

YES BANK LTD.
GROUND FLOOR,
SANTO AGOSTINHO
18TH JUNE ROAD
PANAJI - GOA 403001

D-5/STP(V)/C.R./35/28/2011-RD

भारत 03714
183700



INDIA

NON JUDICIAL गोवा
SEP 25 2017

zero one three five zero zero zero 16:54

R.0135000/- PB7118

STAMP DUTY

GOA

Name of Purchaser ASHVAMEDH DEVELOPERS
YES Bank Ltd.

Watu
Authorized Signatory

Serial No. 1140/2017
Pr. at the Office of Sub-Registrar of Bicholim
between the hours of 5.25 PM
and 5.30 PM on 26-09-2017

Reserved fees	90,000.00
Registration	
Copying (Folio)	300.00
Copying endorsements	10.00
Total fee	50.00

90,360.00

PARTNERS

FOR ASHVAMEDH DEVELOPERS

Sub-Registrar
BICHOLIM

Sub-Registrar
BICHOLIM

DEED OF SALE

FOR ASHVAMEDH DEVELOPERS

This Deed of Sale is made at Bicholim - Goa on this 26th day of September of the year 2017;

BETWEEN

1. MR. MILIND M. SUKHATHANKAR, son of late Maheshwar K. Sukhathankar, aged 42 years, married, businessman, Indian National, holding PAN Card No. BALPS2011P, holding Aadhar Card No. 630432070825 and resident of 10 A, Saraswati Baug, Society Road, Jogeshwari (East), Mumbai 60 and hereinafter referred to as the "VENDOR" (which expression shall unless repugnant to the meaning and context thereof shall mean and include his heirs, successors, legal representatives, executors, administrators and assigns) of the FIRST PART;

AND

2. M/S. ASHVAMEDH DEVELOPERS, a partnership firm duly constituted under the Indian Partnership Act, holding PAN Card No. ABJFA0674Q and having office at House No. 79, Chimul Wada, Opp. Chimulkarin Temple, Marcel – Goa and herein represented by its both partners, 1) MR. MILIND M. SUKHATHANKAR, son of late

Milind

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FOR ASHVAMEDH DEVELOPERS FOR ASHVAMEDH DEVELOPERS

Milind

Ajagar

PARTNERS

PARTNERS

Maheshwar K. Sukhathankar, aged 42 years, married, businessman, Indian National, holding PAN Card No. BALPS2011P, holding Aadhar Card No. 630432070825 and 2) MRS. AMBALI M. SUKHATHANKAR, wife of Mr. Milind M. Sukhathankar, aged 33 years, married, businesswoman, Indian National, holding PAN Card No. DNOPS9371E holding Aadhar Card No. 203045990939 and hereinafter referred to as the PURCHASER (which expression shall unless repugnant to the meaning and context thereof shall mean and include all persons comprising both partners of the firm for the time being and such persons as may comprise the partners of the firm from time to time, as also the firm's successors-in-title and/or assigns) of the SECOND PART;

WHEREAS there exists a property known as "CODAL", situated within the limits of Village Panchayat of Carapur, Sub-District and Taluka of Bicholim, District of North Goa, State of Goa, described as a whole in the Land Registration Office of Bicholim under No. 943 of Book B -3(Old) and enrolled in the Revenue Office under Matriz No. 325 and 326, presently surveyed under Survey No. 103/1 of village Carapur and admeasuring an area of 3375 sq. meters and more particularly described under SCHEDULE – A hereunder written and delineated in the Plan annexed hereto to this Deed and which is hereinafter referred to as the "SAID PROPERTY";

Maheshwar

FOR ASHVAMEDH DEVELOPERS
Agarwal
PARTNERS

AND WHEREAS the **said property** was originally owned and possessed by Dr. Suresh Shivaji Dubhashi and his wife Mrs. Medha Suresh Dubhashi by virtue of the allotment made in their favour by virtue of Deed of Partition dated 3/11/1982 executed between Dr. Suresh Shivaji Dubhashi, his mother Mrs. Saibai Shivaji Dubhashi, and other family members wherein the **said property** was listed at Item No. 8;



AND WHEREAS by Deed of Sale dated 10/12/1990 executed and registered in the office of the Sub-Registrar of Bicholim under No. 22 of Book No. 1, Volume 28, the aforesaid sold and conveyed the **said property** to one Dr. Rohit Dhirajlal Mehta and one Mrs. Harsha Nikhil Mehta;

AND WHEREAS the said Mrs. Harsha Nikhil Mehta was married to Mr. Nikhil Dhirajlal Mehta and by virtue of the suit for divorce filed by Mr. Nikhil Dhirajlal Mehta and the consent terms filed therein, the said Mrs. Harsha Nikhil Mehta executed a Deed of Release dated 9/8/2010 executed and registered in the office of the Sub-Registrar of Bicholim under No. 852 of Book No. 1 Volume No. 809 releasing her share and rights in the **said property**;

AND WHEREAS subsequently by Deed of Sale dated 10/11/2014 executed and registered in the office of the Sub-

Registrar of Bicholim under No. 1069 at pages 150 to 165 of Book No. I Volume No. 1190 dated 12/11/2014 the aforesaid Dr. Rohit Dhirajlal Mehta, his wife Mrs. Kiran Rohit Mehta and Mr. Nikhil Dhirajlal Mehta sold and conveyed the **said property** unto and in favour of the VENDOR herein;

AND WHEREAS by virtue of the Deed of Sale dated 10/11/2014 the VENDOR herein is presently in the absolute ownership and possession of the **said property**;

AND WHEREAS the VENDOR has now agreed to sell and convey the **said property** unto and in favour of the PURCHASER by virtue of the present indenture for a total consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs only);

AND WHEREAS the VENDOR and the PURCHASER have agreed to put the terms and conditions for the sale of the **said property** in writing by way of this present indenture;

NOW THEREFORE THIS DEED OF SALE WITNESSTH AS FOLLOWS:-

1. In pursuance to the terms agreed by and between the VENDOR and the PURCHASER and for valid consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs only), the VENDOR does hereby sell,

[Signature]

FOR ASHVAMEDH DEVELOPERS
[Signature]
PARTNERS

convey, release, grant, assign, surrender, transfer, assure and confirm unto and to the use of the PURCHASER, by way of this present indenture, the **said property** with full ownership and possession thereof together with the benefits of all rights, liberties, easements and appurtenances so that the PURCHASER shall forever HAVE, HOLD, POSSESS, ENJOY and OWN, the **said property** as its absolute owner thereof and free of all liens, defects, encumbrances or charges whatsoever;

2. The VENDOR hereby covenants with the PURCHASER to sell, convey, assign and transfer the **said property** along with all the rights, title, interest, privileges, easements, claims, demands and appurtenances hereinbefore held, used, possessed, occupied and enjoyed by the VENDOR or any person or persons claiming through the VENDOR unto the PURCHASER;
3. The PURCHASER hereby pays to the VENDOR the total consideration of Rs. 45,00,000/- (Rupees Forty Five Lakhs Only) as full and final payment towards the purchase of the **said property** as provided hereunder:-
 - i) By Cheque No. 321512 for an amount of Rs. 50,000/- (Rupees Fifty Thousand Only) dated 25/09/2017 drawn on Bank Of Baroda, Marcel Branch and,