

TRUE COPY

₹ Rupees Thirteen lakhs fifty nine thousand only

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

*Handwritten signature*  
AUTHORIZED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SHOP NO. 1 & 1A, SAPANA TERRACES C.H.S.L.  
SHANTANTRA PATH, VASCO-DA-GAMA  
GOA - 403 802  
D-S/STRV/C.R./35/33/2021-20

भारत 15377 NON JUDICIAL **गोवा**  
166287 APR 28 2021  
10:47  
R. 1369000/- P87122  
INDIA STAMP DUTY GOA

1634/21

Name of Purchaser... M/s MAHALAXMI REALTORS

Anil A. Bandoorkar *(Handwritten signature)*



**DEED OF SALE**

*(Handwritten signature)*

Wits

*(Handwritten signature)*

**THIS DEED OF SALE** is made at Margao, Goa, on this 29th day of April 2021- **B E T W E E N -**

(1)(a) **MR. ANTHONY JOSE PINTO**, son of late Augusto Antonio Pinto, aged 63 years, married, landlord, PAN Card No. [REDACTED] Aadhaar Card No. 4270 [REDACTED], Mobile No. 9892120071 and his wife (b) **MRS. MARGARET PINTO**, daughter of late Sebastiao Pedro Dias, aged 58 years, housewife, PAN Card [REDACTED] Aadhaar Card No. [REDACTED], Mobile No. 9819717269, both Indian Nationals, from H.No. 45/D, Per Seraulim, Salcete, Goa at present residing at B/606, Everard Towers CHS Ltd, Eastern Express Highway, Sion, Mumbai 400 022, hereinafter referred to as the "**VENDORS**" of the **ONE PART - AND -**

(2) **M/S. MAHALAXMI REALTORS**, a partnership firm, registered under Indian Partnership Act, 1932 with Registrar of Firms, Salcete, Margao under No. 144 on 01.06.2003, having office at F-3, Shivnery Building, First Floor, Comba, Margao, Goa 403 601, Part [REDACTED], represented herein through its partners, (a) **MR. ANIL AMRUTRAO BANDODKAR** alias **ANILKUMAR AMRUTRAO BANDODKAR**, son of Mr. Amrutrao Bandodkar, aged 51 years, married,

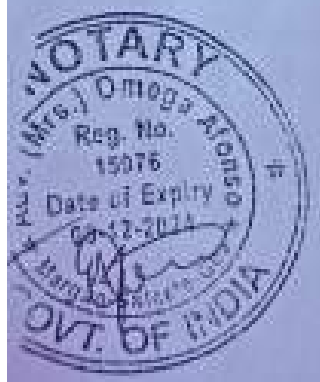
 Amruta 



businessman, PAN Card [REDACTED], Aadhaar Card No. [REDACTED], Mobile No.9822155986, Indian National, resident of F-1, H.No.311/2(K), First floor, Amrut Apartments, 4<sup>th</sup> ward, Colva, Salcete, Goa, and (b) **MR. TANAD ANIL BANDODKAR**, son of said Mr. Anil Amrutrao Bandodkar, aged 20 years, student, PAN Card [REDACTED], Aadhaar Card No. [REDACTED], Indian National, also resident of F-1, H.No.311/2(K), First floor, Amrut Apartments, 4<sup>th</sup> ward, Colva, Salcete, Goa and said **MR. TANAD ANIL BANDODKAR** is represented herein through his father and attorney said **MR. ANIL AMRUTRAO BANDODKAR** constituted by virtue of Power of Attorney dt.25<sup>th</sup> July 2019 executed before the Notary Surexa P. Lotlecar of Margao under Reg.No.6133/2019 and true notarized copy of the same is filed herewith,, hereinafter referred to as the "**PURCHASER**" of the **OTHER PART**.

Each of the expressions "**THE VENDORS**" and "**THE PURCHASER**" herein used shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns.

*[Handwritten signatures]*



WHEREAS there exists an immovable property, namely property known as "PRASO DE COROA DONGORIM", Second Addition or "SHEER DE DONGARIM", situated at Seraulim, within the area of Village Panchayat of Seraulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.24,885 at page 24 overleaf of Book B No.64 of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.567 and surveyed under No. 45/4 of Seraulim village, having an area of 3,800 sq. mts, and more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "entire property";

AND WHEREAS the said entire property originally belonged and owned by Miss Amelia Cardoso, a spinster and landlady from Seraulim, Salcete, Goa, who by Public Deed drawn by Atmarama Xembu Poi Palondicar, assistant to the Notary of Salcete, Mr. Souza, on 29<sup>th</sup> January 1931 at page 82 to 83 of Book No. 357 sold and conveyed the said entire property to Mr. Jose Inacio Pinto based on which the said entire property is inscribed in his name under



 Pinto 



Inscription No.23655 at page 103 overleaf of Book G No.29;

AND WHEREAS on the death of wife of said Jose Inacio Pinto, namely Francisca Piedade Noronha, an Orphanological Inventory Proceeding was initiated in the Court of the Senior Civil Judge of this Judicial Division of Salcete, the said entire property was allotted to their son, Mr. Augusto Antonio Pinto, based on which the said entire property inscribed in his name under Inscription No.27264 at page 158 of Book G No.33;

AND WHEREAS on the death of said Mr. Augusto Antonio Pinto and his wife Leonila Pinto alias Leonila Rodrigues, their son, Mr. Claristo Pinto filed Regular Civil Suit No.94/2013/III in the Court of the Civil Judge, Senior Division, Margao against the other heirs and successors of said Augusto Antonio Pinto and his wife, wherein the said entire property was partitioned and divided among the said heirs and successors, wherein a part of the said entire property, namely its Eastern part, being Plot C was allotted to the VENDORS herein, vide Consent Decree dt. 30<sup>th</sup> March 2013;

 Pinto 



AND WHEREAS the said Eastern part, being Plot C of the property known as "PRASO DE COROA DONGORIM", Second Addition or "SHEER DE DONGARIM", situated at Seraulim, Salcete, Goa, now independently surveyed under No.45/4-B of Seraulim village, having an area of 1170 sq. mts, forms an independent and separate property, more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said property";

AND WHEREAS the survey holding of entire property under Survey No.45/4 of Seraulim village was partitioned and separate survey number under Survey No.45/4-B of Seraulim village was allotted to said property under Judgement and Order dt. 11<sup>th</sup> August 2014 passed by Deputy Collector & SDO, Margao under Case No.LRC/PART/712/2013/I;

AND WHEREAS all the parties to the said Regular Civil Suit No.94/2013/III above referred to were qualified as heirs and successors of said Mr.Augusto Antonio Pinto and his wife by virtue of Deed of Succession drawn on 20<sup>th</sup> April 2021 by Civil Registrar cum Sub Registrar

*Pinto*      *Minko*      *Andrade*



and Special Notary of Salcete, Margao recorded at page 14V to 16 of Book No.1685;

AND WHEREAS the VENDORS have represented to the PURCHASER that -

a) the VENDORS are now sole owners and possessors of the said property and no other person/s have any right, title or interest therein of whatsoever nature;

b) the said property is free from all encumbrances, charges, liens or defects in title whatsoever nature;

c) the said property is not subject to any land acquisition proceedings or any other proceedings or any litigations whatsoever;

d) the said property is not subject to any attachments or litigations from any Court of law;

e) the said property falls within "settlement zone" of Regional plan and is accessible from the main road as shown in the plan;

f) the VENDORS have clear and marketable title to the said property;

AND WHEREAS believing the said representations as true, the PURCHASER approached the VENDORS for purchase of the said property;




*[Handwritten signatures]*



AND WHEREAS the VENDORS have agreed to sell and the PURCHASER has agreed to purchase the said property for total consideration of Rs.3,04,20,000/- (Rupees three crores four lakhs twenty thousand only) calculated at the rate of Rs.26,000/- (Rupees twenty six thousand only) per sq. metre, which is its fair market value;

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuance of the said agreement and in consideration of the sum of Rs.3,04,20,000/- (Rupees three crores four lakhs twenty thousand only) out of which an amount of Rs.3,04,200/- has been deducted as 1% TDS under Sec.194-IA of Income Tax Act and paid to Income Tax Department on account of the VENDORS and from the balance amount of Rs.3,01,15,800/- (Rupees three crores one lakh fifteen thousand eight hundred only) an amount of Rs.1,62,00,800/- (Rupees one crore sixty two lakhs eight hundred only) was paid equally to the VENDORS before execution of these presents by two separate cheques of Rs.81,00,400/- each drawn in favour of each Vendor, namely Cheque Nos.057530 and 057531 drawn on Bank of Maharashtra, Margao Branch dt. 29.04.2021 and balance amount of Rs.1,39,15,000/-





(Rupees one crore thirty nine lakhs fifteen thousand only) has been adjusted with the value/consideration of four flats purchased by the VENDORS from the PURCHASER by four separate sale deeds executed simultaneously along with this deed, from their Buildings complex "COLVA PEARL", namely Flat Nos.B-1/F-1, B-1/F-2, B-1/F-3 and B-1/F-4 on the first floor in Building B-1 in the property surveyed under No.33/4 of Colva village, situated at Colva, Salcete, Goa, which includes stamp duty and registration charges amounting to Rs.6,65,000/-, the receipt whereof the VENDORS hereby admit and acknowledge, they the VENDORS as owners and possessors hereby convey, sell, transfer, assign and assure by way of sale UNTO the PURCHASER ALL THAT the said Eastern part, being Plot C of the property known as "PRASO DE COROA DONGORIM", Second Addition or "SHEER DE DONGARIM", situated at Seraulim, Salcete, Goa, more particularly described in the SCHEDULE "B" hereunder and shown in the plan annexed hereto, TOGETHER WITH all the things permanently attached thereto or standing thereon and all the privileges, access, easements, profits, advantages, rights and appurtenances whatsoever to the said land and other the premises or any part thereof belonging to anywise appurtenanting

*[Handwritten signatures]*



thereto AND ALL the estate, right, title, interest, use, possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said property hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASER absolutely and forever.

2. The VENDORS hereby covenant with the PURCHASER that -

a) the VENDORS now have in themselves good right and full power to convey and transfer by way of sale the said property hereby conveyed or intended so to be unto and to the use of the PURCHASER in the manner aforesaid;


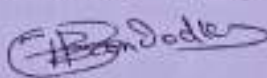
b) the PURCHASER may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said property hereby conveyed with their appurtenances and receive the profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction or interruption, claim and demand whatsoever from or by them the VENDORS or by any person/s claiming or to claim, from, under or in trust for them or any of them;

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



c) the VENDORS and all persons having or claiming any estate, right, title or interest in the said property hereby conveyed or any part thereof by, from, under or in trust for the VENDORS or their executors, administrators, successors, partners or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS do and execute and cause to be done and executed all such further and other lawful acts, deeds, things whatsoever for better and more perfectly and absolutely granting the said property and every part thereof hereby conveyed unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, their successors, executors, or administrators and assigns shall be reasonably required.

d) That the VENDORS undertake to indemnify and keep indemnified the PURCHASER against any defect in title concerning the said property or any part thereof. Similarly, the VENDORS do hereby agree to indemnify and keep indemnified the PURCHASER, against all claims, demands, actions, proceedings, losses, damages, recoveries etc which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them, on account of which the PURCHASER is

 Wants 



subjected to any loss, damages, etc, in respect of the said property hereby sold.

3. That both the parties hereto agree, that any mistake in the present Deed of Sale shall not invalidate the present Deed, but the same shall be duly rectified by both the parties, by executing a Deed of Rectification.


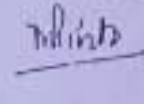
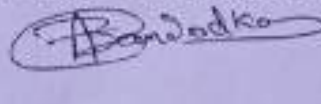
4. The VENDORS do hereby authorise and grant their no objection to the PURCHASER to effect the mutation of the survey records in respect of the said property in their name.

5. The VENDORS declare that the said property hereby sold is not the property of Scheduled caste or scheduled tribe community and there are no restrictions for the present sale.

#### SCHEDULE "A"

(Description of entire property)

ALL THAT property known as "PRASO DE COROA DONGORIM", Second Addition or "SHEER DE DONGARIM", situated at Seraulim, within the area of Village Panchayat of Seraulim, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration Office of Salcete under No.24,885 at page 24 overleaf of Book B No.64



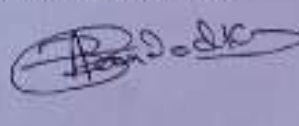


of New Series, enrolled in the Land Revenue Office of Salcete under Matriz No.567 and surveyed under No. 45/4 of Seraulim village, having an area of 3,800 sq. mts and bounded on the east by paddy field of Comunidade of Seraulim, on the west by the hill of Benaulim, on the north by drain and paddy field of Januario Saldanha from Majorda and on the south by property of Cassiano Barreto and paddy field of Fabrica of Benaulim.

#### SCHEDULE "B"

(Description of the said property hereby sold)

All that Eastern part, being Plot C of the property known as "PRASO DE COROA DONGORIM", Second Addition or "SHEER DE DONGARIM", situated at Seraulim, Salcete, Goa, described in the SCHEDULE "A" above and said Eastern part i.e. Plot C, now surveyed under No.45/4-B of Seraulim village, having an area of 1170 sq. mts, forms an independent and separate property and as per survey records bounded on the east by property surveyed under No.60/1, on the west by part of entire property, being Plot B under Survey No.45/4-A, on the north by water drain and on the south by Margao Colva Road.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and signatures on the day, month, year and place first hereinabove mentioned.

SIGNED AND DELIVERED  
BY THE WITHIN NAMED  
VENDORS:



*Pinto*  
-----

**ANTHONY JOSE PINTO**



Right Hand Finger Prints



Left Hand Finger Prints

*Pinto*      *noinh*      *Pinto*





*M Pinto*

*M Pinto*

MARGARET PINTO



Right Hand Finger Prints



Left Hand Finger Prints

*[Signature]*

*M Pinto*

*[Signature]*



SIGNED AND DELIVERED  
BY THE WITHIN NAMED  
PURCHASER:



*Anil Bandodkar* *Anil Bandodkar*

**ANIL AMRUTRAO BANDODKAR** alias **ANILKUMAR  
AMRUTRAO BANDODKAR,** Partner M/S.  
**MAHALAXMI REALTORS** for self and as attorney of  
other partner



Right Hand Finger Prints



Left Hand Finger Prints

*Anil* *Amrutrao* *Bandodkar*





## WITNESSES:



1. Lolliba  
Santosh S. Lolliba  
Anandwadi-Sarvothem.

2. Amis  
Mevino Camilo Fernandes  
HN° 53 Villa Nova Colun  
Sul - 904

Durr

Minto

Donald



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

Inward No 4750

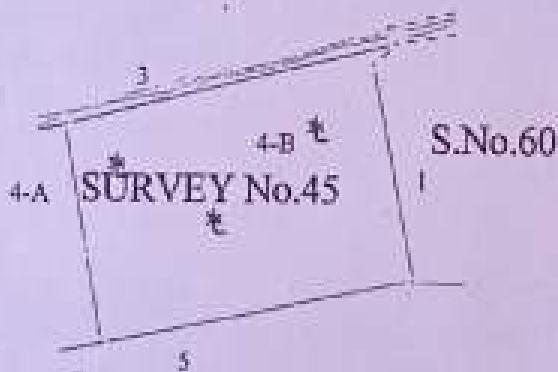
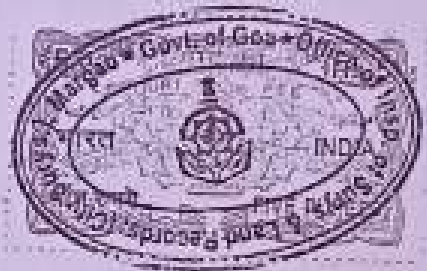


Plan Showing plots situated at  
 Village : SERAULIM  
 Taluka : SALCETE  
 Survey No./Subdivision No. : 45/ 4-B  
 Scale : 1:1000

*[Signature]*

17/11/14

Inspector of Survey &  
 Land Records.



Mhinh *[Signature]*



Generated By : Madhukar N Joshi  
 On : 14-11-2014

*[Signature]*

*[Signature]*  
 Compared By:



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 06-May-2021 11:43:00 am

Document Serial Number : - 2021-MGO-1634

Presented at 11:31:11 am on 06-May-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1368900
2	Registration Fee	1064700
3	Mutation Fees	2500
4	Processing Fee	550
<b>Total</b>		<b>2436650</b>



Stamp Duty Required : 1368900/-

Stamp Duty Paid : 1369000/-




Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANIL AMRUTRAO BANDODKAR Alias ANILKUMAR AMRUTRAO BANDODKAR , Father Name:Amrutrao Bandodkar, Age: 51, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - F-3, Shivnery Building, First Floor, Comba, Margao, Goa, Address2 - Margao Salcete Goa. PAN No.:			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANTHONY JOSE PINTO , Father Name:Augusto Antonio Pinto, Age: 63, Marital Status: Married , Gender: Male, Occupation: Land Lord, B-606, Everard Towers CHS Ltd, Eastern Express Highway, Sion, Mumbai, PAN No.:			
	MARGARET PINTO , Father Name:Sebastiao Pedro Dias, Age: 58, Marital Status: Married , Gender: Female, Occupation: Housewife, B-606, Everard Towers CHS Ltd, Eastern Express Highway, Sion, Mumbai, PAN No.:			
	ANIL AMRUTRAO BANDODKAR Alias ANILKUMAR AMRUTRAO BANDODKAR , Father Name:Amrutrao Bandodkar, Age: 51, Marital Status: Married , Gender: Male, Occupation: Business, F-3, Shivnery Building, First Floor, Comba, Margao, Goa Salcete Goa, PAN No.:			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	<p><b>ANIL AMRUTRAO BANDODKAR</b> Alias <b>ANILKUMAR AMRUTRAO BANDODKAR</b> , Father Name: <b>Amrutrao Bandodkar</b>, Age: 51.</p> <p>Marital Status: , Gender: <b>Male</b>, Occupation: <b>Business</b>, F-1 H.No.311-2(K), First floor, Amrut Apartments, 4th ward, Colva, Salcete, Goa,</p> <p>PAN No.: , as Power Of Attorney Holder for <b>TANAD ANIL BANDODKAR</b>.</p>			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: <b>Machino Camilo Fernandes</b>, Age: 48, DOB: 1972-10-29 , Mobile: +922541036 , Email: , Occupation: <b>Service</b> , Marital status: <b>Married</b> , Address: 403708, H.No. 59 -1 Villa Nova Vandelim, H.No. 59 -1 Villa Nova Vandelim, Colva, Salcete, SouthGoa, Goa</p>			
2	<p>Name: <b>Santosh Srikant Lotlikar</b>, Age: 62, DOB: 1959-03-02 , Mobile: +249033027 , Email: , Occupation: <b>Service</b> , Marital status: <b>Married</b> , Address: 403706, 386 Anandwadi, 386 Anandwadi, Sanvordem, Sanguem, SouthGoa, Goa</p>			



*Jurnal*  
*6/11/2024*  
 Sub Registrar  
 - CUM -  
 REGISTRAR

Document Serial Number :- 2024-1150-1634

Document Serial No:-2021-MGO-1634

Book :- 1 Document

Registration Number :- MGO-1-1586-2021

Date : 06-May-2021

*Jurak*  
6/5/2021

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

REGISTRAR  
SALCETE



CERTIFIED TO BE A TRUE COPY OF THE ORIGINAL

*[Signature]*

Adv. (Mrs.) Omega Afonso  
NOTARY  
(GOVT. OF INDIA)  
SALCETE-GOIA

Reg. No. 4177/2021

Date: 07/06/2021

# Receipt

Original Copy

## FORM T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Salcete  
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 06-May-2021 11:42:51

Date of Receipt: 06-May-2021

Receipt No : 2021-22/2/293

Serial No. of the Document : 2021-MGO-1634

Nature of Document : **Conveyance - 22**

Received the following amounts from **ANIL AMRUTRAO BANDODKAR Alias ANILKUMAR AMRUTRAO BANDODKAR** for Registration of above Document in Book-1 for the year 2021

Registration Fee	1064700	E-Challan	• Challan Number : 202100448474 • CIN Number : CPAAUTJZGZ	1064700
Processing Fee	550	E-Challan	• Challan Number : 202100448474 • CIN Number : CPAAUTJZGZ	550
<b>Total Paid</b>	<b>1065250 ( Rupees Ten Lakhs Sixty Five Thousands Two Hundred And Fifty only )</b>			

Probable date of issue of Registered Document: / /



TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL  
Please handover the Registered Document to the person named below  
Name of the Person Authorized :

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **06-May-2021**

Signature of the person receiving the Document

Signature of the Sub-Registrar



Handwritten signature and date: *mel*  
*21/5*