Phone No:
Sold To/Issued To:
SONU MISHRA
For Whom/ID Proof:
DIWPM0648M

भारत INDIA
INDIA NON JUDICIAL
TJSB SAHAKARI BANK LTD.
Madgaon-Goa-403601
GOA
भारतीय गैर न्यायिक

OCT-17-2022 11:54:18
₹ 0427500/-
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3815398 36/02/13/2021-RDI

For TJSB Sahakari Bank Ltd.
Multistate Scheduled Bank
Authorised Signatory
Margao Branch

SONU MISHRA

DEED OF SALE

For TJSB Sahakari Bank Ltd.
Multistate Scheduled Bank

Authorised Signatory
Manjpe Branch

This Deed of Sale is made at Margao, Goa on this 17th day of the month of October, year 2022 -

BETWEEN

1. MR. VAMAN VASSUDEV KAMAT, son of Mr. Vassudev Kamat, aged about 61 years, married, in service, holding PAN card bearing No. AAEPK0131G, Aadhaar card bearing No. 5142 4081 0662, cell No. 9739662000, and his wife,

2. MRS. TANUJA VAMAN KAMAT, daughter of Mr. Keshav Fugre, aged about 54 years, home maker, holding PAN card bearing No. AFYPK7815C, Aadhaar card bearing No. 3746 5761 8344, cell No. 9008489700, both residents of A-1303, Alder, Godrej woodsman estate, near Columbia Asia hospital, Bellary road, Hebbal, Bangalore, Karnataka, 560024, and shall herein after be referred to as the " VENDORS" of the FIRST PART -

AND

3. MR. SONU MISHRA, son of Mr. Suresh Mishra, aged about 27 years, married, businessman, holding PAN card bearing No. DIWPM0648M, Aadhaar card bearing No. 3713 8163 2551, cell No. 7972042609, resident of flat No.SF-1, first floor, near PWD water tank, Gauliwada, Fatorda, Salcete, Goa, 403602, and shall herein after be 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 shall be deemed to mean and include their legal heirs, successors, administrators, executors and assigns.

All the parties to this deed are Indian Nationals.

WHEREAS there exists a property described in SCHEDULE I herein below and shall herein after be referred to as the SAID PROPERTY for the sake of brevity.

WHEREAS the said property originally belonged to late Naraina Kare and his wife, Padmavati and upon whose death their elder son, Krishna Narayan Kare initiated Inventory proceedings in the Court of Civil Judge, Senior Division at Margao

bearing Inventory Proceedings No.89/1986 between majors and in the said Inventory proceedings, the said property was listed under item Nos.2 and 4 and was equally allotted in 1/4th undivided shares to their four children namely Krishna Narayan Kare, Prabhakar Narayan Kare, Srinivasa Narayan Kare and Sadanand Narayan Kare (herein after referred to as the OWNERS).

WHEREAS by virtue of an Agreement dated 10th December 1984, the owners agreed to sell the said property to M/S Alcon Real Estates (herein after referred to as the DEVELOPERS) for developing the said property into various sub divided plots.

WHEREAS the entire development of the said property was named as "PADMANARAYAN ESTATE".

WHEREAS the Southern Planning and Development Authority vide its order No. SPD/P/3154/3721/87-88 dated 16th March 1988 read with order No. SPD/P/3154/2313/88-89 dated 22nd August 1988 granted final development permission for the development of the said property into various sub divided plots.

WHEREAS conversion sanad for an area of land admeasuring 41,159 Sq.Mtrs., of the said property was obtained bearing No. LRC/CONV/164/87 dated 27th January 1988 from the office of the Sub Divisional officer, Margao.

WHEREAS by virtue of Deed of Sale dated 21st February 1989 duly registered in the office of the Sub Registrar of Salcete at Margao under No. 1497 at pages 579 to 594 of book No. I, volume No. 86 dated 11th July 1989, the original owners along with their respective spouses as Vendors and Alcon Real Estates Private Limited as Developers sold and conveyed one of the sub divided plots bearing No.A-20 admeasuring 544 Sq.Mtrs. to Mr. Louis Manuel Fernandes, Mrs. Clara Nifa Fernandes, Miss Neela Anne Fernandes and Miss Sharon Virna Fernandes and the

said plot stands more particularly described in SCHEDULE II herein below and shall herein after be referred to as the SAID PLOT.

WHEREAS the said Mr. Louis Manuel Fernandes expired leaving behind his widow and moiety sharer the said Mrs. Clara Nifa Fernandes and as his legal heirs, his children namely Dr. Merwin Custodio Fernandes and his wife Mrs. Sandra Fernandes, Miss Neela Anne Fernandes and Miss Sharon Virna Fernandes.

WHEREAS by virtue of Deed of Sale dated 23rd September 2003 duly registered in the office of the Sub Registrar of Salcete at Margao under No. 3301 at pages 496 to 515 of book No.I, volume No. 1541 dated 16th October 2003, the said Mrs. Clara Nifa Fernandes and her children namely Dr. Merwin Custodio Fernandes and his wife Mrs. Sandra Fernandes, Miss Neela Anne Fernandes and Miss Sharon Virna Fernandes sold and conveyed the said plot of land to Mr. Rajanikant Narcinva Madkaikar and his wife, Mrs. Swarupa Rajanikant Madkaikar.

WHEREAS further by virtue of Deed of Sale dated 5th August 2005 duly registered in the office of the Sub Registrar of Salcete at Margao under No. 3065 at pages 19 to 40 of book No.I, volume No. 1686 dated 6th August 2004, the above named owners namely Mr. Rajanikant Narcinva Madkaikar and his wife, Mrs. Swarupa Rajanikant Madkaikar sold and conveyed the said plot of land to the Vendors herein.

WHEREAS by virtue of the afore said deeds and events the VENDORS have assured the PURCHASERS that they have become the legal owners and possessors of the said sub divided plot described in SCHEDULE II herein below with exclusive liberty to deal with the title of the same with any person of their choice.

WHEREAS believing the above said representations to be true, the PURCHASER have proposed to purchase and the Vendors have agreed to sell the said sub divided plot of land bearing No.A-20 admeasuring 544 Sq.Mtrs., more particularly

described in detail in SCHEDULE II mentioned herein below to the Purchaser for a total consideration amount of **Rs.95,00,000/- (Rupees Ninety Five Lakhs only)** which is its fair market value and the same shall herein after be referred to as the SAID PLOT.

WHEREAS pursuant to the oral commitment, the PURCHASER has already paid the said total consideration amount of **Rs.95,00,000/- (Rupees Ninety Five Lakhs only)** to the VENDORS, the receipt of the entire amount whereof is hereby admitted and cknowledged of having received by the Vendors, and the PURCHASERS having paid the entire consideration amount with respect to the said plot have requested the VENDORS to convey and sell the same to him and the VENDORS having received the entire consideration amount of **Rs.95,00,000/- (Rupees Ninety Five Lakhs only)** from the PURCHASER hereby convey and sell the same to the Purchaser.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance of the said agreement and for the total consideration amount of **Rs.95,00,000/- (Rupees Ninety Five Lakhs only)** which sum has been already paid by the PURCHASER to the VENDORS in the following manner:

a) A sum of Rs.95,000/- (Rupees Ninety Five Thousand only) has been deducted in real terms from the total consideration amount paid to the Vendors as TDS @ of 1% and paid as Income tax.

b) A sum of Rs.10,00,000/-(Rupees Ten Lakhs only) has been paid by cheque bearing No. 000003 dated 7th October 2022 drawn on RBL Bank, Margao branch,

c) A sum of Rs. 45,00,000/-(Rupees Forty Five Lakhs only) has been paid by RTGS bearing UTR No.AUBLR52022101751959643 dated 17th October 2022 from AU Small Finance Bank, Margao branch into the account of the Vendors with Axis Bank, Margao branch,

d) And a sum of Rs. 39,05,000/-(Rupees Thirty Nine Lakhs Five Thousand only) has been paid by RTGS bearing UTR No. RATNH22290314118 dated 17th October 2022 from RBL Bank, Margao branch into the account of the Vendors with Axis

Bank, Margao branch, the receipt of the entire payment whereof, the VENDORS hereby admit and acknowledge of having received and thus the VENDORS as the lawful owners and possessors of the said plot of land described in SCHEDULE II herein below having received the entire consideration amount in respect of the same from the PURCHASER do hereby sell, convey, and transfer by way of sale to the PURCHASER all that said plot more particularly described in SCHEDULE II mentioned herein below together with all their rights, title, interests, privileges, easements, paths, passages, access and appurtenances of whatsoever nature to the said plot and everything standing thereon TO HAVE AND TO HOLD the same to the "PURCHASER" as the absolute owner thereof free from charges or encumbrances.

2. The VENDORS do hereby covenant with the PURCHASER as follows:

a) That they have good right, full power and absolute authority to sell the said plot to the PURCHASER.

b) That they have got a clear and marketable title over the said plot hereby sold and the same is free from all sorts of encumbrances / charges / mortgages.

c) That they have not agreed to sell nor have sold the said plot or any part or portion thereof to any other person / entity.

d) That there are no litigations pending in any court of law regarding the said plot.

e) No person is claiming any right in the said plot under the Agricultural Tenancy Act, Mundkar act or any other legislation in force in the State of Goa and the same is absolutely free from any kind of claims from any person's / institutions of whatsoever nature.

f) That they have not received any notice or notification neither it is within their knowledge of any notification published for the purpose of acquiring the said plot or any part or portion thereof or the road appurtenant thereto.

g) That they hereby sell, convey, transfer and assign all their rights, title, interest in the said plot unto the PURCHASER absolutely and forever and hereby

covenant with the PURCHASER that they shall hence forth have absolutely no claim of whatsoever nature over the said plot.

h) The Vendors also covenant with the Purchasers that the said plot is clearly accessible with a 10.00 Mtrs. wide tar road.

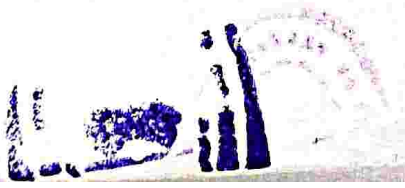
i) That the said plot forms part of the approved sub division duly converted for residential use.

3. The PURCHASER may hereafter peacefully and quietly possess, hold, use and enjoy the said plot as his own property by either retaining or disposing off the same to any person of his choice without any interruption or disturbance, claim or demand on the part of the VENDORS or on the part of any person/s claiming through or under them.

4. That in case due to any defects in the title of the Vendors to the said plot or the road appurtenant thereto, the PURCHASER is deprived of the same or any part thereof, then the VENDORS undertakes to indemnify.

5. The Vendors hereby allow the PURCHASER to carry out necessary mutation in survey records in order to incorporate the name of the PURCHASER in the occupants column of the property surveyed under Chalta No. 1 of P.T.Sheet No. 121 in the records of City Survey, Margao and for that matter waive all the rights of serving them with any notices for the purpose of carrying out the proposed mutation in the name of the PURCHASER in the occupants column of the said survey holding.

6. The Vendors hereby declare that they do not belong to the scheduled caste or schedule tribe community and therefore they are competent to execute the present sale deed and convey and transfer the title of the said plot in favour of the Purchaser.



7. The VENDORS finally covenant with the PURCHASER that they shall do or execute or cause to be done all such lawful acts, deeds, things, matters for further and more perfectly conveying and assuring the said plot hereby conveyed and every part thereof unto the PURCHASER including execution of any Deed of Declaration, Ratification or Rectification deed for the afore said purpose solely at the costs of the Purchaser, so also placing the PURCHASER in possession of the same according to the true intent and meaning of this deed as shall or may be reasonably required.

8. Vacant, legal and Peaceful possession of the said plot has been delivered by the VENDORS to the PURCHASER along with the signing, execution and registration of the present deed.

9. The said sub divided plot of land bearing No.A-20 admeasuring 544 Sq.Mts., conveyed by virtue of this deed is sold for a total consideration amount of **Rs.95,00,000/- (Rupees Ninety Five Lakhs only)** and the same is its fair market value and accordingly stamp duty calculated at the rate of 4.5% on the said sum amounting to Rs.4,27,500/- (Rupees Four Lakhs Twenty Seven Thousand Five Hundred only) and registration fees calculated at the rate of 3% amounting to a sum of Rs.2,85,000/- (Rupees Two Lakhs Eighty Five Thousand only) along with the mutation fees and applicable processing fees has been paid here with.

SCHEDULE I

All that landed property denominated as AZULIANCHI GALLY or GOGOLLA situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 458 at folio 31 of book B-2 (new) and the same is bounded on the East and North by a hillock, on the West by the property Gogolla of the Communidade of Margao, and on the South by the property Azulianchi Tolly of Madeva Sinai Caro.

One third of the following property:

Property known as Azulianchi Tolly or Gogolla situated at Gogol, Margao, within the limits of the Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, described in the Land Registration office of Salcete under No. 459 and bounded on the East by a hillock and on the North, West and South by the property Azulianchi Tolly of Madeva Sinai Caro.

One fourth of the property No.458 and one fourth of the property 459 are recorded in the Revenue roll (Matriz) as half of the property No.1805.

Both the above properties i.e. one half of the first property and one third of the second property are compositely allotted Chalta Nos.1,2 and 3 of P.T. Sheet No. 121 and the same are bounded as follows:

On the East by Chalta No.15 of P.T.Sheet No.122 i.e. property of Laximibai Kare, On the West by Chalta No.15 of P.T.Sheet No.120, Chalta No.1 of P.T.Sheet No.189 and Chalta No.1 of P.T.Sheet No.184, On the North by the boundary of Raia villa and On the South by the paddy field of Prabhakar Kare and others.

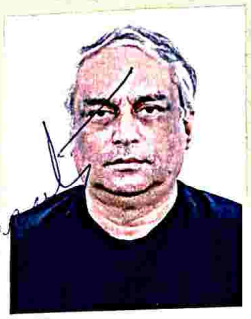
SCHEDULE II

All that sub divided plot of land admeasuring 544 Sq.Mtrs., (which is part or portion of the property described in SCHEDULE I above) being plot No.A-20 located in the development scheme "PADMANARAYAN ESTATES" and the same is bounded on the East by 10.00 Mtrs.wide road of the colony, on the West by plot A-19 of the colony, on the North by 8.00 Mtrs.wide road of the colony and on the South by plot No.A-21 and open space of the colony.

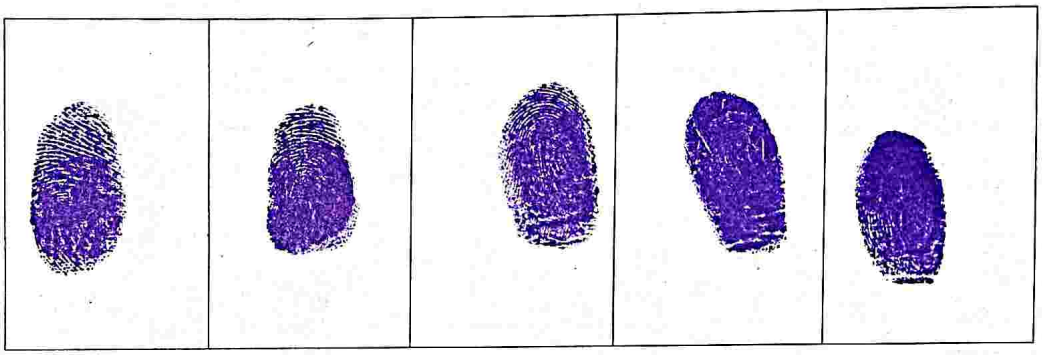
The said plot No.A-20 for better identification is shown in the plan annexed hereto marked in red colour lines.

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

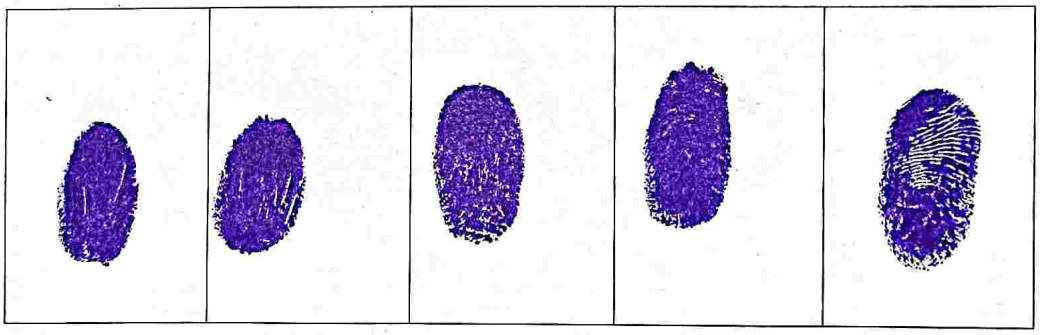
The VENDORS:



MR. VAMAN VASSUDEV KAMAT



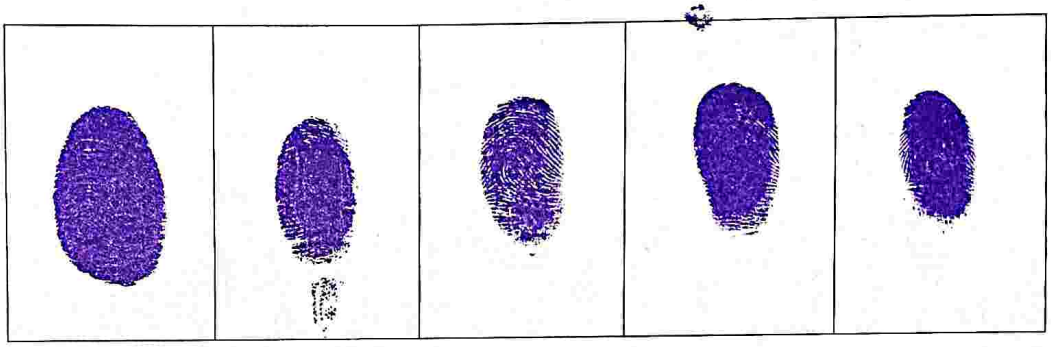
His right hand finger prints



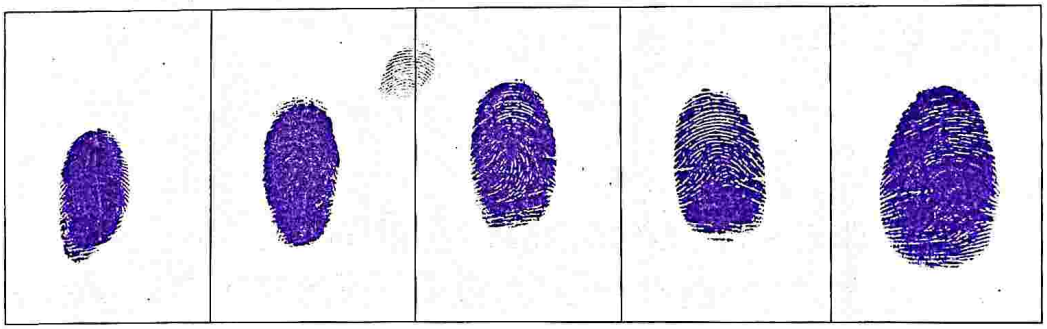
His left hand finger prints

The VENDORS:

MRS. TANUJA VAMAN KAMAT



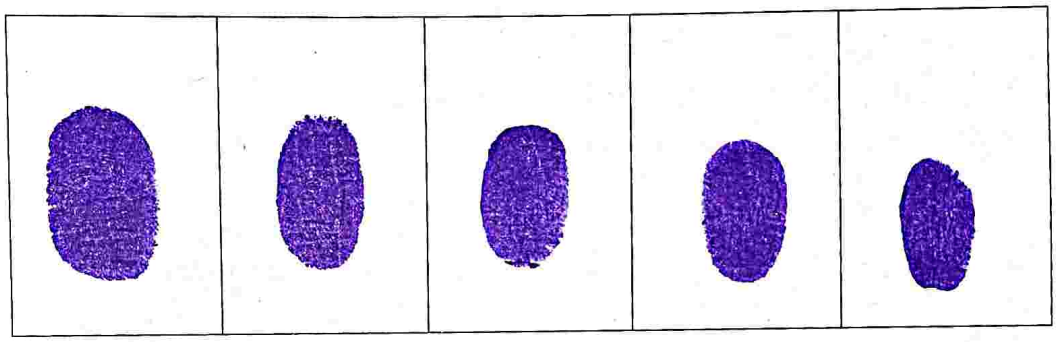
Her right hand finger prints



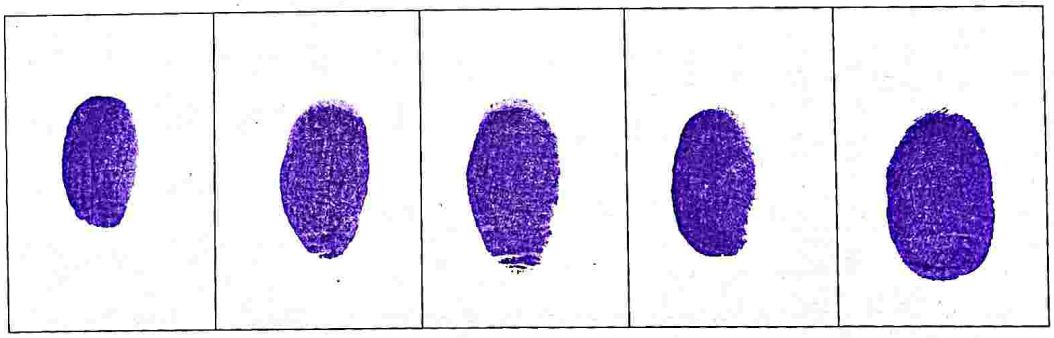
Her left hand finger prints

The PURCHASER:

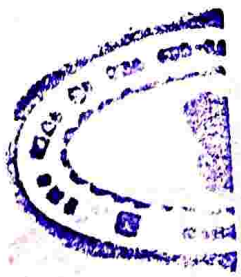
MR. SONU MISHRA



His right hand finger prints



His left hand finger prints



In the presence of witnesses:

1. Name: Adv.Santosh D.Karwarker

Father's name: Mr. Dayanand V.Karwarker

Signature:

Cell No. 9637093809

Marital status: Married

Aged : 42 years

Occupation : Advocate

Address: Shubham, near club Harmonia, Margao, Goa, 403601

2. Name: Mr. Altaf Shaikh

Father's name: Mr. Ibrahim Shaikh

Signature:

Cell No. 9561296800

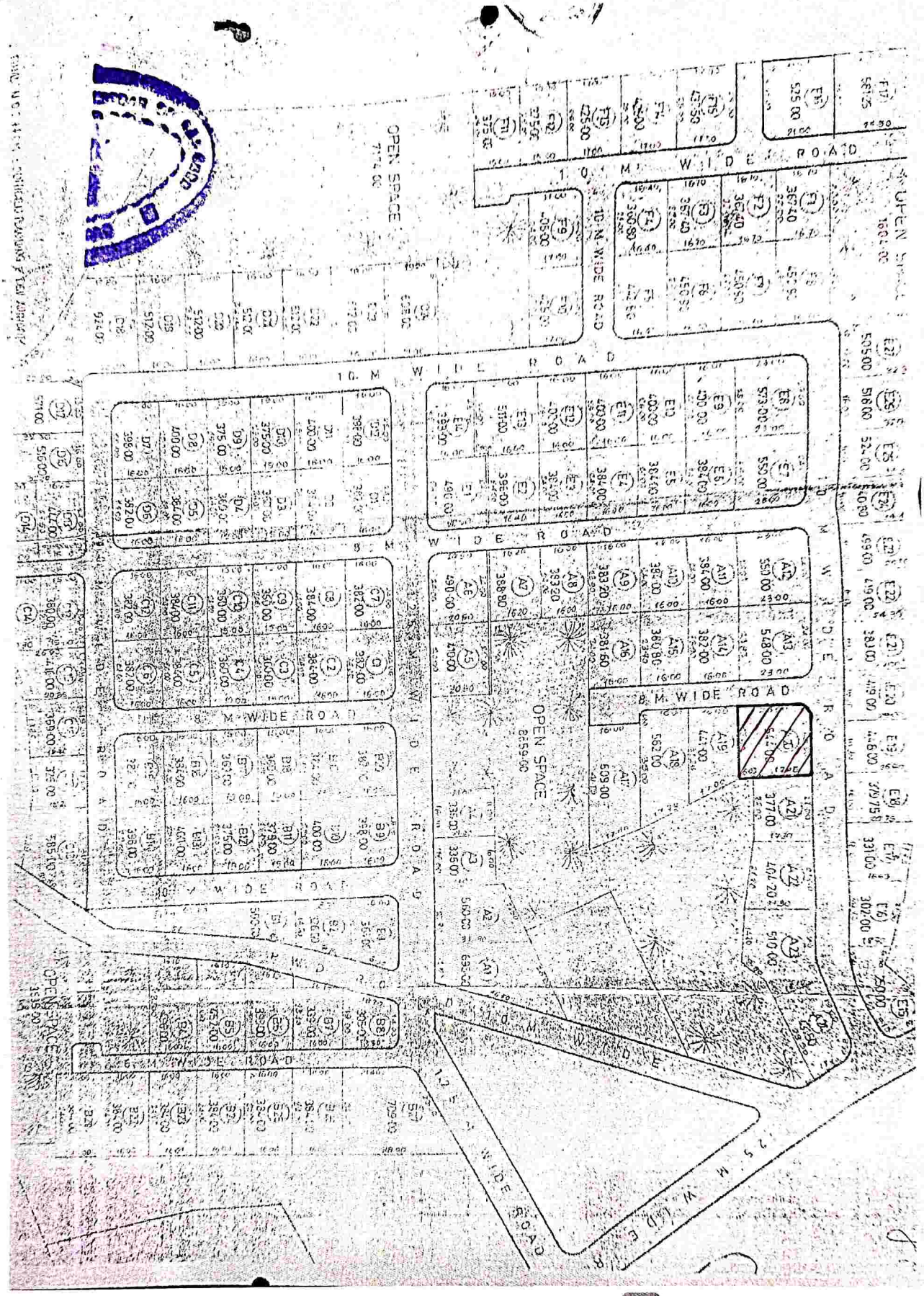
Marital status: Married

Aadhaar card No. 3743 1322 0773

Aged : 55 years

Occupation : Self employed

Address:House No.2/5469, near Don Bosco Technical Institute, Fatorda, Salcete, Goa, 403602



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Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **19-Oct-2022 11:50:20 am**

Document Serial Number :- **2022-MGO-4025**

Presented at **11:47:24 am** on **19-Oct-2022** 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	427500
2	Registration Fee	285000
3	Mutation Fees	1000
4	Processing Fee	680
	Total	**714180**

Stamp Duty Required :**427500/-** Stamp Duty Paid : **427500/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Sonu Mishra ,Father Name**:Suresh Mishra,**Age:** 27, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** Flat No.SF-1, first floor, near PWD water tank, Gauliwada, Fatorda, Salcete,Goa, **Address2 -** , **PAN No.:** DIWPM0648M			

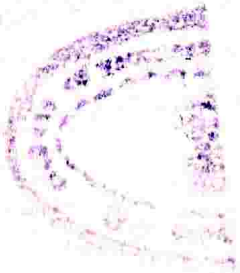
Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**Vaman Vassudev Kamat , Father Name:Vassudev Kamat, Age:** 61, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Service, A-1303, Alder, Godrej woodsman estate, near Columbia Asia hospital, Bellary road, Hebbal, Bangalore, Karnataka, **PAN No.:** AAEPK0131G			
2	**Tanuja Vaman Kamat , Father Name:Keshav Fugre, Age:** 54, **Marital Status:** Married ,**Gender:**Female,**Occupation:** Housewife, A-1303, Alder, Godrej woodsman estate, near Columbia Asia hospital, Bellary road, Hebbal, Bangalore, Karnataka, **PAN No.:** AFYPK7815C			
3	**Sonu Mishra , Father Name:Suresh Mishra, Age:** 27, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, Flat No.SF-1, first floor, near PWD water tank, Gauliwada, Fatorda, Salcete,Goa, **PAN No.:** DIWPM0648M			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature



Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **Santosh D Karwarker,Age: 42,DOB: ,Mobile: 9637093809 ,Email: ,Occupation:Advocate , Marital status : Married** , Address:403601, Shubham near Club Harmonia Margao Goa , Margao, Salcete, SouthGoa, Goa			
2	Name: **Altaf Shaikh,Age: 55,DOB: ,Mobile: 9561296800 ,Email: ,Occupation:Self Employed , Marital status : Married** , Address:403602, 2-5469, 2-5469, Near Don Bosco technical institute Fatorda Salcete Goa , Margao, Salcete, SouthGoa, Goa			

Sub Registrar

Civil Registrar
-Cum-
Sub Registrar

Document Serial Number :- 2022-MGO-4025

Document Serial No:-2022-MGO-4025

Book :- 1 Document
Registration Number :- **MGO-1-3929-2022**
Date : 19-Oct-2022

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

Civil Registrar
-Cum-
Sub Registrar
Salcete