

THIS AGREEMENT, made and entered on this 09th day of May in the year two thousand thirteen (09/05/2013) at Ponda, Goa Taluka Ponda, District of North Goa, State of Goa BETWEEN 1a) **SMT. LATA BHARAT SAWANT**, major, wife of late Bharat Sav'ant aged about 54 years, housewife 1b) **MR. BHASKAR BHARAT SAWANT**, major, married, aged about 27 years, occupation service, and his wife 1c) **MRS. TARA BHASKAR SAWANT**, daughter of Mr. Khanka Bir Bardeva, aged about 28years, housewife, both Indian nationals residing at Menezes Bhat, Nessai Sa Jose de Areal, Margao, Goa, 1d) **MISS. GAURI BHARAT SAWANT**, major, unmarried, aged about 24 years, occupation service, all Indian nationals residing at Menezes Bhat, Nessai Sa Jose de Areal, Margao, Goa 2a) **SHRI. DYANESHWAR GANESH MAWALANKAR**, major, married, aged about 60 years, occupation business, 2b) **SMT. SUNITA DYANESHWAR MAWALANKAR**, major, married, aged about 52 years, occupation housewife, both Indian nationals, residing at Varkhand, Pednem, Goa major, married, aged about 55 years, occupation business, 3a) **SHRI PRABHAKAR PANDURANG GAOKAR**, son of Pandurang Gaokar, major, married, businessman, and his wife 3b) **SMT. SARITA PRABHAKAR GAONKAR**, major, married, aged about 50 years, occupation service, both Indian nationals, residing at Tivrem, Marcel, Goa 4a) **SHRI. ARUN VINAYAK GOVEKAR**, major, married, aged about 54 years, occupation service, 4b) **SMT. ANITA ARUN GOVEKAR**, major, married, aged about 48 years, occupation service both Indian nationals, residing at Ambeghol, Bandora, Ponda, Goa and hereinafter referred to as THE VENDORS(which expression shall, unless repugnant to the context or meaning thereof, include their heirs, executors, administrators, and assigns) OF THE FIRST PART.



[Handwritten signatures and initials]

AND

(5) **SHRI. KRISHNA SAKHARAM SHETYE**, son of Sakharam Shetye, major, married, aged about 53 years, occupation business, Indian National, residing at H.No.9/15/15, Dwarka, Khadpabandh, Ponda, Goa, 403401, proprietor of M/s. S.K. CONSTRUCTIONS, a proprietorship concern having its office at Ponda - Goa, PAN.:AGHPS5875N, represented through its proprietor, and hereinafter referred to as THE PURCHASER (which expression shall, unless repugnant to the context or meaning thereof, include its successors, executors, administrators, nominee/s and assigns) OF THE SECOND PART.

AND

(6) **SMT. LILABAI GURUDAS NARVEKAR**, major, married, aged about 78 years, occupation housewife, **7a) SHRI. ANAND GURUDAS NARVEKAR**, major, married, aged about 58 years, occupation service, **7b) SMT. SHALINI ANAND NARVEKAR**, major, married, aged about 52 years, occupation housewife, **8a) SHRI. GOKULDAS GURUDAS NARVEKAR**, major, married, aged about 56 years, occupation business, **8b) SMT. USHA GOKULDAS NARVEKAR**, major, married, aged about 48 years, occupation housewife, all Indian nationals, residing at Shantinagar, Ponda, Goa and hereinafter referred to as THE CONFIRMING PARTY (which expression shall, unless repugnant to the context or meaning thereof, include their successors, executors, administrators, nominee/s and assigns) OF THE THIRD PART.

All parties hereinabove are Indian Nationals.

WHEREAS the vendors and the confirming party are the heirs/legal representatives of late Gurudas Govind Shet Narvekar.

Joint
proprietor
Pondar

[Handwritten signature]
Director
Pondar

[Handwritten signature]
श्री. लिलबाई गुरुदास नारवेकर
[Handwritten signature] *[Handwritten signature]*
K. K. Narvekar
Pondar

or requisition has/had been received by or upon the them and that the said land described in schedule hereto or any part thereof is not subject to any attachment or certificate or other recovery proceedings under the Income-Tax Act or any statutory law or Regulation / mortgage to any Bank Institutions.

(e) That there is no litigation or any legal proceedings pending in any Court/Tribunal or any other legal impediment in respect of the said land described in Schedule hereto or any part thereof and/or any structure existing thereon.

(f) That except this agreement, they have not entered into and shall not enter into any agreement pertaining to said land and/or effecting their title to the said land described in Schedule hereto or any part thereof.

g) They do hereby indemnify the purchaser in respect of any claims of any parties over the said land or any part thereof.

AND WHEREAS the vendors and the confirming party have offered to sell all their share in the said land to the purchaser herein.

AND WHEREAS the Purchaser considering the aforesaid representations made by the vendors and the confirming party and believing them to be true has agreed to purchase all the rights of the vendors and the confirming party in the said land for a total price/consideration of Rs.18690000/- (Rupees one crore eighty six lacs ninety thousand only).

AND WHEREAS the parties hereto have agreed to reduce the terms of sale in writing, which they hereby do.

NOW THEREFORE THIS AGREEMENT WITNESSETH AS FOLLOWS;

1. The vendors and the confirming party shall sell to the purchaser and the purchaser shall purchase from the vendors and the confirming party the said land described in schedule

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written hereunder for a total price/consideration of Rs.18690000/-(Rupees one crore eighty six lacs ninety thousand only),out of which a sum of Rs.1557500/-(Rupees fifteen lacs fifty seven thousand five hundred only) payable to the vendors nos.1(a) to 1(d), Rs.1557500/-(Rupees fifteen lacs fifty seven thousand five hundred only) payable to the vendors nos.2(a) and 2(b), Rs.1557500/-(Rupees fifteen lacs fifty seven thousand five hundred only) payable to the vendors nos.3(a) and 3(b), Rs.1557500/-(Rupees fifteen lacs fifty seven thousand five hundred only) payable to the vendors nos.4(a) and 4(b), Rs.9345000/-(Rupees ninety three lacs forty five thousand only) payable to the confirming party at no .6, Smt. Lilabai, Rs.1557500/-(Rupees fifteen lacs fifty seven thousand five hundred only) payable to the confirming parties nos.7(a) and 7(b), Rs.1557500/-(Rupees fifteen lacs fifty seven thousand five hundred only) payable to the confirming parties nos.8(a) and 8(b).

2. Towards part of the consideration, the purchaser has paid to the vendors and the confirming party a total sum of Rs.3500000/-(Rupees thirty five lacs only) being Rs.500000/-(Rupees five lacs only) each by cheques as under:

Cheque No.	Name
063533	Lata Bharat Sawant
063534	Dyaneshwar Ganesh Mawalankar
063535	Prabhakar Pandurng Gaonkar
063536	Arun Vinayak Govekar
063537	Lilabai Gurudas Narvekar
063538	Anand Gurudas Narvekar
063539	Gokuldas Gurudas Narvekar

All Cheques Drawn on The Saraswat Co-operative Bank Ltd - Ponda Goa

3. The balance amount shall be paid to the vendors and the confirming party as under:

i) Rs.1057500/-(Rupees ten lacs fifty seven thousand five hundred only) each to vendors and the confirming parties nos.

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Lata
Sawant
063533
063534
063535
063536
063537
063538
063539

Director
Smt
Lilabai
Narvekar

063533
063534
063535
063536
063537
063538
063539

Director
Smt
Lilabai
Narvekar

and entered into by the purchaser with the confirming party only without any reference or intervention of the vendor, the intention being that the vendor does not desire to have any right of residence in any part of the said land and

14. Either parties to this agreement shall be entitled to specific performance of this agreement.

15. Performance of the obligations and time of payment is the essence of this agreement.

16. All expenses towards the stamp duty, registration charges or any other expenses shall be borne by the purchaser and/or its nominee/s.

17. The possession of the said land is not yet delivered to the purchaser.

18. The confirming party do hereby confirm the present agreement without any claim of preemption so also the vendors do hereby release all their right of preemption over any part of the said land.

19. The vendors and the confirming party do hereby undertake to grant in favour of the purchaser a power of attorney to enable the purchaser to undertake all works of surveying, measuring demarcation, preparation of plans etc of any structure/building proposed to be constructed on the said land.

SCHEDULE-I

(SAID LAND)

All that plot of land admeasuring 1951sq.mts. known as Locondiem described in the Land Registration office of the Judicial Division of Ilhas of Goa, under number 299, new, and bearing matriz number 1032 in the revenue office. Bearing new survey no.174/1 of village Ponda, Taluka Ponda, Goa and situated within the limits of Ponda Municipal Council, Taluka Ponda Goa state of Goa.

bounded as under:

East : By road,

West : By remaining part of the said land,


 The bottom section of the document contains several handwritten signatures and stamps. On the left, there are three distinct signatures. In the center, there is a signature that appears to be 'D. S. ...'. On the right, there is a signature that reads 'D. S. ...' and another one below it that reads 'L. ...'. Above the rightmost signature, there is a handwritten note in Devanagari script: 'मौलिक मालिक' (Moulik Malik).

North : By rain water drain

South : By remaining part of the said land.

As shown with red colour on the plan annexed hereto And forming part of the larger land admeasuring 1951sq.mts. and bearing new survey no.174/1 of village Ponda, Taluka Ponda, Goa and situated within the limits of Ponda Municipal Council, Taluka Ponda Goa state of Goa.

SCHEDULE-II

(SAID PLOT)

All that plot of land admeasuring 616sq.mts. plot A in which the residential house of the confirming party is located. and is the distinct and separate plot of larger property bearing survey number 174/1 bounded as under:

EAST : by road,

WEST : by reaming part of survey no. 174/1,

North : by rain water drain.

SOUTH : by reaming part of said land.

As shown with red colour on the plan annexed hereto And forming part of the larger land admeasuring 1951sq.mts. and bearing new survey no.174/1 of village Ponda, Taluka Ponda, Goa and situated within the limits of Ponda Municipal Council, Taluka Ponda Goa state of Goa.

The withinamed vendors 1b) MR. BHASKAR BHARAT SAWANT, 1c) MRS. TARA BHASKAR SAWANT, and 1d) MISS. GAURI BHARAT SAWANT are being represented herein by the withinamed vendor Mrs. Lata Bharat Sawant as their attorney, constituted in terms of a power of attorney, dated 25th March 2013, executed before notary public of Ponda, Adv. M.P.Gomes.

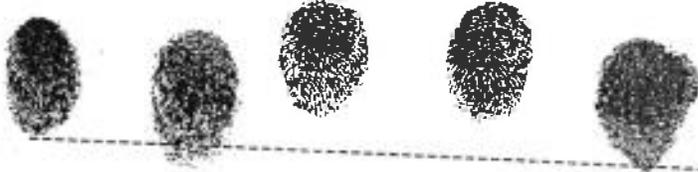
IN WITNESS WHEREOF the parties hereto have set and subscribed their hands on the day and the year hereinabove mentioned.

[Handwritten signatures and names of the parties and the attorney, including 'Lata Bharat Sawant', 'Mrs. Lata Bharat Sawant', and 'Adv. M.P.Gomes'.

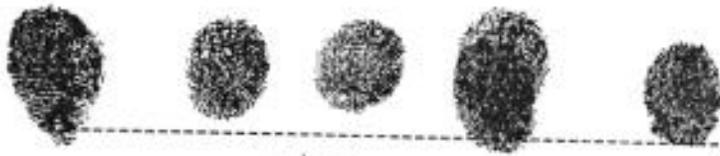
Signed and delivered by the within named vendors

Lata Bharat Sawant

SMT. LATA BHARAT SAWANT
For self and as attorney of vendors nos.
1b, 1c and 1d



(LHFT)



(RHFT)

Joint Vendor
Chandrabhan Sawant
Devkanth Sawant

Joint Vendor
Chandrabhan Sawant
Devkanth Sawant
Chandrabhan Sawant
Devkanth Sawant



Dyaneshwar Ganesh Mawalankar

SHRI. DYANESHWAR GANESH MAWALANKAR



(LHFT)



(RHFT)

Janak

Prakash

Prakash

Prakash

Prakash

Prakash

Prakash

Prakash



Clearance
SHRI PRABHAKAR PANDURANG GAONKAR



(LHFT)



(RHFT)

Joint
Secretary
Director
Revenue

01/01/21 01/01/22

Shri *Shri*

Clearance
Prabakar

Prabha

Prabha



SMT. SARITA PRABHAKAR GAONKAR,



(LHFT)



(RHFT)

Prabha Gaonkar
Sarita Prabhakar Gaonkar

Prabha Gaonkar

Prabha Gaonkar

Prabha Gaonkar



Arundhan

Arundhan

SHRI. ARUN VINAYAK GOVEKAR



(LHFT)



(RHFT)

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SMT. ANITA ARUN GOVEKAR



(LHFT)



(RHFT)

Joint
Registrar
Ponda
Arunkumar
Arunkumar

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Handwritten signature

Signed and delivered by the within named confirming party



मि. लिलबाई गुरुदास नारवेकर

Signature

SMT. LILABAI GURUDAS NARVEKAR



(LHFT)



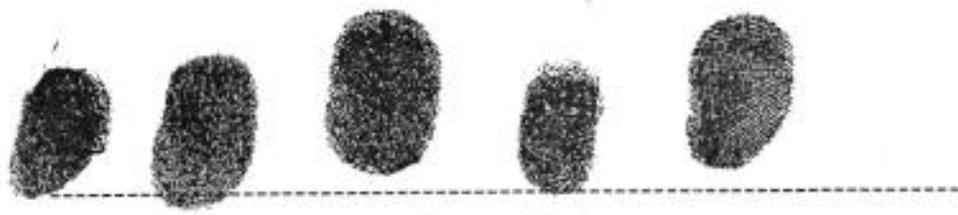
(RHFT)

Joint Director Ponda
Revenue
Smt. Lilabai Gurudas Narvekar
Signature
Revenue
Carnataka



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SHRI. ANAND GURUDAS NARVEKAR



(LHFT)



(RHFT)

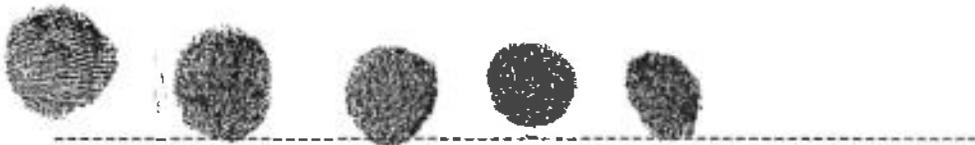
[Handwritten notes and signatures below the fingerprints, including names like 'Anand Narvekar' and 'Gurudas Narvekar' in Devanagari script.]



SMT. SHALINI ANAND NARVEKAR



(LHFT)



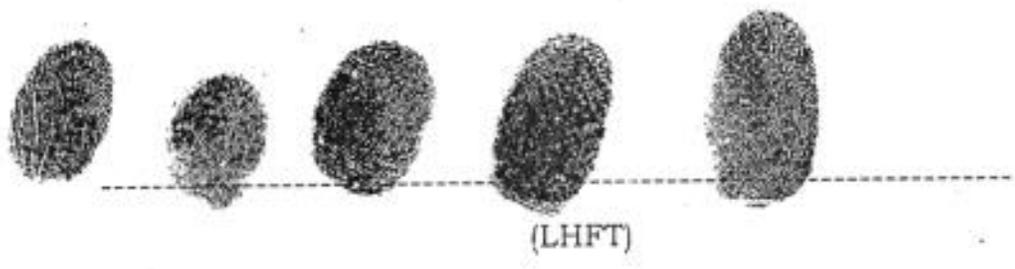
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Joint
to the
Police
Station
at
Ponda
for
the
purpose
of
recording
fingerprints
of
Smt.
Shalini
Anand
Narvekar

Gokuldas Gurudas Narvekar



SHRI. GOKULDAS GURUDAS NARVEKAR



(LHFT)



(RHFT)

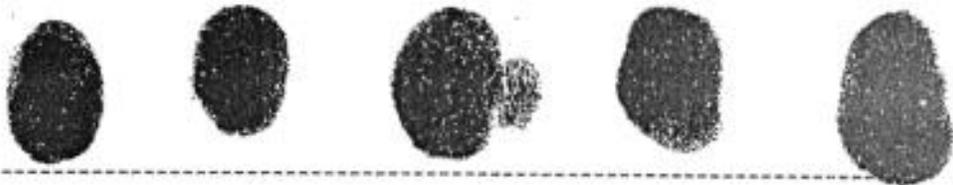
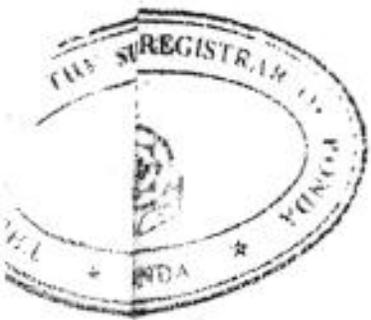
Joint
Director
Pondal
Gurudas
Narvekar

Handwritten notes and signatures in the bottom right corner, including the name 'Gurudas Narvekar' and other illegible text.



Usha Gokuldas Narvekar
CEN

SMT. USHA GOKULDAS NARVEKAR



(LHFT)



(RHFT)

In presence of :-

- 1. Ujwala Datta Narvekar
- 2. Rupesh Kapdi Narvekar

Janet Narvekar
Rupesh Narvekar
Usha Narvekar
Usha Narvekar
Usha Narvekar
Usha Narvekar