

(Rupees One Lakh Twenty Seven Thousand Five hundred only).

Phone No: 9096838632

Sold To/Issued To:

VARUN KUDCHADKAR

For Whom/ID Proof:

Pan - AXOPK6096A



₹ 0127500/-

ZERO ONE TWO SEVEN FIVE ZERO ZERO

38182481624646747176-00000229 Other
3818248 38/02/04/2021-RDI

Name of Purchaser... Varun Kudchadkar

For CITIZEN CREDIT CO-OP. BANK LTD.



Sahibbhai
Authorized Signatory

VARUN S. KUDCHADKAR - Donor

CPM-1-322-2021

324/21



..1..

DEED OF SALE

Kat

Handwritten signature

प्रीति चरण

Donor

THIS DEED OF SALE is made and executed at Quepem -Goa, on this 25th day of June 2021 .

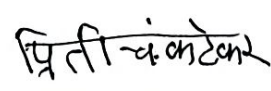
BY AND BETWEEN

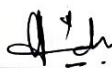
1. **MR. CHANDRAKANT YESHWANT KATEKAR**, S/o. Late Yeshwant Katekar, Aged About 75 Years, Married, Retired Surveyor, Indian National, Having PAN Card no _____ and Aadhaar Card no. _____, Mobile No.7875219068, and His Wife

SMT. PRITI CHANDRAKANT KATEKAR, D/o. Mr. Chandru Borker, Aged About 62 Years, Married, Housewife, Indian National, Having PAN Card no. _____ and Aadhaar Card No. _____, Mobile No.7875219068 Both Resident of H.No.06, Pimpal Cotto, Quepem-Goa.,

3. **SMT. ALEXANDRINHA CAETANINHA PIRES ALIAS ALEXANDRINHA CAETANINHA FERNANDES**, Wife of Late Mr. Tomas Clemente Fernandes alias Tomas Fernandes alias Thomas C. Fernandes , aged about 58 years , Social Worker having PAN Card no. _____ and Aadhaar Card No. _____, Mobile No.9822157278 ,R/o H.N 107 , Igramol, Deao, Quepem Goa


(Mr. CHANDRAKANT KATEKAR)


(Mrs PRITI C. KATEKAR)


(Mrs. ALEXANDRINHA FERNANDES)


(MR. VARUN S. KUDCHADKAR)

hereinafter referred to as the "VENDORS", (which expression unless repugnant to the context or meaning thereof shall includes their legal heirs, successors, administrators, assignees and legal representatives) of the FIRST PART..

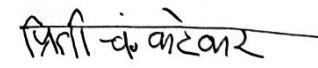
AND

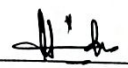
1. M/s JMD DEVELOPERS, a duly constituted partnership firm Registered under Indian Partnership act 1932 as amended from time to time in the Registrar of Firms with office at salcete Margao Goa under Firm registration no.MGO-F142-2010 on 31/05/2010, having Registered Office at First Floor Gurudev Mansion , CurchoremGoa, having PAN CARD No. , represented By its Managing Partner MR. VARUN SHANTARAM KUDCHADKAR, son of ShantaramKudchadkar , 35 years of age, married, resident of H.N. 1184 , Pontemol, Curchorem Goa , Aadhar card No: mobile no : 9096835532 ,resident of Pontemol, Curchorem Goa, hereinafter referred to as ,"PURCHASER "(which expression unless repugnant to the context or meaning thereof shall includes the legal heirs, successors, administrators, assignees and legal representatives) as party of the SECOND PART

ALL THE PARTIES HERETO ARE INDIAN NATIONALS

WHEREAS there exist a property known as "PIMPOLCOTTO" consisting of ten additions situated at Sirvoi, within jurisdiction of Quepem Municipal Council, Taluka and registration Sub District of Quepem, District of South-Goa, State of Goa, not described in the Land


(Mr. CHANDRAKANT KATEKAR)


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Registration Office but the same is enrolled in the Taluka Revenue Office under Matriz No. 3,5,7,13, and 51 and the 7th addition of the property known as, "PIMPOLCOTTO" also known as "PINFOLD COTTO or GOENCHEM MOLL", situated at Sirvoi of Quepem Taluka is bounded as under:

On the East : with the sixth addition of Vinaeca B. Candeparkar described under no.21.

On the West : with the fifth addition of Gloria M.P. de Quadros Pinto Described under no.23;

On the North : with the royal road and

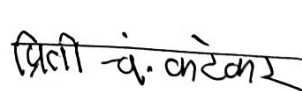
On the South : with the public footpath.

Hereinafter referred to as "SAID PROPERTY" which is more particularly described in SCHEDULE -I hereunder written.

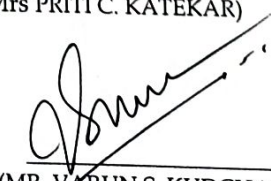
AND WHEREAS said property alongwith other nine additions of the same property and other properties were originally owned by Mr. Mausinho Caridade Elvino De Souza and Mr.Olinto Isidorio Elvino De Souza.

AND WHEREAS by virtue of Deed of Justification, Sale and Acquaintance of Price, dated 18/09/1963, executed before Judicial Division of Quepem the Notary Shri. Joao Hemogenis Estevam de Sousa, Cusman, Quepem-Goa said property was purchased by Shri.


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Tome Jose Carlos Elvino De Sousa alias Tome Jose Carlos alias ElvinoD'sousa from Mr. Mausinho Caridade Elvino De Souza .

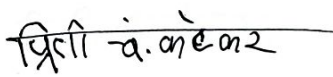
AND WHEREAS the portion of the said property which was purchased by the said Shri. Tome Jose Carlos Elvino De Sousa alias Tome Jose Carlos alias ElvinoD'sousa, was having a distinct plot which is a part and parcel of the SAID PROPERTY known as "PIMPOLCOTTO or PINFOLCOTTO or GOENCHEM MOLL" , situated in Sirvoi within the jurisdiction of Quepem Municipal Council, Taluka and Sub District of Quepem , District of South Goa, State of Goa, having an area of 1770 m2 in total forming a part of Survey No. 66/2 and 66/5 respectively of Village Quepem of Quepem Taluka and same is bounded as under :

East :By Survey No.66/3 of Village Quepem of Quepem Taluka.
 West :By Survey . No.66/1 of Village Quepem of Quepem Taluka.
 North : By PWD Main Road leading from Quepem to Curchorem.
 South : By Village Road Leading to Deulmol.

HEREINAFTER REFERRED TO AS " SAID PLOT "

AND WHEREAS the VENDOR No. 1 herein by Deed of Sale registered in the office of Sub-Registrar of Quepem under Registration No.1099 at pages 116 to 134 ,of Book I ,Volume No. 650 , Dated 20th Novemeber 2012 purchased part of the said property


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 (Mrs. ALEXANDRINHA FERNANDES)


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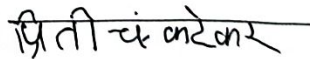
admeasuring an area of 1145 m² (marked Portion -B) and 16 m² (marked as Portion -C) forming a part of Survey No. 66/2 and 66/5 respectively of Village Quepem of Quepem Taluka. And similary VENDOR NO. 3 purchased another adjacent portion having 537m² from the Survey No 66/2 and 72m² from the survey No. 66/5 , totalling an area of 609 m², vide sale deed which is registered before Sub-Registrar of Quepem under Registration No.104 at pages 489 to 504 ,of Book 1 ,Volume No. 618 , Dated 1/02/2012 , which was duly rectified on 12th November 2012 vide Deed of Rectification bearing Registration No.1098 at pages105 to 115 ,of Book 1 ,Volume No. 650, Dated 12/11/2012 Hereinafter referred to as "SAID PLOT" more particularly described in SCHEDULE -II hereunder written.

AND WHEREAS VENDORS herein have decided to develop the Said Plot entrusting the same with prospective developers /purchasers under the Agreement for Sale and Development in exchange to accept consideration partly in cash and partly in kind.

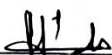
AND WHEREAS PURCHASER herein is a Developer and Builder and having registered office at Gurudev Mansion Curchorem -Goa has approached the VENDORS and proposed for Development of Said Plot and in exchange to satisfy the VENDORS with the consideration in kind and in cash.



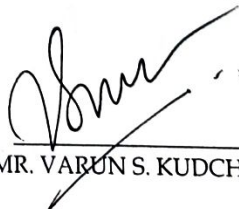
(Mr. CHANDRAKANT KATEKAR)



(Mrs PRITI C. KATEKAR)



(Mrs. ALEXANDRINHA FERNANDES)



(MR. VARUN S. KUDCHADKAR)

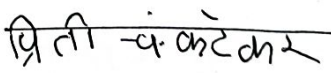
AND WHEREAS VENDORS 1 and 2 herein have agreed for consideration in exchange of the development of said plot from the PURCHASER and VENDOR No. 3 accepted the offer of totally payment of the land in Cash.

AND WHEREAS in the meantime the Vendors had also filed a case to correct the Survey records of the said plot and attained a valid title to the said property vide the order of Mamlatdar dated 24th February 2021 .

AND WHEREAS VENDORS accordingly agreed to execute the Deed of Sale of the SAID PLOT in favour of the Purchasers and VENDOR No. 1 and 2 accordingly executed Agreement for Development dated 15th June 2021 registered before the Notary Adv Uday G. Kudchadkar under Registration No. 1122 in favour of the PURCHASER for confirming the transaction between the VENDORS and the PURCHASER.

AND WHEREAS Purchaser intends to Purchase the SAID PLOT and negotiated with all the Vendors to Purchase the same and All three Vendors agreed to Sell the SAID PROPERTY in favour of the Purchaser for the total consideration of Rs 42,50,000/- (Rupees Forty Two Lakhs Fifty Thousands Only) which shall be paid in cash in favour of VENDOR NO. 3 and kind in favour of vendor no. 1 and 2.


(Mr. CHANDRAKANT KATEKAR)


(Mrs PRITI C. KATEKAR)


(Mrs. ALEXANDRINHA FERNANDES)

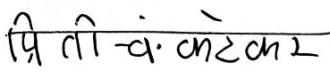

(MR. VARUN S. KUDCHADKAR)

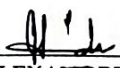
and the Vendors have accepted the said consideration in compliance to the said Proposal of the purchaser .

**NOW THEREFORE THIS DEED OF SALE FURTHER
WITNESSETH AS UNDER:**

1. This in pursuance of the said agreement and in consideration of the sum of Rs 42,50,000/- (Rupees Forty Two Lakhs Fifty Thousands Only)which is paid and propose to be transferred with built-up area in faour of the purchaser as detailed described in the agreement herein the written receipt of the amount in cash / bank transfer and super built-up area to be allotted to matchup the total consideration by the purchaser to the Vendors in cash and kind , they the Vendors do hereby grant, sell, assign, transfer, release, convey and assure unto the purchaser absolutely and forever all that piece and parcel of the land being the SAID PLOT and being an independent until more particularly described in the schedule written hereunder together with all the rights, tide and interest, claim, demand and possession of the SAID PLOT of the land with all its privileges, appurtenances, easements, liberties whatsoever and everything that exists within the SAID PLOT hereby conveyed AND TO HAVE HOLD OWN ENJOY the same forever to the purchaser: for her own use and benefits without any interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitable claiming under them and that free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the VENDORS and


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(Mrs. ALEXANDRINHA FERNANDES)

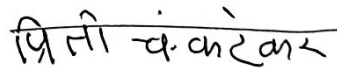

(MR. VARUN S. KUDCHADKAR)

sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estate, titles, charges and encumbrances whatsoever executed, occasioned or suffered by the Vendors and that the Vendors persons having or lawfully or equitable claiming any estates or interest whatsoever in the said property or any part thereof from, under or in trust for then shall and will from time to time and at all times hereinafter at the request and costs of the purchaser do and execute or cause to be done and executed all such other and other acts, deeds, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the said Property and every part thereof unto and to the use of the purchaser her executors, nominees, administrators and assigns as shall be reasonable required.

2. That the Purchaser has paid Vendor No. 3 as amount of Rs 15,00,000 (Rupees Fifteen lakhs Only) towards her share of 609 m2 in the said plot by cheque No. 131132, 905355 and part cash on different times and Services of Design and Legal in various forms.
3. That the Purchaser has also committed to pay the consideration as per the agreement between VENDOR NO. 1,2 and the Purchaser .
4. The Vendors declare that they have all rights, title and interest to convey the plots thereby sold and that the same is free from encumbrances, charges and lien of whatsoever nature.



(Mr. CHANDRAKANT KATEKAR)



(Mrs PRITI C. KATEKAR)



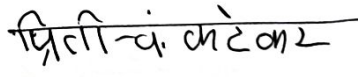
(Mrs. ALEXANDRINHA FERNANDES)



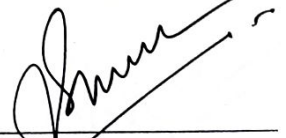
(MR. VARUN S. KUDCHADKAR)

5. That in case of any defect in Title of the Vendors, the purchaser is dispossessed of the entire plot or any portion thereof the Vendors shall compensate the purchaser.
6. That based on this deed the purchaser shall mutate their name in the survey records of survey No.66/2 and 66/5 of Quepem village of Quepem Taluka and the Vendors shall cooperate with the purchaser for the same.
7. That the Vendors and Purchaser do not belong to SC & ST category.
8. That the purchaser has paid the above mentioned price of the SAID PLOT in form of the super Built-up Commitment of the areas mentioned in SCHEDULE III and said premises shall be owned possessed and enjoyed by the Vendors .
9. That the title of all the vendors and each of them to the SAID PLOT and every part thereof hereby sold is perfect and free from and encumbrance or defect whatsoever and that the vendors and each of them have absolute right to sell the SAID PLOT.
10. That each of the vendors here has today handed over due possession of the SAID PLOT to the purchaser .


(Mr. CHANDRAKANT KATEKAR)


(Mrs PRITI C. KATEKAR)


(Mrs. ALEXANDRINHA FERNANDES)


(MR. VARUN S. KUDCHADKAR)

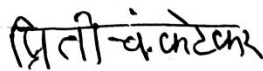
11. That the purchaser shall hereof for peaceable and quietly hold use and enjoy the SAID PLOT without any hindrance interruption, claim or demand by or from any of the Vendors or any person whomsoever and shall be liberty to utilize the same for construction, Development or any other use of the purchaser choice .

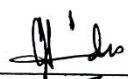
12. The Vendors and each of them hereby state and declare that they herein have no objection of whatsoever nature for ,mutation and partition, and amalgamation of the SAID PLOT .

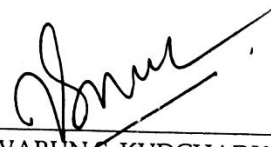
13. That the Specification of the consideration payable shall be exactly as mentioned in the agreement between us.

14. That market value of the SAID PROPERTY admeasuring an area of 1770m² is calculated for Rs.42,50,000/- (Rupees Forty two Lakhs Fifty Only) i. e approximately Rs. 2400/- per sq.mts and accordingly the Total Stamp Duty payable is Rs. 1,27,500 /- (3.0 %) and the respective registration fee, is paid along with the document


(Mr. CHANDRAKANT KATEKAR)


(Mrs PRITI C. KATEKAR)


(Mrs. ALEXANDRINHA FERNANDES)


(MR. VARUN S. KUDCHADKAR)

SCHEDULE-I
(SCHEDULE OF THE SAID PROPERTY)

All that Property known as " PIMPOLCOTTO" or "PINFOLCOTTO" or "GOENCHEM MOLL", situated in Sirvoi within the jurisdiction of Quepem Municipal Council, Taluka and Sub District of Quepem , District of South Goa, State of Goa, not described in the Land Registration Office but the same is enrolled in the Taluka Revenue Office under Matriz No. 3,5,7,13 and 51 and the same is surveyed no.66/2to 66/5 of Village Quepem of Quepem taluka and Bounded as under :

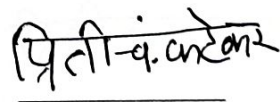
On the East : with the sixth addition of Vinaeca B. Candeparkar described under no.21.

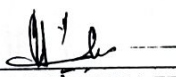
On the West : with the fifth addition of Gloria M.P. de Quadros Pinto described under no.23;

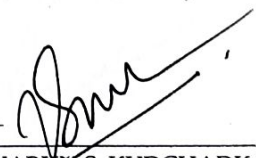
On the North: with the royal road and

On the South: with the public footpath.


(Mr. CHANDRAKANT KATEKAR)


(Mrs PRITI C. KATEKAR)


(Mrs. ALEXANDRINHA FERNANDES)


(MR. VARUN S. KUDCHADKAR)

SCHEDULE-II
(SCHEDULE OF THE SAID PLOT)

A part and parcel of the Property known as "PIMPOLCOTTO or PINFOLCOTTO or GOENCHEM MOLL" , situated in Sirvoi within the jurisdiction of Quepem Municipal Council, Taluka and Sub District of Quepem , District of South Goa, State of Goa, having an area of 1770 m² in total forming a part of Survey No. 66/2 and 66/5 respectively of Village Quepem of Quepem Taluka and same is bounded as under :

East :By Survey No.66/3 of Village Quepem of Quepem Taluka.

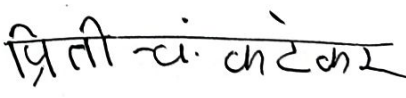
West :By Survey . No.66/1 of Village Quepem of Quepem Taluka.

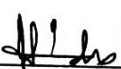
North : By PWD Main Road leading from Quepem to Curchorem.

South : By Village Road Leading to Deulmol.

IN WITNESS WHEREOF the parties above named have set and subscribed their respective hands on the day, month and year first hereinabove mentioned.


(Mr. CHANDRAKANT KATEKAR)


(Mrs PRITI C. KATEKAR)


(Mrs. ALEXANDRINHA FERNANDES)

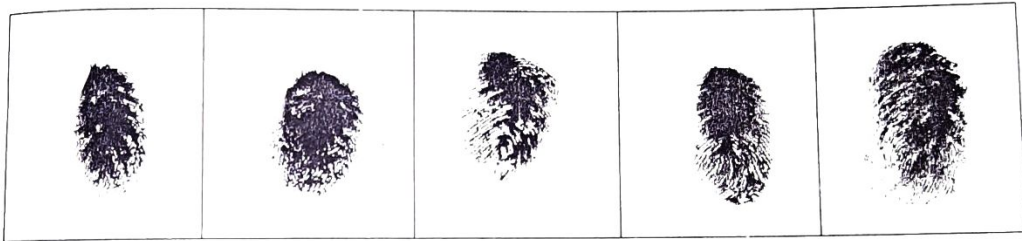

(MR. VARUN S. KUDCHADKAR)

VENDOR NO. 1

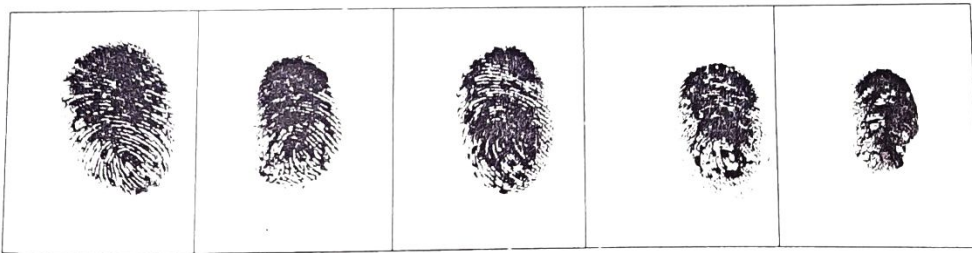


Signed and delivered by the within named
MR. CHANDRAKANT KATEKAR

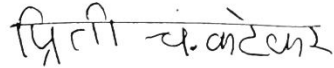
Left hand fingerprints:

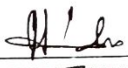


Right hand fingerprints:




 (Mr. CHANDRAKANT KATEKAR)


 (Mrs PRITI C. KATEKAR)


 (Mrs. ALEXANDRINHA FERNANDES)


 (MR. VARUN S. KUDCHADKAR)

VENDOR NO. 2

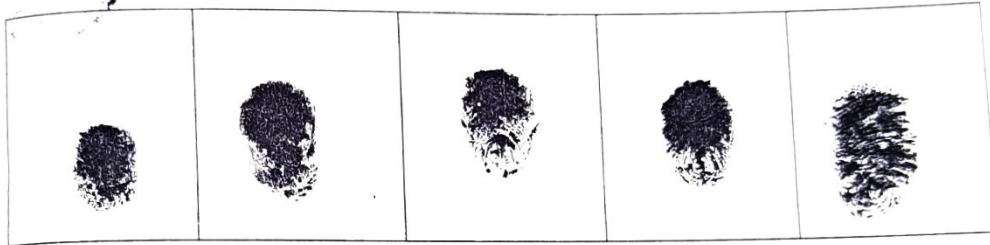


Chandrakant

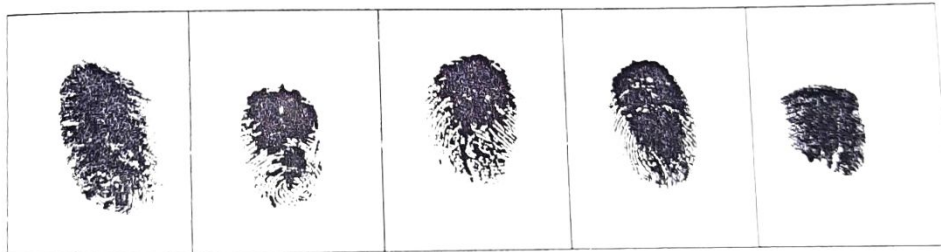
प्रिती च कटेकर

Signed and delivered by the within named
MRS. PRITI C. KATEKAR

Left hand fingerprints:



Right hand fingerprints:



Chandrakant

(Mr. CHANDRAKANT KATEKAR)

प्रिती च कटेकर

(Mrs PRITI C. KATEKAR)

Alexandra

(Mrs. ALEXANDRA FERNANDES)

Varun

(MR. VARUN S. KUDCHADKAR)

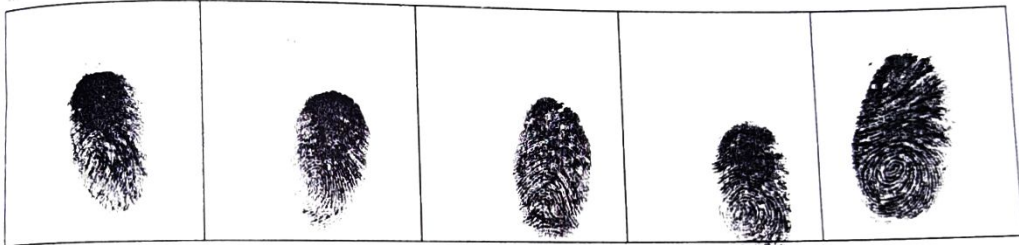
VENDOR NO. 3



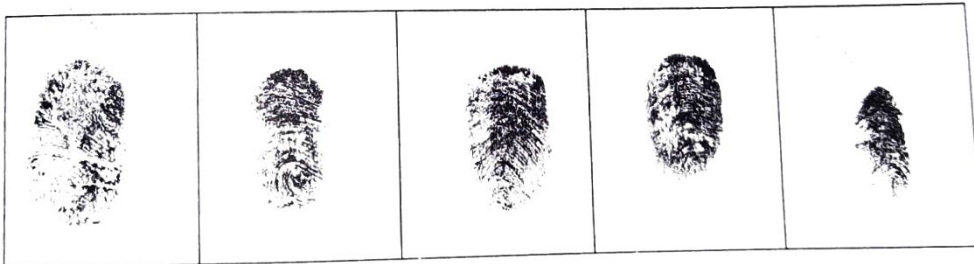
Signed and delivered by the within named

MRS. ALEXANDRINHA CAETANINHA PIRES ALIAS
ALEXANDRINHA CAETANINHA FERNANDES

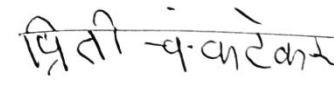
Left hand fingerprints:



Right hand fingerprints:



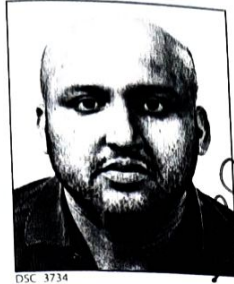

 (Mr. CHANDRAKANT KATEKAR)


 (Mrs PRITI C. KATEKAR)


 (Mrs. ALEXANDRINHA FERNANDES)

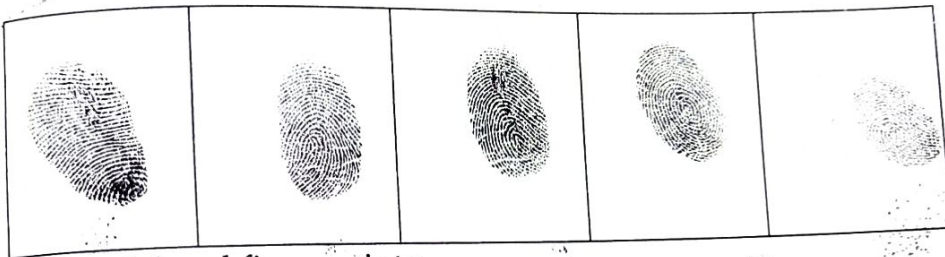

 (MR. VARUN S. KUDCHADKAR)

(PURCHASER)

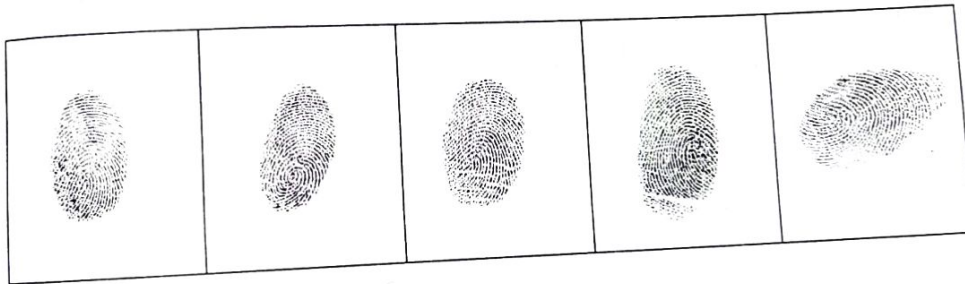


JMD DEVELOPERS :VARUN S. KUDCHADKAR

Right hand fingerprints:



Left hand fingerprints:



Witnesses:

1. Sidhi

(Miss SIDHI GAONKAR, SANVORDEM GOA)

2. Godinho

(Adv. SAMANTHA GODINHO, PANCHAWADI, PONDA GOA)

Chandrakant Katekar
(Mr. CHANDRAKANT KATEKAR)

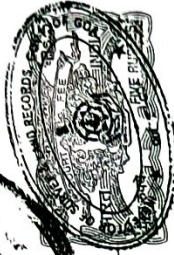
P. C. KATEKAR
(Mrs PRITI C. KATEKAR)

Alexandrinha Fernandes
(Mrs. ALEXANDRINHA FERNANDES)

Varun S. Kudchadkar
(MR. VARUN S. KUDCHADKAR)



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



Forward No. 2687

Plan Showing plots situated at

Village : QUEPEM
Taluka : QUEPEM
Survey No./Subdivision No. : 66/ 1,2,3,4,5
Scale : 1:1000



S. K. Bharel

(SUDESH K.N. BHAREL)
Inspector of Survey & Land Records

QUEPEM ← X E L D E M V I L L A G E → CURCHOREM

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3

2

1

5

SURVEY No.66

SURVEY No.67

DEUL MOL

Subd. No. 66/1,2,3,4,5
Survey No. 66/1,2,3,4,5
Completed By

S. K. Bharel

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Government of Goa
Document Registration Summary 2
 Office of the Civil Registrar-cum-Sub Registrar, Quepem

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Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	127500
	Mutation Fees	127500
	Processing Fee	2500
		1080
Total		258580

Stamp Duty Required :127500/-

Stamp Duty Paid : 127500/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	MR VARUN SHANTARAM KUDCHADKAR , Father Name:Mr Shantaram Kudchadkar, Age: 35, Marital Status: Married , Gender:Male, Occupation: Business, Address1 - First Floor Gurudev Mansion , Curchorem Goa, Address2 - Margao Salcete Goa, PAN No.:			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	CHANDRAKANT YESHWANT KATEKAR , Father Name:Late Yeshwant Katekar, Age: 75, Marital Status: Married , Gender:Male, Occupation: Other, Resident of H.No.06, Pimpal Cotto, Quepem-Goa., PAN No.:			
2	PRITI CHANDRAKANT KATEKAR , Father Name:Mr Chandru Borker, Age: 62, Marital Status: Married , Gender:Female, Occupation: Housewife, H.No.06, Pimpal Cotto, Quepem-Goa., PAN No.:			
3	ALEXANDRINHA CAETANINHA PIRES ALIAS ALEXANDRINHA CAETANINHA FERNANDES , Father Name:Jose Pires, Age: 58, Marital Status: Married , Gender:Female, Occupation: Other, H.N 107 , Igramol, Deao, Quepem Goa, PAN No.:			
4	MR VARUN SHANTARAM KUDCHADKAR , Father Name:Mr Shantaram Kudchadkar, Age: 35, Marital Status: Married , Gender:Male, Occupation: Business, First Floor Gurudev Mansion , Curchorem Goa Margao Salcete Goa, PAN No.:			

Witness:

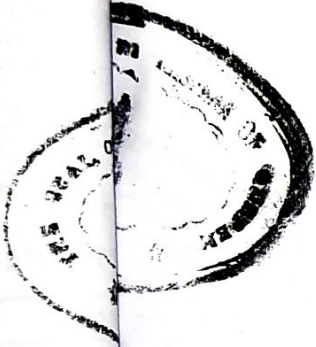
/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Siddhi Ashok Gaonkar, Age: 25, DOB: , Mobile: 7057541922 , Email: , Occupation: Service , Marital status : Unmarried , Address: 403704, Sanvordem, Sanguem, South Goa, Goa			
2	Name: Samantha Godinho, Age: 30, DOB: , Mobile: 7798045573 , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403103, Ponchavadi, Ponda, South Goa, Goa			

Sub Registrar

SUB-REGISTRAR
QUEPEN

Document Serial Number :- 2021-QPM-324



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Book :- 1 Document

Registration Number :- **QPM-1-322-2021**

Date : 30-Jun-2021

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Quepem)
SUB REGISTRAR
QUEPEM

