

1706

Phone No: 8888843338
Sold To/Issued To:
Pryto Pvt Ltd
For Whom/ID Proof:
Pan-AAICP4657K



APR-18-2023 15:38:19

₹ 2000000/-

TWO ZERO ZERO ZERO ZERO ZERO ZERO

3815237 1681832299911-00013180 Other
3815237 35/02/01/2021-ROI

For CITIZEN CREDITTM
CO-OP. BANK LTD.


Authorised Signatory



DEED OF SALE




Phone No: 8888843338
Sold To/Issued To:
Pryto Pvt Ltd
For Whom/ID Proof:
Pan-AAICP4657K



APR-18-2023 15:38:31

₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other
38152371681832311912-00013181
3815237 35/02/01/2021-RDI

2

For CITIZEN CREDIT
CO-OP. BANK LTD.


Authorised Signatory



THIS DEED OF SALE is made in this Village of Nagoa,
Taluka and Sub-District of Salcete, District of South




Phone No: 0888843338
Sold To/Issued To:
Pryto Pvt Ltd
For Whom/ID Proof:
Pan-AAICP4657K



APR-18-2023 16:38:46

₹ 0800000/-
ZERO EIGHT ZERO ZERO ZERO ZERO ZERO

38162371681832326303-00013182 Other
3816237 36/02/01/2021-RDI

For CITIZEN CREDIT
CO-OP. BANK LTD.

Authorised Signatory

3

Goa, State of Goa, on this 18th day of April of the
year Two Thousand Twenty Three.

BY AND BETWEEN

1A. MR. FARAM DARA PATEL, son of late Dara Kuverji Patel, aged 53 years, married, businessman, holding PAN CARD bearing No. _____, Aadhaar Card No. _____, Mobile No. 8711050505, email id at faram.patel@yahoo.co.in, and his wife;

1B. MRS. MONITA FARAM PATEL, daughter of P.T. Chablani, aged about 46 years, married, housewife, holding PAN CARD bearing No. _____, Aadhaar Card bearing No. _____, Mobile No. 8380004768, email id at molimote76@yahoo.co.in represented herein by her husband and duly constituted Power of Attorney Holder **MR. FARAM DARA PATEL**, son of late Dara Kuverji Patel, aged 53 years, married, businessman, holding PAN CARD bearing No. _____, authorized to sign vide Power of



Attorney dated 12th November 2019 executed before the Notary Shri Surajkumar Naik at Vasco Goa under Registration No 11804/2019 both Indian Nationals, residing at B-1/S1-S2, Queeny Vision, Queeny Nagar, Velsao, Goa-403712 and hereinafter jointly and collectively referred to as **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall include their heirs, legal representatives, successors and assigns) **OF THE FIRST PART;**


AND

2. **M/S. PRYTO PRIVATE LTD,** a Company incorporated under Indian companies Act, having its registered office at C-6, Second Floor, Kadamba Apts, Dr Atmaram Borkar Road, Panaji Goa, having PAN CARD bearing No , represented herein by its Director **MR. GAURISH SURYAJI KAMAT**, son of Suryaji Kamat, aged 51 years, married, businessman, holding PAN CARD bearing



NO , Aadhar Card No

email id at gaurish@pryto.in, Mobile No 8888843338, residing at Flat No. C-6, Second floor, Kadamba Apts, Dr Atmaram Borkar Road, Panaji Goa 403001 authorized to sign vide resolution dated 18.4.2023 and hereinafter referred to as the "**PURCHASER**" (which expression shall unless repugnant to the context or meaning thereof shall mean and include its Directors successors, executors, administrators legal representatives and assigns) of the **SECOND PART**.



WHEREAS there exists a landed property known as "GINA DE CASA" or "GORGINA" also known as "PIMPALWADO" situated within the area of Village Panchayat of Nagoa, Taluka and Sub-District of Salcete, District of South Goa and State of Goa and surveyed under No 13/3 of Village Nagoa, Taluka Salcete and which property totally admeasures about 8125 square meters and in the Said Property there



exist building structure consisting of Ground plus two storied building having total built up area of 1340.75 sq mtrs and the Said Property along with the said building shall hereinafter be referred to as the SAID PROPERTY more particularly described in Schedule I hereinafter written.

AND WHEREAS the SAID PROPERTY originally belonged to Joao dos Remedios Pereira and his wife Maria Miquelina Melo e Castro on whose death Inventory Proceedings No 2624/1962 with addendum took place and the SAID PROPERTY was listed under item No 29 and was allotted to their son Mr Francisco de Melo Castro Pereira and his wife Mrs Mariana Etelvina Luz Vaz de Castro Pereira.

AND WHEREAS vide Deed of Sale dated 19.4.1995 registered in the office of the Sub-Registrar of Mormugao under No 217 at pages 143 to 163 of Book No I Volume 142 dated 26.4.1995 the said Francisco de Melo Castro Pereira and his wife Mariana



Etelvina Luz Vaz de Castro Pereira conveyed and sold the SAID PROPERTY to M/s Menezes Fernandes Enterprises.

AND WHEREAS M/s Menezes Fernandes Enterprises sold the SAID PROPERTY to M/s Bharati Industrial Services Pvt Ltd vide Deed of Sale dated 12.9.2006 registered before the Sub-Registrar of Salcette at Margao Goa under No 4162 at pages 186 to 210, Book No 1, Volume No 2156 dated 27.9.2006.

AND WHEREAS M/s Bharati Industrial Services Pvt Ltd constructed ground plus two storied building in the SAID PRORERTY upon obtaining Technical Sanction/Approval from the Town Planner, Town and Country Planning Department Margao, under reference No TPM/CONST/MARGAO/13/3/07/4530 dated 18.12.2007 so also the Construction permission issued by the Village Panchayat of Nagoa vide Construction Permission No 162/VP/NAG-SAL/07-08/115 dated 24.4.2007 and Construction



license No 191/VP-NAG-SAL/07-08/2078 dated 19.2.2008 for the Construction of Ground plus two storied building. The Construction of the said building was completed and upon issuance of the completion Certificate by the Town Planner, Office of the Senior Town Planner, Town and Country Planning Department, South Goa District Margao Goa under reference No TPM/CONST/Nag/13/3/09/858 dated 27.2.2009, the Village Panchayat of Nagoa issued the Occupancy Certificate to the Said building vide Occupancy Certificate reference No VP/Nag-Sal/2009-10/300 dated 10.8.2009.

AND WHEREAS subsequently M/s Bharati Industrial Services Pvt sold the SAID PROPERTY to the VENDOR NO 1A herein vide Deed of Sale dated 16.11.2016 registered before the Sub-Registrar of Salcete at Margao Goa under No MGO-BK1-05286-2016, CD NO MGOD97 dated 18.11.2016.



AND WHEREAS the VENDOR NO 1B has been made a necessary party to this Deed.

AND WHEREAS the VENDORS are thus the exclusive owners and in peaceful possession and enjoyment of the SAID PROPERTY admeasuring 8125 sq mtrs along with the building structure existing thereon consisting of Ground plus two storied building which is in a dilapidated condition having total built up area of 1340.75 sq mtrs and surveyed under No 13/3 of the Village Panchayat of Nagoa.

AND WHEREAS the VENDORS do hereby confirm, warrant, declare and represent to the PURCHASER herein as under:-

- (i) That the SAID PROPERTY has been zoned in the Regional Plan as "Partly Settlement Zone 60 FAR, VP-2, and partly natural cover" as per the prevailing Regulations of Town & Country Planning Department of Goa.



- (ii) The VENDORS are in exclusive possession of the SAID PROPERTY admeasuring 8125 sq mtrs both in title and physical possession and are exclusively entitled to own, hold, possess and /or deal with the same in any manner and transfer the same including by way of sale to any person of VENDORS choice without any hindrance whatsoever.
- iii) That the title of the VENDORS to the SAID PROPERTY admeasuring 8125 square metres is clean, clear legal, unencumbered, marketable and subsisting.
- iv) That there is no tenancy or mundkarial rights to any portion of the SAID PROPERTY.
- (v) That the VENDORS have neither agreed to sell nor sold the SAID PROPERTY or any part thereof to any other person/s.




(vi) That there is/are no litigation (on goings or otherwise) or any legal proceedings pending before any Court, Tribunal, Forum, Commission, Administrative Authority in respect of the SAID PROPERTY .

(vii) That the VENDORS have further declared that they have not encumbered the SAID PROPERTY in any manner whatsoever and there are no legal impediment pending to effect sale of the SAID PROPERTY .

(viii) That no notice(s) or of attachment from the Central or State Government or any other local body or Authority under any Municipal Corporation Act, or any other Acts or any Schemes of legislative enactment's, Government ordinances , Orders or Notifications including Notice/Proceedings for acquisition / requisition or other recovery



proceedings under the Income Tax Act, R.B.I. Public Demands Recovery Act or any DRT or any other Act, Statute law or regulations including securitization under SEBI Acts and other laws such as the Consumer Protection Act either before the District Forum or the State Commission or National has been received by or served upon the VENDORS herein in respect of the SAID PROPERTY or any part thereof.



(ix) No part of the SAID PROPERTY is covered/ affected by any reservation, coastal regulation or any Government order adversely affecting the SAID PROPERTY.

(x) The VENDORS have submitted certified copies of documents to the PURCHASER which relate to the title of the VENDORS. The PURCHASER has got the said copies of Title - Deeds examined



and have found that the VENDORS above named are the lawful owner in possession of the SAID PROPERTY.

The VENDORS hereby warrant and confirm the correctness of each and every statement declaration and representation made herein and conscientiously believes the same to be true knowing fully well that relying upon the said statements declarations and representations and believing the same to be true and correct the PURCHASER have agreed to purchase the SAID PROPERTY described in SCHEDULE I hereunder written. The PURCHASER based on the aforesaid representations of the VENDORS and believing it to be true and correct disclosures and having primarily satisfied themselves about the title of the VENDORS to and the marketability of the SAID PROPERTY and based on the documents made available for scrutiny and inspection have



proposed and expressed a desire to purchase the SAID PROPERTY absolutely free from any encumbrances, liens, charges etc of any nature whatsoever at or for a total sum consideration of **Rs. 8,00,00,000/- (Rupees Eight crores only)** being the fair market value.

AND WHEREAS the VENDORS have accepted the above proposal of the PURCHASER for purchase of the SAID PROPERTY and agrees to sell and convey the same to the PURCHASER free from all encumbrances.

**NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS FOLLOWS:-**

1. That in consideration of a total price consideration of **Rs. 8,00,00,000/- (Rupees Eight crores only)** after deducting an amount of Rs. 8,00,000/- (Rupees Eight lakhs only) being the TDS at 1 % , the balance



consideration amounting to Rs. 7,92,00,000/- (Rupees Seven Crore ninety two lakhs only) is paid by the PURCHASER to the VENDORS as under a) Rs 2,00,00,000/- (Rupees two crores only) vide Cheque bearing No 000055 drawn on HDFC Bank, Panaji branch, dated 18.4.2023 b) Rs 2,00,00,000/- (Rupees two crores only) vide Cheque bearing No 000056 drawn on HDFC Bank, Panaji branch, dated 18.4.2023 c) Rs 2,00,00,000/- (Rupees two crores only) vide Cheque bearing No 000057 drawn on HDFC Bank, Panaji branch, dated 18.4.2023 and d) Rs 1,92,00,000/- (Rupees One crore ninety two lakhs only) vide Cheque bearing No 000058 drawn on HDFC Bank, Panaji branch, dated 18.4.2023 (Subject to realization of cheques) the receipt and payment of which sum the VENDORS, confirm having received the same, the VENDORS do hereby irrevocably Sell , Convey and Transfer Unto and in favour of the



PURCHASER, ALL that right , title and interest to the SAID PROPERTY admeasuring 8125 Sq mtrs along with the building structure existing thereon consisting of Ground plus two storied building having total built up area of 1340.75 sq mtrs surveyed under No 13/3 of Village Nagoa, Salcete Taluka, District South Goa, State Goa. described more particularly in the SCHEDULE I, along with all that is situated therein, free from all encumbrances, obligations, claims, demands, whatsoever of the VENDORS , so that the PURCHASER, for all times hereinafter, shall HOLD, HAVE, POSSESS and ENJOY the SAID PROPERTY hereby sold, as the absolute owners thereof and together with all the rights, interests, privileges, advantages, easements, access, benefits, whatsoever, available to the SAID PROPERTY, free from any claim, obstruction, impediment, objections, interference, etc., from whomsoever, including



any party claiming through, under or on behalf of the VENDORS or their predecessors in title.

2. The VENDORS have hereby delivered the vacant possession of the SAID PROPERTY unto the PURCHASER and the PURCHASER acknowledge having taken possession of the SAID PROPERTY and the PURCHASER shall be entitled to have and to hold the same for their exclusive use and benefit absolutely and unconditionally forever together with all attendant rights , liberties , all plants and trees , privileges , easements and appurtenances whatsoever legally permissible and available to the SAID PROPERTY in any way appertaining usually held or occupied herewith or reputed to belong to or be appurtenant thereof and all deeds whatsoever of the VENDORS unto and upon the same and every part thereof.



3. That the VENDORS do hereby covenant with the PURCHASER that notwithstanding any acts, deeds or things heretofore done, executed or knowingly seized or possessed the SAID PROPERTY is free from any encumbrances, attachments or defect in title and that there is no lien or charge of any nature whatsoever and the VENDORS have clear, legal and marketable title to the SAID PROPERTY and have full power and absolute subsisting rights and authority to sell the SAID PROPERTY mentioned in SCHEDULE I herein below in the manner aforesaid and the PURCHASER hereafter shall peaceably, uninterruptedly and quietly hold, possess and enjoy the SAID PROPERTY in any manner they choose.
4. That the VENDORS do hereby declare that no person is having any claim, right or interest in the SAID PROPERTY or any part of it and



further undertakes that they shall at the request and cost of the PURCHASER'S do or execute or cause to be done and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PROPERTY and every part thereof in the manner aforesaid and according to the true intent and meaning of this Deed.

5. The VENDORS do hereby covenant that there is no litigation or legal proceeding pending before any Court/Tribunal or quasi Judicial Authorities in respect of the SAID PROPERTY and that the SAID PROPERTY is not subject to any notice/s or Notification/s or proceedings for acquisition/requisition under the Land Acquisition Act, that is to say, the SAID PROPERTY is not affected by lis-pendens/proceedings for land acquisition/requisition.

Two handwritten signatures in blue ink, one above the other, both appearing to be cursive and stylized.

6. THAT the VENDORS have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the SAID PROPERTY or in the manner hereby done or whereby or by reason or means whereof the same or any part thereof are, is, can, shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

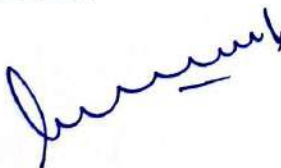
7. The VENDORS do hereby covenant with the PURCHASER that any defect in title of the VENDORS to the SAID PROPERTY or any part thereof or of any kind whatsoever be found at any time hereafter, the VENDORS, their

Two handwritten signatures in blue ink. The signature on the left is a cursive name, possibly 'L. M. Smith'. The signature on the right is 'Frank Smith' written in a stylized cursive script.

successors and assigns shall jointly and severally, be civilly liable to the PURCHASER, its successors and/or assigns or any of them in full in respect of any loss sustained by reason thereof. The VENDORS do hereby keep indemnified and shall at all times hereafter indemnify and keep indemnified the PURCHASER, their successors and assigns or any of them and save them or any of them harmless against all or any loss, damages, costs, charges and expenses, if any, suffered/incurred including on litigation to protect the possession of the PURCHASER and ownership, right, title and interest in/to the SAID PROPERTY by reason of any defect in the title of the VENDORS to the SAID PROPERTY hereby conveyed or breach by the VENDORS of any of the covenants herein contained or any misrepresentation made by the VENDORS.



8. That the VENDORS have already obtained certain permissions for carrying of the construction and the VENDORS do hereby clearly agree that the PURCHASER shall be entitled to take all benefits of these Permissions/Licenses obtained without requirement of making any further payment to the VENDORS. The PURCHASER shall also be entitled to transfer the said Permissions/Licenses in its favour and the VENDORS do hereby agree to co-operate in the matter and give all N.O.C. as may be required or demanded by any Authority .
9. The VENDORS do hereby covenant that the SAID PROPERTY hereby sold shall be quietly held and enjoyed by the PURCHASER'S without any interruption and or disturbance whatsoever from the VENDORS or any other person/s claiming through or under the VENDORS.



10. The VENDORS hereby declare that they have No Objection whatsoever for the PURCHASER to carry out the Mutation in the records of the Record of Rights in respect to survey No 13/3 admeasuring 8125 sq mtrs, of Village Nagoa, Taluka Salcete, District South Goa, State Goa.

11. That neither of the parties are members of any Scheduled Caste or Scheduled Tribe.

12. The total consideration of the SAID PROPERTY hereby sold is fixed at **Rs. 8,00,00,000/- (Rupees Eight crores only)** and accordingly stamp duty of Rs 48,00,000/- (Rupees forty eight lakhs only) is paid on this Deed by the PURCHASER.



SCHEDULE - I**(DESCRIPTION OF the "SAID PROPERTY")**


ALL THAT landed property Known as "GINA DE CASA" also known as "GORGINA" also known as "PINPALWADO" admeasuring 8125 sq mtrs, in the SAID PROPERTY there also exists old completed building structure consisting of Ground plus two storied building which is in a dilapidated condition having a total built up area of 1340.75 sq mtrs situated in the Village of Nagoa, Taluka of Salcette, District South Goa and surveyed under Survey No 13/3 of Village Nagao lying within the jurisdiction of Village Panchayat of Nagoa, the SAID PROPERTY is however not described in the land Registration office but enrolled in the Land Revenue office under Matriz No 430 and 451 and is bounded as under:

On the North: By property surveyed under No 13/2

On the South: By Property surveyed under No 13/4

On the East: By Property surveyed under No 13/1

On the West: By 6 meters public road.



IN WITNESS WHEREOF the **VENDORS and the PURCHASER** herein have set and subscribed their respective hands, the day and year first hereinabove written.

SIGNED AND DELIVERED BY THE

WITHIN NAMED VENDOR NO 1A

FARAM DARA PATEL

FOR SELF AND AS A POWER OF ATTORNEY

HOLDER FOR VENDOR NO 1B

MRS MONITA FARAM PATEL

Left hand finger prints

1.....

2.....

3.....

4.....

5.....

Right hand finger prints

1.....

2.....

3.....

4.....

5.....



[Handwritten signature]

[Handwritten signature]

SIGNED AND DELIVERED BY
the withinnamed PURCHASER

M/S. PRYTO PRIVATE LTD

Represented herein by its Director

MR. GAURISH SURYAJI KAMAT


Authorized to sign vide Board Resolution
dated 18.4.2023

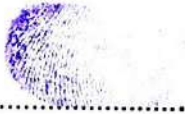


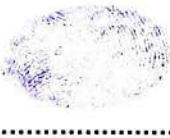
[Handwritten signature]

Left hand finger prints

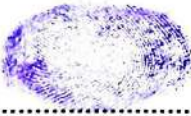
Right hand finger prints

1. 

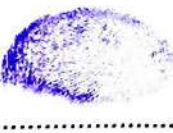
1. 

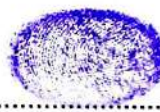
2. 

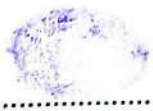
2. 

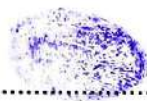
3. 

3. 

4. 

4. 

5. 

5. 

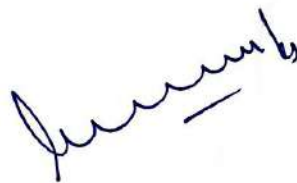
[Handwritten signature]

[Handwritten signature]

IN THE PRESENCE OF WITNESSES:

1. Akbar D. Yargatti
H.NO 945, Zuerivagar, Zari
Sancoale GOA 403726
2. Nandan Kumat Helekar
Villa NO 2, Raj complex
Alam Bhat, Taleigao - Goa



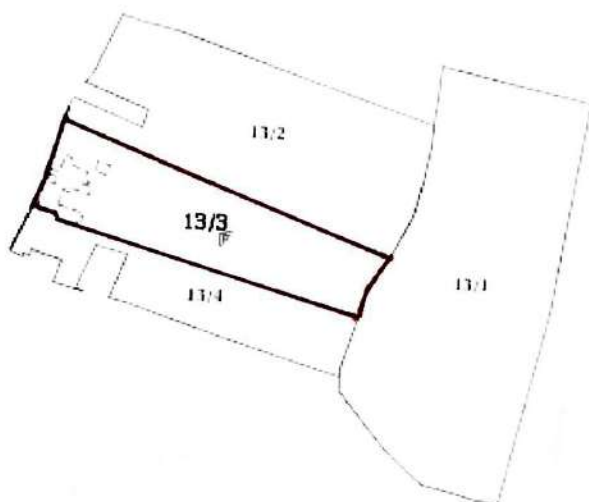





Government of Goa
Directorate of Settlement and Land records
Survey Plan
Salcete Taluka, Nagoa Village
Survey No.: 13 , Subdivision No.: 3

Scale 1:4000

Reference No.: REV192328755





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 20-Apr-2023 10:00:09 am

Document Serial Number :- 2023-MGO-1706

Presented at 09:41:38 am on 20-Apr-2023 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	4800000
2	Registration Fee	2400000
3	Tatkal appointment fee	10000
4	Mutation Fees	3500
5	Processing Fee	1100
Total		7214600

Stamp Duty Required :4800000/-





Stamp Duty Paid : 4800000/-

Presenter







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Gaurish Suryaji Kamat ,Father Name:Suryaji Kamat, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Address1 - Flat No C-6 Second Floor Kadamba Apartments Dr Atmaram Borkar Road Panaji Goa 403001, Address2 - , PAN No.:			


Executor

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Faram Dara Patel , Father Name:Late Dara Kuverji Patel, Age: 53, Marital Status: Married ,Gender:Male,Occupation: Business, B-1 S1-S2 Queeny Vision Queeny Nagar Velsao Goa 403712, PAN No.:			
2	Faram Dara Patel , Father Name:Late Dara Patel, Age: 53, Marital Status: ,Gender:Male,Occupation: Business, B-1 S1- S2 Queeny Vision Queeny Nagar Velsao Goa 403712, PAN No.: , as Power Of Attorney Holder for Monita Faram Patel			

Party Name and Address	Photo	Thumb	Signature
Gaurish Suryaji Kamat , Father Name:Suryaji Kamat, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Flat No C-6 Second Floor Kadamba Apartments Dr Atmaram Borkar Road Panaji Goa 403001. PAN No.:			 

Witness:
We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Party Name and Address	Photo	Thumb	Signature
Name: Akbar Dadapir Yargatti, Age: 44, DOB: 1979-03-24 , Mobile: 8888843338 , Email: , Occupation: Service , Marital status : Married , Address: 403726, House No 945 Zari Zuarinagar Sancoale South Goa, House No 945 Zari Zuarinagar Sancoale South Goa, Sancoale, Mormugao, South Goa, Goa			
Name: Yogesh Dhanraj Saner, Age: 32, DOB: 1991-01-27 , Mobile: 8888843338 , Email: , Occupation: Service , Marital status : Married , Address: 403401, G-1, G-1, Chinmay Apartment , Shantinagar, Ponda, Ponda, South Goa, Goa			


Sub Registrar
Civil Registrar
-Cum-
Sub Registrar
Salcete

Document Serial Number :- 2023-MGO-1706

Book :- 1 Document

Registration Number :- **MGO-1-1684-2023**

Date : 20-Apr-2023



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

Civil Registrar
-Cum-
Sub Registrar
Salcete

Samir K. Denai L.D.C
Denai

