

CITIZEN CREDIT CO-OP BANK LTD  
E-320, RUA DE OURÉM  
PANAJI, GOA 403 001

भारत 08523 NON JUDICIAL गे/वा  
151293 AUG 29 2012



15:13

D-5/STR(V)/C.R./35/18/2006-ND(PART-III)

R.0030000/- PB6818

Name of Purchaser Mr. Ramakant Subrao Shetye

INDIA

STAMP DUTY

GOA

For CITIZEN CREDIT<sup>TM</sup>  
CO-OP. BANK LTD.

Amolun  
Authorised Signatory

Received from Mr. \_\_\_\_\_  
Registration  
Copying (Folios)  
Copying endorsement  
Stamp \_\_\_\_\_  
Total Rs \_\_\_\_\_

Received from Mr. \_\_\_\_\_  
Registration Rs 8000.-  
Copying Rs 60  
Copying endorsement Rs 90.-  
Stamp \_\_\_\_\_  
Total Rs 10.-  
Rs 8,100.-

931/12  
Presented at the Office of  
Sub-Registrar of Bicholim  
between the hours of  
31.8.12  
Shetye

SUB-REGISTRAR  
BICHOLIM



SUB-REGISTRAR  
BICHOLIM

### DEED OF SALE

THIS DEED OF SALE is executed at Bicholim, Taluka and  
Registration Sub-District of Bicholim, District of North Goa in  
the State of Goa on this 29 day of August of the Year Two  
Thousand and Twelve (29/08/2012);

प्रे.पक  
राय  
श.प.क  
Shetye

प्रे.पक  
राय  
श.प.क  
Shetye

**BETWEEN**

1. M/s. **MAYFAIR RESORTS ( INDIA ) LIMITED**, a Company registered with the Registrar of Companies under Registration No. 24968 dated 31<sup>st</sup> July 1986, having its registered office at 268, Maszid Mode, Near Uday Park, New Delhi, Having PAN No. \_\_\_\_\_, represented herein by its authorised representative, **Mr. Danny Fernandes**, son of Mr. Lucas Fermiano Martinho Fenandes, 34 years of age, married, Business, Indian National, resident of House no. 931, Soccoro, Porvorim, Bardez, Goa, hereinafter referred to as "THE DEVELOPER/VENDOR" (Which expression unless repugnant to the context or meaning thereof shall mean and include all its Shareholders, Directors, Successors, Legal Representatives, Executors, Administrators and Assigns) of the **FIRST PART**.

**AND**

2. Mr. **RAMAKANT SUBRAO SHETYE**, son of Subrao Shetye, 40 years of age, businessan, married, Pan No. \_\_\_\_\_ India National, residing at Shriram Smruti Bordem, Bicholim, Goa. hereinafter referred to as "THE PURCHASER" (Which expression unless repugnant to the context or meaning thereof shall mean and include all his Heirs, Successors, Executors, Administrators and Assigns) of the **SECOND PART**.

The block contains several handwritten signatures and stamps. On the left, there is a signature that appears to be 'D. Fernandes' with a date stamp '12-11-86'. In the center, there is a circular stamp with the text 'S. 2. 1' and a signature 'S. 2. 1'. On the right, there is a signature that appears to be 'R. Ramakant'.

AND

3. Shri. VINAYAK DADU PAL, alias, VINAECA DADU POL, son of late Dadu Pol, aged about 40 years, married, businessman, Indian National, resident of House No. 63, Bordem, Bicholim, Goa Holder of Pan No. \_\_\_\_\_, and his wife,

श्री. प्रेमक  
दादु पोल  
होम  
श्री. प्रेमक

4. Smt. PREMAVATI VINAYAK PAL, wife of Mr. Vinayak Dadu Pal, aged about 55 years, married, housewife, Indian National, resident of House No. 63 ;.

5. Shri JAIWANT DADU PAL, alias, ZOIVONTA DADU POL, son of late Dadu Jaidev Pal, aged about 65, married, businessman, Indian National, resident of House No. 2622 holder of Pan card No. \_\_\_\_\_ and his wife,

श्री. प्रेमक  
दादु पोल  
होम  
श्री. प्रेमक

6. Smt. DWARKI JAIWANT PAL, wife of Mr. Jaiwant Dadu Pal, aged about 60 years, married, housewife, Indian National, resident of House No. 2622, Bordem, Bicholim Goa,

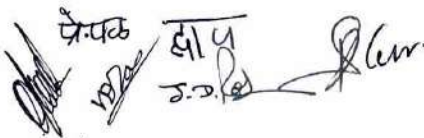
श्री. प्रेमक  
दादु पोल  
होम  
श्री. प्रेमक

श्री. प्रेमक  
दादु पोल  
होम  
श्री. प्रेमक

All of them hereinafter for brevity's sake being referred to as "THE CONFIRMING PARTIES " (Which expression unless repugnant to the context or meaning thereof shall mean and include their Heirs, Successors, Executors, Administrators and/or Assigns jointly and severally, wherever the context or meaning shall so require or permit ) of the **THIRD PART**;

WHEREAS there exists a property known as "LAKER" OR "GALVARIL DONGOR" situated at village BORDEM, within the limits of Bicholim Municipal Council, Taluka and Registration Sub-District of Bicholim, District of North Goa, in the State of Goa, being described as a whole in the Land Registration Office of Bicholim under Description No. 1965 of Book B-5 (New), not enrolled in the Taluka Revenue Office of Bicholim and surveyed as a whole for the purposes of Records of Rights for the Revenue Village of Bicholim, under New Survey No. 65/0 of Village Bordem and more particularly described in the SCHEDULE-I hereunder written and herein after for brevity's sake being referred to as " the SAID PROPERTY";

AND WHEREAS the said property "GALVARIL DONGOR" or "LAKER" originally belonged to one Shri Demu Crisna Pol and his wife, Smt. Caxi Pol;

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AND WHEREAS the said Demu Crisna Pol and his wife, sold the said property to Mr. Luis Joao Dias, vide Deed of Sale dated 24/01/1942 drawn in the office of then Notary of Bicholim, Mr. Jose Francisco Souza Coelho in Book No. 116 at folio 55 to 56 (reverse);

AND WHEREAS vide Deed of Partition dated 3-1-1963 and registered under No. 555 at folio 91, executed among the legal heirs of late Luis Joao Dias the said property came to be allotted to his son - Mr. Eufemiano Dias;

AND WHEREAS said Mr. Eufemiano Constancio Dias died on 12-4-2003, leaving behind Smt. Filomena Luisa de Souza Menezes as his widow and Mr. Luis Ian Dias and Mrs. Lois de Menezes e Dias as his sole and universal heirs, which is confirmed by Deed of Succession drawn on 10-12-2003, at pages 81 onwards of Book No. 680 before the Civil-Registrar-cum-Sub-Registrar and Notary Ex- officio of Ilhas, at Panaji,

AND WHEREAS the said Filomena Luisa de Souza Menezes, Mr. Luis Ian Dias and Mrs. Lois De Menezes e Dias alongwith their respective spouses sold a part of the said property to Mr. VINAYAK DADU PAL alias Mr. VINAECA DADU POL, and Mr. JAIWANT DADU PAL alias Mr. ZOIVONTA DADU POL, vide Deed of sale dated 18<sup>th</sup> December 2008, registered before the Sub Registrar of Bicholim

The block contains several handwritten signatures and stamps. On the left, there is a signature that appears to be 'Vinayak'. In the center, there is a stamp with the word 'पेन्सक' (Pensak) written above it, and another signature below it. To the right of this, there is a signature that appears to be 'Luis'. There are also some other smaller, less legible marks and signatures.

Under No. 1101/2008 at pages 194 to 220, ( please check if page No.

is 174 to 193) Book I, Volume No. 659, dt. 18<sup>th</sup> December 2008. The

Said Part of the Property mentioned herein above is clearly described in Schedule III of the

AND WHEREAS the Developer/Vendor herein purchased, a Part of

the said property from the said Mr. VINAYAK DADU PAL alias Mr.

VINAECA DADU POL, and Mr. JAIWANT DADU PAL alias Mr.

ZOIVONTA DADU POL vide three different Sale Deeds i. Dated

10<sup>th</sup> February 2009 registered before the Sub- Registrar of Bicholim

under No. 162/09 at paged 71 to 101 , Book I, Vol No. 673 dated

16/02/2009 ii. Dated 10<sup>th</sup> February 2009 registered before the Sub-

Registrar of Bicholim under No. 163/09 at paged 102 to 130 , Book I,

Vol No. 673 dated 16/02/2009. and iii. Dated 10<sup>th</sup> February 2009

registered before the Sub- Registrar of Bicholim under No. 164/09 at

paged 131 to 160 , Book I, Vol No. 673 dated 16/02/2009;

AND WHEREAS after the purchase of the said portion of the said

property the Vendors – M/s. Mayfair Resorts ( India ) Ltd., carried out

necessary mutations in the Records of Rights and their names stood

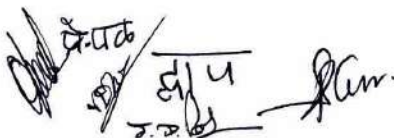
recorded in the Occupants' Column in Form No. I & XIV in the respect

of Survey No. 65/0 of Village Bordem Bicholim;

AND WHEREAS the Vendors M/s. Mayfair Resorts ( India ) Ltd.,


thereafter applied for the approval of the sub-division of the said plots

made in the said portion purchased by them vide sale deeds;



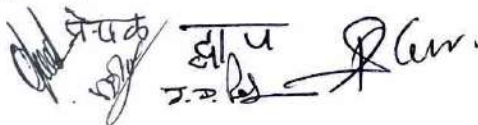
AND WHEREAS the Town and Country Planning Department vide their letter bearing Ref. No. DC/5670/PICH/TCP-09/872 dated 20/11/2009, has granted provisional NOC for the sub-division of Plot Nos. 1 to 13, 15, 17, 19, 21, A-15 & C C-1 of the said property:

AND WHEREAS in terms of an Agreement of Sale dated 12/11/2009, the said M/s Mayfair Resorts ( India ) Ltd., agreed to sell nine subdivided plots viz., Plot Nos. 9, 10, 11, 12, 13, 15, 17, 19, 21 together admeasuring 2,884.00 sq. mts. in favour of the Purchaser;



AND WHEREAS the said Agreement of Sale dated 12/11/2009 stands registered with the Sub-Registrar's office of Bicholim, under Registration No. 1177/09 at pages 116 to 136 of Book No. I Volume No. 741, on 13/11/2009.;

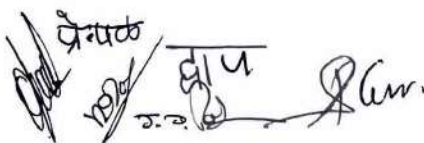
AND WHEREAS at the request of the Purchaser and at time of Final Sub-Division of plots in Phase III development, the aforesaid nine plots viz., Plot Nos. 9, 10, 11, 12, 13, 15, 17, 19 & 21 agreed to be sold to the Purchaser have been clubbed together alongwith the area earlier earmarked for internal access roads of the said plots, as one single plot and the same has been now identified and numbered as Plot No. 9 and the same now after clubbing together admeasures 3,319.00 sq. mts.;



AND WHEREAS the Deputy Town Planner, Town & Country Planning Dept, Bicholim, Goa, has granted Final NOC for Phase (III ) development vide its letter bearing No. DC/5670/BICH/TCP-II/440 dated 08/06/2011 for Sub Division of Plots bearing nos.1 to 9, A-9 to A-15 & CC1;

AND WHEREAS the Bicholim Municipal Council has also granted its Final NOC for Phase (III ) development vide its letter bearing No. BMC/TECH/12-13/03 dated 07/05/2012 for Sub Division of Plots bearing nos.1to 9, A-9 to A-15 & CC1;


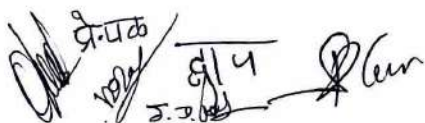
AND WHEREAS in pursuance of the aforesaid Agreement for Sale dated 12/11/2009, it has been agreed between the parties hereto that the Vendor/Developer shall sell to the Purchaser the said Plot No. 9 ( comprised of said Plot Nos. 9, 10, 11, 12, 13, 15, 17, 19, & 21 ) together admeasuring 3,319.00 sq. mts. or thereabouts, forming part of the said property "LAKER" OR "GALVARIL DONGOR" situated at village Bordern, within the limits of the Bicholim Municipal Council, Taluka and Registration sub-district of Bicholim, District of North Goa, in the State of Goa, more particularly described in the SCHEDULE -III hereunder written and delineated on the plan annexed hereto and shown surrounded by red coloured boundary lines for a total consideration of Rs. 29,00,000.00 ( Rupees Twenty-nine Lakhs only) which is its present prevailing market value of the said plot;





**NOW THEREFORE THIS DEED OF SALE WITNESSES AS  
UNDER:**

1. In pursuance of the said agreement and in consideration of sum of Rs. **29,00,000.00** ( Rupees Twenty Nine Lakhs only) paid by the PURCHASER to the Vendor/Developer, before the execution of these presents ( the payment and receipt whereof the Vendor/Developer do hereby admit and acknowledge and of the same and every part thereof do hereby acquit, release and discharge the Purchaser ) THEY the Vendor/Developer as the absolute and exclusive owners of the said Plot No. 9 ( comprised of said Plot Nos. 9, 10, 11, 12, 13, 15, 17, 19, & 21 ) together admeasuring 3,319.00 do hereby grant, convey, sell, transfer, assign, release and assure unto the Purchaser ALL THAT Plot No. 9 ( comprised of said Plot Nos. 9, 10, 11, 12, 13, 15, 17, 19, & 21 ) together admeasuring 3,319.00 sq. mts. or thereabouts, forming part of the said property "LAKER" OR "GALVARIL DONGOR" situated at village Bordem, within the limits of the Bicholim Municipal Council, Taluka and Registration sub-district of Bicholim, District of North Goa, in the State of Goa, being described as a whole in the Land Registration Office of Bicholim under Description No. 1965 of Book B-5 (New), not enrolled in the Taluka Revenue Office of Bicholim and surveyed as a whole for the purposes of Records of Rights for the Revenue Village of Bicholim, under New Survey No. 65/0 of Village Bordem

and more particularly described in the Schedule-III hereunder written and delineated on the plan ( ANNEXURE -I ) annexed hereto and thereon shown surrounded by red coloured boundary lines TOGETHER WITH all and singular rights, title, interest, uses, benefits, easements, privileges claims, advantages, demands, ways, paths, passage, commons, and appurtenances whatsoever, now or at any time hereto before usually held, used occupied or known as part thereof or be appurtenance thereto and all the corresponding estates, rights, title, interest, use possession, benefits, claims and demand whatsoever both at law and in equity of the Vendors, free from all encumbrances, charges and liens for it TO HAVE AND TO HOLD the same absolutely forever.




2. The Vendor/Developer do hereby covenant with the Purchaser that not withstanding any act, thing or deed done or executed by the Vendor/Developer or knowingly suffered to the contrary, the Vendor/Developer now have good right, title and full authority to sell, transfer, grant and convey the said plot of land hereby sold, transferred, granted or conveyed or expressed so to be UNTO AND TO THE USE and BENEFIT of the Purchaser in the manner aforesaid.

3. The Vendor/Developer further covenant with the Purchaser that the said plot of land conveyed and the possession of which has been delivered to the Purchaser is

of complete and absolute ownership of the Vendor/Developer and are not subject to any tenancy or other rights of whatsoever nature, easements or rights in the nature of easements or any other encumbrances whatsoever nor is it subject to any pending litigation.

4. The Purchaser shall and may at any time hereinafter peacefully hold, enjoy, use the said plot of land, receive rents, profits thereof for its own use and benefits without any suit, eviction, obstruction, interruption, claim or demand from the Vendor/Developer and the Vendor/Developer hereby undertake to indemnify the Purchaser at the request of the Purchaser and at the cost of the Vendor/Developer if any other person claims better title to the said plot of land which is hereby sold.

5. The said plot of land hereby sold is free from encumbrances whatsoever made or suffered by the Vendor/Developer and the Vendor/Developer shall and will from time to time and at all times hereinafter at the cost of the Purchaser execute or cause to be done or executed all such acts, deeds and things whatsoever for further and more perfectly assuring the aforesaid rights in the aforesaid plot of land hereby sold unto and to the use of the Purchaser in the manner aforesaid as shall and/or may be reasonably required.


  
[Handwritten signatures and stamps]  
S. D. S.

6. The Vendor/Developer shall hand over to the Purchaser the corresponding original/Notarised documents pertaining to the said property.

7. AND THIS INDENTURE FURTHER WITNESSTH THAT the vendors do hereby covenant with the Purchaser that the said plot hereby sold is 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 same and that if for any defect in the title of Vendors the purchaser is deprived of the whole or any part of the said premises, the Vendors shall indemnify and compensate the purchaser and / or his successors-in-interest.

8. In case any discrepancies, errors and/ or omissions or claim of any person/persons is found any time hereafter, the Vendor/Confirming Parties shall come forward to rectify/correct/settle the same immediately upon intimation from the purchaser at the Vendors cost and consequences thereof.


9. AND the Vendors do hereby give their No Objection and agree to fully co-operate with the Purchaser to carry on

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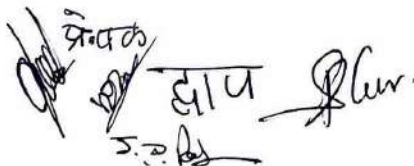
necessary mutations in the Records of Right to get his name recorded in the Occupants' Column of Form No. I and XIV of said New Survey No. 65/0 of the Revenue Village Bicholim.

10. Vendors hereby declare that they are aware of the Notification bearing No.RD/LND/LRC/318/77 dated 21<sup>st</sup> August 1978 and Circular No. 16/04/2011-RD dated 06/06/201, 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. A stamp duty of Rs. 58,000.00 (Rupees Fifty Eight thousand only ) is payable on the present indenture. However, a stamp duty of Rs. 29,000.00 ( Rupees Twenty Nine Thousand only) has already been paid at the time of execution of the aforesaid Agreement For sale 12/11/2009 registered with the Sub-Registrar's office of Bicholim, under Registration No. 1177/09 at pages 116 to 136 of Book No. I Volume No. 741, on 13/11/2009.; in respect of the same transaction and, therefore, the same has been adjusted in the present indenture accordingly.


12. The Vendor/Developer assure, declare and confirm to the Purchaser that there are no arrears of any Tax and or dues payable on the said property standing thereon to the Municipality any authority, Government body.



13. The confirming parties herein who are the original owners of the said property hereby confirm that the present sale of Plot No. 9 in favour of the Purchaser has been done with their express consent and they hereby confirm the same.

### SCHEDULE - I

#### Description of the property



ALL THAT property known as "GALVARIL DONGOR" or "LAKER", admeasuring an area of 79100 Sq.mtrs situated at Village BORDEM, within the limits of Bicholim Municipality, Taluka and Sub District of Bicholim, District North Goa, State of Goa, inscribed under inscription No. 11582 at page 33 back of Book, G -16 new, described in the Land Registration Office under No. 1965 of Book B-5 New, not enrolled in the Taluka Revenue Office and surveyed under Survey No. 65/0 of Village Bordem and bounded as under:

Towards North : By Survey No. 62  
Towards South : By Survey No. 16/2 and 16/3  
Towards East : By Survey No. 66 and 67 and  
Towards West : By Survey No. 63/2



## SCHEDULE - II

### Description of the part of the property

ALL THAT Northern part of the property, admeasuring an area of 39950.00 sq. mts. which is the part of the property described herein above and the same bounded as under:

Towards North : By Survey No. 62  
Towards South : By Part of the same property  
Towards East : By Survey No. 67 and  
Towards West : By Survey No. 63/2

+

## SCHEDULE III

( Description of the said Plot No. 9 hereby sold. )



All that piece or parcel of land viz., Plot No. 9 ( comprised of Plots earlier numbered as plot nos. 9, 10, 11, 12, 13, 15, 17, 19, & 21 ) together admeasuring 3,319.00 sq. mts. or thereabouts, forming part of the Northern Half of the larger property known as "LAKER" OR "GALVARIL DONGOR" situated at village Bordem, within the limits of the Bicholim Municipal Council, Taluka and Registration sub-district of Bicholim, District of North Goa, in the State of Goa, being described as a whole in the Land Registration Office of Bicholim under Description No. 1965 of Book B-5 (New), not enrolled in the Taluka Revenue Office of Bicholim and surveyed as a whole, for the

*[Handwritten signatures and stamps]*

purposes of Records of Rights for the Revenue Village of Bicholim,  
under New Survey No. 65/0 of Village Bordem Bicholim and the said  
Plot No. 9 forming part of New Survey No. 65/0 of Village Bordem is  
bounded as an independent and distinct entity as follows :-

To the North :- By Road

To the South :- By open space and Road.

To the East :- By remaining part of the same property  
acquired for Canal.

To the West :- By remaining part of the same property

IN WITNESS WHEREOF THE VENDOR/DEVELOPER and the  
Confirming Parties and the Purchaser have put their respective  
hands on the day, month and year first hereinabove mentioned.

The block contains several handwritten signatures and stamps. On the left, there is a signature that appears to be 'D. M. S.' followed by a date stamp '20.12.2012'. In the center, there is a rectangular stamp with the text 'ST 4' and '20.12.2012'. To the right of this stamp is another signature that appears to be 'R. M. S.'.



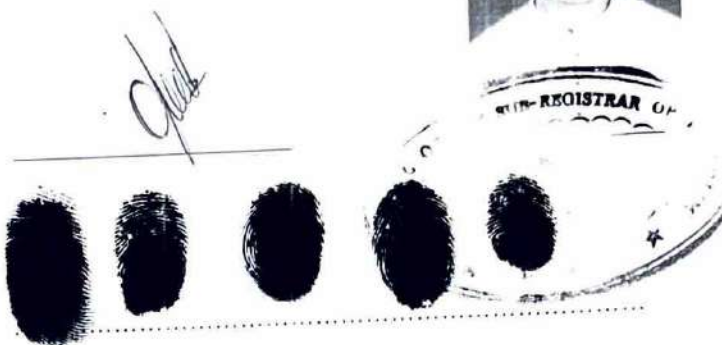
SIGNED , SEALED AND DELIVERED

BY THE WITHINAMED " THE VENDOR/ DEVELOPER "

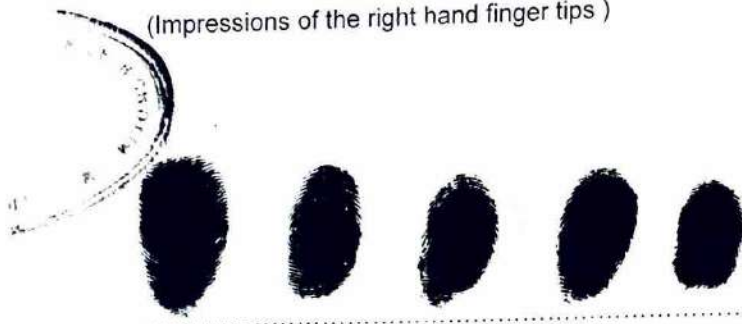
M/s. MAYFAIR RESORTS (INDIA ) LIMITED ,

Represented herein by its representative

Mr. Danny Fernandes



(Impressions of the right hand finger tips )



(Impressions of the left hand finger tips)

Handwritten text in Devanagari script: 'प्रेमचंद' (Premchand) and 'दाय' (Day), with a signature 'Ran' to the right.

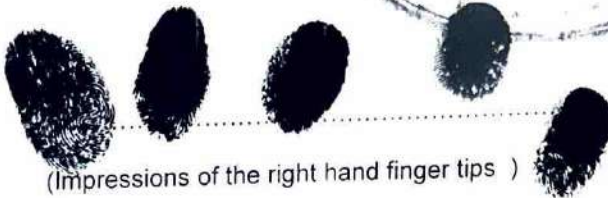
SIGNED EXECUTED AND DELIVERED

BY THE WITHINAMED CONFIRMING PARTY

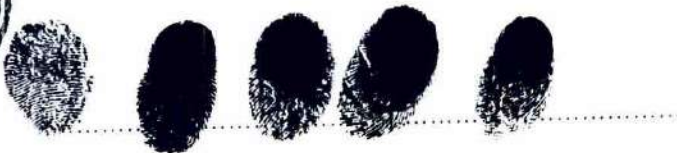
Mr. VINAYAK DADU PAL



*[Signature]*



(Impressions of the right hand finger tips )

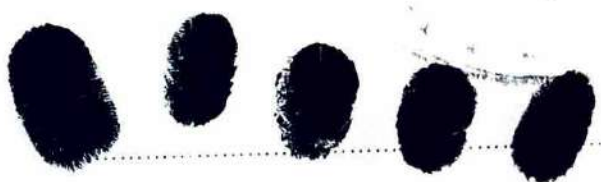


(Impressions of the left hand finger tips )

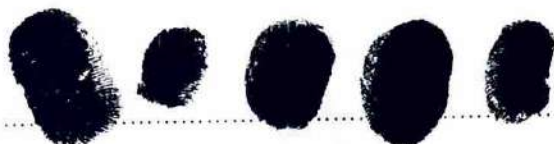
*[Signature]* *[Signature]* *[Signature]* *[Signature]*

SIGNED EXECUTED AND DELIVERED  
BY THE WITHINAMED CONFIRMING PARTY  
Mrs. PREMAVATI VINAYAK PAL

प्रेमावती विनयक



(Impressions of the right hand finger tips )



(Impressions of the left hand finger tips )

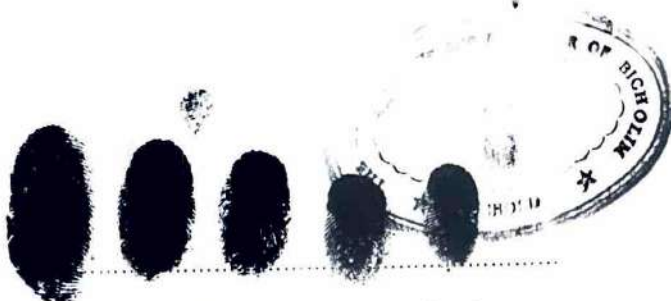
प्रेमावती विनयक  
मार्ग  
२०२५  
२०२५

SIGNED EXECUTED AND DELIVERED

BY THE WITHINAMED CONFIRMING PARTY

Mr. JAIWANT DADU PAL

Jaiwant Dadu Pal



(Impressions of the right hand finger tips )



(Impressions of the left hand finger tips )

जे. व. पा.  
दा. १  
२०२४

Shiv.



SIGNED EXECUTED AND DELIVERED  
BY THE WITHINAMED CONFIRMING PARTY  
Mrs. DWARKI JAIWANT PAL

દાર્શનિક



(Impressions of the right hand finger tips )



(Impressions of the left hand finger tips )

દાર્શનિક  
જાવંત પાલ  
૨૩/૫  
૨૩/૫

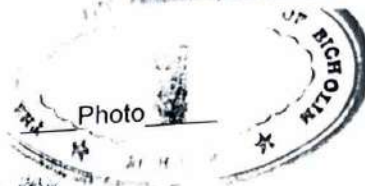
SIGNED EXECUTED AND DELIVERED

BY THE WITHINAMED "THE PURCHASER"

Mr. RAMAKANT SUBRAO SHETYE



Plm.



(Impressions of the right hand finger tips )



(Impressions of the left hand finger tips )

WITNESSES:

1. [Signature]

(Shyam Shetye)

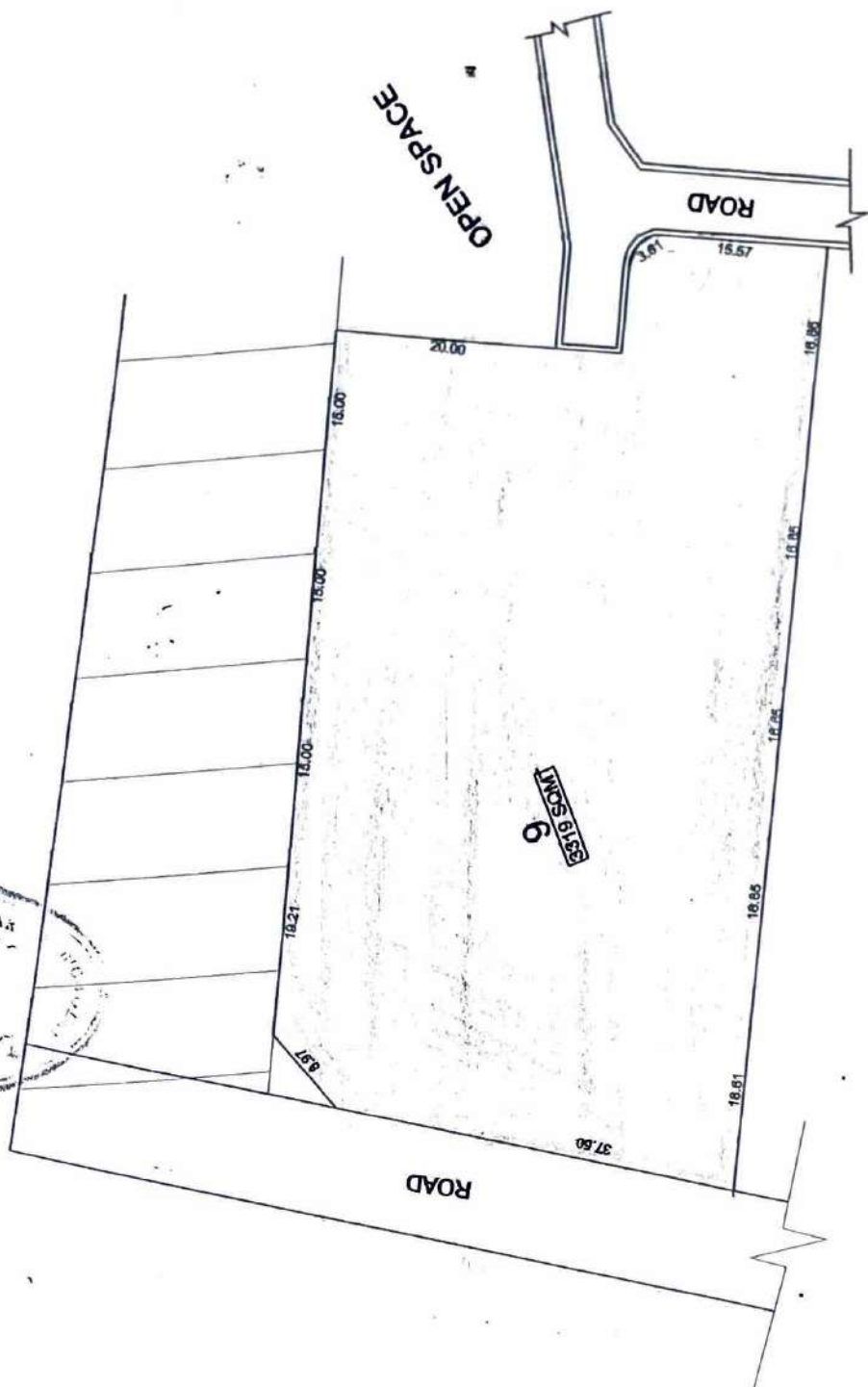
2. [Signature]

(Vasudev Samant)

[Signature] वे.प.क.  
[Signature] दा.प.  
[Signature] Plm.

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

REGISTRAR

6  
LWS 6123

~~पेपक~~  
~~ड. ड. राव~~  
~~दा ज~~



*Rev.*





Danny Fernandes *df*



2 - Ramakant Shetye *RS*



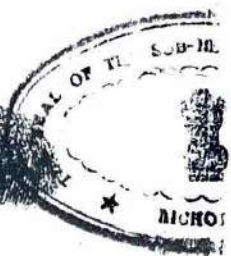
3 - Vinayak Dade *VD*



4 - ~~Prakash Dade~~



5 - Jaimant Dade *JD*



Elachi



6 - Shyam Anant Shetye, married,  
business, aged 36 years, no previous  
records.

state that he/she personally knows  
the above executants .....  
and identify him / them.

*[Signature]*

Bacholi 31. 8. 2012

*[Signature]*  
SUB-REGISTRAR  
BACHOLI

registered No. 938/12  
at pages 19 to 42  
Book No. T Volume No. 1002  
date 26th September 2012

  
Sub-Registrar

