

(Rupees Six Lakhs, thirty thousand only)

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No. D - 1, Ground Floor, Block D - 1,
Berkhan Homes,
Mapusa, Goa - 483 507
D - 5 / STPV / J.C.R. / 35 / 11 / 2013 - RD



STAMP DUTY
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Rs. ≈ 0630000 ≈ 26.6.2019
365430

GOA
NON JUDICIAL
GOA
Zero*SixThreeZero*Zero*Zero*Zero**

3406 6022405

CITIZEN CREDIT CO-OP BANK LTD
Authorised Signatory

Name of Purchaser BENJAMIN. T. AZAVEDO.



CERTIFIED TO BE
TRUE COPY OF ORIGINAL

(GAJANAN G. S. DHUMATKER)

26/11/2019

2019-22-1974

27-06-2019



DEED OF SALE

_____ is/are prashant S. for
B.T. Az.

[Signature]

This DEED OF SALE is executed on this 27th day of June 2019 at Mapusa.

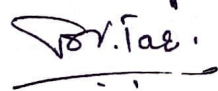
BETWEEN

1) **MR. VISHNUPRASHANT SHRIKRISHNA TAR**, s/o late Shrikrishna Tar, age 49 years, married, business, holding Pan Card No. _____, and his wife 2) **MRS. BHAVANA VISHNUPRASHANT TAR**, w/o Mr. Vishnuprashant Shrikrishna Tar, age 43 years, married, housewife, holding Pan Card No. _____, both r/o # Flat No.1, Vishnu Samruti Building Altinho, Mapusa Bardez Goa, hereinafter called the '**VENDORS**' (which expression shall include all their heirs, executors, representatives and assigns) of the **FIRST PART**.

AND

MR. BENJAMIN T. AZAVEDO, s/o Mr. Belarmino Azavedo, aged 36 years, married, Business, holding PAN Card. _____ r/o. H.No.88, Moicawadda, Pilerne, Bardez, Goa hereinafter called the "**PURCHASER**" (which expression shall include all his heirs, executors, and assigns) of the **SECOND PART**.

All parties are Indian Nationals.

  8. For pg. 2
V.P.Tar.

WHEREAS there exist a property known as "BATULEM" or "RUMDACHY MOLLOY" or "REVELEACHI MOLLOY" or "RUMODDACHEM GALOUM" Situated within the jurisdiction of Mapusa Municipal Council, Bardez Goa and State of Goa being a separate north-western portion, admeasuring an area of 1023sq.mts, of the original property of the same name which is found to be wholly described in the Land Registration Office of Bardez under no.29 of Book B-1 and no.4745 of Book B-13 and wholly enrolled in the Taluka Land Revenue Office under no.1599 of 3rd Circumscription and presently Surveyed under Chalta no.14 of P.T. Sheet no.62 of City Survey of Mapusa Bardez more particularly described in the Schedule hereunder written and hereinafter referred to as "THE SAID PROPERTY" for the sake of brevity.

AND WHEREAS the said property belonged in the distant past to one Antonio Calisto das Dorez Fernandes or Antonio Nascimento das Dorez Fernandes also known as Antonio Fernandes, the same having had been allotted to him in the Orphanological Inventory Proceeding that were held on the demises of his father Caslisto Fernandes through the Civil Court of the Judicial Division of Bardez.

AND WHEREAS said property was inscribed in favour of said Antonio Calisto das Dorez Fernandes or Antonio Nascimento das Dorez Fernandes also known as Antonio Fernandes under inscription of Transfer no.38409 at Folio 28 of Book G-42 of the Land Registration record of Bardez.



Sahayapant S. Bar
B.V. Tal.

AND WHEREAS said property came to be acquired by purchase from the said Antonio Caslisto das Dores Fernandes by one Mr. Sayed Pirsab Bapu Sabuwala, by virtue of the Deed Of Sale dated 3/October /1957 which is found to be drawn up at folio 22 overleaf of Book No.576 of the acting notary Public of the Judicial Division of Bardez .

AND WHEREAS said property came to be inscribed by transfer in favour of said Sayed Pirsab Bapu Sabuwala under Inscription of Transfer no.390879 at folio 149 of Book G-42 of the said Land Registration Record of Bardez.

AND WHEREAS said Sayed Pirsab Bapu Sabuwala and his wife Hasinabai sold said property to Mr. Megasham Anant Swar of Mapusa by virtue of Sale Deed Dated 19th May 1969 which is registered under no.2725 of Book No.I, Volume no.31 at folios 318 to 320 dated 31/5/1969, executed before the Sub Registrar of Bardez at Mapusa.

AND WHEREAS said Mr. Megasham Anant Swar and his wife Lilabai Mr. Megasham Swar subsequently sold said property to Mr. Popat Shamba Pednekar by virtue of Sale Deed Dated 16th March 1987 which is registered under no.337 of Book No.I, Volume no.120 at folios 323 to 327 dated 11/05/1978, executed before the Sub Registrar of Bardez at Mapusa.

— Sishuprakash S. Son



AND WHEREAS said Mr. Popat Shamba Pednekar along with his wife Sima Popat Pednekar alias Sushila Popat Pednekar sold said property to Vendor no.1 Mr. Vishnuprashant Shrikrishna Tar vide Deed Of Sale Dated 19th November 2007 which is registered under no.5934 of Book No.I, Volume no.2379 at page 278 to 301 dated 05/12/2007, executed before the Sub Registrar of Bardez at Mapusa.

AND WHEREAS the VENDOR no.1 is married to VENDOR No.2 and being wife of Vendor no.1 is half sharer in respect of said property and the present Vendors have become absolute owners of the said property described in the schedule.

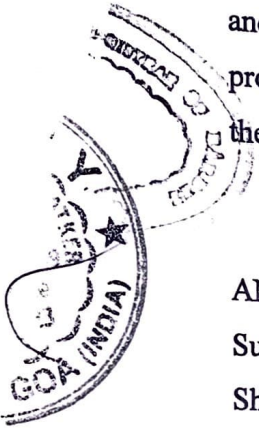
AND WHEREAS Copy of form D issued by the Office of Land Survey Mapusa discloses that the name of Vishnuprashant Shrikrishna Tar in the occupants.

AND WHEREAS the Purchaser entirely relying on the representation of the Vendors that they are the exclusive owners in possession and enjoyment of "THE SAID PROPERTY" which is sold for consideration of Rs.1,40,00,000/-(Rupees One Crore Forty Lakh Only).

AND WHEREAS the Vendors herein who are thus the absolute owners in possession and enjoyment of "THE SAID PROPERTY" have now agreed to sell to the Purchasers herein "THE SAID PROPERTY" free from all encumbrances, charges and liens whatsoever, which is fully described in THE SCHEDULE hereinafter for a total consideration of Rs.1,40,00,000/- (Rupees One Crore Forty Lakh Only) which is the presents market value of "The



Vishnuprashant Spg: 5
B.V. Tar.



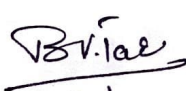
Said Property" hereby sold to the Purchaser. "THE PROPERTY" being an independent and separate unit shall be always held, enjoyed and possessed by the Purchaser, who shall be absolutely and exclusively entitled to deal with and transact the same in the manner deemed proper by the Purchaser. "The Said Property" shall constitute a free hold and absolute property of the Purchaser, which may be sold, gifted, mortgaged or otherwise transferred or in any way alienated by the Purchaser, at their sole and absolute discretion without interference by any other person.

AND WHEREAS in pursuance of the consideration paid by the PURCHASER to VENDOR, the VENDORS have agreed to sell "The Said Property" to the PURCHASER as follows.

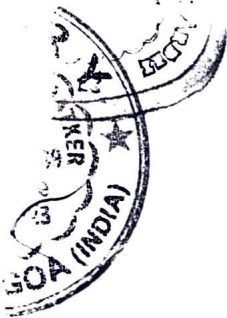
NOW THIS DEED WITNESSES AS UNDER:

1. THAT the VENDORS do hereby sell, convey and transfer into the PURCHASER all that "SAID PROPERTY", Situated within the jurisdiction of Mapusa Municipal Council, Bardez Goa and State of Goa being a separate north-western portion, admeasuring an area of 1023sq.mts, of the original property of the same name which is found to be wholly described in the Land Registration Office of Bardez under no.29 of Book B-1 and no.4745 of Book B-13 and wholly enrolled in the Taluka Land Revenue Office under no.1599 of 3rd Circumscription and presently Surveyed under Chalta no.14 of P.T. Sheet no.62 of City Survey of Mapusa Bardez together with the trees, way, path, whatsoever, standing thereon and further all and singular light, liberty, privileges, easements, profits, advantages, right,




V.B. Tale

members and appurtenances whatsoever thereof or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time here to fore usually held, used, occupied or enjoyed therewith or reputed or known held, used, occupied or enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said property or any part thereof and undivided right in ALL THE ESTATE , right title, interest , us , inheritance, property, possession, benefits, claim and demand whatsoever at law and in equity of the Vendors/Developers into or out of or upon the said land hereditament or any part thereof TO HAVE AND TO HOLD all and singular the said land hereditament hereby granted , conveyed, transferred and assured or intended or expressed so to be with all their right, members and appurtenances, unto and to the use an benefit of the Purchaser, absolutely, forever, together with title deeds, writings and other evidences of title as ordinarily pass on such sale SUBJECT to the payment of the rent , taxes, assessments, due and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof and the Purchaser does hereby purchase "The Said Property ", for the full and final price/consideration which amount THE VENDOR do hereby admit and acknowledge having received from the Purchaser and discharge THE PURCHASER of the same , with Plot is as shown in the plan attached hereto and for better clearness, "The Said Property" is marked thereon with red colour boundary lined, more particularly described in THE SCHEDULE hereunder written.



Witnessed by 3, for
B.V. Tal.


2. That the VENDORS have received part consideration of "The Said Property" in form of RTGS of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh Only) from Citizen Bank Porvorim Branch vide UTR no. CCBLR52019062600000045 and the receipt where of the VENDORS do hereby admit and acknowledge and the balance consideration of Rs.30,00,000/- (Rupees Thirty Lakh Only) will be transferred within a weeks time .



THAT the VENDORS as to their share, right , title or interest into and upon "The Said Property" do hereby for themselves and their executors, administrators, covenants with the PURCHASER that notwithstanding any act , deed, matter or things whatsoever by the vendors or by any person or persons lawfully or equitably claiming by from, through under or in trust for them, had done, committed, omitted or knowingly or willingly suffered to the contrary, THEY the Vendors now have in themselves good right , title , full power and absolute authority to grant, convey, transfer and assure "The Said Property" hereby conveyed , transferred and assured or intended so to be unto and to use the PURCHASER in the aforesaid.

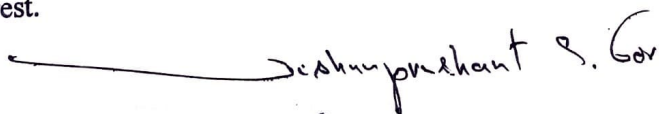
4. THAT the VENDORS do hereby covenant with the Purchaser the "The Said Property" hereby sold is absolute free from any charges, liens, encumbrance and /or attachments of any kind whatsoever nor are there any rights of tenancy any/or maundcarship in favour of any person whomsoever in respect of "The Said Property" and that if for any defect in the title of the VENDORS , the PURCHASER is deprived of the whole or any part of "The Said Property", the VENDORS shall compensate the Purchasers and /or their successors-in-interest.

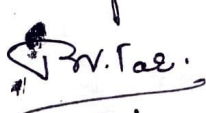
_____ Jeshuprasant S. Gov
[Signature] [Signature]

2. That the VENDORS have received part consideration of "The Said Property" in form of RTGS of Rs. 1,10,00,000/- (Rupees One Crore Ten Lakh Only) from Citizen Bank Porvorim Branch vide UTR no. CCBLR52019062600000045 and the receipt where of the VENDORS do hereby admit and acknowledge and the balance consideration of Rs.30,00,000/-(Rupees Thirty Lakh Only) will be transferred within a weeks time .

THAT the VENDORS as to their share, right , title or interest into and upon "The Said Property" do hereby for themselves and their executors, administrators, covenants with the PURCHASER that notwithstanding any act , deed, matter or things whatsoever by the vendors or by any person or persons lawfully or equitably claiming by from, through under or in trust for them, had done, committed, omitted or knowingly or willingly suffered to the contrary, THEY the Vendors now have in themselves good right , title , full power and absolute authority to grant, convey, transfer and assure "The Said Property" hereby conveyed , transferred and assured or intended so to be unto and to use the PURCHASER in the aforesaid.

4. THAT the VENDORS do hereby covenant with the Purchaser the "The Said Property" hereby sold is absolute free from any charges, liens, encumbrance and /or attachments of any kind whatsoever nor are there any rights of tenancy any/or maundcarship in favour of any person whomsoever in respect of "The Said Property" and that if for any defect in the title of the VENDORS , the PURCHASER is deprived of the whole or any part of "The Said Property", the VENDORS shall compensate the Purchasers and /or their successors-in-interest.





5. THAT the VENDORS do hereby convey, transfer all the estate, right, title, interest, claim and demand of whatsoever of the VENDOR in the said plot which is hereby conveyed and every part thereof and to hold the same to the purchaser, his heirs, administrator and assigns absolutely from this day.
6. THAT the VENDORS and their heirs, administrators and assigns shall produce, handover at the request of the purchaser for inspection or bring/produce before any authority or court whatever relevant documents the VENDORS is having in respect to the said property which is hereby sold.
7. THAT the VENDORS and all persons claiming through them or under them do hereby covenant with the PURCHASER that the VENDORS is now lawfully seized and possessed of the said property free from any encumbrance or defects of whatsoever nature.
8. THAT the VENDORS have absolute power and authority to sell the "The Said Property" in manner aforesaid and the PURCHASER may hereinafter peacefully and quietly possess and enjoy the said property in any manner aforesaid without any claims or demands whatsoever from the VENDORS or persons claiming through or under them or on their behalf.
9. THAT the VENDORS, their heirs, administrators, executors or assigns covenant to save harmless and keep indemnified the PURCHASER his heirs, administrators or assigns free from against all encumbrance, charges, acquisition, mortgage and equities of whatsoever.



— Vishnu Prashant S. Gov
— B. V. Lal.

10. THAT the VENDORS, their heirs, administrators or assigns do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the said property and every part thereof in manner aforesaid and also putting him in peaceful possession of the same intent and meaning of this Deed.

11. In case any claim arises from any third party or in the event the PURCHASER is ever dispossessed from said property which is better described in the Schedule hereunder written or any part thereof by reason of any defect in the title of the VENDORS, the VENDORS hereby agrees and undertakes to keep the PURCHASER fully saved and indemnified.

12. The VENDORS do hereby declare that do not have any kind of objection to include the name of PURCHASER in the form D and delete the name of Vendor existing therein from the said survey number.

13. That the PURCHASER and VENDORS to this Deed of Sale do hereby declare that they do not belong to Schedule Caste or Schedule Tribe nor "The Said Property" belong to any person of either S.C or S.T Community and that the subject matter of the present Sale transition does not come under the purview of the notification No. RD/Land/LRC/318/77, dated 21/08/1978 in the Official Gazette series.

14. That the VENDORS HAVE put the PURCHASER in physical possession of "The Said Property" upon simultaneous execution of the present Deed Of Sale.


Dishunprashant S. Bor
B.V. Iyer pg. 10

15. That the market value of "The Said Property" is Rs.1,40,00,000/- (Rupees One Crore Forty Lakh Only) and the stamp duty is paid accordingly.
16. Copy of the Plan is attached to this Sale Deed showing "The Said Property" Surveyed under Chalta no.14 of P.T. Sheet no.62 of City Survey of Mapusa Bardez which is marked in red colour.

SCHEDULE I

ALL THAT the Property known as "BATULEM" or "RUMDACHY MOLLOY" or "REVELEACHI MOLLOY" or "RUMODDACHEM GALOUM" Situated within the jurisdiction of Mapusa Municipal Council, Bardez Goa and State of Goa being a separate north-western portion, admeasuring an area of 1023sq.mts, of the original property of the same name which is found to be wholly described in the Land Registration Office of Bardez under no.29 of Book B-1 and no.4745 of Book B-13 and wholly enrolled in the Taluka Land Revenue Office under no.1599 of 3rd Circumscription and presently Surveyed under Chalta no.14 of P.T. Sheet no.62 of City Survey of Mapusa Bardez and is presently found bounded as under:

EAST : by property surveyed under Chalta No.15 Of P.T. Sheet no. 62 of City Of Mapusa ,

WEST : by Property under survey no.18/5,

NORTH : by public road,

————— Maheshprakashant S. Goi
Bv.iae
[Signature]

SOUTH : by surveyed under Chalta No.16-C Of P.T. Sheet no. 62
of City Of Mapusa.

IN WITNESS WHEREOF this DEED OF SALE is signed in presence
of Witnesses on this day, month and the year mentioned above.



— Kshamprakash S. G.
V. V. Tal.
—
[Signature]

VENDOR No.1:

Vishnuprashant S. Co.



MR. VISHNUPRASHANT SHRIKRISHNA TAR



R.H.T.I.



Vishnuprashant S. Co.

For. Use.



VENDOR No.2:

SVIae.

MRS. BHAVANA VISHNUPRASHANT TAR



L.H.T.I.

R.H.T.I.



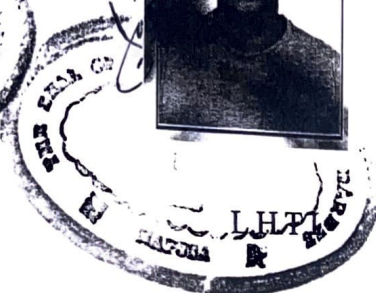
Vishnuprashant S. Cor

SVIae.

SVIae.

PURCHASER


MR. BENJAMIN T. AZAVEDO



R.H.T.I.



 Vishnu Prashant S. G.


Boi id.

WITNESSES:-

1. 
Mr. K. Kumar

2. 
GILROY DSOUZA

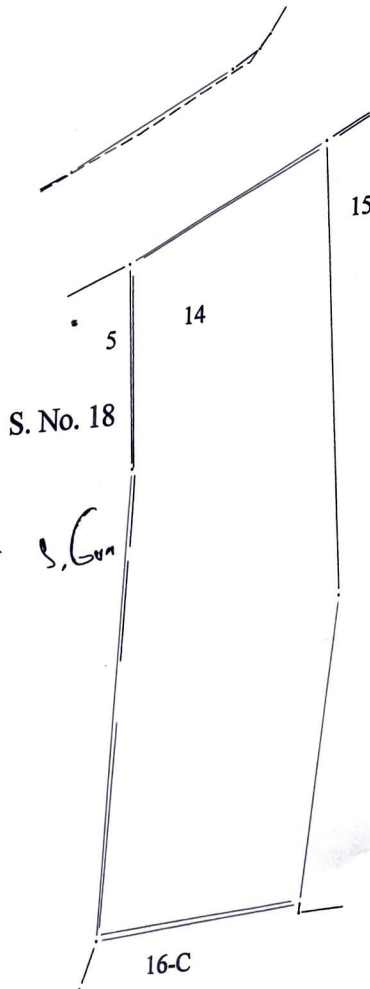

Sahayanshan & Co.
B.V. Rao



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 8473

Plan Showing plots situated at
City : MAPUSA
Taluka : BARDEZ
P.T. SHEET No. 62 / Chalta No. 14
Scale : 1 : 500



(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Sub-inspector S. Gon
B.V. Tal
[Signature]

Generated By : Pratap Moulekar (D'Man Gr. II)
On : 17-10-2017

Compared By: [Signature]
S. P. Mank (PS)



Government of Goa

Form 'D'

See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Mapusa city

Page No. 1

Date 13/10/2017

Pl Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
62	14	1023.00	OCCUP. CLASS I		Private

Easements

--- Nil ---

Holders in the origin of the title
(So far as traced) -

SHRI POPAT SHAMBA PEDNEKAR]

OF MAPUSA-GOA.

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)
21/10/2008	210700	Sale Deed	Mr. VISHNUPRASHANT SHRIKRISHNA TAR By Virtue of Sale Deed registered under No.5934 at pages 278 to 301, Book No. I, Volume No. 2379 dated 5/12/2007 in the Office of the Sub Registrar of Bardez, Mapusa-Goa.	H	1,023.00

[Bracketed entries indicate Deletion
or any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***



Print Generated by:

NIRMALA G. BAGKAR(F.S) *Bagkar*
13/10/17

(RAJESH R. PAIKUCHELKAR)

Inspector of City Survey and Land Records

Mapusa Bardez Goa.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 27-Jun-2019 12:06:48 pm

Document Serial Number :- 2019-BRZ-1974

Presented at 12:06:17 pm on 27-Jun-2019 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	630000
2	Registration Fee	490000
	Mutation Fees	2500
	Processing Fee	240
Total		1122740

Stamp Duty Required :630000

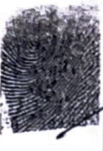
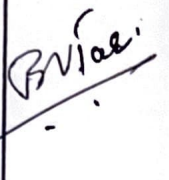
Stamp Duty Paid : 630000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Benjamin T Azavedo ,S/o - D/o Belamino Azavedo Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H no.88, Moicawadda, Pilerne Bardez Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Vishnuprashant Shrikrishna Tar ,S/o - D/o Shrikrishna Tar Age: 49, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Flat no. 1, Vishnu Samarth Building Altinho Mapusa Goa, Address2 - , PAN No.:			

	Party Name and Address	Photo	Thumb	Signature
2	Bhavana Vishnuprashant Tar ,S/o - D/o Vishnuprashant Tar Age: 43, Marital Status: Married ,Gender:Male,Occupation: Housewife, Address1 - Flat no.1, Vishnu Samarth Building, Altinho Mapusa Bardez Goa, Address2 - , PAN No.:			
3	Benjamin T Azavedo ,S/o - D/o Belarmino Azavedo Age: 36, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H no.88, Moicawadda, Pilerne Bardez Goa, Address2 - , PAN No.:			

Witness:

We individually/Collectively recognize the Vendor, Purchaser,

	Party Name and Address	Photo	Thumb	Signature
1	Kalpesh Kamat, 32 , ,9823458396 , ,Advocate , Marital status : Married 403114, 70 Pilerne Bardez Goa, 70 Pilerne Bardez Goa Pilerne, Bardez, NorthGoa, Goa			
2	Gilroy D Souza, 28 , ,8806833392 , ,Business , Marital status : Married 403114, 114 Moicawadda Pilerne Bardez Goa, 114 Moicawadda Pilerne Bardez Goa Pilerne, Bardez, NorthGoa, Goa			


 Sub Registrar

 SUB-REGISTRAR
 BARDEZ

Document Serial No:-2019-BRZ-1974

Book :- 1 Document
Registration Number :- **BRZ-1-1939-2019**
Date : 03-Jul-2019

[Signature]

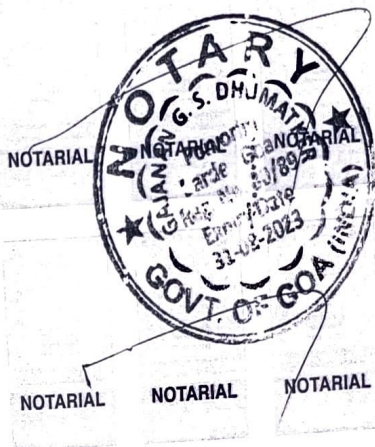
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)
**SUB-REGISTRAR
BARDEZ**



CERTIFIED TO BE
TRUE COPY OF ORIGINAL

[Signature]
(GAJANAN G. S. DHUMATKER)

26/11/2019



Reg. No 1464/19