

CERTIFIED TRUE COPY

(Rupees Seventy six thousand five hundred only)

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

*[Signature]*

AUTHORISED SIGNATORY

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD.  
SHOP NO.1 & 16, SARANA TERRACES CH.S.L.  
SWASTANTIKA PATH, VASCO-DA-GAMA,  
GOA - 403 902  
D-5/STRAV/C.R./35/33/2011-RD



पिन 09397  
136783  
R.0076500/- PE7122  
15-19

INDIA STAMP DUTY GOA

Name of Purchaser KAMLA PRASAD YADAV



1422/17



DEED OF SALE

*[Signature]*

: 2 :

This DEED OF SALE is made at Vasco da Gama on this 23<sup>rd</sup> day of August 2017.

BETWEEN

Shri Ramsagar Prasad son of Basant Sao ,49 years of age , Ex-Serviceman(Indian Navy), married Businessman, having Pan card no AMKKPP7940E, having Aadhaar card no 6774 9679 2417,Indian National and his wife

2. Smt.Sangita Ramsagar Prasad wife of Ramsagar Prasad,41 years of age,Businesswomen,married , having Pan card no APMP1939G, Aadhaar card no 4511 6621 2045,Indian National, Both residing at H.no 230,Behind Dabolim Railway Station,Dabolim-Goa, hereinafter referred to as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include her heirs, successors, legal representatives, administrators, executors & assigns) of the ONE PART;

AND

Shri Kamla Prasad Yadav son of Jagannath Yadav ,36 years of age ,married , Businessman, having pan card no ABKPY3999H ,Aadhaar card no 9841 5846 6500, Indian National, residing at H.no 148,Alto Dabolim ,Dabolim, Vasco da Gama Goa hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors,



: 3 :

legal representatives, administrators, executors & assigns) of the SECOND PART;

WHEREAS the Vendor no 2 is represented by Power of Attorney holder her husband Vendor no 1 Shri Ramsagar Prasad, by way of Irrevocable Power of attorney dated 14/8/2017 executed before the Notary Advocate Ulhas V Shirodkar, Vasco da Gama Goa.

AND WHEREAS there exist a property known as "OSSORPPO" comprising among others of strip no 1 alongwith structures/house thereon, situated at Dabolim village within the jurisdiction of village panchayat of Chicalim Taluka and Sub District of Mormugao District of South Goa, State of Goa totally admeasuring an area of 4900 sq mts surveyed under survey no 63/2 of Dabolim village described in the registration office of Salcete under no 42010 of Book B no 109 of new series and enrolled in the Taluka revenue office under Matriz predial no 807 and hereinafter referred to as the "Said property" and better described in Schedule I hereunder.

AND WHEREAS said property originally belonged to Shri Arnaldo Martinho Xavier Ribeiro and his wife Smt Beatriz Carmelina Purificacao Figueiredo e Robeiro and part of the said larger property was purchased by late Shri Rogunata Porobo Mambro from Shri Arnaldo Martinho Xavier Ribeiro and his wife Smt Beatriz Carmelina Purificacao Figueiredo e Rebeiro also known as Smt Beatriz Carmelina



*[Handwritten signature]*

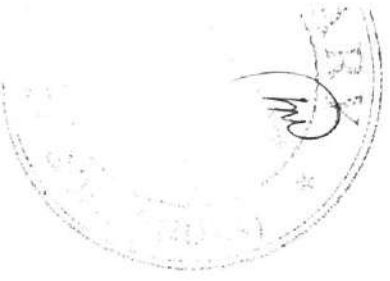
: 4 :

Purificacao Figueiredo who sold the said property vide Public Deed dated 16/3/1951 unto and in favour of Shri Rogunata Porobo Mambro and accordingly the same is inscribed in his name under Inscription no 43815 dated 28/4/1951.

AND WHEREAS upon the death of the said Shri Rogunata Porobo Mambro inventory proceedings were initiated and the said property was allotted to shri Rajiv Prabhu Mambro alias Rajiu Prahu Mambro alias Rajiv Raghunath Mahambre as per final order dated 20/12/1962. Accordingly ,Said Rajiv Prabhu Mambro became the absolute owner in lawful possession of the said property.

AND WHEREAS by virtue of Inventory Proceedings no 96/1998/B before the Civil Judge Senior Division at Panaji the Said property was allotted unto and infavour of the Smt Paola Ann De Sequeira Mambro also known as Paola Ann Mambro alias Paola Ann Mahambre.

AND WHEREAS by virtue of Deed of Sale dated 26/9/2007 duly registered before the Sub registrar of Mormugao Taluka registered under no1326 ,at pages 1 to 22 Book no I,Volume no 742 dated 28/9/2007 the said Smt Paola Ann De Sequeira Mambro also known as Paola Ann Mambro alias Paola Ann Mahambre sold the said property to Vendors thereby the Vendors became absolute owners of the said property.



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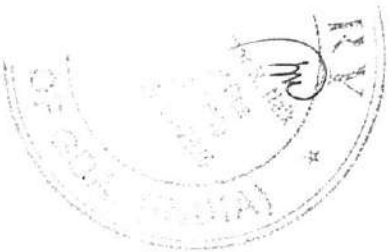
: 5 :

AND WHEREAS there exist another immovable property known as "OSARPO" within the jurisdiction of village panchayat of Chicalim Taluka and Sub District of Mormugao District of South Goa, State of Goa totally admeasuring an area of 3,600 sq mts surveyed under survey no 63/3 of Dabolim village having boundary dimension of 91.40 metres on North side, 90.65 metres on south side, 37.53 metres on west side and 53.80 metres on East side and hereinafter referred to as the "Said property 1 " and better described in Schedule II hereunder.

AND WHEREAS by Deed of Sale dated 16/3/1951 said property 1 was purchased by Sitarama Baburao Samant alias Shantaram Samant.

AND WHEREAS the Said property no 1 came to be inherited by Smt Premela Samant, Miss Geets Shantaram Samant and Miss Lata Shantaram Samant upon the death of Sitarama Baburao Samant alias Shantaram Samant.

AND WHEREAS by virtue of Deed of Sale dated 11/7/2005 duly registered before the Sub registrar of Mormugao Taluka registered under no 1130, at pages 346 to 354 Book no I, Volume no 522 dated 20/7/2005 the said Smt Premela Samant, Miss Geets Shantaram Samant and miss Lata Shantaram Samant sold the said property 1 to Vendors thereby the Vendors became absolute owners of the said property 1.



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: 6 :

AND WHEREAS there exist another Rustic property known as "OSSORRPO" talhao no 3 ,situated at Dabolim village and parish of Sancoale within the jurisdiction of village panchayat of Chicalim Taluka and Sub District of Mormugao District of South Goa ,State of Goa totally admeasuring an area of 3,350 sq mts surveyed under survey no 63/4 of Dabolim village inscribed in the inscription of transmission no 44566 at folios 120 reverse of the Book G no 51 and of the description of the property described under no 42 386 of new series and corresponds to equal fraction of the property enrolled in the concerned Taluka revenue office in the matriz of properties of the Dabolim village whole under no 43 Real index no 1 at folios 57 reverse ,land registration office of the judicial Division of Salcete at Margao and hereinafter referred to as the "Said property 2 " and better described in Schedule III hereunder.

AND WHEREAS said property 2 was purchased by late Shri Epifanio Evaristo Manuel de Jesus Gomes alias Manuel de Jesus Gomes from Shri Rogunata Porobo Mambro and his wife Smt Sudabai Rogunata Mambro,vide Public deed of 16th March 1951 ,drawn by the Notary Public at folios 11 reverse onwards of the Book number 797.

AND WHEREAS upon the death of Shri Manuel De Jesus Gomes alias Epifanio Evaristo Manuel de Jesus Gomes and his wife Genovena said Shri Alvito Francisco Arquibaldo Gomes,Smt Maria Vilma I.A.F.Fortes Gomes,Smt Anne Jeanne Arnolda e



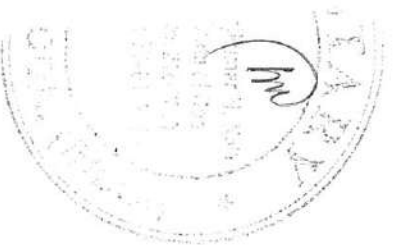
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: 7 :

Gomes, Shri Antonio Dario Gomes, Smt Deborah Moore Gomes, Smt Marisa Gomes e Dermatis, Shri Dimitri Dermatis, Smt Rena Casia Velenkania Mafalda Gomes e Pereira, Miss Rochelle Maria Pereira, Miss Roseanne Genevieve Pereira, Smt Maria Terezinha Olivia Riva Gomes e Rebello, Shri Blake Willaim Rebello. Master David Rebello, Smt Ruth Gomes Bande, Shri Gawar Bande became entitled for the said property 2 by virtue of the Deed of Succession registered before the sub registrar at Margao dated 18/4/1995 at pages 72 onwards, book no 1367 dated 24/4/1995.

AND WHEREAS by virtue of Deed of Sale dated 8/6/2007 duly registered before the Sub registrar of Mormugao Taluka registered under no 1316, at pages 45 to 77 Book no I, Volume no 741 dated 27/9/2007 the said Shri Alvito Francisco Arquibaldo Gomes, Smt Maria Vilma I.A.F. Fortes Gomes, Smt Anne Jeanne Arnolda e Gomes, Shri Antonio Dario Gomes, Smt Deborah Moore Gomes, Smt Marisa Gomes e Dermatis, Shri Dimitri Dermatis, Smt Rena Casia Velenkania Mafalda Gomes e Pereira, Miss Rochelle Maria Pereira, Miss Roseanne Genevieve Pereira, Smt Maria Terezinha Olivia Riva Gomes e Rebello, Shri Blake Willaim Rebello. Master David Rebello, Smt Ruth Gomes Bande, Shri Gawar Bande sold the said property 2 to Vendors thereby the Vendors became absolute owners of the said property 2.



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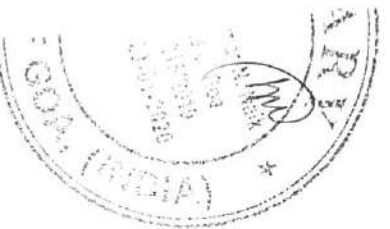
: 8 :

AND WHEREAS the Vendors have been in exclusive ownership, possession and peaceful enjoyment of the said property, said property 1 and said property no 2.

AND WHEREAS Vendors have offered to sell and Purchaser has accepted the offer and agreed to purchase plot admeasuring an area 112 sq-mts delineated in red colour line on the plan annexed hereto for a total consideration of Rs.1,18,608/- (Rupees One Lakh Eighteen Thousand Six Hundred and Eight only) which forms the part and parcel of the said Property which is described in schedule I which plot referred to as the "Said plot " and better described in Schedule IV hereunder.

AND WHEREAS Vendors have also offered to sell and Purchaser has accepted the offer and agreed to purchase plot admeasuring an area 692.37 sq-mts delineated in red colour line on the plan annexed hereto for a total consideration of Rs.7,33,219/- (Rupees Seven Lakhs Thirty Three Thousand Two Hundred and Nineteen only) which forms the part and parcel of the said Property 1 which is described in schedule II which plot referred to as the "Said plot 1" and better described in Schedule V hereunder.

AND WHEREAS Vendors have offered to sell and Purchaser has accepted the offer and agreed to purchase plot admeasuring an area 895.63sq-mts delineated in red colour line on the plan annexed hereto for a total consideration of Rs.9,48,473/- (Rupees Nine Lakhs Fourty Eight Thousand Four



*[Handwritten signatures]*



: 9 :

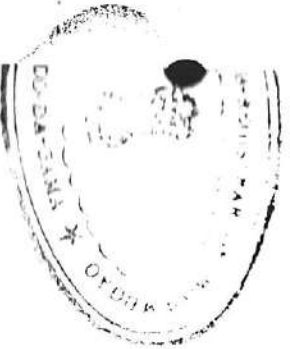
Hundred and Seventy Three only) which forms the part and parcel of the said Property 2 which is described in schedule III which plot referred to as the "Said plot 2" and better described in Schedule VI hereunder.

AND WHEREAS, at the request of the Purchaser the Vendor have decided to execute the Deed of sale on the terms and conditions stipulated hereunder.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. In consideration of the sum of Rs.18,00,300 /- (Rupees Eighteen Lakhs Three Hundred only) paid by the purchaser to the Vendors by way of cheque bearing no 513560 dated 23/8/2017 of Rs6,00,000/-, Cheque bearing no 513561 dated 15/9/2017 of Rs6,00,000/-, Cheque bearing no 513562 dated 30/8/2017 of Rs6,00,300/- all cheque drawn on Punjab & National Bank, Vasco branch the receipt of which amount is hereby admitted and acknowledged by the Vendors to the Purchaser, the Vendors hereby sell, transfer, convey and assure in favour of the Purchaser the said plot, said plot 1 and said plot no 2 free from all encumbrances, liens, charges, claims or interest of any nature TO HAVE AND TO HOLD THE SAME to the Purchaser absolutely and forever for quiet and peaceful enjoyment thereof without any hindrances of any nature from any person.

2. The Vendors do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing made, done, committed or omitted or knowingly suffered to the contrary by them, the Vendor have absolute authority to sell,



transfer, convey, grant, assign and assure the said plot,said plot 1 and said plot 2 assigned and assured or intended to be unto and to the use of the Purchaser in the manner aforesaid.

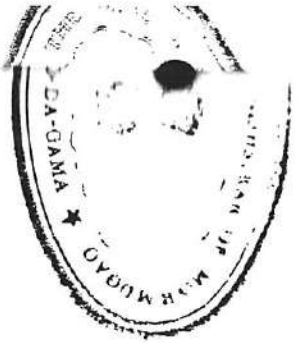
: 10 :

3. The Vendors further covenant with the Purchaser that the Purchaser shall at all times hereafter peacefully and quietly occupy, use, possess and enjoy the said plot, said plot 1 and said plot 2 and every part of it and receive rents, usufructs and profit thereof for his own use and benefit without any let or hindrance, interruption claim or demand whatsoever from and by the Vendors.

4. The Vendors further covenant with the Purchaser that the said plot, said plot 1 and said plot 2 hereby sold is free from encumbrances, charges, lien, and attachments whatsoever.

5. The Vendors further covenant with the Purchaser that they have full right and absolute authority to sell the said plot, said plot 1 and said plot 2 and transfer and convey the title of the said plot, said plot 1 and said plot 2 to the Purchaser.

6. The Vendors further covenant with the Purchaser that they shall and will from time to time and at all times hereinafter at the request and cost of the purchaser do and execute all such further acts including to carry out mutation and partition of holdings, deed, things, conveyances and assurances in law whatsoever for further and



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more perfectly conveying and assuring the said plot, said plot 1 and said plot 2 in the manner aforesaid as also putting the Purchaser in possession of the same according to the true intent and meaning of this deed.

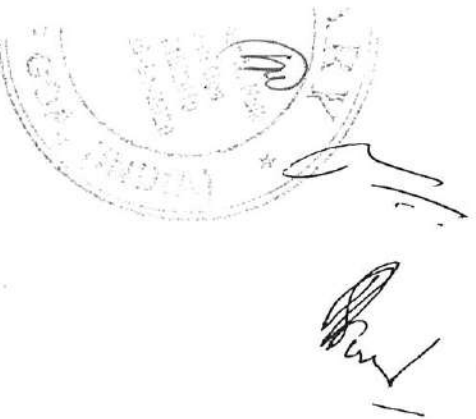
: 11 :

7. The Vendors declare that on today they have handed over the peaceful vacant possession of the said plot, said plot 1 and said plot 2 in the hands of the Purchaser as its owner and the Purchaser does hereby admit and acknowledge the same.

8. For the purpose of stamp duty the said plot, said Plot no 1 and said plot no 2 is totally admeasuring 1700 sq mts valued at Rs 25,50,000/- (Rupees Twenty Five Lakhs Fifty Thousand only) which is the market value of said plot, said plot 1 and said plot 2.

#### SCHEDULE I

ALL THAT PROPERTY as "OSSORPPPO" comprising among others of strip no 1 alongwith structures/house thereon, situated at Dabolim village within the jurisdiction of village panchayat of Chicalim Taluka and Sub District of Mormugao District of South Goa, State of Goa totally admeasuring an area of 4900 sq mts surveyed under survey no 63/2 of Dabolim village described in the registration office of Salcete under no 42010 of Book



: 12 :

B no 109 of new series and enrolled in the Taluka revenue office under Matriz predial no 807 and surveyed under survey no 63/2 of Dabolim village of Mormugao Taluka and bounded as under:

On the North : By the branch of National Highway which leads Mormugao to Cortalim

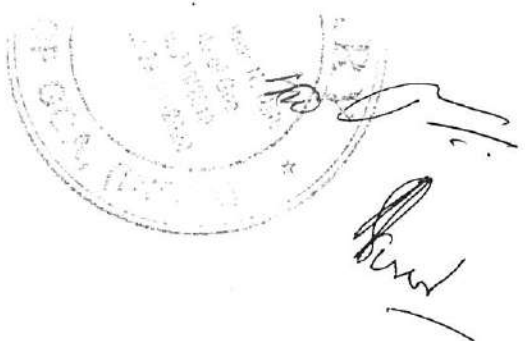
On the South : By the land of same comunidade

On the East : By the land of Comunidade now party given on aframento to Joquim Eleutrio Gomes, Alexio Furtado

On the West : By the land of Mormugao Railway & Harbour.

#### SCHEDULE II

ALL THAT immovable property known as "OSARPO" or "OSSORPO" within the jurisdiction of village panchayat of Chicalim Taluka and Sub District of Mormugao District of South Goa, State of Goa totally admeasuring an area of 3,600 sq mts surveyed under survey no 63/3 of Dabolim village having boundary dimension of 91.40 metres on North side, 90.65 metres on south side, 37.53 metres on west side and 53.80 metres on East side and bounded as under:



: 13 :

On the North : By the property of the Raghunath  
Porobo Mambro bearing survey no  
63/2 (now belongs Vendors )

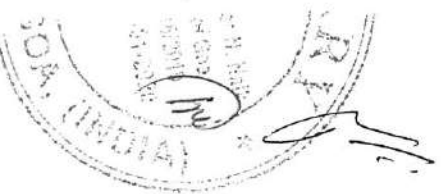
On the South : By the property of Manuel de Jesus  
Gomes bearing survey no 63/4(now  
belongs Vendors )

On the East : By the land of Comunidade bearing  
survey no 56

On the West : By Railway track of Indian Railway  
and nalla .

### SCHEDULE III

ALL THAT PROPERTY Rustic property known as  
"OSSORPO" talhao no 3 ,situated at Dabolim village  
and parish of Sancoale within the jurisdiction of  
village panchayat of Chicalim Taluka and Sub  
District of Mormugao District of South Goa ,State of  
Goa totally admeasuring an area of 3,350 sq mts  
surveyed under survey no 63/4 of Dabolim village  
inscribed in the inscription of transmission no 44566  
at folios 120 reverse of the Book G no 51 and of the  
description of the property described under no 42 386  
of new series and corresponds to equal fraction of  
the property enrolled in the concerned Taluka  
revenue office in the matriz of properties of the  
Dabolim village under no 43 Real index no 1  
at folios 57 reverse ,land registration office of the



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: 14 :

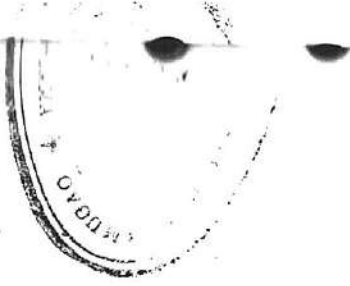
judicial Division of Salcete at Margao and bounded  
as under:

On the North : By the property of the same name  
Talhao no 2 belonging to Ramsagar  
Prasad

On the South : By the property Talhao no 4 of Jose  
Monguel Pereira.

On the East : By the land of Comunidade now given  
on lease basis (Aforamento ) to Aleixo  
Furtado.

On the West : By Railway track .

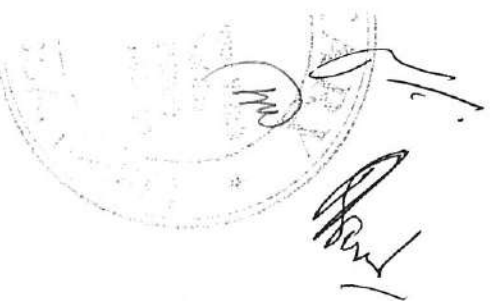


#### SCHEDULE IV

ALL THAT PLOT admeasuring 112 sq mts which  
forms the part of the larger property described in  
schedule I surveyed under survey no 63/2 (part) of  
Dabolim village of Mormugao Taluka herein above  
and bounded as under:

On the North : Survey no 55

On the South : Survey no 63/3(part)





: 15 :

On the East : Survey no 56/1 and

On the West : By 10.00 mts ODP Road.

#### SCHEDULE V

ALL THAT PLOT admeasuring 692.37 sq mts which forms the part of the larger property described in schedule II surveyed under survey no 63/3(part) of Dabolim village of Mormugao Taluka herein above and bounded as under:

On the North : Survey no 63/2 (part)

On the South : Survey no 63/4(part)

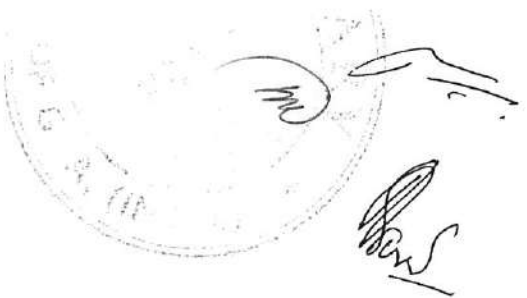
On the East : Survey no 56/1 and

On the West : By 10.00 mts ODP road.



#### SCHEDULE VI

ALL THAT PLOT admeasuring 895.63 sq mts which forms the part of the larger property described in schedule III surveyed under survey no 63/4(part) of Dabolim village of Mormugao Taluka herein above and bounded as under:



: 16 :

On the North : Survey no 63/3(part)

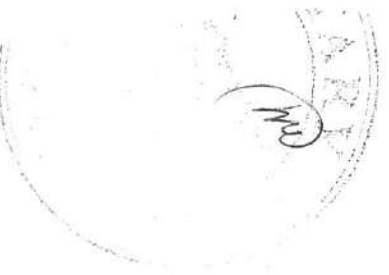
On the South : Survey no 63/5(part)

On the East : Survey no 62/13 and

On the West : By 10.00 mts ODP Road.

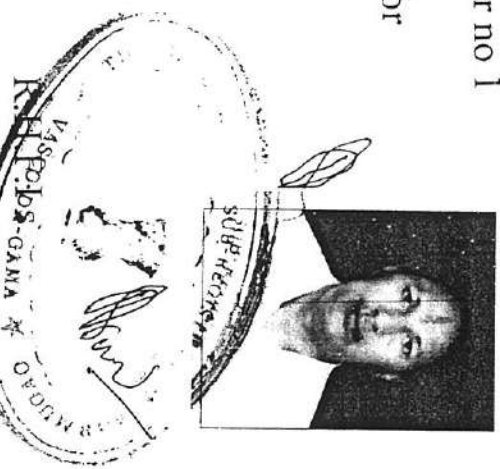
IN WITNESS WHEREOF the parties hereto have  
executed this deed on the day, month and year  
hereinabove first mentioned.

*[Handwritten signature]*  
*[Handwritten signature]*



: 17 :

SIGNED, SEALED & DELIVERED  
By the within named Vendor no 1  
Shri Ramsagar Prasad for  
Self and Power of attorney for  
Vendor no 2



L.H.F.I.s

1.

1.

2.

2.

3.

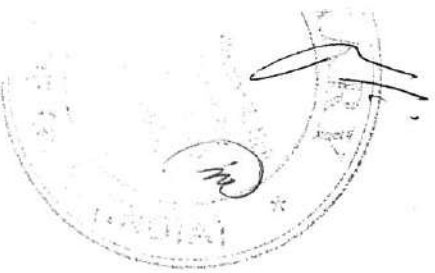
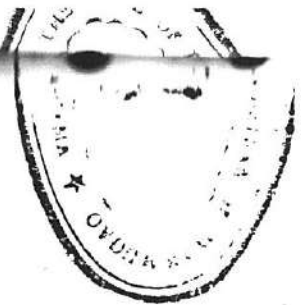
3.

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5.



: 18 :

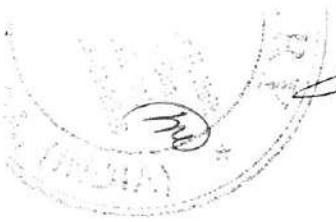
SIGNED, SEALED & DELIVERED  
By the within named Purchaser  
Shri Kamla Prasad Yadav



L.H.F.I S



R.H.F.I S

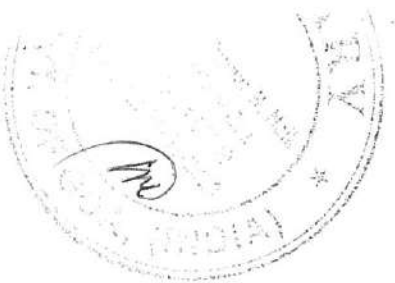
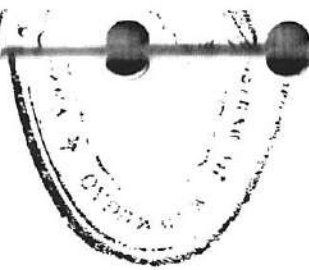


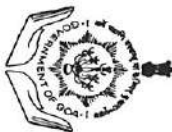
*Kamla Prasad Yadav*

WITNESSES

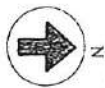
1. ~~IAIA~~ SHARF (Shy)
2. Rajesh Bandiva Shau Pant

←  
Shy



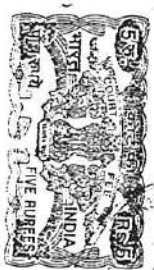


GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Office of Inspector of Survey and Land Records  
 VASCO-GOIA

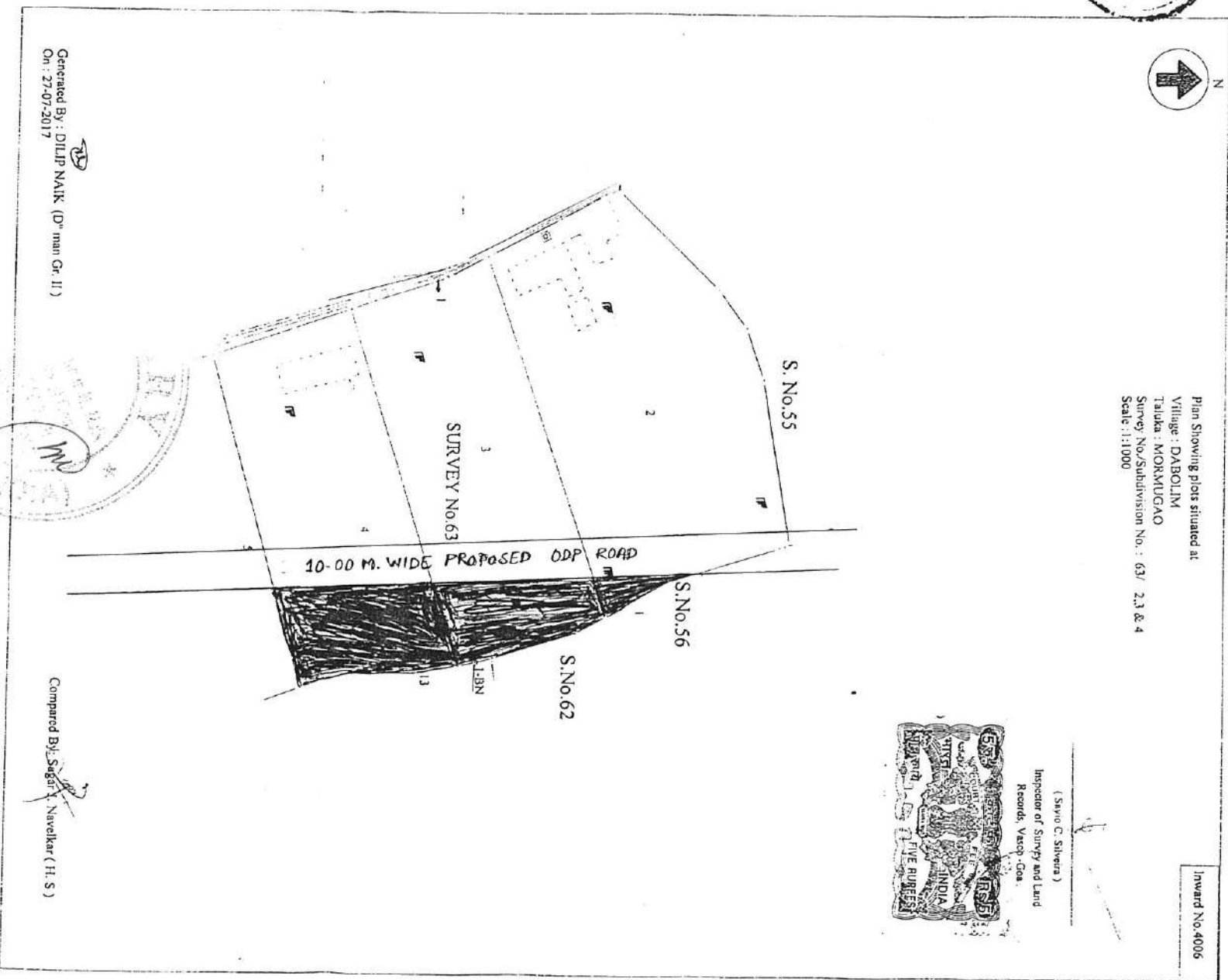


Plan Showing plots situated at  
 Village : DABOLIM  
 Taluka : MORMUGAO  
 Survey No./Subdivision No. : 63/ 2,3 & 4  
 Scale : 1:1000

Inward No.4006



(Saido C. Shivera)  
 Inspector of Survey and Land  
 Records, Vasco-Goa



Generated By : DILIP NAIK (D<sup>o</sup> man Gr- II)  
 On : 27-07-2017

Compared By : Sagar Navelkar (H. S)





Office of Sub-Registrar Mormugao  
Government of Goa

Print Date & Time : 23-08-2017 11:45:32 AM

Document Serial Number : 1422

Presented at 11:12:00 AM on 23-08-2017 in the office of the Sub-Registrar ( Mormugao) Along with fees paid as follows:

Sr No	Description	Rs. Ps
1	Registration Fee	51000.00
2	Processing Fees	430.00
	<b>Total :</b>	<b>51430.00</b>

Stamp Duty Required: 76500.00

Stamp Duty Paid: 76500.00

Shri Kamla Prasad presenter

Name	Photo	Thumb Impression	Signature
Shri Kamla Prasad, S/o Jagannath Yadav , Married, Indian, age 36 Years, Business, r/oH.No.148, Alto Dabolim, Goa.			

**Endorsements**

**Executant**

1. Shri Ramsagar Prasad, S/o Basant Sao, Married, Indian, age 49 Years, Ex-Serviceman, r/oH.No.230, Behind Dabolim Railway Station Dabolim, Goa. For self and as a POA for his wife vide POA dated 14/08/2017 before Notary Uhas Shirodkar Reg under No.5761/17


Photo	Thumb Impression	Signature

2. Shri Kamla Prasad, S/o Jagannath Yadav, Married, Indian, age 36 Years, Business, r/oH.No.148, Alto Dabolim, Goa.

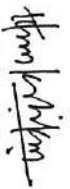
Photo	Thumb Impression	Signature



Identification

Sr No.	Witness Details	Signature
1	Rajesh Bandivadekar , S/o Vishwanath Bandevadekar, Married, Indian, age 30 Years, Service, r/o Dabolim Goa.	

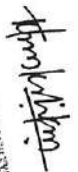
Scanned By:-

  
Sub-Registrar  
MORMUGAO

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

*Certified that mutation fees of Rs. 3000/- has been paid vide Challan no. 201700626109 dt 23/08/2017*

  
Sub-Registrar  
MORMUGAO

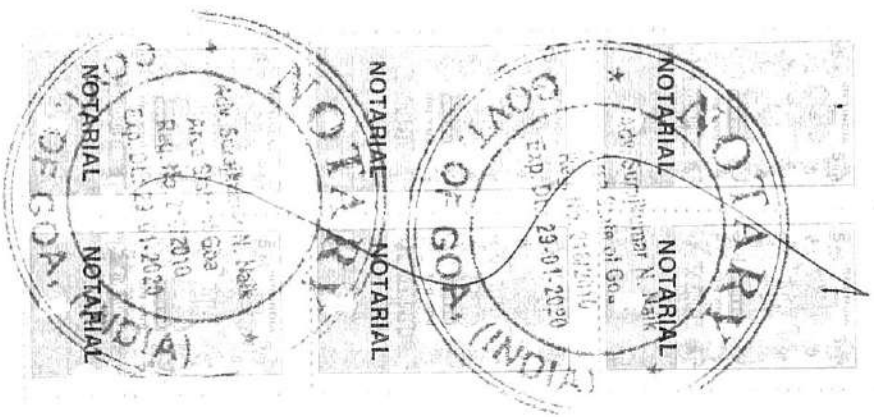


Book-1 Document  
 Registration Number MOR-BK1-01397-2017  
 CD Number MOR022 on  
 Date 28-08-2017  
 Sub-Registrar (Mormugao )

**DR. JAGDEESH K. J.**  
**MORMUGAO**

Scanned By:-  
 Signature:-  
 Keshav Raut  
 Raut

Designed and Developed by C-DAC, ACTS, Pune



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