



Ser. No. 872 Place of issue STO/Ponda Date of issue 24/2/14 00CC 662437
 Value of stamp paper 20000 = 00
 Name of the person Mrs. Mahadevi Heel Estate
 Residing at Ponda
 As there is no one single stamp of the value of Rs. 102000 =
 Additional stamp paper for the completion of the value is attached along
 with

Signature of the Sub-Registrar

Signature of Thuray

Serial No. 1466/201
 Presented at the office of Ponda
 Sub-Registrar 11/00/14
 between the dates of 29/1/2014
 and 11/1/2014

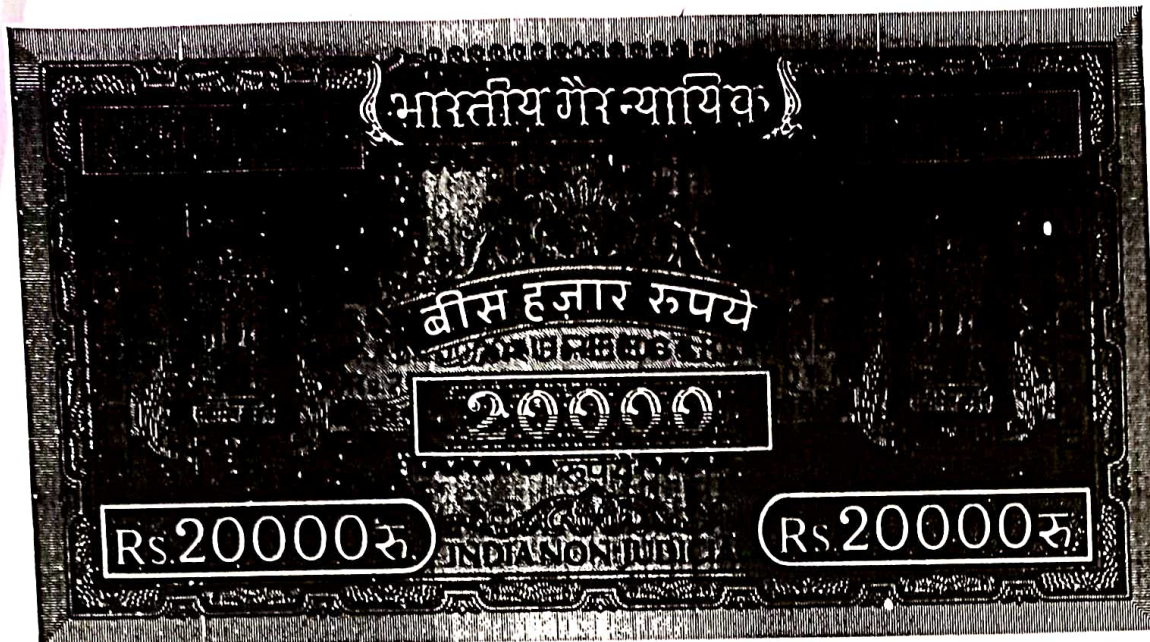
Received fees for:	Rs.
Registration	52/00-00
Copying	60.00
Copying endorsement	10.00
Postage	82/70.00

7. Thuray
 SUB-REGISTRAR
 PONDA

SUB-REGISTRAR
 PONDA

DEED OF SALE

THIS INDENTURE, made and entered on this 25th
 Contd/-



00CC 662438

ST. NO. 872 PRICE OF VERA 500/panda DATE OF ISSUE 22/2/95
 Value of stamp paper 20000 = 0
 Name of the M/s. Mahavendra Real Estate
 Residing at panda thea
 As there is no on single stamp of Rs. 20000 = 0
 Additional stamp paper for the denomination of the value is attached along
 with.

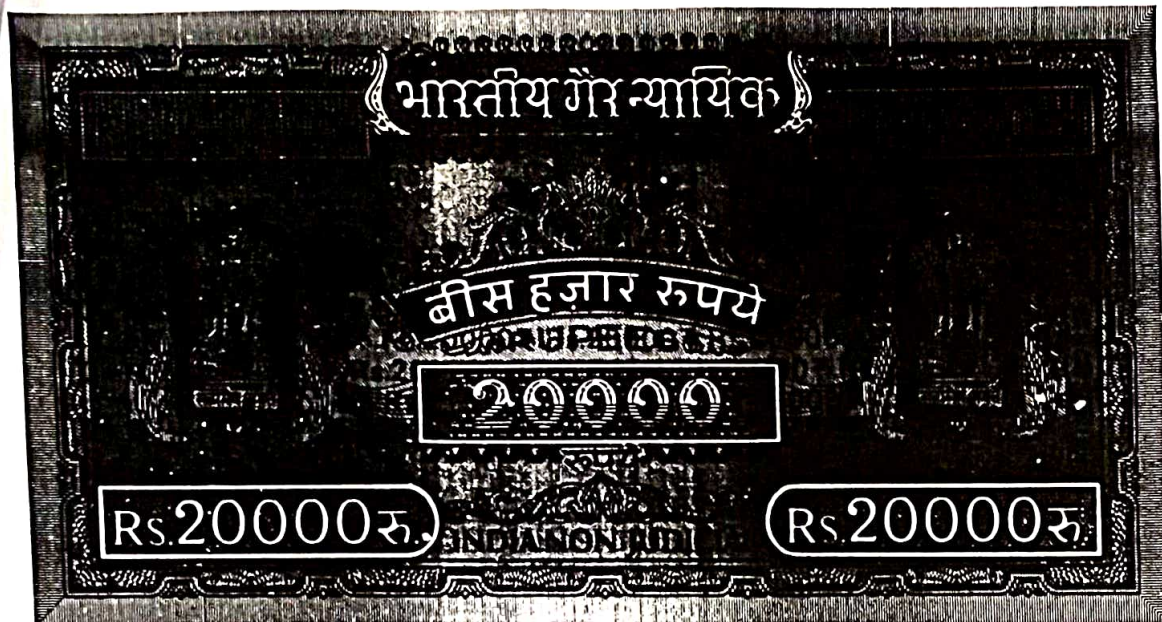
Signature of the M/s. Mahavendra Real Estate

Thuz

2

day of July in the year two thousand five

Contd/-



00CC 662439
 No. 872 FIRST OF VERA ST/ponda DATE OF ISSUE 24/2/01
 Value of stamp paid 20,000 Rs.
 Name of the m/s. Mahaxudra Real Estates.
 Residing Ponda - Goa.
 As there is no additional amount paid, the value is attached along
 with.

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3

(25/07/2005), within the registration Sub

Contd/-



No. 222 Place of issue, ST/Ponda Date of issue 22/7/05 00CC 662440
 Value of stamp paper 20,000 = 00
 Name of the m/s. Maharudra, Raul, K. Patel
 Residing Ponda - Goa
 As there is no other value is attached along with
 Additional stamp paper

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ST. No. 372 Place of issue STG/Ponda Date of issue 22/2/61
Value of stamp paper 20,000.00
Name of the holder Maharudra Roal Estate
Residing at Ponda-Goa
As there is no other value is attached along
Additional stamp

00CC 662441

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Goa, State of Goa, BETWEEN (1) SHRI

Contd/-



No. 872 OF Value ₹ 1000 Date of issue 24/7/01
 Value of stamp ₹ 1000
 Name of the person M/s. Maharadha Real Estate
 Residing Pondicherry
 As there is no one else to be named, the value is attached ₹ 10,2000/-
 Additional stamp paper for the value is attached also

Signature of the person

[Signature]



No. 872 Place of issue S.T.O./Ponda Date of issue 24/2/01
 Value of stamp paper 1000/-
 Name of the party M/s. Mahalaxmi Real Estate
 Residing at Ponda, Goa
 As there is no one single stamp of value of Rs. 10,200/-
 Additional stamp paper for the continuation of the value is attached along

Signature of the Officer in Charge

Signature of the Officer in Charge

Ajgaokar, major, married, and his wife (2) Smt.

Contd/-

SWAPNA SANJIV AJGAOKAR, major, housewife both all Indian nationals presently residing at Miraj, Maharashtra (3) SMT. SMITA SURESH NAIK, daughter of late Krishnaji Ajgaokar, major, married housewife and her husband (4) SHRI SURESH SHANKAR NAIK, son of Shankar Naik, major, service, both Indian nationals residing at Savoiwerem Ponda, Goa (5) SHRI SATISH KRISHNAJI AJGAOKAR, son of late Krishnaji Ajgaokar, major, married, businessman and his wife (6) SMT. SNEHA SATISH AJGAOKAR, major, housewife both residing at Miraj, Maharashtra (7) SMT. SUCHITA @ SANDHYA SAMEER PATWARDHAN, daughter of Krishnaji Ajgaokar, major, married, housewife, and her husband (8) SHRI SAMEER VIJAY PATWARDHAN, major, married, advocate, both Indian Nationals, residing at Sangli, Maharashtra 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 ONE PART.

AND

(5) M/S MAHARUDRA REAL ESTATES, a proprietorship concern through its proprietor SHRI TUSHAR LAXMIKANT USGAOKAR, son of Laxmikant Usgaokar.

Contd/-

major, married, occupation business, residing at Ponda, Goa, Indian national and hereinafter referred to as THE PURCHASER (which expression shall, unless repugnant to the context or meaning thereof, include his heirs executors, administrators and assigns) OF THE OTHER PART.

WHEREAS there exists at landed property known as "Gorbata" also known as "Corpeabando" situate at Khadpabandh, locality of Ponda, within the Municipal limits of Ponda Municipal Council, previously within the limits of village Queula, and registered in the land Registration Office Ilhas under no. 1025 at page 474, of Book B-12(old) and bounded on the East by rivulet, West by a hill, North by rain water drain and coconut grove corpeabando of Pirsab and on the south by coconut grove known as ladda of Paulo Aguiar bearing Matriz Nos. 417,419 and 420 of the Taluka Revenue Office at Ponda and surveyed under new survey number 209/0 and renumbered as 209/1 of Revenue village Ponda and hereinafter referred to as THE SAID LAND.

Contd/-

AND WHEREAS the said land originally was owned and possessed by one Smt. Crisnabai Anandem Sirodcar since deceased.

AND WHEREAS pursuant to the death of said Crisnabai Sirodkar, Inventory Proceedings were instituted in the Court of the Civil Judge, Senior Division at Ponda, being inventario Orfanologico No. 1458/58 and interms whereof half of the right to the said land was allotted to her only daughter Smt. Lalitprabha Crisnaji Asgaonkar, and the remaining half was allotted jointly to her grand children Viz. Sanjiv Krishnaji Asgaonkar, then a minor and Smita alias Sunita Krishnaji Asgaonkar.

AND WHEREAS pursuant to the said allotment in said inventory proceedings the said half allotted to said Smt. Lalitprabha was inscribed in her name in the Land Registration Office Ilhas under no. 21867 at page 147 (V) of Book G-38 and the said half allotted to said Sanjiv and Smita @ Sunita was inscribed in their name under number 24868 at page 148 of Book G-38.

AND WHEREAS said Smt. Lalitprabha, said Sanjiv

Contd/-

and Sunita @ Sunita divided a part/portion the said land into smaller plots and by various deeds sold several plots to several purchaser.

AND WHEREAS said Smt. Lalitprabha expired on 7th July 1985 and her husband Krishanji expired on 8/5/87 and in terms of a deed of qualification of heirs, dated 12th March 1986 all the vendors herein were qualified as their universal heirs, who as such have acquired ownership rights in remaining portion of said land.

AND WHEREAS pursuant to an agreement between parties hereto, the vendors have agreed to sell to purchaser a portion of the said land measuring 28930m² and forming a distinct and separate entity more particularly described in schedule written hereunder and hereinafter referred to as THE SAID PORTION.

AND WHEREAS pursuant to said agreements the purchaser has requested the vendors to execute the requisite deed of sale in his favour, which the vendors hereby do.

NOW THEREFORE THIS INDENTURE WITNESSETH THAT

1. In pursuance to the said agreement and in

Contd/-

consideration of the price of Rs.25,50,000/-
 (Rupees twenty five lacs fifty thousand only)
 paid by the purchaser to the vendors (the receipt
 of which sum the vendors do hereby admit and
 acknowledge and acquit and discharge the
 purchaser from the same and every part thereof)
 the vendors as the absolute owner of the said
 portion described in schedule written hereunder
 do hereby grant, convey, transfer, sell, relinquish
 and assure unto the purchaser ALL THAT portion
 of land more particularly described in schedule
 written hereunder and more clearly shown in red
 lines on the plan attached hereto, together with
 all the structures, yards, compounds, sewers,
 fences, trees, passages, commons, gullies,
 watercourses, lights, liberties, privileges,
 rights, easements, as also the rights to the
 common ways and paths whatsoever to the said
 portion or any part thereof belonging to or in
 any way appertaining or usually held or occupied
 therewith or reputed to belong thereof and all
 estates, rights, title, interest, property,
 claim and demand whatsoever at law and equity of
 them TO HAVE AND TO HOLD all the said portion
 and hereditaments hereby conveyed and assured

Contd/-

and expressed to be with its appurtenances unto and to the use of the Purchaser forever subject to the payment of all rents, rates, taxes, assessments, dues and duties, fines and penalties hereafter to become due and/or payable to the Government or local authority or any other public body in respect thereof.

2. The Vendors do hereby covenant with the Purchaser that notwithstanding any act, deed, matters or things whatsoever done by the Vendors or by any person or persons lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary the Vendors, now have in them good right and absolute powers to grant, transfer, convey and assure the said portion unto and to the Purchaser in the manner aforesaid and it shall be lawful to the Purchaser from time to time and at all time hereinafter peacefully and quietly to hold, possess, own and enjoy the said portion hereby granted with the appurtenances and to receive the rents and profits for his own use and benefit without any lawful eviction.

Contd/-

interruption, claim or demand whatsoever by the Vendors or from by any other person or persons lawfully or equitably claiming by, from, under or in trust for the Vendors 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 of, from and against all estate, 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 claiming by, from, under or in trust for them, and further that the Vendors and all persons having or lawfully or equitably claiming any estate, right title or interest at law or in equity in the said portion hereby granted or any part thereof by, from or under or in trust for them.

3. The Vendors shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute or cause to be done and executed all such further

Contd/-

and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring the said portion hereby granted to and unto the use of the purchaser in the manner aforesaid as shall or may be reasonably required.

4. AND THE VENDORS do hereby covenant with the purchaser that the vendors have not done, committed, omitted or knowingly or willingly suffered or been a party or privy to any act, deed or thing whereby the vendors are prevented from granting and conveying the said portion in the manner aforesaid and whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially effected in estate, title or otherwise whatsoever.

5. The vendors further covenant with the purchaser that the said portion hereby sold is free from tenants, sundcars, or any other persons or person having any right or obligation therein and if for any defect in the title of the vendors, the purchaser is deprived of the said plot or any part thereof then the vendors do

Contd/-

hereby undertake to indemnify fully the purchaser.

6. The vendors further declare that their right to the said portion hereby sold subsist and the same is free from any encumbrances, charges and liens of any other nature and further give their no objection to transfer the said plot in the name of the purchaser in the mutation entry of survey records of Revenue village of Ponda, taluka Ponda.

7. The vendors covenant with purchaser that though they have subdivided a part of the said land by keeping open spaces, the purchaser shall be entitled to revise the such subdivision with reference to open spaces and shall be entitled to utilise such open spaces for development by providing alternate areas as open spaces. The purchaser shall be also entitled to amalgamate such open space area with the portion purchased by him hereby and obtain a fresh sub division.

8. The parties hereto covenant interse that the property hereby sold is as is shown in the plan annexed hereto and no party shall have any claim against other in case of any variance in area, if detected latter.

SCHEDULE

(Portion of land hereby sold)

All that portion of land admeasuring an area of 28930m²,
and forming a distinct and separate

Contd/-

entity bounded on the East by remaining part of the property surveyed under new survey no.209/1, West by limits of village Queula, North by land under new survey no.14 and South by limits of village Queula and more clearly delineated on the plan annexed hereto with red colour and forming part of the larger land known as GORBATTIA also as CORPEABANDO situate within the limits of Ponda Municipal Council, previously within Queula village and registered in the Land Registration office at Ilhas under no.1025 at page 474 of Book B-10 (old) and bounded as a whole as per land registration records, on the east by a rivulet, west by top of the hill, North by verticle drain of water and South by top of the hill, North by verticle drain of water and South by coconut grove known as Ladda of Paul Aguiar and surveyed under new survey no.209/0 which is as survey no.209/1 of village Ponda with the name Gudebhat.

The Vendors Smt. Swapna, Shri Satish and Smt.Sneha are being represented by vendor Shri Sanjiv as their attorney, constituted vide power of attorney, dated 28/7/2003 executed before Notary Public of Sangli, Adv. K.B.Shedbale.

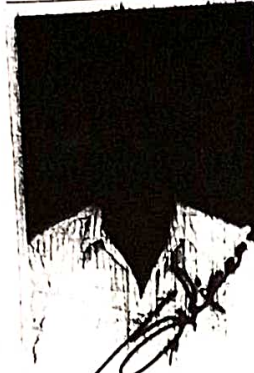
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Vendor Smt. Suchita @ Sandhya is being represented herein by vendor Shri Sameer as her attorney constituted in terms of power of attorney, dated 25/7/2003 executed before notary public of Sangli Adv. S.L.Retharekar.

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

Signed and delivered by the withinnamed vendors.

Contd/-



[Signature]

(SHRI SANJIV KRISHNAJI AJGAOKAR)
forself and as attorney of
Smt. Swapna Ajgaokar,
Shri Satish Ajgaokar and
Smt. Sneha Ajgaokar

L.H.F.T

R.H.F.T

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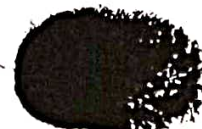




[Handwritten signature]
(SHRI SAMRAT VIJAY PATWARDHAN)
forself and as attorney of
Smt. Suchita @ Sandhya Patwardhan

L.H.F.T

R.H.F.T





msk
(SMT. SMITA SURESH NAIK)

L.H.F.T

R.H.F.T

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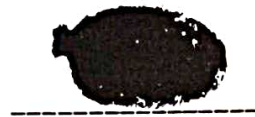


(SHRI SURESH SHANKAR NAIK)

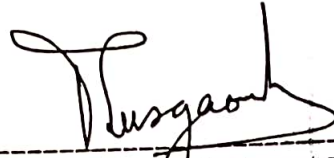
L.H.F.T

R.H.F.T

REGISTRAR



Signed and delivered by the withinnamed
purchaser. M/s Maharudra Real Estates, through
its proprietor

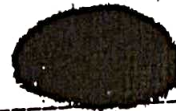


(SHRI TUSHAR LAXMIKANT USGAOKAR)



L.H.F.T

R.H.F.T



In presence of :

1. 

2. 

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