

(Rupees One Lakh, Fifty thousand Only)

Calicut credit co-operative Bank Ltd
Mangalore Branch
Shop No. 1, Ground Floor Block D-1,
Banshan Towers,
Mangalore. (Pin 575 001)
D-51STP(V)JICR/13511/2013-PD

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INDIA
RS. 0150000
365430

GOA
NON JUDICIAL
-3, 1, 2019
GOA

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Notary

Name of Purchaser UNIVERSAL DEVELOPERS.

2019-BRZ-10

03-01-2019



DEED OF SALE

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THIS **DEED OF SALE** is made at Mapusa on this 3rd day of the month of January, year Two Thousand and Nineteen (2019); **BETWEEN:**

TRANSCEND TICLO ENTERPRISES, a partnership Firm registered under the Indian Partnership Act, 1932, holding Pan Card No. _____, having its registered Office at 2nd floor, Gomes Catao Building, Rajwado, Mapusa, Bardez-Goa, duly represented by its two partners, (1) **MR. GLENN SOUZA TICLO**, 55 years, son of Mr. Vito Souza Ticlo, married, business, Indian National, holder of pan card no. _____, resident of Flat No. C-5/S-2, Palmarinha, Pobravaddo, Calangute, Bardez-Goa, and (2) **TRANSCEND CONSULTING INDIA PVT. LTD**, a Company incorporated under the Indian Companies Act, 1956 and having its registered office at 604, Raheja Centre, 6th Floor, 214, Nariman Point, Mumbai, through its authorized Officer/Director **Mr. JUDE MARIO D'SOUZA**, 62 years, son of Mr. Dominic Joseph Sebastian D'Souza, married, business, Indian National, holder of pan card no. _____, resident of Takshila Building 21, Flat B-2, Mahakali Caves Road, Andheri East, Mumbai 400093, hereinafter be referred to as the "**VENDORS**" (which terms and expressions shall unless repugnant to the content or meaning thereof be deem to mean an include their heirs, successors, legal representative, administrator, nominees, assigns, executors or any other persons legally equitable or otherwise claiming through them) of the **FIRST PART;**
AND:



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UNIVERSAL DEVELOPERS a partnership firm, duly registered before Notary Public, at Mapusa, having its registered office at E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa, Bardez, Goa, holding PAN Card bearing No. _____, represented herein by its partners, (1) **MR. ALTAF YARGATTI**, son of Mr. Shabir Yargatti, 34 years of age, married, businessman, Indian National, having Pan Card No. _____ and Mobile No. _____, resident of E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa, Bardez, Goa, and (2) **MRS. JASMINE YARGUTTI**, daughter of Ismail Jamadar and wife of Mr. Altaf Yargatti, 30 years of age, married, business, Indian National, having Pan Card No. _____ and mobile No. _____, resident of resident of E 54, Ekta Nagar, Next to Chapel Housing Board, Mapusa, Bardez, Goa, hereinafter be referred to as the "**PURCHASERS**" (which terms and expressions shall unless repugnant to the content or meaning thereof be deem to mean an include his heirs, successors, legal representative, administrator, nominees, assigns, executors or any other persons legally equitable or otherwise claiming through him) of the **SECOND PART**; **SHOWETH:**



WHEREAS There exists an Immovable Property known as "**BATIECHO SORVO**" also known as "**SORVES**", which is Surveyed under Chalta No. 34, of the P.T. Sheet No. 94 of the City Survey of Mapusa, situated within the jurisdiction limits of Mapusa Municipal Council, Bardez, in Ward Khorlim, totally admeasuring 3838 Sq.mts is described in the Land

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registration office of Bardez at Mapusa under No. 27567 at page 10 of Book B 71 and enrolled in the Taluka Revenue Office of Bardez under No. 915, shall herein after referred as the "SAID PROPERTY".

AND WHEREAS Originally the Said Property belongs and possessed and enjoyed by late Atmaram Vinayak Lad alias Atmaram Vinayak Laud and Vaman Vinayak Lad and his wife Sitabai Lad.

AND WHEREAS Upon the death of the owners, following persons have inherited the said property as their legal heirs and universal successors, as under:

A. Dr. Vinayak Atmaram Lad Married to Mrs. Kshama V. Lad,

B. Mrs. Mohini S. Shiveshwarkar Married to Mr. Sharad alias Vinayak Shiveshwarkar,

Said Mrs. Mohini S. Shiveshwarkar expired leaving behind Mrs. Sharmila Atmaram Joshi Married to Mr. Mukund Joshi.

C. Mrs. Sunita Shamsundar Sawkar Married to Shamsundar Sawkar,

D. Mr. Bhalchandra A Lad Married to Mrs. Mrudula B. Lad,

E. Ms. Bhikubai A. Lad, expired in the status of spinster.



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AND WHEREAS Inventory Proceedings was initiated upon the deaths of the persons bearing Inventory Proceedings No. 70/2007/A, in the Court of Civil Judge Senior Division 'A', at Mapusa Bardez-Goa and the said property was described in Item No. 2 of the Description Assets.

AND WHEREAS In the Inventory Proceedings Auction was held between the parties thereto, and the Said Property was allotted to Dr. Vinayak Atmaram Lad alias Dr. Vinayak Atmaram Laud and his wife Mrs. Kshama Vinayak Lad alias Kshama Vinayak Laud.



AND WHEREAS Portion of the Said Property admeasuring 2860 upon 3838 Sq.mts, came to be sold to Mr. Jose Filipe Pegado Braganza and Goraknath Atmaram Fulari, by virtue of a Deed of Sale dated 20/07/2009, which constituted 2860/3830 Sq.mts of the Said Property and was specifically identified in the Plan/Sketch annexed to the said Deed of Sale.

AND WHEREAS the NGPDA vide NOC bearing No. NGPDA/M/49(6)/1461/406/2009 was pleased to grant

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NOC for registration of the said Deed of Sale under Sec. 49(6) of the Town & Country Planning Act, the same came to be annexed to the Said Deed of Sale dated 20/07/2009 and which is duly approved by the NGPDA.

AND WHEREAS Dr. Vinayak Atmaram Lad alias Dr. Vinayak Atmaram Laud and his wife Mrs. Kshama Vinayak Lad alias Kshama Vinayak Laud were the owners of the balance portion area of 935 Sq.mts from the Said Property.

AND WHEREAS In the Said balance portion area of 935 Sq.mts, there exists old dilapidated house bearing Municipal No. 10/34/B.

AND WHEREAS said Unsold portion of the Said Property admeasuring 935 Sq.mts together with old dilapidated house existing therein bearing Municipal No. 10/34/B and which constitutes 935/3838 Sq.mts, of Undivided share in the Said Property was purchased by the sellers herein above vide deed of sale dated 29/02/2016, from the owners thereof Dr. Vinayak Atmaram Lad alias



Dr. Vinayak Atmaram Lad

Mrs. Kshama Vinayak Lad

Cont...7/-

Dr. Vinayak Atmaram Laud and his wife Mrs. Kshama Vinayak Lad alias Kshama Vinayak Laud as sellers and remaining heirs as confirming parties namely Mr. Sharad alias Vinayak Shiveshwarkar, Mrs. Sharmila Atmaram Joshi, Mr. Atmaram Vishnu Joshi, Mrs. Sunita alias Suncet Shamsunder Sawkar alias Suncet S. Sawkar, Mr. Shamsundar Sawkar alias Shamsunder Dattaram Sawkar, Mr. Bhalchandra A Lad and Mrs. Mrudula B. Lad, although these confirming parties have no rights however the sellers have agreed to share the consideration to them. The said of Sale dated 29/02/2016 was duly executed before Sub-Registrar of Bardez at Mapusa, having Registered under Registration No. BRZ-BK1-02473-2017, of Book No. I Document, CD NO. BRZD788, dated 20/06/2017.



AND WHEREAS by virtue of Deed of Sale dated 29/02/2016, the Vendors herein became the exclusive owner and in possession of **THE UNDIVIDED PORTION** area of 935 Sq.mts, with old dilapidated house bearing Municipal No. 10/34/B.

AND WHEREAS said Mr. Jose Filipe Pegado Braganza and Goraknath Atmaram Fulari, who have purchased the part area of 2860/3830 Sq.mts of the

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Said Property by virtue of a Deed of Sale dated 20/07/2009, have carried out the partition of their purchase part and accordingly allotted separate survey Number of their portion area of 2860 sqmts and allotted Chalta No. 34-A, of the P.T. Sheet No. 94 of the City Survey of Mapusa,Bardez-Goa.

AND WHEREAS as such, the sellers/vendors, therefore became the exclusive owner and in possession of the Property bearing Chalta **No. 34**, of the P.T. Sheet No. 94 of the City Survey of Mapusa,Bardez-Goa which is admeasuring 935 Sqmts, shall for brevity sake referred to as "**THE SAID PLOT**", which is described in the schedule herein below.



AND WHEREAS the Purchasers have approached the Vendors and offered to purchase **THE SAID PLOT** area of 935 Sq.mts, with old dilapidated house bearing Municipal No. 10/34/B and the Vendors have agreed to sell the same, for total consideration of Rs. 49,98,000/- (Rupees Forty Nine Lakhs Ninety-Eight thousand Only) and the Purchasers have accepted the offer of consideration to purchase "**THE SAID PLOT**".

Cont...9/-

AND WHEREAS the vendors and the Purchasers hereby declare that the property in transaction does not belong to Schedule Caste/Schedule Tribes pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS UNDER:

THAT in pursuance of the said agreement and in consideration of Rs. 49,98,000/- (Rupees Forty Nine Lakhs Ninety-Eight thousand Only) as a full and final consideration of **"THE SAID PLOT** fully described in Schedule hereunder written, paid by the PURCHASERS to the VENDORS, by RTGS/NEFT, the receipt and payment whereof the VENDORS, do hereby admit and acknowledges having been received, the VENDORS do hereby grant, convey, sell, transfer and assures, unto and to the use of the PURCHASERS THE SAID PLOT described in Schedule with all ways, paths, passages, easements, privilege, old structures in ruins and appurtenances whatsoever to the undivided portion belonging to or in any way appertaining or usually held or occupies therewith or reputed to belong or be appurtenant thereto AND ALL estate, right, title, interests, claims and demands of the VENDORS into or upon of THE SAID PLOT hereby conveyed and sold to the PURCHASERS and every part thereof TO HAVE AND TO HOLD UNTO AND TO THE USE OF THE PURCHASERS together with title deeds, writings and other evidence of the title as ordinarily passes on such sale.



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AND THAT the vendors and all persons claiming under it shall and will from time to time upon the request and at the cost of the Purchasers do and execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying the Said Plot hereby sold or any part of it thereof unto the Purchaser and to further confirm the physical possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required.

AND THAT the VENDORS do hereby covenant with the PURCHASERS that notwithstanding any act, deed or thing done or executed by the VENDORS, or knowingly suffered to the contrary by it.

AND THAT the vendors have, put the Purchaser in physical possession of the Said Plot, upon the execution of this present and the Purchasers shall after this purchase be in exclusive physical possession of the Said Plot thereof.

AND THAT the VENDORS shall be fully responsible to do all such acts, deed things etc., to clear more fully, the title of the SAID PROPERTY/ The Said Plot, with old dilapidated house bearing Municipal No. 10/34/B, more perfectly conveying the Said Plot unto the PURCHASERS.

AND THAT the VENDORS shall indemnify and keep indemnified the Purchasers against all and every person or persons claiming and demanding any right, title or interest in the Said Plot or any part thereof hereby sold

Cont...11/-



through the VENDORS thereby making such losses good out of the consideration paid herein without holding the Purchaser responsible for the same in any manner.

AND THAT the Vendors hereby declared to the Purchasers:

(a) The vendors herein is in open, peaceful continuous and uninterrupted Physical possession and enjoyment of the Said Property/ The Said Plot as the owner thereof and prior to them their predecessor/s in title were in open, peaceful continuous and uninterrupted possession of the same and have absolute power and right to sell the same.

(b) That the Said Plot is free from encumbrances, liens or charges of whatsoever nature and that there is/are no dues payable to the government or any other authority and/or any statutory body /bodies in respect of the Said Plot.

(c) The Vendors have not entered into any agreement, Memorandum of understanding, whatsoever nature with any person/s with regards to the Said Plot or any part of it thereof.

(d) The Vendors title in respect of the Said Plot is clear, valid, legal, marketable, unencumbered and subsisting.

(e) The vendors hereby declares that the Said Plot is free from any claims, demands, encumbrances, mortgage, charges, liens, adverse notices, attachment or the same is not the subject matter of any pending suit, case,

Cont...12/-



execution application etc., the Vendors further declared that The Said Plot is neither the subject matter of any land acquisition cases/s nor the Vendors is in receipt of any adverse notices of Land acquisition case/s with respect to The Said Plot.

(f) That incase any defect is found in the title of Vendors in Said Property/ The Said Plot hereby sold and/or in the present conveyance, then Vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of Purchasers for more perfectly conveying the Said Plot unto Purchaser.

(g) That Vendors shall hereinafter at all time indemnify Purchasers and their transferees against any loss, damages, costs, charges, expenses, if any suffered by reason of defect of title in the Said Plot or any breach of the covenants.

(h) That Vendors hereby agreed to sign or execute any application/s for the purpose of mutation in the record of rights or other documents for the purpose of transferring the Vendors rights, title and interest in the Said Plot.

AND THAT the VENDORS shall have NO OBJECTION to mutate/add the name of the PURCHASERS in the Survey Records/Chalta Numbers in Form D of the SAID PROPERTY/ THE SAID PLOT.

AND THAT this deed is written on the Stamp paper of the value of Rs.149940/- in full settlement of the stamp duty in respect of this transfer.

Cont...13/-

Sd/- J. K. J.

Sd/- J. K. J.

SCHEDULE

All that, Immovable Property known as "**BATIECHO SORVO**" also known as "**SORVES**", which is Surveyed under Chalta No. 34, of the P.T. Sheet No. 94 of the City Survey of Mapusa, situated within the jurisdiction limits of Mapusa Municipal Council, Bardez, in Ward Khorlim, totally admeasuring 935 Sq.mts and is described in the Land registration office of Bardez at Mapusa under No. 27567 at page 10 of Book B 71 and enrolled in the Taluka Revenue Office of Bardez under No. 915, in which exists old dilapidated house bearing Municipal House No. 10/34/B and is bounded on all sides as under:

- East** : By the property of private person;
- West** : By P.T.Sheet No. 94 of Chalta No.34-A of city survey Mapusa-Goa;
- North** : By the property of private person; and
- South** : By P.T.Sheet No. 94 of Chalta No.31 of city survey Mapusa-Goa.



IN WITNESS WHEREOF the parties hereto have signed this Deed at Mapusa, Goa, on the day, month and the year first herein above written in the presence of the witnesses signed hereunder.

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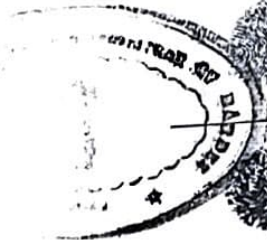


VENDORS:

1. (MR. GLENN SOUZA TICLO, partner of
TRANSCEND TICLO ENTERPRISES)

L. H. F. I.

R. H. F. I.



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VENDORS:

2. (MR. JUDE MARIO D'SOUZA, Director of TRANSCEND CONSULTING, INDIA PVT. LTD and partner of TRANSCEND TICLO ENTERPRISES)

L. H. F. I.

R. H. F. I.



JMD

JMD

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PURCHASERS:

1. MR. **ALPA YARGATTI**, (Partner of **Natural Developers**)
 R. H. Patil

L. H. F. I.



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PURCHASERS:



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2. **MRS. JASMINE YARGUTTI, partner of Universal Developers.**



L. H. F. I.

R. H. F. I.



Stamp of Yagi

Jasmine Yargutti

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Ant

WITNESSES : 1. NZESH SAWANT

2. Gavresh Shatje *Shatje*

Sawant *Shatje* *Shatje*



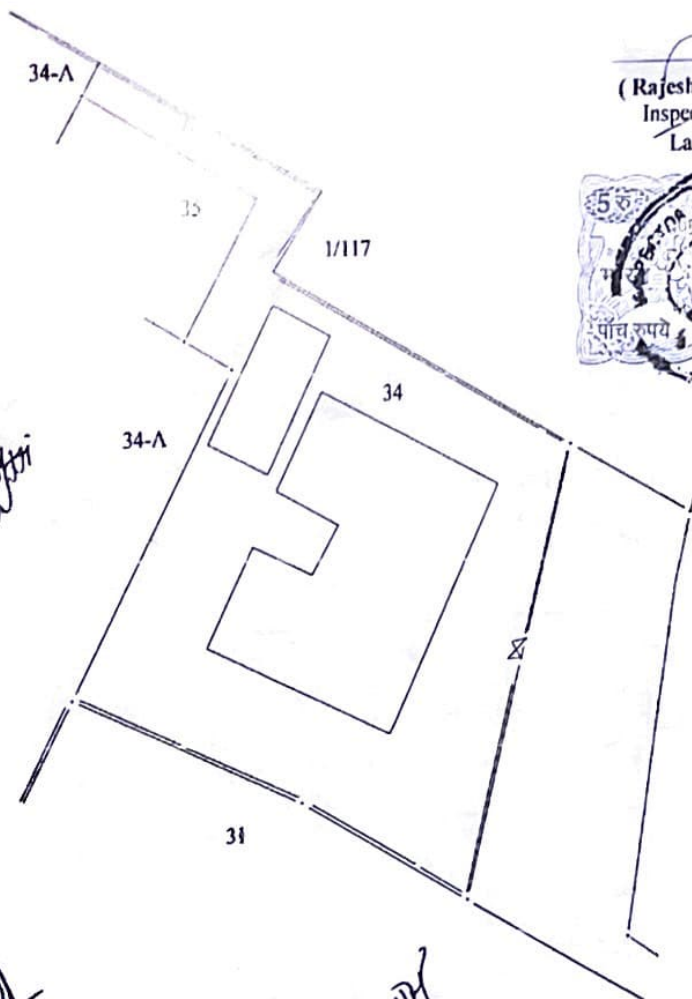


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA

Inward No: 10998



Plan Showing plots situated at
CITY : MAPUSA
Taluka : BARDEZ
P.T. SHEET No. 94 / CHALTA No. 34
Scale : 1:500



(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



Generated By : Pratap Moulekar (D'Man Gr. II)
On : -22-11-2018

Pratap Moulekar (D'Man Gr. II)
Compared By:

Government of Goa
Document Registration Summary 2

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

Date & Time - 03-Jan-2019 04:01:06 pm

Document Serial Number :- 2019-BRZ-10




Presented at 04:01:06 pm on 03-Jan-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	150000
2	Registration Fee	99960
3	Processing Fee	220
Total		250180







Stamp Duty Required :150000

Stamp Duty Paid : 150000







Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Altaf Yargatti, S/o - D/o Shabir Yargatti Age: 34, Gender: Male, Occupation: Business, Address1 - E54 Ekta Nagar, Next To Chapel Housing Board Mapusa Bardez Goa, Address2 - Mapusa Bardez Goa. PAN No.:			

Executer







Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Jasmine Yargutti, S/o - D/o Age: 30, Gender: Female, Occupation: Business, Address1 - E54 Ekta Nagar Next to Chapel Housing Board Mapusa Goa, Address2 - Maousa Bardez Goa, PAN No.:			
2	Altaf Yargatti, S/o - D/o Shabir Yargatti Age: 34, Gender: Male, Occupation: Business, Address1 - E54 Ekta Nagar, Next To Chapel Housing Board Mapusa Bardez Goa, Address2 - Mapusa Bardez Goa, PAN No.:			

03/Jan/2019, 4:30 PM

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	<p>Jude Mario DSouza ,S/o - D/o Dominic Joseph Sebastian DSouza Age: 62 Gender:Male Occupation: Business, Address1 - 2nd Floor, Gomes Catao Building Rajwado Mapusa Bardez Goa. Address2 - Mapusa Bardez Goa. PAN No.:</p>			
4	<p>Glenn Souza Ticlo ,S/o - D/o Vito Souza Ticlo Age: 55,Gender:Male,Occupation: Business, Address1 - 2nd Floor Gomes Catao Building Rajwado Mapusa Goa, Address2 - Mapusa Bardez Goa. PAN No.:</p>			

Witness:

I/We individually/Collectively recognize the Seller(S) and Buyer(s)

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Nilesh L SAWANT 403503, H.no75 Next to govt school alorna pernem goa, H.no75 Next to govt school alorna pernem goa Alorna, Pernem, NorthGoa, Goa</p>			
2	<p>Gauresh Shetye 403513, 297sangwada ozarim pernem , 297sangwada ozarim pernem Ozorim, Pernem, NorthGoa, Goa</p>			

Sub Registrar



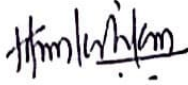
**SUB-REGISTRAR
 BARDEZ**

Serial No:-2019-BRZ-10

Book :- 1 Document

Registration Number :- **BRZ-1-117-2019**

Date : 23-Jan-2019



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

**SUB REGISTRAR
BARDEZ**