



Office of Sub-Registrar, Bardez

Government of Goa

Print Date & Time : 07-08-2017 02:56:49 PM

Document Serial number : 3309

Presented at 01:04:00 PM on 07-08-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps.
1	Registration Fee	393750.00
2	Processing Fees	330.00
	Total :	394080.00

Stamp Duty Required: 506750.00

Stamp Duty Paid: 506750.00

Surajdatta Morajkar@Suraj Morajkar presenter

Name	Photo	Thumb Impression	Signature
Surajdatta Morajkar@Suraj Morajkar, S/O Sagun Morajkar, Married, Indian, age 45 Years, Business, r/o H, no 43/13, Salpuri, Candolim, Bardez Goa Pan no AEMPM7614J, Sole Proprietor of Sun Estates Developers			

Endorsements

Executant

1. Umesh Bhakta, S/O Damodar Bhakta, Married, Indian, age 57 Years, Business, r/o Flat no SN-1, Poonam Apts, Angod, Napusa Bardez Goa Pan no ACPPB2141Q, POA dated on 04/08/2017 executed before notary Adv S.J. Sardesai at Napusa under reg no 14165/2017

Photo	Thumb Impression	Signature
		

2. Surajdatta Morajkar@Suraj Morajkar, S/O Sagun Morajkar, Married, Indian, age 45 Years, Business, r/o H, no 43/13, Salpuri, Candolim, Bardez Goa Pan no AEMPM7614J, Sole Proprietor of Sun Estates Developers

Photo	Thumb Impression	Signature
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Identification

Sr No.	Witness Details	Signature
1	Adv Gauri Sarvankar, D/O Gurudas Sarvankar, Married, Indian, age 33 years, Advocate, r/o Karaswada, Mapusa Bardez Goa	

Endorsement

Notation fees of Rs 2,500/-
is paid vide challan 201700583103
dated 07/08/2017.

Sub-Registrar

REGISTRAR
8/08/2017

Decoded and Developed by E-DAC, ACTS, Pune

3309/17

Book-1 Document
Registration Number BRZ-BK1-03313-2017
CD Number BRZD789 on
Date 07-08-2017

Sub-Registrar (Bardol)

REGISTRAR
BARDOL

Scanned By:

Signature:

Digitally signed by E-DAC, ACTS, Pune

(Repres Five Lakhs Six Thousand Seven hundred Fifty only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 138
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 401521

शरीर 18380

NON JUDICIAL

183936

AUG 05 2017



15:06

D-1/STP(V)/C.N./35/34/2011-RD

R.0506750/- PB7147

INDIA

STAMP DUTY

GOA

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Monsalves
Authorized Signatory

Name of Purchaser MR. SURAJ MORAJKAR



506750

DEED OF SALE

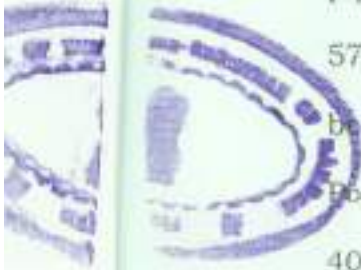
THIS DEED OF SALE is made on this 7th day of August, of the year Two thousand Seventeen, 07/08/2017) at Mapusa, Taluka Bardez, Registration Sub-District of Bardez, District of North Goa, in the State of Goa.

[Signature]

[Signature]

BETWEEN

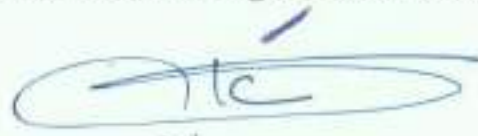
1(a) Mrs. RAJANI UMESH BHAKTA, daughter of late Manohar Hiru Naik Parulekar, 59 years of age, Landlady, holding PAN No. ADGPB2215F and her husband



(b) Mr. UMESH BHAKTA, son of Damodar Bhakta, age 57 years, Business, Holding PAN No. ACPPB2141Q, both Indian Nationals, resident of Flat No. SN-1, Poonam Apartment, Angod, Mapusa, Bardez, Goa-403507, hereinafter referred to as the **'OWNER/VENDOR'** (which expression shall unless repugnant to the context or meaning thereof shall include all their heirs, executors, administrators, successors, legal representatives and assigns) **OF THE FIRST PART**

AND

(2) MR. SURAJDATTA @ SURAJ MORAJKAR, son of Mr. Sagun Morajkar, age 45 years, in sole proprietorship business under the name of **SUN ESTATES DEVELOPERS**, holding PAN Card No. AEMPM7614J, Indian National, married, residing at House No. 43/13,



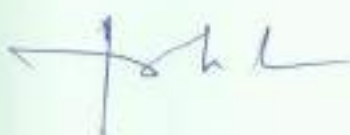
Saipem, Candolim, Bardez, Goa, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof include his heirs, successors, executors, administrators and assigns) as **Party of the SECOND PART.**

(The Owner/Vendor No. 1(a) is herein represented by her husband-Vendor No. 1(b)-Mr. Umesh Bhakta, son of Damodar Bhakta, vide POA dated 04/08/2017, under Reg No. 14165, before Notary S. J. Sardesai, Mapusa, Goa.)



WHEREAS there exists a property admeasuring 2250 sq mts, bearing Survey No. 22/7, situated at Bamon Wado, Candolim, Bardez-Goa, within the limits of Village Panchayat Candolim, Taluka and sub registration of Bardez, District North Goa in the state of Goa which plot is hereinafter referred to as the SAID PLOT and as described in detail in the Schedule I hereunder written.

AND WHEREAS the said plot earlier belonged to Anan

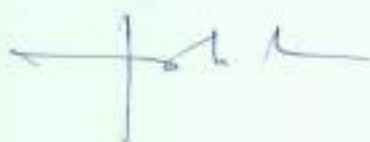


Joaquina De Souza, widow of late Manuel Lobo as being allotted to her by Order dated 18/9/1937 in the Inventory Proceeding conducted on the death of her husband Manuel Lobo in the court of Civil Judge Senior Division Mapusa, as stands inscribed in her favour, under No. 41931, at folio 44 of Book G-45 in the Office of the Land Registrar Bardez.



AND WHEREAS on the demise of said Anan Joaquina De Souza the said property devolved upon her son Jose Joao Adriaio Lobo in terms of the Deed dated 29/12/1964 and as such stands inscribed in his favour under No. 41932 at folio 44 of book G-45 in the Office of the Land Registrar Bardez.

AND WHEREAS by a deed dated 31/10/1964, the said Jose Joao Adriaio Lobo, with his wife Sabina sold the said property to Shri Manohar Hiru Naik Parulekar married to Vaimal Bai or Geetabala and as such the same is inscribed in his favour on 27/12/1965, under No. 41933, at folio 44 of book G-45 in the office of the

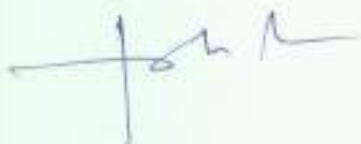


Sub Registrar Bardez.

AND WHEREAS said Manohar Hiru Naik Parulekar died on 29/9/1975, by order of homolgation dated 29/7/1977, in the Inventory Proceeding No. 29/75 conducted on his demise in the court of Civil Judge Senior Division Mapusa, the said property is listed as item No. 72 and 73 were allotted to his widow Mrs. Geetabala Manohar Naik Parulekar

AND WHEREAS said Geetabala Monohar Naik Parulekar gifted the said Plot to Vendor No. 1(a) vide Deed of Gift dated 20th January 2017 registered with the Sub - Registrar of Bardez under No. BRZ-BK1-00277-2017 CD No. BRZD785 dated 2nd February 2017.

AND WHEREAS the Vendor No. 1(b) being the Husband of the Vendor No. 1(a) becomes the Co owner and Half Sharer of the said Plot.

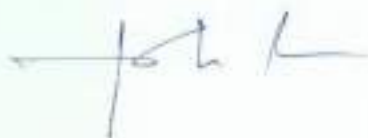


AND WHEREAS the Vendors have become the absolute owners of the said plot vide Deed of gift dated 20/1/2017

WHEREAS in the said plot there existed two Occupants and the Purchaser have agreed to shift and settle the occupants at his own cost.

WHEREAS the Owners/Vendors now in compliance of the obligations contained in the said agreement hereby desire to transfer the said plot to the Purchaser and on the representations made by the Owners/Vendors concerning their clear and marketable title, the Purchaser do hereby agree to purchase the same.

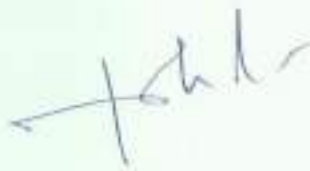
WHEREAS in pursuance of the above the Owners/Vendors do hereby sell and the Purchaser does



hereby purchase the SAID PLOT for a total consideration of **Rs.1,12,50,000/- (Rupees One Crore Twelve Lakhs Fifty Thousand only)** which is the present fair market value of the said Plot.

NOW THIS CONVEYANCE WITNESSETH AS UNDER:-

That in consideration of the amount of **Rs.1,12,50,000/- (Rupees One Crore Twelve Lakhs Fifty Thousand only)** after deducting 1% T.D.S on the said consideration in terms of the provisions of The Income Tax Act, received by the Vendor No.1 from the Purchaser (more particularly mentioned in Schedule II herein below) which amounts the Owners/Vendors do hereby admit and acknowledge having received and which is the fair market value of the said Plot, the Owners/Vendors do hereby sell transfer and convey unto the Purchaser all that said Plot along with all the privileges, accesses, easements, appurtenances thereto, free from any charge or encumbrances to be held and enjoyed by the Purchaser forever, peacefully without any disturbance or hindrance from the Owners/Vendors or any person claiming through them.



2.-The Owners/Vendors have to-day put the Purchaser in unconditional exclusive peaceful vacant possession of the SAID PLOT to be held by the Purchaser without any harm or hindrance from the Owners/Vendors and/or any other person or persons claiming through the Owners/Vendors.

3.-The Owners/Vendors hereby covenant with the Purchaser as under:-

(a)-That the SAID PLOT is free from encumbrances of any nature whatsoever.

(b)- That the Title of the Owners/Vendors to the SAID PLOT is absolute, clear, valid and marketable and is subsisting and the Owners/Vendors are lawfully entitled to sell and alienate the same.

(c)-That the Owners/Vendors have not created any Third Party rights on the said plot nor is there any



notice of Land Acquisition issued against the said plot.

(d)-That the SAID PLOT hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Owners/Vendors or any other person or persons whomsoever.



4.- The Owners/Vendors do hereby give their explicit consent to the Purchaser to get the name of the Purchaser recorded in the Survey Record of Village Panchayat Candolim and for that purpose to conduct Mutation Proceedings before the appropriate Authority. The Owners/Vendors do hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose.

5.-The Owners/Vendors do hereby indemnify the Purchaser against any claims if made to the said Plot by any person or persons claiming through the



Owners/Vendors and the Vendors shall settle the said claim and rectify the defect to the title, if any, at their own cost without disturbing the title and possession of the Purchaser.



6. The Vendors Declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Scheduled Caste and Scheduled Tribe. Pursuant to the notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

7.- The present fair market value of the SAID PLOT is **Rs. 1,12,50,000/- (Rupees One Crore Twelve Lakhs Fifty Thousand only)** Stamp duty of **Rs. 5,06,750/- (Rupees Five Lakhs Six Thousand Seven Hundred and Fifty only)** is affixed hereto which is borne by the Purchaser.

SCHEDULE-I

(DESCRIPTION OF THE SAID PLOT)

ALL THAT PROPERTY admeasuring 2250 sq. mts., bearing survey no.22/7 of Candolim Village, described in the Land Registration office of Bardez under No. 51444 at folio 23 of Book B -109 and Enrolled in the Taluka Revenue Office of Bardez under Matriz No. 656, situated within the limits of the Village Panchayat of Candolim, Sub-District of Bardez, North-Goa, Goa, and bounded as under:

On the North: by Survey No. 22/6

On the South: Part of Survey No. 22/8

On the East: by Road

On the West: Part of Survey No. 22/8

SCHEDULE-II

MODE OF PAYMENT

- a. A sum of Rs. 20,00,000/- vide cheque bearing No. 002166, drawn on HDFC Bank, Candolim Branch dated 07/8/2017
- b. A sum of Rs. 20,00,000/- vide cheque bearing No. 002167, drawn on HDFC Bank, Candolim Branch dated 07/8/2017
- c. A sum of Rs. 20,00,000/- vide cheque bearing No. 002168, drawn on HDFC Bank, Candolim Branch dated 07/8/2017
- d. A sum of Rs. 20,00,000/- vide cheque bearing No. 002169, drawn on HDFC Bank, Candolim Branch dated 07/8/2017
- e. A sum of Rs. 20,00,000/- vide cheque bearing No. 002170, drawn on HDFC Bank, Candolim Branch dated 07/8/2017
- f. A sum of Rs. 11,37,500/- vide cheque bearing No. 002171, drawn on HDFC Bank, Candolim Branch dated 07/8/2017

IN WITNESS WHEREOF the Parties hereto have signed this Deed of Sale on the day, month and year first hereinabove mentioned.



Handwritten signature

SIGNED AND DELIVERED)
By the withinnamed Owners/
Vendors)
In the presence of witnesses)



MR. UMESH BHAKTA
FOR SELF AND ATTORNEY FOR
MRS. RAJANI BHAKTA
OWNERS/VENDORS

R.H.F.P

L.H.F.P



Handwritten signature

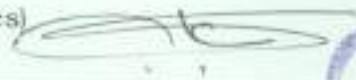
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SIGNED AND DELIVERED)

By the withinnamed

Purchaser)

In the presence of witnesses)



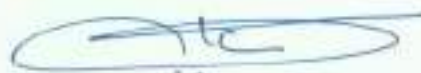
Mr. SURAJDATTA @SURAJ MORAJKAR

PURCHASER



L.H.F.P

R.H.F.P



In presence of Witnesses.

1. Amecta (Cergaon) Amel



2. Raseline Nures Raseline

7/6/11

[Signature]



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



Plan Showing plots situated at
Village : CANDOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 22/ 7
Scale : 1 : 1000

Inward No: 5092



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Generated By : Disha Bandekar
On : 18-04-2013

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