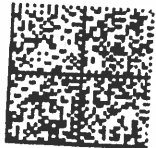
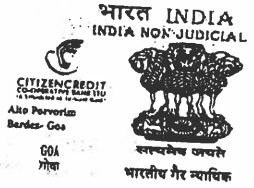


(Rupees)



(Only)

Phone No:
Sold To/Issued To:
Balasubramanian Thac
For Whom/ID Proof:
Aadhaar



AUG-03-2022 16:38:54

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorized Signatory

Name of Purchaser: Balasubramanian Thacharavallappil

DEED OF SALE

THIS DEED OF SALE is executed on this 03rd day of August 2022 at

Bicholim-Goa.

BETWEEN

1. Smt. **SHRUTIKA SHAM SHETYE**, Proprietor, M/s. **SHETYE BUILDERS AND DEVELOPERS**, wife of Mr. Sham A. Shetye, 46 years of age, Married, Business, Indian National, bearing Pan No. [REDACTED] Aadhar Card No. [REDACTED] resident of H. No. 1834/1, Samruddhi Sanskruti, Near Goa Assembly Complex, Alto Porvorim, Bardez, Goa. hereinafter referred to as "**THE VENDOR**" (Which expression unless repugnant to the context or meaning thereof shall mean and include all her heirs, Successors, Executors, Administrators and Assigns) of the **FIRST PART**.
2. Mr. **BALASUBRAMANIAN THACHARA VALAPPIL ALIAS BALASUBRAMANIAN T V** s/o Mr. Parameshwaran, 51 years of age, Married, Business, Indian National, bearing Pan No. [REDACTED] Aadhar Card No. [REDACTED] resident of 422, Villa Mariano, Borchem Bhat, Caranzalem Nr. Football Ground, Panaji North Goa 403002. hereinafter referred to as "**THE PURCHASER**" (Which expression unless repugnant to the context or meaning thereof shall mean and include all his heirs, Successors, Executors, Administrators and Assigns) of the **SECOND PART**

 
2

AND

3.Mr.Sham Anant Shetye, son of Anant Shetye, Business, married, age 46 yrs, Indian National, Pan card no. [REDACTED] Aadhar Card no. [REDACTED] residing at H.No.1834/1, Samruddhi Sanskruti Bungalow, Near Goa Assembly, Complex, Alto Porvorim, Bardez Goa. hereinafter referred to as the **"CONFIRMING PARTY"** (Which expression unless repugnant to the context or meaning thereof shall also mean and include all his Heirs, Successors, Executors, Administrators and Assigns) of the **THIRD PART.**

WHEREAS there exists a property known as **"GALVARIL DONGOR"** or **"LAKER"** situated at Village BORDEM, within the limits of Bicholim Municipality, Taluka and Sub District of Bicholim, District North Goa, State of Goa, inscribed under inscription No. 11582 at page 33 Back of Book, G -16 new in favor late Joao Dias described in the Land Registration Office under No. 1965 of Book B-5 New, not enrolled in the Taluka Revenue Office and surveyed under Survey No. 65/0 of Village Bordem, which property is more particularly described in Schedule I herein after written and herein after referred to as the Said Property.

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ANDWHEREAS the said property which is known as "GALVARIL DONGOR" or "LAKER" originally belonged to Mr. Demu Crisna Pol and his wife Caxi Pol.

AND WHEREAS the said Mr. Demu Crisna Pol and his wife had sold the said property to Mr. Luis Joao Dais vide deed of sale dated 24/01/1942, drawn in the office of Notary Jose Francisco Souza Coelho in Book No. 116 at folio 55 to 56 reverse.

AND WHEREAS upon the death of said Mr. Luis Joao Dais, Deed of Partition, dated 3-1-1963 registered under No. 555 at folio 91, executed among the legal heirs of Luis Joa Dais the said whole property was allotted to his son Mr. Eufemiano Dias.

AND WHEREAS on 12-4-2003, the said Mr. Eufemiano Constancio Dais died being survived by his widow Filomena Luisa de Souza Menezes and his following heirs Luis Lan Dias and Lois De Menezes e Dias which is confirmed by the Deed of Succession dated 10-12-2003 draw in the office of the Notary - Ex- officio of Ilhas under No. 680 at page 81 onwards.

AND WHEREAS the said Filomena Luisa de Souza Menezes and Luis Lan Dias and Lois De Menezes e Dias and their respective spouses have sold the northern part of the said property to Mr. VINAYAK DADU PAL alias Mr. VINAECA DADU POL and Mr.

  *S. L. B.*⁴

JAIWANT DADU PAL alias Mr. ZOIVONTA DADU, vide Deed of sale dated 18th December 2008, registered before the Sub Registrar of Bicholim Under No. 1101/2008, Book I, Vol. 659, dt. 18th December 2008. Which northern part of the property is more particularly described in Schedule II herein after written and herein after referred to as the part of the said property.

AND WHEREAS M/s. Mayfair Resorts (India) Ltd., has purchased the part of the northern part of the said property, from the said Mr. VINAYAK DADU PAL alias Mr. VINAECA DADU POL and Mr. JAIWANT DADU PAL alias Mr. ZOIVONTA DADU vide three different Deed of sale all dated 10th February 2009, registered before the Sub Registrar of Bicholim under Nos.

A) Deed Dated 10th February 2009, 162/2009 at pages 71 to 101, Book I, Vol. 673 dated 16/02/2009.

B) Deed Dated 10th February 2009, 163/2009 at pages 102 to 130, Book I, Vol. 673 dated 16/02/2009.

C) Deed Dated 10th February 2009, 164/2009 at pages 131 to 160, Book I, Vol. 673 dated 16/02/2009.

AND WHEREAS M/s. Mayfair Resorts (India) Ltd has developed the said property and the Deputy Town Planner, Town and Country




ⓧ ⓧ Slits⁵

Planning Dept. Bicholim has Granted Final NOC for phase II for plots No. A-1, to A-8, B-14, B-16, B-18, B-20, B-22 and for plot nos. C-11 to C-17 bearing No. DC/5670/BICH/TCP-11/441 dated 08/06/2011.

AND WHEREAS the Bicholim Municipal Council has granted Final NOC for Phase (II) BMC/TECH/11-12/56 dated 17/12/2011 for Sub-Division of Plots bearing Nos. for plots No. A-1, to A-8, B-14, B-16, B-18, B-20, B-22 and for plot nos. C-11 to C-17.

AND WHEREAS Mr. Vikas Siwach, has purchased one Plot bearing plot No. A-1, admeasuring 1080 sq. mtrs. from M/s. Mayfair Resorts (India) Ltd., by a Deed of Sale Dated 29th May 2012, registered before the sub- Registrar of Bicholim under No. 863/2012 at page 65 to 83 of Book No. I Volume No. 997 dated 4th September 2012.

ANDWHEREAS the said plot of land bearing plot no. A-1, admeasuring an area of 1080 sq. mtrs purchesd by Dr.Vishal Siwach and his wife Mrs. Sangeeta Siwach from the said Mr. Vikas Siwach and his wife by Deed of sale dated 24th March 2014, registered before the Sub Registrar of Bicholim Under No. 309/2014 at pages 209 to 221, Book I, Vol. 1138, dated. 26/03/2014.

AND WHEREAS Mrs. Shrutika Sham Shetye, has purchased one Plot bearing plot No. A-1, admeasuring 1080 sq. mtrs. from Mr. **Vikas Siwach** and his wife by a Deed of Sale Dated 07th October 2021, registered before the sub- Registrar of Bicholim under No. BHC-1-785-2021 dated 7th October 2021.

AND WHEREAS THE VENDORS herein has approached THE PURCHASER to sell the said plot and THE PURCHASER herein has accepted the request of THE VENDORS herein to purchase the said plot No. A-1, admeasuring an area of 1080 sq. mtrs for a total consideration of Rs. XXXXXXXXXX (Sixty Thousand Only), Which is its present prevailing market value and which plot is more particularly described in schedule II hereunder written and herein after referred to as the said plot of land.

AND WHEREAS THE PURCHASER herein desirous of purchasing the said property and THE VENDORS herein are now executing Sale Deed in favor of THE PURCHASER herein, on the following terms and conditions.

[Handwritten signature] *[Handwritten signature]* S C B .

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of the sum of Rs. [REDACTED]
[REDACTED] (Only) paid by THE
PURCHASER to THE VENDOR herein in the following manner: -

A) Sum of Rs. [REDACTED] paid through
RTGS by bearing chq no.769433 dated 08-07-2022 from Federal
Bank, Porvorim Branch,

B) Sum of Rs. [REDACTED]
[REDACTED] (Only) paid through Cheque
bearing no.000053 dated 29-07-2022 of HDFC Bank Caranzalem,

C) Sum of Rs. [REDACTED]
[REDACTED] (Only) paid through
Cheque bearing no.000067 dated 29-07-2022 of HDFC Bank
Caranzalem,

D) Sum of [REDACTED]
[REDACTED] (Only) bearing No. 000068, HDFC Bank, Caranzalem
Branch.

c) Sum of R [REDACTED]
[REDACTED] (Only) paid as TDS (Tax Deducted at Source) in the
compliance with the provision of section 194-1 of income Tax Act,
1961 through the Finance Act 2013 and the receipt of which THE

~~A~~ ~~A~~ SLS 8

VENDOR do hereby admit, acknowledge and confirm the same and THE VENDOR do hereby grant, transfer, assign, convey and assure by way of sale unto THE PURCHASER All that plot of land , bearing plot no. A-1 admeasuring an area of 1080 sq.mtrs. which is the part of the said property said property as "GALVARIL DONGOR" or "LAKER" situated at Village BORDEM, within the limits of Bicholim Municipality, Taluka and Sub District of Bicholim, District North Goa, State of Goa, inscribed under inscription No. 11582 at page 33 Back of Book, G -16 new in favor late Joao Dias described in the Land Registration Office under No. 1965 of Book B-5 New, not enrolled in the Taluka Revenue Office and surveyed under Survey No. 65/0 of Village Bordem, which plot is more particularly described in Schedule II herein after written and herein after referred to as the Said plot of Land and the better identified and marked in the red colour in the plan annexed hereto, TOGETHER WITH ALL rights, title, interest, uses, benefits, easements, privileges, advantages, claims, demands, drains, Well, trees, plants, ways, paths, passage, commons, and appurtenances whatsoever, now or at any time hereto before usually held, used, occupied or known as part thereof or be appurtenance thereto and all the corresponding estates, rights, title, interest, use possession, benefits, claim, and demand whatsoever both at law and in equity

 A S L I S ⁹

of the Vendor, free from all encumbrances, charges and liens for him TO HAVE AND TO HOLD the same absolutely forever.

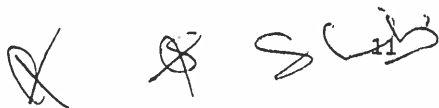
2. THE VENDOR do hereby covenant with THE PURCHASER that notwithstanding any act, thing or deed done or executed by THE VENDOR or knowingly suffered to the contrary, THE VENDOR now have good right, title and full authority to sell, transfer, grant and convey the said property hereby sold, transferred, granted or conveyed or expressed so to be UNTO AND TO THE USED and benefit of THE PURCHASER in the manner aforesaid.
3. THE VENDOR hereby declares that the said Plot of land sold or any part thereof is not the subject of any acquisition or requisition by any authority under the Land Acquisition Act nor it is subject to any Tenancy/Mundkar or other claims.
4. THE VENDOR hereby declares that the said Plot of land sold or any part thereof is not the subject matter of any litigation and the said property is free from any encumbrances, loan, mortgage, charge of whatsoever made or suffered by THE VENDOR and THE VENDOR shall and will from time to time and at all times hereinafter at the cost of THE PURCHASER execute or cause to be done or executed all such acts, deeds and things whatsoever for





further and more perfectly assuring the aforesaid rights in the aforesaid portion of the land hereby sold unto and to the use of THE PURCHASER in the manner aforesaid as shall and/or may be reasonably required. In case THE PURCHASER is ever dispossessed from the said property hereby sold or any part thereof by reason of any defect in the title of the Vendor, THE VENDOR do hereby agree and undertake to repay to THE PURCHASER the entire consideration amount received by him together with interest, loss and damages and shall keep THE PURCHASER fully saved and indemnified.

5. And that the said Plot of land hereby sold is free from encumbrances whatsoever made or suffered by THE VENDOR and shall and will from time to time and at all times hereinafter execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the aforesaid rights in the said property sold unto and to the use of THE PURCHASER in the manner aforesaid as shall and/or may be reasonably required.
6. That THE VENDOR herein do hereby give its consent/ No Objection to THE PURCHASER to enter her name in the Form I and XIV of the property bearing survey no 65/0 situated at Bordem village of Bicholim Taluka.

Three handwritten signatures in black ink, appearing to be initials or names, located below the text of clause 6.

7. None of the VENDOR or PURCHASER belongs to Scheduled Caste or Scheduled Tribe Community.

SCHEDULE - I

Description of the property

ALL THAT property known as "GALVARIL DONGOR" or "LAKER", admeasuring an area of 79100 Sq.mtrs situated at Village BORDEM, within the limits of Bicholim Municipality, Taluka and Sub District of Bicholim, District North Goa, State of Goa, described in the Land Registration Office under No. 1965 of Book B-5 New, not enrolled in the Taluka Revenue Office and surveyed under Survey No. 65/0 of Village Bordem and bounded as under:

Towards North : By Survey No. 62
Towards South : By Survey No. 16/2 and 16/3
Towards East : By Survey No. 66 and 67 and
Towards West : By Survey No. 63

(Handwritten marks)

SCHEDULE - II

Description of the plot of land

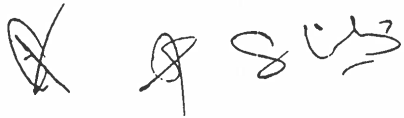
ALL THAT Developed plot of land bearing Plot No.A-1, admeasuring an area of 1080 Sq. mtrs. which is the part of the said the property more particularly described in Schedule - I herein above which is bounded as follows:

Towards North : By open Space

Towards South : By Road

Towards East : By Road

Towards West : By water pipe line and Road



IN WITNESS WHEREOF the parties have put their respective hands
on the day, month and year first hereinabove mentioned.

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED "THE VENDOR"

1. MRS. SHRUTIKA SHAM SHETYE Proprietor, M/s. SHETYE
BUILDERS AND DEVELOPERS

Shri

L. H. F. P.

R. H. F. P.

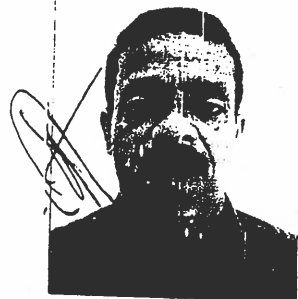


Shri

SIGNED SEALED AND DELIVERED

BY WITHIN NAMED "THE PURCHASER"

2.Mr.BALASUBRAMANIAN THACHARA VALAPPIL ALIAS
BALASUBRAMANIAN T V



L. H. F. P.

R. H. F. P.



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____

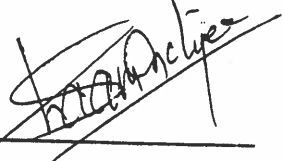


5. _____

Handwritten marks and text: S C 13 15

SIGNED SEALED AND DELIVERED
BY WITHIN NAMED "CONFIRMING PARTY"

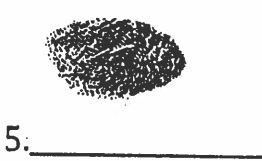
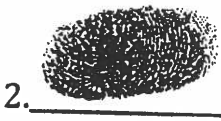
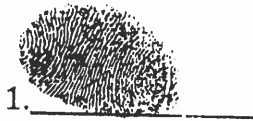
3.Mr.SHAM ANANT SHETYE




L. H. F. P.



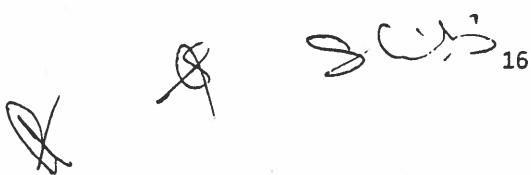
R. H. F. P.



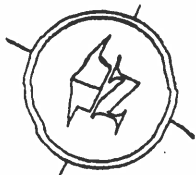
WITNESSES:

1. Minesh N. Kandolkar 

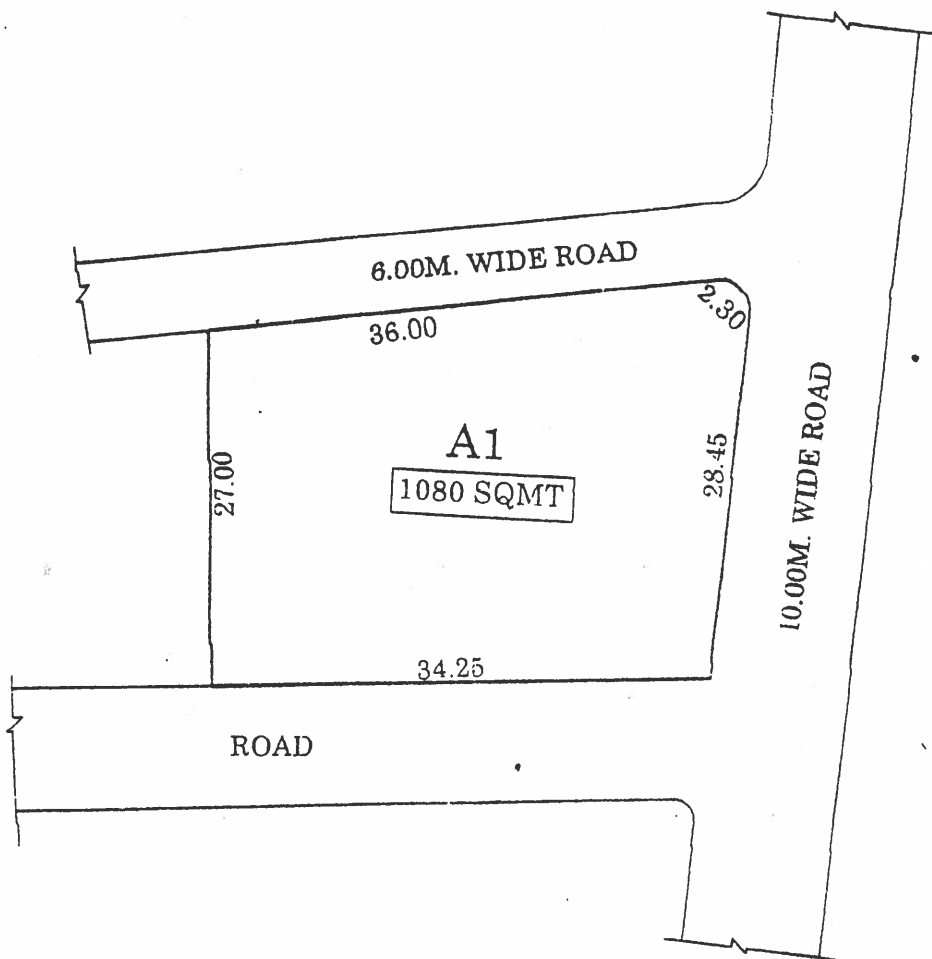
2. Nikhil L. Parmar



NO. 65/0 OF VILLAGE BORDDEM, TALUKA BICHOLIM



AREA OF PLOT NO. A1 = 1080.00 M2



slits



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 04-Aug-2022 12:52:17 pm

Document Serial Number - 2022-BCH-784

Presented at 12:15:08 pm on 04-Aug-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	
2	Registration Fee	
3	Mutation Fees	
4	Processing Fee	
Total		

Stamp Duty Required







Stamp Duty Paid

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BALASUBRAMANIAN THACHARAVAPPIL ALIAS BALASUBRAMANIAN T V ,Father Name:PARAMESHWARAN, Age: 51, Marital Status: Married ,Gondor:Male,Occupation: Business, Address1 - 422 VILLA MARIANO BORCHEM BHAT CARANZALEM NR FOOTBALL GROUND PANAJI NORTH GOA, Address2 - , PAN No.:			







Executer

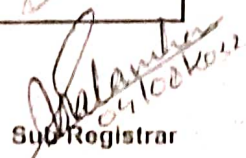
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	BALASUBRAMANIAN THACHARAVAPPIL ALIAS BALASUBRAMANIAN T V , Father Name:PARAMESHWARAN, Age: 51, Marital Status: Married ,Gender:Male,Occupation: Business, 422 VILLA MARIANO BORCHEM BHAT CARANZALEM NR FOOTBALL GROUND PANAJI NORTH GOA, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	HARI LADU NAIK , Father Name: LADU NAIK, Age: 50, Marital Status: , Gender: Male, Occupation: Service, H NO 206 GAONKARWADA TUEM PERNEM NORTH GOA, PAN No.: [REDACTED], as Power Of Attorney Holder for SHRUTIKA SHAM SHETYE PROPRIETOR OF MS SHETYE BUILDERS AND DEVELOPERS			
3	HARI LADU NAIK , Father Name: LADU NAIK, Age: 51, Marital Status: , Gender: Male, Occupation: Service, H NO 206 GAONKAR WADA TUEM PERNEM GOA, PAN No.: [REDACTED] as Power Of Attorney Holder for SHAM ANANT SHETYE			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: NIKHIL LALU PARMAR, Age: 31, DOB: 1991-04-18 , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Unmarried , Address: 403521, Penha-de-franca, Bardez, NorthGoa, Goa			
2	Name: MINESH NARAYAN KANDOLKAR, Age: 32, DOB: 1990-06-30 , Mobile: [REDACTED], Email: , Occupation: Service , Marital status : Unmarried , Address 403001, Panaji, Tiswadi, NorthGoa, Goa			


Sub Registrar

REGISTRAR
BICHOLDM

Document Serial Number :- 2022-BCH-784

Book :- 1 Document
Registration Number :- **BCH-1-774-2022**
Date : 04-Aug-2022

Prabakaran
04/08/2022

SUB-REGISTRAR
BICHOLIM

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