

For CITIZENCREDIT™  
CO-OP BANK LTD

*formie ft*  
Authorised Signatory

(Rupees Ten Lakhs Only)

Citizencredit co-operative Bank Ltd.

Majusa Branch,

Shop No. G - 1, Ground Floor, Block D - 1,

Boshan Homes,

Majusa, Goa - 403 507

D - 51/STPV/1/CR./35/1/12013 - RD



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GOA  
NON JUDICIAL

RS. ≈ 1000000 ≈ 20.3.2017

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INDIA

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Name of Purchaser

Cosme Costa & Associates.

(Rupees Nine Lakhs Thirty Five Thousand Only)

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INDIA

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Name of Purchaser

Cosme Costa & Associates



Sl. No. 121/2017  
2/12/17

DEED OF SALE

*Agenda*

*Benji*

PRадникан

*Benant*

THIS DEED OF SALE is executed at Pernem on this  
20<sup>th</sup> day of March 2017.

BETWEEN

(1) SMT. SUNANDA RAMCHANDRA DESAI alias KRISHNABAI  
RAMCHANDRA PARXENCAR DESAI alias CRISNABAI RAMCHANDRA  
PORABA DESSAI, alias CRISNABAI SENAY DESSAI alias  
CRISNABAI SINAY DESSAI alias SUNANDA RAMCHANDRA  
PORABA DESSAI, daughter of (late) Madhusudan Desai  
alias Madhusudan Krishnaji S. Dessai, wife of late  
Ramchandra Raghunath Parxencardessai alias Ramchandra  
Raghunath Dessai alias Ramchandra Poraba Dessai, 83  
years of age, widow, housewife, Indian National,  
holder of PAN CARD No.ADNPPD3015A, Indian National,  
resident of House No.12/G, Behind Shalom Building,  
Bassifera, Santacruz Waddo, Mapusa, Bardez, Goa - 403  
507 represented herein by her Son-in-law Mr. VIJAY  
alias VIJAYKUMAR PANDHARINATH SAMANT vide Power of  
Attorney executed before Notary N. S. Porob, Bardez  
having registration no. 7198/2016 dated 10/11/2016,

(2) MR.GAJENDRA SHENVI DESSAI, alias GAJENDRA  
KRISHNAJI SHENVI, alias GAJENDRA CRISNAJI SINAI  
DESSAI, alias GAJENDRA KRISHNAJI SHENVI DESSAI, alias  
GAJENDRA KRUSHNAJI SHENVI DESSAI, son of late  
Krushnaji Shenvi Dessai, alias Krishnaji Shenvi  
Desai, alias Krishnaji Madhusudan Shenai Desai, alias  
Crisnaji Madussudana Sinai Dessai, alias Crisnaji  
Madussudan Sinai Dessai, 60 years of age, married,  
landowner, holder of PAN CARD No.COWPSS9133L, and his  
wife



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(3) MRS.RADHIKA G SHENAI DESAI, alias RADHIKA GAJENDRA SINAI DESAI, alias RADHIKA GAJENDRA SINAI DESSAI, alias RADHIKA GAJENDRA SHENVI DESSAI, daughter of Kanta Mayekar, wife of Gajendra Shenvi Dessai, 31 years of age, married, housewife, holder of PAN EPVPS8278L, both Indian Nationals, resident of Deepshil Apartments, Flat No.CTE, 3<sup>rd</sup> floor, Near Landmark Supermarket, Duler, Mapusa, Goa. 403 507 represented herein by her husband Mr. GAJENDRA KRUSHNAJI SHENVI DESSAI alias Mr. GAJENDRA CRISNAJI SINAI DESSAI vide Power of Attorney executed before Notary N. C. Gaonkar, Bardez having registration no. 4410/2014 dated 29/04/2014.

(4) MRS.SUSHAMA RAMAKANT PEDNEKAR, alias SUSHMA KRISHNAJI SHENAI DESAI, alias SUSHMA RAMAKANT PEDNEKAR, 51 years of age, married, housewife, daughter of (late) K M ShenaiDesai, alias Krishnaji Madhusudan Shenai Desai, alias Krushnaji Shenvi Dessai alias Krishnaji Shenvi Desai alias Krishnaji Madhusudan Shenai Desai, alias Crisnaji Madussudan Sinai Dessai, alias Crisnaji Sinai Dessai, alias Crisnaji Madussudana Sinai Dessai, wife of Ramakant Rajaram Pednekar, holder of PAN APOPP6075P and her husband

(5) MR.RAMAKANT RAJARAM PEDNEKAR, son of late R R Pednekar alias RajaramPednekar,59 years of age, married, service, holder of PAN APOPP6076Q, both Indian Nationals, resident of H. No.450, Mausawaddo, Near Ravalnath Temple, Pernem, Goa - 403 512 represented herein by his wife MRS. SUSHMA RAMAKANT PEDNEKAR alias Mrs.SUSHAMA RAMAKANT PEDNEKAR alias MRS. SUSHMA KRISHNAJI SHENAI DESAI, vide Power of Attorney executed before Notary D. Y. Govenkar,



*[Handwritten signatures and names]*  
Gajendra  
Shenvi  
Pednekar  
Ramakant

Pernem having registration no. 2997/2014 dated 16/07/2014.

(6) MRS.SHEELA NILKANTH SINAI DESSAI alias, EMUNABAI ZOOSVONTA RAU DESSAI alias SHILAVATI SINAI DESSAI alias SHILAVATI NILCONTA DESSAI alias SHILAVOTI alias XILAVOTIBAI DESSAI, alias XILA NILCONTA SINAI DESSAI, alias SHEELA NILKANTH SINAI DESSAI, alias EMUNABAI NILKANTH SINAI DESSAI, daughter of (late) Wamanaji Jaswantrao Desai, wife of late Nilconta Madhussudan Sinai Dessai, alias Nilkanth Madhusudan Sinai Dessai, alias Nilkanth Madhusudan Shenvi Desai, alias Nilcanta Madussudana Sinai, alias Nilkanth Madhusudan Dessai, 81 years of age, widow, housewife, holder of PAN ADPPD8995D, Indian National, resident of H. No. 458/A, Near Ravalnath Temple, Mauswada, Pernem, Goa - 403 512, represented herein by her son SADDGURU NILKANTH SINAI DESSAI alias SADDGURU NILKANTH DESSAI, vide Power of Attorney executed before Notary Adv Sayed Abbas, having registration no. 3455/2016 dated 18/10/2016.

(7) MISS MEENA NILKANTH DESSAI alias MINA ALIAS MEENA NILCANTA SINAI DESSAI, alias MINA NILKANTH DESSAI alias MEENA NILCANTA SINAI DESSAI, daughter of late Nilcanta Madussudana Sinai alias Nilkanth Madhusudhan Senai Desai alias Nilkanth Madhusudan Dessai alias Nilconta Madussudana Sinai Dessai alias Nilkanth Madhusudhan Senai Desai alias Nilkanth Madhusudan Sinai Dessai alias Nilkanth Madhusudan Shenvi Desai alias Nilcanta Madussudana Sinai, 57 years of age, unmarried, service, holder of PAN ABWPD4816C, Indian National, resident of H. No.458/A, Near Ravalnath Temple, Mauswada, Pernem, Goa-403512 represented herein by her brother SADDGURU NILKANTH SINAI DESSAI,

*Saddguru Nilkanth*  
*Sayed Abbas*  
*Saman*

vide Power of Attorney executed before Notary Adv. Sayed Abbas, having registration no. 3455/2016 dated 18/10/2016.

(8) MR. SADGURU NILKANTH DESAI alias SADGURU NILKANTH SINAI DESSAI, alias SADGURU NILKANTH SINAI DESSAI alias SADGURU NILCANTA SINAI DESSAI, son of (LATE)NILKANTH Mahusudan Dessai alias NILKANTH Madhusudan Desai alias Nilconta Madussudana Sinai Dessai alias Nilkanth Madhusudan Senai Desai alias Nilkanth Madhusudan Sinai Dessai alias Nilkanth Madhusudan Shenvi Desai alias Nilcanta Madussudana Sinai, 54 years of age, married, businessman, holder of PAN ABZPD3270D and his wife

(9) MRS. VANDANA SADGURU DESAI, alias VANDANA PRABHU PARSENKAR VANDANA SADGURU SINAI DESSAI alias Daughter of Radhunnath Desai, wife of Sadguru Nilkanth Desai, 48 years of age, married, service, holder of PAN ABZPD3109M both Indian Nationals, resident of Flat No. B-T-3, Campo Verde, Kerant, Caranzalem, Goa-403002 represented herein by her husband SADGURU NILKANTH SINAI DESSAI, vide Power of Attorney executed before Notary Adv. Sayed Abbas, having registration no. 3455/2016 dated 18/10/2016.

(10) MRS. SMITA KIRAN DESHPANDE, alias SUMITA ALIAS SUNITA SINAI DESAI alias SUMITA ALIAS SMITA ULHAS DESHPANDE alias daughter of (late) Nilkanth Madhusudan Desai alias Nilcanta Madhussudana Sinai alias Nilkanth Madhusudan Dessai alias Nilconta Madussudana Sinai Dessai alias Nilkanth Madhusudan Senai Desai alias Nilkanth Madhusudan Sinai Dessai alias Nilkanth Madhusudan Shenvi Desai alias Nilkanth Madhusudan Desai, wife of Kiran Ramchandra Deshpande

  
Sayed Abbas  
Kiran Ramchandra Deshpande

alias Ulhas R. Deshpande, 56 years of age, married, housewife, holder of PAN AWUPPD3540Q and her husband

(11) MR.KIRAN R DESHPANDE aliasULHAS RAMCHANDRA DESHPANDE alias KIRAN RAMCHANDRA DESHPANDE, son of late R G Deshpande alias Ramchandra Deshpande, 62 years of age, married, businessman, holder of Pan AMOPD0628B, both Indian Nationals, resident of S1, Usha Kiran Apartments, Kali Ambrai, Belgaum - 590 001 Karnatakaboth Vendor No.10 & 11 represented herein by theirbrother / brother-in-lawSADGURU NILKANTH SINAI DESSAI, vide Power of Attorney executed before Notary Adv. Sayed Abbas, having registration no. 3455/2016 dated 18/10/2016.

hereinafter called THE VENDORS ( which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns ) of the ONE PART

AND

M/S COSME COSTA AND ASSOCIATES, a registered partnership firm holding PAN AABFC0742J, having its office at House no.E-8-56, Altinho, Mapusa, Goa, having as its partners:-

(1) MR. CARMINHO CAETANO DOS MILAGRES DE SOUZA E COSTA also known as CARMINHO COSTA, 80 years of age, son of late Jose Xavier Cosme Costa, holder of PAN ABSPC93323R, resident of Altinho, Mapusa, Bardez, Goa,

(2)MRS. AIDA COSTA, 69 years of age, wife of late Cesar Costa, housewife, holder of PAN ABSPC9324J, resident of Church Street, Alto Porvorim, Bardez, Goa,

*Signature: M. R. Redner*  
*Signature: P. Ramant*  
*Signature: B. 2000*

(3) MR. RYAN SAVVIO COSME COSTA also known as RYAN COSTA, 42 years of age, married, businessman, son of Carminho Costa, holder of PAN ACCPC1863B, resident of H. No.9/93A/9, Kamat Garden, Dattawadi, Mapusa, Goa, and

(4) MR. CARL JOSEPH COSME COSTA also known as CARL COSTA, 34 years of age, married, business, son of Carminho Costa, holder of PAN AFTPC0968F, resident of Altinho, Mapusa, Bardez, Goa,

represented herein by its partner MR. RYAN COSTA, 43 years of age, married, businessman, son of Carminho Costa, holder of PAN ACCPC1863B, Indian National, resident of H. No.9/93A/9, Kamat Garden, Dattawadi, Mapusa, Bardez, Goa, for Self and Power of Attorney holder for the other partners of the firm by virtue of a POA executed on 30/08/2012 before Sub-Registrar, Bardez, under Reg.no.43/12, hereinafter called THE PURCHASER ( which expression shall unless repugnant to the context or meaning thereof be deemed to include its, executors, administrators and assigns ) of the OTHER PART.

WHEREAS there exists a property known as "BORODO NIMASGO" alias "NIMZGO BHARAD" alias "BORODO NIMZGO" also known as "NINADGO BHARAD" situated in Pernem, within the limits of the Pernem Municipal Council, Taluka and Sub District of Pernem, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under No.40770 at page 159 of Book 104, not enrolled in the Taluka Revenue office and surveyed in its entirety for Records of Rights under survey no.417/4 of Pernem which entire property shall be hereinafter referred to as THE SAID ENTIRE PROPERTY.

AND WHEREAS western part of the said entire property belonged to one Sitaram Atmaram Naik of Mapusa having purchased by him in the Court public auction on 6.11.1959 and accordingly inscribed in his favour under no.40288 at page 169 of Book G 43, in the Land Registration Office of Bardez at Mapusa.



AND WHEREAS the said Sitaram Atmaram Naik and his wife Kamlabai Sitaram Naik by a Deed of Sale executed on 6.7.1966 and registered with the Civil Registrar cum Sub Registrar of Bardez at Mapusa under no.396 dated 25.10.1966 sold the western part of the said property to one Shamsundar Vishnum Swar.

AND WHEREAS the said Shamsundar Vishnum Swar filed a civil suit being Regular Civil suit No.9/88/B against one Madhusudan Krishnaji Shenai Dessai of Pernem the owner of the remaining part of said entire property seeking the reliefs and seeking separate sub division to the plot purchased by him.

AND WHEREAS by Judgement, Order and Decree dated 30.4.1998 the Honourable Court was pleased to decree the suit.

AND WHEREAS consequent to the said decree the said Shamsunder Swar filed proceedings for partition and separation of his part and the Learned Deputy Collector and Sub Divisional Officer, Mapusa Sub Division, by his orders dated 8.10.1991 in case no.15/302/90/PART/LAND, confirmed the partition by which the western part belonging to the said Shyamsunder Swar admeasuring 3180 sq.mts was allotted survey no.417/4-A of Pernem.



  
R. Redekar  
Pernem



AND WHEREAS the balance of the area 8525 sq.mts was retained as survey no.417/4 and recorded in the name of Madhusudan Krishnaji Shenai Desai which property shall be hereinafter referred to as THE SAID PROPERTY and is more particularly described in schedule I hereinunder written.

AND WHEREAS the said Madhusudan Krishnaji Shenai Dessai acquired the right to the said property from his predecessors in title by virtue being allotted to him in the inventory proceedings on the death of his grandfather Nilconta Rogunata Sinai Dessai.

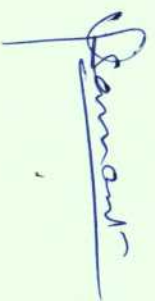
AND WHEREAS on the death of the said Nilconta Rogunata Sinai Dessai the said property was subject matter of inventory proceeding initiated with the Clerk of the Second Office of Civil Judge of Bardez at Mapusa in the year 1924, and concluded by the orders of the Honourable Court.

AND WHEREAS by orders dated 18.9.1929 the Honourable Civil Judge of Bardez at Mapusa was pleased to confirm the partition of the estate of Nilconta Rogunata Sinai Dessai wherein the said property was described at item no.29 and allotted to the said Madhusudan Krishnaji Sinai Dessai alias Modussudana Crisnaji Sinai Dessai alias Madusudan Krishnaji Crisnaji Sinai Dessai.

AND WHEREAS the Madhusudan Krishnaji Sinai Dessai alias Madhusudan Krishnaji Shenai Desai alias Madusudan Krishnaji Crisnaji Sinai Dessai was married to Audubai alias Sumita alias Sumitra Madhusudan Shenvi Dessai alias Sumitrabai Madhusudan Dessai , the former deceased on 2.3.1995 and the







latter on 17.12.1994 leaving behind the following sole and universal heirs:

- a) Crishnaji Madhusudan Desai married to Chandravati alias Devyani Crishnaji Desai.
- b) Nilconta Sinai Desai married to Emunabai alias Shilavati Sinai Desai.
- c) Crisnabai alias Sunanda Ramchandra Parsekar Desai married to Ramchandra Parsekar Desai.

AND WHEREAS the said succession is confirmed by a Deed of Succession executed on 29.6.1998 and recorded at page 29V onwards of Book No.4 of Deeds with the Civil Registrar cum Sub Registrar and Notary Ex-officio of Pernem.



AND WHEREAS the said Crishnaji Madhusudan Desai alias Crishnaji Madhusudan Shenai Dessai expired on 24.2.2000 and his wife Devyani Krishnaji Shenai Dessai alias Devi Laximim alias Chandravati alias Devyani Crishnaji Desai expired on 21.9.2001 leaving behind the following sole and universal heirs:

- a) Mahendra Crishnaji Sinai Dessai married to Rajabai alias Priyanka Mahendra Desai.
- b) Gajendra Crishnaji Sinai Dessai married to Radhika Gajendra Sinai Dessai.
- c) Surekha Crishnaji Sinai Dessai, unmarried
- d) Sushma Ramakant Pednekar alias Sushma Krishnaji Shenai Desai married to Ramakant Rajaram Pednekar.

AND WHEREAS the said Mahendra Crishnaji Sinai Desai expired on 16.4.2012 and his wife Priyanka Mahendra Desai expired on 20.7.2002 without any ascendants and descendants and the latter without any

collaterals leaving behind the collaterals of the former as their sole and universal heirs.

AND WHEREAS similarly the said Surekha Crishnaaji Sinai Dessai expired on 5.1.2014 in the status of a spinster without any leaving ascendants or descendants leaving behind as her sole and universal heirs the collaterals above mentioned.

AND WHEREAS the above succession is recorded in a Deed of Succession executed on 8.4.2014 at pages 49V to 51V of Book of Deeds No.316 with the Notary Ex officio of Bicholim.

AND WHEREAS by a Deed of Relinquishment executed on 7.7.2014 at pages 27 to 27V of Book No.19 of Deeds with the Notary Ex Officio of Pernem the said Sushma Ramakant Pednekar and her husband Ramakant Rajaram Pednekar renounced their rights to the inheritance of the said late Mahendra Crishnaaji Sinai Desai and his wife Ariyanka Mahendra Sinai Desai.

AND WHEREAS by a Deed of Renunciation also executed on 7.7.2014 at pages 28 to 28V of Book No.19 of Deeds with the Notary Ex Officio of Pernem, the said Sushma Ramakant Pednekar and Ramakant Rajaram Pednekar renounced their rights to the estate left by their sister / sister in law Surekha Krishnaaji Sinai Dessai.

AND WHEREAS the said Nilconta Sinai Dessai alias Nilkanth Madhusudan Shenvi Desai alias Nilkanta Madussudana Sinai Dessai expired on 21.11.2011 leaving behind his widow Emunabai alias Shilavati Dessai alias Xilavotibai Dessai alias Sheela Nilkanth




The bottom of the page contains several handwritten signatures and stamps. On the left, there is a signature that appears to be 'Sushma' with a date '2014' written below it. In the center, there is a signature that looks like 'M. Reduelsen'. On the right, there is a signature that appears to be 'Ramant'. There are also some faint, illegible stamps or markings near these signatures.

Sinai Dessai alias Emunabai Zossovonta Rau Dessai alias Xila Nilconta Sinai Dessai alias Sheela Nilconta Sinai Dessai and the following sole and universal heirs:

- a) Mina alias Meena Dessai alias Meena Nilcanta Sinai Dessai, unmarried
- b) Sumita Ulhas Deshpande alias Smita Kiran Deshpande alias Sunita Sinai Dessai married to Ulhas Ramchandra Deshpande
- c) Sadguru Nilcanta Sinai Dessai alias Sadguru Nilkant Sinai Dessai married to Vandana Dessai alias Vandana Prabhu Parsenkar alias Vandana Sadguru Sinai Dessai.

AND WHEREAS the above inheritance is confirmed by a Deed of Succession executed on 24.3.2014 at pages 13V onwards of Book NO.19 of Deeds with the Civil Registrar cum Sub Registrar and Notary Ex Officio of Pernem.

AND WHEREAS the said Ramchandra Raghunath Parsekar Dessai expired on 6.11.1993 and therefore before his parents / parents in law Madhusudan Sinai Dessai and Audubai Shenvi Dessai who expired on 2.3.1995 and 7.12.1994 respectively and therefore had not acquired any right to their estate, which facts can be gathered from the Deed of Succession executed on 5.12.2006 at pages 36 to 38 of Book NO.815 of Deeds with the Civil Registrar cum Sub Registrar and Notary Ex officio of Bardez at Mapusa and earlier Deed executed on 29.6.1998 and recorded at page 29V onwards of Book No.4 of Deeds with the Civil Registrar cum Sub Registrar and Notary Ex-officio of Pernem.


AND WHEREAS the inheritance of Crishnabai alias Sunanda Ramchandra Parsekar Dessai from her parents viz. Madhusudan Krishnaji Shenvi Dessai and Sumitrabai Madhusudan Dessai was not communicated to the said Ramchandra Raghunath Parsekar Dessai and therefore not inherited by his sole and universal heirs Shubhangi Vijaykumar Samant married to Vijaicumar Pondorinath Samanta alias Vijay alias Vijaykumar Pandharinath Samant.

AND WHEREAS the owners of the property therefore are:

(a) SMT. SUNANDA RAMCHANDRA DESAI alias KRISHNABAI RAMCHANDRA PARXENCAR DESSAI alias CRISNABAI RAMCHANDRA DESSAI, the vendor at serial no.1 above named.

(b) MR.GAJENDRA KRISHNAJI SINAI DESAI alias GAJENDRA SHENVI DESSAI alias GAJENDRA CRISNAJI SINAI DESSAI, the vendor at serial no.2 married to MRS.RADHIKA GAJENDRA SINAI DESAI, the vendor at serial no.3.

(c) MRS.SUSHMA RAMAKANT PEDNEKAR alias SUSHAMA RAMAKANT PEDNEKAR alias SUSHMA KRISHNAJI SINAI DESAI, the vendor at serial no.4 married to MR.RAMAKANT RAJARAM PEDNEKAR, the vendor at serial no.5

(d) MRS.EMUNABAI ZOSVONTA RAU DESAI alias SHILAVATI SINAI DESAI alias SHILAVATI NILCONTA DESAI, alias Xilavotibai Dessai, the vendor at serial no.6

(e) MISS MINA ALIAS MEENA NILCANTA SINAI DESAI, the vendor at serial no.7

(f) MRS.SUMITA SINAI DESAI alias SUMITA ULHAS DESHPANDE, alias SUNITA ULHAS DESHPHANDE alias SMITA KIRAN DESHPANDE, the vendor at serial no.10 married to MR.ULHAS RAMCHANDRA DESHPANDE, the vendor at serial no.11.

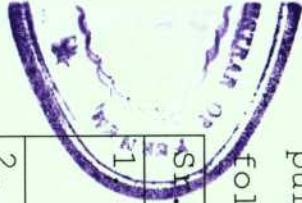


*[Handwritten signatures and initials in blue ink, including 'Sushma', 'Radheka', and 'Sumant']*

(g) MR. SADGURU NILKANTH SINAI DESAI, the vendor at serial no.8 married to MRS.VANDANA PRABHU PASENKAR alias VANDANA SADGURU SINAI DESAI, the vendor at serial no.9.

AND WHEREAS, the Vendors are owners in possession and enjoyment of the said property (excluding the part already sold to other respective purchasers) as per their respective share, as follows:-

Sl. No.	VENDORS	SHARE
1.	Smt. Sunanda Ramchandra Desai, Vendor No.1	1/3rd
2.	Mr. Gajendra Crisnaji Sinai Dessai & Mrs. Radhika Gajendra Sinai Dessai, Vendor Nos.2 & 3	1/4th
3.	Mrs. Sushma Ramakant Pednekar & Mr. Ramakant Rajaram Pednekar, Vendor Nos. 4 & 5	1/12th
4.	Mrs. Sheela Alias Emunabai Nilkanth Sinai Dessai, Vendor No.6	1/6th
5.	Mrs. Mina Alias Meena Nilcanta Sinai Dessai, Vendor No.7	1/18th
6.	Mr. Sadguru Nilkanth Sinai Dessai, & Mrs. Vandana Sadguru Sinai Dessai, Vendor Nos. 8 & 9	1/18th
7.	Mr. Ulhas Ramchandra Deshpande & Mrs. Smita Kiran Deshpande, Vendor Nos. 10 & 11	1/18th



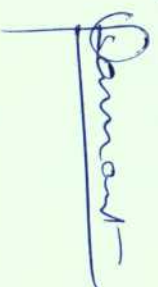
*[Handwritten signatures and names: Sadguru, Nilkanth, Ramchandra, Deshpande, Smita, Kiran, Vendor Nos. 10 & 11]*

AND WHEREAS the house in the said property was occupied by Nhanu Ladu Pednekar s/o Ladu Pednekar whose structure in the suit property admeasuring 75 square metres is duly identified and he is ordered to be registered as a mundkar thereof by orders dated 5.10.1984 by the Joint Mamlatdar of Pernem in case no. JM/8A/RGT/PER/609/84 upheld by the Additional Collector of Goa vide Judgement dated 27.1.1987 in Mundkar Appeal no. MUND/AC/APL/148/84.

AND WHEREAS the claim of the said mundkar is therefore limited to 5 metres around the said house of 75 sq.m. or 300 sq.mts.

AND WHEREAS the purchasers have now proposed and the vendors have agreed to sell and convey to the purchaser, for a consideration of Rs.3,87,00,000/- ( Rupees Three Crores eighty seven lakhs only), a part of the said property well beyond the entitlement of the said mundkar which part is delineated in red lines marked at plot B in the plan annexed hereto admeasures 3,870 square metres is more particularly described in Schedule II hereinunder written and hereinafter referred to as THE SAID PLOT.

AND WHEREAS out of abundant caution the purchaser issued a public notice in respect of the proposed sale and sought objections thereto which was published on the local newspapers 'The Navhind Times' & 'Tarun Bharat' dated 04<sup>th</sup> March 2017 but no objections were received.



NOW THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in consideration of payment of Rs. 3,87,00,000/- ( Rupees Three Crores eighty seven lakhs only), paid by the purchaser to the vendors as herein mentioned, the receipt of which the vendors do hereby admit and acknowledge as full and final settlement of consideration for this sale, they the vendors do hereby sell, convey and transfer unto the purchaser all their right, title, interest, possession, lien, claim and ownership to the plot of land admeasuring 3,870 square meters, delineated in red lines in the plan annexed hereto and marked with letter "B" hereinafter referred to as the SAID PLOT and more particularly described in Schedule II here in under written being a separate and identifiable part of the property more particularly described in Schedule I here in under written.

That the said consideration of Rs.3,87,00,000/- (Rupees Three Crores eighty seven lakhs only), is paid by the purchaser to the vendors as follows:

a) A sum of Rs.1,29,00,000/- is paid by the purchaser to the vendor at serial no.1 as follows:

i) Rs.1,27,71,000/- (Rupees One Crore twenty seven lakhs seventy one thousand Only) by Manager's Cheque No.097818 dated 18/03/2017 drawn on HDFC Bank, Mapusa branch.

ii) Tax deducted at source (TDS) vide Certificate No.CIN:051030820031701491 BSR Code 0510308 dated 20/03/2017 deposited at HDFC Bank, Netbanking vide challan no.280, an amount of Rs. 1,29,000/- ( Rupees




One Lakh twenty nine thousand only), favoring the Vendor at serial no.1.

b) A sum of Rs. 96,75,000/- (Rupees Ninety six lakhs seventy five thousand Only) is paid by the purchaser to the vendor at serial no.2 and 3 as follows:

i) Rs.95,78,250/- (Rupees Ninety five lakhs seventy eight thousand two hundred and fifty Only) by Manager's Cheque No.097812 dated 18/03/2017 drawn on HDFC Bank, Mapusa branch.

ii) Tax deducted at source (TDS) vide Certificate No.CIN:051030820031700739 BSR Code 0510308 dated 20/03/2017 deposited at HDFC Bank, Netbanking vide challan no.280, an amount of Rs. 96,750/- ( Rupees Ninety six thousand seven hundred and fifty only), favoring the Vendor at serial no.2.

c) A sum of Rs.32,25,000/- (Rupees Thirty two lakhs twenty five thousand Only) is paid by the purchaser to the vendor at serial no. 4 and 5 as follows:

i) Rs.31,92,750/- (Rupees Thirty one lakhs ninety two thousand seven hundred and fifty Only) by Manager's Cheque No.097813 dated 18/03/2017 drawn on HDFC Bank, Mapusa branch.

ii) Tax deducted at source (TDS) vide Certificate No.CIN:051030820031700830 BSR Code 0510308 dated 20/03/2017 deposited at HDFC Bank, Netbanking vide challan no.280, an amount of Rs.32,250/- ( Rupees Thirty two thousand two hundred fifty only), favoring the Vendor at serial no.4.

The bottom of the document features several handwritten signatures and stamps. On the left, there is a signature that appears to be 'Sugandhi'. In the center, there is a signature that looks like 'M. K. Reddy'. On the right, there is a signature that appears to be 'S. Ramani'. There are also some illegible stamps and scribbles in the background.

d) A sum of Rs.64,50,000/- (Rupees Sixty four lakhs fifty thousand Only) is paid by the purchaser to the vendor at serial no. 6 as follows:

i) Rs. 63,85,500/- (Rupees Sixty three lakhs eighty five thousand five hundred Only) by Manager's Cheque No.097814 dated 18/03/2017 drawn on HDFC Bank, Mapusa branch.

ii) Tax deducted at source (TDS) vide Certificate No.CIN:051030820031700947 BSR Code 0510308 dated 20/03/2017 deposited at HDFC Bank, Netbanking vide challan no.00947, an amount of Rs. 64,500/- ( Rupees Sixty four thousand five hundred only), favoring the Vendor at serial no.6

A sum of Rs.21,50,000/- (Rupees Twenty One lakhs fifty thousand Only) is paid by the purchaser to the vendor at serial no. 7 as follows:

i) Rs.21,28,500/- (Rupees Twenty One lakhs twenty eight thousand five hundred Only) by Manager's Cheque No.097816 dated 18/03/2017 drawn on HDFC Bank, Mapusa branch.

ii) Tax deducted at source (TDS) vide Certificate No.CIN:051030820031701196 BSR Code 0510308 dated 20/03/2017 deposited at HDFC Bank, Netbanking vide challan no.01196, an amount of Rs.21,500/- ( Rupees Twenty One thousand five hundred only), favoring the Vendor at serial no.7

f) A sum of 21,50,000/- (Rupees Twenty One lakhs fifty thousand Only)is paid by the purchaser to the vendor at serial no.8 and 9 as follows:



i) Rs.21,28,500/- (Rupees Twenty One Lakhs twenty eight thousand five hundred Only) by Manager's Cheque No.097815 dated 18/03/2017 drawn on HDFC Bank, Mapusa branch.

ii) Tax deducted at source (TDS) vide Certificate No.CIN:051030820031701077 BSR Code 0510308 dated 20/03/2017 deposited at HDFC Bank, Netbanking vide challan no.280, an amount of Rs. 21,500/- ( Rupees Twenty One thousand five hundred only), favoring the Vendor at serial no.8.

(g) A sum of Rs. 21,50,000/- (Rupees Twenty One lakhs fifty thousand Only) is paid by the purchaser to the vendor at serial no. 10 and 11 as follows:

Rs. 21,28,500/- (Rupees Twenty One lakhs twenty eight thousand five hundred Only) by Manager's Cheque No.097817 dated 18/03/2017 drawn on HDFC Bank, Mapusa branch.

ii) Tax deducted at source (TDS) vide Certificate No.CIN:051030820031701294 BSR Code 0510308 dated 20/03/2017 deposited at HDFC Bank, Netbanking vide challan no.280, an amount of Rs. 21,500/- ( Rupees Twenty One thousand five hundred only), favoring the Vendor at serial no.10.

2. That the vendors have handed over to the Purchaser lawful, vacant & peaceful physical possession of the plot 'B' on the date of execution of sale deed and the Purchaser shall hereinafter be in lawful and physical possession thereof.





3. That in case any defect is found in the title of the vendors in the said plot hereby sold and / or in the present conveyance then the vendors do hereby agree to co-operate & execute documents required, if any at the request of the purchaser for more perfectly conveying the said plot sold unto the purchaser.

4. That the price paid corresponds to the market value of the said plot.

5. That the vendors do hereby assure the Purchaser that the plot hereby sold is free from any encumbrances whatsoever and the vendors have absolute title and exclusive right to convey the said plot by way of sale.

  
6. That on the execution of this Deed of Sale the purchaser shall and may at all times hereinafter peacefully and quietly enter into, and possess the said plot hereby sold without any hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them.

7. That the Vendors and their successors shall at all times hereinafter indemnify and keep indemnified the Purchaser against loss, if any suffered by reason of any defect in the title only to the maximum extent of their respective undivided shares in the said plot 'B' and only to the maximum extent of respective interest free sale consideration received.

8. In terms of Land Use/Zoning Information dated 02/08/2016 bearing ref. no.- 23/Z1/TCP/PER/2016/123/447 issued by Town & Country

Planning Department, Taluka Office-Pernem-Goa, the said plot is classified under "Settlement Zone".

9. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.

SCHEDULE - I

All that property admeasuring 8525.00 square metres of the property "BORODO NIMASGO" alias "NIMZGO BHARAD" alias "BORODO NIMZGO" also known as "NINADGO BHARAD" situated in Pernem, within the limits of the Pernem Municipal Council, Taluka and Sub District of Pernem, District of North Goa, State of Goa, being part of the property described in the Land Registration Office of Bardez under No.407770 at page 159 of Book 104, not enrolled in the Taluka Revenue office and which part is surveyed for Records of Rights under survey no.417/4 of Pernem and which part is bounded as under:

EAST: By Pernem-Mandrem Public road.

WEST: By property bearing survey no.418/6 belonging to Raghuraj Vassudev Deshprabhu & survey no. 416/2 of Ramchandra Prabhudesai & others.

NORTH: By property bearing survey no. 417/1 belonging to Rajaji Balkrishna Deshprabhu & Rajendra V. Deshprabhu, survey no. 417/2B & 2C belonging to Ramchandra Nadkarni & others, survey no. 417/3 belonging to Rajaji Balkrishna Deshprabhu & Rajendra V Deshprabhu.

SOUTH: By public road & survey no. 417/5 belonging to Sitaram Atmaram Naik & survey no. 416/2 belonging to Ramchandra Pandurang Prabhu Desai & others.



*[Handwritten signatures]*

SCHEDULE II

All that plot being part of the property more particularly described in Schedule I hereinabove of eastern part admeasuring 3,870 square metres, is earmarked with as "B" and delineated in red lines in the attached plan and bounded as hereunder.

EAST: By Pernem-Mandrem public road.

WEST: By property bearing survey no.417/4A of Pernem& part of the same property under survey no.- 417/4 described under no.40770.

NORTH: By property bearing survey no.417/2C and 3 as also remaining part of property bearing survey no.417/4.

SOUTH: By public road beyond which is the property bearing survey no.415/1.



*[Handwritten signature]*  
*[Handwritten signature]*  
*[Handwritten signature]*

IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.

THE VENDOR :

*Janamot*



*Janamot*

Mrs. SUNANDA RAMCHANDRA DESAI

REPRESENTED BY POA Mr. VIJAYKUMAR PANDHARINATH SAMANT

1. \_\_\_\_\_  


1. \_\_\_\_\_  


2. \_\_\_\_\_  



2. \_\_\_\_\_  




3. \_\_\_\_\_  


3. \_\_\_\_\_  


4. \_\_\_\_\_  


4. \_\_\_\_\_  


5. \_\_\_\_\_  


5. \_\_\_\_\_  


*Janamot*  
*Dr. Rao*

*Mrs. Sunanda Ramchandra Desai*

*Janamot*

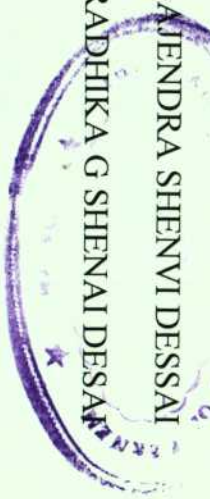
THE VENDOR :



*[Handwritten signature]*

MR. GAJENDRA SHENVI DESSAI

FOR SELF AND POA FOR MRS. RADHIKA G SHENAI DESSAI



1. \_\_\_\_\_



1. \_\_\_\_\_



2. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



5. \_\_\_\_\_

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



THE VENDOR :



*SPP Pednekar*

MRS. SUSHMA RAMAKANT PEDNEKAR

FOR SELF AND POA FOR Mr. RAMAKANT RAJARAM PEDNEKAR



1. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



1. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



5. \_\_\_\_\_



*SPP Pednekar*  
*10/01/20*

*Mrs. SPP Pednekar*

*Ramant*

THE VENDOR :



*Sadguru*

MR. SADGURU NILKANTH SINAI DESSAI

FOR SELF AND POA FOR MRS. SHEELA NILKANTH SINAI DESSAI,

MISS MEEENA NILKANTH DESAI, MRS. VANDANA SADGURU DESAI,

MRS. SMITA KIRAN DESHPANDE AND MR. KIRAN R. DESHPANDE.



1. \_\_\_\_\_



1. \_\_\_\_\_



2. \_\_\_\_\_



2. \_\_\_\_\_



3. \_\_\_\_\_



3. \_\_\_\_\_



4. \_\_\_\_\_



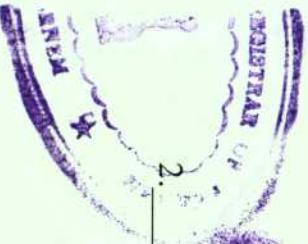
4. \_\_\_\_\_



5. \_\_\_\_\_



5. \_\_\_\_\_



*Sadguru*  
*Desai*

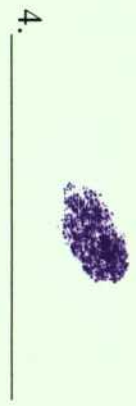
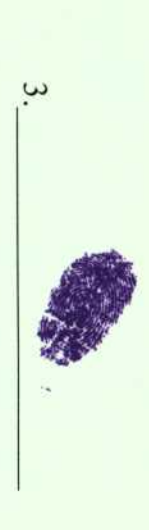
*Nilkanth*  
*Desai*

*Desai*

THE PURCHASER :



*[Handwritten Signature]*  
M/s COSME COSTA & ASSOCIATES  
represented by its Partner MR. RYAN COSTA.



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

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

*[Handwritten Signature]*

THE WITNESSES :

1. Amogh Ratiok m Nauli

2. Shreeleto  
(Taqeela e Nauli)



Shreeleto  
Amogh Ratiok m Nauli  
Shreeleto  
Amogh Ratiok m Nauli



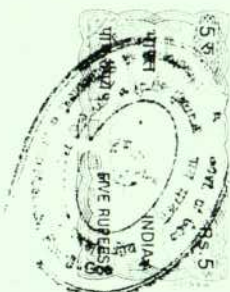
GOVERNMENT OF GOA  
Directorate of Settlement and Land Records  
PANAJI-GOA

Inward No. 129



Plan Showing plots situated at  
Village : PERNEM  
Taluka : PERNEM  
Survey No./Subdivision No. : 417/4  
Scale : 1:500

*Inspector of Survey*  
Shri Pankaj P. Bandekar  
Inspector Of Survey  
And Land Records, Panaji - Goa



*Surveyor*  
Generated By : Suvama Sargaonkar  
On : 06-03-2017

*Checked*  
Compared By: Damodar C. Dabholkar (D' Man Gr. 1)

*Reduka*

*M.A.*

*Pankaj*  
*10/03/17*  
*Panaji*

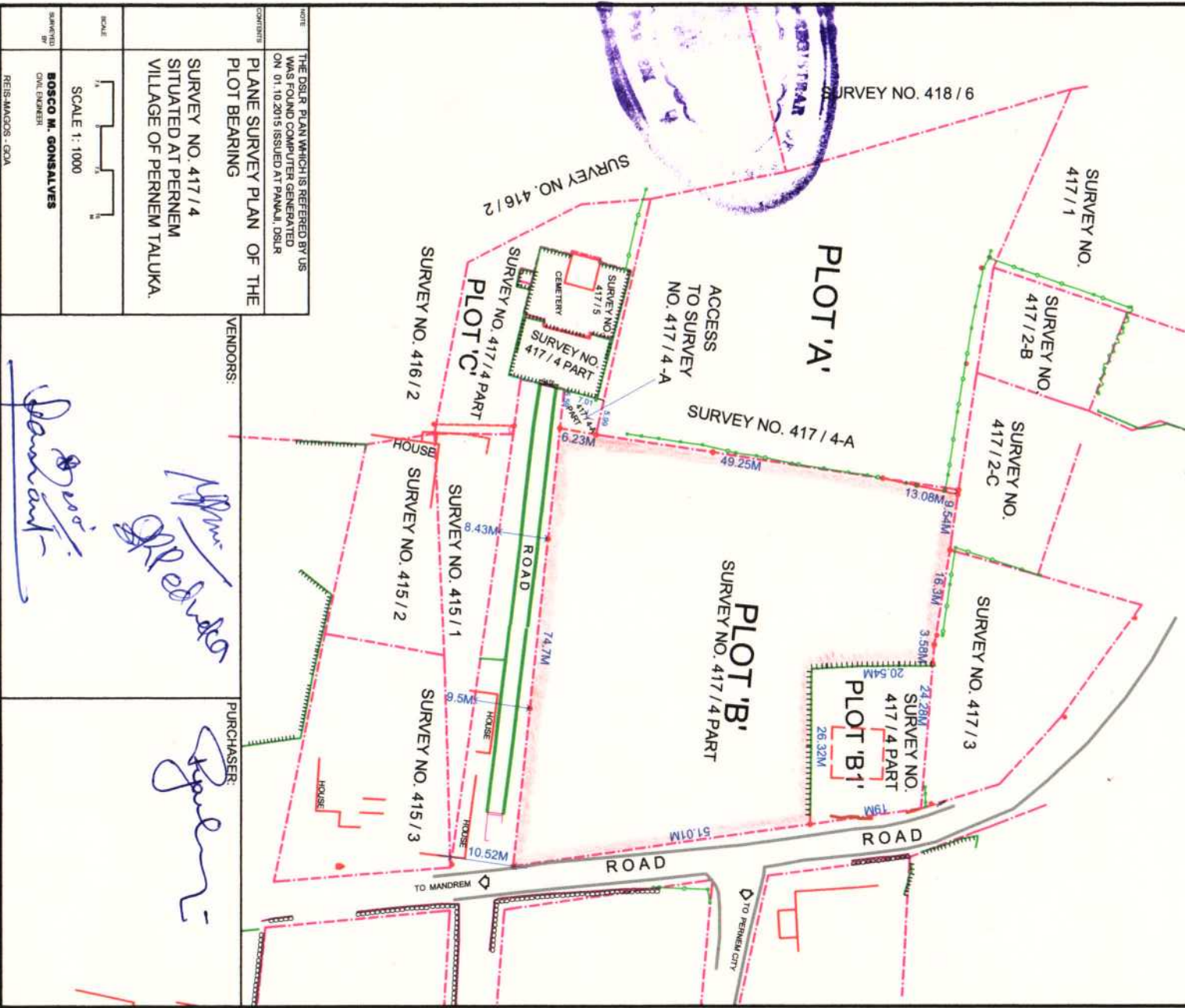


**BOSCO MARTIN GONSALVES**  
CIVIL ENGINEER

PWD REG: PWD/Engr. 501/99  
TCP REG: ER/0021/2016

Verem, Reis Magos,  
Bardez, Goa, 403114

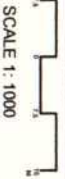
AREA STATEMENT		LEGEND	
PLOT	AREA SQ.M.		EXISTING BOUNDARY STONES
PLOT B	3870		EXISTING STRUCTURE
PLOT B1	0497		EXISTING RUBBLE STONE WALL
			EXISTING COMPOUND WALL
			PLOT BOUNDARY AS PER DS/LR PLAN
			EXISTING RUBBLE STONE RETAINING WALL



NOTE: THE DS/LR PLAN WHICH IS REFERRED BY US WAS FOUND COMPUTER GENERATED ON 01.10.2015 ISSUED AT PANAJI, DS/LR

COMMENTS: PLANE SURVEY PLAN OF THE PLOT BEARING

SURVEY NO. 417/4 SITUATED AT PERNEM VILLAGE OF PERNEM TALUKA.



SCALE 1: 1000

DESIGNED BY: **BOSCO M. GONSALVES**  
CIVIL ENGINEER

REIS MAGOS - GOA

VENDORS:

PURCHASER:

*Handwritten signatures and names:*  
 Vendor: *M. P. ...*  
 Purchaser: *...*  
 Designer: *Bosco M. Gonsalves*



Office of Sub-Registrar Pernem  
Government of Goa

Print Date & Time : 21-03-2017 10:43:44 AM

Document Serial Number : 132




Presented at 10:01:00 AM on 21-03-2017 in the office of the Sub-Registrar ( Pernem) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1548000.00
2	Processing Fees	1070.00
	<b>Total :</b>	<b>1549070.00</b>

Stamp-Duty Required: 1935000.00

Stamp Duty Paid: 1935000.00




Ryan Costa presenter

Name	Photo	Thumb Impression	Signature
Ryan Costa ,s/o Carminho Costa , Married,Indian,age 43 Years,Business,r/09/93A/9 Kamat Garden Dattawadi Mapusa Bardez pan.no. ACCPC1863B for self and as POA holder for other partners of the firm M/S COSME COSTA AND ASSOCIATES pan.no. AABFC0742J office at H.no. E-8-56 Altinho Mapusa vide POA dated 30/8/2012 before Sub Registrar Bardez under Reg.no. 43/2012			




Endorsements

Executant


1. Gajendra Crisnaji Sinai Dessai, S/o Late Crisnaji Sinai Dessai, Married,Indian,age 59 Years,Land Lord,r/0Deepshil Apts,Flat no CTE,3rd floor,Near Landmark Super market,Duler,Mapusa Goa. For self & As POA holder for Vendor no 3 dated 29/4/2014 executed before Adv Notary N.C.Gaonkar at Bardez under reg no 4410/2014,

Photo	Thumb Impression	Signature
		

2. Sushma Ramakant Pednekar @ Sushma Krishnaji Shenai Desai, D/o Late Crishnaji Sinai Dessai, Married, Indian, age 51 Years, House- Wife, r/oH, no 450, Mauswaddo, Near Ravalnath Temple, Pernem Goa. For Self & AS POA holder for Vendor no 5 dated 16/7/2014 executed before Adv. Notary D.Y. Govenkar under reg no 2997/2014,

Photo	Thumb Impression	Signature
		

3. Saddguru Nilkanth Dessai, S/o Late Nilkanth M. Sinai Dessai, Married, Indian, age 52 Years, Business, r/omauswaddo, Pernem Goa. For Self & as POA holder for Vnedor no 6, 7, 9, 10, & 11 dated 18/10/2016 ,executed before Adv Notary Sayed Abbas, Tiswadi, under reg no 3455/2016.

Photo	Thumb Impression	Signature
		


4. Vijay @ Vijaykumar Pandharinath Samant, S/o Late Pandharinath Samant, Married, Indian, age 56 Years, Consultant, r/oH, no 12/G, behind Shalom, Bldg Bastora, (Santa Cruz waddo) Bardez Goa. 403507. for self and as POA holder for vendor no. 1 and confirming party no. 1 vide POA dated 10/11/2016 before Notary NS Parvat at Bardez under Reg.no. 7198/2016

Photo	Thumb Impression	Signature
		

5. Ryan Costa , s/o Carminho Costa , Married, Indian, age 43 Years, Business, r/09/93A/9 Kamat Garden Dattawadi Mapusa Bardez pan.no. ACCPC18638 for self and as POA holder for other partners of the firm M/S COSME COSTA AND ASSOCIATES pan.no. AABFC0742J office at H.no. E-8-56 Altinho Mapusa vide POA dated 30/8/2012 before Sub Registrar Bardez under Reg.no. 43/2012

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
	Jacqueline Martins , d/o Mauricio Martins , Married, Indian, age 45	



1	Years, Service, r/o Cunchelim Mapusa Goa	
2	Ratish Naik , s/o Mahabaleshwar Naik , Married, Indian, age 47 Years, Business, r/o 153 E9 Nr. St Xavier college Mapusa Goa	<i>Wadhwa</i>

Scanned By:-

*Ratish Naik*  
21/8/17  
**SUB - REGISTRAR**  
PERNEM

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

TDS paid of Rs. 21500/-, Rs.21500/-, Rs.129000/-, Rs.96750/-, Rs.32250/-, Rs.54500/-Rs.21500/- all under  
chalan no.280 BSR code 0510308, dtd.20/3/2017 in HDFC Bank Netbanking



*Ratish Naik*  
21/8/17  
**SUB - REGISTRAR**  
PERNEM

Book-1 Document  
Registration Number PNM-BK1-00133-2017  
CD Number PNMD12 on  
Date 21-03-2017

  
Sub-Registrar (Permit) 21/17

**SUB - REGISTRAR**  
**PERMIT**

Scanned By:-

*Suvand Bhalkekar*

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

