(Rupees One lakh twenty one thousand only)

Citizencredit co-operative Bank Ltd.
Mapusa Branch,
Shop No C - 1 Ground Floor Block D - 1
Sushan Houses,
Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RI

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INDIA

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GOA
NON JUDICIAL

Rs. 0121000 -7.2.2017

365430

GOA

Zero-One Two**One**Zero-Zero-Zero***

3391 7420206

For CITIZENCREDIT™
CO-OP BANK LTD

Authorised Signatory

Name of Purchaser MRS. MANSI MAHESH TALEKAR

Serial No. 254/17
Presented at the Office of the
Sub-Registrar of Ponda
between the hours of 10.00
and 10.10 on 15/02/2017

Received fees for Rs N.P.
Registration 69030/-
Copying (Folios) 120 180/-
Copying Endorsements
Postage 15/-
Total Rs. 69220/-

Mahesh Pandurang Talekar

SUB-REGISTRAR
PONDA

SUB-REGISTRAR
PONDA

THE SEAL OF THE SUB-REGISTRAR OF PONDA
PONDA

DEED OF SALE

THIS DEED OF SALE is made on this 15th day of the month of February 2017, at Ponda, Sub-District of Ponda Taluka, District of Goa;

BETWEEN;

I. (1) **MR. JOSE FILIPE PEGADO BRAGANZA**, 70 years old, married, son of late Joao Martinho Braganza, businessmen, holder of Pan Card No.ACFPB1691K and his wife;

(2) **MRS. WILMA JACQUES BRAGANZA alias WILMA JAQUES BRAGANZA**, 65 years old, married, housewife, daughter of L. J. Jacques, holder of Pan Card No.ACFPB1692L and both residing at H. No.130, Angod, Mapusa, Bardez, Goa, hereinafter called the "VENDORS" (which expression shall include their heirs, executors and assignees) **OF THE ONE PART**;

REGISTRAR OF PONDA

AND;

II. 1) MR. MAHESH PANDURANG TALEKAR ALIAS **MAHESH TALEKAR,** 37 years old, married, son of Pandurang Jayram Talekar, businessman, holder of Pan Card No. AGJPT5931C and his wife;

2) **MRS. MANSI MAHESH TALEKAR**, daughter of Baburao Yashwant Rane, 28 years of age, married, business, holder of Pan card no. BJUPR7830P and both residing at House no. 820, Flat no. SF2 Laxminarayan Krupa Building, Ganesh Nagar, Candola, Marcela, Ponda – Goa, hereinafter called the "**PURCHASERS**" (which expression shall include its heirs, executors and assignees) OF THE OTHER PART.

ALL THE PARTIES in this deed are Indian Nationals.

WHEREAS the Vendor No.2 is represented in this Deed by her lawful Attorney the Vendor No.1 by virtue of Power of Attorney

dated 18th October, 2004, executed before the Notary Shri. D. S. Petkar, at Mapusa at Sr. No.2461/04;

AND WHEREAS, the Purchaser, vide resolution dated 15/10/2014, has resolved and authorized the Company to purchase the said plot No. 250, having an area of 531 sq.mts. (hereinafter referred to as "the said plot") from the property known as "DULAY" or "DEULAE" or "DEULAY", which is situated at Village Candola and which is within the limits of V.P. Candola-Betqui, Ponda Taluka and surveyed under No.2/1 of Village Candola Survey Records (hereinafter referred to as "the said property");

AND WHEREAS at Village Candola, which is within the limits of Village Panchayat of Candola- Betqui, Sub-district of Ponda Taluka, District of Goa, there exists an immovable property known as "DULAY" or "DEULAE" or "DEULAY", presently surveyed under Nos.2/1 of Village Candola Survey Records totally admeasuring 2,98,800 sq. mts. described in the Land Registration Office of Panjim, under No.1153 of Book B-14 (old) at pages 24 overleaf and enrolled in

the Taluka Revenue Office at Ponda under Matriz No. 45 of Candola (referred to hereinafter as the "SAID PROPERTY"). The said property is for better clarity described in detail in the SCHEDULE hereunder;

AND WHEREAS by virtue of two Deeds of Sale dated 3rd March 1997 and duly registered in the Office of the Sub Registrar of Ponda under Serial Nos.177/97 and 178/97, the Vendor No.1 herein purchased certain portions of the aforesaid property and pursuant to the said Conveyance of Sale, the Vendors herein became the absolute owners in possession of the various portions of the property including approved sub-divided plots from the property described in the SCHEDULE I;

AND WHEREAS the Vendors are the exclusive owners in possession of the aforesaid portions including the approved sub-divided plots without any obstruction or interference from anyone whomsoever;

REGISTRAR OF PONDA

AND WHEREAS the Purchaser has approached the Vendors that it desires to purchase Plot No.250 totally admeasuring 531 sq.mts., from the property shown in the SCHEDULE-I for a total consideration of a sum of *Rs.34,51,500/- (Rupees Thirty Four Lakhs Fifty One Thousand Five Hundred Only)* which is its fair market value;

NOW THIS DEED WITNESSETH AS UNDER:-

1) That in consideration of sum of *Rs. 34,51,500/- (Rupees Thirty Four Lakhs Fifty One Thousand Five Hundred Only)*, paid by the Purchaser to the Vendors, the Vendors do hereby sell to the Purchaser, the said Plot No. 250 totally admeasuring 531 sq.mts., in favour of the Purchaser absolutely and forever and that the Purchaser shall enjoy the same as its own chattel without any interference from the Vendors or anyone on their behalf.

STRAR OF PONDA

2) And the Vendors do hereby state for themselves, their heirs and executors that they have good right and title to convey and transfer the said Plot No. 250 totally admeasuring 531 sq.mts., described in the Schedule-II below to the Purchaser.

3) The Vendors do hereby agree to save and keep indemnified the Purchaser from and against all losses, damages, claims or costs which they may sustain by reasons of any claim being made by anybody to Plot No.250 totally admeasuring 531 sq.mts..

4) The Vendors have today put the Purchaser in unconditional, exclusive, peaceful, and vacant possession of the said Plot, and the Purchaser may from time to time or at all times hereafter, peaceably and quietly enter upon, occupy or possess and enjoy the said Plot hereby conveyed with its appurtenances and the rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, or demand whatsoever from or by the Vendors or their heirs or any person or persons claiming or to claim under or in trust for them.

5) The Purchaser shall absolutely and exclusively hold the said Plot free and clear, and freely and clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the Vendors and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estate title charge and encumbrances whatsoever made, executed, occasioned and suffered by the Vendors or by any other person or persons claiming or to claim by/ from/under or in trust for them.

6) The Vendors do hereby covenant, undertake and declare as under:-

(a) That the said Plot is free from all encumbrances, charges, equities, claims or demands, whatsoever and that the Vendors have not done anything whereby the said Plot may be subject to any attachment or lien of any Bank, Court or person whatsoever.

(b) That there are no pending suits, appeals, litigations or other proceedings whatsoever in any Court of Law or Tribunal or any other legal forum relating to the said Plot.

(c) That the said Plot is not a subject matter of any acquisition or requisition proceedings nor affected by any Government Notification or Order under any Ordinance Act, Defense of India Act or C.A.D.A. area initiated or pending in respect of the said Plot by the Government or any other authority or local body.

(d) That there are no outstanding encumbrances, mortgages, charges, liens, notices for acquisition setbacks, easements in respect of the said Plot, neither is the said Plot affected by any prohibitory order of injunction or attachment either before or after judgment.

(e) That the Vendors have no objection to carry out the mutation in order to insert the name of the Purchaser in the Occupants Column of the Form I & XIV with respect to the said property.

7) The Vendor and the Purchasers hereby declare that they do not belong to Schedule Caste/Schedule Tribe, pursuant to the Notification No.RD/LAND/LRC/318/77 dated 21.08.1978.

SCHEDULE-I OF THE PROPERTY

Property known as "DULAY" or "DEULAE" or "DEULAY" shown in the Survey Records as "DEVLA BHAT" situated in Candola Village of Ponda Taluka, South Goa District of the State of Goa, within the jurisdiction of Candola Bethqui, Village Panchayat, Registration Sub-District of Ponda, of the State of Goa. It is surveyed in the Revenue Survey of Candola under Survey Nos.2/1 totally

admeasuring 2,98,800 sq. mts., which property is described in the Land Registration Office of Ilhas, under No.1153 at Page 24 overleaf of the Book B- 14 (old) and enrolled in the Land Revenue Office at Ponda under Matriz No.45 of Village Candola.

It is bounded at present as follows:

On or towards the North: by the property under Survey No.11 of Candola and Candola Communidade pathway;

On or towards the South: by the properties under Survey Nos.4140/1, part of 39/0 conveyed to Surya P. Sawant, 40/2, public road and Candola Communidade pathway;

On or towards the East: by the Candola Communidade pathway, public road and properties under Survey Nos.40/1, 40/2, 40/28, 2/2, 42/28, 42/24, 42/25, 1/1, 1/4 to 1/15, 1/17 and 1/18 of Candola Village;

On or towards the West: by the said Candola Communidade pathway and the properties under Survey No.9 and Survey No.10 of Candola.

SCHEDULE-II OF THE PLOT

All that Plot No.250 having an area of 531 sq.mts., from the property shown in Schedule-I situated at Village Candola, which is within the limits of Village Panchayat of Betqui-Candola, Sub-District of Ponda Taluka, District of Goa. The said entire property is surveyed under No.2/1 of Village Candola survey records.

The said Plot No.250 having an area of 531 sq.mts., which is hereby sold is bounded as under:-

North	:	By open space;
South	:	By Plot No. 251 of the same sub-division;
East	:	By 10 mtrs wide internal road of the same sub-division;
West	:	By open space of the same sub-division.

IN WITNESS WHEREOF this deed is signed by the parties on the day, month and year first above written.

SIGNED, SEALED AND DELIVERED by the within named **VENDOR NO.1**

Jose Filipe Pegado Braganza

(MR. JOSE FILIPE PEGADO BRAGANZA
for self and on behalf of the Vendor No.2)

Left Hand Fingers Impression	Right Hand Fingers Impression
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

SIGNED, SEALED and DELIVERED by the within named PURCHASER NO.1

Mahesh P. Talekar

(MR. MAHESH PANDURANG TALEKAR
ALIAS MAHESH TALEKAR)

Left Hand Fingers Impression		Right Hand Fingers Impression	
1.		1.	
2.		2.	
3.		3.	
4.		4.	
5.		5.	

SIGNED, SEALED and DELIVERED by
the within named PURCHASER NO.2

Mansi Mahesh Talekar

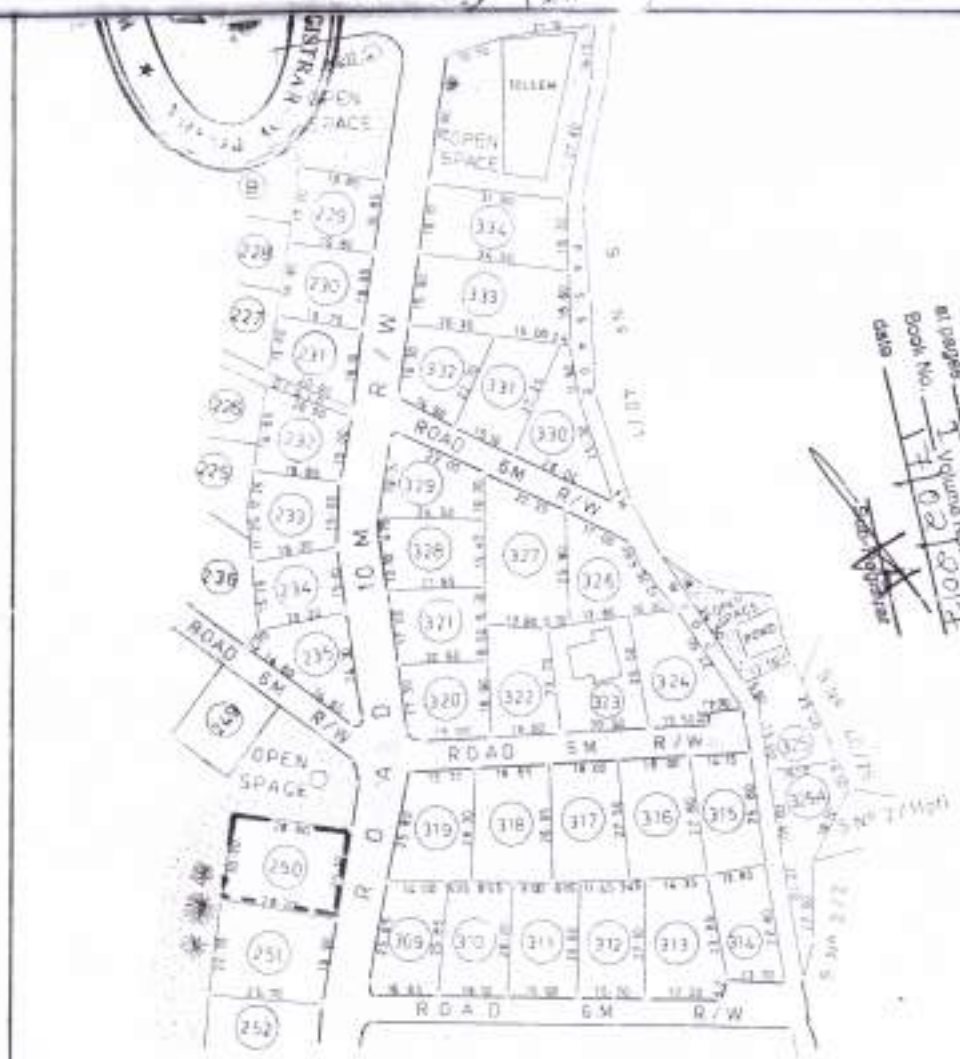
(MRS. MANSI MAHESH TALEKAR)

Left Hand Fingers Impression		Right Hand Fingers Impression	
		1.	
2.		2.	
		3.	
4.		4.	
5.		5.	

IN THE PRESENCE OF WITNESSES:-

1. Ramesh A. Gujar

2. Rupesh K Patan



Plot showing sub-divided plots nº 229 to 235, 250 to 251 and 309 to 334 of Survey Nº 2/1 of Candola village, Ponda Taluka, Goa, accorded Final NOC by the Betqui Candola Village Panchayat vide their nº VP/BC/91-92/324, dated 29-8-1991

SCALE 1/1000

N

Registered No. 280/17
at pages 25 to 33
Book No. 1 Volume No. 2
date 17/02/2017

Sub-Registrar

OWNER

PURCHASER

PLOT Nº	AREA	PLOT Nº	AREA	PLOT Nº	AREA
229	335 m2	312	411 m2	324	475 m2
230	333 m2	313	447 m2	325	360 m2
231	309 m2	314	350 m2	325 A	408 m2
232	349 m2	315	374 m2	326	307 m2
233	353 m2	316	467 m2	327	568 m2
234	298 m2	317	456 m2	328	385 m2
235	369 m2	318	458 m2	329	344 m2
250	531 m2	319	443 m2	330	366 m2
251	545 m2	320	375 m2	331	368 m2
309	394 m2	321	368 m2	332	334 m2
310	403 m2	322	365 m2	333	580 m2
311	410 m2	323	490 m2	334	532 m2

20 Rs.

20 Rs.

POWER OF ATTORNEY

BY THIS POWER OF ATTORNEY I MRS. VILMA JACQUES BRAGANZA, major, married, housewife, daughter of L. G. Jacques, residing at Angod, Mapusa, Goa, do hereby appoint, nominate and constitute Mr. Jose Filipe Pegado Braganza, major of age 58 years old, married, son of Joao Martinho Braganza and residing at Angod, Mapusa, Bardez, Goa as my lawful Attorney, in my name and on my behalf to do the following acts, deeds and things, that is to say:

1. To execute a the deed of sale or any other Conveyance with respect to sub-divided plots situated at Candola, which is within the limits of Village Panchayat of Beiqui - Candola, Sub-District of Ponda Taluka, District of Goa, and surveyed under survey No 2/1 of Village Candola and to represent the same for registration before the Office of the Sub-Registrar at Ponda and admit its execution.

2. To appear and represent me before the Talathi of City Survey Ponda or any other Government Office on my behalf and to do all such other things as my attorney deems fit and proper.

...

B|2035

Plans of Vend. Mapusa Date 16-10-04

Paper Rs 20/-

J. F. Braganza

Mapusa, Son of M. B

Signature of the Vendor ..... Signature Purchase

Idle

3. To represent me before all the Governments, Municipal, M.P.D.A., P.P.D.A. of Ponda, Survey Records, local or any other authorities, to appear before the Dy. Collector, Collector of North Goa, Mamlatdar of Ponda, to carry out the mutation, demarcation, partition, Revenue and Taxation constituted for any purpose whatsoever. And also to get approval from Town and country planning Department of Ponda P.P.D.A./M.P.D.A. and Municipal Council Ponda.

4. To commence, carry and prosecute or defend any actions, suit proceedings and appeals relating to the purpose aforesaid.

5. To appoint Advocates, Vakila, Chartered Accountant or any other local practitioner for the purpose aforesaid.

6. To declare and affirm all plaints, give statement on oath, written statements, applications, affidavits, petitions and other necessary documents on my behalf and to appear before the Judge, Magistrate, Revenue Officer or any other Officer empowered by law to hear the proceedings or inquiry with respect to the purpose aforesaid.

AND I do hereby agree that all the acts, deeds and things lawfully done by me said Attorney, shall be construed as acts, deeds and things done by me and undertake to ratify and confirm that whatever my Attorney shall do or can say to be done for me by virtue of these presents.

IN WITNESS WHEREOF, this Power of Attorney, is executed by the Executant, on this 18th day of October, 2004.

Signed by the
withinnamed Executant

Wilma Jacques Braganza
(MRS. WILMA JACQUES BRAGANZA)

IDENTIFIED BY:

A. P. Braganza
Advocate
Near Utopia
Mapusa-Goa.

Executed before me
Mapusa on 18.10.2004.

D. S. PETKAR
B.A.,L.L.B.
NOTARY, Reg. No. 67/95
& NO 2461/2004.

B/2035

Serial No. ..... Place of Vend. Mapusa Date 16-10-04

Value of Stamp Paper Rs 20/-

Name of the Stamp J. F. Braganza

Purchased by Mapusa Son of M. B.

Signature of the Vendor ..... Signature Purchaser

Certified that this is a True Copy
Mapusa Dt. 06-05-2015

D. S. PETKAR
B.A.L.L.B.
NOTARY, Reg. No. 67/95
Sr. No. 8929/2015

NOTARY
NOTARIAL
GOVT. OF GOA (INDIA)

Certified that this is a True Copy
Mapusa Dt 07/02/2017

D. S. PETKAR
B.A.L.L.B
NOTARY, Reg. No. 67/95
Sr. No. 2142/2017

NOTARY
NOTARIAL
GOVT. OF GOA (INDIA)

Executing Parties

1. (MR. JOSE FILIPE PEGADO BRAGANZA, 31 years old, married, son of late Joao Martinho Braganza, businessmen, holder of Pan Card No.ACFPB1691K for self and as attorney for Vendor No.2) MRS. WILMA JACQUES BRAGANZA alias WILMA JAQUES BRAGANZA, by virtue of Power of Attorney dated 18/10/2004

2. MR. MAHESH PANDURANG TALEKAR ALIAS MAHESH TALEKAR, 33 years old, married, son of Pandurang Jayram Talekar, businessman, holder of Pan Card No. AGJPT5931C

3. MRS. MANSI MAHESH TALEKAR, daughter of Baburao Yashwant Rane, 28 years of age, married, business, holder of Pan card no. BJUPR7830P

Executing parties

admits execution of the so called Sale deed

Jose Filipe Pegado Braganza

Mahesh Pandurang Talekar

Mansi Mahesh Talekar

Ramrao Ana Dessai, s/of Ana Dessai, married, major in age, Bharata, Indian National, Nq Colangula Bardez..

and known to the Sub-Registrar states that he personally knows the above executant and identifies him.

Ramrao A. Dessai

Ponda, dated 15th February, 2017

SUB - REGISTRAR

Registered No. 280/17
at pages 25 to 44
Book No. 1 Volume No. 3350
date 17/02/2017

Sub-Registrar