

NKG33 CO-OP BANK LTD

Pondra, Goa Branch

Officer Manager

PHONE No
Solid Issued for
IT/INVEST/PEEL/ESTATE
FOR/INVEST/PEEL/ESTATE
Pan card



JUN-07-2023 15:24:02

₹ 1875000/-

31/03/23 16:06:14 147453-000071201
02/02/23 16/02/23 07/2023-NOI

2567

2023- MG0-2567

12/6/2023



DEED OF SALE

Warrant: Polvanh Car Wadhu Gulshan

Prudh



THIS DEED OF SALE is entered into and executed at Aquem-Margao of Salcete Taluka on this 7th day of June of the year Two Thousand and Twenty Three.

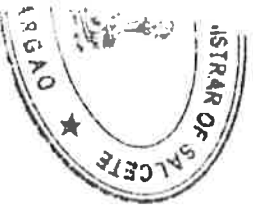
BY AND BETWEEN

1A MRS VASSANTI ALIAS AUDU POI PALONDICAR,

daughter of late Siurama Roguvira Sinai Borno and wife of late Venctexa Poi Palondicar aged 81 years, widow, housewife, holding PAN CARD bearing No _____

Aadhaar Card bearing No. _____ Indian

National, Mobile No. 9663081333, email id at dipalipalondicar@hotmail.com, residing at House No 772, Aquem, Alto Salcete Margao Goa and presently residing at 2053, Sobha Jasmine Bellandur, Outer Ring Road, behind Salarpuria Softzone Bangalore;



1B MRS DIPALI GHANSHYAM PRABHU, daughter of late

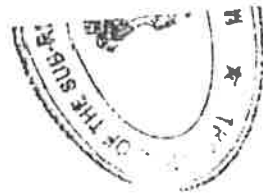
Venctexa Poi Palondicar, and wife of Ghanshyam Prabhu, aged 46 years, married, service, holding PAN CARD

bearing No _____ Aadhar Card bearing No _____

Mobile No. 9663081333, email id. at

dipalipalondicar@hotmail.com and her husband;

Vassanti Palondicar *Mrs Prabhu Ghanshyam* *Ramji*

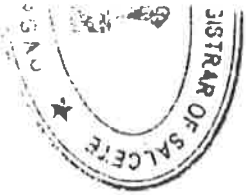


1C MR GHANSHYAM KASHIRAM PRABHU, son of Kashiram

Shridhar Zantye, aged 49 years, married, businessman,
holding PAN CARD bearing No , ,

Aadhaar Card bearing No. Mobile No

9008547790, email id at prabhu97@hotmail.com both
Indian Nationals residing at 2053, Sobha Jasmine
Bellandur Outer Ring Road, behind Salarpuria Softzone
Bangalore;



1D MRS VAISHALI RAHUL NADKARNI, daughter of late

Venctexa Poi Palondicar and wife of Mr Rahul
Krishnakumar Nadkarni, aged 47 years, married, service,
holding PAN CARD bearing No American
National, holding OCI Card bearing No A1100358, Mobile
No 9663081333, email id at vpalondicar@yahoo.com,
and her husband;

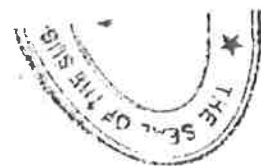
1E MR RAHUL KRISHNAKUMAR NADKARNI, son of

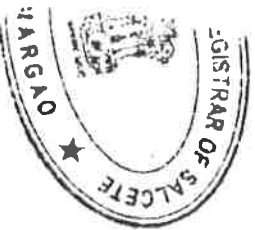
Krishnakumar Vasudeo Nadkarni, aged 49 years,
married, service, holding PAN CARD bearing No

American National, holding OCI Card

bearing No A1100357, Mobile No 9663081333, email id
at vpalondicar@yahoo.com, both residing at 404,

Vasudeo Palondicar Prabhu Krishna P. Rao





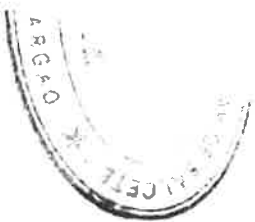
Alliance Circle, Cary, NC 27519 USA and both represented herein by their Sister/Sister in law **MRS DIPALI GHANSHYAM PRABHU** daughter of late Venctexa Poi Palondicar, aged 46 years , married, service, holding PAN CARD bearing No _____ authorized to sign vide Power of Attorney dated 2nd April 2023 executed at Consular Section of the Embassy of India Washington DC on 13th April 2023 and adjudicated at the office of the Additional Collector South Goa on 15.5.2023 and hereinafter referred to as the "VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs , successors , executors , administrators legal representatives and assigns) of the **FIRST PART.**

AND

2. M/S TRIMURTI REAL ESTATES, a partnership firm duly registered under the Indian Partnership Act 1932, with its regd. office at B2, Mitasu Manor, Near Zonal agricultural office, Sadar, Ponda, Goa, having PAN NO _____ and comprising of its Partners namely:

Vasavadi *Prabhu* *Prabhu* *Prabhu*





- (i) **MR. ARVIND VISHWANATH DHAIMODKAR** alias **ARVIND VISHWANATH NAIK DHAIMODKAR**, son of late Vishwanath Dhaimodkar, aged 59 years, married, businessman, holding PAN CARD bearing No Aadhar Card bearing No having email id adhaimodkar@gmail.com, Mobile No 9422576241, residing at Flat No. F-1, Ganesh Prasad building, Khadpabandh, Ponda, Goa 403401;

- (ii) **MR. RAJESH RAMESH SHETYE**, son of late Ramesh V. Shetye, aged 51 years, married, businessman, holding PAN CARD bearing No Aadhar Card bearing No having email id at r_shetye@yahoo.com, Mobile No 9970178515, residing at Plot No. 20, "Anandi", Near Cottage Hospital, Chicalim, Vasco-da-Gama, Goa, 403711 and;

- (iii) **MRS. ROOPALI P. P. LAWANDE**, daughter of late Ramesh V. Shetye, and wife of Mr. Prakash S. P. Lawande, aged 49 years, married, businesswoman, holding PAN CARD bearing No Aadhar Card bearing No

Card bearing No

having email id at

Varadant Polandi Car

Prakash

Lawande

Prakash



ploundo@gmail.com, Mobile No 9823975351, residing at B-102, Mitasu Manor, Sadar, Ponda, Goa 403401

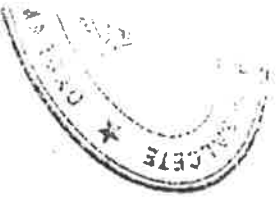
All partners are Indian Nationals and hereinafter referred to as the "**PURCHASERS**" (which expression shall unless repugnant to be context or meaning thereof shall mean and include its current and future partners, successors, executors, administrators and assigns) of the **SECOND PART**.



The PURCHASERS are represented herein by its partner and duly constituted attorney **MR. RAJESH RAMESH SHETYE**, son of late Ramesh V. Shetye, aged 51 years, married, businessman, holding PAN CARD bearing No _____ Aadhar Card bearing No _____ authorized to sign vide Power of Attorney dated 10.11.2022, executed before Notary Adv Sandeep Dessai at Margao vide Registration No 9937 /2022 dated 10.11.2022.

Nasiruddin Gulam Ali *Mahesh Gulam Ali* *Rajesh*



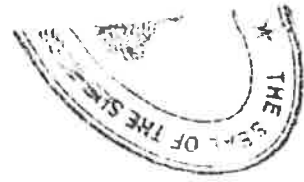


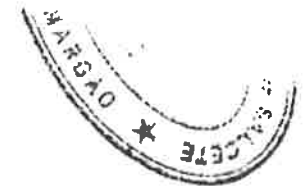
1. WHEREAS there exist a plot of land namely Plot No 13 admeasuring an area of 1000 sq mtrs of the rustic property known as TOLCAI CATEN situated at ward Torsamzori - Aquem Margao, lying within the jurisdiction of Margao Municipal Council, Salcete Taluka, District of South Goa, State of Goa described in the Land Registration office of Salcete, under No. 39364 of Book B-102 New & enrolled in the Land Revenue office records of Salcete under Matriz No. 1152.

2. AND WHEREAS the Said Plot No 13 was purchased by Vassanta Poi Palondicar from Narayan alias Naraina alias Narayan Dattatria Hemady and his wife Radhabai Hemady vide Public Deed dated 21st February 1945 and the same stands inscribed in the name of Vassanta Poi Palondicar vide Inscription No 39665 in the Land Registration office.

3. AND WHEREAS Vassanta Poi Palondicar expired on 16th June 1966 leaving behind his wife Laccximibai Poi Palondicar and three children namely a) Venctexa Poi Palondicar alias Venctexa Pai Palondikar married to

Narayan Venctexa *M. Prabhakar* *Subash*





Vassanti Poi Palondicar b) Mahabaleshwar Vassanta Poi Palondicar alias Mahabaleshwar Vassanta Palondicar alias Mahabaleshwar Vassant Poi Palondicar alias Mahabaleshwar Pai Palandikar and c) Xantulabai Palondicar alias Xantabai Dattaram Priolcar married to Dattaram Rajaram Priolcar. Xantulabai Poi Palondicar alias Xantabai Dattaram Priolcar and her husband Dattaram Rajaram Priolcar relinquished their rights vide Public deed dated 1st November 1969 executed before the Notary Ex-Officio of the Judicial Jurisdiction Domingos Antonio Concessao Moraes which is confirmed in the Deed of Partition and Allotment executed on 1st November 1969.

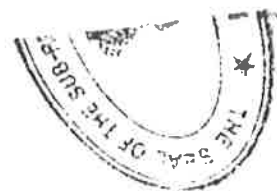
4. AND WHEREAS vide the said Deed of Partition and Allotment executed on 1st November 1969 registered in the office of the Sub-Registrar of Salcete at Margao under No 1122 at pages 274 to 281, Book 1, Volume 54 dated 17th November 1969 after the death of Vassanta Poi Palondicar, the Said Plot No 13 was divided into 2 Plots (i.e Plot A and Plot B) and accordingly, Plot A admeasuring 510 sq mtrs was allotted to Mahabaleshwar Vassanta Poi Palondicar

Wassanti Palondicar

Wassanti

Salcete

Sub-Registrar



which is bearing Chalta No 53 of P.T Sheet No 196 of City Survey of Margao and Plot B admeasuring 490 sq mtrs was allotted to VencTexa Poi Palondicar.

5. AND WHEREAS VencTexa Poi Palondicar constructed a residential house on Plot B admeasuring 490 sq mtrs having House No 772 and bearing Chalta No 68 of P.T Sheet No 196 of City Survey of Margao.



6. AND WHEREAS vide Deed of Gift dated 19.1.2005 Mahabaleshvar Vassanta Poi Palondicar alias Mahabaleshwar Vassanta Palondicar alias Mahabaleshvar Vassant Poi Palondicar alias Mahabaleshwar Pai Palondikar and his wife Priya Mahabaleshvar Palondicar gifted the Plot A admeasuring 510 sq mtrs to their Sister in law Mrs Vassanti Poi Palondicar i.e the VENDOR NO 1A herein which deed is duly registered in the office of the Sub-Registrar of Salcete at Margao under Registration No 261 at pages 162 to 179 Book I Volume No 1744 dated 24.1.2005.

Vassanti Palondicar M. Babu Sub-Registrar
Margao



7. AND WHEREAS adjacent and on the southern side of Plot B there exist another Plot of land(Lote No 19) admeasuring an area of 1727.44 sq mtrs also Known as TOLCAI CATEM situated at Aquem Margao, lying within the jurisdiction of Margao Municipal Council, Salcete Taluka, District of South Goa, State of Goa described in the Land Registration office of Salcete, under description No. 46340 at page 19 (Reverse) of Book B-21 New Series & enrolled in the Land Revenue office records of Salcete under Matriz No. 1152 and the Said Plot (lote No 19) stands inscribed in favour of Satyendra Sridora Naik under Inscription No 51617 in the Land Registration office of Salcete.

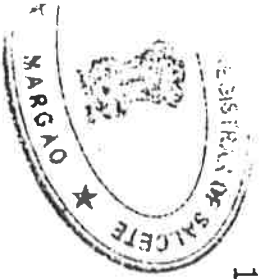


8. AND WHEREAS Satyendra Sridora Naique alias Satyendra Shreedhar Naik along with his wife Roshan Satyendra Naik sold part of the aforesaid plot of land i.e of lote No 19 admeasuring an area of 200 sq mtrs to Vencexa Poi Palondicar vide Deed of Sale dated 10.4.1978 which is duly registered in the office of the Sub-Registrar of Salcete at Margao under Registration No 505 at pages 108 to 112 Book I Volume 194 dated 19.7.1978.

Verbanti Palondicar *W. Prabhu* *Selvalan*



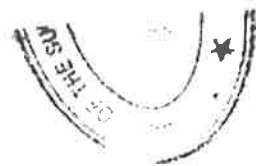
9. AND WHEREAS at the time of Survey being conducted Plot B admeasuring 490 sq mtrs was merged with the part Plot of land i.e of lote No 19 admeasuring an area of 200 sq mtrs and came to be recorded under one Chalta No i.e 68 of P T Sheet No 196 of City Survey of Margao admeasuring 690 sq mtrs.

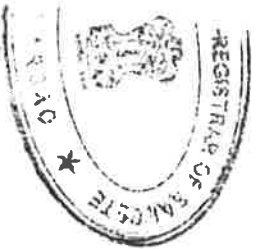


10. AND WHEREAS Venctexa Poi Palondicar along with his wife Mrs Vassanti Poi Palondicar i.e the VENDOR NO 1A herein were thus the lawful owners of the aforesaid Plots i.e Plot A and Plot B bearing Chalta No 53 and 68 of P T Sheet No 196.

11. AND WHEREAS Plot A admeasuring 510 sq mtrs bearing Chalta No 53 of P.T Sheet No 196 and Plot B admeasuring 690 sq mtrs bearing Chalta No 68 of P.T Sheet No 196 shall hereinafter be referred to as the SAID PLOTS and are more particularly described in Schedule I and Schedule II respectively and are the subject matter of the present deed.

Vassanti Palondicar *Prabhu Palondicar* *Rajesh*





12. AND WHEREAS VencTexa Poi Palondicar expired intestate on 5.7.2021 and is survived by his wife Mrs Vassanti alias Audu Poi Palondicar and 2 children i.e. daughters being a) Mrs Dipali Poi Palondicar alias Dipali Ghanshyam Prabhu married to Ghanshyam Prabhu and b) Mrs Vaishali Poi Palondicar alias Vaishali Rahul Nadkarni married to Rahul Nadkarni who are thus the only legal heirs of late VencTexa Poi Palondicar which is confirmed in the Deed of Succession/Qualification of Heirship executed on 25.4.2023 recorded under Book No 1710 at page 24V to 26V in the office of the Civil Registrar Cum Sub-Registrar and Special Notary of Salcete at Margao.

13. AND WHEREAS Mrs Vassanti Poi Palondicar, Mrs Dipali Ghanshyam Prabhu, Mr Ghanshyam Prabhu, Mrs Vaishali Rahul Nadkarni, and Mr Rahul Nadkarni are thus jointly the lawful owners of the SAID PLOTS.

Vassanti Palondicar *Rahul Nadkarni*



14. AND WHEREAS the VENDORS do hereby confirm, warrant, declare and represent to the PURCHASERS herein as under:-

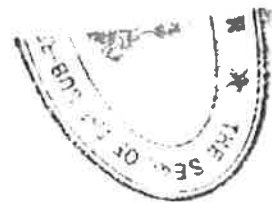
(i) That the SAID PLOTS are zoned in the Regional Plan/Outline Development Plan as partly Settlement and partly commercial as per the prevailing Regulations of Town & Country Planning Department of Goa/ South Goa Planning and Development Authority.



(ii) The VENDORS are in exclusive possession of the SAID PLOTS being Plot A and Plot B admeasuring an area of 510 and 690 square metres bearing Chalta No 53 and 68 respectively both in title and physical possession and are exclusively entitled to own, hold, possess and /or deal with the same in any manner and transfer the same including by way of sale to any person without any hindrance whatsoever.

iii) That the title of the VENDORS to the SAID PLOTS is clean, clear legal, unencumbered, marketable and subsisting.

Varghese Todorovics Prabhu Gokuldas
[Signature]





- iv) That there are no tenancy or mundkarial rights to any portion of the SAID PLOTS.
- (v) That the VENDORS have neither agreed to sell nor sold the SAID PLOTS or any part thereof to any other person/s.
- (vi) That there is/are no litigation (on goings or otherwise) or any legal proceedings pending before any Court, Tribunal, Forum, Commission, Administrative Authority in respect of the SAID PLOTS .
- (vii) That the VENDORS have further declared that they have not encumbered the SAID PLOTS in any manner whatsoever and there are no legal impediments to effect the sale of the SAID PLOTS.

- (viii) That no notice(s) or of attachment from the Central or State Government or any other local body or Authority under any Municipal Corporation Act, or any other Acts or any Schemes of legislative enactment's, Government ordinances , Orders or Notifications including Notice/Proceedings for acquisition / requisition or other recovery proceedings under the Income Tax Act, R.B.I. Public Demands Recovery Act or any

Vasanthi Tahandizes *Mahesh Gehalwar*
[Signature]



DRT or any other Act, Statute law or regulations including securitization under SEBI Acts and other laws such as the Consumer Protection Act either before the District Forum or the State Commission or National has been received by or served upon the VENDORS herein in respect of the SAID PLOTS or any part thereof.

ix) That neither the SAID PLOTS nor any part thereof is subject matter in any civil suit or proceedings or any criminal matter.

x] That there are no dues or charges of any nature payable by the VENDORS in respect of the SAID PLOTS to any authority, Govt. or Semi- Govt. including any local body.

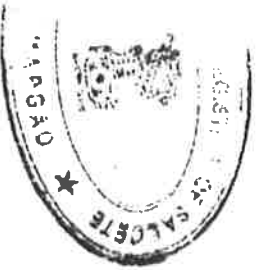
(xi) No part of the SAID PLOTS is covered/ affected by any reservation, coastal regulation or any Government order adversely affecting the SAID PLOTS.

(xii) The VENDORS have submitted certified copies of documents to the PURCHASERS which relate to the title of the VENDORS. The PURCHASERS have got the said copies of Title - Deeds examined by their

Notarized Subandica Abraham Selvaraj







legal Counsel and have found that the VENDORS above named are the lawful owners in possession of the SAID PLOTS and that their title to the SAID PLOTS more particularly described in Schedule I and Schedule II hereunder is good marketable and subsisting.

15. The VENDORS hereby warrant and confirm the correctness of each and every statement declaration and representation made herein and conscientiously believes the same to be true knowing fully well that relying upon the said statements declarations and representations and believing the same to be true and correct, the PURCHASERS have agreed to purchase the SAID PLOTS described in Schedule I & Schedule II hereunder written. The PURCHASERS based on the aforesaid representations of the VENDORS and believing it to be true and correct disclosures and having primarily satisfied themselves about the title of the VENDORS to and the marketability of the SAID PLOTS and based on the documents made available for scrutiny and inspection have proposed

Warranted *Indemnified* *Prabhu Subashini* *Prabhu*

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and expressed a desire to purchase the SAID PLOTS absolutely free from any encumbrances, liens, charges etc of any nature whatsoever at or for a total sum consideration of **Rs 3,75,00,000/-** (**Rupees three crores seventy five lakhs only**) being the fair market value.

AND WHEREAS the VENDORS have accepted the above proposal of the PURCHASERS for purchase of the SAID PLOTS and hereby sell and convey the same to the PURCHASERS free from all encumbrances.

**NOW THEREFORE THIS DEED OF SALE
WITNESSETH AS FOLLOWS:-**

1. That in consideration of a total price consideration of **Rs 3,75,00,000/-** (**Rupees three crores seventy five lakhs only**) after deducting and remitting an amount of Rs 24,26,250/- (Rupees twenty four lakhs twenty six thousand two hundred and fifty only) being the TDS i.e



Wabirant Palandica *Wabir Palandica* *Wabir Palandica*



i) Rs 1,87,500/- (Rupees one lakh eighty seven thousand five hundred only) deducted and remitted in favour of VENDOR NO 1A holding PAN CARD NO ACZPP1225B @ 1% vide challan No 01902, BSR Code 0300051 dated 8.6.2023 through Punjab National Bank.

ii) Rs 93,750/- (Rupees ninety three thousand seven hundred and fifty only) deducted and remitted in favour of VENDOR NO 1B holding PAN CARD NO AGAPP1335M @1% vide challan No 01984, BSR Code 0300051 dated 8.6.2023 through Punjab National Bank and

iii) Rs 21,45,000/- (Rupees twenty one lakhs forty five thousand only) deducted and remitted in favour of VENDOR NO 1D holding PAN CARD NO ADJPP1734E @22.88% vide challan No 34163 BSR Code 0002271 dated 8.6.2023 through Punjab National Bank and the balance consideration amounting to Rs. 3,50,73,750/- (Rupees three crores fifty lakhs seventy three thousand seven hundred and fifty only) is paid

Vasanti Balodi As Mahesh Gulabani
Rajesh



by the PURCHASERS to the VENDORS in the following manner:-

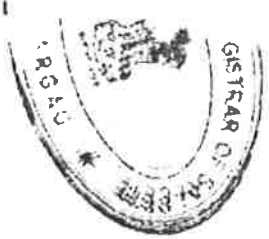
a) Rs. 1,12,50,000/- (Rupees One crore twelve lakhs fifty thousand only) vide RTGS Transfer through Punjab National Bank, Ponda branch, having UTR NO PUNBR52023040613485017 dated 6.4.2023 in favour of VENDOR NO 1A.

b) Rs 73,12,500/- (Rupees seventy three lakhs twelve thousand five hundred only) vide Demand Draft No 601791 drawn on Punjab National Bank, Ponda branch, dated 08.06.2023 in favour of VENDOR NO 1A

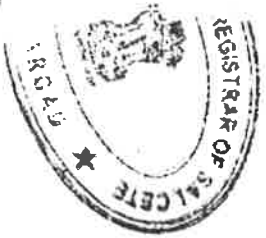
c) Rs 92,81,250/- (Rupees ninety two lakhs eighty one thousand two hundred and fifty only) vide Demand Draft No 601790 drawn on Punjab National Bank, Ponda branch, dated 08.06.2023 in favour of VENDOR NO 1B, and

d) Rs 72,30,000/- (Rupees seventy two lakhs thirty thousand only) vide Demand Draft No 601792 drawn on Punjab National Bank, Ponda branch, dated 08.06.2023 in favour of VENDOR NO 1D, all payments being made as desired by the

Yashanti Palanisaras Prabhu Subashini

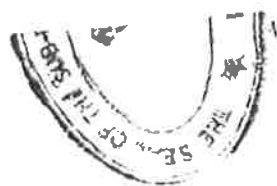






VENDORS the receipt and payment of which sum the VENDORS, confirm having received the same, the VENDORS do hereby irrevocably Sell , Convey and Transfer Unto and in favour of the PURCHASERS, ALL that right, title and interest to the SAID PLOTS being Plot A and Plot B admeasuring an area of 510 sq mtrs and 690 sq mtrs bearing Chalta No 53 and 68 respectively of P.T.S No 196 of City Survey of Margao situated within the jurisdiction of Margao Municipal Council, Salcete Taluka more particularly described in Schedule I & Schedule II along with all that is situated therein, free from all encumbrances, obligations, claims, demands, whatsoever of the VENDORS , so that the PURCHASERS, for all times hereinafter, shall HOLD, HAVE, POSSESS and ENJOY the SAID PLOTS hereby sold, as the absolute owners thereof and together with all the rights, interests, privileges, advantages, easements, access, benefits, whatsoever, available to the SAID PLOTS , free from any claim, obstruction, impediment, objections, interference, etc., from

Wassant Talankar Prabhu Gulabhar
Prabhu



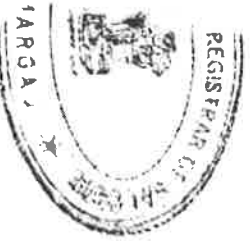
whomsoever, including any party claiming through, under or on behalf of the VENDORS or their predecessors in title.

2. The VENDORS have hereby delivered the vacant possession of the SAID PLOTS unto the PURCHASERS and the PURCHASERS acknowledge having taken possession of the SAID PLOTS along with all the original documents pertaining to the SAID PLOTS described in Schedule I and Schedule II and the PURCHASERS shall be entitled to have and to hold the same for their exclusive use and benefit absolutely and unconditionally forever together with all attendant rights, liberties, all plants and trees, privileges, easements and appurtenances whatsoever legally permissible and available to the SAID PLOTS in any way appertaining usually held or occupied herewith or reputed to belong to or be appurtenant thereof and all deeds whatsoever of the VENDORS unto and upon the same and every part thereof.



Yasanti Palmedixar Mahesh Palmedixar
Ranjit





3. That the VENDORS do hereby covenant with the PURCHASERS that notwithstanding any acts, deeds or things heretofore done, executed or knowingly seized or possessed the SAID PLOTS are free from any encumbrances, attachments or defect in title and that there is no lien or charge of any nature whatsoever and the VENDORS have clear, legal and marketable title to the SAID PLOTS and have full power and absolute subsisting rights and authority to sell the SAID PLOTS mentioned in Schedule I and Schedule II hereinbelow in the manner aforesaid and the PURCHASERS hereafter shall peaceably, uninterruptedly and quietly hold, possess and enjoy the SAID PLOTS in any manner they choose.

4. The VENDORS covenant with the PURCHASERS that in the event of dispossession of the SAID PLOTS hereby sold by any person/s with better title or co-ownership the VENDORS shall return and refund the sale price and indemnify the loss caused to PURCHASERS.

Vasanti T. Desai *Pravin Desai*
Pravin





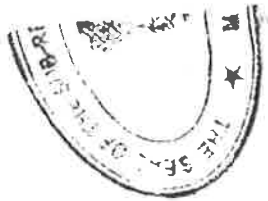
5. That the VENDORS do hereby declare that no person is having any claim, right or interest in the SAID PLOTS or any part of it and further undertakes that they shall at the request and cost of the PURCHASER'S do or execute or cause to be done and execute all such lawful acts, deeds and things whatsoever for further and more perfectly assuring the title to the SAID PLOTS and every part thereof in the manner aforesaid and according to the true intent and meaning of this Deed.

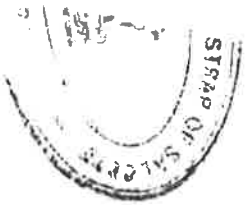
6. The VENDORS do hereby covenant that there is no litigation or legal proceeding pending before any Court/Tribunal or quasi Judicial Authorities in respect of the SAID PLOTS and that the SAID PLOTS are not subject to any notice/s or Notification/s or proceedings for acquisition/requisition under the Land Acquisition Act, that is to say, the SAID PLOTS are not affected by lis-pendens/proceedings for land acquisition/requisition.

Notarant Valendilcar

Deborah Galadina

Notary

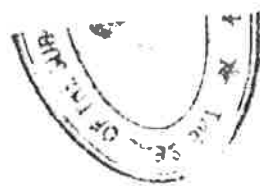




7. THAT the VENDORS have not at any time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof they are prevented from conveying, transferring and assuring the SAID PLOTS or in the manner hereby done or whereby or by reason or means whereof the same or any part thereof are, is, can, shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

8. The VENDORS do hereby covenant with the PURCHASERS that any defect in title of the VENDORS to the SAID PLOTS or any part thereof or of any kind whatsoever be found at any time hereafter, the VENDORS, their successors and assigns shall jointly and severally, be civilly liable to the PURCHASERS, its successors and/or assigns or any of them in full in respect of any loss sustained by reason thereof. The VENDORS do hereby keep indemnified and shall at all times

W. H. Smith
W. H. Smith
W. H. Smith





hereafter indemnify and keep indemnified the PURCHASERS, their successors and assigns or any of them and save them or any of them harmless against all or any loss, damages, costs, charges and expenses, if any, suffered/incurred including on litigation to protect the possession of the PURCHASERS and ownership, right, title and interest in/to the SAID PLOTS by reason of any defect in the title of the VENDORS to the SAID PLOTS hereby conveyed for breach by the VENDORS of any of the covenants herein contained or any misrepresentation made by the VENDORS not exceeding the net sale Consideration.

9. The VENDORS do hereby covenant that the SAID PLOTS hereby sold shall be quietly held and enjoyed by the PURCHASER'S without any interruption and or disturbance whatsoever from the VENDORS or any other person/s claiming through or under the VENDORS.

Valaradi Velandias *W. K. K. K.* *Subash*
Prakash





10. The VENDORS hereby give their full consent and No objection for transferring the records of the SAID PLOTS in the name of the PURCHASERS in various Government offices for the purpose of Mutation, Partition, electricity, P.W.D, house tax or any other government offices on the strength of this Deed.

11. THE PURCHASERS hereby agree to pay all taxes, dues and duties, henceforth chargeable on the SAID PLOTS and due to other local bodies or authorities.

12. If at any time after the execution of the Sale deed the Floor area presently available to the SAID PLOTS is increased then in such an event such increase shall be for the exclusive benefit of the PURCHASERS without any claim, compensation or rebate to the VENDORS.

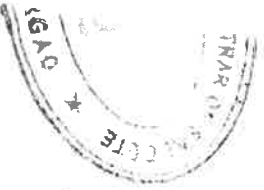
13. That neither of the parties are members of any Scheduled Caste or Scheduled Tribe.

Varshant Palanadikar *Shri Ram Subhadra*
Ramesh

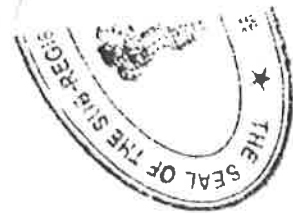


14. The SAID PLOTS are not agricultural property. This document and transaction is complying with Foreign Exchange Management Act 1999 and Reserve Bank of India Guidelines. The office of Civil Registrar Cum Sub-Registrar of Salcete at Margao shall not be responsible if the parties violate FEMA and RBI guidelines.

15. The total consideration of the SAID PLOTS hereby sold is fixed at **Rs 3,75,00,000/- (Rupees three crores seventy five lakhs only)** and accordingly stamp duty of Rs 18,75,000/- is paid on this Deed by the PURCHASERS.



Witness: *Polandine* *Mr. Prabhu Galadhu*
Prabhu Galadhu



SCHEDULE I

DESCRIPTION OF PLOT A

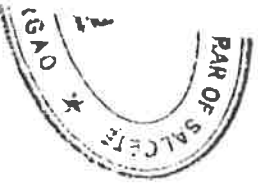
All that Plot A admeasuring an area of 510 sq mtrs forming a portion of Plot No 13 from the property Known as TOLCAI CATEN situated at ward Torsamzori - Aquem Margao, lying within the jurisdiction of Margao Municipal Council, Salcete Taluka, District of South Goa, State of Goa described in the Land Registration office of Salcete, under description No. 39364 of Book B-102 New & enrolled in the Land Revenue office records of Salcete under Matriz No. 1152 bearing Chalta No 53 of P T Sheet No 196 of City Survey of Margao and is bounded as under:-

On or Towards the East : By Plot B belonging to Mr VencTexa Poi Palondicar and by Chalta No 68 of P T Sheet No 196

On or Towards the West : By reserved road

On or Towards the North : By Chalta No 52 of P T Sheet No 196

On or Towards the South : By the reserved access of 3 meters which is part of Plot B belonging to Mr VencTexa Poi Palondicar bearing Chalta No 68 of P T Sheet 196



Vasanti Palondica

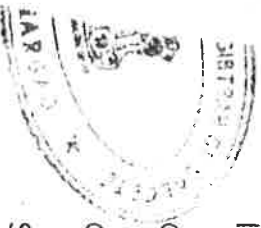
Mr. Palondica
[Signature]



SCHEDULE II

DESCRIPTION OF PLOT B

All that Plot of land admeasuring 690 sq mtrs bearing Chalta No 68 of P T Sheet No 196 of City Survey of Margao comprising of Plot B forming a portion of Plot No 13 earlier admeasuring an area of 490 sq mtrs along with a house standing thereon bearing House No 772 described in the Land Registration office of Salcete, under description No. 39364 of Book B-102 New and part of the Plot of land i.e of Lote No 19 admeasuring an area of 200 sq mtrs described in the Land Registration office of Salcete under description No. 46340 at page 19 (Reverse) of Book B-21 New Series of the property Known as TOLCAI CATEN situated at ward Torsamzori - Aquem Margao, lying within the jurisdiction of Margao Municipal Council, Salcete Taluka, District of South Goa, State of Goa and enrolled in the Land Revenue Office records of Salcete under Matriz No. 1152 and is bounded as under:-

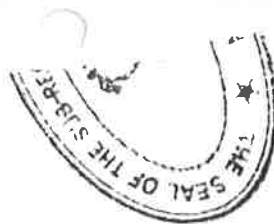


On or Towards the East : By Chalta No 57 of P T Sheet No 196
On or Towards the West : By plot A belonging to Mrs Vassanti
Poi Palondicar and by Chalta No 53 of
P T Sheet No 196

On or Towards the North : By Chalta No 52 & 58 of P T
Sheet No 196

On or Towards the South : By Chalta No 56 of P T Sheet No 196

Vassanti Palondicar *Mrs Vassanti* *Palondicar*



IN WITNESS WHEREOF the parties have signed this deed of sale on the day, month and year first hereinabove mentioned in the presence of the witnesses who also sign under :-

SIGNED, SEALED AND DELIVERED

by the withinnamed VENDOR No 1A

MRS VASSANTI ALIAS AUDU POI PALONDICAR

of the FIRST PART.



Vassanti Palondicar
Vassanti Palondicar

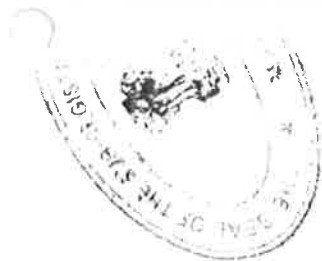


Left hand finger prints

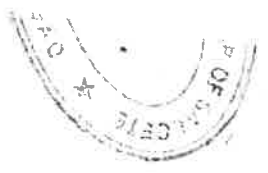
Right hand finger prints



Vassanti Palondicar
Vassanti Palondicar
Vassanti Palondicar



SIGNED, SEALED AND DELIVERED
by the withinnamed VENDOR No 1B
MRS DIPALI GHANSHYAM PRABHU
FOR SELF AND AS A POWER OF ATTORNEY
HOLDER FOR
MRS VAISHALI RAHUL NADKARNI
(VENDOR NO 1D) **AND**
MR RAHUL KRISHNAKUMAR NADKARNI
(VENDOR NO 1E)
of the FIRST PART.



Left hand finger prints Right hand finger prints



Vaishali Rahulkar

Prabhu

Seeladhar

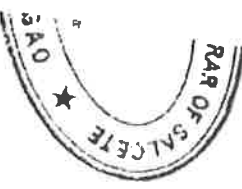
Prabhu



SIGNED, SEALED AND DELIVERED
by the withinnamed VENDOR No 1C
MR GHANSHYAM KASHIRAM PRABHU
of the FIRST PART.

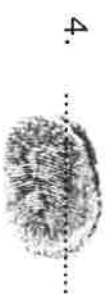


Ghanshyam



Left hand finger prints

Right hand finger prints



Nataraj Prabudhar

Prabhu

Ghanshyam Kashiram

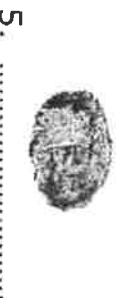


SIGNED, SEALED AND DELIVERED
by the within named PURCHASERS
M/S TRIMURTI REAL ESTATES
Represented herein by its Partner
MR. RAJESH RAMESH SHETYE
of the SECOND PART.



Left hand finger prints

Right hand finger prints



Vasanti Toladicas

Prabhu Gulabra
Rajesh



In the presence of :

1. Nandan Kaurat Helekar ~~Helekar~~.
Villa No 2, Raj complex, Odium Buar
Taleigao - Goa.
2. Balchandra S. Khandekar
Bharimal - Ponda - Goa

Nandan Kaurat Helekar

Balchandra S. Khandekar

~~Helekar~~





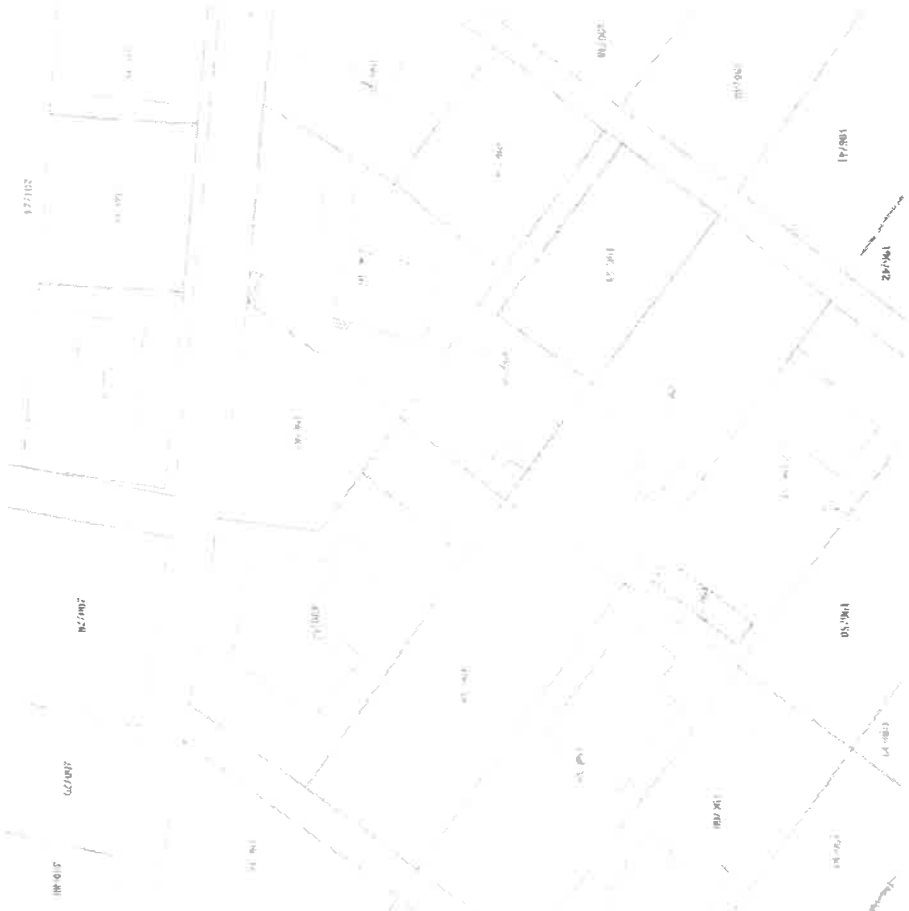
Survey No./ Subdiv No : 196/53,57,68

Government Of Goa
Directorate of Settlement and Land records
Survey Plan
Taluka Name : Margao Village Name : Margao

Ref. No. 11823



Scale : 1:2500



Vassanti Paladiciem
Mhabim
gubim

Rajm





Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 12-Jun-2023 12:26:03 pm

Document Serial Number :- 2023-MGO-2567

Presented at 10:53:09 am on 12-Jun-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	1875000
2	Registration Fee	1125000
3	Mutation Fees	3000
4	Processing Fee	2400
Total		3005400

Stamp Duty Required :1875000/-

Stamp Duty Paid : 1875000/-

























Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Rajesh Ramesh Shetye ,Father Name:Ramesh Shetye, Age: 51, Marital Status: , Gender:Male,Occupation: Business, Address1 - Plot No 20 Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, Address2 - , PAN No.:			

























Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Vassanti Alias Audu Poi Palondicar , Father Name:Late Siurama Roguvira Sinai Borno, Age: 81, Marital Status: Married, Gender:Female,Occupation: Housewife, House No 772 Aquem Alto Salcete Margao Goa and 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.:			
2	Vassanti Alias Audu Poi Palondicar , Father Name:Late Siurama Roguvira Sinai Borno, Age: 81, Marital Status: Married, Gender:Female,Occupation: Housewife, House No 772 Aquem Alto Salcete Margao Goa and 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.:			
















100-100-100

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Dipali Ghanshyam Prabhu , Father Name:Late Vencetexa Poi Palondicar, Age: 46, Marital Status: Married , Gender:Female,Occupation: Service, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.:			
4	Dipali Ghanshyam Prabhu , Father Name:Late Vencetexa Poi Palondicar, Age: 46, Marital Status: Married , Gender:Female,Occupation: Service, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.:			
5	Ghanshyam Kashiram Prabhu , Father Name:Kashiram Shridhar Zantye, Age: 49, Marital Status: Married , Gender:Male,Occupation: Business, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.:			
6	Ghanshyam Kashiram Prabhu , Father Name:Kashiram Shridhar Zantye, Age: 49, Marital Status: Married , Gender:Male,Occupation: Business, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.:			
7	Dipali Ghanshyam Prabhu , Father Name:Late Vencetexa Poi Palondicar, Age: 46, Marital Status: , Gender:Female,Occupation: Service, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.: , as Power Of Attorney Holder for Rahul Krishnakumar Nadkarni			
8	Dipali Ghanshyam Prabhu , Father Name:Late Vencetexa Poi Palondicar, Age: 46, Marital Status: , Gender:Female,Occupation: Service, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.: , as Power Of Attorney Holder for Vaishali Rahul Nadkarni			
9	Dipali Ghanshyam Prabhu , Father Name:Late Vencetexa Poi Palondicar, Age: 46, Marital Status: , Gender:Female,Occupation: Service, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.: , as Power Of Attorney Holder for Rahul Krishnakumar Nadkarni			
10	Dipali Ghanshyam Prabhu , Father Name:Late Vencetexa Poi Palondicar, Age: 46, Marital Status: , Gender:Female,Occupation: Service, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.: , as Power Of Attorney Holder for Rahul Krishnakumar Nadkarni			









Sr.NO	Party Name and Address	Photo	Thumb	Signature
11	Dipali Ghanshyam Prabhu , Father Name:Late Venctexa Poi Palondicar, Age: 46, Marital Status: ,Gender:Female,Occupation: Service, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.: , as Power Of Attorney Holder for Vaishali Rahul Nadkarni			
12	Dipali Ghanshyam Prabhu , Father Name:Late Venctexa Poi Palondicar, Age: 46, Marital Status: ,Gender:Female,Occupation: Service, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.: , as Power Of Attorney Holder for Vaishali Rahul Nadkarni			
13	Dipali Ghanshyam Prabhu , Father Name:Late Venctexa Poi Palondicar, Age: 46, Marital Status: ,Gender:Female,Occupation: Service, 2053 Sobha Jasmine Bellandur Outer Ring Road behind Salarpuria Softzone Bangalore, PAN No.: , as Power Of Attorney Holder for Rahul Krishnakumar Nadkarni			
14	Rajesh Ramesh Shetye , Father Name:Ramesh Shetye, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Plot No 20 Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, PAN No.:			
15	Rajesh Ramesh Shetye , Father Name:Ramesh Shetye, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Plot No 20 Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, PAN No.:			
16	Rajesh Ramesh Shetye , Father Name:Ramesh Shetye, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Plot No 20 Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, PAN No.: , as Power Of Attorney Holder for Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanath Naik Dhaimodkar			
17	Rajesh Ramesh Shetye , Father Name:Ramesh Shetye, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Plot No 20 Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, PAN No.: , as Power Of Attorney Holder for Roopali P P Lawande			
18	Rajesh Ramesh Shetye , Father Name:Ramesh Shetye, Age: 51, Marital Status: ,Gender:Male,Occupation: Business, Plot No 20 Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, PAN No.: , as Power Of Attorney Holder for Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanath Naik Dhaimodkar			



Sr.NO	Party Name and Address	Photo	Thumb	Signature
19	Rajesh Ramesh Shetye , Father Name:Ramesh Shetye, Age: 51, Marital Status: , Gender:Male,Occupation: Business, Plot No 20 Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, PAN No.: , as Power Of Attorney Holder for Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanath Naik Dhaimodkar			
20	Rajesh Ramesh Shetye , Father Name:Ramesh Shetye, Age: 51, Marital Status: , Gender:Male,Occupation: Business, Plot No 21) Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, PAN No.: , as Power Of Attorney Holder for Roopali P Lawande			
21	Rajesh Ramesh Shetye , Father Name:Ramesh Shetye, Age: 51, Marital Status: , Gender:Male,Occupation: Business, Plot No 20 Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, PAN No.: , as Power Of Attorney Holder for Roopali P Lawande			
22	Rajesh Ramesh Shetye , Father Name:Ramesh Shetye, Age: 51, Marital Status: , Gender:Male,Occupation: Business, Plot No 20 Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, PAN No.: , as Power Of Attorney Holder for Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanath Naik Dhaimodkar			
23	Rajesh Ramesh Shetye , Father Name:Ramesh Shetye, Age: 51, Marital Status: , Gender:Male,Occupation: Business, Plot No 20 Anandi Near Cottage Hospital Chicalim Vasco da Gama Goa, PAN No.: , as Power Of Attorney Holder for Arvind Vishwanath Dhaimodkar Alias Arvind Vishwanath Naik Dhaimodkar			

Witness:

I/We individually/Collectively recognize the Purchaser, POA Holder, Vendor,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Nandan Kamat Helekar, Age: 47, DOB: , Mobile: 8888831925 , Email: , Occupation: Advocate , Marital status : Married , Address: 403002, Villa No 2 Raj Complex Odlem Bhat Taleigao Goa, Villa No 2 Raj Complex Odlem Bhat Taleigao Goa, Taleigao, Tiswadi, North Goa, Goa			
2	Name: Balchandra Shantaram Khandeparkar, Age: 68, DOB: 1954-12-28 , Mobile: 8407950946 , Email: , Occupation: Service , Marital status : Married , Address: 403401, kadsal Candepar Ponda Goa, kadsal Candepar Ponda Goa, Candepar, Ponda, South Goa, Goa			

Sub Registrar

Sub Registrar

Document Serial Number :- 2023-MGO-2567







Document Serial No:-2023-MGO-2567

Book :- 1 Document

Registration Number :- **MGO-1-2539-2023**

Date : 13-Jun-2023

Sub Registrar(Office of the Civil Registrar, Salcate)

Cum-
Sub Registrar
Salcate

Prisma Oliveira
LDC Oliveira

