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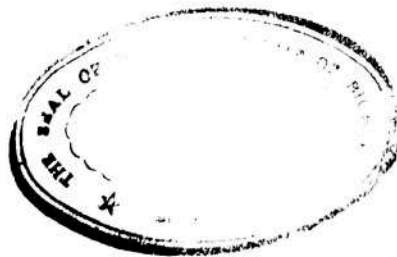
STAMPED AND REGISTERED DOCUMENT
IN-5235-36, 26/11/2017

For CITIZENS CO-OP BANK LTD.

[Signature]
Authorized Signatory



2022-12-11-311
26/11/2017



DEED OF SALE

[Signature]

suzekha L Lai

For Prasad Constructions

[Signature]
Authorized Signatory

-2-

This DEED OF SALE is executed on this Twentieth day of April of the Year Two Thousand Twenty Two (20/04/2022), at Bicholim, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa;

BETWEEN:

1. Shri LAXMIKANT RAJARAM PAI KUCHELKAR alias, KUCHALKAR alias, LAXIMIKANT RAJARAM PAI KUCHELKAR alias, LOXIMICANTA RAJARAMA POI CUCHELKAR, son of late Rajaram Atchut Pai Kuchelkar alias, Rajarama Poi Cuchelcar, aged about 73 years, married, businessman, Indian National, resident of House No. 15/2, Near Syndicate Bank, Gokulwadi,, Sankhali, Taluka Bicholim, North Goa-403505, holder of PAN - _____, AADHAR Card No. _____ Contact No. 7875691107, and his wife,
2. Smt. SUREKHA LAXMIKANT PAI KUCHELKAR, daughter of late Vasudeva Dhondy Datye and wife of Shri Laxmikant Rajaram Pai Kuchelkar, aged about 69 years, married, house-wife, Indian National, resident of House No. 15/2, Near Syndicate Bank, Gokulwadi,, Sankhali, Taluka Bicholim, North Goa-403505, holder of PAN - _____, AADHAR No. _____ and Contact No. 7875691107;

both of them hereinafter, for brevity's sake, being jointly referred to as "THE VENDORS" (which expression shall be deemed to mean and include their respective heirs, administrators, executors

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Surekha L. Pai

For Praasad Constructions
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legal representatives, successors and assigns, wherever the context or meaning shall so require or permit), OF THE FIRST PART:

AND:

3. M/s. PRASAD CONSTRUCTIONS, a Proprietorship concern of Shri PRASAD RAGHUNATH PANGAM, alias, AVADHUT MADHUKAR KARPE, son of late Madhukar Karpe, aged about 55 years, married, businessman, Indian National, resident of House No. 1762/1, Jogadyachi Hali, Sankhali, Taluka Bicholim North Goa-403505, holder of PAN - _____, AADHAR Card No. _____ and Contact No. 9923294556;

hereinafter, for brevity's sake, being referred to as "THE PURCHASER" (which expression shall be deemed to mean and include its heirs, administrators, executors, legal representatives, successors and/or assigns, wherever the context or meaning shall so require or permit), OF THE SECOND PART:

WHEREAS there exists a plot of land, admeasuring 452.00 sq. mts., bearing New Survey No. 51/5, forming part of the larger plot, admeasuring 904.00 sq. mts., or thereabouts (hereinafter for brevity's sake being referred to as "the said larger plot"), together with an old residential house standing thereon, forming part of the larger property known as " CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the local limits of the Sankhali



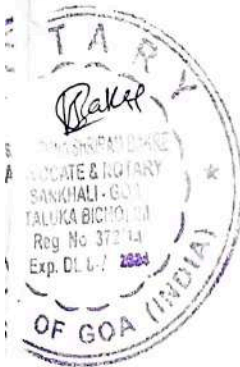
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For Prasad Constructions
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Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said property being described in the Land Registration Office of Bicholim, as a whole under Description No. 4495 at page 121 of Book B -12 and enrolled in the Taluka Revenue of Bicholim under Matriz Predial No. 93 and the said plot of land, admeasuring 452.00 sq. mts., now surveyed under New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim, being more particularly described in SCHEDULE hereunder written and hereinafter for brevity's sake being referred to as "the said plot";

AND WHEREAS the said larger plot, admeasuring 904.00 sq. mts., forming part of the said larger property known as "CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", described in the Land Registration Office of Bicholim, under Description No. 4495 at page 121 of Book B -12, was inter alia, purchased by one Shri Rajarama Atchuta Pai Cuchelcar and his wife, Smt. Srimoti Painim, by virtue of a Deed of Sales and Quittances drawn on 04/05/1965, at folios 24 (overleaf) of Notarial Book No. 282, in the Office of then Notary of Judicial Division of Bicholim, from one, Smt. Ailiabai Dorma Porobo Dessai, Smt. Subadrabai Vencotrau Dessai, Shri Visvasrau Vital Porobo Dessai and his wife, Smt. Hirabai Dessai, Shri Dagi Nana Porobo Dessai and his wife, Smt. Tarabai Dessai, Shri Govinda Babu Porobo Dessai, Shri Crisnarau Aparau Dessai and his wife, Smt. Anapurnabai Dessai, and Xantabai Dessai, of Village Maulinguem-South of Sanquelim;



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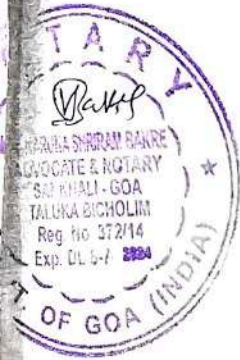
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AND WHEREAS the said Shri Rajarama Atchuta Poi Cuchelcar alias, Rajaram Atchut Pai Kuchelkar, expired on 12/07/1965 and his wife, Smt. Shrimati Rajaram Pai Kuchelkar alias, Shrimatibai Rajaram Poi Kuchelkar, expired on 25/01/1991, leaving behind following children as their sole and universal heirs:-

- i. Shri Balaji alias, Atchuta Rajaram Pai Kuchelkar (deceased in the status of a bachelor on 15/09/1986);
- ii. Shri Vassudeva Rajarama Poi Cuchelcar alias, Vassudev Rajaram Pai Kuchelkar, married to Smt. Usha Vassudev Pai Kuchelkar;
- iii. Smt. Xarat Poi Cuchelcar, married to Shri Sitacant Crisnand Naique Bandcar;
- iv. Smt. Xanta Poi Cuchelcar, married to Shri Ananta Govinda Camotim Ponjicar;
- v. Shri Naraina Rajaram Poi Cuchelcar alias, Narayan Rajaram Pai Kuchelkar, married to Smt. Vijaya Narayan Pai Kuchelkar;
- vi. Shri Loximicanta Rajarama Poi Cuchelcar alias, Laximikant Rajaram Pai Kuchelkar, married to Smt. Surekha Laximikant Pai Kuchelkar, and,
- vii. Shri Xama Rajarama Poi Cuchelcar alias, Shyam Rajaram Pai Kuchelkar, married to Smt. Bharati Shyam Pai Kuchelkar;

AND WHEREAS upon the death of the said Shri Rajarama Atchuta Poi Kuchelcar alias, Rajaram Atchut Pai Kuchelkar, his wife, Smt. Shrimati Rajaram Pai



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Kuchelkar alias, Shrimatibai Rajaram Poi Kuchelkar and their unmarried son - Shri Balaji alias, Atchuta Rajaram Pai Kuchelkar, a Deed of Succession and Relinquishment of Rights came to be drawn at page 67 (reverse) of Book No. 301, before the Civil Registrar-cum-Sub-Registrar and Notary Office of Bicholim, on 09/12/1999, wherein, the said Shri Vassudeva Rajarama Poi Cuchelcar, Shri Naraina Rajarama Poi Cuchelcar, Shri Loximicanta Rajarama Poi Cuchelcar and Shri Xama Rajarama Poi Cuchelcar, have been qualified as the sole and universal heirs of their deceased parents and their deceased brother, the said Smt. Xarat Poi Cuchelcar and her husband, Shri Sitacant Crisnanand Naique Bandcar and Smt. Xanta Poi Cuchelcar and her husband, Shri Ananta Govind Camotim Ponjicar, having relinquished all their right, title and interest in the inheritance left behind by their late parents/parents-in-law and their late brother/brother-in-law, respectively, in favour of remaining co-heirs, under Article 2029 of Portuguese Civil Code, in force in the State of Goa;

AND WHEREAS by virtue of above, the said Shri Vassudeva Rajarama Poi Cuchelcar alias, Vassudev Rajaram Pai Kuchelkar, Shri Naraina Rajaram Poi Cuchelcar alias, Narayan Rajaram Pai Kuchelkar, Shri Loximicanta Rajarama Poi Cuchelcar alias, Laximikant Rajaram Pai Kuchelkar and Shri Xama Rajarama Poi Cuchelcar alias, Shyam Rajaram Pai Kuchelkar, along with their respective wives, became the absolute and exclusive owners of the said assets left behind by their deceased parents/parents-in-law and their deceased brother/brother-in-law, respectively;



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For Prasad Constructions


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AND WHEREAS in terms of a Partition Deed dated 22/02/2000, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 143 of Book No. I, Volume No. 206, dated 22/02/2000, executed between the said Shri Vassudev Rajaram Pai Kuchelkar and his wife, Smt. Usha Vassudev Pai Kuchelkar, as the Parties of the First part, Shri Narayan Rajaram Pai Kuchelkar and his wife, Smt. Vijaya Narayan Pai Kuchelkar, as the Parties of the Second Part, Shri Shyam Rajaram Pai Kuchelkar and his wife, Smt. Bharati Shyam Pai Kuchelkar, as the Parties of the Third Part, Shri Laximikant Rajaram Pai Kuchelkar and his wife, Smt. Surekha Laximikant Pai Kuchelkar, as the Parties of the Fourth Part, have partitioned the said property amongst themselves, wherein, the said larger plot, admeasuring 904.00 sq. mts., was sub-divided into two plots viz., Plots 'C' & 'D', each admeasuring 452.00 sq. mts., and Plot 'C', admeasuring 452.00 sq. mts., was allotted to the share of the Parties of the Third Part - Shri Shyam Rajaram Pai Kuchelkar and his wife and Plot 'D', admeasuring 452.00 sq. mts., was allotted to the share of the Parties of the Fourth Part - Shri Laximikant Rajaram Pai Kuchelkar and his wife, Smt. Surekha Laxmikant Pai Kuchelkar (the Vendors above named);

AND WHEREAS in pursuance of the said Deed of Partition, the said Shri Shyam Rajaram Pai Kuchelkar initiated Partition Proceedings and got his portion viz., Plot 'C', admeasuring 452.00 sq. mts., separated and partitioned as a separate holding, under New Survey No. 51 Sub-division No. 5-A of Village Maunilguem-South, as

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per the Order issued by the Dy. Collector, Case No. 8-12-2009-PART-BICH, dated 16/12/2009;

AND WHEREAS accordingly, a Plot 'D', admeasuring 452.00 sq. mts., allotted to the Vendors above named, has been retained with the same Survey No. 51 Sub-division No. 5, with an area admeasuring 452.00 sq. mts.;

AND WHEREAS the name of the said Shri Laxmikant Rajaram Pai Kuchelkar, stands duly recorded in the Occupant's Column of the Records of Rights Certificate in Form No. I & XIV in respect of New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim, as the sole occupant thereof;

AND WHEREAS by virtue of above, the Vendors above named - Shri Laxmikant Rajaram Pai Kuchelkar and his wife, Smt. Surekha Laxmikant Pai Kuchelkar, have become the absolute and exclusive owners of the plot of land admeasuring 452.00 sq. mts., now bearing New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim, together with an old residential house, admeasuring 140.00 sq. mts. in built-up area and bearing Municipal House Registration No. 4/67/1, standing thereon;

AND WHEREAS the purchaser has approached the Vendors to sell to him the said plot of land admeasuring 452.00 sq. mts., together with an old residential house, admeasuring 140.00 sq. mts. in built-up area and bearing Municipal House Registration No. 4/67/1, standing

For Prasad Constructions

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thereon, bearing New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchaser and the Purchaser shall purchase from the Vendors the said plot of land admeasuring 452.00 sq. mts., together with an old residential house, admeasuring 140.00 sq. mts. in built-up area and bearing Municipal House Registration No. 4/67/1, standing thereon, bearing New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim, forming part of the larger property known as "CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", being more particularly described hereinabove and the said plot of land admeasuring 452.00 sq. mts., and the residential house, standing thereon, bearing New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim, hereby sold, being more particularly described in SCHEDULE hereunder written and delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity's sake, being referred to as "the said Plot", for a total consideration of Rs. 90,00,000.00 (Rupees Ninety Lakhs only), which represents the present market value of the said Plot and the old residential house, standing thereon;



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NOW THEREFORE, THIS DEED OF SALE
WITNESSESS AS UNDER:-

- i. A sum of Rs. 30,00,000.00 (Rupees Thirty Lakhs only), paid vide Cheque bearing No. 729808, dated 04/03/2022, drawn on State Bank of India, Sanquelim Branch,
- ii. A sum of Rs. 24,10,000.00 (Rupees Twenty Four Lakhs Ten Thousand only), vide Cheque bearing No. 860111, dated 12/04/2022, drawn on State Bank of India, Sanquelim Branch, and,
- iii. The balance sum of Rs. 35,00,000.00 (Rupees Thirty Five Lakhs only), has been paid earlier;

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appurtenances UNTO and TO the use and benefit of the Purchaser FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipality or any other public body in respect thereof.

2. The Purchaser has scrutinized and checked the title documents of the said plot of the Vendors and after being satisfied that the title of the Vendors of the said plot is clean, clear and marketable, the Purchaser has agreed to purchase the said plot from the Vendors.

3. A N D the Vendors do hereby for themselves, their heirs, executors and administrators covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary they the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said plot hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said plot hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for ITS own use



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and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

4. AND THIS INDENTURE FURTHER WITNESSETH 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 plot hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them 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 and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the purchaser in the manner aforesaid, as shall or



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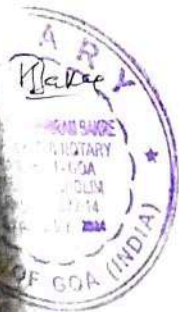
may be reasonably required by the purchaser, its successors or assigns or its counsels - in- law.

5. AND the Vendors do hereby covenant with the purchaser that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said plot in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

6. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser that the said plot hereby sold, are absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot and, that if for any defect in the title of Vendors, the Purchaser is deprived of the whole or any part of the said plot, the respective Vendors shall compensate the Purchaser and/or its successors-in-interest.

7. In case any discrepancies errors and/or omissions or claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct/settle the same immediately upon intimation from the Purchaser.

8. The Vendors hereby give their no objection and agree to fully co-operate with the Purchaser to carry on necessary mutations in the Records of Rights to get its



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name recorded in the Occupants' Column of Form No. I & XIV of said New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim.

9. The Vendors hereby give their no objection for transferring the House tax and other relevant records and Electricity meter in the names of the Purchaser and shall give full co-operation for completing legal formalities in that regard.

10. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said plot hereby sold, does not belong to person of scheduled caste or scheduled tribe.

11. The Deputy Town Planner, Town & Country Planning Dept., Bicholim, has issued NOC for registration of Sale Deed in respect of said plot in Survey No. 51/5 of Village Maulinguem-South, vide its letter bearing Ref. No. 49(6)/MAULG-SOUTH-760/TCP-21/480, dated 03/03/2021, and the same is annexed herewith along with the plan showing the said Plot, hereby sold, and delineated with red colour thereon.

12. The Purchaser/Transferee hereby declares that in pursuance of Section 194-IA of Income Tax effective from 01/06/2013, 1% TDS has been deducted and requisite acknowledgment is annexed herewith.



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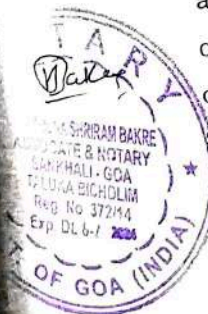
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13. The total market value of the said Plot, admeasuring 452.00 sq. mts., bearing New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim, together with an old residential house, admeasuring 140.00 sq. mts. in built-up area, standing thereon, hereby sold, is Rs. 90,00,000.00 (Rupees Ninety Lakhs only) and a stamp duty of Rs. 3,60,000.00 (Rupees Three Lakhs Sixty Thousand only), i.e., 4% of the value is paid herein.

:- SCHEDULE HERINABOVE REFERRED TO:-

(Description of Plot hereby sold)

ALL THAT plot of land, admeasuring 452.00 sq. mts., or thereabouts, together with an old residential house, admeasuring 140.00 sq. mts. in built-up area and bearing Municipal House Registration No. 4/67/1, standing thereon, forming part of the larger plot, admeasuring 904.00 sq. mts., or thereabouts, of the larger property known as "CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said property being Described in the Land Registration Office of Bicholim, as a whole under Description No. 4495 at page 121 of Book B -12, enrolled in the Taluka Revenue of Bicholim under Matriz Predial No. 93 and the said plot of land, admeasuring 452.00 sq. mts., bearing New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim, hereby sold, being bounded as an independent and distinct entity as follows:-



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On or towards North: by Municipal road,

On or towards South: by Mapusa-Margao Highway,

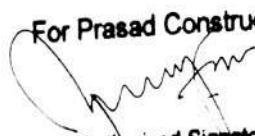
On or towards East: by Survey No. 51/5-A of Shaym R.
Pai Kuchelkar, and,

On or towards West: by Survey No. 51/4 of Vaman D. Pai
Kuchelkar.

The said plot of land, admeasuring 452.00 sq. mts.,
bearing New Survey No. 51/5 of Village Maulinguem-
South, Taluka Bicholim, together with residential house,
standing thereon, hereby sold, is delineated on the plan
annexed hereto and thereon is shown surrounded by red
coloured boundary lines.

IN WITNESS WHEREOF the parties hereto have
subscribed their respective hands and seal to these
presents on the day, year and place first hereinabove
written, after having read and understood the contents
hereof, in the presence of the following witnesses, who
have signed herein below.

 *K. Pai* surekha L. Pai

For Prasad Constructions

Authorised Signatory



SIGNED AND DELIVERED BY
WITHIN NAMED THE VENDOR No. 1}
Shri LAXMIKANT RAJARAM PAI}
KUCHELKAR.

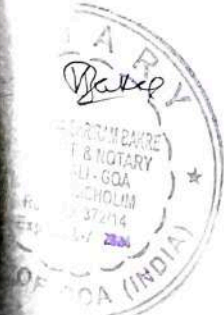


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REGISTRAR OF BILLS



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For Prasad Constructions
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SIGNED AND DELIVERED BY
WITHIN NAMED THE VENDOR No. 2 }
Smt. SUREKHA LAXMIKANT PAI }
KUCHELKAR.



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REGISTRAR OF



K. Laxmi

surekha L Pai

For Prasad Constructions
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SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED PURCHASER -
M/s. PRASAD CONSTRUCTIONS,
THROUGH ITS PROPRIETOR - Shri
PRASAD RAGHUNATH PANGAM
For Prasad Constructions



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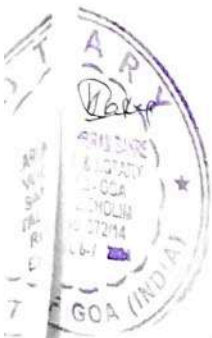
IN THE PRESENCE OF:

1. Miss Pratibha M Nark *[Signature]*

2. Mrs. Avanti S Bave *[Signature]*

[Signature] For Prasad Constructions

Authorized Signatory





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

Inward No.: 481

Plan Showing plots situated at
Village : MAULINGUEM SOUTH
Taluka : BICHOLIM
Survey No./Subdivision No. : 51/ 5
Scale : 1:1000

3

(SANDEEP B. CHODANKAR)

Inspector Of Survey & Land Records
Bicholim, Goa



S. No. 39

SURVEY No. 51

S-A

For Prasad Constructions

Authorized Signatory

Manoj Naik

exdool

Compared By: Nayana Kerkar (H.S)

Generated By: Manoj D. Naik (D'Man Gr.II)
15-02-2022

Signature

Ref. No: 49(6)/MAULG-SOUTH-760/TCP-21/480
Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Bicholim/Sattari Taluka,
Bicholim-Goa.
Date:- 3/3/2021



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office, Bicholim-Goa.

Ref. Inward no. 415

Dated: 17/2/2021

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., Town & Country Planning Department has No Objection for the registration of Deed Sale in respect of Plot in Sy. No. 51/5 of village Maulinguem South Taluka Bicholim per the plan hereby annexed. The plot/property falls within Settlement (Commercial) zone and abutting 30.00mts. wide road towards South & 10.00mts. wide towards North as per Regional Plan for Goa 2021 admeasuring an area 452.00Sq. mts. Known as "CHIREKHANIKADIL BHARAD".

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH: By Municipal Road

SOUTH: By Mapusa - Margao Highway.

EAST: By Sy. No. 51/5-A of Shaym R. Pai Kuchelkar.

WEST: By Sy. NO. 51/4 of Vaman D. Pai Kuchelkar.

This N.O.C. is issued for sale as per the Partition Deed dated 22/2/2000 Registered under Registration No. 143 dtd. 22/2/2000 before the Sub-Registrar of Bicholim as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.

The plot shown on the site plan enclosed with NOC has been submitted by the competent Engineer.

- On issue of this N.O.C. any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
- It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
- Traditional access and natural water drain if any passing through the property shall be maintained.
- This N.O.C. is valid for the purpose of Reg. for period of 3 years.

NOTE: Applicant has paid processing fees of Rs. 1000/- (Rupees One Thousand Only) Chalan No. 637 dtd. 17/2/2021.



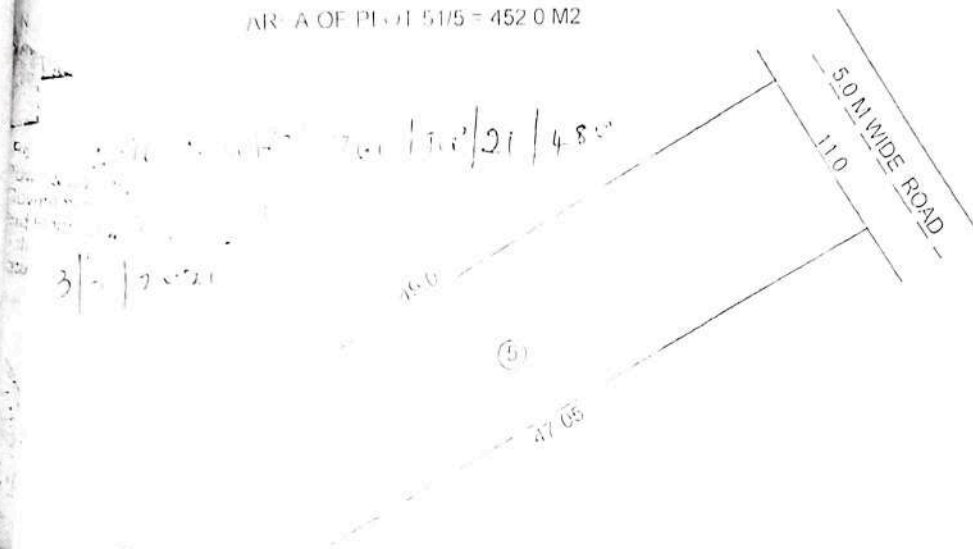
(R. N. Volvoikar)
Dy. Town Planner

To,
Laxmikant Rajaram Pai Kuchelkar
Gokulwadi, Sankhali - Goa.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PLAN SHOWING PLOT BEARING SURVEY NO - 51/5
LOCATED AT MAUNGUEM SOUTH VILLAGE OF BICHOLIM
TALUKA
ON MR. LAXIMANT RAJARAM PAI KUCHELKAR.

AREA OF PLOT 51/5 = 452.0 M²



SITE PLAN
SCALE 1:500

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



OWNER'S SIGN

ENGINEER'S SIGN

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



Government of Goa

Document Registration Summary 2

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

Time - 26-Apr-2022 10:53:44 am

Serial Number :- 2022-BCH-346

at 10:48:15 am on 26-Apr-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

No	Description	Rs.Ps
1	Stamp Duty	360000
2	Registration Fee	270000
3	Mutation Fees	1000
4	Processing Fee	1080
	Total	632080

Stamp Duty Required :360000/-

Stamp Duty Paid : 360000/-

Party Name and Address	Photo	Thumb	Signature
Ms PRASAD CONSTRUCTIONS A Proprietorship Concern Of Shri PRASAD RAGHUNATH PANGAM Alias Shri AVADHUT MADHUKAR KARPE ,Father Name:Late MADHUKAR KARPE, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House Np 1762-1, Jogadyachi Hali, Sankhali, Taluka Bicholim, North Goa-403505, Address2 - , PAN No.:			 Ms Prasad Constructions Authorized Signatory

Party Name and Address	Photo	Thumb	Signature
LAXMIKANT RAJARAM PAI KUCHELKAR Alias KUCHALKAR Alias LAXIMIKANT RAJARAM PAI KUCHELKAR Alias LOXIMICANTA RAJARAMA POI KUCHELKAR , Father Name:Late Rajaram Atchut Pai Kuchelkar Alias Rajarama Poi Cuchelkar, Age: 73, Marital Status: Married ,Gender:Male,Occupation: Business, House No 15-2 Near Syndicate Bank Gokulwadi Sankhali Taluka Bicholim North Goa-403505, PAN No.:			

Party Name and Address	Photo	Thumb	Signature
SUREKHA LAXMIKANT PAI KUCHELKAR , Father LATE VASUDEVA DHONDU DATYE , Age: 69, Status: Married, Gender: Female, Occupation: House No 15-2 Near Syndicate Bank Gokulwadi Sankhali Taluka Bicholim North Goa-403505, PAN No.:			<i>Surekha L. Pai</i>
PRASAD CONSTRUCTIONS A Proprietorship Concern of Shri PRASAD RAGHUNATH PANGAM Alias Shri AVADHUT MADHUKAR KARPE , Father Name: Late MADHUKAR KARPE , Age: 55, Status: Married, Gender: Male, Occupation: Business, se Np 1762-1, Jogadyachi Hali, Sankhali, Taluka Bicholim, North Goa-403505, PAN No.:			<i>For Prasad Constructions</i> <i>Authorized Signatory</i>

Individually/Collectively recognize the Vendor, Purchaser,

Party Name and Address	Photo	Thumb	Signature
AVANTI SHRIKRISHNA BARVE , Age: 31, DOB: 1990- 17-19, Mobile: 8805209682, Email: , Occupation: Service, Marital status: Married , Address: 403505, House No 2512 Housing Board Colony Arvalem Sanquelim North Goa - 403505, House No 2512 Housing Board Colony Arvalem Sanquelim North Goa - 403505, Arvalem, Bicholim, North Goa, Goa			<i>Barve</i>
PRATIKSHA MADHU NAIK , Age: 28, DOB: 1993-08-30 Mobile: 7507007894, Email: , Occupation: Service, Marital status: Unmarried , Address: 403505, Navelim Taluka Bicholim North Goa, Navelim Taluka Bicholim North Goa, Cudnem, Bicholim, North Goa, Goa			<i>Pratiksha</i>

Sub Registrar

GOB - REGISTRAR
BICHOLIM

Document Serial Number :- 2022-BCH-346

Book :- 1 Document

Registration Number :- **BCH-1-350-2022**

Date : 26-Apr-2022

Shoke
26/04/2022

Sub Registrar (Office of the Civil Registrar-cum-Sub Registrar, Bicholim)

OFF - REGISTRAR
BICHOLIM



TRUE COPY

do hereby attest that this is the True Copy
of Original Document which I have returned
to the presenter after duly initiated
Office of the Notary at Sankhali, Tal. Bicholim, Go.
Notarial Stamp Rs. 30/- Reg. No. 2456/2022

att. 28/5/2022

Bakre

Mrs. **KARUNA SHRIRAM BAKRE**
B Com IIF
ADVOCATE & NOTARY
SANKHALI - GOA,
TALUKA BICHOLIM

Phone No 9921294556
Sold To Issued To
Prasad P. Panade
For Home ID Proof
Pan BHPP9218C



₹ 0360000/-

3076222166044114004 0000009
3016237 15-02-2021 RDI

For CITATION IN DEED
GOVT. OF INDIA

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Authorized Signatory



2022-6-11-3113
26/01/2022



DEED OF SALE

[Signature]

RDI

For Prasad Constructions

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Authorized Signatory

This DEED OF SALE is executed on this Twentieth day of April of the Year Two Thousand Twenty Two (20/04/2022), at Bicholim, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa;

BETWEEN:

1. Shri SHAM RAJARAM PAIKUCHELKER alias, SHYAM RAJARAM PAI KUCHELKER alias, XAMA RAJARAMA POI CUCHELKAR, son of late Rajaram Atchut Paikuchelkar alias, Rajarama Atchuta Poi Cuchelcar alias, Rajaram Atchut Pai Kuchelkar, aged about 75 years, married, retired teacher, Indian National, resident of House No. 15/3, Near Syndicate Bank, Gokulwadi, Sankhali, Taluka Bicholim, North Goa-403505, holder of PAN - _____, AADHAR Card No. _____, Contact No. 9823577008, and his wife,

2. Smt. BHARATI SHAM PAI KUCHELKER, daughter of late Dattaram Anant Karapurkar and wife of Shri Sham Rajaram Pai Kuchelkar, aged about 65 years, married, house-wife, Indian National, resident of House No. 15/3, Near Syndicate Bank, Gokulwadi, Sankhali, Taluka Bicholim, North Goa-403505, holder of PAN - _____, AADHAR No. _____ and Contact No. 8308114155;

both of them hereinafter, for brevity's sake, being jointly referred to as "THE VENDORS" (which expression shall be deemed to mean and include



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their respective heirs, administrators, executors
legal representatives, successors and assigns,
wherever the context or meaning shall so require
or permit), OF THE FIRST PART:

AND:

3. M/s. PRASAD CONSTRUCTIONS, a Proprietorship
concern of Shri PRASAD RAGHUNATH PANGAM, alias,
Shri AVADHUT MADHUKAR KARPE, son of late Madhukar
Karpe, aged about 55 years, married, businessman,
Indian National, resident of House No. 1762/1,
Jogadyachi Hali, Sankhali, Taluka Bicholim North Goa-
403505, holder of PAN - , AADHAR Card No.
and Contact No. 9923294556;

hereinafter, for brevity's sake, being referred to
as "THE PURCHASER" (which expression shall
be deemed to mean and include its heirs,
administrators, executors, legal representatives,
successors and/or assigns, wherever the context
or meaning shall so require or permit), OF THE
OTHER PART:

WHEREAS there exists a plot of land,
admeasuring 452.00 sq. mts., bearing New Survey No.
51/5-A, forming part of the larger plot, admeasuring
904.00 sq. mts., or thereabouts (hereinafter for brevity's
sake being referred to as "the said larger plot"), together
with an old residential house, bearing Municipal House
Registration No. 4/67, standing thereon, forming
part of the larger property known as "



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CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, the said property being described in the Land Registration Office of Bicholim, as a whole under Description No. 4495 at page 121 of Book B -12 and enrolled in the Taluka Revenue of Bicholim under Matriz Predial No. 93 and the said plot of land, admeasuring 452.00 sq. mts., now surveyed as a separate holding, under New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim, being more particularly described in SCHEDULE hereunder written and hereinafter for brevity's sake being referred to as "the said plot";

AND WHEREAS the said larger plot, admeasuring 904.00 sq. mts., forming part of the said larger property known as " CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", described in the Land Registration Office of Bicholim, under Description No. 4495 at page 121 of Book B -12, was inter alia, purchased by one Shri Rajarama Atchuta Pai Cuchelcar and his wife, Smt. Srimoti Painim, by virtue of a Deed of Sales and Quittances drawn on 04/05/1965, at folios 24 (overleaf) of Notarial Book No. 282, in the Office of then Notary of Judicial Division of Bicholim, from one, Smt. Ailiabai Dorma Porobo Dessai, Smt. Subadrabai Vencotrau Dessai, Shri Visvasrau Vital Porobo Dessai and his wife, Smt. Hirabai Dessai, Shri Dagi Nana Porobo Dessai and his wife, Smt. Tarabai Dessai, Shri Govinda Babu Porobo



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Dessai, Shri Crisnarau Aparau Dessai and his wife, Smt. Anapurnabai Dessai, and Xantabai Dessai, of Village Maulinguem-South of Sanquelim;

AND WHEREAS the said Shri Rajarama Atchuta Poi Cuchelcar alias, Rajaram Atchut Pai Kuchelkar, expired on 12/07/1965 and his wife, Smt. Shrimati Rajaram Pai Kuchelkar alias, Shrimatibai Rajaram Poi Kuchelkar, expired on 25/01/1991, leaving behind following children as their sole and universal heirs:-

- i. Shri Balaji alias, Atchuta Rajaram Pai Kuchelkar (deceased in the status of a bachelor on 15/09/1986);
- ii. Shri Vassudeva Rajarama Poi Cuchelcar alias, Vassudev Rajaram Pai Kuchelkar, married to Smt. Usha Vassudev Pai Kuchelkar;
- iii. Smt. Xarat Poi Cuchelcar, married to Shri Sitacant Crisnand Naique Bandcar;
- iv. Smt. Xanta Poi Cuchelcar, married to Shri Ananta Govinda Camotim Ponjicar;
- v. Shri Naraina Rajaram Poi Cuchelcar alias, Narayan Rajaram Pai Kuchelkar, married to Smt. Vijaya Narayan Pai Kuchelkar;
- vi. Shri Loximicanta Rajarama Poi Cuchelcar alias, Laximikant Rajaram Pai Kuchelkar, married to Smt. Surekha Laximikant Pai Kuchelkar, and,
- vii. Shri Xama Rajarama Poi Cuchelcar alias, Shyam Rajaram Pai Kuchelkar, married to Smt. Bharati Shyam Pai Kuchelkar;



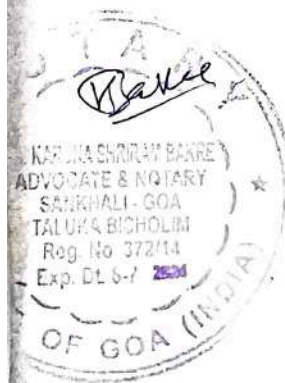
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AND WHEREAS upon the death of the said Shri Rajarama Atchuta Poi Cuchelcar alias, Rajaram Atchut Pai Kuchelkar, his wife, Smt. Shrimati Rajaram Pai Kuchelkar alias, Shrimatibai Rajaram Poi Cuchelkar and their unmarried son - Shri Balaji alias, Atchuta Rajaram Poi Kuchelkar, a Deed of Succession and Relinquishment of Rights came to be drawn at page 67 (reverse) of Book No. 301, before the Civil Registrar-cum-Sub-Registrar and Notary Ex-Officio of Bicholim, on 09/12/1999, wherein, the said Shri Vassudeva Rajarama Poi Cuchelcar, Shri Naraina Rajarama Poi Cuchelcar, Shri Loximicanta Rajarama Poi Cuchelcar and Shri Xama Rajarama Poi Cuchelcar, have been qualified as the sole and universal heirs of their deceased parents and their deceased brother, the said Smt. Xarat Poi Cuchelcar and her husband, Shri Sitacant Crisnand Naique Bandcar and Smt. Xanta Poi Cuchelcar and her husband, Shri Ananta Govind Camotim Ponjicar, having relinquished all their right, title and interest in the inheritance left behind by their late parents/parents-in-law and their late brother/brother-in-law, respectively, in favour of remaining co-heirs, under Article 2029 of Portuguese Civil Code, in force in the State of Goa;

AND WHEREAS by virtue of above, the said Shri Vassudeva Rajarama Poi Cuchelcar alias, Vassudev Rajaram Pai Kuchelkar, Shri Naraina Rajaram Poi Cuchelcar alias, Narayan Rajaram Pai Kuchelkar, Shri Loximicanta Rajarama Poi Cuchelcar alias, Laximikant Rajaram Pai Kuchelkar and Shri Xama Rajarama Poi Cuchelcar alias, Shyam Rajaram Pai Kuchelkar, along with their respective wives, became the absolute and



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exclusive owners of the said assets left behind by their deceased parents/parents-in-law and their deceased brother/brother-in-law, respectively;

AND WHEREAS in terms of a Partition Deed dated 22/02/2000, registered with the Sub-Registrar's Office of Bicholim, under Registration No. 143 of Book No. I, Volume No. 206, dated 22/02/2000, executed between the said Shri Vassudev Rajaram Pai Kuchelkar and his wife, Smt. Usha Vassudev Pai Kuchelkar, as the Parties of the First part, Shri Narayan Rajaram Pai Kuchelkar and his wife, Smt. Vijaya Narayan Pai Kuchelkar, as the Parties of the Second Part, Shri Shyam Rajaram Pai Kuchelkar and his wife, Smt. Bharati Shyam Pai Kuchelkar, as the Parties of the Third Part, Shri Laximikant Rajaram Pai Kuchelkar and his wife, Smt. Surekha Laximikant Pai Kuchelkar, as the Parties of the Fourth Part, have partitioned the said property amongst themselves, wherein, the said larger plot, admeasuring 904.00 sq. mts., was sub-divided into two plots viz., Plots 'C' & 'D', each admeasuring 452.00 sq. mts., and Plot 'C', admeasuring 452.00 sq. mts., was allotted to the share of the Parties of the Third Part - Shri Shyam Rajaram Pai Kuchelkar and his wife, Smt. Bharati Shyam Pai Kuchelkar (the Vendors above named) and Plot 'D', admeasuring 452.00 sq. mts., was allotted to the share of the Parties of the Fourth Part - Shri Laximikant Rajaram Pai Kuchelkar and his wife, Smt. Surekha Laxmikant Pai Kuchelkar;



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AND WHEREAS in pursuance of the said Deed of Partition, the said Shri Shyam Rajaram Pai Kuchelkar initiated Partition Proceedings and got his portion viz., Plot 'C', admeasuring 452.00 sq. mts., separated and partitioned as a separate holding, under New Survey No. 51 Sub-division No. 5-A of Village Maunilguem-South, as per the Order issued by the Dy. Collector, in Case No. 8-12-2009-PART-BICH, dated 16/12/2009;

AND WHEREAS accordingly, the name of the said Shri Shyam Rajaram Pai Kuchelkar, stands duly recorded in the Occupant's Column of the Records of Rights Certificate in Form No. I & XIV in respect of New Survey No. 51/5 of Village Maulinguem-South, Taluka Bicholim, against Mutation Entry No. 15357, as the sole occupant thereof;

AND WHEREAS by virtue of above, the Vendors above named - Shri Shyam Rajaram Pai Kuchelkar and his wife, Smt. Bharati Shyam Pai Kuchelkar, have become the absolute and exclusive owners of the plot of land admeasuring 452.00 sq. mts., now bearing New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim, together with an old residential house, admeasuring 140.00 sq. mts. in built-up area and bearing Municipal House Registration No. 4/67, standing thereon;

AND WHEREAS the purchaser has approached the Vendors to sell to him the said plot of land admeasuring 452.00 sq. mts., together with an old residential house admeasuring 140.00 sq. mts. in built-up area, bearing



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Municipal House Registration No. 4/67, standing thereon, bearing New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim;

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell to the Purchaser and the Purchaser shall purchase from the Vendors the said plot of land admeasuring 452.00 sq. mts., together with an old residential house, admeasuring 140.00 sq. mts. in built-up area and bearing Municipal House Registration No. 4/67, standing thereon, bearing New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim, forming part of the larger property known as "CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", being more particularly described hereinabove and the said plot of land admeasuring 452.00 sq. mts., and the residential house, standing thereon, bearing New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim, hereby sold, being more particularly described in SCHEDULE hereunder written and delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines and hereinafter, for brevity's sake, being referred to as "the said Plot", for a total consideration of Rs. 90,00,000.00 (Rupees Ninety Lakhs only), which represents the present market value of the said Plot and the old residential house, standing thereon;

NOW THEREFORE, THIS DEED OF SALE

WITNESSES AS UNDER:-



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1. In pursuance of the said Agreement and in consideration of the said sum of Rs. 90,00,000.00 (Rupees Ninety Lakhs only), paid after deducting 1% TDS of Rs. 90,000.00 (Rupees Ninety Thousand only), thus a sum of Rs. 89,10,000.00 (Rupees Eighty Nine Lakhs Ten Thousand only), has been paid by the Purchaser, in favour of the Vendors above named in the following manner:-

- i. A sum of Rs. 15,00,000.00 (Rupees Fifteen Lakhs only), paid vide Cheque bearing No. 729806, dated 04/03/2022, drawn on State Bank of India, Sanquelim Branch,
- ii. A sum of Rs. 15,00,000.00 (Rupees Fifteen Lakhs only), paid vide Cheque bearing No. 729807, dated 04/03/2022, drawn on State Bank of India, Sanquelim Branch,
- iii. A sum of Rs. 29,55,000.00 (Rupees Twenty Nine Lakhs Fifty Five Thousand only), vide Cheque bearing No. 860109, dated 12/04/2022, drawn on State Bank of India, Sanquelim Branch, and,
- iv. The balance sum of Rs. 29,55,000.00 (Rupees Twenty Nine Lakhs Fifty Five Thousand only), vide Cheque bearing No. 860110, dated 12/04/2022, drawn on State Bank of India, Sanquelim Branch;

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(the payment and receipt whereof the Vendors do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchaser), THEY, the Vendors, as the absolute and exclusive owners of the said Plot do hereby sell, transfer, convey, assure and assign in favour of the purchaser ALL THAT plot of land admeasuring 452.00 sq. mts., forming part of New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim, together with an old residential house, admeasuring 140.00 sq. mts. in built-up area and bearing Municipal House Registration No. 4/67, standing thereon, forming part of the larger property known as "CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being more particularly described in SCHEDULE hereunder written and delineated on the plan annexed hereto and thereon shown surrounded by red coloured boundary lines, TOGETHER WITH all and singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said plot or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidences of



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title relating to the said plot or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in, to, out of or upon the said plot or any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, conveyed and assured or expressed so to be with their rights, members and appurtenances UNTO and TO the use and benefit of the Purchaser FOR EVER, SUBJECT HOWEVER TO the payment of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Municipality or any other public body in respect thereof.

2. The Purchaser has scrutinized and checked the title documents of the said plot of the Vendors and after being satisfied that the title of the Vendors of the said plot is clean, clear and marketable, the Purchaser has agreed to purchase the said plot from the Vendors.
3. A N D the Vendors do hereby for themselves, their heirs, executors and administrators covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by any person or persons lawfully or equitably claiming by, from through, under or in trust for them hath done, committed, omitted or knowingly or willingly suffered to the contrary they the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said plot hereby granted,



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conveyed or assured or intended so to be unto and to the use of the Purchaser in the manner aforesaid AND that it shall be lawful for the purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said plot hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for ITS own use and benefit, without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the Vendors or their survivors or any of them or from or by any person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

4. AND THIS INDENTURE FURTHER WITNESSETH 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 plot hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time and at all times hereafter at the



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request and cost of the purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the purchaser in the manner aforesaid, as shall or may be reasonably required by the purchaser, its successors or assigns or its counsels - in- law.

5. AND the Vendors do hereby covenant with the purchaser that the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting and conveying the said plot in the manner aforesaid or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

6. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchaser that the said plot hereby sold, are absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever nor there are any rights of tenancy in favour of any person whomsoever in respect of the said plot and, that if for any defect in the title of Vendors, the Purchaser is deprived of the whole or any part of the said plot, the respective Vendors shall compensate the Purchaser and/or its successors-in-interest.



Signature

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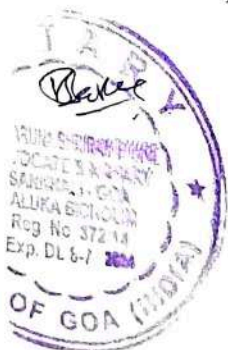
7. In case any discrepancies errors and/or omissions or claim of any person or persons is found any time hereafter, the Vendors shall come forward to rectify/correct/settle the same immediately upon intimation from the Purchaser.

8. The Vendors hereby give their no objection and agree to fully co-operate with the Purchaser to carry on necessary mutations in the Records of Rights to get its name recorded in the Occupants' Column of Form No. I & XIV of said New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim.

9. The Vendors hereby give their no objection for transferring the House tax and other relevant records and Electricity meter in the names of the Purchaser and shall give full co-operation for completing legal formalities in that regard.

10. The Vendors hereby declare that they are aware of the Notification bearing No. RD/LND/LRC/318/77 dated 21/08/1978 and Circular No. 16/04/2011-RD dated 06/06/2011, issued by the Government of Goa and further declare that the said plot hereby sold, does not belong to person of scheduled caste or scheduled tribe.

11. The Deputy Town Planner, Town & Country Planning Dept., Bicholim, has issued NOC for registration of Sale Deed in respect of said plot in Survey No. 51/5-A of Village Maulinguem-South, vide its letter bearing Ref. No. 49(6)/MAULG-SOUTH-761/TCP-21/478, dated 03/03/2021, and the same is



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annexed herewith along with the plan showing the said Plot, hereby sold, and delineated with red colour thereon.

12. The Purchaser/Transferee hereby declares that in pursuance of Section 194-IA of Income Tax effective from 01/06/2013, 1% TDS has been deducted and requisite acknowledgment is annexed herewith.

13. The total market value of the said Plot, admeasuring 452.00 sq. mts., bearing New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim, together with an old residential house, admeasuring 140.00 sq. mts. in built-up area standing thereon, hereby sold, is Rs. 90,00,000.00 (Rupees Ninety Lakhs only) and a stamp duty of Rs. 3,60,000.00 (Rupees Three Lakhs Sixty Thousand only), i.e., 4% of the value is paid herein.

:- SCHEDULE HERINABOVE REFERRED TO:-
(Description of Plot hereby sold)

ALL THAT plot of land, admeasuring 452.00 sq. mts., or thereabouts, together with an old residential house, admeasuring 140.00 sq. mts. in built-up area and bearing Municipal House Registration No. 4/67, standing thereon, forming part of the larger plot, admeasuring 904.00 sq. mts., or thereabouts, of the larger property known as "CHIREKHANIKADIL BHARAD" or "CONVONCHO GALLICHEM MOL", situated at Village Maulinguem-South, within the local limits of the Sankhali Municipal Council, Taluka and Registration Sub-District



For Prasad Constructions
[Signature]
Authorized Signatory

of Bicholim, District of North Goa, in the State of Goa, the said property being Described in the Land Registration Office of Bicholim, as a whole under Description No. 4495 at page 121 of Book B -12, enrolled in the Taluka Revenue of Bicholim under Matriz Predial No. 93 and the said plot of land, admeasuring 452.00 sq. mts., being surveyed as a separate holding under New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim, hereby sold, being bounded as an independent and distinct entity as follows:-

On or towards North: by Municipal road,

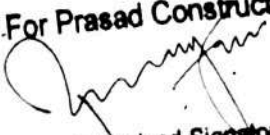
On or towards South: by Mapusa-Margao Highway,

On or towards East: by Survey No. 51/6 of Shaikh Ahmad Abdul Razak, and,

On or towards West: by Survey No. 51/5 of Lamikant R. Pai Kuchelkar.

The said plot of land, admeasuring 452.00 sq. mts., bearing New Survey No. 51/5-A of Village Maulinguem-South, Taluka Bicholim, together with residential house, standing thereon, hereby sold, is delineated on the plan annexed hereto and thereon is shown surrounded by red coloured boundary lines.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seal to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof, in the presence of the following witnesses, who have signed herein below.

For Prasad Constructions

Authorised Signatory

25)



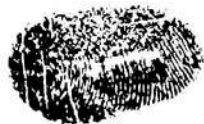


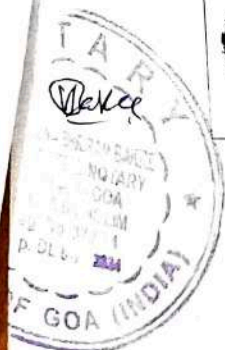
SIGNED AND DELIVERED BY
WITHIN NAMED THE VENDOR No. 1}
Shri SHYAM RAJARAM PAI}
KUCHELKAR.



Shri

Shri

Left hand Finger Tips Impression.	Right hand Finger Tips Impression.
	
	
	
	
	



Shri

Shri

For Prasad Constructions

Prasad
Authorised Signatory

SIGNED AND DELIVERED BY
WITHIN NAMED THE VENDOR No. 2 }
Smt. BHARATI SHAM PAI KUCHELKAR. }

BS



Left hand Finger Tips Impression.	Right hand Finger Tips Impression.
	
	
	
	
	



BS

BS

For Prasad Constructions


Authorised Signatory

SIGNED, SEALED AND DELIVERED BY
THE WITHIN NAMED PURCHASER -
M/s. PRASAD CONSTRUCTIONS,
THROUGH ITS PROPRIETOR - Shri
PRASAD RAGHUNATH PANGAM.

For Prasad Constructions

Authorized Signatory

Left hand Finger Tips Impression.	Right hand Finger Tips Impression.
	
	
	
	
	

IN THE PRESENCE OF:

1. Miss. Pratibha M. Naik Naik

2. Mrs. Avanti S. Barve Barve



Naik

Barve

For Prasad Constructions

Authorized Signatory



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

Plan Showing plots situated at
Village : MAULINGUEM SOUTH
Taluka : BICHOLIM
Survey No. Subdivision No. : 51 / S-A
Scale : 1:1000

Inward No - 481

(SANDEEP B. CHODANKAR)

Inspector Of Survey & Land Records

Bicholim - Goa



S.No.39

S-A 17

SURVEY No. 51

6



For Prasad Constructions

Authorized Signatory

(Manoj Naik)

Bydool

Compared By : Nayana Kerkar (H.S)

Generated By : Manoj D. Naik (D'Man Gr.II)
On : 15-02-2022

(Signature)

Ref. No: 49(6)/MAULG-SOUTH-761/TCP-21/ 478
Office of the Dy. Town Planner,
Town & Country Planning Dept.,
Bicholim/Sattari Taluka,
Bicholim -Goa.
Date:- 3/3/2021



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office, Bicholim-Goa.

Dated: 17/2/2021

Inward no. 414

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act.,
Town & Country Planning Department has No Objection for the registration of Deed
Sale in respect of Plot in Sy. No. 51/5-A of village Maulinguem South Taluka
Bicholim as per the plan hereby annexed. The plot/property falls within Settlement
(Commercial) Zone and abutting 30.00mts. wide road towards South & 10.00mts.
towards North as per Regional Plan for Goa 2021 admeasuring an area 452.00Sq.
Known as "CHIREKHANIKADIL BHARAD".

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH: By Municipal Road.

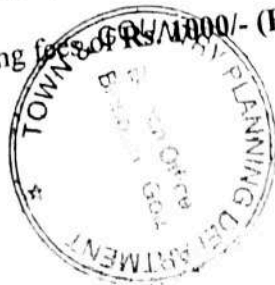
SOUTH: By Mapusa - Margao Highway.

EAST: By Sy. No. 51/6 of Shaik Ahmad Abdul Razak.

WEST: By Sy. No. 51/5 of Laxmikant R. Pai Kuchelkar.

1. This N.O.C. is issued for sale as per the Partition Deed dated 22/2/2000 Registered under Registration No. 143 dtd. 22/2/2000 before the Sub-Registrar of Bicholim as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. The plot shown on the site plan enclosed with NOC has been submitted by the competent Engineer.
3. On issue of this N.O.C, any permissions granted by the Department stand cancelled/ withdrawn/ invalid or any ongoing development will have to be stopped.
4. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
5. Traditional access and natural water drain if any passing through the property shall be maintained.
6. This N.O.C, is valid for the purpose of Reg. for period of 3 years.

NOTE: Applicant has paid processing fees of Rs. 1000/- (Rupees One Thousand Only)
Challan No. 636 dtd. 17/2/2021.



(R. N. Volvoikar)
Dy. Town Planner

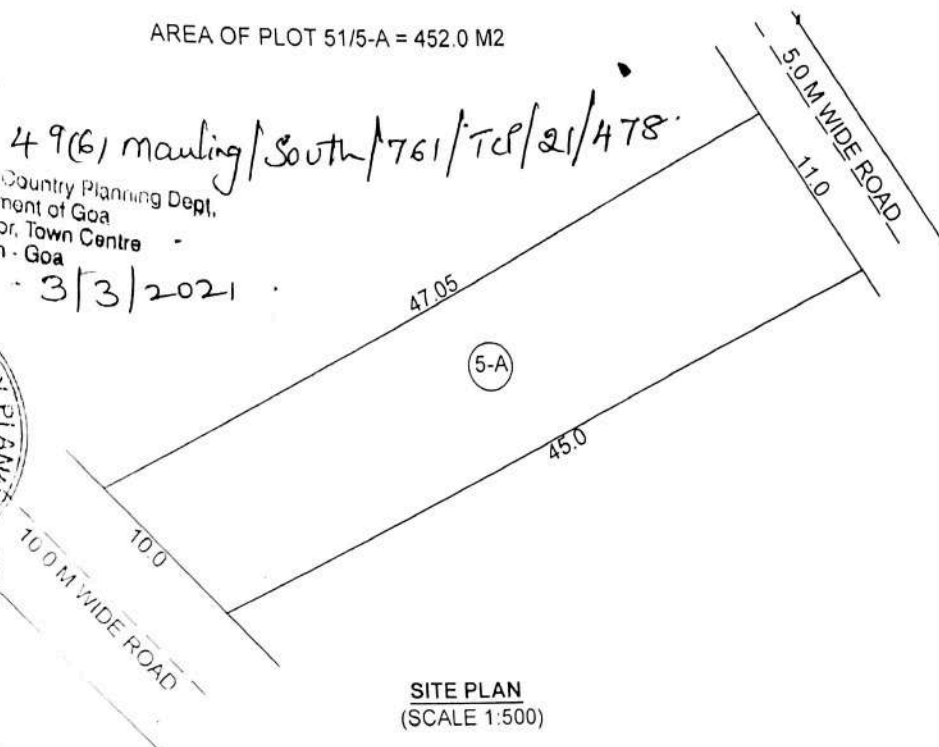
To,
Shyam Rajaram Pai Kuchelkar
Gokulwadi, Sankhali - Goa.

FOR :- MR. SHYAM RAJARAM PAI KUCHELKAR.

49(6) Mauling / South / 761 / TCR / 21 / 478

Urban & Country Planning Dept.,
Government of Goa
1st Floor, Town Centre
Cholim - Goa
Date: 15/11/2011

3/3/2021



SITE PLAN
(SCALE 1:500)



OWNERS SIGN

ENGINEERS SIGN

SUSAN J. BOWEN

S.M.C.



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 26-Apr-2022 10:45:06 am

Document Serial Number :- 2022-BCH-345

Presented at 10:37:30 am on 26-Apr-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	360000
2	Registration Fee	270000
3	Mutation Fees	1000
4	Processing Fee	1080
Total		632080

Stamp Duty Required :360000/-

Stamp Duty Paid : 360000/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	Ms PRASAD CONSTRUCTIONS A Proprietorship Concern Of Shri PRASAD RAGHUNATH PANGAM Alias Shri AVADHUT MADHUKAR KARPE ,Father Name:Late Madhukar Karpe, Age: 55, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - House No 1762-1, Jogadyachi Hali, Sankhali, Taluka Bicholim North Goa-403505, Address2 - , PAN No.:			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	SHAM RAJARAM PAIKUCHELKER Alias SHYAM RAJARAM PAI KUCHELKER Alias XAMA RAJARAMA POI CUCHELKER . Father Name:Late Rajaram Atchut Paikuchelkar Alias Rajarama Atchuta Poi Cuchelcar Alias Rajaram Atchut Pai Kuchelkar, Age: 75, Marital Status: Married ,Gender:Male,Occupation: Other, House No 15-3, Near Syndicate Bank, Gokulwadi Sankhali, Taluka Bicholim, North Goa-403505, PAN No.			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	BHARATI SHAM PAI KUCHELKAR , Father Name:LATE DATTARAM ANANT KARAPURKAR , Age: 65, Marital Status: Married , Gender: Female, Occupation: Housewife, House No 15-3 Near Syndicate Bank Gokulwdai Sankhali Taluka Bicholim North Goa-403505, PAN No.			
3	Ms PRASAD CONSTRUCTIONS A Proprietorship Concern Of Shri PRASAD RAGHUNATH PANGAM Alias Shri AVADHUT MADHUKAR KARPE , Father Name:Late Madhukar Karpe , Age: 55, Marital Status: Married , Gender: Male, Occupation: Business, House No 1762-1, Jogadyachi Hali, Sankhali, Taluka Bicholim North Goa-403505, PAN No.:			 For Prasad Constructions Authorized Signatory

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: AVANTI SHRIKRISHNA BARVE , Age: 31, DOB: 1990-07-19 , Mobile: 8805209682 , Email: topamalik90@gmail.com , Occupation: Service , Marital status : Married . Address: 403505, House No 2512 Housing Board Colony Arvalem Sanquelim North Goa - 403505, House No 2512 Housing Board Colony Arvalem Sanquelim North Goa - 403505, Arvalem, Bicholim, North Goa, Goa			
2	Name PRATIKSHA MADHU NAIK , Age: 28, DOB: 1993-08-30 , Mobile: 7507007894 , Email: , Occupation: Service , Marital status : Unmarried . Address: 403505, Navelim Taluka Bicholim North Goa, Navelim Taluka Bicholim North Goa, Navelim, Bicholim, North Goa, Goa			

Sub Registrar

Bicholim

Document Serial Number :- 2022-BCH-345

Document Serial No:-2022-BCH-345

Book :- 1 Document
Registration Number :- **BCH-1-351-2022**
Date : 26-Apr-2022

[Signature]
26/04/2022
Sub Registrar(Office of the Civil Registrar cum-Sub Registrar, Bicholim)
NOT - REGISTRAR
BICHOLIM

TRUE COPY

do hereby attest that this is the True Copy
of Original Document which I have returned
to the presenter after duly initialed
Office of the Notary at Sankhali Tal. Bicholim, Go.

Notarial Stamp Rs. 30/- Reg No. 2455/2022

[Signature]
dt. 28/5/2022

[Signature]
Mrs **KARUNA SHRIRAM BAKRE**
B Com III F
ADVOCATE & NOTARY
SANKHALI - GOA
TALUKA BICHOLIM

