(Rupees Six [illegible] Only)

6.

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAMARIA BERRIER CO-OP. HSG SOCIETY LTD
ST.JOQUIEM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/1/2011-RD

भारत 11888 NON JUDICIAL गोवा
139427 MAR 30 2015
17:24
Rs.0650552/- PB7223
INDIA STAMP DUTY GOA

For CITIZENCREDIT Co-operative Bank Ltd.

Authorised Signatory

Name of Purchaser MR. VIBHAV P. PARKAR

SPECIAL ADHESIVE

3025

Vibhav Parker

THE SEAL OF THE SUB-REGISTRAR OF ... MARGAO - GOA

DEED OF SALE

S. V. Parvatkar



This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this THIRTIETH day of MARCH of the year Two Thousand and Fifteen (30/03/2015),

B E T W E E N

1. Mr. VINOD ANAND PARODKAR alias VINOD ANANDA PARODKAR, son of Ananda Datta Parodkar, aged 54 years, businessman, Holder of Pan Card bearing No.ADYPP0327L, AND HIS WIFE,

2. Mrs. SANGEETA VINOD PARODKAR, daughter of Kashinath Vinayak Bondre, aged 45 years, housewife, Holder of Pan Card bearing No.ADYPP0324K,

Both of them Indian Nationals and resident at F-6, Kankeshwari Building, Near Indian Overseas Bank, Pajifond, Malbhat, Margao, Salcete, Goa, and hereafter called "THE VENDORS" (which

...3/-



expression unless repugnant to the meaning or context thereto, shall mean and include their heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, Holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 50 years, businessman,

2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 26 years, businessman, Holder of Pan Card bearing No. BCLPP5292H, Indian National, resident at House No.1398, Borda, Salcete, Goa,

...4/-

S. V. Parsekar



Both of them are hereafter called "THE PURCHASERS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of Margao City Survey which is fully described in the SCHEDULE below;

AND WHEREAS THE VENDORS have represented to THE PURCHASERS as follows:-

(a) That the said Survey Holding comprises of the following two properties, namely:

(i) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land

...5/-

S. V. Parsekar



Registration Office of Salcete under No.24933, New Series and enrolled under Matriz No.716 (part) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North by the Second Lanco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

(ii) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New Series, and enrolled under Matriz No.716 (part), which is bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the

...6/-



West by the land of three metres wide of the Communidade of Margao, on the North by the land Second Lanco of Gogola of the Communidade of Margao, and on the South by Strip F of Filipe Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";

(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said

...7/-



Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar

(ii) 1/5th to Ananda Data Parodcar

(iii) 1/5th to Tulsidas Data Parodcar,

(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and

(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

(f) That the said Ananda Data Parodcar and his wife Indumati Ananda Parodcar,

...8/-

REGISTRAR OF SALES
GOA

have expired leaving Vinod Ananda Parodcar (THE VENDOR No.1), married to Sangeeta Vinod Parodcar (THE VENDOR No.2), Urmila Prabhas Govekar alias Urmila Pandurang Govekar, married to Prabhas Govekar alias Pandurang Ramchandra Govekar, and Dinesh Ananda Govekar married to Seena Dinesh Govekar, as their only heirs;

(g) That vide Deed of Relinquishment drawn on the 5/2/2009, recorded at folio 62 Overleaf to 63 of Deeds Book No.1534 of the Office of Notary Public Ex-Officio, at Margao, the said Urmila Prabhas Govekar, and her husband Prabhas Govekar have relinquished all their illiquid and undivided rights in the estate of their mother/mother-in-law, Indumati Anand Parodkar;

(h) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her

...9/-



death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, by virtue of Deed of Relinquishment drawn on 7/1/2009 before the Notary Public Ex-Officio, at Margao;

(i) That in view of rights thus acquired by inheritance and further rights acquired on the Relinquishment of Rights executed by the said Urmila Prabhas Govekar, and her husband, Prabhas Govekar, and by Mohan Sirsat and his children, THE VENDORS have an undivided 1/10th share in the said Survey Holding;

AND WHEREAS THE PURCHASERS are co-owners of the said property having purchased undivided share in the same;

AND WHEREAS THE VENDORS have offered to sell to THE PURCHASERS, all their 1/10th undivided right and share in the said

...10/-



Survey Holding, fully described in the SCHEDULE below, for a total consideration of Rs.1,62,64,000/- (Rupees One Crore Sixty Two Lakhs and Sixty Four Thousand Only), free from all encumbrances or charge whatsoever;

AND WHEREAS THE PURCHASERS had paid a part of the consideration amounting to Rs.1,61,82,680/- vide Cheques bearing Nos. 165625, 166710, 924242 and 069215, all drawn on the Corporation Bank, Margao Branch;

AND WHEREAS THE VENDORS and THE PURCHASERS subsequently realized that 1% of the consideration payable to THE VENDORS was required to be deposited by THE PURCHASERS towards income tax deducted at source;

AND WHEREAS therefore an amount of Rs.81,320/- was returned by THE VENDORS to THE PURCHASERS vide Cheque bearing

...11/-



No.302131, dated 30/4/2015, drawn on the Indian Overseas Bank, and THE PURCHASERS have subsequently deposited the said amount and an additional amount of Rs.81,320/-with the Income Tax Department towards tax deductable at source;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs.1,62,64,000/- (Rupees One Crore Sixty Two Lakhs and Sixty Four Thousand Only), paid by THE PURCHASERS to THE VENDORS (the receipt whereof THE VENDORS do hereby acknowledge and wherefor THE VENDORS do hereby grant full discharge) THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all their undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE

...12/-



below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. The said amount of Rs.1,62,64,000/- (Rupees One Crore Sixty Two Lakhs and Sixty Four Thousand Only) is paid by THE PURCHASERS to THE VENDORS as follows:

(a) Rs.50,00,000/- vide Cheque bearing No.924242, dated 21/10/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1;

(b) Rs.31,32,000/- vide Cheque bearing No.069215, dated 15/1/2015, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1, of which an amount of Rs.81,320/- was returned to THE PURCHASERS vide Cheque bearing No.302121, dated 30/4/2015, drawn on the Indian Overseas Bank;

...13/-



(c) Rs.29,70,000/- vide Cheque bearing No. 165625, dated 26/3/2015, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1,

(d) Rs.30,00,000/- vide Cheque bearing No.166722, dated 30/4/2015, drawn on the Corporation Bank, Margao Branch in the name of THE VENDOR No.1,

(e) Rs.20,80,680/- by RTGS Transfer in the name of THE VENDOR No.1,

(f) An amount of Rs.1,62,640/-, which is 1 % of the total consideration shall be deposited by THE PURCHASERS towards income tax deducted at source;

3. For the purpose of stamp duty and registration, this Deed is valued at Rs.1,62,64,000/- (Rupees One Crore Sixty Two Lakhs and Sixty Four Thousand Only);

...14/-

B. V. Parvatkar

4. THE VENDORS do hereby covenant with THE PURCHASERS as follows:

a) That the title of THE VENDORS in the right hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That whensoever reasonably required THE VENDORS shall at the cost of THE PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the right hereby sold to them.

d) That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

SCHEDULE

ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is

...16/-

described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.



THE VENDORS:

1.
(Mr. VINOD ANAND PARODKAR alias VINOD ANANDA PARODKAR)

...17/-



(Right hand finger impressions of Mr. VINOD ANAND PARODKAR alias VINOD ANANDA PARODKAR)

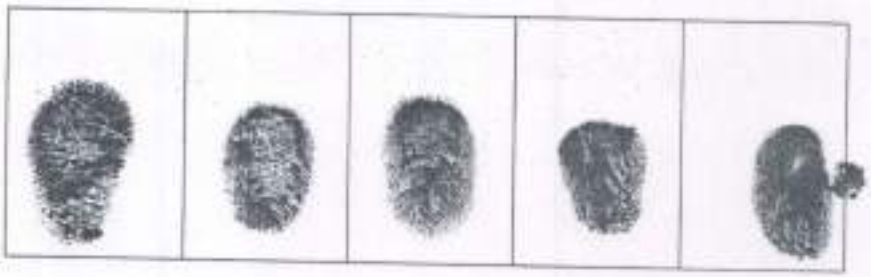


(Left hand finger impressions of Mr. VINOD ANAND PARODKAR alias VINOD ANANDA PARODKAR)

...18/-



2.
(Mrs. SANGEETA VINOD PARODKAR)



(Right hand finger impressions of Mrs. SANGEETA VINOD PARODKAR)



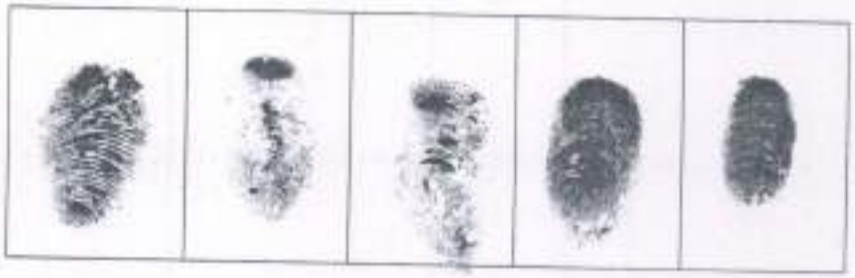
(Left hand finger impressions of Mrs. SANGEETA VINOD PARODKAR)

...19/-

THE PURCHASERS:



1.
(M/s MADAMANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)



(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



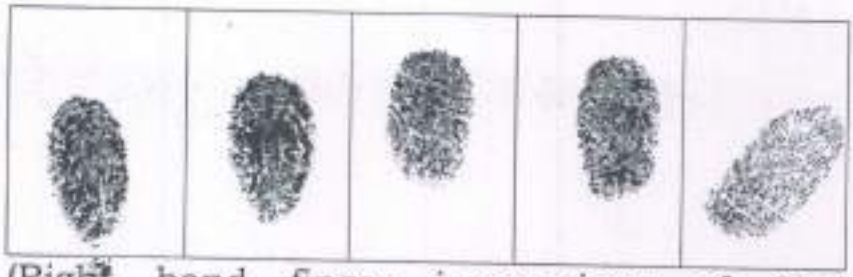
(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

...20/-

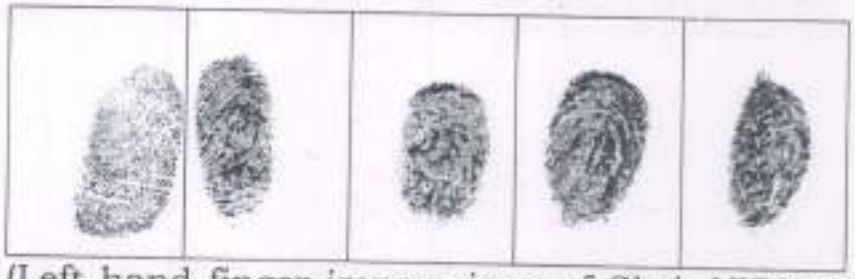
B.V. Pasvalkar



2.
(Shri. VIBHAV P. PARKAR)



(Right hand finger impressions of Shri. VIBHAV P. PARKAR)



(Left hand finger impressions of Shri. VIBHAV P. PARKAR)

WITNESSES:

1. RINA PAWAR Navelim Goa

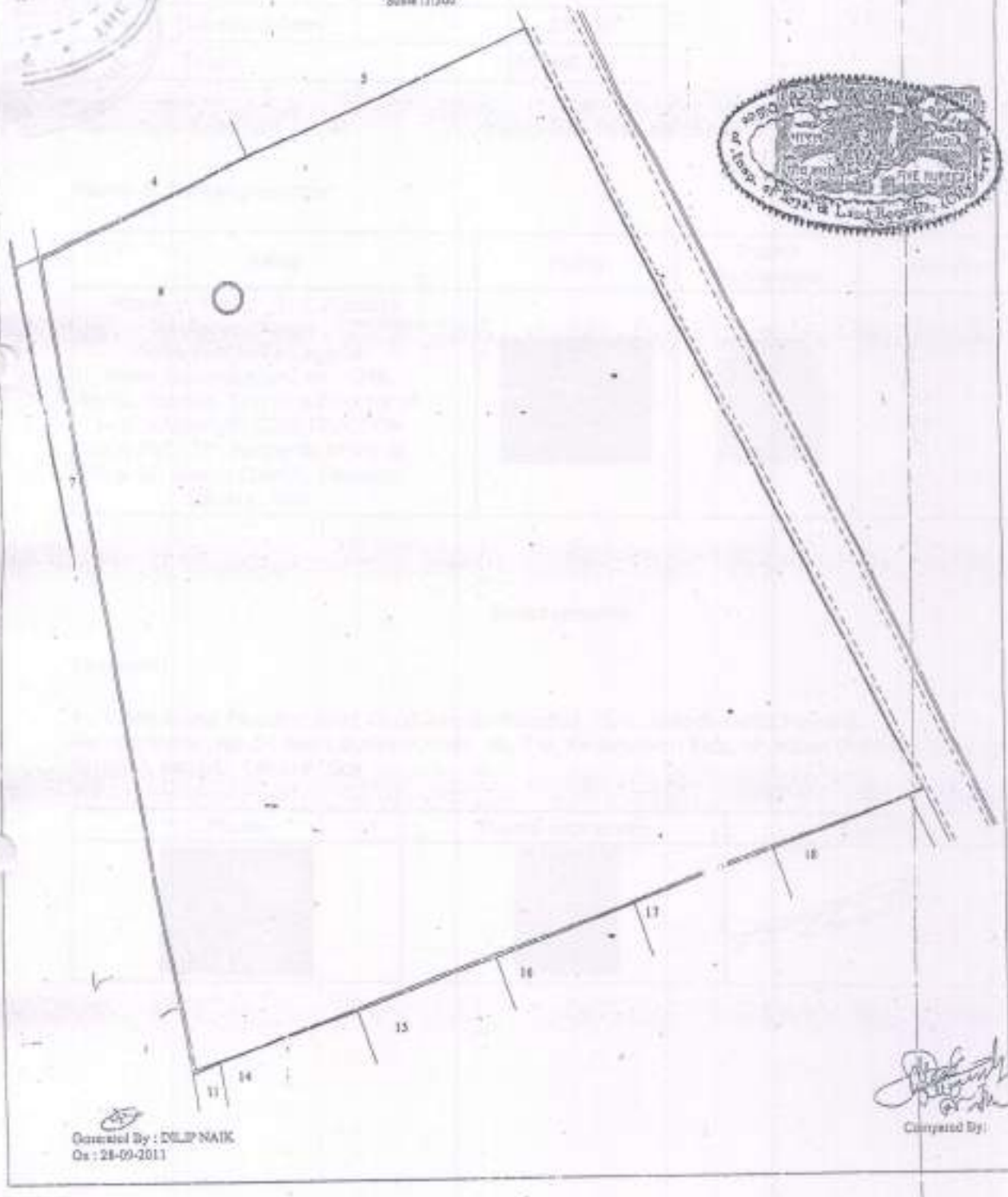
2. Hyral Ferao of Nagaldo Betalbatim

EGISTRA

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA

Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T Sheet No.132/Chalta No.8
Scale 1:500

29/9/11



Generated By : DILIP NAIK
On : 28-09-2011

Compared By

B.V. Ponekar

Book-1 Document
Registration Number MGO-BK1-02980-2015
CD Number MGOD85 on
Date 25-06-2015

Sub-Registrar (Salcete/Margao)

Suraj P. Vernekar
Sub Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

(Rupees Five lakhs eighty five thousand five hund

For CITIZENCREDIT™
Co-operative Bank Ltd.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA BERGER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

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

भारत 07276 NON JUDICIAL गोवा
199425 DEC 05 2013
11:32
Rs.0585520/- PB7223
INDIA STAMP DUTY GOA

6

Name of Purchaser..Mr. Vibhav P. Parkar

Sudin N. Verenker

THE SEAL OF THE SUB REGISTRAR OF SALCETE
MARGAO

DEED OF SALE

V.P. Parodkar

V.R.Parodkar



This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this FIFTH day of DECEMBER of the year Two Thousand and Thirteen (05/12/2013),

B E T W E E N

1. Mr. RAJENDRA NAGUESH PARODCAR, son of Naguesh Datta Parodcar, aged 53 years, businessman, Holder of Pan Card bearing No. AGRPP1212E, AND HIS WIFE,

2. Mrs. KALPANA RAJENDRA PARODCAR, daughter of Ganapata Kurade, aged 50 years, housewife, Holder of Pan Card bearing No. AGRPP1213F,

Both of them resident at Flat No. S5, Kankeshwari Building, Pajifond, Margao, Salcete, Goa, hereafter called "THE VENDORS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their

...3/-

heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 50 years, businessman,

2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 24 years, businessman, Holder of Pan Card bearing No. BCLPP5292H, Indian National, resident at House No.1398, Borda, Salcete, Goa,

Both of them are hereafter called "THE PURCHASERS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their

...4/-

respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of Margao City Survey which is fully described in the SCHEDULE below;

AND WHEREAS THE VENDORS have represented to THE PURCHASERS as follows:-

(a) That the said Survey Holding comprises of the following two properties, namely:

(i) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New Seris and enrolled under Matriz No.716 (part) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on

...5/-

the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North by the Second Lonco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

(ii) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New Series, and enrolled under Matriz No.716 (part), which is bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the West by the land of three metres wide of the Communidade of Margao, on the North by the land Second Lanco of Gogola of the Communidade of Margao, and on the South by Strip F of Filipe Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";

...6/-

(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar
(ii) 1/5th to Ananda Data Parodcar
(iii) 1/5th to Tulsidas Data Parodcar,
(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and
(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

...7/-

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

(f) That the first wife of the said Naguexa Datta Xete Parodcar, expired leaving Datta Naguexa Parodcar, and his wife, Nayan Datta Parodcar, Nina Shirodkar and her husband Gurunath Shirodkar, as her only heirs;

(g) That the second wife of the said Naguexa Datta Xete Parodcar expired leaving Sunila Varkekar and her husband Mangal Varkekar, and Rajendra Naguexa Parodcar (THE VENDOR No.1) and his wife, Kalpana Rajendra Parodcar (THE VENDOR No.2), as her only heirs;

...8/-

(h) That the said Naguexa Datta Xete Parodcar has expired leaving Datta Naguexa Parodcar, and his wife, Nayan Datta Parodcar, Nina Shirodkar and her husband Gurunath Shirodkar and Sunila Varkekar and her husband Mangal Varkekar, and Rajendra Naguexa Parodcar (THE VENDOR No.1) and his wife, Kalpana Rajendra Parodcar (THE VENDOR No.2), as his only heirs;

(i) That the said Nina Shirodkar and her husband Gurunath Shirodkar, and Sunila Varkekar and her husband Mangal Varkekar have relinquished all their rights in the estate of their parents/parent-in-law as witnessed by a Deed of Relinquishment of Illiquid and undivided Rights and Deed of Succession dated 31/12/2001;

(j) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her

...9/-

death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, in view of Deed of Relinquishment drawn on 7/1/2009 before the Notary Public Ex-Officio, at Margao;

(k) That in view of the inheritance rights acquired on the death of the said Datta Naguexa Xete Parodkar and his wife, Moturi Datta Parodcar, and by acquiring further rights on the relinquishment of Rights executed by the said Mohan Sirsat and his children, THE VENDORS have an undivided 9/100 share in the said Survey Holding;

AND WHEREAS THE VENDORS have offered to sell to THE PURCHASERS all their 9/100 undivided right and share in the said Survey Holding, fully described in the SCHEDULE below, for a total consideration of

...10/-

Rs.1,46,38,000/- (Rupees One Crore Forty Six Lakhs Thirty Eight Thousand Only), free from all encumbrances or charge whatsoever;

AND WHEREAS as required by law THE VENDORS have given notice dated 16/10/2013 to all the other co-owners/co-heirs of the said Survey Holding giving them first option to purchase their said undivided share for the said price;

AND WHEREAS all the other co-owners have received the said notice dated 16/10/2013 but have not contacted THE VENDORS nor intimated THE VENDORS that they are interested in purchasing the said undivided share;

AND WHEREAS THE VENDORS are therefore entitled to sell their undivided share in the said Survey Holding to THE PURCHASERS herein for the said price, free from all encumbrances or charges whatsoever;

...11/-

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs. 1,46,38,000/- (Rupees One Crore Forty Six Lakhs Thirty Eight Thousand Only), paid by THE PURCHASERS to THE VENDORS (the receipt whereof THE VENDORS do hereby acknowledge and wherefor THE VENDORS do hereby grant full discharge) THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all their undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. The said amount of Rs.1,46,38,000/- (Rupees One Crore Forty Six Lakhs Thirty Eight Thousand Only) is paid by THE PURCHASERS to THE VENDORS as follows:

...12/-

(a) Rs.25,00,000/- vide Cheque bearing No.069211, dated 5/12/2013, drawn on the Corporation Bank, Margao branch, in the name of THE VENDOR No.1;

(b) Rs.25,00,000/- vide Cheque bearing No.892814, dated 5/12/2013, drawn on the Corporation Bank, Margao branch, in the name of THE VENDOR No.1;

(c) Rs.25,00,000/- vide Cheque bearing No.069212, dated 20/01/2014, drawn on the Corporation Bank, Margao branch, in the name of THE VENDOR No.1;

(d) Rs.25,00,000/- vide Cheque bearing No.892815, dated 20/01/2014, drawn on the Corporation Bank, Margao branch, in the name of THE VENDOR No.1;

(e) Rs.23,19,000/- vide Cheque bearing No.069214, dated 25/02/2014, drawn on the Corporation Bank, Margao branch, in the name of THE VENDOR No.1;

...13/-



(f) Rs.23,19,000/- vide Cheque bearing No.892816, dated 25/02/2014, drawn on the Corporation Bank, Margao branch, in the name of THE VENDOR No.1;

3. For the purpose of stamp duty and registration, this Deed is valued at Rs.1,46,38,000/- (Rupees One Crore Forty Six Lakhs Thirty Eight Thousand Only);

4. THE VENDORS do hereby covenant with THE PURCHASERS as follows:

a) That the title of THE VENDORS in the right hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That whensoever reasonably required THE VENDORS shall at the cost of THE

...14/-

PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the right hereby sold to them.

d) That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

...15/-

SCHEDULE

ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 123 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

...16/-

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.



THE VENDORS:

1.
(Mr. RAJENDRA NAGUESH PARODCAR)



(Right hand finger impressions of Mr. RAJENDRA NAGUESH PARODCAR)

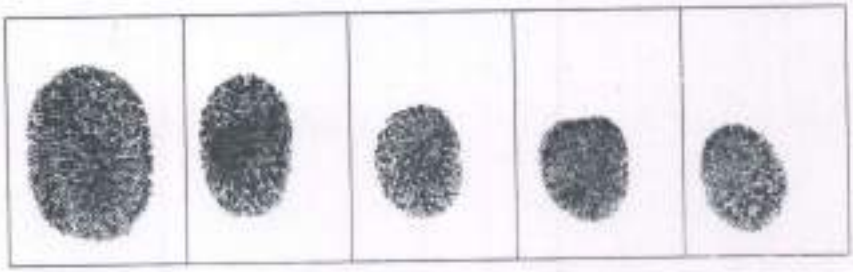


(Left hand finger impressions of Mr. RAJENDRA NAGUESH PARODCAR)

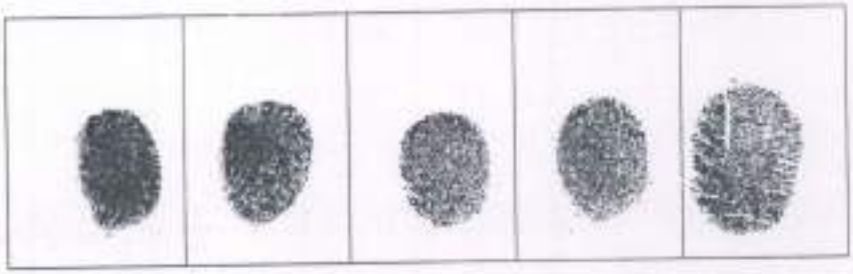
...17/-



2.
(Mrs. KALPANA RAJENDRA PARODCAR)



(Right hand finger impressions of Mrs. KALPANA RAJENDRA PARODCAR)



(Left hand finger impressions of Mrs. KALPANA RAJENDRA PARODCAR)

...18/-

THE PURCHASERS:



1.
(M/s MADANANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)



(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

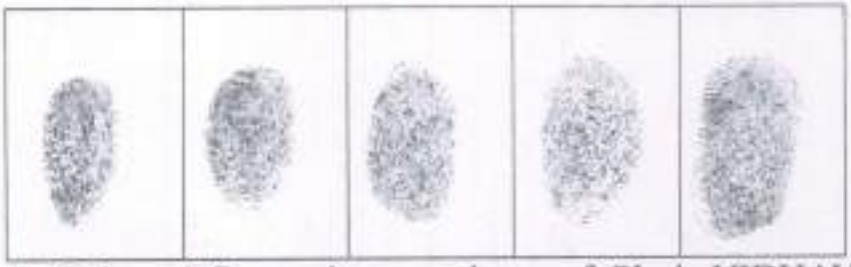
...19/-



2.
(Shri. VIBHAV P. PARKAR)



(Right hand finger impressions of Shri. VIBHAV P. PARKAR)



(Left hand finger impressions of Shri. VIBHAV P. PARKAR)

WITNESSES:

1. Purdalik T. Parkar
Borda-margao

2. Rupa L. Jadhav
Orel, Assolna
Salcete-Goa.

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

PANAJI-GOA

Plan Showing plots situated at

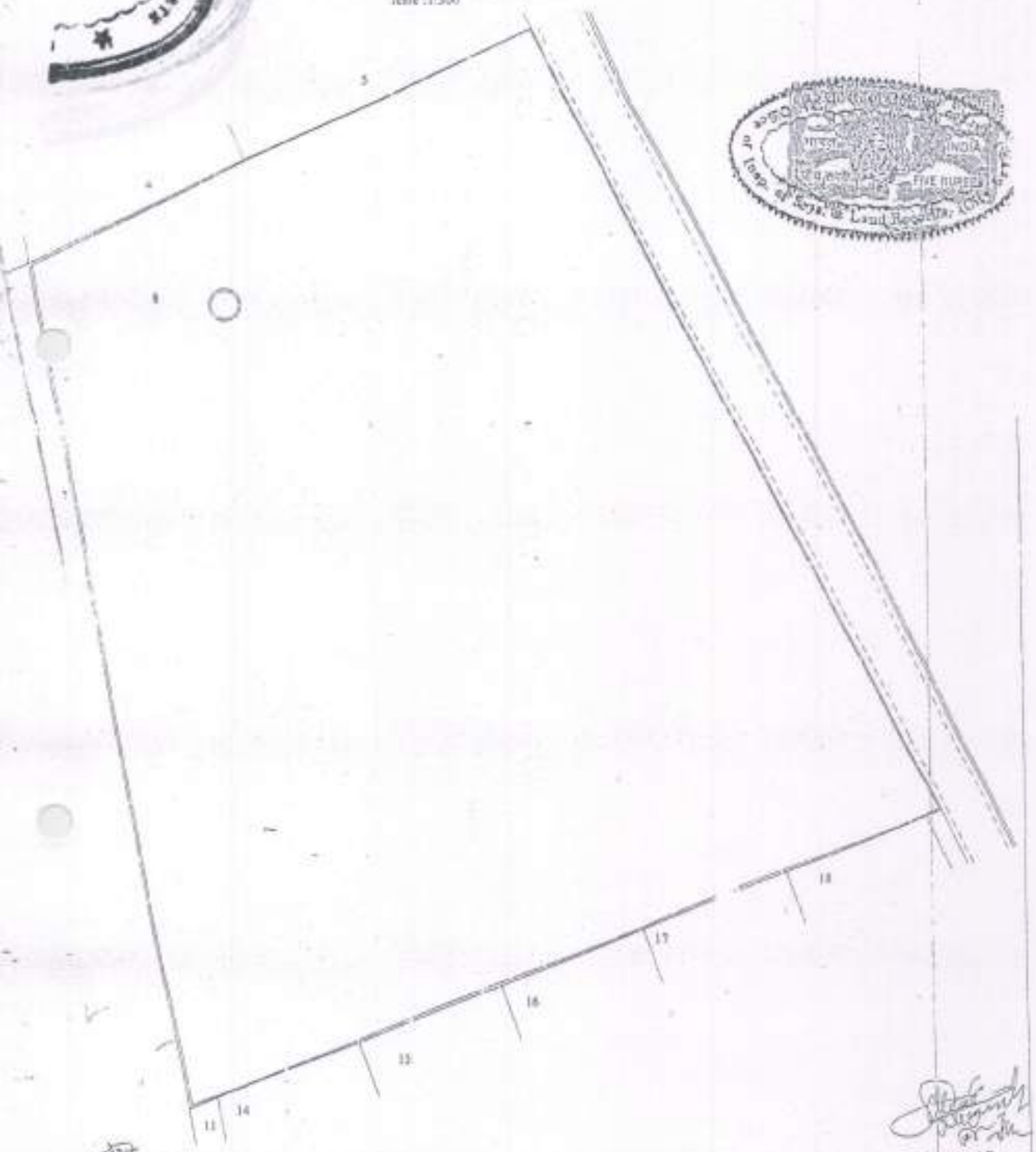
Village : MAJORDA

Taluka : SALCETE

P.T Sheet No. 132/Chalta No.8

Scale :1:500

29/9/11



Generated By : DILIP NAIK

On : 28-09-2011

Compared By:

1)

3) K Pawadkar

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 05-12-2013 12:48:12 PM

Document Serial Number : 6170

Presented at 12:24:00 PM on 05-12-2013 in the office of the Sub-Registrar(Salcete/Margao) Along with ...s paid as follows:

Sl. No	Description	Rs. Ps
1	Registration Fee	585520.00
2	Processing Fees	240.00
	Total :	585760.00

Stamp Duty Required: 585520.00 Stamp Duty Paid: 585520.00

Sudin Nagesh Verenker presenter

Name	Photo	Thumb Impression	Signature
Sudin Nagesh Verenker,S/o.Nagesh Verenker , Married,Indian,age 50 Years,Business,r/oOPP.St.Joseph Church,Chandor,Salcete,Goa. As the Managing Director of M/s.Madanant Construction Goa Pvt Ltd			

Endorsements

Executant

1 . Rajendra Naguesh Parodcar, S/o.Naguesh Datta Parodcar, Married,Indian,age 53 Years,Business,r/oFlat No.S5,Kankeshwari Bldg,Pajifond,Margao,Salcete,Goa.

Photo	Thumb Impression	Signature
		

2 . Kalpana Rajendra Parodcar, D/o.Ganapata Kurade, Married,Indian,age 50 Years,House-Wife,r/oFlat No.S5,Kankeshwari Bldg,Pajifond,Margao,Salcete,Goa.

Photo	Thumb Impression	Signature
		

3 . Sudin Nagesh Verenker, S/o.Nagesh Verenker, Married,Indian,age 50 Years,Business,r/oOPP.St.Joseph Church,Chandor,Salcete,Goa. As the Managing Director of M/s.Madanant Construction Goa Pvt Ltd

Photo	Thumb Impression	Signature
		

4 . Vibhav P. Parkar, S/o.Pundalik Tukaram Parkar, UnMarried,Indian,age 24 Years,Business,r/oHno.1398,Borda,Salcete,Goa.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Ajit Ramkrishna Verenker , S/o.Ramkrishna Jairam Verenker,Married,Indian,age 54 Years,Business,r/o R/o.7,Gulmohar,SBI Colony,Borda,Fatorda,Margao,Salcete,Goa.	

Sub-Registrar
Suraj R. Vernekar)
Sub Registrar

Book-1 Document
Registration Number MGO-BK1-06046-2013
CD Number MGOD72 on
Date 05-12-2013

Sub-Registrar (Salcete/Margao)

Suraj R. Vernekar
Sub Registrar

Scanned By :- Riddhima

Signature :-

Designed and Developed by C-DAC, ACTS, Pune

भारतीय गैर न्यायिक

एक सौ रुपये Rs. 100

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

गोवा GOA

No. 1042 Place of vendor: MARGAO, Date of issue: 15/3/14

R'100/-

Son of

443878

1957

Sudin N. Ukrekar

THE SEAL OF THE SUB-REGISTRAR OF SALCETE

MARGAO - GOA

DEED OF RECTIFICATION

...2/-

K Parodkar

REGISTRAR OF SALCETE
GOA

This DEED OF RECTIFICATION is made at MARGAO, SALCETE, GOA, on this EIGHTEENTH day of MARCH of the year Two Thousand and Fourteen (18/03/2014),

B E T W E E N

1. Mr. RAJENDRA NAGUESH PARODCAR, son of Naguesh Datta Parodcar, aged 53 years, businessman, Holder of Pan Card bearing No. AGRPP1212E, AND HIS WIFE,

2. Mrs. KALPANA RAJENDRA PARODCAR, daughter of Ganapata Kurade, aged 50 years, housewife, Holder of Pan Card bearing No. AGRPP1213F,

Both of them resident at Flat No. S5, Kankeshwari Building, Pajifond, Margao, Salcete, Goa, hereafter called "THE FIRST PARTIES" (which expression unless repugnant to the meaning or context

...3/-

thereto, shall mean and include their heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 50 years, businessman,

2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 24 years, businessman, Holder of Pan Card bearing No. BCLPP5292H, Indian National, resident at House No.1398, Borda, Salcete, Goa,

...4/-

Both of them are hereafter called "THE SECOND PARTIES" (which expression unless repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS by Deed of Sale dated 05/12/2013, duly registered in the Office of the Sub-Registrar of Salcete, at Margao, under Registration No.MGO-BK1-06046-2013, CD No. MGOD72, Book-1 Document, dated 05/12/2013, executed between THE FIRST PARTIES and THE SECOND PARTIES, THE FIRST PARTIES sold to THE SECOND PARTIES, all their undivided right and share in the Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE below;

AND WHEREAS in the said Deed dated 05/12/2013, a mistake or error has occurred, which needs to be rectified;

...5/-

AND WHEREAS the Parties hereto have agreed to rectify the said mistake or error which has occurred, in the said Deed dated 05/12/2013, which is hereinafter called "THE PRINCIPAL DEED";

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. The Parties hereto do hereby agree that in the said Principal Deed an error has occurred;

2. The Parties hereto therefore do hereby rectify the said Deed as follows:-

(a) On page 15, in the SCHEDULE, on the 16th line, the figure "123" should be deemed to be substituted by the figure "132";

3. Except for the above rectification, the Principal Deed shall stand in full force and effect.

...6/-

SCHEDULE

ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed under Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

...7/-

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.



TIES:

(Mr. RAJENDRA NAGUESH PARODCAR)



(Right hand finger impressions of Mr. RAJENDRA NAGUESH PARODCAR)

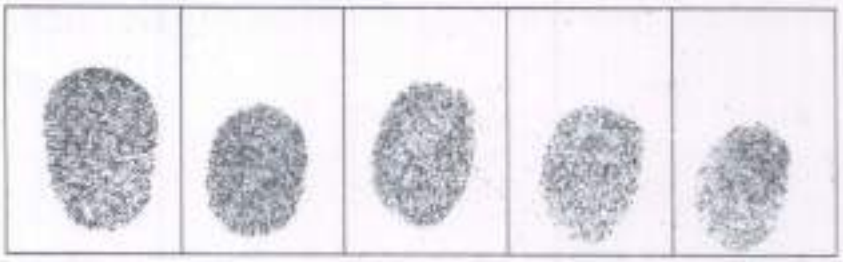


(Left hand finger impressions of Mr. RAJENDRA NAGUESH PARODCAR)

...8/-



2.
(Mrs. KALPANA RAJENDRA PARODCAR)



(Right hand finger impressions of Mrs. KALPANA RAJENDRA PARODCAR)



(Left hand finger impressions of Mrs. KALPANA RAJENDRA PARODCAR)

...9/-

THE SECOND PARTIES:



1.
(M/s MADANANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)



(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

...10/-

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 22-04-2014 12:04:53 PM

Document Serial Number : 1957

Presented at 11:52:00 AM on 22-04-2014 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Processing Fees	130.00
2	Registration Fees	500.00
	Total :	630.00

Stamp Duty Required: 15.00 Stamp Duty Paid: 100.00

Sudin Nagesh Verenkar presenter

Name	Photo	Thumb Impression	Signature
Sudin Nagesh Verenkar,S/o. Nagesh Verenkar , Married,Indian,age 50 Years,Business,r/oOPP.St.Joseph Church,Chandor,Salcete,Goa. As the Managing Director of M/s.Madanant Construction Goa Pvt Ltd			

Endorsements

Executant

1 . Rajendra Naguesh Parodcar, S/o.Naguesh Datta Parodcar, Married,Indian,age 53 Years,Business,r/oFlat No.S5,Kankeshwari Bldg,Pajifond,Margao,Salcete,Goa.

Photo	Thumb Impression	Signature
		

2 . Kalpana Rajendra Parodcar, D/o.Ganapata Kurade, Married,Indian,age 50 Years,House-Wife,r/oHat No.55,Kankeshwari Bldg,Pajifond,Margao,Salcete,Goa.

Photo	Thumb Impression	Signature
		

3 . Vibhav R. Parkar, S/o.Pundalik Tukaram Parkar, UnMarried,Indian,age 24 Years,Business,r/oHno.1398,Borda,Salcete,Goa.

Photo	Thumb Impression	Signature
		

4 . Sudin Nagesh Verenkar, S/o. Nagesh Verenkar, Married,Indian,age 50 Years,Business,r/oOPP.St.Joseph Church,Chandor,Salcete,Goa. As the Managing Director of M/s.Madanant Construction Goa Pvt Ltd

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Makarand Deoram Bharambe , S/o. Deoram Bharambe,Married,Indian,age 42 Years,Service,r/o Konkan Railway StaffColony, Margao, Goa	
2	Maruti Yallappa Kalal , S/o. Yallappa Rajappa Kalal,Married,Indian,age 49 Years,Civil Engineer,r/o Ambaji, Fatorda, Margao, Goa	

Sub-Registrar

(Surai R. Vernekar)
Sub Registrar



Book-1 Document
Registration Number MGO-BK1-01907-2014
CD Number MGOD76 on
Date 22-04-2014

Sub-Registrar (Salcete/Margao)

(Suraj R. Vernekar)
Sub Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

(Rs. three lac sixty thousand only)

6.

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPHIRA BERRIER CO-OP. HSG SOCIETY LTD
ST. JOQUIEM ROAD, BORDA,
MARGAO - GOA 403 602

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

भारत 20909 NON JUDICIAL गोवा
154425 JAN 01 2019
16:51
Rs.0360000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser. VIBHAV. P. PARKAR

For CITIZEN CREDIT CO-OP. BANK LTD.

Authorised Signatory

26/18

Sudin N. Velekar

SEAL OF THE SUB-REGISTRAR OF ASSURANCES
MARGAO

DEED OF SALE

Gaudalkar

This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this First day of JANUARY of the year Two Thousand and Eighteen (01/01/2018),

B E T W E E N

1. Ms. PRACHI S. GAWANDALKER, daughter of late Shivdas Gawandalker, aged 41 years, unmarried, in service, Holder of Pan No.AKHPG3157F and Aadhaar No.811820198781.

2. Mr. SIDDHESH S. GAWANDALKAR, son of late Shivdas Gawandalkar, aged 38 years, in service, bachelor, Holder of Pan No.AKHPG8880D And Aadhaar No.526920848810 Both of them Indian Nationals and resident at Flat no. 6, Sunil Apartments, Dangui Colony, Mapusa, Goa, and hereafter called "THE VENDORS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, Holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 53 years, businessman,

2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 28 years, businessman, Holder of Pan Card bearing No. BCLPP5292H and Aadhaar No.214509295250, Indian National, resident at House No.1898, Borda, Salcete, Goa,

Both of them are hereafter called "THE PURCHASERS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of

AND WHEREAS THE VENDORS have represented to THE PURCHASERS as follows:-



(a) That the said Survey Holding comprises of the following two properties, namely:

(i) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New Series and enrolled under Matriz No.716 (part) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North by the Second Lanco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

(ii) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New Series, and enrolled under Matriz No.716 (part), which is

bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the West by the land of three metres wide of the Communidade of Margao, on the North by the land Second Lanco of Gogola of the Communidade of Margao, and on the South by Strip F of Filipe Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";

(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar

(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and

(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

(f) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, by virtue of Deed of Relinquishment drawn on 7/1/2009 before the Notary Public Ex-Officio, at Margao;

(g) That in view of Relinquishment of Rights executed by the said Mohan Raghunath

Mohan Sirsat, namely, Muktabai Parodcar alias Muktabai Bhise, married to Pandurang Bhise acquired a 1/25th undivided right in the said property;

(h) That the said Smt. Muktabai Bhise and her husband, Pandurang Bhise have both expired leaving their only child, namely, Pramodini Bhise, married to Shivdas Gawandalkar, as their only heiress;

(i) That the said Pramodini Bhise and her husband Shivdas Gawandalkar have both expired leaving THE VENDORS as their only heirs;

(j) THE VENDORS have an undivided 1/25th share in the said Survey Holding;

AND WHEREAS THE PURCHASERS are co-owners of the said property having purchased undivided share in the same;

AND WHEREAS THE VENDORS have offered to sell to THE PURCHASERS, all their 1/25th undivided right and share in the said Survey Holding, fully described in the SCHEDULE below, for a total consideration of Rs.90,00,000/- (Rupees Ninety Lakhs Only), free from all encumbrances or charge

AND WHEREAS THE PURCHASERS have agreed to purchase the undivided rights of THE VENDORS in the Survey Holding on the below mentioned terms and conditions;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and for consideration as mentioned in para 2 below, which is to be paid by THE PURCHASERS to THE VENDORS, THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all their undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. The said amount of Rs.90,00,000/- (Rupees Ninety Lakhs Only) is to be paid by THE PURCHASERS to THE VENDORS as follows:

The amount of Rs.90,00,000/- (Rupees Ninety

(a) The PURCHASER No.2 has paid in favour of VENDOR No.1 an amount of Rs. 22,05,000/-by RTGS dated 01/01/2018.

(b) The PURCHASER No.2 has paid in favour of VENDOR No.1 an amount of Rs. 22,500/- by Cheque No 965363 dated 01/01/2018 drawn on Corporation Bank.

(c) The PURCHASER No.2 has also paid in favour of VENDOR No.2 an amount of Rs. 22,27,500/- by Cheque No 965364 dated 15/03/2018 drawn on Corporation Bank.

(d) The PURCHASER No.1 has paid in favour of VENDOR No.1 an amount of Rs. 22,27,500/- drawn on Corporation Bank by Cheque No 953628 dated 01/01/2018.

(e) The PURCHASER No.1 has paid in favour of VENDOR No.2 an amount of Rs. 22,27,500/- drawn on Corporation Bank by Cheque No 953629 dated 15/03/2018.

(f) Rs.90,000/-, which is 1 % of the total consideration is deposited by THE PURCHASERS towards income tax deducted at source;

3. For the purpose of stamp duty and

4. THE VENDORS do hereby covenant with THE PURCHASERS as follows:

a) That the title of THE VENDORS in the right hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That whensoever's reasonably required THE VENDORS shall at the cost of THE PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the right hereby sold to them.

d) That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of

matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

SCHEDULE

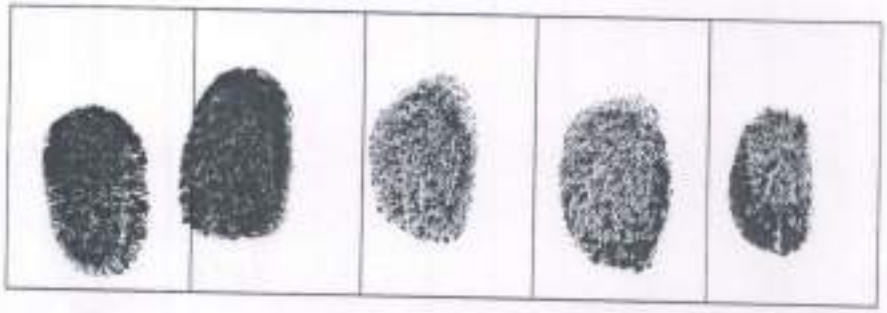
ALL THAT 1/25th undivided share in the PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

THE VENDORS:

1.
(Ms. PRACHI S.
GAWANDALKER)





(Right hand finger impressions of Ms. PRACHI S. GAWANDALKER)



(Left hand finger impressions of Ms. PRACHI S. GAWANDALKAR)

2. (Mr. SIDDHESH S. GAWANDALKAR)





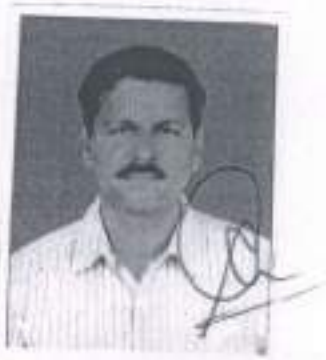
(Right hand finger impressions of Mr. SIDDHESH S. GAWANDALKAR)



(Left hand finger impressions of Mr.SIDDHESH S. GAWANDALKAR)

THE PURCHASERS:

1. (M/s MADAMANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)





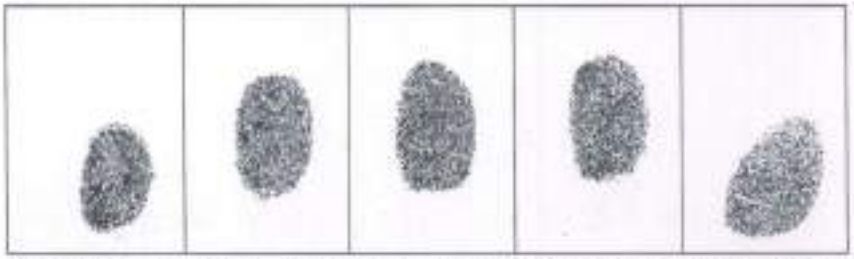
(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

2.
(Shri. VIBHAV P. PARKAR)





(Right hand finger impressions of Shri. VIBHAV P. PARKAR)



(Left hand finger impressions of Shri. VIBHAV P. PARKAR)

WITNESSES:

1. Rina. R. Parkar Navelim. Goa

2. Aditksha - U - Naik Ajaik Savordem Goa.

Gurudatta Gaonkar

GOVERNMENT OF GOA

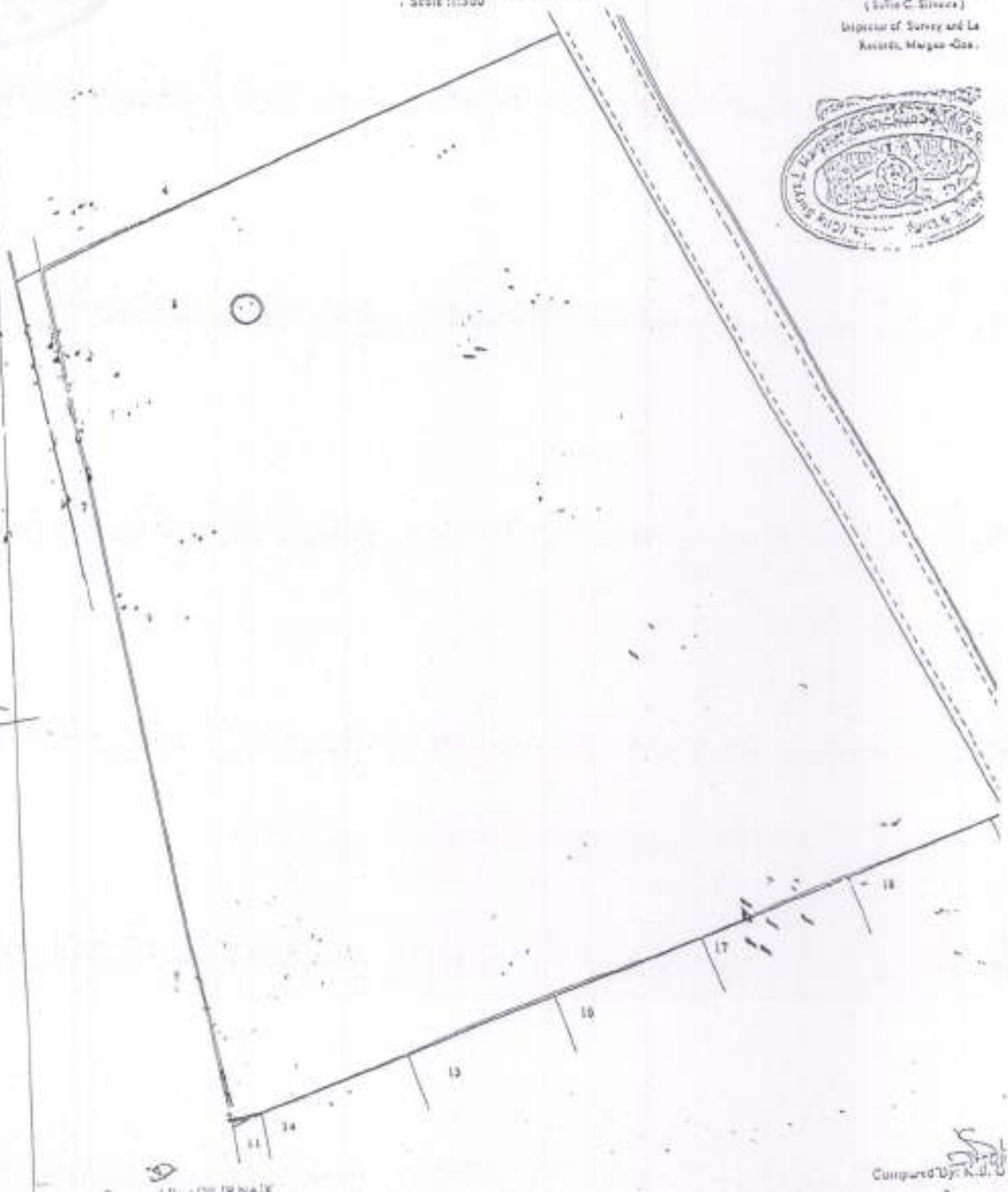
Directorate of Settlement and Land Records

Office Of Inspector of Survey and Land Records

MARGAO-GOA

Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T Sheet No.132/Chalta No.8
Scale :1:500

(Sonia C. Silveira)
Inspector of Survey and La
Records, Margao -Goa.



Computed by: K.J.D

REG_1_52476_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 03-01-2018 12:31:22 PM

Document Serial Number : 26

Presented at 11:29:00 AM on 03-01-2018 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	270000.00
2	Processing Fees	400.00
	Total :	270400.00

Stamp Duty Required: 360000.00 Stamp Duty Paid: 360000.00

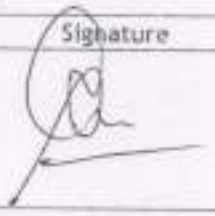
Sudin Nagesh Verenkar presenter

Name	Photo	Thumb Impression	Signature
Sudin Nagesh Verenkar,s/o Nagesh Verenkar , Married,Indian,age 53 Years,Business,r/o Chandor Salcete Goa orself as Managing Director of M/s.Madanant Construction Goa Pvt. Ltd. and as power of attorney of the purchaser no. 2 Vibhav P Parker, vide power of attorney executed in the sub registrar Salcete under no. MGO-BK4-00136-2016 dated 02.09.2016			

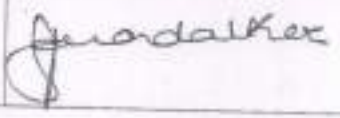
Endorsements

Executant

1 . Sudin Nagesh Verenkar, s/o Nagesh Verenkar, Married,Indian,age 53 Years,Business,r/o Chandor Salcete Goa orself as Managing Director of M/s.Madanant Construction Goa Pvt. Ltd. and as power of attorney of the purchaser no. 2 Vibhav P Parker, vide power of attorney executed in the sub registrar Salcete under no. MGO-BK4-00136-2016 dated 02.09.2016

Photo	Thumb Impression	Signature
		

2 . Prachi S Gawandalker, d/o late Shivdas Gawandalker, UnMarried,Indian,age 41 Years,Service,r/o Flat no.6 Sunil Apartment Dangui Colony Mapusa Goa

Photo	Thumb Impression	Signature
		

3. Siddhesh S Gawandalkar, s/o late Shivdas Gawandalkar, UnMarried,Indian,age 38 Years,Service,r/o Flat no6, Sunil Apartment Dangul Colony Mapusa Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Rina Pawar , d/o Ratnakar Pawar,UnMarried,Indian,age 24 Years,Service,r/o Navelim Salcete,Goa	

Sub Registrar

— CUM —

Ex - REGISTRAR

SALCETE

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number MGO-BK1-00071-2018
CD Number MGOD119 on
Date 04-01-2018

Sub-Registrar (Salcete/Margao)

Scanned By:-

— CUM —
- REGISTRAR

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

(Rupees one crore twenty three thousand Five hundred only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA BERGER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

B-5/STP(Y)/C&L/35/3/2011-RD

1 A

भारत 20270 NON JUDICIAL गोवा 6

135426 OCT 19 2017

12:13

Rs.0123500/- PB7223

INDIA STAMP DUTY GOA

Name of Purchaser M/s MADANANT CONSTRUCTIONS GOA PVT LTD

For CITIZEN CREDIT CO-OP. BANK LTD.

Authorised Signatory

4992/17

THE SEAL OF THE SUB-REGISTRAR OF SALCETE MARGAO

Sudha V. Ulhekar

DEED OF SALE

Parodkar Parodkar

(Rupees NINE LAKHS EIGHTY EIGHT THOUSAND ONLY)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAINIKA BERRIER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

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

भारत 20265 NON JUDICIAL गोवा
164423 OCT 17 2017
17:20
Rs.0988000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser MADANANT CONSTRUCTIONS GOA PVT LTD

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

REGISTRAR OF CALLS
MARGAO

DEED OF SALE

Parodkar

This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this Nineteenth day of October of the year Two Thousand and Seventeen (19/10/2017),

B E T W E E N

1. Mrs. SEEMA DINESH PARODKAR, widow of Dinesh Ananda Parodkar and daughter of Bhasker Sagun Karpe, aged 56 years, housewife, Holder of Pan Card bearing No.AGLPP0405F and Aadhaar No.547117450349, herein represented by her son SHRI. VIRENDRA DINESH PARODKAR by virtue of Power of Attorney dtd 16/10/2017 executed before Notary V.V.Sukhthanker under registration No. 6179/17, dtd 16/10/2017 , AND HER CHILDREN;
2. Mr. VIRENDRA DINESH PARODKAR, son of late Dinesh Ananda Parodkar, aged 27 years, businessman, bachelor, Holder of Pan No.BVDPP1960M and Aadhaar No.852898470185,
3. Miss. VIBHA DINESH PARODKAR, daughter of late Dinesh Ananda Parodkar, aged 23 years, student, unmarried, Holder of Pan No.DKRPP7717K and Aadhaar No.726551991961,

All of them Indian Nationals and resident at S-4, Kankeshwari Apartments, Rua de Martires Dias, Malbhat, Margao, Salcete

repugnant to the meaning or context thereto, shall mean and include their heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, Holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 53 years, businessman,



2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 28 years, businessman, Holder of Pan Card bearing No. BCLPP5292H and Aadhaar No. 214509295250 Indian National, resident at House No.1898, Borda, Salcete, Goa,

Both of them are hereafter called "THE PURCHASERS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of Margao City Survey which is fully described in the SCHEDULE below;

AND WHEREAS THE VENDORS have represented to THE PURCHASERS as follows:-

(a) That the said Survey Holding comprises of the following two properties, namely:

(i) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New Series and enrolled under Matriz No.716 (part) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North by the Second Lanco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

(ii) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land

No.24934, New Series, and enrolled under Matriz No.716 (part), which is bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the West by the land of three metres wide of the Communidade of Margao, on the North by the land Second Lanco of Gogola of the Communidade of Margao, and on the South by Strip F of Filipe Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";

(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar

(ii) 1/5th to Ananda Data Parodcar

(iii) 1/5th to Tulsidas Data Parodcar,

(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and

(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

(f) That the said Ananda Data Parodcar and his wife Indumati Ananda Parodcar, have expired leaving Vinod Ananda Parodcar married to Sangeeta Vinod Parodcar Urmila Prabhas Govekar alias Urmila Pandurang Govekar, married to Prabhas Govekar alias Pandurang Ramchandra Govekar, and Dinesh Ananda Parodkar married to Seema Dinesh Parodkar (THE VENDOR No.1), as their only heirs;

(g) That vide Deed of Relinquishment drawn on the 5/2/2009, recorded at folio 62 Overleaf to 63 of Deeds Book No.1534 of the Office of Notary Public Ex-Officio, at Margao, the said Urmila Prabhas Govekar, and her husband Prabhas Govekar have relinquished all their illiquid and undivided rights in the estate of their mother/mother-in-law, Indumati Anand Parodkar;

(h) That the said Dinesh Ananda Parodkar has expired leaving the said Seema Dinesh Parodkar (THE VENDOR No.1), as his widow and moiety holder and his two children, namely, (a) Mr. Virendra Dinesh Parodkar (THE VENDOR No.2) and (b) Vibha Dinesh Parodkar (THE VENDOR No.3) as his only heirs, as witnessed by the Deed of Succession drawn on17/03/2017;

(i) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, by virtue of Deed of Relinquishment drawn on 7/1/2009 recorded at folio 17V to 18 Book No. 1637 before the Notary Public Ex-Officio, at

(j) That in view of rights thus acquired by inheritance and further rights acquired on the Relinquishment of Rights executed by the said Urmila Prabhas Govekar, and her husband, Prabhas Govekar, and by Mohan Sirsat and his children, THE VENDORS have an undivided 1/10th share in the said Survey Holding;

AND WHEREAS THE PURCHASERS are co-owners of the said property having purchased undivided share in the same;

AND WHEREAS the late Dinesh Datta Parodkar and THE VENDOR No.1 had offered to sell to THE PURCHASERS, all their 1/10th undivided right and share in the said Survey Holding, fully described in the SCHEDULE below, for a total consideration of Rs.2,47,00,000/- (Rupees Two Crores Forty Seven Lakhs Only), free from all encumbrances or charge whatsoever;

AND WHEREAS a part of the consideration was paid to Mr. Dinesh Ananda Parodkar;

AND WHEREAS after the death of the said Dinesh Ananda Parodkar, a further part consideration was paid to THE VENDOR No.1;

AND WHEREAS THE PURCHASERS have now requested THE VENDORS to execute the present Deed in their favour;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs.2,47,00,000/- (Rupees Two Crores Forty Seven Lakhs Only), which is partly paid by THE PURCHASERS to THE VENDORS and partly set off towards the cost of premises to be constructed for THE VENDORS, THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all their undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;



2. The said amount of Rs.2,47,00,000/- (Rupees Two Crores Forty Seven Lakhs Only) is partly paid by THE PURCHASERS to THE VENDORS and partly set off as follows:

(a) Rs.25,00,000/- vide Cheque bearing No.946726, dated 10/09/2015, drawn on the Corporation Bank, Margao Branch,

(b) Rs.25,00,000/- vide Cheque bearing No.946713, dated 25/11/2015, drawn on the Corporation Bank, Margao Branch, in the name of Dinesh A. Parodkar

(c) Rs.5,00,000/- vide Cheque bearing No.005891, dated 03/09/2016, drawn on the Goa State Co-operative Bank, Aquem Branch, in the name of Dinesh A. Parodkar

(d) Rs.58,85,000/- vide Cheque bearing No.946739, dated 19/08/2017, drawn on the Corporation Bank, Margao Branch, in the name of Seema D. Parodkar

(e) Rs.8,41,500/- vide Cheque bearing No.946741, dated 20/09/2017, drawn on the Corporation Bank, Margao Branch, in the name of Seema D. Parodkar,

(f) Rs.20,00,000/- by Cheque bearing No. 169618, dated 08/09/2015, drawn on the Corporation Bank, in favour of Dinesh A. Parodkar,

(g) Rs.3,00,000/- by RTGS Transfer dated 02/05/2016 from the Corporation Bank, Margao Branch, in favour of Dinesh A. Parodkar,

(h) Rs.10,00,000/- by Cheque bearing No.004025 dated 19/08/2017, drawn on the Goa State Co-operative Bank, Aquem Branch, in favour of Seema D. Parodkar,

(i) Rs. 9,26,500/- by Cheque bearing No. 004047 dated 12/10/2017 drawn on the Goa State Co-operative Bank, Aquem Branch. (the receipt whereof THE VENDORS do hereby acknowledge and wherefore THE VENDORS do hereby grant full discharge);

(j) Rs.80,00,000/- is set off against the price of villa bearing No. 10 admeasuring about 160.30 sq.mts + 14.20 sq.mts open terrace, or thereabouts in super built up area situated in the building complex " KURTARKAR GREENS", which THE PURCHASER have agreed to get transferred to THE VENDOR, for which a separate deed is to be executed; in the mean time a agreement with respect to the said villa is executed today.

(k) of Rs.2,47,000/-, which is 1 % of the total consideration is deposited by THE PURCHASERS towards income tax deducted at source;

3. For the purpose of stamp duty and registration, this Deed is valued at Rs.2,47,00,000/- (Rupees Two Crores Forty Seven Lakhs Only);

THE VENDORS do hereby covenant with THE PURCHASERS as follows:

a) That the title of THE VENDORS in the right hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That whensoever reasonably required THE VENDORS shall at the cost of THE

PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the right hereby sold to them.

d) That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

Parodkar

SCHEDULE

ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

THE VENDORS:

2. Mr. VIRENDRA DINESH PARODKAR

For self and as attorney of

Mrs. SEEMA DINESH PARODKAR





Right hand finger impressions of (Mr. VIRENDRA DINESH PARODKAR)



Left hand finger impressions of (Mr. VIRENDRA DINESH PARODKAR)

3. (Miss. VIBHA DINESH PARODKAR)



Parodkar

Parodkar



Right hand finger impressions of (Miss. VIBHA DINESH PARODKAR)



Left hand finger impressions of (Miss. VIBHA DINESH PARODKAR)

Parodkar

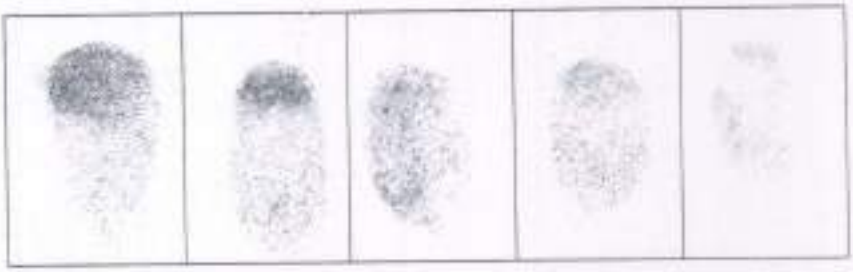
THE PURCHASERS:

1). (M/s MADAMANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)





(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

Parodkar

2. (Shri. VIBHAV P. PARKAR)





(Right hand finger impressions of Shri. VIBHAV P. PARKAR)



(Left hand finger impressions of Shri. VIBHAV P. PARKAR)

WITNESSES:

1. Adiksha Naik Savordem- Goa.

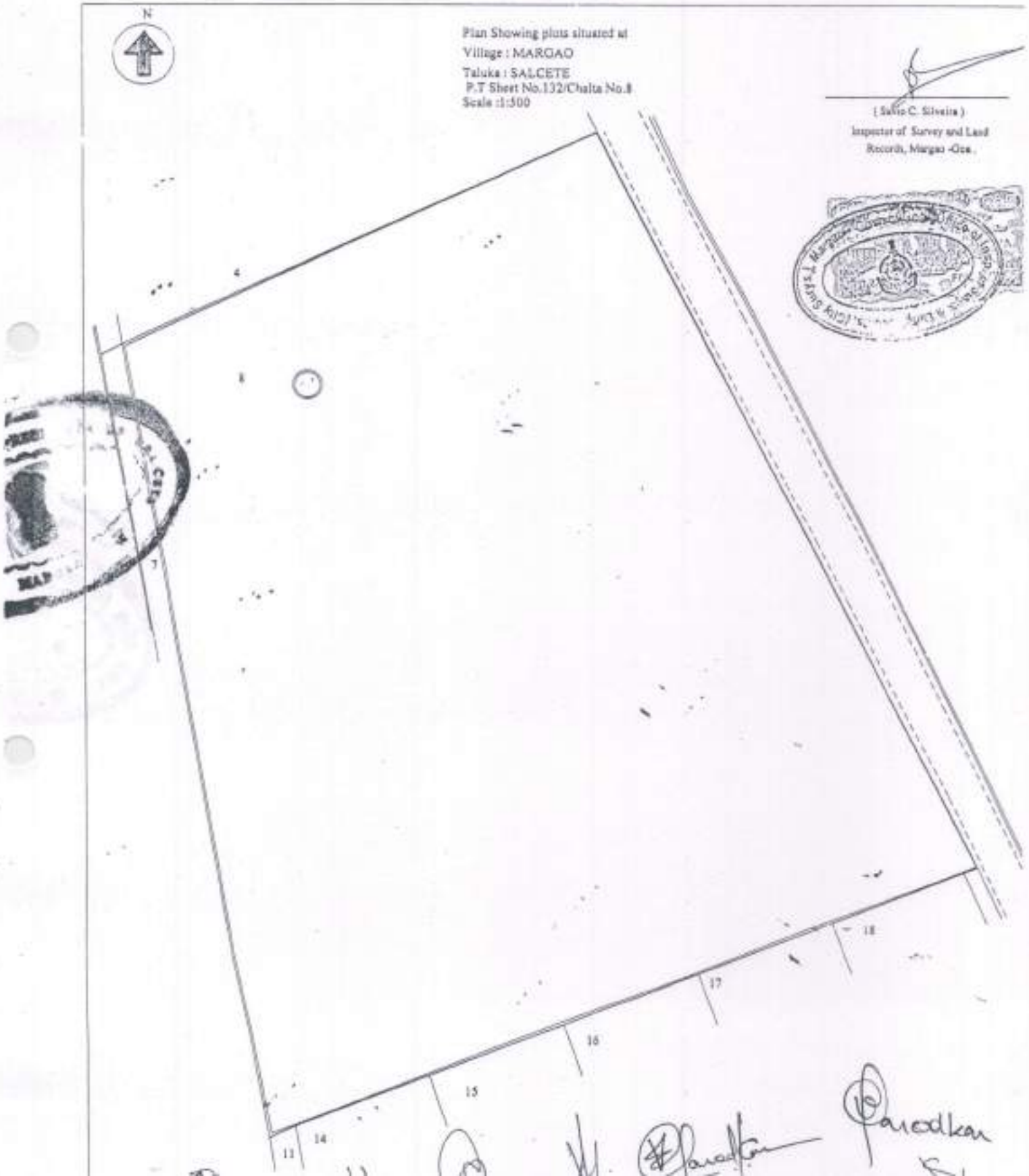
2. Rina. R. Pawar Navelim- Goa.

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office Of Inspector of Survey and Land Records

MARGAO-GOA



REG_1_51209_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 20-10-2017 11:25:04 AM

Document Serial Number : 4992

Presented at 10:43:00 AM on 20-10-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	864500.00
2	Processing Fees	430.00
	Total :	864930.00

Stamp Duty Required: 1111500.00 Stamp Duty Paid: 1111500.00

Sudin Nagesh Verenker presenter

Name	Photo	Thumb Impression	Signature
Sudin Nagesh Verenker,s/o Nagesh Verenkar , Married,Indian,age 53 Years,Business,r/o Chandor Salcete Goa forself as Managing Director of M/s.Madanant Construction Goa Pvt. Ltd. and as power of attorney of the purchaser no. 2 Vibhav P Parker, vide power of attorney executed in the sub registrar Salcete under no. MGO-BK4-00136-2016 dated 02.09.2016			

Endorsements

Executant

1 . Sudin Nagesh Verenker, s/o Nagesh Verenkar, Married,Indian,age 53 Years,Business,r/o Chandor Salcete Goa forself as Managing Director of M/s.Madanant Construction Goa Pvt. Ltd. and as power of attorney of the purchaser no. 2 Vibhav P Parker, vide power of attorney executed in the sub registrar Salcete under no. MGO-BK4-00136-2016 dated 02.09.2016

Photo	Thumb Impression	Signature
		

2 . Virendra Dinesh Parodkar, s/o late Dinesh Ananda Parodkar, UnMarried,Indian,age 27 Years,Business,r/oS-4 kankeshwar apartments Margao Salcete Goa forself and power of attorney for the Vendors no.1 Seema Dinesh Parodkar executed before Notary V.V. Sukththankar Margao under no. 6179/17 dated 16.10.2017

Photo	Thumb Impression	Signature
		

3 . Vibha Dinesh Parodkar, d/o late Dinesh Ananda Parodkar, UnMarried,Indian,age 23 Years,Student,r/oS-4 kankeshwar apartments Margao Salcete Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Cesar Vas , S/o.Teofilo Vas,Married,Indian,age 47 Years,Advocate,r/o R/o.Margao,Salcete,Goa	

Sub-Registrar
CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
SALCETE

Certified that Mutation Fees of
Rs. 1000/- has been paid
Vide Challan No. 2017007 57216
dated 20/10/2017

CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-04882-2017
CD Number MGOD117 on
Date 20-10-2017

Sub-Registrar (Salcete/Margao)

— CUM —
- REGISTRAR
SALCETE

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



(Rupees one crore twenty three thousand Five hundred only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA BERGER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

B-5/STP(Y)/C&L/35/3/2011-RD

1 A

भारत 20270 NON JUDICIAL गोवा 6

135426 OCT 19 2017

12:13

Rs.0123500/- PB7223

INDIA STAMP DUTY GOA

Name of Purchaser M/s MADANANT CONSTRUCTIONS GOA PVT LTD

For CITIZEN CREDIT CO-OP. BANK LTD.

Authorised Signatory

4992/17

THE SEAL OF THE SUB-REGISTRAR OF SALCETE MARGAO

Sudha V. Ulhekar

DEED OF SALE

Parodkar Parodkar

(Rupees NINE LAKHS EIGHTY EIGHT THOUSAND ONLY)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAINIKA BERRIER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

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

भारत 20265 NON JUDICIAL गोवा
164423 OCT 17 2017
17:20
Rs.0988000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser MADANANT CONSTRUCTIONS GOA PVT LTD

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

REGISTRAR OF CALLS
MARGAO

DEED OF SALE

Parodkar

This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this Nineteenth day of October of the year Two Thousand and Seventeen (19/10/2017),

B E T W E E N

1. Mrs. SEEMA DINESH PARODKAR, widow of Dinesh Ananda Parodkar and daughter of Bhasker Sagun Karpe, aged 56 years, housewife, Holder of Pan Card bearing No.AGLPP0405F and Aadhaar No.547117450349, herein represented by her son SHRI. VIRENDRA DINESH PARODKAR by virtue of Power of Attorney dtd 16/10/2017 executed before Notary V.V.Sukhthanker under registration No. 6179/17, dtd 16/10/2017 , AND HER CHILDREN;
2. Mr. VIRENDRA DINESH PARODKAR, son of late Dinesh Ananda Parodkar, aged 27 years, businessman, bachelor, Holder of Pan No.BVDPP1960M and Aadhaar No.852898470185,
3. Miss. VIBHA DINESH PARODKAR, daughter of late Dinesh Ananda Parodkar, aged 23 years, student, unmarried, Holder of Pan No.DKRPP7717K and Aadhaar No.726551991961,

All of them Indian Nationals and resident at S-4, Kankeshwari Apartments, Rua de Martires Dias, Malbhat, Margao, Salcete

repugnant to the meaning or context thereto, shall mean and include their heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, Holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 53 years, businessman,



2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 28 years, businessman, Holder of Pan Card bearing No. BCLPP5292H and Aadhaar No. 214509295250 Indian National, resident at House No.1898, Borda, Salcete, Goa,

Both of them are hereafter called "THE PURCHASERS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of Margao City Survey which is fully described in the SCHEDULE below;

AND WHEREAS THE VENDORS have represented to THE PURCHASERS as follows:-

(a) That the said Survey Holding comprises of the following two properties, namely:

(i) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New Series and enrolled under Matriz No.716 (part) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North by the Second Lanco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

(ii) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land

No.24934, New Series, and enrolled under Matriz No.716 (part), which is bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the West by the land of three metres wide of the Communidade of Margao, on the North by the land Second Lanco of Gogola of the Communidade of Margao, and on the South by Strip F of Filipe Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";

(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar

(ii) 1/5th to Ananda Data Parodcar

(iii) 1/5th to Tulsidas Data Parodcar,

(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and

(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

(f) That the said Ananda Data Parodcar and his wife Indumati Ananda Parodcar, have expired leaving Vinod Ananda Parodcar married to Sangeeta Vinod Parodcar Urmila Prabhas Govekar alias Urmila Pandurang Govekar, married to Prabhas Govekar alias Pandurang Ramchandra Govekar, and Dinesh Ananda Parodkar married to Seema Dinesh Parodkar (THE VENDOR No.1), as their only heirs;

(g) That vide Deed of Relinquishment drawn on the 5/2/2009, recorded at folio 62 Overleaf to 63 of Deeds Book No.1534 of the Office of Notary Public Ex-Officio, at Margao, the said Urmila Prabhas Govekar, and her husband Prabhas Govekar have relinquished all their illiquid and undivided rights in the estate of their mother/mother-in-law, Indumati Anand Parodkar;

(h) That the said Dinesh Ananda Parodkar has expired leaving the said Seema Dinesh Parodkar (THE VENDOR No.1), as his widow and moiety holder and his two children, namely, (a) Mr. Virendra Dinesh Parodkar (THE VENDOR No.2) and (b) Vibha Dinesh Parodkar (THE VENDOR No.3) as his only heirs, as witnessed by the Deed of Succession drawn on17/03/2017;

(i) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, by virtue of Deed of Relinquishment drawn on 7/1/2009 recorded at folio 17V to 18 Book No. 1637 before the Notary Public Ex-Officio, at

(j) That in view of rights thus acquired by inheritance and further rights acquired on the Relinquishment of Rights executed by the said Urmila Prabhas Govekar, and her husband, Prabhas Govekar, and by Mohan Sirsat and his children, THE VENDORS have an undivided 1/10th share in the said Survey Holding;

AND WHEREAS THE PURCHASERS are co-owners of the said property having purchased undivided share in the same;

AND WHEREAS the late Dinesh Datta Parodkar and THE VENDOR No.1 had offered to sell to THE PURCHASERS, all their 1/10th undivided right and share in the said Survey Holding, fully described in the SCHEDULE below, for a total consideration of Rs.2,47,00,000/- (Rupees Two Crores Forty Seven Lakhs Only), free from all encumbrances or charge whatsoever;

AND WHEREAS a part of the consideration was paid to Mr. Dinesh Ananda Parodkar;

AND WHEREAS after the death of the said Dinesh Ananda Parodkar, a further part consideration was paid to THE VENDOR No.1;

AND WHEREAS THE PURCHASERS have now requested THE VENDORS to execute the present Deed in their favour;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs.2,47,00,000/- (Rupees Two Crores Forty Seven Lakhs Only), which is partly paid by THE PURCHASERS to THE VENDORS and partly set off towards the cost of premises to be constructed for THE VENDORS, THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all their undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;



2. The said amount of Rs.2,47,00,000/- (Rupees Two Crores Forty Seven Lakhs Only) is partly paid by THE PURCHASERS to THE VENDORS and partly set off as follows:

(a) Rs.25,00,000/- vide Cheque bearing No.946726, dated 10/09/2015, drawn on the Corporation Bank, Margao Branch,

(b) Rs.25,00,000/- vide Cheque bearing No.946713, dated 25/11/2015, drawn on the Corporation Bank, Margao Branch, in the name of Dinesh A. Parodkar

(c) Rs.5,00,000/- vide Cheque bearing No.005891, dated 03/09/2016, drawn on the Goa State Co-operative Bank, Aquem Branch, in the name of Dinesh A. Parodkar

(d) Rs.58,85,000/- vide Cheque bearing No.946739, dated 19/08/2017, drawn on the Corporation Bank, Margao Branch, in the name of Seema D. Parodkar

(e) Rs.8,41,500/- vide Cheque bearing No.946741, dated 20/09/2017, drawn on the Corporation Bank, Margao Branch, in the name of Seema D. Parodkar,

(f) Rs.20,00,000/- by Cheque bearing No. 169618, dated 08/09/2015, drawn on the Corporation Bank, in favour of Dinesh A. Parodkar,

(g) Rs.3,00,000/- by RTGS Transfer dated 02/05/2016 from the Corporation Bank, Margao Branch, in favour of Dinesh A. Parodkar,

(h) Rs.10,00,000/- by Cheque bearing No.004025 dated 19/08/2017, drawn on the Goa State Co-operative Bank, Aquem Branch, in favour of Seema D. Parodkar,

(i) Rs. 9,26,500/- by Cheque bearing No. 004047 dated 12/10/2017 drawn on the Goa State Co-operative Bank, Aquem Branch. (the receipt whereof THE VENDORS do hereby acknowledge and wherefore THE VENDORS do hereby grant full discharge);

(j) Rs.80,00,000/- is set off against the price of villa bearing No. 10 admeasuring about 160.30 sq.mts + 14.20 sq.mts open terrace, or thereabouts in super built up area situated in the building complex " KURTARKAR GREENS", which THE PURCHASER have agreed to get transferred to THE VENDOR, for which a separate deed is to be executed; in the mean time a agreement with respect to the said villa is executed today.

(k) of Rs.2,47,000/-, which is 1 % of the total consideration is deposited by THE PURCHASERS towards income tax deducted at source;

3. For the purpose of stamp duty and registration, this Deed is valued at Rs.2,47,00,000/- (Rupees Two Crores Forty Seven Lakhs Only);

THE VENDORS do hereby covenant with THE PURCHASERS as follows:

a) That the title of THE VENDORS in the right hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That whensoever reasonably required THE VENDORS shall at the cost of THE

PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the right hereby sold to them.

d) That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

Parodkar

SCHEDULE

ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

THE VENDORS:

2. Mr. VIRENDRA DINESH PARODKAR

For self and as attorney of

Mrs. SEEMA DINESH PARODKAR





Right hand finger impressions of (Mr. VIRENDRA DINESH PARODKAR)



Left hand finger impressions of (Mr. VIRENDRA DINESH PARODKAR)

3. (Miss. VIBHA DINESH PARODKAR)



Parodkar

Parodkar



Right hand finger impressions of (Miss. VIBHA DINESH PARODKAR)



Left hand finger impressions of (Miss. VIBHA DINESH PARODKAR)

Parodkar

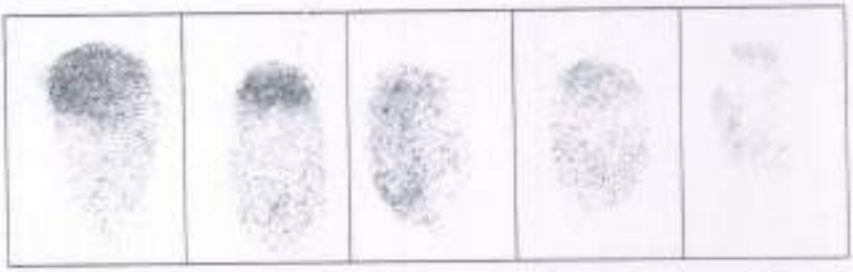
THE PURCHASERS:

1). (M/s MADAMANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)





(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

Parodkar

2. (Shri. VIBHAV P. PARKAR)





(Right hand finger impressions of Shri. VIBHAV P. PARKAR)



(Left hand finger impressions of Shri. VIBHAV P. PARKAR)

WITNESSES:

1. Adiksha Naik Savordem- Goa.

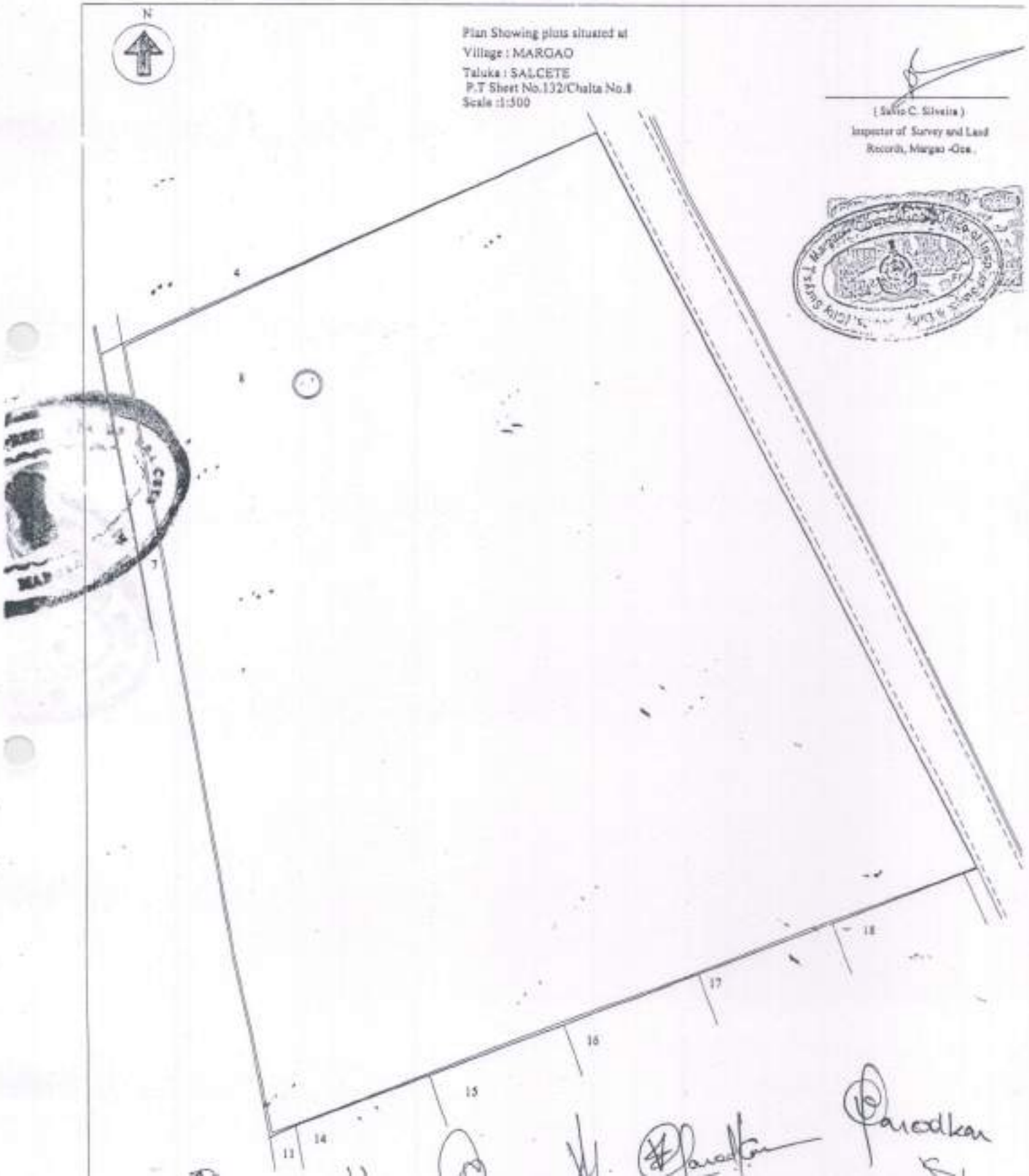
2. Rina. R. Pawar Navelim- Goa.

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

Office Of Inspector of Survey and Land Records

MARGAO-GOA



REG_1_51209_7

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 20-10-2017 11:25:04 AM

Document Serial Number : 4992

Presented at 10:43:00 AM on 20-10-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	864500.00
2	Processing Fees	430.00
	Total :	864930.00

Stamp Duty Required: 1111500.00 Stamp Duty Paid: 1111500.00

Sudin Nagesh Verenker presenter

Name	Photo	Thumb Impression	Signature
Sudin Nagesh Verenker,s/o Nagesh Verenkar , Married,Indian,age 53 Years,Business,r/o Chandor Salcete Goa forself as Managing Director of M/s.Madanant Construction Goa Pvt. Ltd. and as power of attorney of the purchaser no. 2 Vibhav P Parker, vide power of attorney executed in the sub registrar Salcete under no. MGO-BK4-00136-2016 dated 02.09.2016			

Endorsements

Executant

1 . Sudin Nagesh Verenker, s/o Nagesh Verenkar, Married,Indian,age 53 Years,Business,r/o Chandor Salcete Goa forself as Managing Director of M/s.Madanant Construction Goa Pvt. Ltd. and as power of attorney of the purchaser no. 2 Vibhav P Parker, vide power of attorney executed in the sub registrar Salcete under no. MGO-BK4-00136-2016 dated 02.09.2016

Photo	Thumb Impression	Signature
		

2 . Virendra Dinesh Parodkar, s/o late Dinesh Ananda Parodkar, UnMarried,Indian,age 27 Years,Business,r/oS-4 kankeshwar apartments Margao Salcete Goa forself and power of attorney for the Vendors no.1 Seema Dinesh Parodkar executed before Notary V.V. Sukththankar Margao under no. 6179/17 dated 16.10.2017

Photo	Thumb Impression	Signature
		

3 . Vibha Dinesh Parodkar, d/o late Dinesh Ananda Parodkar, UnMarried,Indian,age 23 Years,Student,r/oS-4 kankeshwar apartments Margao Salcete Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Cesar Vas , S/o.Teofilo Vas,Married,Indian,age 47 Years,Advocate,r/o R/o.Margao,Salcete,Goa	

Sub-Registrar
CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
SALCETE

Certified that Mutation Fees of
Rs. 1000/- has been paid
Vide Challan No. 2017007 57216
dated 20/10/2017

CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-04882-2017
CD Number MGOD117 on
Date 20-10-2017

Sub-Registrar (Salcete/Margao)

— CUM —
- REGISTRAR
SALCETE

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA REBRIER CO-OP, HSG SOCIETY LTD
ST.JOAQUIM ROAD, BORDA,
MARGAO - GOA 403 602

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

भारत 09810 NON JUDICIAL गोवा
127429 AUG 13 2014
11:53
Rs.0227689/- PB7223
INDIA STAMP DUTY GOA

For CITIZENCREDIT
Co-operative Bank Ltd.
Authorised Signatory

Name of Purchaser Mr. Vibhav P. Parkar

SPECIAL ADHESIVE SPECIAL ADHESIVE SPECIAL ADHESIVE

3813

Sudin a. Verenkar

THE SEAL OF THE SUB-REGISTRAR OF SALCETE
MARGAO - GOA

DEED OF SALE

This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this FOURTEENTH day of AUGUST of the year Two Thousand and Fourteen (14/08/2014),

B E T W E E N

1. Mrs. SUSHMA PANDURANG GOVEKAR alias URMILA PANDURANG GOVEKAR, daughter of Ananda Datta Parodcar, aged 57 years, housewife, Holder of Pan Card bearing No.AUQPG3773Q, AND HER HUSBAND,

2. Mr. PANDURANG R. GOVEKAR alias PANDURANG RAMCHANDRA GOVEKAR, son of Ramchandra P. Govekar, aged 64 years, retired government servant, Holder of Pan Card bearing No. AGTPG3092P,

Both of them Indian Nationals and resident at 1671, Solanki Adarsh Building, Pundalik Nagar, Porvorim,

...3/-



Bardez, Goa, and hereinafter called "THE VENDORS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, Holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 50 years, businessman,

2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 25 years, businessman, Holder of Pan Card bearing No. BCLPP5292H, Indian

...4/-

National, resident at House No.1398, Borda, Salcete, Goa,

Both of them are hereafter called "THE PURCHASERS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of Margao City Survey which is fully described in the SCHEDULE below;

AND WHEREAS THE VENDORS have represented to THE PURCHASERS as follows:-

(a) That the said Survey Holding comprises of the following two properties, namely:

...5/-

SUB-REGISTRAR OF SALCETE
MARGAO - GOA

(i) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New Seris and enrolled under Matriz No.716 (part) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North by the Second Lanco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

(ii) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New Series, and enrolled under Matriz No.716 (part), which is

...6/-

bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the West by the land of three metres wide of the Communidade of Margao, on the North by the land Second Lanco of Gogola of the Communidade of Margao, and on the South by Strip F of Filipe Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";

(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

...7/-

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar
(ii) 1/5th to Ananda Data Parodcar
(iii) 1/5th to Tulsidas Data Parodcar,
(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and
(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

...8/-

REGISTRAR OF SALCETE

(f) That the said Ananda Data Parodcar and his wife Indumati Ananda Parodcar, have expired leaving Vinod Ananda Parodcar, married to Sangita Vinod Parodcar, Sushma Pandurang Govekar (THE VENDOR No.1) married to Pandurang Govekar (THE VENDOR No.2), and Dinesh Ananda Parodkar married to Seema Dinesh Parodkar, as their only heirs;

(g) That vide Deed of Relinquishment drawn on the 5/2/2009, recorded at folio 62 Overleaf to 63 of Deeds Book No.1534 of the Office of Notary Public Ex-Officio, at Margao, the said Sushma Pandurang Govekar (THE VENDOR No.1), and her husband Pandurang Govekar (THE VENDOR No.2) have relinquished all their illiquid and undivided rights in the estate of their mother/mother-in-law, Indumati Anand Parodkar;

...9/-

(h) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, by virtue of Deed of Relinquishment drawn on 7/1/2009 before the Notary Public Ex-Officio, at Margao;

(i) That in view of rights thus acquired by inheritance from late Ananda Datta Parodkar, and further rights acquired on the Relinquishment of Rights executed by the said Mohan Sirsat and his children, THE VENDORS have an undivided 1/25th share in the said Survey Holding;

AND WHEREAS THE PURCHASERS are co-owners of the said property having purchased 9/100 undivided share in the same, by virtue of Deed of Sale dated 5/12/2013;

...10/-

AND WHEREAS THE VENDORS have offered to sell to THE PURCHASERS, all their 1/25th undivided right and share in the said Survey Holding, fully described in the SCHEDULE below, for a total consideration of Rs. 65,05,400/- (Rupees Sixty Five Lakhs Five Thousand and Four Hundred Only), free from all encumbrances or charge whatsoever;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs. 65,05,400/- (Rupees Sixty Five Lakhs Five Thousand and Four Hundred Only), paid by THE PURCHASERS to THE VENDORS (the receipt whereof THE VENDORS do hereby acknowledge and wherefor THE VENDORS do hereby grant full discharge) THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all their undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao

...11/-

City Survey, fully described in the SCHEDULE below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. The said amount of Rs.65,05,400/- (Rupees Sixty Five Lakhs Five Thousand and Four Hundred Only), is paid by THE PURCHASERS to THE VENDORS as follows:

(a) Rs.15,00,000/- vide Cheque bearing No. 897147, dated 16/7/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1;

(b) Rs.17,52,700/- vide Cheque bearing No. 924236, dated 30/7/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1;

(c) Rs.15,00,000/- vide Cheque bearing No. 106816, dated 15/7/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1;

...12/-

E SUB-REGISTRAR OF SALCETE
MARGAO - GOA

(d) Rs.17,52,700/- vide Cheque bearing No. 106823, dated 30/7/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1;

3. For the purpose of stamp duty and registration, this Deed is valued at Rs.65,05,400/- (Rupees Sixty Five Lakhs Five Thousand and Four Hundred Only);

4. THE VENDORS do hereby covenant with THE PURCHASERS as follows:

a) That the title of THE VENDORS in the right hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

...13/-

THE SUB-REGISTRAR OF SALCETE
MARGAO - GOA

c) That whensoever reasonably required THE VENDORS shall at the cost of THE PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the right hereby sold to them.

d) That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall refund the purchase price to THE PURCHASERS.

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

...14/-

SUB-REGISTRAR OF
MARGAO - GOA

SCHEDULE

ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

...15/-

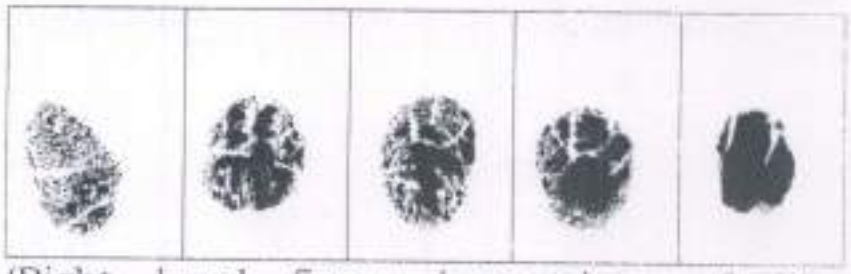
E SUB-REGISTRAR OF
VARGAO - GOA

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

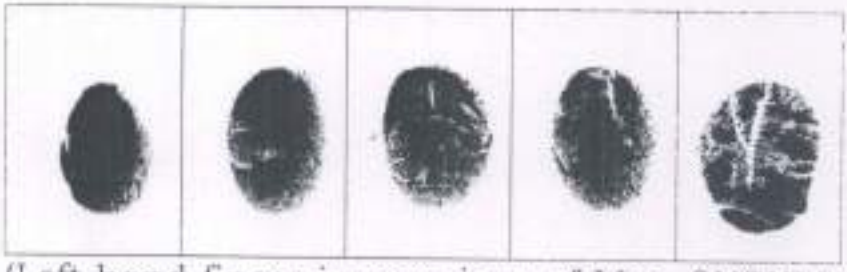
THE VENDORS:



1.
(Mrs. SUSHMA PANDURANG GOVEKAR alias URMILA PANDURANG GOVEKAR)



(Right hand finger impressions of Mrs. SUSHMA PANDURANG GOVEKAR alias URMILA PANDURANG GOVEKAR)

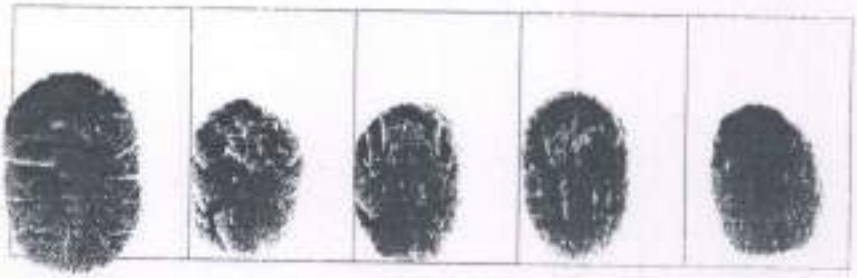


(Left hand finger impressions of Mrs. SUSHMA PANDURANG GOVEKAR alias URMILA PANDURANG GOVEKAR)

...17/-



2.
(Mr. PANDURANG R. GOVEKAR alias PANDURANG RAMCHANDRA GOVEKAR)



(Right hand finger impressions of Mr. PANDURANG R. GOVEKAR alias PANDURANG RAMCHANDRA GOVEKAR)

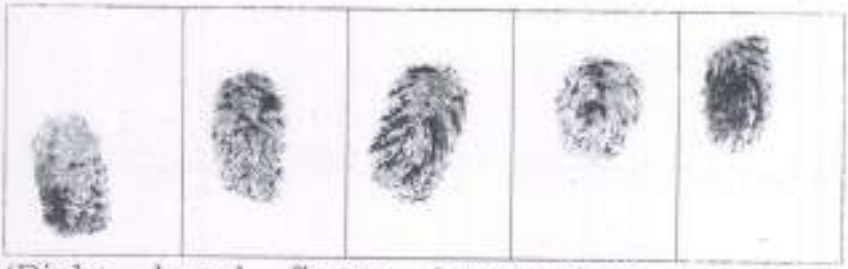


(Left hand finger impressions of Mr. PANDURANG R. GOVEKAR alias PANDURANG RAMCHANDRA GOVEKAR)

...17/-



2.
(Shri. VIBHAV P. PARKAR)



(Right hand finger impressions of Shri. VIBHAV P. PARKAR)



(Left hand finger impressions of Shri. VIBHAV P. PARKAR)

WITNESSES:

1. Kavita Chari Cottancal Cuncolim

2. Hyral Serrao Nagnaldo Betalbatim

Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T Sheet No.132/Chalta No.8
Scale :1:500

29/9/11



Generated By : DILIP NAIK
On : 28-09-2011

Compared By:

2/
3/
4/

Presented at 12:43:00 PM on 14-08-2014 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	195170.00
2	Processing Fees	240.00
	Total :	195410.00

Stamp Duty Required: 227710.00 Stamp Duty Paid: 227719.00

Sudin Nagesh Verenkar presenter

Name	Photo	Thumb Impression	Signature
Sudin Nagesh Verenkar ,S/o. Nagesh Verenkar , Married,Indian,age 50 Years,Business,r/oH. no. 196, Chandor, Salcete, Goa As a Managing Director of M/S. MADANANT CONSTRUCTION GOA PVT LTD, having its office at Opp St. Joseph Church, Chnador, Salcete, Goa			

Endorsements

Executant

1 . Sushma Pandurang Govekar alias Urmila Pandurang Govekar , D/o. Ananda Datta Parodcar , Married,Indian,age 57 Years,House-Wife,r/oH. No. 1671, Solanki Adarsh Bldg, Pundalik Nagar, Porvorim, Bardez, Goa

Photo	Thumb Impression	Signature
		

3 . Sudin Nagesh Verenkar , S/o. Nagesh Verenkar , Married,Indian,age 50 Years,Business,r/oH. no. 196, Chandor, Salcete, Goa As a Managing Director of M/S. MADANANT CONSTRUCTION GOA PVT LTD, having its office at Opp St. Joseph Church, Chnador, Salcete, Goa

Photo	Thumb Impression	Signature
		

4 . Vibhav Pundalik Parkar, s/o. Pundalik Tukaram Parkar, UnMarried,Indian,age 25 Years,Business,r/oBorda, Margao Goa, As a Managing Director of M/S. MADANANT CONSTRUCTION GOA PVT LTD, having its office at Opp St. Joseph Church, Chnador, Salcete, Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Cesar Vas , S/o. Teofilo Vas,Married,Indian,age 43 Years,Adv,r/o Margao, Goa	

Sub-Registrar

(Suraj R. Vernekar)
Sub Registrar

Sub-Registrar (Salcete/Margao)

(Suraj R. Vernekar)
Sub Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

(Rupees ... Sixteen only)

For CITIZENCREDIT™
Co-operative Bank Ltd.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAFAIRA BEWSTER CO-OP. HSG SOCIETY LTD
ST.JOQUEIM ROAD, ACHOMA,
MARGAO - GOA 403 601

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

भारत 13299 NON JUDICIAL गोवा
196427 AUG 29 2015
13:05
R.0260216/- PB7223
INDIA STAMP DUTY GOA

6

Name of Purchaser VIBHAY P. PARKAR.

1/8

SPECIAL ADHESIVE
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SPECIAL ADHESIVE
SPECIAL ADHESIVE

THE SEAL OF THE SUB-REGISTRAR OF SALCETE
MARGAO - GOA

Vibhav Parker

DEED OF SALE

This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this EIGHTEENTH day of DECEMBER of the year Two Thousand and Fifteen (18/12/2015),

B E T W E E N

1. Mr. AJIT RAMKRISHNA VERENKAR, son of Ramkrishna Jairam Verenkar, aged 55 years, businessman, Holder of Pan Card bearing No. ADEPV6239R, AND HIS WIFE,

2. Mrs. DALIYA AJIT VERENKAR, daughter of Damodar Digamber Alve, aged 50 years, housewife, Holder of Pan Card bearing No.ADEPV6238Q,

Both of them Indian Nationals and resident at House No.7, Gulmohar, SBI Colony, Behind Old Survey Office, Borda, Salcete, Goa, hereafter called "THE VENDORS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

3. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, Holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGUESH VERENKAR, aged 50 years, businessman, Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 26 years, businessman, Holder of Pan Card bearing No. BCLPP5292H, Indian National, resident at House No.1398, Borda, Salcete, Goa, Both of them are hereafter called "THE PURCHASERS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of Margao City Survey which is fully described in the SCHEDULE below;

AND WHEREAS THE VENDORS have represented to THE PURCHASERS as follows:-

SUB-REGISTRAR
MARGAO - GOA

That the said Survey Holding comprises of the following two properties, namely:

4. Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New Seris and enrolled under Matriz No.716 (part) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North by the Second Lanco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

5. Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New Series, and enrolled under Matriz No.716 (part), which is bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the West by the land of three metres wide of the Communidade of Margao, on the North by the land Second Lanco of Gogola of the Communidade of

Margao, and on the South by Strip F of Filipe Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";

(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar
(ii) 1/5th to Ananda Data Parodcar
(iii) 1/5th to Tulsidas Data Parodcar,
(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and
(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

SUB-REGISTRAR
MARGAO - GOA

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

(f) That the said Prafulla Parodcar, alias Prafulla Ramacrisna Verencar has expired leaving Ramkrishna J. Verenkar, as her widower and moiety holder and Ajit Verenkar (THE VENDOR No.1), married to Daliya Verenkar (THE VENDOR No.2), Jairam Verenkar, married to Surajbala Verenkar and Trupti Patnekar married to Shekhar Patnekar, as her only heirs;

(g) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, in view of Deed of Relinquishment drawn on 7/1/2009 before the Notary Public Ex-Officio, at Margao;

UB-REGISTRAR
PEDNA - GOA

(h) That in view of the rights acquired by inheritance and further rights acquired on the relinquishment of Rights executed by the said Mohan Sirsat and his children, THE VENDORS have an undivided 1/25th share in the said Survey Holding;

AND WHEREAS THE PURCHASERS are co-owners of the said property having purchased 9/100 undivided share in the same, by virtue of Deed of Sale dated 5/12/2013;

AND WHEREAS THE VENDORS have offered to sell to THE PURCHASERS, all their 1/25th undivided right and share in the said Survey Holding, fully described in the SCHEDULE below, for a total consideration of Rs.66,05,400/- (Rupees Sixty Six Lakhs Five Thousand and Four Hundred Only), free from all encumbrances or charge whatsoever;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of Rs.66,05,400/- (Rupees Sixty Six Lakhs Five Thousand and Four Hundred Only), paid by THE

SUB-REGISTRAR
MARGAO - GOA

PURCHASERS to THE VENDORS as mentioned below (the receipt whereof THE VENDORS do hereby acknowledge and wherefor THE VENDORS do hereby grant full discharge) THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all their undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. The said amount of Rs.66,05,400/- (Rupees Sixty Six Lakhs Five Thousand and Four Hundred Only), is paid by THE PURCHASERS to THE VENDORS as follows:

(a) Rs.15,00,000/- (Rupees Fifteen Lakhs only) vide Cheque bearing No. 897140 dated 17/4/2014, drawn on the Corporation Bank, Margao Branch, in favour of THE VENDOR No.1,

(b) Rs.17,20,173/- (Rupees Seventeen Lakhs Twenty Thousand One Hundred Seventy Three only) vide Cheque bearing No. 946707 dated 20/2/2015, drawn on the Corporation Bank, Margao Branch, in favour of THE VENDOR No.1,

B-REGISTRAR
GAO - GOA

(c) Rs.49,500/- (Rupees Forty Nine Thousand Five Hundred only) vide Cheque bearing No. 946714 dated 17/12/2015, drawn on the Corporation Bank, Margao Branch, in favour of THE VENDOR No.1,

(d) Rs.10,00,000/- (Rupees Ten Lakhs only) vide Cheque bearing No. 164417 dated 22/11/2014 drawn on the Corporation Bank, Margao Branch, in favour of THE VENDOR No.1,

(e) Rs.5,00,000/- (Rupees Five Lakhs only) by RTGS transfer from the Corporation Bank, Margao Branch, in favour of THE VENDOR No.1,

(f) Rs.17,20,173/- (Rupees Seventeen Lakhs Twenty Thousand One Hundred Seventy Three only) vide Cheque bearing No. 166721 dated 05/05/2015, drawn on the Corporation Bank, Margao, in favour of THE VENDOR No.1,

(g) Rs.49,500/- (Rupees Forty Nine Thousand Five Hundred only) vide Cheque bearing No. 374491 dated 08/01/2016, drawn on the Corporation Bank, Margao, in favour of THE VENDOR No.1,

(h) Rs. 66,054/- (Rupees Sixty Six Thousand Fifty Four Only), which is 1% of the total consideration has been deposited by THE PURCHASERS towards income tax and certificate to such effect is filed herewith;

For the purpose of stamp duty and registration, this Deed is valued at Rs. 66,05,400/- (Rupees Sixty Six Lakhs Five Thousand and Four Hundred Only);

4. THE VENDORS do hereby covenant with THE PURCHASERS as follows:

a) That the title of THE VENDORS in the right hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That whensoever reasonably required THE VENDORS shall at the cost of THE PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the right hereby sold to them.

5. That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate

THE PURCHASERS and shall save THE PURCHASERS from loss.

6. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

SCHEDULE

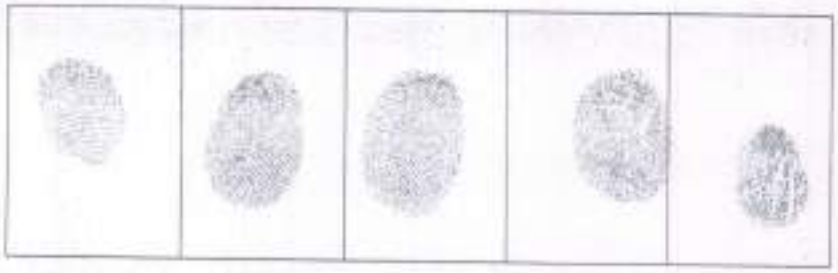
ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

THE VENDORS:



1.(Mr. AJIT RAMKRISHNA VERENKAR)



(Right hand finger impressions of Mr. AJIT RAMKRISHNA VERENKAR)



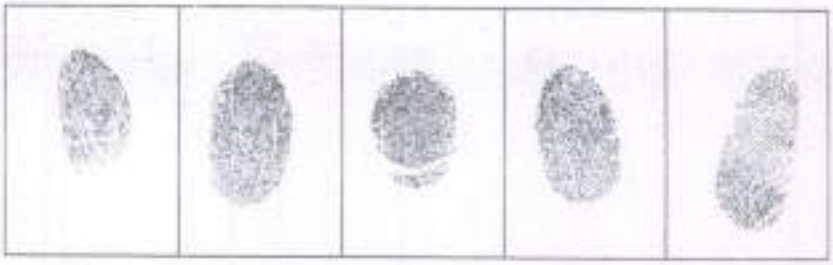
(Left hand finger impressions of Mr. AJIT RAMKRISHNA VERENKAR)



(Mrs. DALIYA AJIT VERENKAR)



(Right hand finger impressions of Mrs. DALIYA AJIT VERENKAR)



(Left hand finger impressions of Mrs. DALIYA AJIT VERENKAR)

THE PURCHASERS:



1. (M/s MADANANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)



(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

UB-REGIS
MARGAO - GOA

2.



(Shri. VIBHAV P. PARKAR)



(Right hand finger impressions of Shri. VIBHAV P. PARKAR)



(Left hand finger impressions of Shri. VIBHAV P. PARKAR)

WITNESSES:

1. RINA PAWAR Margao Goa

2. HYRAL FERRAO NAGVADDO BETALBATIM

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 08-01-2016 12:08:03 PM

Document Serial Number : 118

Presented at 11:40:00 AM on 08-01-2016 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	198170.00
2	Processing Fees	200.00
	Total :	198370.00

Stamp Duty Required: 264240.00 Stamp Duty Paid: 266216.00

Vibhav P. Parkar presenter

Name	Photo	Thumb Impression	Signature
Vibhav P. Parkar,S/o.Pundalik Tukaram Parkar , UnMarried,Indian,age 26 Years,Business,r/oHouse No.1398,Borda,Salcete,Goa As the Director of M/s.Madanant Construction Goa Pvt Ltd			

Endorsements

Executant

1 . Ajit Ramkrishna Verenkar, S/o.Ramkrishna Jairam Verenkar, Married,Indian,age 55 Years,Business,r/oHouse No.7,Gulmohar,SBI Colony,Behind Old Survey Office,Borda,Salcete,Goa

Photo	Thumb Impression	Signature
		

2 . Daliya Ajit Verenkar, D/o.Damodar Digamber Alve, Married,Indian,age 50 Years,House-Wife,r/oHouse No.7,Gulmohar,SBI Colony,Behind Old Survey Office,Borda,Salcete,Goa

Photo	Thumb Impression	Signature
		

3 . Vibhav P. Parkar, S/o.Pundalik Tukaram Parkar, UnMarried,Indian,age 26 Years,Business,r/oHouse No.1398,Borda,Salcete,Goa As the Director of M/s.Madanant Construction Goa Pvt Ltd

Photo	Thumb Impression	Signature
		

4 . Sudin Naguesh Vernekar, s/o late Naguesh Vernekar, Married,Indian,age 50 Years,Business,r/oHouse No.1398,Borda,Salcete,Goa As the Managing Director of M/s.Madanant Construction Goa Pvt Ltd

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Cesar Vas , S/o.Teofilo Vas,Married,Indian,age 45 Years,Advocate,r/o R/o.Margao,Salcete,Goa	

Sub-Registrar
CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-00113-2016
CD Number MGOD89 on
Date 08-01-2016

Sub-Registrar (Salcete/Margao)

CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
SALCETTE

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

(Rupees Nine lakhs seventy five thousand eight hundred forty only) 6.

For CITIZENCREDIT™
Co-operative Bank Ltd.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHRIMA BERNIER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

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

भारत 11887 NON JUDICIAL गोवा
169427 MAR 30 2015
17:24
Rs.0975840/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser MR. VIBHAV P. PARKAR

3022

Vibhav Parker

THE SEAL OF THE SUB-REGISTRAR OF SALCETE
MARGAO - GOA

DEED OF SALE

Nayan D. Parodkar



This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this THIRTIETH day of MARCH of the year Two Thousand and Fifteen (30/03/2015),

B E T W E E N

1. Mr. DATTA NAGUESH PARODKAR alias SATISH NAGUESH PARODKAR, son of Naguesh Datta Parodcar, aged 64 years, businessman, Holder of Pan Card bearing No. AGLPP4609F, AND HIS WIFE,

2. Mrs. NAYAN DATTA PARODKAR, daughter of Mahabaleshwar Ganpat Verenkar, aged 52 years, housewife, Holder of Pan Card bearing No. AGLPP4610Q,

Both of them Indian Nationals and resident at Flat No. F-7, Kankeshwari Building, Near Indian Overseas Bank, Pajifond, Margao, Salcete, Goa, and are hereafter called

...3/-

Nayan D. Parodkar



"THE VENDORS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 50 years, businessman,

2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 24 years, businessman, Holder of Pan Card bearing No. BCLPP5292H, Indian National, resident at House No.1398, Borda, Salcete, Goa,

...4/-

Both of them are hereafter called "THE PURCHASERS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of Margao City Survey which is fully described in the SCHEDULE below;

AND WHEREAS THE VENDORS have represented to THE PURCHASERS as follows:-

(a) That the said Survey Holding comprises of the following two properties, namely:

(i) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land

...5/-

Nayan D. Parodkar

Registration Office of Salcete under No.24933, New Series and enrolled under Matriz No.716 (part) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North by the Second Lonco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

(ii) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New Series, and enrolled under Matriz No.716 (part), which is bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the

...6/-

Parodkar Nayan D. Parodkar

GISTRAR OF SAL
GOA

West by the land of three metres wide of the Communidade of Margao, on the North by the land Second Lanco of Gogola of the Communidade of Margao, and on the South by Strip F of Filipe Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";

(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said

...7/-

Narayan D. Parodkar

Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar
(ii) 1/5th to Ananda Data Parodcar
(iii) 1/5th to Tulsidas Data Parodcar,
(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and
(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

...8/-

Nayan D. Parodkar

(f) That the first wife of the said Naguexa Datta Xete Parodcar, expired leaving Datta Naguexa Parodcar (THE VENDOR No.1), and his wife, Nayan Datta Parodcar (THE VENDOR No.2), Nina Shirodkar and her husband Gurunath Shirodkar, as her only heirs;

(g) That the second wife of the said Naguexa Datta Xete Parodcar expired leaving Sunila Varkekar and her husband Mangal Varkekar, and Rajendra Naguexa Parodcar and his wife, Kalpana Rajendra Parodcar, as her only heirs;

(h) That the said Naguexa Datta Xete Parodcar has expired leaving Datta Naguexa Parodcar (THE VENDOR No.1), and his wife, Nayan Datta Parodcar (THE VENDOR No.2), Nina Shirodkar and her husband Gurunath Shirodkar and Sunila Varkekar and her husband Mangal Varkekar, and Rajendra Naguexa

...9/-

Nayan D. Parodkar

ADDL-REGISTRAR OF SALCETE
GAO-GOA

Parodcar and his wife, Kalpana Rajendra Parodcar, as his only heirs;

(i) That the said Nina Shirodkar and her husband Gurunath Shirodkar, and Sunila Varkekar and her husband Mangal Varkekar have relinquished all their rights in the estate of their parents/parent-in-law as witnessed by a Deed of Relinquishment of Illiquid and undivided Rights and Deed of Succession dated 31/12/2001;

(j) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, in view of Deed of Relinquishment drawn on 7/1/2009 before the Notary Public Ex-Officio, at Margao;

...10/-

Nayan D. Parodkar

(k) That in view of the inheritance rights acquired on the death of the said Datta Naguexa Xete Parodkar and his wife, Moturi Datta Parodkar, and by acquiring further rights on the relinquishment of Rights executed by the said Mohan Sirsat and his children, THE VENDORS have an undivided 3/20th share in the said Survey Holding;

AND WHEREAS THE VENDORS have offered to sell to THE PURCHASERS all their 3/20th undivided right and share in the said Survey Holding, fully described in the SCHEDULE below, for a total consideration of Rs.2,43,96,000/-, free from all encumbrances or charge whatsoever;

AND WHEREAS THE PURCHASERS are co-owners of the said property having purchased undivided share in the same;

AND WHEREAS THE VENDORS have offered to sell to THE PURCHASERS, all their

...11/-

Narayan D. Parodkar



3/20th undivided right and share in the said Survey Holding, fully described in the SCHEDULE below, for a total consideration of Rs.2,42,74,020/-, free from all encumbrances or charge whatsoever;

AND WHEREAS THE PURCHASERS had paid a part of the consideration amounting to Rs.2,08,48,000/- vide Cheques bearing Nos. 897142, 924243, 924249, 166179 and 166723 and 166725, all drawn on the Corporation Bank, Margao Branch and 862054, drawn on the State Bank of India, Curchorem Branch;

AND WHEREAS THE VENDORS and THE PURCHASERS subsequently realized that 1% of the consideration payable to THE VENDORS was required to be deposited by THE PURCHASERS towards income tax deducted at source;

AND WHEREAS therefore an amount of Rs.1,21,980/- was returned by THE VENDORS to THE PURCHASERS vide Cheque bearing No.517558, dated 8/5/2015, drawn on the

...12/-

Punjab National Bank, and THE PURCHASERS shall deposit the said amount with the Income Tax Department towards tax deductable at source;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs.2,43,96,000/- (Rupees Two Crores Forty Three Lakhs Ninety Six Thousand Only), paid by THE PURCHASERS to THE VENDORS (the receipt whereof THE VENDORS do hereby acknowledge and wherefor THE VENDORS do hereby grant full discharge) THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all their undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

...13/-



2. The said amount of Rs.2,43,96,000/- (Rupees Two Crores Forty Three Lakhs Ninety Six Thousand Only), is paid by THE PURCHASERS to THE VENDORS as follows:

(a) Rs.35,00,000/- vide Cheque bearing No.897142, dated 25/05/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1;

(b) Rs.50,00,000/- vide Cheque bearing No.924243, dated 21/10/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1;

(c) Rs.36,98,000/- vide Cheque bearing No.924249, dated 14/11/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1, of which an amount of Rs.1,21,980/- is returned to THE PURCHASERS vide Cheque bearing No.517558, dated 8/5/2015, drawn on the Punjab National Bank;

(d) Rs.49,50,000/- vide Cheque bearing No.862054, dated 24/1/2015, drawn on the State Bank of India, Curchorem Branch, in the name of THE VENDOR No.1;

...14/-



(e) Rs.37,00,000/- vide Cheque bearing No.166179, dated 26/3/2015, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1,

(f) Rs.17,00,000/- vide Cheque bearing No.166723, dated 4/5/2015, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1,

(g) Rs.17,026,020/- through RTGS Transfer in the name of THE VENDOR No.1,

(h) Rs.2,43,960/- which is 1 % of the total consideration shall be deposited by THE PURCHASERS towards income tax deducted at source;

3. For the purpose of stamp duty and registration, this Deed is valued at Rs.2,43,96,000/- (Rupees Two Crores Forty Three Lakhs Ninety Six Thousand Only);

4. THE VENDORS do hereby covenant with THE PURCHASERS as follows:

...15/-

Nayan D. Parodkar

a) That the title of THE VENDORS in the right hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That whensoever reasonably required THE VENDORS shall at the cost of THE PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the right hereby sold to them.

d) That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

...16/-

Nayan D. Parodkar

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

SCHEDULE

ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is

...17/-

described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

THE VENDORS:

1.
(Mr. DATTA NAGUESH PARODKAR alias SATISH NAGUESH PARODKAR)

...18/-

EGISTRA,
O-GOA





(Right hand finger impressions of Mr. DATTA NAGUESH PARODKAR alias SATISH NAGUESH PARODKAR)



(Left hand finger impressions of Mr. DATTA NAGUESH PARODKAR alias SATISH NAGUESH PARODKAR)

...19/-

Narayan D. Parodkar



Nayan D. Parodkar

Nayan

2.
(Mrs. NAYAN DATTA PARODKAR)



(Right hand finger impressions of Mrs. NAYAN DATTA PARODKAR)



(Left hand finger impressions of Mrs. NAYAN DATTA PARODKAR)

...20/-

Nayan D. Parodkar

THE PURCHASERS:



1.
(M/s MADAMANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)



(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

...21/-

Nayan D. Parodkar



2.
(Shri. VIBHAV P. PARKAR)



(Right hand finger impressions of Shri. VIBHAV P. PARKAR)



(Left hand finger impressions of Shri. VIBHAV P. PARKAR)

WITNESSES:

1. Rina Pawar Navelim Goa

2. Kunal Fernao de Nagraddo Betalbatim

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

PANAJI-GOA

Plan Showing plots situated at

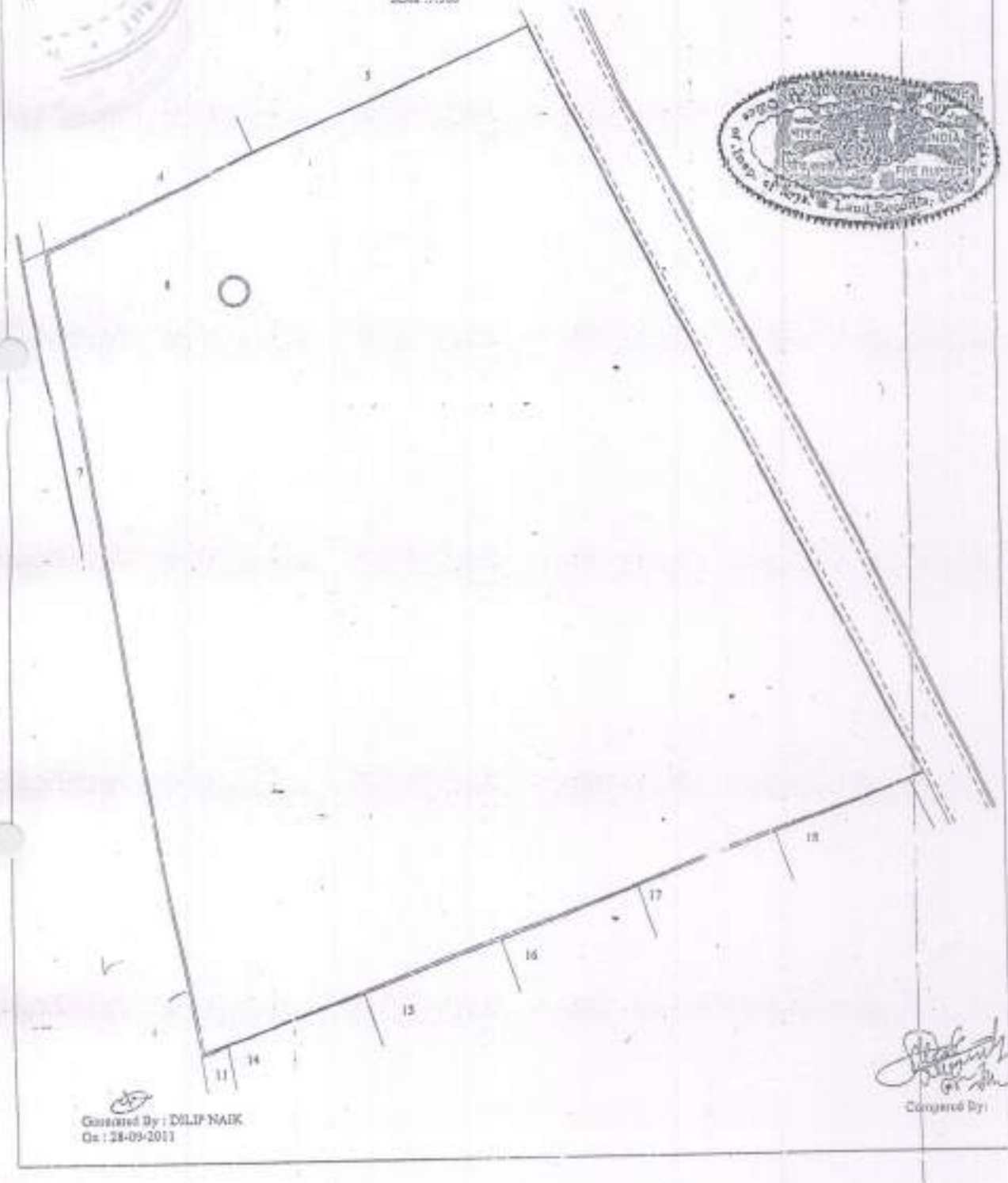
Village : MARGAO

Taluka : SALCETE

P.T Sheet No.133/Chalta No.8

Scale :1:500

29/9/11



Generated By : DILIP NAIK

On : 28-09-2011

Compared By:

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 25-06-2015 10:54:51 AM

Document Serial Number : 3022

Presented at 10:33:00 AM on 25-06-2015 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	975840.00
2	Processing Fees	330.00
	Total :	976170.00

Stamp Duty Required: .00 Stamp Duty Paid: 975840.00

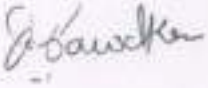
Vibhav P. Parkar presenter

Name	Photo	Thumb Impression	Signature
Vibhav P. Parkar ,S/o. Pundalik Tukaram Parkar , UnMarried,Indian,age 24 Years,Business,r/oH. No. 1398, Borda, Salcete, Goa As a Director of M/S. MADANANT CONSTRUCTION GOA PVT LTD. having its office at Opp St. Joseph Church, Chandor, Salcete, Goa			

Endorsements

Executant

1 . Datta Naguesh Parodkar alias Satish Naguesh Parodkar , S/o. Naguesh Datta Parodkar , Married,Indian,age 64 Years,Business,r/oH. No. F-7, Kankeshwari Bldg, Nr Indian Overseas Bank, Pajifond, Margao, Salcete, Goa

Photo	Thumb Impression	Signature
		

2 . Nayan Datta Parodkar , D/o. Mahabaleshwar Ganpat Verenkar, Married,Indian,age 52 Years,House-Wife,r/oH. No. F-7, Kankeshwari Bldg, Nr Indian Overseas Bank, Pajifond, Margao, Salcete, Goa

Photo	Thumb Impression	Signature
		Nayan D. Parodkar

3 . Vibhav P. Parkar , S/o. Pundalik Tukaram Parkar , UnMarried,Indian,age 24 Years,Business,r/oH. No. 1398, Borda, Salcete, Goa As a Director of M/S. MADANANT CONSTRUCTION GOA PVT LTD. having its office at Opp St. Joseph Church, Chandor, Salcete, Goa

Photo	Thumb Impression	Signature
		

4 . Sudin Nagesh Verenker, s/o. late Nagesh Surya Verenkar, Married,Indian,age 50 Years,Business,r/oOpp. St. Joseph Church, Chandor, Salcete Goa. As a Managing Director of M/S. MADANANT CONSTRUCTION GOA PVT LTD. having its office at Opp St. Joseph Church, Chandor, Salcete, Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Cesar Vas , S/o. Teofilo Vas,Married,Indian,age 44 Years,Adv,r/o Margao, Goa	

Sub-Registrar

Suraj R. Verenkar
Sub Registrar

Book-1 Document
Registration Number MGO-BK1-02975-2015
CD Number MGOD85 on
Date 25-06-2015

Sub-Registrar (Salcete/Margao)

Surai R. Vernekar
Sub Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Rupees Six Lakhs Forty Thousand Only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAHARA BERKELEY CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

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

भारत 19783 NON JUDICIAL गोवा
111424 AUG 30 2017
11:37
Rs.0640000/- PB7223
INDIA STAMP DUTY GOA

For CITIZENCREDIT CO-OP. BANK LTD.

Authorised Signatory

Name of Purchaser MR. VIBHAV P. PARKAR

Sudin N. Velhe

5455

DEED OF SALE

(Rs. Eighty thousand only)

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPHIRA BERRIER CO-OP. HSG SOCIETY LTD
ST.JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

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

भारत 20414 NON JUDICIAL गोवा
135423 NOV 07 2017
15:47
R.0080000/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser VIBHAV PARKAR.

For CITIZEN CREDIT CO-OP. BANK LTD.

Authorised Signatory

DEED OF SALE

This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this Seventh day of NOVEMBER of the year Two Thousand and Seventeen (07/11 /2017),

B E T W E E N

1. Mr. JAIRAM RAMKRISHNA VERENKAR, son of late Ramkrishna Jairam Verenkar, aged 53 years, businessman, Holder of Pan No. ADHPV2975M and Aadhaar No, 256496701606 AND HIS WIFE,

2. Mrs. SURAJBALA JAIRAM VERENKAR, daughter of Suryakant Raghunath Katkar, aged 48 years, inservice, Holder of Pan No. ABNPV9529R and Aadhaar No.298439299999.

Both of them Indian Nationals and resident at House No.216, Behind Church Chandor, Salcete, Goa, and are hereafter called "THE VENDORS" (which expression unless repugnant to the meaning or context

...3/-

thereto, shall mean and include their heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, Holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 53 years, businessman,

2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 28 years, businessman, Holder of Pan Card bearing No. BCLPP5292H and Aadhaar No.214509295250, Indian National, resident at House No.1898, Borda, Salcete, Goa,

...4/-

Both of them are hereafter called "THE PURCHASERS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of Margao City Survey which is fully described in the SCHEDULE below;

AND WHEREAS THE VENDORS have represented to THE PURCHASERS as follows:-

(a) That the said Survey Holding comprises of the following two properties, namely:

(i) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under

...5/-



No.24933, New Series and enrolled under Matriz No.716 (part) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North by the Second Lanco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

(ii) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New Series, and enrolled under Matriz No.716 (part), which is bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the West by the land of three metres wide of the Communidade of Margao, on the

North by the land Second Lanco of Gogola of the Communidade of Margao, and on the South by Strip F of Filipe Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";

(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar

(ii) 1/5th to Ananda Data Parodcar

(iii) 1/5th to Tulsidas Data Parodcar,

(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and

(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

(f) That the said Prafulla Parodcar, alias Prafulla Ramacrisna Verencar has expired leaving Ramkrishna J. Verenkar, as her widower and moiety holder and Ajit Verenkar,

...8/-

married to Daliya Verenkar, Jairam Verenkar (THE VENDOR No.1), married to Surajbala Verenkar (THE VENDOR No.2), and Trupti Patnekar married to Shekhar Patnekar, as her only heirs;

(g) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, in view of Deed of Relinquishment drawn on 7/1/2009 before the Notary Public Ex-Officio, at Margao;

(h) That in view of the rights acquired by inheritance and further rights acquired on the relinquishment of Rights executed by the said Mohan Sirsat and his children, THE VENDORS have an undivided 1/25th share in the said Survey Holding;

...9/-

AND WHEREAS THE PURCHASERS are co-owners of the said property having purchased 9/100 undivided share in the same, by virtue of Deed of Sale dated 5/12/2013;

AND WHEREAS THE VENDORS have offered to sell to THE PURCHASERS, all their undivided right and share in the said Survey Holding, fully described in the SCHEDULE below, equivalent to 1/25th share, for a total consideration of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only), free from all encumbrances or charge whatsoever;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only), paid by THE PURCHASERS to THE VENDORS as mentioned below (the receipt whereof THE VENDORS do hereby acknowledge and wherefor THE VENDORS do

...10/-

hereby grant full discharge) THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all their undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. The said amount of Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only) is paid by THE PURCHASERS to THE VENDORS as follows:

(a) Rs.25,00,000/- vide Cheque bearing No.946728 dated 8/11/2016, drawn on the Corporation Bank, Margao Branch,

(b) Rs.24,75,000/- vide Cheque bearing No.946732 dated 20/02/2017, drawn on the Corporation Bank, Margao Branch,

...11/-

(c) Rs.19,55,000/- vide Cheque bearing No.946729 dated 12/11/2016, drawn on the Corporation Bank, Margao Branch,

(d) Rs.9,90,000/- vide Cheque bearing No.946738 dated 08/08/2017, drawn on the Corporation Bank, Margao Branch,

(e) Rs.80,000/, which is 1% of the total consideration has been deposited by THE PURCHASER No.2 towards income tax and certificate to such effect is filed herewith;

All the above amounts are paid by THE PURCHASER No.2;

(f) Rs.30,00,000/- vide Cheque bearing No.339571 dated 12/4/2017, drawn on the Corporation Bank, Margao,

(g) Rs.19,80,000/- vide Cheque bearing No.404327 dated 8/11/2016, drawn on the Corporation Bank, Margao,

12/-

(a) Rs.20,00,000/- vide Cheque bearing No.522926 dated 20/6/2017, drawn on the Corporation Bank, Margao,

(b) Rs.9,40,000/- vide Cheque bearing No.006613 dated 8/08/2017, drawn on the Goa State Co-op. Bank, Margao, in favour of THE VENDOR No.1,

(c) Rs.80,000/, which is 1% of the total consideration has been deposited by THE PURCHASER No.1 towards income tax and certificate to such effect is filed herewith;

All the above amounts are paid by THE PURCHASER No.1;

3. For the purpose of stamp duty and registration, this Deed is valued at Rs.1,60,00,000/- (Rupees One Crore Sixty Lakhs Only);

...13/-

4. THE VENDORS do hereby covenant with THE PURCHASERS as follows:

a) That the title of THE VENDORS in the right hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE

...14/-

VENDORS, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

SCHEDULE

ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

...16/-

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

THE VENDORS:

1.
(Mr. JAIRAM
RAMKRISHNA VERENKAR)





(Right hand finger impressions of Mr. JAIRAM RAMKRISHNA VERENKAR)



(Left hand finger impressions of Mr. JAIRAM RAMKRISHNA VERENKAR)

...17/-

2.
(Mrs. SURAJBALA JAIRAM VERENKAR)





(Right hand finger impressions of Mrs. SURAJBALA JAIRAM VERENKAR)



(Left hand finger impressions of Mrs. SURAJBALA JAIRAM VERENKAR)

...18/-

THE PURCHASERS:

1. (M/s MADAMANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)





(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

...19/-

GOVERNMENT OF GOA

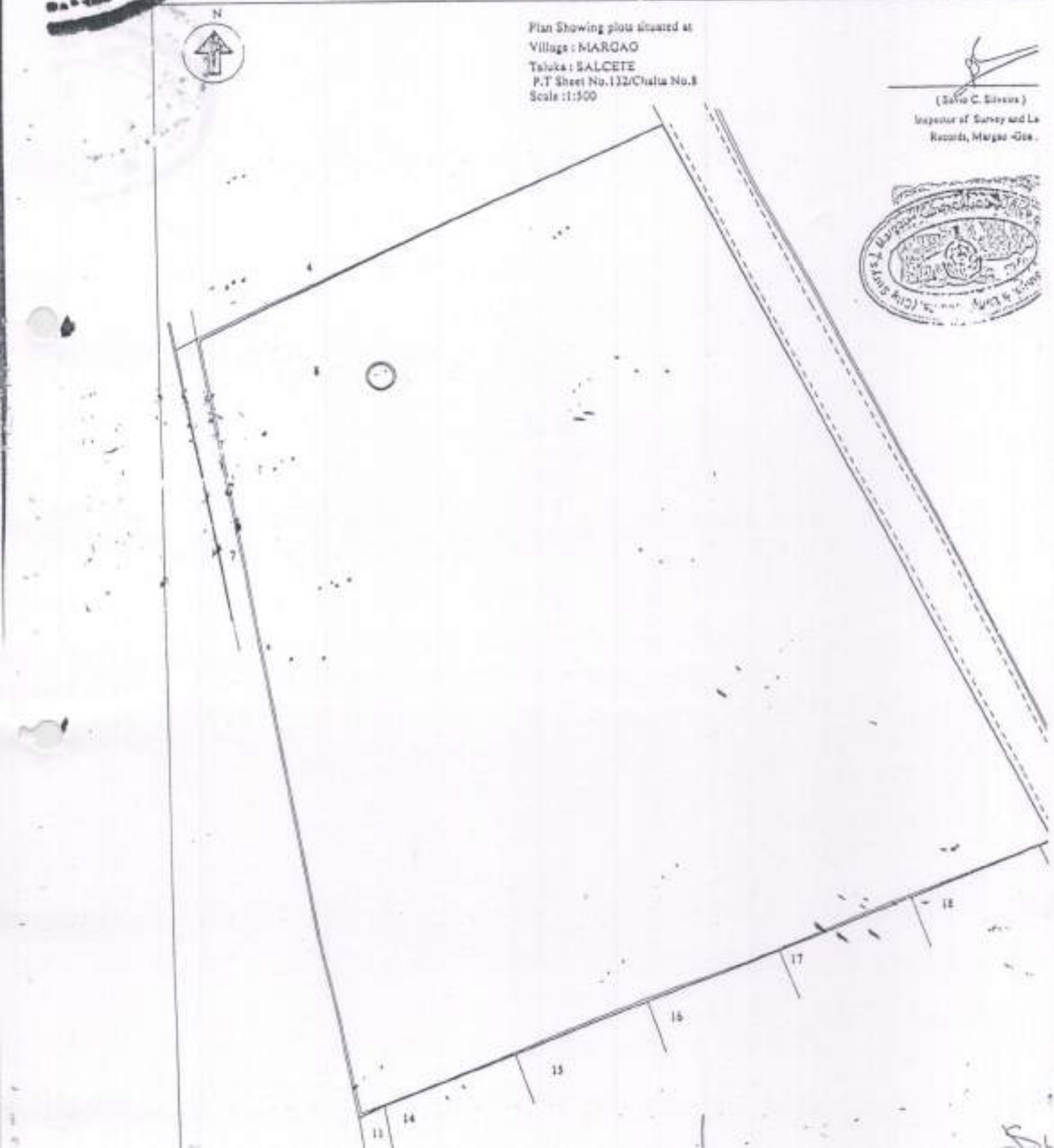
Directorate of Settlement and Land Records

Office Of Inspector of Survey and Land Records

MARGAO-GOA

Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T Sheet No.132/Chalta No.8
Scale :1:500

(Savio C. Silveira)
Inspector of Survey and La
Records, Margao -Goa.



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 17-11-2017 10:38:41 AM

Document Serial Number : 5455

Presented at 10:22:00 AM on 17-11-2017 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	560000.00
2	Processing Fees	500.00
	Total :	560500.00

Stamp Duty Required: 720000.00 Stamp Duty Paid: 720000.00

Sudin Verenker presenter

Name	Photo	Thumb Impression	Signature
Sudin Verenker,s/o Nagesh Verenkar , Married,Indian,age 53 Years,Business,r/o Chandor Salcete Goa forself as Managing Director of M/s.Madanant Construction Goa Pvt. Ltd. and as power of attorney of the purchaser no. 2 Vibhav P Parker, vide power of attorney executed in the sub registrar Salcete under no. MGO-BK4-00136-2016 dated 02.09.2016			

Endorsements

Executant

1 . Sudin Verenker, s/o Nagesh Verenkar, Married,Indian,age 53 Years,Business,r/o Chandor Salcete Goa forself as Managing Director of M/s.Madanant Construction Goa Pvt. Ltd. and as power of attorney of the purchaser no. 2 Vibhav P Parker, vide power of attorney executed in the sub registrar Salcete under no. MGO-BK4-00136-2016 dated 02.09.2016

Photo	Thumb Impression	Signature
		

2 . Jairam Ramkrishna Verenkar, S/o.Late Ramkrishna Jairam Verenkar, Married,Indian,age 53 Years,Business,r/oHno.216,Behind Chruch,Chandor,Salcete,Goa

Photo	Thumb Impression	Signature
		

Surajbala Jairam Verenkar, D/o.Suryakant Raghunath Katkar, Married,Indian,age 48 Years,Service,r/oHno.216,Behind Chruch,Chandor,Salcete,Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Cesar Vas , S/o.Teofilo Vas,Married,Indian,age 47 Years,Advocate,r/o R/o.Margao,Salcete,Goa	

Certified that Mutation Fees of
Rs. 10201/- has been paid
Vide Challan No. 201700829635
Dated 21/11/2017

Sub-Registrar
CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR

CIVIL REGISTRAR
— CUM —
SUB REGISTRAR

Book-1 Document
Registration Number MGO-BK1-05312-2017
CD Number MGOD118 on
Date 17-11-2017

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Rupees seven acarn eighty thousand six hundred seventy five only)

For CITIZENCREDIT Co-operative Bank Ltd.

Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SARWAN BERRIES CO-OP. HSG SOCIETY LTD
ST.JOQUIEN ROAD, MORDA,
MARGAO - GOA 403 602

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

भारत 08276 NON JUDICIAL गोवा
162426 FEB 06 2014

15:48

R.0780675/- PB7223

INDIA STAMP DUTY GOA

Name of Purchaser MR. VISHAV P. PARKAR

641

SPECIAL ADHESIVE

Sudam N Vlrekar

THE SEAL OF THE SUB REGISTRAR OF SALCETE

DEED OF SALE

This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this SEVENTH day of FEBRUARY of the year Two Thousand and Fourteen (07/02/2014),

B E T W E E N

Shri. RAMKRISHNA ZOIRAMA VERENKAR alias RAMCRISHNA ZOIRAMA VERENCAR, son of Zoirama P. Verencar, aged 80 years, Retired, Holder of Pan Card bearing No. AAZPV6193J, Indian National, resident at House No. 216, Igorjebhat, Opposite Football Ground, Chandor, Goa, hereafter called "THE VENDOR" (which expression unless repugnant to the meaning or context thereto, shall mean and include his heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private

...3/-

Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 50 years, businessman,

2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 24 years, businessman, Holder of Pan Card bearing No. BCLPP5292H, Indian National, resident at House No.1398, Borda, Salcete, Goa,

Both of them are hereafter called "THE PURCHASERS" (which expression unless repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

...4/-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of Margao City Survey which is fully described in the SCHEDULE below;

AND WHEREAS THE VENDOR has represented to THE PURCHASERS as follows:-

(a) That the said Survey Holding comprises of the following two properties, namely:

(i) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New Series and enrolled under Matriz No.716 (part) which is bounded on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North

...5/-

by the Second Lanco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

(ii) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New Series, and enrolled under Matriz No.716 (part), which is bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the West by the land of three metres wide of the Communidade of Margao, on the North by the land Second Lanco of Gogola of the Communidade of Margao, and on the South by Strip F of Filipe Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";

...6/-

(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar
(ii) 1/5th to Ananda Data Parodcar
(iii) 1/5th to Tulsidas Data Parodcar,
(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and
(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

...7/-

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

(f) That the said Prafulla Parodcar, alias Prafulla Ramacrisna Verencar has expired leaving THE VENDOR, as her widower and moiety holder and Ajit Verenkar, married to Daliya Verenkar, Jairam Verenkar, married to Surajbala Verenkar and Trupti Patnekar, married to Shekhar Patnekar, as her only heirs;

(g) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her

...8/-

death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, in view of Deed of Relinquishment drawn on 7/1/2009 before the Notary Public Ex-Officio, at Margao;

(h) That in view of moiety rights acquired and further rights acquired on the relinquishment of Rights executed by the said Mohan Sirsat and his children, THE VENDOR has an undivided 3/25th share in the said Survey Holding;

AND WHEREAS THE PURCHASERS are co-owners of the said property having purchased 9/100 undivided share in the same, by virtue of Deed of Sale dated 5/12/2013;

AND WHEREAS THE VENDOR has offered to sell to THE PURCHASERS, all his 3/25th undivided right and share in the said Survey Holding, fully described in the

...9/-

SCHEDULE below, for a total consideration of Rs.1,95,16,800/- (Rupees One Crore Ninety Five Lakhs Sixteen Thousand Eight Hundred Only), free from all encumbrances or charge whatsoever;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs.1,95,16,800/- (Rupees One Crore Ninety Five Lakhs Sixteen Thousand Eight Hundred Only), paid by THE PURCHASERS to THE VENDOR (the receipt whereof THE VENDOR does hereby acknowledge and wherefor THE VENDOR does hereby grant full discharge) THE VENDOR does hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all his undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE below, TO

...10/-

HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. The said amount of Rs.1,95,16,800/- (Rupees One Crore Ninety Five Lakhs Sixteen Thousand Eight Hundred Only), is paid by THE PURCHASERS to THE VENDOR as follows:

(a) Rs.5,00,000/- vide Cheque bearing No.892850, dated 06/02/2014,
(b) Rs.35,00,000/- vide Cheque bearing No.892851, dated 06/03/2014,
(c) Rs.17,50,000/- vide Cheque bearing No.892852, dated 06/04/2014,
(d) Rs.17,50,000/- vide Cheque bearing No.892853, dated 06/05/2014,
(e) Rs.12,50,000/- vide Cheque bearing No.892854, dated 06/06/2014,
(f) Rs.10,08,400/- vide Cheque bearing No.892864, dated 06/07/2014,
(g) Rs.5,00,000/- vide Cheque bearing No.897131, dated 06/02/2014,

...11/-

(h) Rs.35,00,000/- vide Cheque bearing No.897132, dated 06/03/2014,

(i) Rs.17,50,000/- vide Cheque bearing No.897133, dated 06/04/2014,

(j) Rs.17,50,000/- vide Cheque bearing No.897137, dated 06/05/2014,

(k) Rs.12,50,000/- vide Cheque bearing No.897135, dated 06/06/2014,

(l) Rs.10,08,400/- vide Cheque bearing No.897136, dated 06/07/2014,

All the above-mentioned Cheques are drawn on the Corporation Bank, Margao Branch;

3. For the purpose of stamp duty and registration, this Deed is valued at Rs.1,95,16,800/- (Rupees One Crore Ninety Five Lakhs Sixteen Thousand Eight Hundred Only);

4. THE VENDOR does hereby covenant with THE PURCHASERS as follows:

...12/-

a) That the title of THE VENDOR in the right hereby sold is perfect and unassailable and that THE VENDOR does have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That whensoever reasonably required THE VENDOR shall at the cost of THE PURCHASERS do all that should be necessary or convenient to ensure that THE PURCHASERS peaceably hold and enjoy the right hereby sold to them.

d) That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDOR, THE VENDOR shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

...13/-

5. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDOR hereby declares that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

SCHEDULE

ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is

...14/-

described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

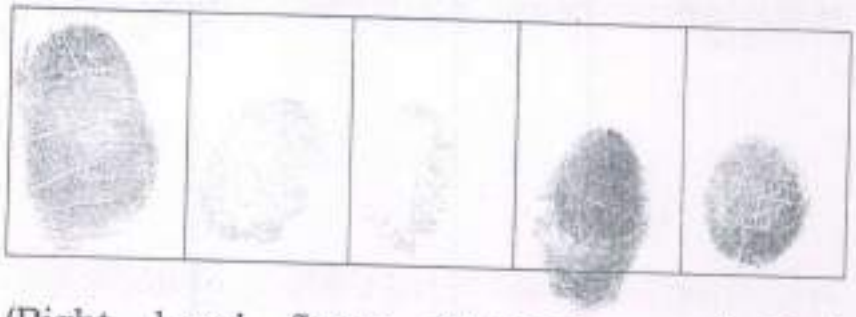
IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

...15/-

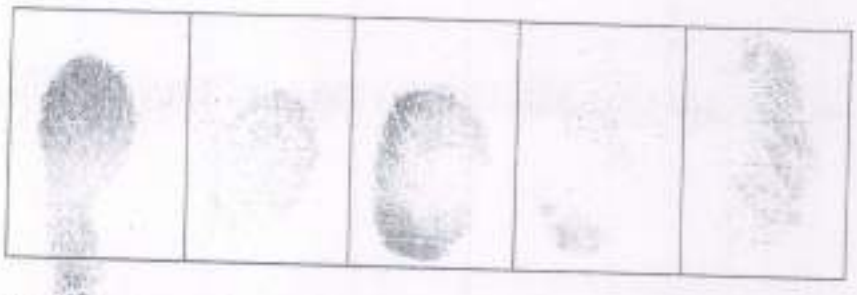
THE VENDOR:



(Shri. RAMKRISHNA ZOIRAMA VERENKAR alias RAMCRISHNA ZOIRAMA VERENCAR)



(Right hand finger impressions of Shri. RAMKRISHNA ZOIRAMA VERENKAR alias RAMCRISHNA ZOIRAMA VERENCAR)



(Left hand finger impressions of Shri. RAMKRISHNA ZOIRAMA VERENKAR alias RAMCRISHNA ZOIRAMA VERENCAR)

...16/-

THE PURCH



1.
(M/s MADAMANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)



(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

...17/-



2.
(Shri. VIBHAV P. PARKER)



(Right hand finger impressions of Shri. VIBHAV P. PARKAR)



(Left hand finger impressions of Shri. VIBHAV P. PARKAR)

WITNESSES:

1. Hyral Ferrao

2. Kavita Mari

2 . Vibhav P. Parkar, S/o.Pundalik Tukaram Parkar, UnMarried,Indian,age 24 Years,Business,r/oHno.1398,Borda,Salcete,Goa.

Photo	Thumb Impression	Signature
		

3 . Sudin Nagesh Verenker, S/o.Nagesh Verenker, Married,Indian,age 50 Years,Business,r/oOpp.St.Joseph Church,Chandor,Salcete,Goa. As the Managing Director of M/s.Madanant Construction Goa Pvt Ltd

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Cesar Vas , S/o.Teofilo Vas,Married,Indian,age 43 Years,Advocate,r/o R/o.Margao,Salcete,Goa	

Sub-Registrar

Surai R. Vernekar)
Sub Registrar

Book-1 Document
Registration Number MGO-BK1-00622-2014
CD Number MGOD74 on
Date 07-02-2014

Sub-Registrar (Salcete/Margao)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Rupees two hundred twenty [illegible] Stamp Duty Rule 1979

CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA BERGUER CO-OP. HSG SOCIETY LTD
ST.JOAQUIM ROAD, BORDA,
MARGAO - GOA 403 602

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

For CITIZEN CREDIT Co-operative Bank Ltd.

Authorised Signatory

भारत 09809 NON JUDICIAL गोवा 6
108427 AUG 13 2014
11:52
Rs.0227689/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser Mr Vibhav P Parkar

SPECIAL ADHESIVE

4201

Sudin A. Vlenkar

THE SEAL OF THE SUB-REGISTRAR OF SALCETE
MARGAO - GOA

DEED OF SALE

Satputhekar Ratnakar



This DEED OF SALE is made at MARGAO, SALCETE, GOA, on this TWENTY-SIXTH day of AUGUST of the year Two Thousand and Fourteen (26/08/2014),

B E T W E E N

1. Mrs. TRUPTI SHEKHAR PATNEKAR, daughter of Ramkrishna J. Verenkar, aged 44 years, housewife, Holder of Pan Card bearing No.AEFPT1048C, AND HER HUSBAND,

2. Mr. SHEKHAR DAMODAR PATNEKAR, son of Damodar N. Patnekar, aged 48 years, businessman, Holder of Pan Card bearing No. AFZPP8081J,

Both of them Indian Nationals and resident at House No. 17, Behind Pandava Chapel, Aquem-Alto, Margao, Salcete, Goa, hereafter called "THE VENDORS" (which expression unless repugnant to the meaning or context

...3/-

S. Patnekar Patnekar

thereto, shall mean and include their heirs, executors, administrators and/or assigns) OF THE ONE PART,

A N D

1. M/s MADANANT CONSTRUCTION GOA PVT. LTD, a duly registered Private Company, having registered Office Opposite St. Joseph Church, Chandor, Salcete, Goa, Holder of Pan Card bearing No.AAECM3176A, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER, aged 50 years, businessman,

2. Shri. VIBHAV P. PARKAR, son of Pundalik Tukaram Parkar, aged 25 years, businessman, Holder of Pan Card bearing No.BCLPP5292H, Indian National, resident at House No.1398, Borda, Salcete, Goa.

Both of them are hereafter called "THE PURCHASERS" (which expression unless

...4/-

A Pathekar Patrakar

E SUB-REGISTRAR OF SALCETE
MARGAO - GOA

repugnant to the meaning or context thereto, shall mean and include their respective heirs, executors, administrators and/or assigns) OF THE OTHER PART, and WITNESSES:-

WHEREAS at Margao City of Salcete Taluka there is a property which is surveyed under Chalta No.8 of P.T. Sheet No. 132 of Margao City Survey which is fully described in the SCHEDULE I below;

AND WHEREAS THE VENDORS have represented to THE PURCHASERS as follows:-

(a) That the said Survey Holding comprises of the following two properties, namely:

(i) Property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New Seris and enrolled under Matriz No.716 (part) which is bounded

...5/-

Adetulca Patnekar



on the East by a way, leading to road proceeding from Aquem to Davorlim, on the West by the Second Lot of Aforamento Second Lanco Gogola of the Communidade of Margao, on the North by the Second Lanco of Gogola of Communidade of Margao and on the South by Strip B of Filipe Ferrao; the said property is hereinafter referred to as "THE FIRST PROPERTY";

(ii) Property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New Series, and enrolled under Matriz No.716 (part), which is bounded on the East by the property described in the Land Registration Office of Salcete under No.24933, New, on the West by the land of three metres wide of the Communidade of Margao, on the North by the land Second Lanco of Gogola of the Communidade of Margao, and on the South by Strip F of Filipe

...6/-

Patrakar Patrakar

Ferrao; the said property is hereinafter referred to as "THE SECOND PROPERTY";



(b) That the said First and the Second properties originally belonged to Datta Naguexa Xete Parodcar;

(c) That on the death of the said Datta Naguexa Xete Parodcar, Inventory Proceedings bearing No.285/1947, were instituted, and the First property and the Second property came to be enlisted therein, as Item Nos.2 and 3;

(d) That vide Chart of Partition dated 25/2/1948, which was confirmed vide Order dated 31/3/1948, in the said Inventory Proceedings, both the said properties came to be allotted in the shares as follows:

(i) 1/5th to Naguexa Xete Parodcar
(ii) 1/5th to Ananda Data Parodcar
(iii) 1/5th to Tulsidas Data Parodcar,

...7/-

(iv) 1/5th to Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and

(v) 1/5th to Nalini Parodcar alias Sudha M. Sirsat;

SUB-REGISTRAR OF SALCETE
MARGAO - GOA

(e) That the first property and the second property have subsequently come to be jointly confirmed under the said Chalta No.8 of P.T. Sheet No.132 of Margao City, in the joint name of the said Naguexa Datta Xete Parodcar, Ananda Datta Parodcar, Tulsidas Datta Parodcar, Prafulla Parodcar, alias Prafulla Ramacrisna Verencar, and Nalini Parodcar alias Sudha M. Sirsat;

(f) That the said Prafulla Parodcar, alias Prafulla Ramacrisna Verencar has expired leaving Ramkrishna J. Verenkar, as her widower and moiety holder and Ajit Verenkar, married to Daliya Verenkar, Jairam Verenkar, married to Surajbala Verenkar and Trupti Patnekar (THE VENDOR No.1), married to Shekhar Patnekar (THE VENDOR No.2), as her only heirs;

Patnekar

...8/-



(g) That Nalini Parodcar alias Sudha Mohan Sirsat, had a 1/5th right in the said Survey Holding, which right after her death, was relinquished by her husband, Mohan Raghunath Sirsat and her children, Umesh Mohan Sirsat and Swatee Mohan Sirsat, in view of Deed of Relinquishment drawn on 7/1/2009 before the Notary Public Ex-Officio, at Margao;

(h) That in view of the rights acquired by inheritance on the death of Prafulla Parodcar alias Prafulla Ramacrisna Verencar, and further rights acquired on the Relinquishment of Rights executed by the said Mohan Sirsat and his children, THE VENDORS have an undivided 1/25th share in the said Survey Holding;

AND WHEREAS THE PURCHASERS are co-owners of the said property having purchased 9/100 undivided share in the same, by virtue of Deed of Sale dated 5/12/2013;

...9/-

Jyotsna Patnekar



AND WHEREAS THE VENDORS have offered to sell to THE PURCHASERS, all their 1/25th undivided right and share in the said Survey Holding, fully described in the SCHEDULE I below, for a total consideration of Rs. 65,05,400/- (Rupees Sixty Five Lakhs Five Thousand and Four Hundred Only), free from all encumbrances or charge whatsoever;

NOW THEREFORE THIS DEED WITNESSES AS FOLLOWS:-

1. In pursuance of the said agreement and in consideration of the price of Rs. 65,05,400/- (Rupees Sixty Five Lakhs Five Thousand and Four Hundred Only), which is partly paid by THE PURCHASERS to THE VENDORS and partly to be set off as mentioned below THE VENDORS, do hereby TRANSFER BY WAY OF SALE to THE PURCHASERS, all their 1/25th undivided right and share in the said Survey Holding bearing Chalta No.8 of P.T. Sheet No.132 of Margao City Survey, fully described in the SCHEDULE

...10/-



I below, TO HOLD the same, ever hereafter as their own absolutely, free from any encumbrance or charge whatsoever;

2. The said amount of Rs.65,05,400/- (Rupees Sixty Five Lakhs Five Thousand and Four Hundred Only), is partly paid and is partly set off as follows:

(a) Rs.15,00,000/- vide Cheque bearing No.897148, dated 21/07/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1,

(b) Rs.17,52,700/- vide Cheque bearing No.897150, dated 30/07/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1

(c) Rs.5,00,000/- vide Cheque bearing No.106821, dated 23/07/2014, drawn on the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1

(d) Rs.13,52,700/- vide Cheque bearing No.106811, dated 30/07/2014, drawn on

...11/-

Ratnakar



the Corporation Bank, Margao Branch, in the name of THE VENDOR No.1

(the receipt of the said four Cheques THE VENDORS do hereby acknowledge and wherefor THE VENDORS do hereby grant full discharge);

(e) Rs.14,00,000/- shall be set off in lieu of THE PURCHASERS agreeing to construct for THE VENDORS, a Shop with double height, having built-up area of 30 sq.mts., facing the main road, in the front side of the building project THE PURCHASERS intend to construct in a part of the said property, which Shop shall be as per specification mentioned in the SCHEDULE II below;

3. Within one month of obtaining of Construction Licence for the proposed building project, THE VENDORS and THE PURCHASERS shall execute an Agreement specifying the Shop hereby agreed to be constructed for THE VENDORS;

A.G. Patwalkar Patrekar

...12/-

SUB-REGISTRAR OF SALCETE
ARGAO - GOA

4. SUBJECT to "force majeure", possession of the said Shop shall be delivered by THE PURCHASERS to THE VENDORS within 3 years from the date of execution of Sale Deed; THE PURCHASERS shall not incur any liability if they are unable to deliver possession of the said Shop by the date aforesaid, if the completion of the said Shop is delayed by reason of not obtaining of construction licence, non-availability of vital construction materials or electric power or water supply or by reason of war, civil commotion or any act of God or if non-delivery of possession is as a result of any notice, order, rule or notification of the Government or Municipality or a Court of law or tribunal or on account of the Government or the Municipality or other authority not granting permissions, licences, certificates, NOC'S occupancy certificate and other requirements or for any reason whatsoever or on account of any circumstances beyond the control of THE PURCHASERS or for any other unavoidable,

...13/-



unforeseen or inevitable circumstances; however in case THE PURCHASERS, delay in handing over possession of the said Shop to THE VENDORS within the stipulated period, THE PURCHASERS shall be liable to pay to THE VENDORS an amount of Rs.10,000/- per month during the period of delay, as and by way of liquidated damages;

5. THE PURCHASERS shall furnish the copy of the Occupancy Certificate to THE VENDORS as proof of the completion of the said Shop;

6. THE PURCHASERS agree that they shall do all formalities and bear all costs of obtaining the electrical connection for the said Shop;

7. THE VENDORS covenant with THE PURCHASERS that they shall participate, co-operate and associate in the formation of a Maintenance Society or other body or entity to be constituted and registered as per law, for the proposed building project in which the

...14/-

Dr Pathella Patnekar



Shop is to be constructed for them for the purposes of providing common amenities and for common maintenance of the said Building project, and in this regard, inter-alia, THE VENDORS shall pay the membership fees, the share in common maintenance charges and for provision of common amenities, and become member of such Society, participate in the meetings of such Society, sign the bye-laws, sign Minutes for formation and registration of such Society, swear or sign and supply to the promoters of such Society or to THE PURCHASERS necessary affidavits, declarations, duly filled up applications/forms, etc., whenever called upon;

8. The legal title to the proposed Shop shall be conveyed either in favour of THE VENDORS directly along with proportionate right in the developed property or in favour of the Society or Association, if intended to be constituted, within 6 months from the date of Occupancy Certificate of the building being obtained; in either case, THE VENDORS shall have to bear the costs of the drafting, stamp duty and

...15/-

Adhelkar Patnekar



registration charges or proportionate charges if the conveyance is in favour of the Society/Association;

9. For the purpose of stamp duty and registration, this Deed is valued at Rs.65,05,400/- (Rupees Sixty Five Lakhs Five Thousand and Four Hundred Only);

10. THE VENDORS do hereby covenant with THE PURCHASERS as follows:

a) That the title of THE VENDORS in the right hereby sold is perfect and unassailable and that THE VENDORS do have the right, power and authority to sell the same, without let or hindrance;

b) That this sale is made free from any encumbrance or charge whatsoever;

c) That whensoever reasonably required THE VENDORS shall at the cost of THE PURCHASERS do all that should be necessary or convenient to ensure that

...16/-

A. Pathaker Patnekar



THE PURCHASERS peaceably hold and enjoy the right hereby sold to them.

d) That in the event THE PURCHASERS are ever dispossessed from the right hereby sold or any part thereof BY REASON OF ANY DEFECT IN THE TITLE OF THE VENDORS, THE VENDORS shall fully compensate THE PURCHASERS and shall save THE PURCHASERS from loss.

11. That in pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 of Secretary (Revenue) Government of Goa, THE VENDORS hereby declare that the subject matter of this sale, does not belong nor is owned by Scheduled Caste or Scheduled Tribe, and as such the previous sanction of the Collector, South Goa District, Margao, is not required for registering the present Deed of Sale.

...17/-

Jagdeela Patnekar

SCHEDULE I



ALL THAT PROPERTY situated at Margao City of Salcete Taluka, Sub-District, District of South Goa, State of Goa, within the limits of Margao Municipal Council, comprising the property known as Primeiro Lote of Aforamento of Second Lanco of Gogola (Strip A) which is described in the Land Registration Office of Salcete under No.24933, New, and enrolled under Matriz No.716 (part) and property known as Second Lote of Aforamento of Second Lanco of Gogola (Strip E) which is described in the Land Registration Office of Salcete under No.24934, New, and enrolled under Matriz No.716 (part), which are jointly surveyed Chalta No. 8 of P.T. Sheet No. 132 of Margao City, and is admeasuring 8132 sq.mts; the said property as a whole is BOUNDED on the EAST by the Gogol – Aquem Road, on the WEST by a 3 metre wide Road, on the NORTH by the property Second Lanco of Gogola of Communidade of Margao and on the SOUTH partly by Strip B and partly by Strip F, both of Filipe Ferrao.

Jagatruda Ratnakar

...18/-

SCHEDULE II

(SPECIFICATIONS OF SHOP PREMISES)

SUB-REGISTRAR OF SALCETE
GAO - GOA

The Shop shall have built-up area of 30 sq. mts., and shall be of double height and be situated on the front side of the proposed building, facing the Road.

The Shop shall be in a RCC structure with laterite wall with provision for mezzanine/loft and have a shutter;

The Shop shall be painted with oil bound distemper;

The owner/occupier of the Shop shall also have right to use the common toilet which will be constructed in the proposed building for use of the Shop owners.

IN WITNESS WHEREOF this Deed is made on the day first above mentioned and the parties hereto, have set and affixed their photographs, signatures and finger prints in the presence of Witnesses.

...19/-

SUB-REGISTRAR VALCETE
ARGAO - GOA



THE VENDORS:

1.
(Mrs. TRUPTI SHEKHAR PATNEKAR)



(Right hand finger impressions of Mrs. TRUPTI SHEKHAR PATNEKAR)



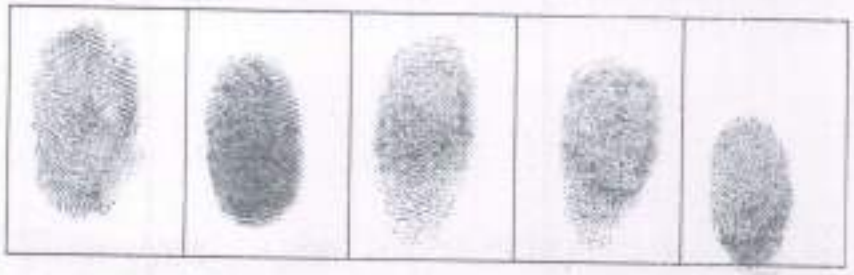
(Left hand finger impressions of Mrs. TRUPTI SHEKHAR PATNEKAR)

...20/-

SUB-REGISTRAR
MARGAO - GOA



2.
(Mr. SHEKHAR DAMODAR PATNEKAR)



(Right hand finger impressions of Mr. SHEKHAR DAMODAR PATNEKAR)



(Left hand finger impressions of Mr. SHEKHAR DAMODAR PATNEKAR)

...21/-

SUB-REGISTRAR
MARGAO - GOA

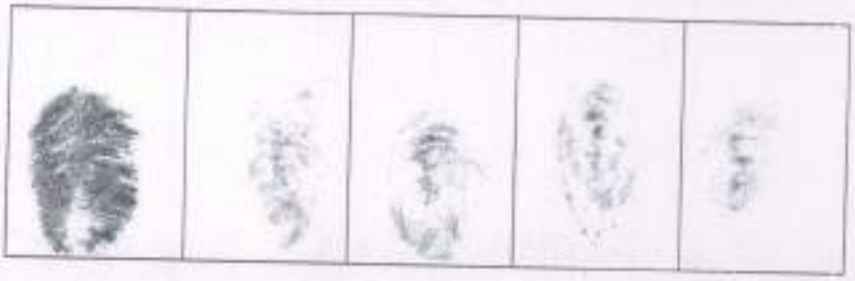
THE PURCHASERS:



1.
(M/s MADAMANT CONSTRUCTION GOA PVT. LTD, herein represented by its Managing Director, Shri. SUDIN NAGESH VERENKER)



(Right hand finger impressions of Shri. SUDIN NAGESH VERENKER)



(Left hand finger impressions of Shri. SUDIN NAGESH VERENKER)

...22/-

Adv. Pathuleo Patnekar

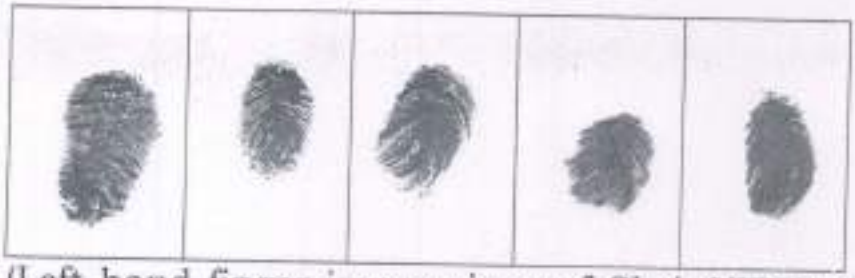
SUB-REGIST... MARGAO - GOA



2.
(Shri. VIBHAV P. PARKAR)



(Right hand finger impressions of Shri. VIBHAV P. PARKAR)



(Left hand finger impressions of Shri. VIBHAV P. PARKAR)

WITNESSES:

1. OMKAR S. NAIK, MADHEGAL KAHODA CURCHOREM Goa

2. Ramakant G. Gaonkar Dabal Goa

Patnekar

GOVERNMENT OF GOA

Directorate of Settlement and Land Records

PANAJI-GOA

SUB-REGISTRAR

MARGAO - GOA

Plan Showing plots situated at

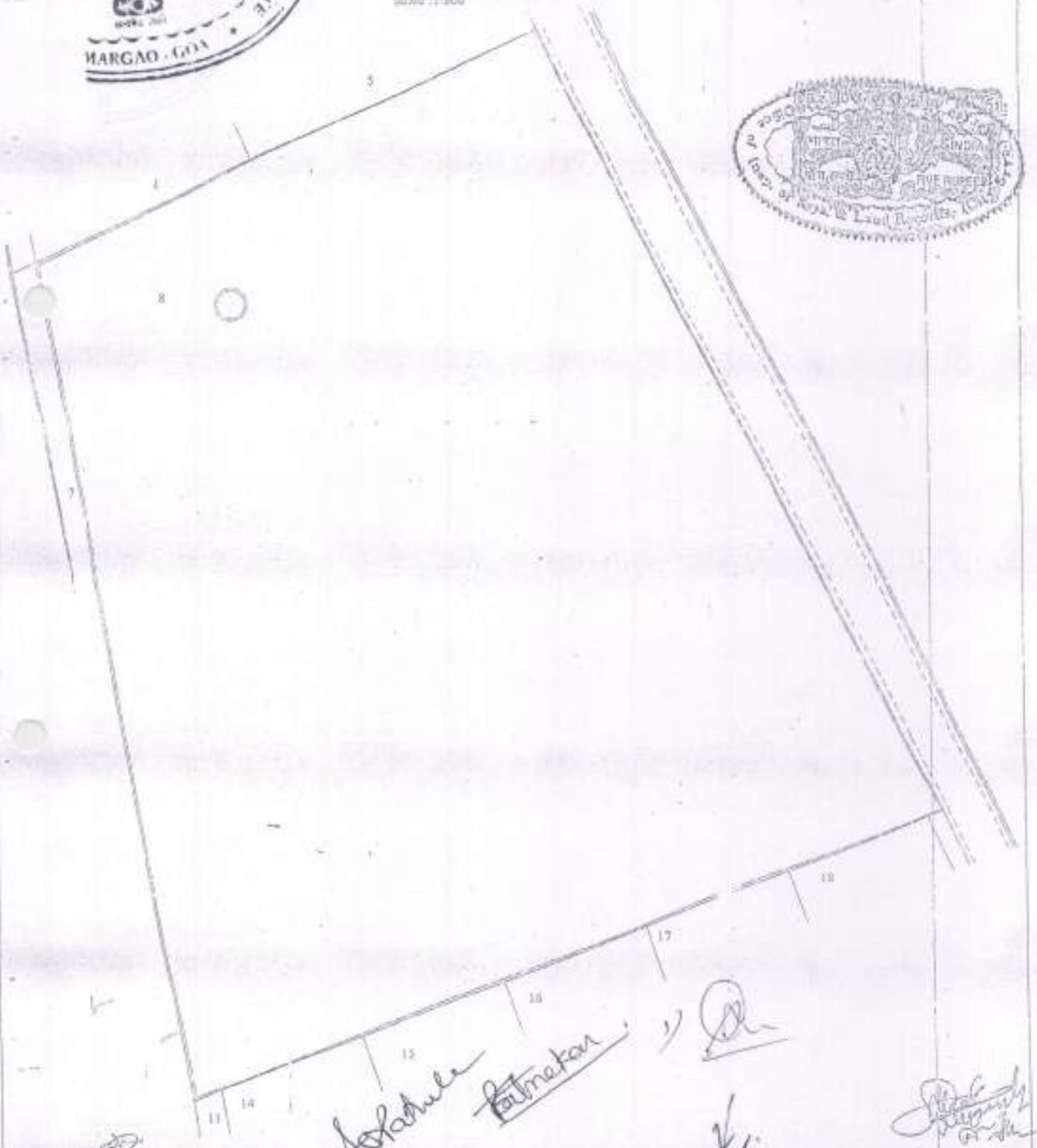
Village : MARGAO

Taluka : SALCUTE

P.T Sheet No.132/Outlis No 8

Scale :1:500

29/9/11



Generated By : DILIP NAIK

On : 28-09-2011

Compared By:

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 11-09-2014 01:10:24 PM

Document Serial Number : 4201

Presented at 12:55:00 PM on 11-09-2014 in the office of the Sub-Registrar(Salcete/Margao) Along with Fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	195170.00
2	Processing Fees	290.00
	Total :	195460.00

Stamp Duty Required: 227710.00 Stamp Duty Paid: 227739.00

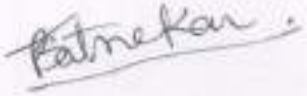
Sudin Nagesh Verenkar presenter

Name	Photo	Thumb Impression	Signature
Sudin Nagesh Verenkar,S/o.Nagesh Verenkar , Married,Indian,age 50 Years,Business,r/oHno.1398,Borda,Salcete,Goa As the Managing Director of M/s.Madanant Constructions Goa			

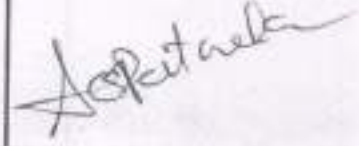
Endorsements

Executant

1 . Trupti Shekhar Patnekar, D/o.Ramkrishan J.Verenkar, Married,Indian,age 44 Years,House-Wife,r/oHno.17,Behind Pandava Chapel,Aquem,Alto,Margao,Salcete,Goa

Photo	Thumb Impression	Signature
		

2 . Shekhar Damodar Patnekar, S/o.Damodar N.Patnekar, Married,Indian,age 48 Years,Business,r/oHno.17,Behind Pandava Chapel,Aquem,Alto,Margao,Salcete,Goa

Photo	Thumb Impression	Signature
		

3 . Sudin Nagesh Verenkar, S/o.Nagesh Verenkar, Married,Indian,age 50 Years,Business,r/oHno.1398,Borda,Salcete,Goa As the Managing Director of M/s.Madanant Constructions Goa

Photo	Thumb Impression	Signature
		

4 . Vibhav P. Parkar, S/o.Pundalik Tukaram Parkar, Married,Indian,age 25 Years,Business,r/oHno.1398,Borda,Salcete,Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Cesar Vas , S/o.Teofilo Vas,Married,Indian,age 43 Years,Advocate,r/o R/o.Margao,Salcete,Goa	

Sub-Registrar
Suraj R. Vernekar
Sub Registrar

Book-1 Document
Registration Number MGO-BK1-04099-2014
CD Number MGOD79 on
Date 11-09-2014

Sub-Registrar (Salcete/Margao)

Suraj R. Vernekar
Sub Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune