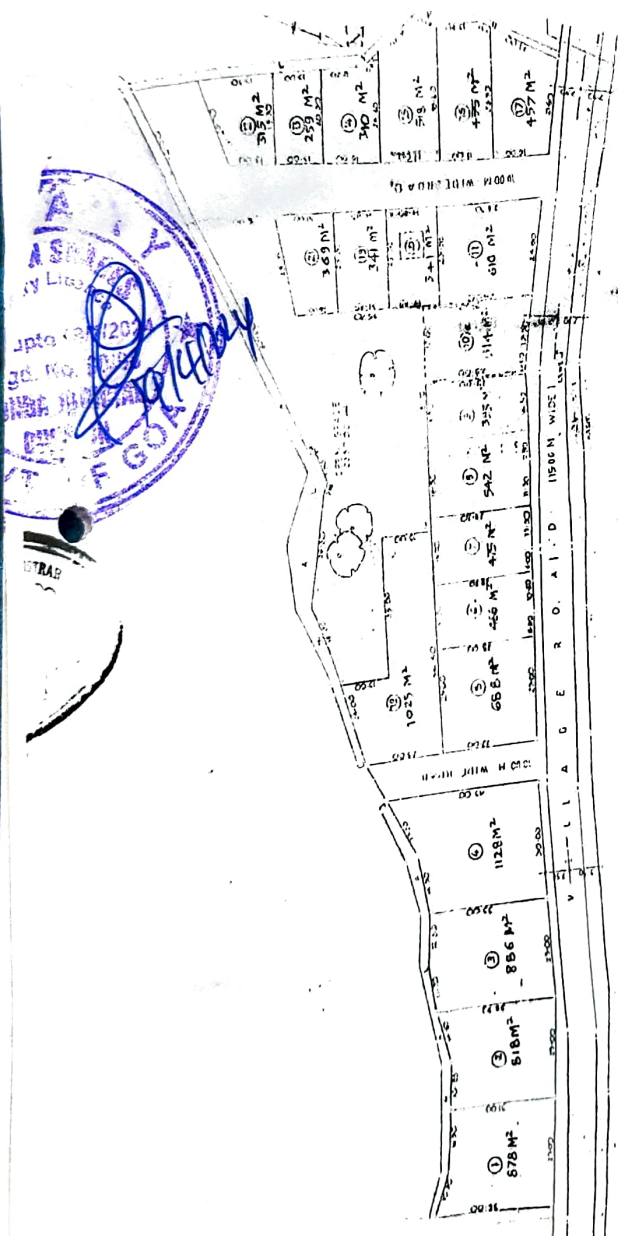
Right Hand Finger Prints

Witnesses :-

1. *Naile*

2. *Ph*





PROPOSED SUB-DIVISION OF LAND S.NO.-256/1 AT PATANTALI
PLOT NO 8 AREA - 688 M²

DEVELOPER -
S. B. KAKODKAR
PH - 275575100/2650622(R)
M - 9822158133

Architect
T. G. PRABHAKAR
PH - 23155697840
M - 9822158133

registered No. 369
at page 51 in 65
Book N. I 935
date 6/3/2006
Atadk
Sub-Registrar



Executing parties

1. M/s S.S. Kakodkar & Co. a proprietary firm. duly represented by Mr. Proprietor Shri. Shivprasad B. Kakodkar S/o Balkrishna S.S. Kakodkar married 50 years, Businessman & no curdsony Govt. herself as a confirming party and as a attorney of Vendor. @ Shri. Sitakant-Narayan Kamat Ahaneke and Smt. Mayal. Sitakant Kamat Ahaneke
2. Mrs. Vinata Sanjay Singhal D/o Late Sadanand Naik Ahaneke 35 years, housewife & no panda Govt.

Executing party

Execution of

deed

Shri. Kakodkar

Mrs. Vinata

1. Dr. Chandrakant Kulkarni
Mega of page, married doctor
resident of panda Govt.

and know to the Sub-Registrar
that the above content and identifies

Panda dated 22 Feb 2006
Ated

REGISTRAR
PANDA

Registered No. 369
at pages 51
Book No. I
date 6/3/2006
Sub-Registrar



Copy of power of attorney has
been filed at pages 99 to 101
of Book No. I, vol. 50 of supplement
to Part VII of reg. no. 369 dated
6/3/2006.

Maeb
SUB - REGISTRAR
PONDA

TRUE COPY
NOTARY PUBLIC
PONDA JUDICIAL DIVISION
NELSON SOARES
Dated. 19/4/2024
Receipt No. 1311

