

1882 Rs

AXIS BANK LTD
SIDDHARTH BANDODKAR BHAVAN
P. SHIRGAONKAR ROAD, PANAJI

भारत 03396 NON JUDICIAL गे व
197631 JUN 16 2011



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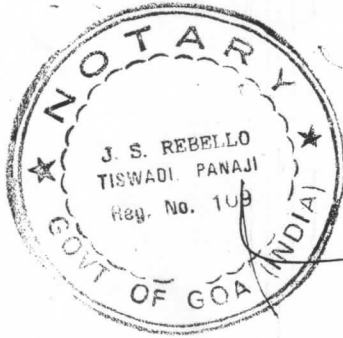
R.0099000/- PB5740

INDIA STAMP DUTY GOA

NAME: Kausshal Bagadia
ADDRESS: Miramar Goa
THROUGH:
SIGNATURE: [Signature]
RECEIPT NO.: AXISB/3369

For **AXIS BANK LTD.**

[Signature]
Authorised Signatory
P. Shirgaonkar Road,
Panaji, Goa-403001.



DEED OF SALE

S. Lad

K Bagadia

For FRAVIN DEVELOPERS

[Signature]

THIS DEED OF SALE is made on this 17th day of June in the year 2011 BETWEEN:-

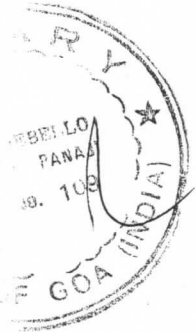
(1) (i) **M/s. FRAVIN DEVELOPERS**, a Partnership firm registered under the Partnership Act having its Office at Nuvem Salcette, holding PAN Card no. AABFF3355J herein represented by its Partner **SHRI VINCENT RODRIGUES**, son of Mariano Remedios Rodrigues, aged 51 years, married, business, Indian National, residing at Dongorim Nuvem Salcete Goa holding P.O.A. duly executed before Shri Datta Nadkarni bearing Reg. No. 725 dated 13/1/2011

(ii) a- **SHRI SAMEER R. LAD**, son of Raghunath Lad, aged 36 years, married, occupation Business, holding PAN Card no. ABEPL0959Q and his wife

(b) **SMT. SONAL LAD**, wife of Shri. Sameer R. Lad, aged 31 years, occupation Housewife holding PAN Card No. AEJPL0152K represented by P.O.A holder Shri. Sameer Lad s/o. Shri Raghunath Lad duly executed before Notary Shri Mohan Redkar on 2/6/2011 bearing Reg. No. 9211/2011 both Indian Nationals and residing at Dr. Almeida Housing Society, Ponda, Goa, hereinafter referred to for sake of Brevity as the "VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include their respective heirs, executors, administrators and assigns) of the **FIRST PART**

AND

2.- **SHRI. KAUSSHAL BAGADIA**, son of late Shri. Kanhyalal Bagadia, aged 37 years, occupation Business, holding PAN Card no. AADPB1550B, Indian National, residing at La Casa Grande, Lane No. 2, St. Mary's Colony, Miramar, Goa 403001 hereinafter



S. Lad

K Bagadia

For FRAVIN DEVELOPERS

Vincent Rodrigues
Partner

referred to as the "PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof deem to mean and include heirs successors and assigns) of the **SECOND PART**.

WHEREAS there exists a part and parcel of land admeasuring 19175m2 bearing Sy. no.124/1 of Village Corlim identified as GAVOI situated at Corlim, within the limits of Village Panchayat Corlim, Taluka Tiswadi and Registration Sub District of Ilhas, District North Goa in the State of Goa hereinafter referred to as THE SAID PROPERTY and is described in detail in the Schedule hereunder.

WHEREAS undivided 65% of the SAID PROPERTY was Purchased by the Vendor no. (ii) Sameer R. Lad under a Deed dated 5-2-2010 registered under no.728 of book I Vol. 2200 in the Office of Sub-Registrar Ilhas; which Deed was subsequently rectified by a Deed dated 1-6-2011 duly registered under no. PNJ-BK1-01513-2011 in the Office of Sub-Registrar Ilhas.

WHEREAS undivided 35% of the SAID PROPERTY was purchased by the Vendor no. (i) M/s Fravin Developers under a Deed dated 5-2-2010 registered under no. 729 of book I Vol. 2200 in the Office of Sub-Registrar Ilhas; which Deed was subsequently rectified by a Deed dated 1-6-2011 duly registered under no. PNJ-BK1-01514-2011 in the Office of Sub-Registrar Ilhas.

WHEREAS the Vendors have represented to the Purchasers that the Vendors are thus jointly the sole and exclusive owners in possession of the SAID PROPERTY lawfully holding the same without any lien/claim/right of any nature whatsoever to the said Property from any other person and/or any Public Authority.

S R Lad

For FRAVIN DEVELOPERS

Shobnques
Partner



K Bagadi

WHEREAS the Vendors now do not desire to retain the said Property and do hereby jointly sell to the Purchaser a portion admeasuring 3990 m² out of the SAID PROPERTY hereinafter referred to as THE SAID PLOT and delineated in the plan in red boundary line annexed hereto and the purchaser thus hereby purchase the SAID PLOT at ad for the consideration of Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) which its present fair market value.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:-

In pursuance of the above and in total consideration of Rs 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) received by the Vendors from the Purchaser (the receipt of which they the Vendors do hereby jointly and severally acknowledge as having received in full towards their respective shares) they the Vendors as absolute and exclusive owners, do hereby transfer, convey and assign in favour of the Purchaser all that SAID PLOT described in detail in the Schedule hereinafter appearing and together with all the Court yards, compounds, fences, drains, ways, paths, passages, water courses, lights, liberties, rights, privileges, easements and appurtenances whatsoever to the SAID PLOT and hereditaments or any part thereof belonging to in anywise appertaining or usually had or occupied therewith or reputed to belong or appurtenant thereof AND ALL the estates, rights, title, interest, claim and demand whatsoever at law and in equity of the Vendors of in and to the SAID PLOT and hereditaments and every part thereof TO HAVE AND TO HOLD all and singular the SAID PLOT

S/Lad

For FRAVIN DEVELOPERS

B Robinson
Partner

K Bagadi



hereby granted, release and assured or expressed so to be with their appurtenances unto and to the use of the Purchasers forever AND THE VENDORS do and both hereby covenant that they have in themselves good right and absolute Power to grant, release and convey the SAID PLOT unto the Purchasers in the manner aforesaid and it shall be lawful for the Purchasers from time to time and all times hereafter, peaceably and quietly to hold, possess and enjoy the SAID PLOT hereby granted with its appurtenances and achieve claim, rents and profits thereof for his/her/theirs own use and benefit without any lawful eviction, interruption, claim or demand whatsoever from, or by the Vendors or from or by and person or persons lawfully or equitably claiming by, from under or in trust for them and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors sufficiently saved, defended, kept harmless and indemnified or from and against all estates, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the Vendors or by any other person or persons lawfully or equitably claimed by, from made or in trust for them and further that the Vendors and all persons having lawfully or equitably claiming any estates, right, title or interest at law or in equity in the SAID PLOT hereby granted or any part thereof by, from, under or in trust from them, the Vendors shall and will from time to time at all times hereafter at the request and cost of the Purchasers, do, execute or cause to be done and execute all such further lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely granting and assuring the SAID PLOT hereby granted unto and



SR Lad

KB Agadia

For FRAVIN DEVELOPERS

Robrigues
Partner

to the use of the Purchasers in the manner aforesaid as shall and may be reasonably required, the Vendors hereby declare that they are the sole owners having good rights, title in the SAID PLOT and the Plot is free from any encumbrances or charges thereon.

2.- The Vendors have to day jointly put the Purchasers in unconditional exclusive peaceful and vacant possession of the SAID PLOT and the Vendors do hereby indemnify the Purchasers against any claim, lien or encumbrance of any nature if made by and Third Party against the SAID PLOT and assure the Purchasers that the claim if any shall be made by the Vendors without any disturbance to the title and possession of the Purchasers.

3.-The Vendors hereby give their no objection to the Purchaser for mutation and inclusion of the name of the Purchaser in the Revenue record by deletion of the name of the Vendors.

4.-The Executants declare that the subject matter of this sale deed does not pertain to occupancies of person belonging to schedule caste and schedule tribes.

5.- The market value of the SAID PLOT is Rs. 49,50,000/- (Rupees Forty Nine Lakhs Fifty Thousand only) and the stamp paper of Rs. 99,000/- (Rupees Ninety Nine Thousand only) is affixed to this Deed of Sale cost of which is borne by the Purchaser.

SCHEDULE - I

All that part and parcel of property known as "GAVOI" also known as "GALLY" admeasuring 19,175m² situated at Corlim, within the limits of Village Panchayat Corlim, Taluka Tiswadi, Registration Sub-District of Ilhas, District North Goa in the

SK Lad

N. B. Bagadia

For FRAVIN DEVELOPERS

R. Rodrigues
Partner



State of Goa, not described in the Office of Land-Registrar but enrolled in the Taluka Revenue Office under no.111 and surveyed under no.124/1 of Village Corlim.

The said Property is bounded as under:-

- Toward the North:- By Sy. No. 125/1 AND 125/8 of Village Corlim.
- Toward the South:- By Sy. No. 124/2 AND road.
- Toward the East:- By Sy. No. 123/1 of Village Corlim.
- Toward the West:- By Road

The boundaries of the PLOT C sold herewith is as under

The said Property is bounded as under:-

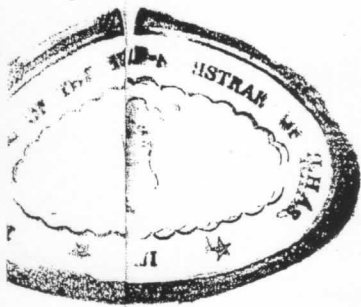
- Toward the North:- By Plot A ~~and~~ ^{same} of Sy. No. 124/1
- Toward the South:- By Road
- Toward the East:- By Plot A of same Sy. No. 124/1
- Toward the West:- By Plot B of Sy.No. 124/1 and Sy.No. 124/2 of Comunidade

SP
SP

SP

IN WITNESS WHEREOF the Parties hereto have executed this Deed of Sale this day month and year hereinabove.

SP



K. B. Rebello

For FRAVIN DEVELOPERS

B. B. Rodrigues
Partner

SIGNED AND DELIVERED)

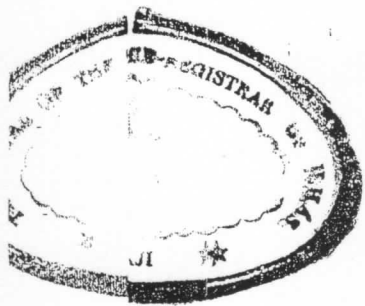
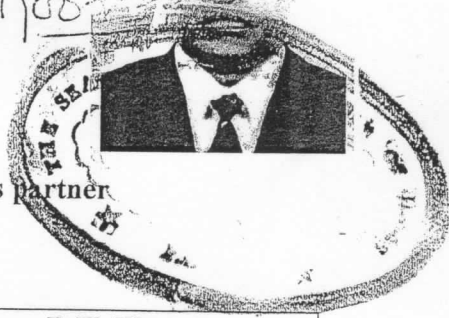
by the Vendors No. 1











Rodrigues



Rodrigues

Fravin Developers represented by its partner
Shri Vincent Rodrigues



L.H. Thumb Impression	R.H. Thumb Impression
	
	
	
	
	



Gladi

Rodrigues

For FRAVIN DEVELOPERS

Rodrigues
Partner

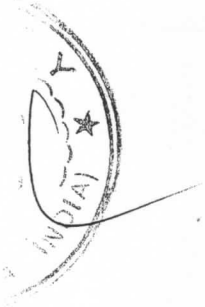
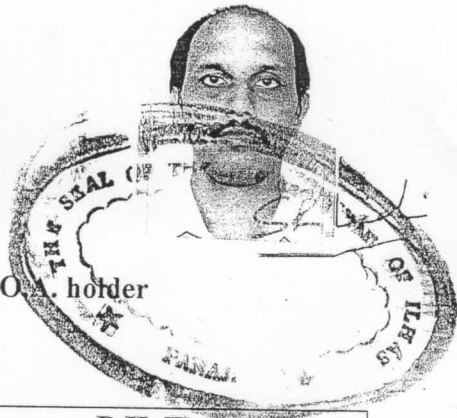
SIGNED AND DELIVERED)

by the Vendors No. 2

S.Lad

Shri. Sameer Lad for Self and P.O. holder

For Smt. Sonal Lad



L.H. Thumb Impression	R.H. Thumb Impression



S.Lad

K. Bogadi

For FRAVIN DEVELOPERS

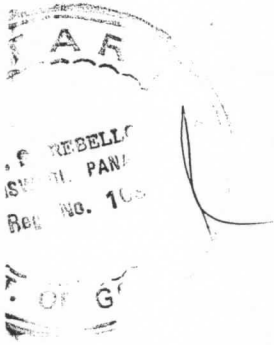
Robrigues
Partner











SIGNED AND DELIVERED

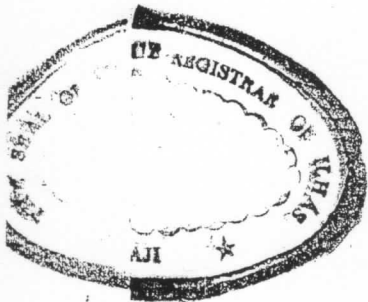
By the Purchaser

K Bagadia

Shri. KAUSSHAL BAGADIA



L.H. Thumb Impression	R.H. Thumb Impression
	
	
	
	
	



Witness:

1. Siddhi S. Falkar *Falkar*

2. NITIN SARAF *Nitin Saraf*

Splad

K Bagadia

For FRAVIN DEVELOPERS

R. Rodrigues
Partner

LO
NANI
109



Sy No 124/1
VILLAGE CORLIM

PLOT 'A'

PLOT B

PLOT C



For FRAVIN DEVELOPERS

Shobnig
Partner

Shad

K Bagadia

Document Serial Number : 1682



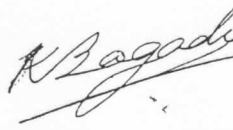
Presented at 10:00:00 AM on 20-06-2011 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	99000.00
2	Processing Fees	180.00
	Total :	99180.00

Stamp Duty Required: 99000.00

Stamp Duty Paid: 99000.00

Kausshal Bagadia presenter

Name	Photo	Thumb Impression	Signature
Kausshal Bagadia, s/o Kanhyalal Bagadia, Married, Indian, age 37 years, Business, r/o La Casa Grande, Lane No. 2, St. Marys Colony, Miramar - Goa. Pan AADPB1550B			

Endorsements

Executant

Sameer Raghunath Lad, S/o Raghunath Lad, Married, Indian, age 36 Years, Business, r/o H. no. 165/4 28, Dr. Meida Society, Panaji Goa For self & P.O.A Holder of his wife Sonal dt 02/06/2011 executed before Notary Panaji Red Seal Reg. No.9211/2011






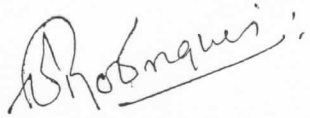


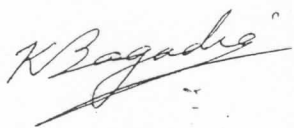
Photo	Thumb Impression	Signature
		




Photo	Thumb Impression	Signature
		

. Kausshal Bagadia, s/o Kanhyalal Bagadia, Married, Indian, age 37 Years, Business, r/o La Casa Grande, Lane 0, .2, St. Marys Colony, Miramar - Goa. Pan AADPB1550B

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Ad. Gandha Tarkar , d/o Gurudas Tarkar, UnMarried, Indian, age 30 Years, Advocate, r/o St. Cruz - Goa.	




Sub-Registrar
MIR - REGISTRAR
GOA



Book-1 Document
Registration Number PNJ-BK1-01666-2011
CD Number PNJD9 on
Date 20-06-2011

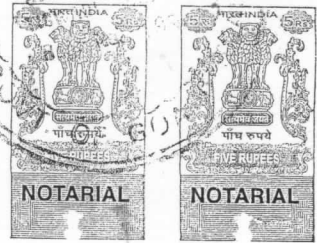
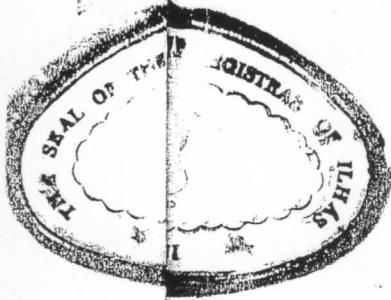
Sub-Registrar (Ilhas/Tiswadi)

Witnessed By:- *A. Mulephar*

REGISTRAR
ILHAS

Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TRUE COPY OF ORIGINAL
REG No. *8609/11* DATED: *08/08/11*

[Signature]
J. S. REBELLO
NOTARY AT PANAJI
STATE OF GOA INDIA



CERTIFIED TRUE COPY OF ORIGINAL
REG No. *2094/13* DATED: *19/07/2013*

[Signature]
J. S. REBELLO
NOTARY AT PANAJI
STATE OF GOA INDIA