

Chupeu Seven lakhs Sixty Seven Thousand Four Hundred Ninety Three

For CITIZEN CREDITTM
CO-OP BANK LTD.

[Signature]
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.B./35/34/2011-RD

भारत 12487
100937



INDIA

NON JUDICIAL
JUL 22 2015

16:45

Rs 0767493/- PB7147

STAMP DUTY

GOA

Name of Purchaser CASMIRO CHARLES MARIO LOBO

TAS Co

3345



DEED OF SALE

For Baital Projects
[Signature]

P. V.

[Signature]

This DEED OF SALE is made at Mapusa on this 22nd day of July, of the year Two Thousand and Fifteen.

BETWEEN

M/S BALAJI PROJECTS, a Partnership firm duly registered under the Partnership Act under registration no. 27/2005, dated 03.02.2005, at Ilhas Panaji at volume 20 having its registered office at Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa, holding PAN card Bearing AAGFB8994G through its authorized partner's, (a) Mrs. Shilpa Raghunath Lad, wife of Raghunath Lad, aged 65 years, married, business, Indian national, resident of Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa, holding PAN card bearing no. AAZPL1482G (b) Mr. Sameer Raghunath Lad, son of Raghunath Lad, aged 40 years, married, business, Indian national, and resident of Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa holding PAN card bearing no. ABEPL0959Q herein referred to as "VENDOR/SELLER" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through them) of the **FIRST PART**.



Balaji Projects
[Signature]
Partner

[Signature]

AND

MR. CASMIRO CHARLES MARIO LOBO, son of late Paul Baptist Lobo, aged 47 years, married, business, Indian national and resident of flat no. 6, Gama apartments, Altinho, Mapusa, Bardez, Goa, holding PAN card no. ABAPL6313J herein referred to as "PURCHASER" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through them) of the SECOND PART.

AND WHEREAS the Mrs. Shilpa Raghunath Lad, who is one of the Partner in Vendor 's firm is represented by Mr. Sameer Raghunath Lad by virtue of Power of Attorney dated 01.10.2013, registered before Notary Advocate Mr. Anant C. Panshekar under registration no. 5539/POA/13 dated 01.10.2013.

AND WHEREAS there exist an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias " BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 2-B, admeasuring an area of 2336 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book

For Balaji Projects
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B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule herein under and shall be referred to as the "SAID PROPERTY" for the sake of brevity.

AND WHEREAS the said property was part of the Property surveyed under survey no. 222, sub division 2, situated at Socolvado, Assagao, Bardez, Goa which was allotted new survey bearing no. 222, sub division 2- B in Partition case no. 15/18/2012/PART/LAND by order dated 07.05.2012 passed by Deputy Collector and S.D.O Mapusa, Bardez, Goa.

AND WHEREAS the said property originally belonged to Mr. Caetano Francisco Henriques and his wife Mrs. Maria Joaquina Matilde De Carvalho e Henriques.

AND WHEREAS by Sale Deed dated 16.11.1885 drawn in the office of notary of Judicial Division of Bardez, Mr. Miguel Jose Ribeiro at page 11 to 12 reverse of book 105, the said Mr. Caetano Francisco Henriques and his wife Mrs. Maria Joaquina Matilde De Carvalho e Henriques sold the said property to Joao De Souza Nobay.

AND WHEREAS the said property is described in Land Registration office of Bardez under no. 2403 at folio 60 of book B-7 new and is inscribed in the name of

For Balaji Projects
[Signature]
Partner

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said Joao De Souza Nobay under inscription no. 1175 of book G-2.

AND WHEREAS after the death of said Joao De Souza Nobay, inventory proceedings was initiated in which the right to half share property was allotted to Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza Nobai alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay and the right to other half share of the said property was allotted to Preciosa De Souza Nobay alias Preciosa De Souza and said allotment was confirmed by order dated 22.01.1907 passed in the said Inventory Proceeding.

AND WHEREAS the right to half of the said property is inscribed in the name of said Jose Rud De Souza Nobay under inscription no. 15199 of boob G-21 and the right to other half share of the said property is inscribed in the name of said Preciosa De Souza Nobay under inscription no. 15200 of book G-21.

AND WHEREAS Preciosa De Souza Nobay expired on 24.12.1931 in the status of spinster being survived by her mother namely Matilda de Gama Souza Nobay alias Matilda de Eliza Nobay alias Mrs. Matilda Eliza Nobai, widow of Euzebio Condilac de Souza Nobay, who expired subsequently on 10.07.1971.

AND WHEREAS the said Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza

For Balsai Projects
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Partner

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Nobai alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay died on 12.05.1959 in the status of married to Elizabeth Nobay alias Eliza Nobay alias Eliza Amaldina Fernandes Paco De Souza Nobay.

AND WHEREAS, by virtue of Inventory Proceedings no. 115/1999/Sr initiated upon the death of Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza Nobai alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay and his wife Elizabeth Nobay alias Eliza Nobay alias Eliza Amaldina Fernandes Paco De Souza Nobay and his mother Matilda de Gama Souza Nobay alias Matilda de Eliza Nobay alias Mrs. Matilda Eliza Nobai and his sister Preciosa De Souza alias Preciosa De Souza Nobay, the part of the property surveyed under survey no. 222/2 was listed under item no. 8.

AND WHEREAS the part of the property surveyed under survey no. 222/2 which was listed under item no. 8 in the Inventory Proceedings no. 115/1999/Sr was allotted to Mrs. Yolanda Nobay alias Yolanda Rekelina Joseph Nobay alias Yolanda Beeby alias Eulanda Noby alias Anna Yolanda alias Yolanda Nobay Beeby alias Anna Eulanda Cissy Reckerlena Nobay Parkar and the said allotment was confirmed by order dated 17.06.2004 passed in said inventory proceeding by Civil Judge Senior Division at Mapusa.

FOR DEPT. PROJECTS
Partner



AND WHEREAS the said Yolanda Nobay Beeby expired on 17.06.2009 leaving behind her husband Leslie Beeby alias Leslie Wilson Beeby and her childrens namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua Mathilda Beeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth Madhu Menon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon.

AND WHEREAS after the death of said Yolanda Nobay Beeby, the Inventory Proceedings bearing no. 153/2011/C was initiated by Leslie Beeby alias Leslie Wilson Beeby in the court of Civil Judge Senior Division Mapusa, Bardez, Goa and the properties surveyed under survey no. 222/2 (part) and 222/6 were allotted to her husband Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm

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Coelho alias Mrs. Coral Perpetua Mathilda Beeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth Madhu Menon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon.

AND WHEREAS the said Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua Mathilda Beeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth Madhu Menon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon entered into Agreement for Sale dated 14.09.2011 with Ratesh Mahabaleshwar Naik.

AND WHEREAS by virtue of Deed of Sale dated 12.10.2011 the said Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. ~~Pamela~~ Maurice Machado alias Pamela Machado alias Mrs. ~~Pamela~~ Teresa Beeby

For Sale Projects
[Signature]

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married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua Mathilda Beeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth Madhu Menon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon sold the said property admeasuring 2336 square meters to Vendor herein above and said Mr. Ratesh Mahabaleswar Naik confirmed said Deed of Sale dated 12.10.2011.

AND WHEREAS the said Deed of Sale dated 12.10.2011 is registered before Sub-Registrar of Bardez under registration no. BRZ-BK1-04825-2011, Book -1 Document, CD number BRZD236 dated 13.10.2011.

AND WHEREAS after the execution of Deed of Sale dated 12.10.2011, the vendor above named mutated the name of vendor and partitioned the property surveyed under survey no. 222, sub division 2 and was allotted new survey bearing no. 222, sub division 2- B in Partition case no. 15/18/2012/PART/LAND by order dated 07.05.2012 passed by Deputy Collector and S.D.O Mapusa , Bardez, Goa.

AND WHEREAS the Vendor above named had obtained conversion sanad under no. RB/CNV/BAR/COLL/36/2012 dated 11.01.2013 for the said property.

For Balaji Projects
[Signature]
Partner

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AND WHEREAS the vendor also had obtain technical clearance under no. TPB/789/ASS/TCP/14/2067 dated 10.07.2014 for carrying work of proposed construction of compound wall for the said property surveyed under survey bearing no. 222, sub division 2- B.

AND WHEREAS the Vendor therefore is owner in physical possession and enjoyment of the immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias " BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 2-B, admeasuring an area of 2336 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule hereunder from the date of execution of Deed of Sale dated 12.10.2011 .

AND WHEREAS, the Purchaser is desirous of purchasing from the above Vendor the immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias " BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed

For Balaji Projects

Partner



under survey number 222, sub division 2-B, admeasuring an area of 2336 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule hereunder and which is the subject matter of this Deed of Sale and more specifically shown in plan annexed herewith shaded in red colour which shall form the integral part and parcel of this Deed of Sale.

AND WHEREAS, the Vendor have offered to sell the right, title and interest in the said property fully described in the Schedule hereunder and the Purchaser have agreed to purchase the said property fully described in the Schedule hereunder, admeasuring an area of 2336 square meters for a price consideration of Rs. 1, 53,49, 856/- (Rupees One Crore Fifty Three lacs Forty Nine Thousand Eight Hundred Fifty Six only), as per the market value and the same is acceptable to the Parties hereto.

AND WHEREAS, it has been represented by the Vendor that the said property is not the subject matter of the any mortgage, neither is it encumbered in any manner as is evident from the records maintained by the sub-registrar of Bardez, at Mapusa.

For Balaji Projects

Partner



**NOW THEREFORE THIS DEED FOR SALE
WITNESSETH AS UNDER:**

1. In pursuance of the said Agreement and in consideration of Rs. 1, 53,49, 856/- (Rupees One Crore Fifty Three lacs Forty Nine Thousand Eight Hundred Fifty Six only), which is paid on the execution of this Deed of Sale by the Purchaser to the Owner/Seller/Vendor by Demand Draft, bearing no. 001741, dated 21.07.2015, drawn on IDBI Bank, Mapusa branch for sum of Rs. 1,51,96,357/- (Rupees One Crore Fifty One Lakh Ninety Six Thousand Three Hundred Fifty Seven only) after deducting TDS amounting to Rs. 1,53,499/- (Rupees One Lakh Fifty Three Thousand Four Hundred Ninety Nine only), the receipt of which the Owner/ Seller/ Vendor do hereby admit and acknowledge, the Owner/ Seller/ Vendor with do hereby grant, sell, convey, transfer and assure unto the Purchaser, the all that impartial, undivided right of the said property more specifically described in schedule which is marked in red colour in the plan annexed hereto, together with the access, ways, paths, passages, easements, privileges existing therein appurtenances whatsoever to the said property and /or any part thereof now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, and all the estate, rights, title, interest, privileges, possession and claims whatsoever, both by law and equity of the Vendor/ Seller into or out of the said property, hereby granted, conveyed sold, transferred and assured or

For Balaji Projects
S. S. S.
Purchaser

A. S.

otherwise expressed and intended so as to be UNTO AND TO USE of the Purchaser forever and absolutely.

And the Vendor do hereby covenant with the Purchaser:-

2. That the said property, admeasuring an area of 2336 square meters, surveyed under survey bearing survey no. 222, sub division 2-B is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and the Vendor shall discharge the same from and out of their own funds and keep the Purchaser indemnified.

3. That the Purchaser shall from time to time and at all the times hereafter peacefully, quietly, hold, occupy or possess, use and enjoy the property more specifically described in the Schedule hereunder as their own chattel and property, without any hindrances, interruption, claim, demands from the Vendor, or any other person or persons, whatsoever claiming and demanding any right, title or interest in the Said Property more specifically described in schedule hereunder.

4. The Owner/Seller/Vendor further covenant with the Purchasers to save him harmless indemnify and keep Purchaser indemnified from or against all encumbrances, charges, damages, liens, claims, demand and equities whatsoever and at all times hereafter at the request of the Purchasers to

For Balaji Projects
[Signature]

Partner

[Signature]

execute, make or perfect or cause to be executed, made or perfected, all such acts, deeds things and assurances whatsoever for further and more perfectly assuring the said plot as aforesaid, and every part thereof; UNTO AND TO THE USE OF the Purchasers as shall be reasonable required.

5. The Vendor and all persons having or claiming any right, title or interest in the said property which is hereby conveyed or any part thereof by from, under or in trust of Vendor/Seller or his legal heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereinafter at the request and cost of the Purchaser do and execute all such further and other lawful acts, deeds, things, conveyance and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said property hereby conveyed unto and use of the Purchaser in manner aforesaid as by the Purchaser, his legal heirs, executors or administrators and assigns shall be reasonably required.

6. The Vendor/Seller further covenant with the Purchaser that notwithstanding any act deed or things done or executed by the Vendor or knowingly suffered to the contrary by them, the Vendor do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure the Said property more specifically described in schedule hereunder hereby conveyed, transferred, assured, expressed and indented so to be UNTO AND TO USE of the Purchaser

For Balaji Projects
[Signature]
Partner

[Signature]

and that the Purchaser shall at all times hereafter peacefully and quietly possess and enjoy the same or construct any structure in the same and receive the rent, profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or the Vendor or any other person or persons whomsoever, lawfully equitably or otherwise claiming through them.

7. That the Vendor hereby declare to the Purchaser that the Vendor have paid all the taxes, rates and other outgoings due to the local bodies, revenue, urban and other authorities in respect of the Said Property and more specifically described in schedule hereunder written up to the date of execution of this Deed of Sale and the Purchaser shall bear and pay the same hereafter in respect to said Property more specifically described in schedule hereunder. If any arrears are found due to the earlier period, the same shall be discharged by the Vendor.

8. That Vendor or any one claiming through the Vendor shall consent and shall not have any objection to any construction of whatsoever nature to be carried out by the Purchaser or any one claiming through the Purchaser upon the Said Property more specifically described in schedule hereunder.

9. That the Vendor hereby declare to the Purchaser that the said property is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the Seller/Owner has not done

For Balaji Projects
S. P. Reddy
Partner

[Signature]

anything whereby the said plot may be subject to any attachment or lien of any Bank, Court or person whatsoever

10. That the Vendor hereby declares that there are no pending suits, appeals, litigations, or other proceedings whatsoever in any court of law or Tribunal or any other legal forum relating to the said property described in schedule hereunder.

11. That the Vendor hereby declare that the said property described in schedule hereunder is not subject matter of any acquisition or requisition or affected by any government notification or order under any ordinance act, defense of India act or C.A.D.A area initiated or pending in respect of the said property by the government or central government or any other authority or local body.

12. That the Vendor hereby declare that the Seller/Owner or their predecessor have not granted any rights of way, easement or license or created any other right, to or in favour of any other person in over or in respect of the said property hereby sold.

13. That the Vendor will at all times and at the cost of the Purchaser execute, register or cause to be done, all such acts and deeds and things for perfecting the title to the Purchaser in the Said Property more specifically described in schedule hereunder hereby sold and conveyed.

For Balaji Projects
S. P. S.
Partner

[Signature]

14. The Vendor do hereby further declare that they have no objection for the Purchaser carrying out mutation in the survey record of right, pertaining to the Said Property, to include the name of the Purchaser in the record of right and also do hereby give no objection for the Purchaser to have the Said Property more specifically described in schedule hereunder totally admeasuring an area of 2336 square meters.

15. The Vendor hereby confirms having received the entire consideration towards sale of the Said Property more specifically described in schedule hereunder written.

16. That as per notification No. RD/LND/LRC/318/77 dated 21st Aug 1979, circular No. 16/04/2011 RD dated 06th June 2011 issued by the Government of Goa, the Vendor hereby confirm and declare that the Vendor do not belong to person/s of Schedule Caste and Schedule Tribe.

17. The Vendor today have handed over to the Purchaser the vacant possession of the Said Property more specifically described in schedule hereunder.

18. The present market value of the Said Property more specifically described in schedule hereunder, totally admeasuring 2336 square meters for purpose of valuation is Rs. 1, 53,49, 856/- (Rupees One Crore Fifty Three lacs Forty Nine Thousand Eight Hundred


For Best Projects

Pranav



Fifty Six only) and therefore this DEED OF SALE is written on stamp paper of Rs. 7,67,493/- (Rupees Seven Lac Sixty Thousand Four hundred Ninety Three only) value, in full and final settlement of the stamp duties in respect of this transfer.

SCHEDULE



All that an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 2-B, admeasuring an area of 2336 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is the subject matter of this Deed of Sale and more specifically shown in plan annexed herewith shaded in red colour which shall form the integral part and parcel of this Deed of Sale and the said property is bounded as under:

ON THE EAST : By property surveyed under survey no. 222/2-A and 222/10-B.

ON THE WEST : By Road.

For Balaji Projects
[Signature]
P.S. 11/11/11

[Signature]

ON THE NORTH : By property surveyed under survey
no. 222/2 (part), 222/6 and
222/5.

ON THE SOUTH :By Road.

In witness whereof both the parties hereto have set
and subscribed their signatures on this Deed of Sale
fully understanding the contents thereof and out of
their own free will on the date, month and year
hereinabove mentioned and in the presence of two
attesting witnesses who have signed herein below.

For Balaji Projects
S. K. Rao
Partner

[Signature]

SIGNED, SEALED, AND
DELIVERED BY THE
WITHIN NAMED VENDOR



For Balaji Projects
Splad
Partner

Splad

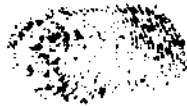


M/S. BALAJI PROJECTS, a
partnership firm represented by
authorized partner Mr. Sameer
Raghunath Lad and as lawful
attorney for Mrs. Shilpa
Raghunath Lad

Vendor

(L. H. T. I)

(R. H. T. I)



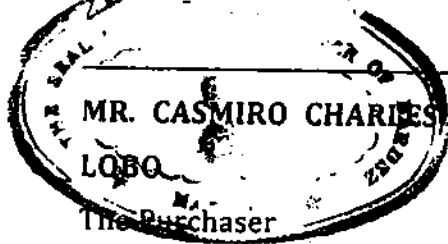
Balaji Projects
Splad
Partner

Shilpa

SIGNED, SEALED, AND
DELIVERED BY THE
WITHIN NAMED PURCHASER.



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(Left hand thumb Impr) (Right hand thumb Impr)



For Balaji Projects

[Handwritten signature]
Partner

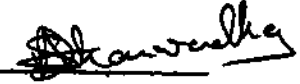
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IN THE PRESENCE OF WITNESSES

1. Mr. Jeten Varang :



2. Mr. Anant Dhanwadhkar





For Balaji Projects

Partner



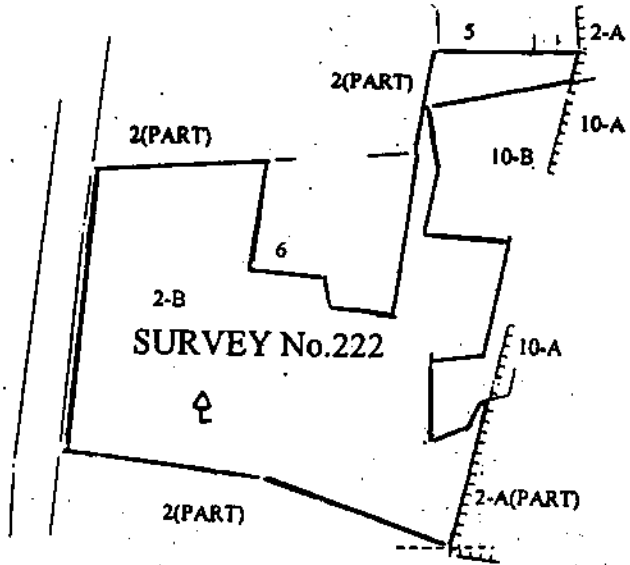
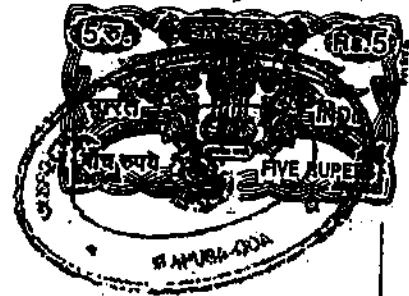


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA-GOA



Plan Showing plots situated at
 Village : ASSAGAO
 Taluka : BARDEZ
 Survey No./Subdivision No. : 222/ 2-B
 Scale : 1:1000

Reference
 FOUNDATION OF SURVEY
 LABS MAPUSA
 No. SURVEY MAPUSA



W. Wong
 For Balaji Projects
 P. ...

SBhonsle
 Generated By : Swapnil Bhonsle
 On : 09-07-2015

Compared By:
 (RS)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 23-07-2015 02:58:44 PM

Document Serial Number : 3395

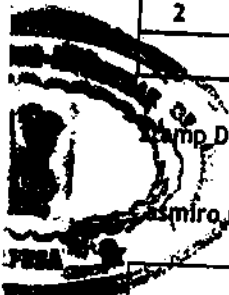
Presented at 02:36:00 PM on 23-07-2015 In the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	614000.00
2	Processing Fees	420.00
	Total :	614420.00

Stamp Duty Required: 767500.00

Stamp Duty Paid: 767500.00

Casmiro, Charles Mario Lobo presenter



Name	Photo	Thumb Impression	Signature
Casmiro Charles Mario Lobo, s/o late Paul Baptist Lobo, Married, Indian, age 47 Years, Business, r/o Flat No 6, Gama Apartments, Altinho Mapusa Bardez - Goa Pan No. ABAPL6313J			




Endorsements

Executant

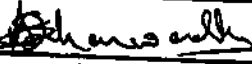

1. Sameer Raghunath Lad, s/o Raghunath Lad, Married, Indian, age 40 Years, Business, r/o Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa Pan No. ABEPL0959Q Partner of M/S Balaji Projects Office at Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa firm pan No. AAGFB8994G For Self and POA for Partner Shilpa lad Vide POA dated 01.10.2013 executed before Notary Adv. Anant C. Panshekar under Reg. No. 5539/ POA/13 dated 01.10.2013

Photo	Thumb Impression	Signature

2, Casmiro Charles Mario Lobo, s/o late Paul Baptist Lobo, Married, Indian, age 47 Years, Business, r/o Flat No 6, Gama Apartments, Altinho Mapusa Bardez - Goa Pan No. ABAPL6313J

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Shrikant Dharwadkar , s/o Shrikant Dharwadkar, Married, Indian, age 44 Years, Business, r/o Pooja Mahel Sim Khorlim Mapusa bardez - Goa	
2	Kendra Gurudas Warang , s/o Gurudas Warang, UnMarried, Indian, age 30 Years, Service, r/o H.No 29, Purwa Wadda Casarwarne Pernem Goa	

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar

Book-1 Document
Registration Number BRZ-BK1-07066-2015
CD Number BRZ0770
Date 24-07-2015

[Handwritten Signature]
Sub-Registrar (Bardez)

Scanned By: *Saetanand*
Signature: *Mourelan*

(Rupees One lakh five thousand seven hundred Ninety four Only)

FOR CITIZEN CREDIT™
CO-OP BANK LTD.

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 198
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521
D-5/STP(V)/C.R./35/34/2011-RD

भारत 12485
114937
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INDIA STAMP DUTY GOA

Authorised Signatory

Name of Purchaser CASMIRO CHARLES MARIO LOBO



3394



DEED OF SALE

For Balaji Projects
Sklad
Partner

M. Lobo

This DEED OF SALE is made at Mapusa on this 22nd day of July, of the year Two Thousand and Fifteen.

BETWEEN

M/S BALAJI PROJECTS, a Partnership firm duly registered under the Partnership Act under registration no. 27/2005, dated 03.02.2005, at Ilhas Panaji at volume 20 having its registered office at Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa, holding PAN card Bearing AAGFB8994G through its authorized partner, (a) Mrs. Shilpa Raghunath Lad, wife of Raghunath Lad, aged 65, married, business, Indian national, resident of Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa, holding PAN card bearing no. AAZPL1482G (b) Mr. Sameer Raghunath Lad, son of Raghunath Lad, aged 40, married, business, Indian national, and resident of Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa holding PAN card bearing no. ABEPL0959Q herein referred to as "VENDOR/SELLER" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through them) of the **FIRST PART**.

For Balaji Projects
[Signature]
Partner

[Signature]

[Signature]

AND

MR. CASMIRO CHARLES MARIO LOBO, son of late Paul Baptist Lobo, aged 47 years, married, business, Indian national and resident of flat no. 6, Gama apartments, Altinho, Mapusa, Bardez, Goa, holding PAN card no. ABAPL6313J herein referred to as "PURCHASER" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through them) of the SECOND PART.

AND WHEREAS the Mrs. Shilpa Raghunath Lad, who is one of the Partner in Vendor's firm is represented by Mr. Sameer Raghunath Lad by virtue of Power of Attorney dated 01.10.2013, registered before Notary Advocate Mr. Anant C. Panshekar under registration no. 5539/POA/13 dated 01.10.2013.

AND WHEREAS there exist an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 10-B, admeasuring an area of 460 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book

For Batall Projects

Partner



B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule herein under and shall be referred to as the "SAID PROPERTY" for the sake of brevity.

AND WHEREAS the said property was part of the Property surveyed under survey no. 222, sub division 10, situated at Socolvado, Assagao, Bardez, Goa which was allotted new survey bearing no. 222, sub division 10- B in Partition case no. 15/17/2012/PART/LAND by order dated 07.05.2012 passed by Deputy Collector and S.D.O Mapusa , Bardez, Goa.

AND WHEREAS the said property originally belonged to Mr. Caetano Francisco Henriques and his wife Mrs. Maria Joaquina Matilde De Carvalho e Henriques.

AND WHEREAS by Sale Deed dated 16.11.1885 drawn in the office of notary of Judicial Division of Bardez, Mr. Miguel Jose Ribeiro at page 11 to 12 reverse of book 105, the said Mr. Caetano Francisco Henriques and his wife Mrs. Maria Joaquina Matilde De Carvalho e Henriques sold the said property to Joao De Souza Nobay.

AND WHEREAS the said property is described in Land Registration office of Bardez under no. 2403 at folio 60 of book B-7 new and is inscribed in the name of

For Balaji Projects

Partner



said Joao De Souza Nobay under inscription no. 1175 of book G-2.

AND WHEREAS after the death of said Joao De Souza Nobay, inventory proceedings was initiated in which the right to half share property was allotted to Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza Nobai alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay and the right to other half share of the said property was allotted to Preciosa De Souza Nobay alias Preciosa De Souza and said allotment was confirmed by order dated 22.01.1907 passed in the said Inventory Proceeding.

AND WHEREAS the right to half of the said property is inscribed in the name of said Jose Rud De Souza Nobay under inscription no. 15199 of boob G-21 and the right to other half share of the said property is inscribed in the name of said Preciosa De Souza Nobay under inscription no. 15200 of book G-21.

AND WHEREAS Preciosa De Souza Nobay expired on 24.12.1931 in the status of spinster being survived by her mother namely Matilda de Gama Souza Nobay alias Matilda de Eliza Nobay alias Mrs. Matilda Eliza Nobai, widow of Euzebio Condilac de Souza Nobay, who expired subsequently on 10.07.1971.

AND WHERAS the said Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza Nobai

For Bajaj Projects
[Signature]
Partner

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alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay died on 12.05.1959 in the status of married to Elizabeth Nobay alias Eliza Nobay alias Eliza Amaldina Fernandes Paco De Souza Nobay.

AND WHEREAS, by virtue of Inventory Proceedings no. 115/1999/Sr initiated upon the death of Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza Nobay alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay and his wife Elizabeth Nobay alias Eliza Nobay alias Eliza Amaldina Fernandes Paco De Souza Nobay and his mother Matilda de Gama Souza Nobay alias Matilda de Eliza Nobay alias Mrs. Matilda Eliza Nobay and his sister Preciosa De Souza alias Preciosa De Souza Nobay, the property surveyed under survey no. 222/10 was listed under item no. 11.

AND WHEREAS, the parties to the said Inventory Proceedings got drawn a site plan through architect S. A. Dhuri, which site plan forms part and parcel of the said Inventory Proceeding, by which they implemented the allotment made to said Mrs. Filomena Noreen Nobay Braganza alias Mrs. Noreen Nobay and her sister namely Mrs. Yolanda Nobay Beeby, who was the late wife of Mr. Leslie Beeby alias Mr. Leslie Wilson Beeby, by dividing the properties in Plot-A and Plot -B.

For Balaji Projects

Partner



AND WHEREAS by virtue of said Inventory Proceedings no. 115/1999/Sr, Plot -A was allotted to Mrs. Yolanda Nobay Beeby and other Plot-B was allotted to Mrs. Filomena Noreen Nobay Braganza alias Mrs. Noreen Nobay and the said allotment was confirmed by order dated 17.06.2004 passed in said inventory proceeding by Civil Judge Senior Division at Mapusa.

AND WHEREAS by virtue of Deed of Sale dated 07.10.2011 registered under registration no. BRZ-BK1-04712-2011, CD no. BRZD233, Book -1 Document dated 07.10.2011 the part property admeasuring an area of 460 square meters of the property surveyed under survey no. 222/10, situated at Assagao, Bardez, Goa was sold by said Mrs. Filomena Noreen Nobay Braganza alias Mrs. Noreen Nobay to Mr. Leslie Beeby alias Mr. Leslie Wilson Beeby.

AND WHEREAS by virtue of Deed of Sale dated 12.10.2011 the said Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua Mathilda Beeby alias Coral Coelho

For Balaji Projects
[Signature]
Partner

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married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth Madhu Menon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon sold the said property admeasuring 460 square meters to Vendor herein above.

AND WHEREAS the said Deed of Sale dated 12.10.2011 registered under registration no. BRZ-BK1-04826-2011, CD no. BRZD236, Book - 1 Document dated 13.10.2011.

AND WHEREAS after the execution of Deed of Sale dated 12.10.2011, the vendor above named mutated the name of vendor and partitioned the property surveyed under survey no. 222, sub division 10 and was allotted new survey bearing no. 222, sub division 10- B in Partition case no. 15/17/2012/PART/LAND by order dated 07.05.2012 passed by Deputy Collector and S.D.O Mapusa, Bardez, Goa.

AND WHEREAS the vendor above named had obtained conversion sanad under no. RB/CNV/BAR/COLL/36/2012 dated 11.01.2013 for the said property.

AND WHEREAS the Vendor therefore is owner in physical possession and enjoyment of the immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of

For Balaji Projects

Partner



Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 10-B, admeasuring an area of 460 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule I hereunder from the date of execution of Deed of Sale dated 12.10.2011 .

AND WHEREAS, the Purchaser is desirous of purchasing from the above Vendor the immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 10-B, admeasuring an area of 460 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule hereunder and which is the subject matter of this Deed of Sale and more specifically shown in plan annexed herewith shaded in red colour which shall form the integral part and parcel of this Deed of Sale.

For Balaji Projects
Splad
Partner

[Signature]

AND WHEREAS, the Vendor have offered to sell the right, title and interest in the said property fully described in the Schedule hereunder and the Purchaser have agreed to purchase the said property fully described in the Schedule hereunder, admeasuring an area of 460 square meters for a price consideration of Rs. 30,22,660/- (Rupees Thirty lac Twenty Two Thousand Six Hundred Sixty only), as per the market value and the same is acceptable to the Parties hereto.

AND WHEREAS, it has been represented by the Vendor that the said property is not the subject matter of the any mortgage, neither is it encumbered in any manner as is evident from the records maintained by the sub-registrar of Bardez, at Mapusa.

NOW THEREFORE THIS DEED FOR SALE WITNESSETH AS UNDER:

1. In pursuance of the said Agreement and in consideration of Rs. 30,22,660/- (Rupees Thirty lac Twenty Two Thousand Six Hundred Sixty only), which is paid on or before the execution of this Deed of Sale by the Purchaser to the Owner/Seller/Vendor by Demand Draft, bearing no. 001551, dated 21.07.2015, drawn on IDBI Bank, Mapusa branch for sum of Rs. 29,92,433/- (Rupees Twenty Nine Lakh Ninety Two Thousand Four Hundred Thirty Three only) after deducting TDS amounting to Rs. 30,227/- (Rupees Thirty Thousand Two Hundred Twenty Seven only),


For Baili Projects
S. P. S.
Partner



the receipt of which the Owner/ Seller/ Vendor do hereby admit and acknowledge, the Owner/ Seller/ Vendors with do hereby grant, sell, convey, transfer and assure unto the Purchaser, the all that impartial, undivided right of the said property more specifically described in schedule which is marked in red colour in the plan annexed hereto, together with the access, ways, paths, passages, easements, privileges existing therein appurtenances whatsoever to the said property and /or any part thereof now or any time thereto usually held, used, occupied or enjoyed therewith or reputed to belong and be appurtenant thereto, and all the estate, rights, title, interest, privileges, possession and claims whatsoever, both by law and equity of the Vendor/ Seller into or out of the said property, hereby granted, conveyed sold, transferred and assured or otherwise expressed and intended so as to be UNTO AND TO USE of the Purchaser forever and absolutely.

And the Vendor do hereby covenant with the Purchaser:-

2. That the said property, admeasuring an area of 460 square meters, surveyed under survey bearing survey no. 222, sub division 10-B is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and the Vendor shall discharge the same from and out of their own funds and keep the Purchaser indemnified.


Sybil Projects
Partner

Arthy

3. That the Purchaser shall from time to time and at all the times hereafter peacefully, quietly, hold, occupy or possess, use and enjoy the property more specifically described in the Schedule hereunder as their own chattel and property, without any hindrances, interruption, claim, demands from the Vendor, or any other person or persons, whatsoever claiming and demanding any right, title or interest in the Said Property more specifically described in schedule hereunder.

4. The Owner/Seller/Vendor further covenant with the Purchasers to save him harmless indemnify and keep Purchaser indemnified from or against all encumbrances, charges, damages, liens, claims, demand and equities whatsoever and at all times hereafter at the request of the Purchasers to execute, make or perfect or cause to be executed, made or perfected, all such acts, deeds things and assurances whatsoever for further and more perfectly assuring the said plot as aforesaid, and every part thereof; UNTO AND TO THE USE OF the Purchasers as shall be reasonable required.

5. The Vendor and all persons having or claiming any right, title or interest in the said property which is hereby conveyed or any part thereof by from, under or in trust of Vendor/Seller or his legal heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times

for Balaji Projects
S. S. S. S.
Partner

[Signature]

hereinafter at the request and cost of the Purchaser do and execute all such further and other lawful acts, deeds, things, conveyance and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said property hereby conveyed unto and use of the Purchaser in manner aforesaid as by the Purchaser, his legal heirs, executors or administrators and assigns shall be reasonably required.



6. The Vendor/Seller further covenant with the Purchaser that notwithstanding any act deed or things done or executed by the Vendor or knowingly suffered to the contrary by them, the Vendor do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure the Said property more specifically described in schedule hereunder hereby conveyed, transferred, assured, expressed and indented so to be UNTO AND TO USE of the Purchaser and that the Purchaser shall at all times hereafter peacefully and quietly possess and enjoy the same or construct any structure in the same and receive the rent, profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or the Vendor or any other person or persons whomsoever, lawfully equitably or otherwise claiming through them.

7. That the Vendor hereby declare to the Purchaser that the Vendor have paid all the taxes, rates and other outgoings due to the local bodies,

For Balaji Projects
S. Prasad
Partner

revenue, urban and other authorities in respect of the Said Property and more specifically described in schedule hereunder written up to the date of execution of this Deed of Sale and the Purchaser shall bear and pay the same hereafter in respect to said Property more specifically described in schedule hereunder. If any arrears are found due to the earlier period, the same shall be discharged by the Vendor.

8. That Vendor or any one claiming through the Vendors shall consent and shall not have any objection to any construction of whatsoever nature to be carried out by the Purchaser or any one claiming through the Purchaser upon the Said Property more specifically described in schedule hereunder.

9. That the Vendor hereby declare to the Purchaser that the said property is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the Seller/Owner has not done anything whereby the said plot may be subject to any attachment or lien of any Bank, Court or person whatsoever

10. That the Vendor hereby declares that there are no pending suits, appeals, litigations, or other proceedings whatsoever in any court of law or Tribunal or any other legal forum relating to the said property described in schedule hereunder.

For Balaji Projects


Vendor



11. That the Vendor hereby declare that the said property described in schedule hereunder is not subject matter of any acquisition or requisition or affected by any government notification or order under any ordinance act, defense of India act or C.A.D.A area initiated or pending in respect of the said property by the government or central government or any other authority or local body.

12. That the Vendor hereby declare that the Seller/Owner or their predecessor have not granted any rights of way, easement or license or created any other right, to or in favour of any other person in over or in respect of the said property hereby sold.

13. That the Vendor will at all times and at the cost of the Purchaser execute, register or cause to be done, all such acts and deeds and things for perfecting the title to the Purchaser in the Said Property more specifically described in schedule hereunder hereby sold and conveyed.

14. The Vendor do hereby further declare that they have no objection for the Purchaser carrying out mutation in the survey record of right, pertaining to the Said Property, to include the name of the Purchaser in the record of right and also do hereby give no objection for the Purchaser to have the Said Property more specifically described in schedule hereunder totally admeasuring an area of 460 square meters.

For Balaji Projects
Splad
Panna

[Signature]

15. The Vendor hereby confirms having received the entire consideration towards sale of the Said Property more specifically described in schedule hereunder written.

16. That as per notification No. RD/LND/LRC/318/77 dated 21st Aug 1979, circular No. 16/04/2011 RD dated 06th June 2011 issued by the Government of Goa, the Vendor hereby confirm and declare that the Vendor do not belong to person/s of Schedule Caste and Schedule Tribe.

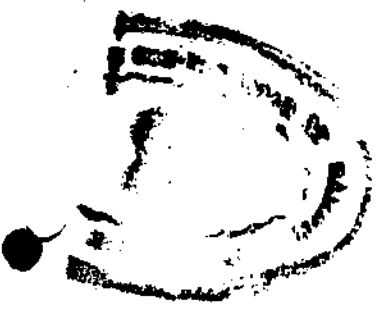
17. The Vendor today have handed over to the Purchaser the vacant possession of the Said Property more specifically described in schedule hereunder.

18. The present market value of the Said Property more specifically described in schedule, hereunder, totally admeasuring 460 square meters for purpose of valuation is Rs. 30,22,660/- (Rupees Thirty lac Twenty Two Thousand Six Hundred Sixty only) and therefore this **DEED OF SALE** is written on stamp paper of Rs. 1,05,794 /- (Rupees One lac Five Thousand Seven Hundred Ninety Four only) value, in full and final settlement of the stamp duties in respect of this transfer.

of Palaji Project
S. Palaji
Panner

[Signature]

SCHEDULE



All that an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 10-B, admeasuring an area of 460 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is the subject matter of this Deed of Sale and more specifically shown in plan annexed herewith shaded in red colour which shall form the integral part and parcel of this Deed of Sale and the said property is bounded as under:

ON THE EAST : By property surveyed under survey
no. 222/10-A.

ON THE WEST : By property surveyed under survey
no. 222/2-B.

ON THE NORTH : By property surveyed under survey
no. 222/2 -B.

ON THE SOUTH : By property surveyed under survey
no. 222/2-B.

For Bhatle Property
S. Bhatle
Partner

[Signature]

In witness whereof both the parties hereto have set and subscribed their signatures on this Deed of Sale fully understanding the contents thereof and out of their own free will on the date, month and year hereinabove mentioned and in the presence of two attesting witnesses who have signed herein below.



For Balaji Projects
[Signature]
Panner

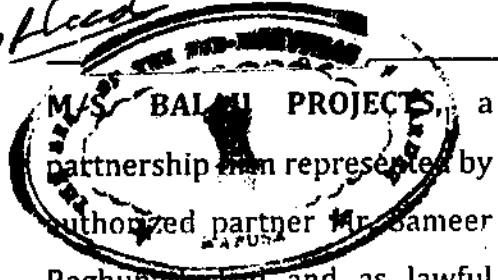
[Signature]

SIGNED, SEALED, AND
DELIVERED BY THE
WITHIN NAMED VENDOR



For Balaji Projects
S. Lad
Partner

S. Lad

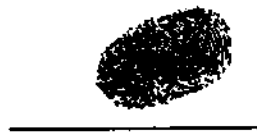


M/S BALAJI PROJECTS, a
partnership firm represented by
authorized partner Mr. Sameer
Raghunath Lad and as lawful
attorney for Mrs. Shilpa
Raghunath Lad

Vendor

(L. H. T. I)

(R. H. T. I)



For Balaji Projects
S. Lad

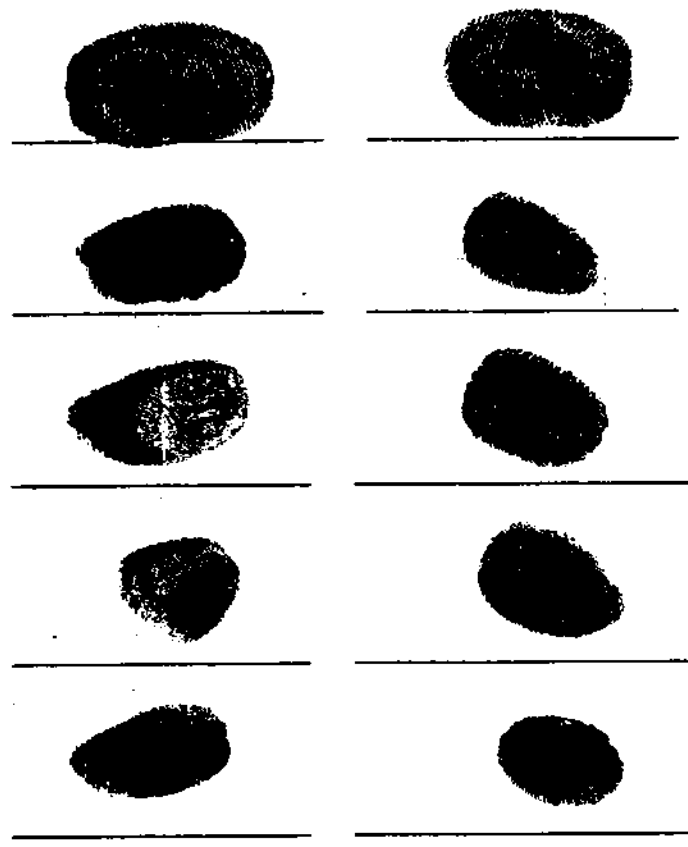
Shilpa

SIGNED, SEALED, AND
DELIVERED BY THE
WITHIN NAMED PURCHASER.



MR. CASMIRO CHARLES MARIO
LOPEZ
The Purchaser

(Left hand thumb Impr) (Right hand thumb Impr)



Balaji Projects
S. Prasad
Partner

IN THE PRESENCE OF WITNESSES

1. Mr. Jeten Varang :

Jeten Varang

2. Mr. Anant Dhanwadekar

Anant Dhanwadekar

For: Balaji Projects
S. Prasad
Partner

Atul

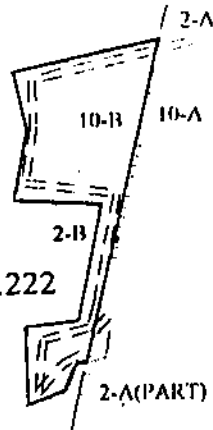


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA-GOA



Plan Showing plots situated at
 Village : ASSAGAO
 Taluka : BARDEZ
 Survey No./Subdivision No. : 222/ 10-B
 Scale : 1:1000

~~RECEIVED~~
 GOVERNMENT OF GOA
 LAND RECORDS
 SURVEY MAPS



SURVEY No.222

For Balaji Projects
[Signature]
 Partner

[Signature]

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Generated By : Swapnil Bhonsle
 On : 09-07-2015

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 Compared By:
 (11)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 23-07-2015 02:55:47 PM




Document Serial Number : 3394

Presented at 02:13:00 PM on 23-07-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	60460.00
2	Processing Fees	420.00
	Total :	60880.00

Stamp Duty Required: 105805.00 Stamp Duty Paid: 105814.00

Casmiro Charles Mario Lobo presenter

Name	Photo	Thumb Impression	Signature
Casmiro Charles Mario Lobo, s/o Paul Baptist Lobo, Married, Indian, age 47 Years Business, r/o Flat No 6, Gama Apartments, Altinho Mapusa Bardez Goa Pan No. ABAPL6313J			




Endorsements

Executant

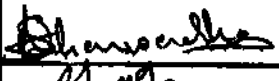
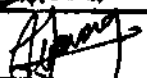
1. Sameer Raghunath Lad, s/o Raghunath Lad, Married, Indian, age 40 Years, Business, r/o Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa Pan No. ABEPL0959Q Partner of M/S Balaji Projects Office at Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa firm pan No. AAGFB8994G For Self and POA for Partner Shilpa lad Vide POA dated 01.10.2013 executed before Notary Adv. Anant C. Panshekar under Reg. No. 5539/ PQA/13 dated 01.10.2013

Photo	Thumb Impression	Signature
		

2. Casmiro Charles Mario Lobo, s/o late Paul Baptist Lobo, Married, Indian, age 47 Years, Business, r/o Flat No 6, Gama Apartments, Altinho Mapusa Bardez - Goa Pan No. ABAPL6313J

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Arant, Shrikant Dharwadkar, s/o Shrikant Dharwadkar, Married, Indian, age 44 Years, Business, r/o Pooja Mahel Sim Khorlim Mapusa bardez - Goa	
2	Jitendra Gurudas Warang, s/o Gurudas Warang, UnMarried, Indian, age 30 Years, Service, r/o H.No 29, Purwa Wadda Casarwarne Pernem Goa	


Sub-Registrar

REGISTRAR
BARDEZ

Rspees Ninety One thousand Nine hundred Ninety four On

For CITIZEN CREDIT
CO-OP BANK LTD.

Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 12486
121935

NON JUDICIAL
JUL 22 2015



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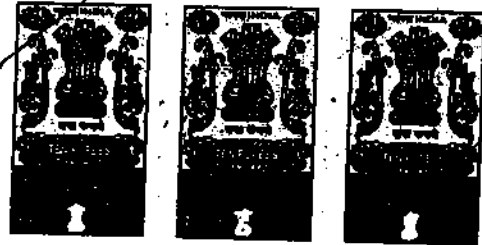
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INDIA

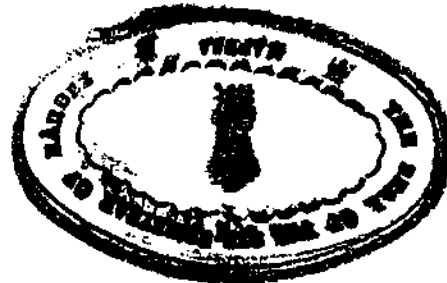
STAMP DUTY

GOA

Name of Purchaser CASMIRO CHARLES MARIO LOBO



3396



DEED OF SALE

For Balaji Projects
Splad
Partner

Handwritten signature

This DEED OF SALE is made at Mapusa on this 22nd day of July, of the year Two Thousand and Fifteen.

BETWEEN

M/S BALAJI PROJECTS, a Partnership firm duly registered under the Partnership Act under registration no. 27/2005, dated 03.02.2005, at Ilhas Panaji at volume 20 having its registered office at Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa, holding PAN card Bearing AAGFB8994G through its authorized partner, (a) Mrs. Shilpa Raghunath Lad, wife of Raghunath Lad, aged 65, married, business, Indian national, resident of Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa, holding PAN card bearing no. AAZPL1482G (b) Mr. Sameer Raghunath Lad, son of Raghunath Lad, aged 40, married, business, Indian national, and resident of Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa holding PAN card bearing no. ABEPL0959Q herein referred to as "VENDOR/SELLER" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through them) of the FIRST PART.

For Balaji Projects


Partner







AND

MR. CASMIRO CHARLES MARIO LOBO, son of late Paul Baptist Lobo, aged 47 years, married, business, Indian national and resident of flat no. 6, Gama apartments, Altinho, Mapusa, Bardez, Goa, holding PAN card no. ABAPL6313J herein referred to as "PURCHASER" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through them) of the SECOND PART.

AND WHEREAS the Mrs. Shilpa Raghunath Lad, who is one of the Partner in Vendor's firm is represented by Mr. Sameer Raghunath Lad by virtue of Power of Attorney dated 01.10.2013, registered before Notary Advocate Mr. Anant C. Panshekar under registration no. 5539/POA/13 dated 01.10.2013.

AND WHEREAS there exist an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 6, admeasuring an area of 400 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book

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B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule herein under and shall be referred to as the "SAID PROPERTY" for the sake of brevity.

AND WHEREAS the said property originally belonged to Mr. Caetano Francisco Henriques and his wife Mrs. Maria Joaquina Matilde De Carvalho e Henriques.



AND WHEREAS by Sale Deed dated 16.11.1885 drawn in the office of notary of Judicial Division of Bardez, Mr. Miguel Jose Ribeiro at page 11 to 12 reverse of book 105, the said Mr. Caetano Francisco Henriques and his wife Mrs. Maria Joaquina Matilde De Carvalho e Henriques sold the said property to Joao De Souza Nobay.

AND WHEREAS the said property is described in Land Registration office of Bardez under no. 2403 at folio 60 of book B-7 new and is inscribed in the name of said Joao De Souza Nobay under inscription no. 1175 of book G-2.

AND WHEREAS after the death of said Joao De Souza Nobay, inventory proceedings was initiated in which the right to half share property was allotted to Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza Nobai alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza

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Nobay and the right to other half share of the said property was allotted to Preciosa De Souza Nobay alias Preciosa De Souza and said allotment was confirmed by order dated 22.01.1907 passed in the said Inventory Proceeding.

AND WHEREAS the right to half of the said property is inscribed in the name of said Jose Rud De Souza Nobay under inscription no. 15199 of boob G-21 and the right to other half share of the said property is inscribed in the name of said Preciosa De Souza Nobay under inscription no. 15200 of book G-21.

AND WHEREAS Preciosa De Souza Nobay expired on 24.12.1931 in the status of spinster being survived by her mother namely Matilda de Gama Souza Nobay alias Matilda de Eliza Nobay alias Mrs. Matilda Eliza Nobai, widow of Euzebio Condilac de Souza Nobay, who expired subsequently on 10.07.1971.

AND WHEREAS the said Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco Braz De Souza Nobai alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay died on 12.05.1959 in the status of married to Elizabeth Nobay alias Eliza Nobay alias Eliza Amaldina Fernandes Paco De Souza Nobay.

AND WHEREAS, by virtue of Inventory Proceedings no. 115/1999/Sr initiated upon the death of Jose Rud De Souza Nobay alias Jose Faustino Caetano Francisco

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Partner



Braz De Souza Nobai alias Joseph D'souza Nobay alias Jose Rud Braz Caetano Francisco De Souza Nobay and his wife Elizabeth Nobay alias Eliza Nobay alias Eliza Amaldina Fernandes Paco De Souza Nobay and his mother Matilda de Gama Souza Nobay alias Matilda de Eliza Nobay alias Mrs. Matilda Eliza Nobai and his sister Preciosa De Souza alias Preciosa De Souza Nobay, the part of the property surveyed under survey no. 222/6 was listed under item no. 10.



AND WHEREAS the property surveyed under survey no. 222/6 which was listed under item no. 10 in the Inventory Proceedings no. 115/1999/Sr was allotted to Mrs. Yolanda Nobay alias Yolanda Rekelina Joseph Nobay alias Yolanda Beeby alias Eulanda Noby alias Anna Yolanda alias Yolanda Nobay Beeby alias Anna Eulanda Cissy Reckerlena. Nobay Parkar and the said allotment was confirmed by order dated 17.06.2004 passed in said inventory proceeding by Civil Judge Senior Division at Mapusa.

AND WHEREAS the said Yolanda Nobay Beeby expired on 17.06.2009 leaving behind her husband Leslie Beeby alias Leslie Wilson Beeby and her children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs.

For Subj. Projects

S. P. Lad
Partner

M. B. B.

Coral Malcolm Coelho alias Mrs. Coral Perpetua Mathilda Beeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth Madhu Menon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon.

AND WHEREAS after the death of said Yolanda Nobay Beeby, the Inventory Proceedings bearing no. 153/2011/C was initiated by Leslie Beeby alias Leslie Wilson Beeby in the court of Civil Judge Senior Division Mapusa, Bardez, Goa and the properties surveyed under survey no. 222/2 (part) and 222/6 were allotted to her husband Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua Mathilda Beeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth Madhu Menon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon.

AND WHEREAS the said Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to

For Saijaji Projects

Partner

Splad

M. K. Menon

Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua Mathilda Beeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth Madhu Menon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon entered into Agreement for Sale dated 14.09.2011 with Ratesh Mahabaleshwar Naik.



AND WHEREAS by virtue of Deed of Sale dated 12.10.2011 the said Leslie Beeby alias Leslie Wilson Beeby and his children's namely Mr. Brian Leslie Beeby alias Brian Augustine alias Brian Augustine Wilson Beeby alias Brian Beeby married to Mrs. Anna Brian Beeby alias Anna Succurinha Santana Fernandes alias Anna Beeby, Mrs. Pamela Maurice Machado alias Pamela Machado alias Mrs. Pamela Teresa Beeby married to Mr. Maurice Machado alias Maurice Eric Joseph Machado, Mrs. Coral Malcolm Coelho alias Mrs. Coral Perpetua Mathilda Beeby alias Coral Coelho married to Mr. Malcolm Coelho alias Joaquim Malcolm Coelho, Mrs. Elizabeth Madhu Menon alias Elizabeth Beeby alias Elizabeth Menon married to Mr. Madhu K. Menon sold the said property admeasuring 2336 square meters to Vendor herein above and said Mr. Ratesh Mahabaleshwar Naik confirmed said Deed of Sale dated 12.10.2011.

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Handwritten signature of Ratesh Mahabaleshwar Naik.

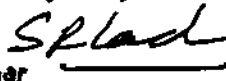
AND WHEREAS the said Deed of Sale dated 12.10.2011 is registered before Sub-Registrar of Bardez under registration no. BRZ-BK1-04825-2011, Book -1 Document, CD number BRZD236 dated 13.10.2011.

AND WHEREAS after the execution of Deed of Sale dated 12.10.2011, the vendor above named mutated the name of vendor in the said property and also had obtained conversion sanad under no. RB/CNV/BAR/COLL/36/2012 dated 11.01.2013 for the said property.

AND WHEREAS the Vendor therefore is owner in physical possession and enjoyment of the immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias " BAVINICHEM BATT" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 6, admeasuring an area of 400 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule hereunder from the date of execution of Deed of Sale dated 12.10.2011.

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S. P. Ladd





AND WHEREAS, the Purchaser is desirous of purchasing from the above Vendor the immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 6, admeasuring an area of 400 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is more particularly described in the Schedule hereunder and which is the subject matter of this Deed of Sale and more specifically shown in plan annexed herewith shaded in red colour which shall form the integral part and parcel of this Deed of Sale.

AND WHEREAS, the Vendor have offered to sell the right, title and interest in the said property fully described in the Schedule hereunder and the Purchaser have agreed to purchase the said property fully described in the Schedule hereunder, admeasuring an area of 400 square meters for a price consideration of Rs. 26,28,400/- (Rupees Twenty Six lac Twenty Eight Thousand Four hundred only), as per the market value and the same is acceptable to the Parties hereto.

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Partner

AND WHEREAS, it has been represented by the Vendor that the said property is not the subject matter of the any mortgage, neither is it encumbered in any manner as is evident from the records maintained by the sub-registrar of Bardez, at Mapusa.

**NOW THEREFORE THIS DEED FOR SALE
WITNESSETH AS UNDER:**



1. In pursuance of the said Agreement and in consideration of Rs. 26,28,400/- (Rupees Twenty Six lac Twenty Eight Thousand Four hundred only), which is paid on or before the execution of this Deed of Sale by the Purchaser to the Owner/Seller/Vendor by Demand Draft, bearing no. 001742, dated 21.07.2015, drawn on IDBI Bank, Mapusa branch for sum of Rs. 26,02,116/- (Rupees Twenty Six Lakh Two Thousand One Hundred Sixteen only) after deducting TDS amounting to Rs. 26,284/- (Rupees Twenty Six Thousand Two Hundred Eighty Four only), the receipt of which the Owner/ Seller/ Vendor do hereby admit and acknowledge, the Owner/ Seller/ Vendor with do hereby grant, sell, convey, transfer and assure unto the Purchaser, the all that impartial, undivided right of the said property more specifically described in schedule which is marked in red colour in the plan annexed hereto, together with the access, ways, paths, passages, easements, privileges existing therein appurtenances whatsoever to the said property and /or any part thereof now or any time thereto usually held, used, occupied or enjoyed therewith or reputed

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to belong and be appurtenant thereto, and all the estate, rights, title, interest, privileges, possession and claims whatsoever, both by law and equity of the Vendor/ Seller into or out of the said property, hereby granted, conveyed sold, transferred and assured or otherwise expressed and intended so as to be UNTO AND TO USE of the Purchaser forever and absolutely.

And the Vendor do hereby covenant with the Purchaser:-



2. That the said property, admeasuring an area of 400 square meters, surveyed under survey bearing survey no. 222, sub division 6 is not subjected to any encumbrances, mortgages, charges, lien, attachments, claim, demand, acquisition proceedings by Government or any kind whatsoever and the Vendor shall discharge the same from and out of their own funds and keep the Purchaser indemnified.

3. That the Purchaser shall from time to time and at all the times hereafter peacefully, quietly, hold, occupy or posses, use and enjoy the property more specifically described in the Schedule hereunder as their own chattel and property, without any hindrances, interruption, claim, demands from the Vendor, or any other person or persons, whatsoever claiming and demanding any right, title or interest in the Said Property more specifically described in schedule hereunder.

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[Signature]

[Signature]

4. The Owner/Seller/Vendor further covenant with the Purchasers to save him harmless indemnify and keep Purchaser indemnified from or against all encumbrances, charges, damages, liens, claims, demand and equities whatsoever and at all times hereafter at the request of the Purchasers to execute, make or perfect or cause to be executed, made or perfected, all such acts, deeds things and assurances whatsoever for further and more perfectly assuring the said plot as aforesaid, and every part thereof; UNTO AND TO THE USE OF the Purchasers as shall be reasonable required.



5. The Vendor and all persons having or claiming any right, title or interest in the said property which is hereby conveyed or any part thereof by from, under or in trust of Vendor/Seller or his legal heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereinafter at the request and cost of the Purchaser do and execute all such further and other lawful acts, deeds, things, conveyance and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said property hereby conveyed unto and use of the Purchaser in manner aforesaid as by the Purchaser, his legal heirs, executors or administrators and assigns shall be reasonably required.

6. The Vendor/Seller further covenant with the Purchaser that notwithstanding any act deed or things

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done or executed by the Vendor or knowingly suffered to the contrary by them, the Vendor do have in them good right, full power and absolute authority to grant, convey, sell, transfer and assure the Said property more specifically described in schedule hereunder hereby conveyed, transferred, assured, expressed and indented so to be UNTO AND TO USE of the Purchaser and that the Purchaser shall at all times hereafter peacefully and quietly possess and enjoy the same or construct any structure in the same and receive the rent, profits thereof without any lawful eviction, interruption, claims and demands, whatsoever from or the Vendor or any other person or persons whomsoever, lawfully equitably or otherwise claiming through them.



7. That the Vendor hereby declare to the Purchaser that the Vendor have paid all the taxes, rates and other outgoings due to the local bodies, revenue, urban and other authorities in respect of the Said Property and more specifically described in schedule hereunder written up to the date of execution of this Deed of Sale and the Purchaser shall bear and pay the same hereafter in respect to said Property more specifically described in schedule hereunder. If any arrears are found due to the earlier period, the same shall be discharged by the Vendor.

8. That Vendor or any one claiming through the Vendor shall consent and shall not have any objection to any construction of ~~whatsoever~~ nature to be carried

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Partner

out by the Purchaser or any one claiming through the Purchaser upon the Said Property more specifically described in schedule hereunder.

9. That the Vendor hereby declare to the Purchaser that the said property is free from all encumbrances, charges, equities, claims or demands, whatsoever, and that the Seller/Owner has not done anything whereby the said plot may be subject to any attachment or lien of any Bank, Court or person whatsoever

10. That the Vendor hereby declares that there are no pending suits, appeals, litigations, or other proceedings whatsoever in any court of law or Tribunal or any other legal forum relating to the said property described in schedule hereunder.

11. That the Vendor hereby declare that the said property described in schedule hereunder is not subject matter of any acquisition or requisition or affected by any government notification or order under any ordinance act, defense of India act or C.A.D.A area initiated or pending in respect of the said property by the government or central government or any other authority or local body.

12. That the Vendor hereby declare that the Seller/Owner or their predecessor have not granted any rights of way, easement or license or created any

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other right, to or in favour of any other person in over or in respect of the said property hereby sold.



13. That the Vendor will at all times and at the cost of the Purchaser execute, register or cause to be done, all such acts and deeds and things for perfecting the title to the Purchaser in the Said Property more specifically described in schedule hereunder hereby sold and conveyed.

14. The Vendor do hereby further declare that they have no objection for the Purchaser carrying out mutation in the survey record of right, pertaining to the Said Property, to include the name of the Purchaser in the record of right and also do hereby give no objection for the Purchaser to have the Said Property more specifically described in schedule hereunder totally admeasuring an area of 2336 square meters.

15. The Vendor hereby confirms having received the entire consideration towards sale of the Said Property more specifically described in schedule hereunder written.

16. That as per notification No. RD/LND/LRC/318/77 dated 21st Aug 1979, circular No. 16/04/2011 RD dated 06th June 2011 issued by the Government of Goa, the Vendor hereby confirm and declare that the Vendor do not belong to person/s of Schedule Caste and Schedule Tribe.

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17. The Vendor today have handed over to the Purchaser the vacant possession of the Said Property more specifically described in schedule hereunder.

18. The present market value of the Said Property more specifically described in schedule hereunder, totally admeasuring 400 square meters for purpose of valuation is Rs. 26,28,400/- (Rupees Twenty Six lac Twenty Eight Thousand Four hundred only) and therefore this DEED OF SALE is written on stamp paper of Rs. 91,994/- (Rupees Ninety One Thousand nine hundred Ninety Four only) value, in full and final settlement of the stamp duties in respect of this transfer.

SCHEDULE

All that an immovable property known as "BHAVANICHE BHATLE" alias "BAVINICHEM" alias "BAVINICHEM BATTA" situated at Socolvado, Assagao, within the limits of the village panchayat of Assagao, taluka and sub district of Bardez, North District of the state of Goa, surveyed under survey number 222, sub division 6, admeasuring an area of 400 square meters and the said property is described in land registration office of Bardez under no. 2403 at pages 60 onwards of Book B-7, and found enrolled in the taluka revenue office of Bardez under no. Matriz no. 941, of First Division of Assagao and the said property is the subject matter of this Deed of Sale and more specifically shown in plan annexed herewith shaded in

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S. K. Lad



red colour which shall form the integral part and parcel of this Deed of Sale and the said property is bounded as under:

ON THE EAST : By property surveyed under survey no. 222/2-B.

ON THE WEST : By property surveyed under survey no. 222/2-B.

ON THE NORTH : By property surveyed under survey no. 222/2 (part).

ON THE SOUTH : By property surveyed under survey no. 222/2-B.

In witness whereof both the parties hereto have set and subscribed their signatures on this Deed of Sale fully understanding the contents thereof and out of their own free will on the date, month and year hereinabove mentioned and in the presence of two attesting witnesses who have signed herein below.

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Part 27





SIGNED, SEALED, AND
DELIVERED BY THE
WITHIN NAMED VENDOR



For Bajaji Projects
Spland
Partner



Spland











M/S. BALAJI PROJECTS, a
partnership firm represented by
authorized partner Mr. Saneer

Raghunath Lad and as lawful
attorney for Mrs. Shilpa
Raghunath Lad

Vendor

(L. H. T. I)

(R. H. T. I)

For Bajaji Projects
Spland
Partner

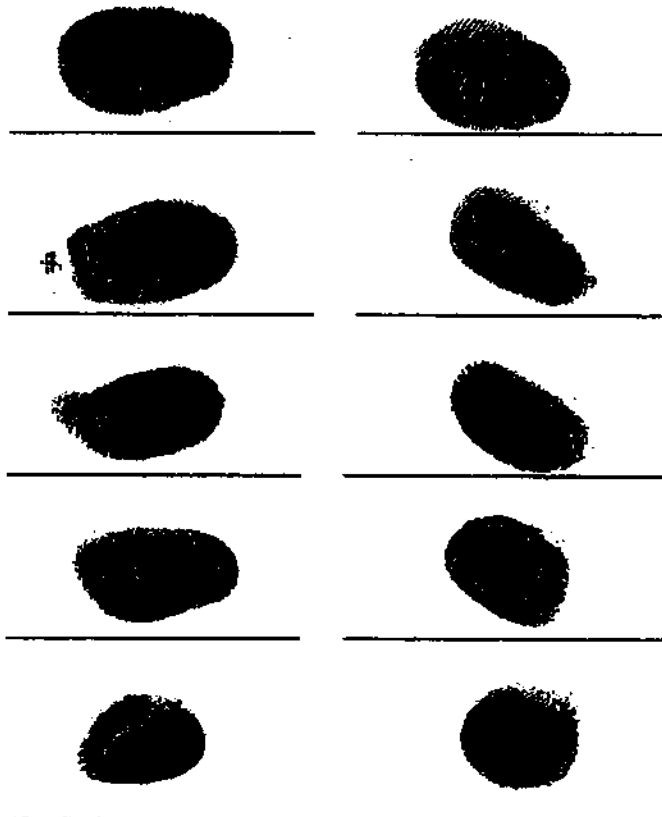
Spland

SIGNED, SEALED, AND
DELIVERED BY THE
WITHIN NAMED PURCHASER.



The Purchaser

(Left hand thumb Impr) (Right hand thumb Impr)



For Balaji Projects
S. Gad
Partner

IN THE PRESENCE OF WITNESSES

1. Mr. Jeten Varang :

Jeten Varang

2. Mr. Anant Dhawadhya

Anant Dhawadhya

For Ealaji Projects

S. J. D.
Partner

Jeten Varang



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



Plan Showing plots situated at

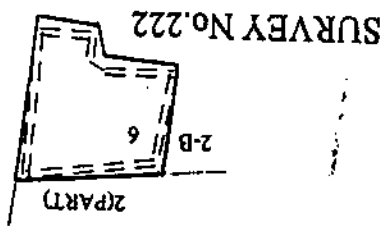
Village : ASSAGAO

Taluka : BARDEZ

Survey No./Subdivision No. : 222/ 6

Scale : 1:1000

~~APPROVED FOR SURVEY AND RECORDS
IN SURVEY REGIONS
LULUVA~~



Generated By : Swapnil Bhonele
On : 09-07-2015

For Balaji Projects
Partner

Checked By :
Mishra



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 23-07-2015 02:57:48 PM

Document Serial Number : 3396

Presented at 02:42:00 PM on 23-07-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	52570.00
2	Processing Fees	390.00
	Total :	52960.00

Stamp Duty Required: 92015.00

Stamp Duty Paid: 92024.00

Casmiro Charles Mario Lobo presenter

Name	Photo	Thumb Impression	Signature
Casmiro Charles Mario Lobo, s/o Late Paul Baptist Lobo, Married, Indian, age 47 Years, Business, r/o Flat No 6, Gama Apartments, Altinho Mapusa Bardez - Goa Pan No. ABAPL6313J			

Endorsements

Executant

1. Sameer Raghunath Lad, s/o Raghunath Lad, Married, Indian, age 40 Years, Business, r/o Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa Pan No. ABEPL0959Q Partner of M/S Balaji Projects Office at Dr. Almeida, Housing Society, Fourth Floor, Ponda, Goa firm pan No. AAGFB8994G For Self and POA for Partner Shilpa lad Vide POA dated 01.10.2013 executed before Notary Adv. Anant C. Panshekar under Reg. No. 5539/ POA/13 dated 01.10.2013

Photo	Thumb Impression	Signature