

(Rupees: Five lakhs forty thousand Only)

For CITIZENCREDITTM
Co-operative Bank Ltd.

Loulinho

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BEMZIER CO-OP, HSIG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 682

D-5/STP(V)/C.R./35/3/2011-RD

भारत 04483
150420



भारत
INDIA

NON JUDICIAL गोंया
APR 17 2013

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Rs.0540000/- PB7223

STAMP DUTY

GOA

Name of Purchaser... M/s. NANU ESTATES PRIVATE LTD.

(Rupees: Three thousand three hundred Only)

For CITIZENCREDITTM
Co-operative Bank Ltd.

Loulinho

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BEMZIER CO-OP, HSIG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 682

D-5/STP(V)/C.R./35/3/2011-RD

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Rs.0003300/- PB7223

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GOA

Name of Purchaser... M/s. NANU ESTATES PRIVATE LTD.

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Jenzil David Pereira Pereira

DEED OF SALE

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THIS DEED OF SALE is executed at Margao, Goa, on this Eighteenth day of April in the year Two Thousand Thirteen (18.04.2013);

BETWEEN

1. Mr. **VISNUDAS CRISNA CARO** alias **VISHNUDAS KRISHNA KARE**, son of late Crisna Naraina Caro alias Crisna Sinai Caro, aged about 57 years, married, Indian National, businessman, holding Income Tax PAN No. ACMPK0826E; and his wife,
2. Mrs. **PODMAVOTI VISNUDAS CARO** alias **PADMAVATI VISHNUDAS KARE**, daughter of late Ganyasham Dhond, aged about 55 years, housewife, Indian National, holding Income Tax PAN No. ACMPK0825H; both residents of House No. 649-B, "Visnukrupa"; Jivotamnagar, Gogol, Margao, Goa 403 602; both hereinafter referred to as "**the VENDORS**" (which expression, unless repugnant to the context or meaning thereof shall mean and include all their heirs, successors, legal representatives, executors, administrators, and assigns) of the **FIRST PART**;

AND

NANU ESTATES PVT. LTD., a Company duly incorporated under The Companies Act, 1956, and registered with the Registrar of Companies at Panaji, Goa; having its registered office at Nanu



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House, House No. 1448, Varde Valaulicar Road, Margao, Goa - 403 601, holding Income Tax PAN AACCN6488Q; hereinafter referred to as "**the PURCHASER**" (which expression, unless repugnant to the contest or contrary to the context or meaning thereof, shall include its successors, administrators, executors and assigns) of the **SECOND PART**.



WHEREAS the member no. 2 of the **VENDORS** is represented herein by her duly Constituted Attorney, her husband, **Mr. Vishnudas Krishna Kare**, the member no. 1 of the **VENDORS**, by virtue of the Instrument of "General Power of Attorney" executed before the Notary at Margao, Goa, **Shri. Mohan A. Redkar** under his Registration No. 2918/2006 dated 25.04.2006, a Notarised True Xerox Copy whereof is being presented to the Sub-Registrar of Salcete, at the time of presentation of this Deed before him for the purposes of registration thereof under The Indian Registration Act, 1908;

WHEREAS the **PURCHASER** is represented herein by its Director, **Mr. Narayan Krishna Naik**, son of **Crisna Nanu Naik**, aged about 62 years, businessman, Indian National, married residing at House No. 2832, "Krishnsheel", Monte Hill, Borda, Margao, Goa - 403 602, by virtue of the Resolution dated 29.11.2007 of its Board of Directors, a true certified copy whereof is being presented to the Sub-Registrar of Salcete at Margao, Goa,

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at the time of presentation of this Deed before him for registration under The Indian Registration Act, 1908;

AND WHEREAS there existed in Ward Gogol of Margao town, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa four erstwhile big lands, adjacent to each other, which were separately described in the Land Registration Office of Salcete under Description Nos. 456, 457, 458 & 459 of Book B 2 of the new series;


AND WHEREAS all the said four lands under Description Nos. 456, 457, 458 & 459 of Book B 2 of the new series, were jointly owned by (i) Iro Sinai Caro, (ii) Quessoa Sinai Caro and (iii) Santeri Sinaina, on account of purchase made by them from one Madeva Sinai Caro, as found so inscribed under Inscription No. 108 of Book G 1 dated 17.02.1883 of the Land Registration Office of Salcete;

AND WHEREAS, upon the death of the registered co-owner of all those bigger properties, by name Iro Sinai Caro and his wife, Rada, Inventory Proceedings were initiated in the Civil Court of Salcete and in such proceedings half of his $1/3^{\text{rd}}$ share (i.e. $1/6^{\text{th}}$ share) in the lands under Description Nos. 456 & 458 of Book B 2 of the new series was allotted to Narana Visnum Sinai Caro, and his remaining $1/2$ of his $1/3^{\text{rd}}$ share (i.e. $1/6^{\text{th}}$ share) in the said

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lands under Description Nos. 456 & 458 of Book B 2 of the new series, was allotted to Voicunta Visnum Sinai Caro, as recorded in the Inscription Nos. 18854 & 18855 of Book G 24 dated 19.06.1923 of the Land Registration Office of Salcete;



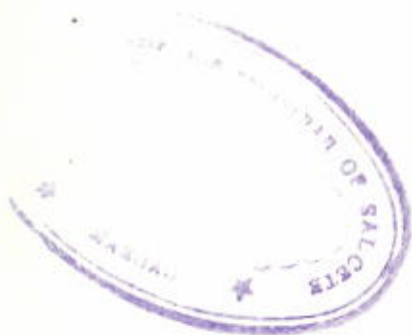
AND WHEREAS the second co-owner of the said four bigger lands by name Quessoa Sinai Caro was married in the first nuptial to one Chandrabaga, and upon death of the said Chandrabaga the $1/3^{\text{rd}}$ shares of said Quessoa Sinai Caro in Descriptions No. 456 & 458 of Book B 2 of new series, were allotted exclusively to said Quessoa Sinai Caro himself, and his $1/3^{\text{rd}}$ share in the other two bigger lands under Description Nos. 457 & 459 were allotted to his son, Data Quessoa Sinai Caro, who along with his wife, Priaga, later on sold the said $1/3^{\text{rd}}$ share in said the said lands under Description Nos. 457 & 459 to Mr. Narana Visnum Sinai Caro and Voicunta Visnum Sinai Caro, as recorded under Inscription No. 17882 of Book G 23 of the Land Registration Office of Salcete;

AND WHEREAS, subsequently, the said Quessoa Sinai Caro married in the second nuptial to one Godavari, and upon death of the said Quessoa Sinai Caro, the said Godavari instituted Inventory Proceedings for distribution of his assets in the Civil Court of Salcete, in which proceedings, the said $1/3^{\text{rd}}$ shares of Quessoa Sinai Caro in the lands under Description Nos. 456 &

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458 of Book B 2 of new series were allotted to his two daughters by names Coliana Sinai Caro alias Ramabay Visnum Poi Raiturcar, and Gulaba Sinai Caro alias Rucminim Naique, who both together with their husbands respectively named Voicunta Visnum Poi Raiturcar and Visnum Narayan Naique, sold the $1/3^{\text{rd}}$ shares in the lands under Description No. 456 & 458 to Narana Visnum Sinai Caro and Voicunta Visnum Sinai Caro, as can be found recorded in Inscription No. 13774 of Book G 18 of the Land Registration Office of Salcete;



AND WHEREAS the third co-owner, Mrs. Santeri Sinaina, was properly known as Santeri Sinaina Caro and she was married to Mr. Narana Sinai Caro;

AND WHEREAS, upon death of the said Santeri Sinaina as also her husband, Narana Sinai Caro, the assets left behind by them were partitioned by their heirs by a Partition Deed, in which their $1/3^{\text{rd}}$ shares in all the said four bigger lands bearing Description Nos. 456, 457, 458 & 459 of Book B 2 of New Series, were exclusively allotted to their grandsons, namely, the said Narana Visnum Sinai Caro and Voicunta Visnum Sinai Caro as recorded in Inscription No. 15891 of Book G 20 of the Land Registration Office of Salcete;

AND WHEREAS, on account of above devolution of rights, the said Narana Visnum Sinai Caro became the owner in

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possession of $\frac{1}{2}$ share in the lands described under No. 456 & 458 of Book B 2 of new series and $\frac{1}{3}^{\text{rd}}$ share in the lands described under Nos. 457 and 459 of Book B 2 of new series; and the said Voicunta Visnum Sinai Caro also became the owner in possession of the remaining $\frac{1}{2}$ share in the lands described under No. 456 & 458 of Book B 2 of new series and $\frac{1}{3}^{\text{rd}}$ share in the lands described under Nos. 457 and 459 of Book B 2 of new series;

AND WHEREAS the Land Registration Records do not have any mention as to whom the balance $\frac{1}{3}^{\text{rd}}$ share of the co-owner Iro Sinai Caro and/or his wife, Rada, was allotted in the Inventory Proceedings upon their deaths or otherwise;

AND WHEREAS, however, the endorsement at the bottom of the Land Registration Description Nos. 457 & 458 of Book B 2 of new series of the Office of Land Registrar of Salcete, mentions that $\frac{1}{6}^{\text{th}}$ parts of the lands under Land Registration Description Nos. 457 & 459 of Book B 2 of new series, corresponds to $\frac{1}{2}$ of the land enrolled under Matriz No. 1087, which means that the land enrolled under Matriz No. 1087 is a distinct and separated land formed out of union of $\frac{2}{3}^{\text{rd}}$ parts of the lands described under the said Description Nos. 457 & 459, which $\frac{2}{3}^{\text{rd}}$ shares exclusively belong to the said Narana Visnum Sinai Caro and Voicunta Visnum Sinai Caro;

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AND WHEREAS, on perusal of Matriz Records it can be seen that the lands under Matriz Nos. 1085 & 1087 of Margao town situated at Gogol were initially recorded in the name of Indira Sinai Caro; and the lands under Matriz Nos. 1086 & 1088 of Margao town at Gogol are recorded in the name of Narana Sinai Caro;

AND WHEREAS the Public Deed of "Escritura de Doacao, Venda e Troca" (Deed of Gift, Sale and Exchange) drawn on 15.01.1961 by the Interim Notary of Salcete, Mr. Raul Gerson Purificacao de Santa Rita Vas, shows that the said Indira Sinai Caro was the widow of the above said ultimate co-owner by name Voicunta Visnum Sinai Caro; and in the said Deed executed by the said Indira Sinai Caro with participation of the heirs of Voicunta Visnum Sinai Caro along with their spouses, Mr. Jairam Voicunt Sinai Caro (son of the said Voicunta Visnum Sinai Caro) and his wife, sold to his brother, Vasant Sinai Caro his $1/4^{\text{th}}$ shares in the lands described under Nos. 456 & 458 stating the said $1/4^{\text{th}}$ shares in both the said properties correspond to $1/2$ share of the land enrolled under No.1085, which means that the land under Matriz No. 1085 comprises of only $1/2$ share belonging to Voicunta Visnum Sinai Caro, out of which $1/2$ share (net $1/4^{\text{th}}$ share) was allotted to Jairam Voicunt Sinai Caro, upon death of Voicunta Visnum Sinai Caro, which he sold to his brother Vasant Visnum Sinai Caro, to whom probably the other half share (net



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1/4th share), was allotted upon death of Voicunta Visnum Sinai Caro;

AND WHEREAS, although no documents are traced to establish that the land under Matriz No. 1085 corresponds to 1/2 share of Voicunta Visnum Sinai Caro in the lands described under Nos. 456 & 458 of Book B 2 of new series, recording of the name of Indira Sinai Caro i.e. widow of Voicunta Visnum Sinai Caro against Matriz No. 1085, exclusively, read with the endorsement under Description Nos. 456 & 458 of Book B 2 of new series of the Land Registration Office of Salcete to the effect that 1/4th shares in the lands described under No. 456 & 458, taken together, correspond to 1/2 of Matriz No. 1085 recorded in the name of widow of Voicunta Visnum Sinai Caro, clearly suggest that 1/2 share of Voicunta Visnum Sinai Caro in Description Nos. 456 & 458, was actually separated so as to form the land under Matriz No. 1085, and such view is further supported from the fact that immediately next Matriz No. 1086 is exclusively enrolled in the name of the other co-owner of the 1/2 share in the said Description Nos. 456 & 458 i.e. in the name of Narana Sinai Caro;

AND WHEREAS, therefore, it stands established that the lands under Description Nos. 456 & 458 of Book B 2 of new series were actually partitioned between Voicunta Visnum Sinai

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Caro and Narana Visnum Sinai Caro, and the land apportioned to the $\frac{1}{2}$ share of Voicunta Visnum Sinai Caro is separately enrolled under Matriz No. 1085 and the land apportioned to the $\frac{1}{2}$ share of Narana Visnum Sinai Caro is separately enrolled under Matriz No. 1086;

AND WHEREAS the said Public Deed of "Escritura de Doacao, Venda e Troca" (Deed of Gift, Sale and Exchange) drawn on 15.01.1961 by the Interim Notary of Salcete, Mr. Raul Gerson Purificacao de Santa Rita Vas, shows that the said Indira Sinai Caro was the widow of the said Voicunta Visnum Sinai Caro; and in the said Deed executed by the said Indira Sinai Caro with participation of the heirs of Voicunta Visnum Sinai Caro along with their spouses, Mr. Jairam Voicunt Sinai Caro (son of the said Voicunta Visnum Sinai Caro) and his wife, also sold to his brother, Vasant Sinai Caro his $\frac{1}{6}^{\text{th}}$ shares in the lands described under Nos. 457 & 459 stating the said $\frac{1}{6}^{\text{th}}$ shares in both the said properties correspond to $\frac{1}{2}$ share of the land enrolled under No.1087, which means that the land under Matriz No. 1087 comprises of only $\frac{1}{3}^{\text{rd}}$ share belonging to Voicunta Visnum Sinai Caro, out of which $\frac{1}{2}$ share (net $\frac{1}{6}^{\text{th}}$ share) was allotted to Jairam Voicunt Sinai Caro, upon death of Voicunta Visnum Sinai Caro, which he sold to his brother Vasant Visnum Sinai Caro, to whom probably the other half share (net $\frac{1}{6}^{\text{th}}$ share), was allotted upon death of Voicunta Visnum Sinai Caro;



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AND WHEREAS, although no documents are traced to establish that Matriz No. 1087 corresponds to $1/3^{\text{rd}}$ share of Voicunta Visnum Sinai Caro in the lands described under Nos. 457 & 459 of Book B 2 of new series, recording of the name of Indira Sinai Caro i.e. widow of Voicunta Visnum Sinai Caro against Matriz No. 1087, exclusively, read with the endorsement under Description Nos. 456 & 458 of Book B 2 of new series of the Land Registration Office of Salcete to the effect that $1/6^{\text{th}}$ shares in the lands described under No. 457 & 459, taken together, correspond to $1/2$ of Matriz No. 1087 recorded in the name of widow of Voicunta Visnum Sinai Caro, clearly suggest that $1/3^{\text{rd}}$ share of Voicunta Visnum Sinai Caro in Description Nos. 457 & 459, was actually separated so as to form the land under Matriz No. 1087, and such view is further supported from the fact that immediately next Matriz No. 1088 is exclusively enrolled in the name of the other co-owner of the $1/3^{\text{rd}}$ share in the said Description Nos. 457 & 459 i.e. in the name of Narana Sinai Caro;

AND WHEREAS, therefore, it stands established that the lands under Description Nos. 457 & 459 of Book B 2 of new series were actually partitioned between Voicunta Visnum Sinai Caro and Narana Visnum Sinai Caro, and the land apportioned to the $1/3^{\text{rd}}$ share of Voicunta Visnum Sinai Caro is separately enrolled under Matriz No. 1087 and the land apportion to the



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1/3rd share of Narana Visnum Sinai Caro is separately enrolled under Matriz No. 1088;

AND WHEREAS, upon death of the said Narana Visnum Sinai Caro and his wife, Padmavati Caro, Inventory Proceedings No. 89/1986 were initiated in the Court of the Civil Judge, Senior Division, Margao, by his son, Krishna Narana Kare wherein the interest of the said Narana Visnum Sinai Caro in the above mentioned lands described under Nos. 456, 457, 458 & 459 were listed under Items No. 1 to 4 and were allotted to his four sons by names Krishna Naraina Kare, Prabacar Naraina Kare, Srinivassa Naraina Kare and Sadanand Naraina Kare, in the proportion of 1/4th share each;

AND WHEREAS the said Krishna Naraina Kare, properly known Krishna Naraina Caro expired on 01.08.1990, leaving behind him his widow, Manicabai Sinai Kare as his moiety sharer, and as his universal heirs he left only his two sons by names Visnudas Krishna Caro married to Podmavati Visnudas Caro and Naraina Krishna Caro (then a bachelor) as declared in the "Notarial Deed of Declaration for Succession of Heirs" drawn by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 27.09.1990 at pages 73 (reverse) to 75 (reverse) of his Deeds Book No. 1331;

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AND WHEREAS the said Srinivassa Naraina Kare, expired on 14.06.1991 in the unmarried state, without leaving any ascendants or descendants, but by appointing his nephews, being the above named Visnudas Krishna Caro and Naraina Krishna Caro (sons of his above mentioned brother Krishna Naraina Kare) as his sole and universal heirs in an open Will, as declared in the "Notarial Deed of Declaration of Succession" drawn by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 11.07.1991 at pages 78 (reverse) onwards of his Deeds Book No. 1335;

AND WHEREAS the said Sadanand Naraina Kare, expired on 07.04.1998 in the unmarried state, without leaving any ascendants or descendants, but by appointing his nephews, being the above named Visnudas Krishna Caro and Naraina Krishna Caro (sons of his above mentioned brother Krishna Naraina Kare) as his sole and universal heirs in an open Will, as declared in the "Notarial Deed of Declaration of Succession of Heirs" drawn by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 06.07.1998 at pages 13 (reverse) onwards of his Deeds Book No. 1396;

AND WHEREAS the said Prabacar Naraina Kare, expired on 10.08.2001 in the unmarried state, without leaving any ascendants or descendants, but by appointing his nephews, being the above

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named Visnudas Krishna Caro and Naraina Krishna Caro (sons of his above mentioned brother Krishna Naraina Kare) as his sole and universal heirs in an open Will, as declared in the "Notarial Deed of Succession" drawn by Notary Public Ex-Officio of Salcete Judicial Division at Margao on 07.09.2001 at pages 71 onwards of his Deeds Book No. 1427;


AND WHEREAS, thus, the interests of said Narana Visnum Sinai Caro, viz. separated $\frac{1}{2}$ shares in the lands described under Description Nos. 456 and 458 of Book B2 of new series, which separated shares are exclusively and jointly enrolled under Matriz No. 1086 and the separated $\frac{1}{3}$ rd shares in the lands described under Description Nos. 457 and 459 of Book B2 of new series, which separated shares are exclusively and jointly enrolled under Matriz No. 1088, devolved exclusively upon the said Visnudas Krishna Caro and Naraina Krishna Caro;

AND WHEREAS the said lands corresponding to shares of Narana Visnum Sinai Caro, which devolved exclusively upon the said Visnudas Krishna Caro and Naraina Krishna Caro, were jointly surveyed under Chalta No. 19 of P.T. Sheet No. 119, Sub-divisions No. 1 & 2 of Chalta Nos. 15 of P.T. Sheet No. 120, Chalta Nos. 1, 2 & 3 of P.T. Sheet No. 121, Chalta No. 7 and Sub-Division No. 15 of Chalta No. 1 of P.T. Sheet No. 128, and





Chalta Nos. 27, 28 & Sub-Division 2 of Chalta No. 1 of P.T. Sheet No. 129 of Margao City Survey;



AND WHEREAS the said lands of the share of Narana Visnum Sinai Caro and now belonging to Visnudas Krishna Caro along with his wife, who are the **VENDORS** herein, and also belonging to Naraina Krishna Caro, were the subject matter of partition in the Inventory filed by the said Visnudas Krishna Kare for the distribution of the assets left behind by the said Krishna Naraina Kare, Prabhakar Naraina Kare, Srinivassa Naraina Kare and Sadanand Naraina Kare, in which the said lands were partitioned into several plots, as listed under Items No. 1 to 7 of the List of Assets settled by the 1st Addl. Civil Judge, Senior Division, Margao, in the said Inventory Proceedings bearing old Inventory Proceedings No.97/02 renumbered as new Inventory Proceedings No. 21/03, and in the Consent Decree passed by the said Court in the said Proceedings on 19.07.2005, inter alias, the **VENDORS** were allotted the Plot No. I listed under Item No. 4(a) of the said List of Assets, being the said Plot No. I corresponding to a part of Chalta No. 1 of P. T. Sheet No. 121 with an area of 2,050 square meters, which Plot is fully described in **SCHEDULE** written at the bottom of this Deed;

AND WHEREAS, upon an Application made by the **VENDORS** to the Dy. Collector & Sub-Divisional Officer at

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Margao, Goa, which was registered as Case No. LRC/PART/783/2012/I, the said Plot I allotted to the **VENDORS** and forming part of Chalta No. 1 of P. T. Sheet No. 121 was separate from the area of said Chalta No. 1 of P. T. Sheet No. 121 and was allotted separate Chalta No. 34 of P. T. Sheet No. 121;

AND WHEREAS, however, while separating the said land now surveyed under Chalta No. 34 of P. T. Sheet No. 121 or may be said Plot No. I allotted to the **VENDORS**, the Survey Authorities found that the area of the said Plot I and consequently of the new Survey Holding of Chalta No. 34 of P. T. Sheet No. 121 is not actually 2,050 square meters, but it is having only an area of 1,990 square meters, as recorded in the Order dated 21.02.2013 in the above case passed by the Dy. Collector & Sub-Divisional Officer at Margao, Goa;

AND WHEREAS the said Plot No. I, which is now surveyed under Chalta No. 34 of P. T. Sheet No. 121, is described herein below under **SCHEDULE** hereto;

AND WHEREAS the **VENDORS** have agreed to sell unto the **PURCHASER** and the **PURCHASER** has agreed to purchase from the **VENDORS** the said Plot No. I fully described in **SCHEDULE** hereinafter appearing.





NOW THIS DEED WITNESSES AS UNDER: -

1. That for a total price consideration of ₹ 1,81,00,000/- (Rupees One Crore Eighty One Lakhs Only), the **VENDORS** do hereby, jointly and severally, **CONVEY, TRANSFER and RELEASE** by way of absolute sale **UNTO the PURCHASER** all that land fully described in **SCHEDULE** hereinafter appearing along with all that is situated therein and together with all the rights, interests, privileges, advantages, benefits, easements, hereditaments, whatsoever, available to the said land or the holders thereof, so that from the time of execution of this Deed and forever, the **PURCHASER** shall **HOLD, HAVE, POSSESS and ENJOY** the said land hereby sold as the absolute owner thereof and free of all encumbrances, without any obstruction, objection or impediments from any person or party, whomsoever, including the person or party claiming through the **VENDORS** or the predecessors-in-title of the **VENDORS**.
2. The above said total price consideration is paid by the **PURCHASER to the VENDORS** in the following manner:-
 - a) ₹ 95,00,000/- (Rupees Ninety Five Lakhs Only) paid by Demand Draft No. 125051 dated 18-04-2013 drawn on Margao Branch of Syndicate Bank in favour of member no. 1 of the **VENDORS**, and the **VENDORS** do hereby





acknowledge of having received the same from the **PURCHASER;**

- b) ₹ 86,00,000/- (Rupees Eighty Six Lakhs Only) paid by Demand Draft No. 125052 dated 18-04-2013 drawn on Margao Branch of Syndicate Bank in favour of member no. 1 of the **VENDORS**, and the **VENDORS** do hereby acknowledge of having received the same from the **PURCHASER.**


3. **The VENDORS** covenant with and assure the **PURCHASER** as under:-

- (a) That they are the exclusive owners in possession of the land hereby sold and every part thereof, and that they have clear, unencumbered and valid title to the same and every part thereof;
- (b) That the land hereby sold is free from all encumbrances, whatsoever;
- (c) That the land hereby sold or any part thereof, are not subject matter of any seizure, attachment or order restraining transactions or transfer, of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;





- (d) That the land hereby sold are not the subject matter of any litigation, mortgage, agreement with third parties;
- (e) That the title of the **VENDORS** to the land hereby sold is free, clear and marketable;
- (f) That the **VENDORS** shall indemnify the **PURCHASER** against any claims by the third party or by persons claiming through the **VENDORS**, or their predecessors-in-title, over or against the land hereby sold or any part thereof; and
- (g) That the **VENDORS** shall execute all further documents, which may be found necessary by the **VENDORS** to be so executed, for conferring or confirming proper and better title of the land hereby sold in favour of the **PURCHASER**, or for transferring all or whatever records in respect of the land hereby sold, exclusively in the name of the **PURCHASER**;
4. The land hereby sold is not the subject matter of any rights or interests of any members of the Scheduled Caste or Scheduled Tribes.
5. By virtue of this Deed, the **VENDORS** declare that the **PURCHASER** shall be entitled to apply for mutation and get mutated the Property Card in Form D of Chalta No. 34 of



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P. T. Sheet No. 121 so as to delete the names of the **VENDORS** as holders thereof and record in that place the name of the **PURCHASER**, and in respect of such Mutation Proceedings before the appropriate Survey/Revenue Officer the **VENDORS** do hereby waive the service of Notice thereof on the **VENDORS** and further state that such proceedings can be initiated and finalised without service of any Notice thereof on the **VENDORS**.

6. The market value of the land hereby sold, as prescribed by the Government of Goa, is ₹ 1,81,00,000/- (Rupees One Crore Eighty One lakhs Only), since the land hereby sold falls in the Settlement Zone in the Outline Development Plan of Margao City prepared by South Goa Planning & Development Authority.
7. The property mentioned in the SCHEDULE which is hereby sold is not falling under Commercial zone as per Town and Country Planning Department.

SCHEDULE
(Description of the land hereby sold)

All that property or land having an area of 1,990 square meters separately surveyed under Chalta No. 34 of P. T. Sheet No. 121 of Margao City, situated within the limits of Margao Municipal

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Council, Taluka and Sub-District of Salcete, District of South Goa in the State of Goa, and bounded as under:-

- East:- By part of the same entire property "Azuleachi Tolloi" which now bears Chalta No. 1 of P. T. Sheet No. 121 of Margao City Survey;
- West:- By part of the same entire property "Azuleachi Tolloi" which now bears Sub-Division No. 3 of Chalta No. 15 of P. T. Sheet No. 120 of Margao City Survey;
- North:- By part of the same entire property "Azuleachi Tolloi" which now bears Chalta No. 1 of P. T. Sheet No. 121 of Margao City Survey; and
- South:- By the part of the same entire property "Azuleachi Tolloi" which was earlier surveyed under Chalta No. 4 of P. T. Sheet No. 121 but now re-surveyed under Chalta Nos. 31, 32, 33 & 4 of P. T. Sheet No. 121, out of which the land under Chalta Nos. 31, 32 & 33 were purchased by late Mrs. Poulem Pauto Naik and now purchased from her heirs by the **PURCHASER**.

This land formed a distinct and separated part of the entire property "ASULEANCHI TOLLOI" or "GOGOLA" or "AZULIANCHI GALLY" or "GOGOL", which distinct properties are found separately described in the Land Registration Office of Salcete under Description Nos. 456, 457, 458 & 459 all of Book B No. 2 of New Series, a part of which was earlier surveyed under Chalta No. 1 of P. T. Sheet No. 121 of Margao City Survey. This land also forms a distinct and separated part of the said Chalta No. 1 of P. T. Sheet No. 121, which part was identified as Plot No. I, and now separately surveyed under Chalta No. 34 of P. T. Sheet No. 121. This land hereby sold is shown with red colour boundaries in the Plan annexed hereto and forming integral part hereof.

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IN WITNESS WHEREOF, the parties hereto have hereunder set their respective hands to this Deed on the day, month and year, hereinabove first mentioned.

SIGNED AND
DELIVERED by the
member No. 1 of the
VENDORS within named
for Self and as duly
Constituted Attorney for
member no. 2 of the
VENDORS.



(Visnudas Crisna Caro alias
Vishnudas Krishna Kare)





Left Hand Fingerprints of Mr. Visnudas Crisna Caro alias
Vishnudas Krishna Kare



Right Hand Fingerprints of Mr. Visnudas Crisna Caro alias
Vishnudas Krishna Kare

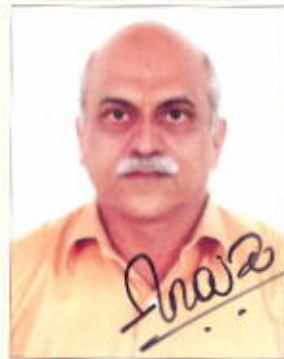




SIGNED AND
DELIVERED for the
PURCHASER within
named by its above named
Director.

Narayan

(Narayan Krishna Naik)
For Nanu Estates Pvt. Ltd.



Left Hand Fingerprints of Mr. Narayan Krishna Naik



Right Hand Fingerprints of Mr. Narayan Krishna Naik

Witnesses:- 1. Melvin 2. Reema Palekar

Names: Melvin D'souza Reema Palekar

U. A.



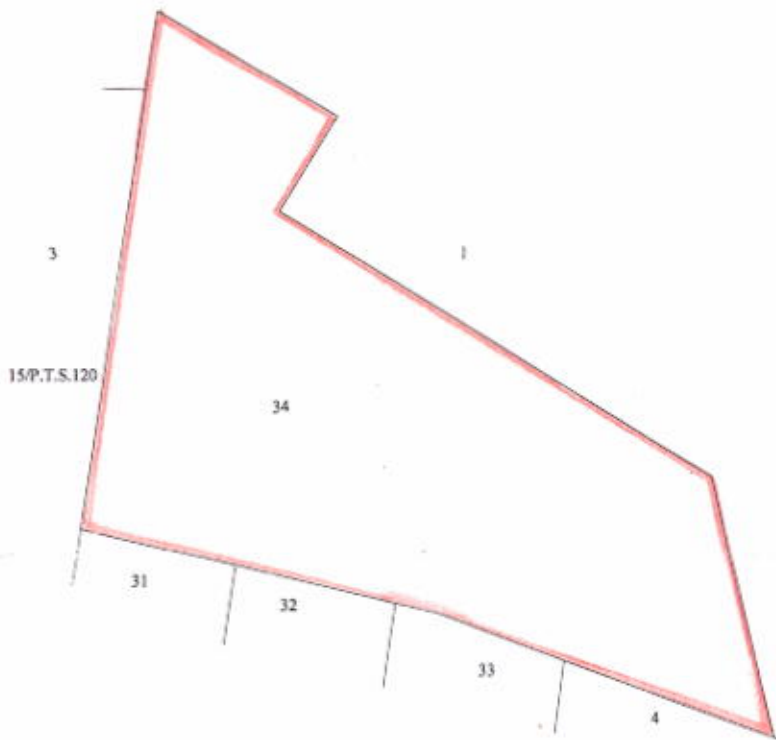


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.121/ Chalta No.34
Scale : 1:500

[Signature]
28/2/13
CHIEF OF SURVEY
OFFICE OF INSPECTOR
OF SURVEY AND
LAND RECORDS
MARGAO-GOA



[Signature]
28/2/13

[Signature]

Generated By : DILIP NAIK
On : 28-02-2013

[Signature]
28/02/13
Compared By:



20/11/20

20/11/20



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 18-04-2013 01:33:02 PM

Document Serial Number : 2296




Presented at 01:01:00 PM on 18-04-2013 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	905000.00
2	Processing Fees	410.00
	Total :	905410.00

Stamp Duty Required: 468000.00

Stamp Duty Paid: 543300.00

Jenzil Savio Peter Pereira presenter

Name	Photo	Thumb Impression	Signature
Jenzil Savio Peter Pereira, S/o. Jeremias Victor Pereira, Married, Indian, age 28 Years, Service, r/o HNo. E11, 3rd Flr, Ashad Housing Complex, Madel, Margao, Goa. As the POA for the Purchaser Narayan Krishna Naik, Director of Nanu Estates Pvt Ltd, at Margao, Goa vide POA dtd: 5/4/2010 executed before Sub Registrar, Margao, Goa. Reg No. 16/10			

Endorsements

Executant

1. Jenzil Savio Peter Pereira, S/o. Jeremias Victor Pereira, Married, Indian, age 28 Years, Service, r/o HNo. E11, 3rd Flr, Ashad Housing Complex, Madel, Margao, Goa. As the POA for the Purchaser Narayan Krishna Naik, Director of Nanu Estates Pvt Ltd at Margao, Goa vide POA dtd: 5/4/2010 executed before Sub Registrar, Margao, Goa. Reg No. 16/10


Photo	Thumb Impression	Signature
		




2 . Vishnudas Crisna Caro alias Vishnudas Krishna Kare, S/o.Late Crisna Naraina Caro alias Crisna Sinai Caro, Married, Indian, age 57 Years, Business, r/o Hno. 649-B, Visnukrupa, Jivotamnagar, Gogol, Margao, Goa. Forself & as the POA for the Vendor No.2) vide POA dtd: 25/4/2006 executed before Notary Mohan A.Redkar, Margao, Goa. Reg No.2918/06

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Fintan Gomes , S/o.F.R.Gomes, Married, Indian, age 48 Years, Business, r/o r/o. Behind Police station Margao, salcete, Goa.	


Sub-Registrar
Suraj R. Vernekar
Sub Registrar



Book-1 Document
Registration Number MGO-BK1-02243-2013
CD Number MGOD68 on
Date 18-04-2013

[Handwritten Signature]

Sub-Registrar (Salcete/Margao)

Scanned By:- *Sachana Dama* *Suraj R. Vernekar*
Sub Registrar

Signature:- *[Handwritten Signature]*

Designed and Developed by C-DAC, ACTS, Pune

