Two Lakhi Ten Thousand ten Only CITIZEN CREDIT CO-OPERATIVE

FOR CITTZEN CREDIT CO-OP. BANK LTD.



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Authorised Signatory

SAPANA BERRIER CO-OP, HSG SOCIETY LTD COLETY LTD COLETY

ST.JOQUIM ROAD, BORDA, MARGAO - GOA 403 502

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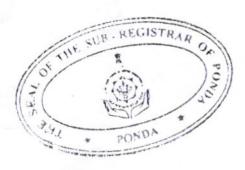
Name of Purchaser SHIVANI BUILDERS & REAL ESTATE DEVELOPES

Serial No. 961/2017 Presented at the Office of the Sub-Registrar of Personnel of the Sub-Registrar of Personnel of P Magesh D Patil About.

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DEED OF SALE

THIS DEED OF SALE is made and executed at Ponda, Goa, on this 27th day of September, of the year Two Thousand Seventeen (27/09/2017).

BETWEEN

M/S. SAGAR BUILDERS AND REAL ESTATE DEVELOPERS. a proprietorship represented in this Deed by its Proprietor (1) SHRI DINKAR KASHINATHRAO PATIL, son of Shri Kashinathrao Yeshwantra Patil, aged 52 years, married, Real Estate Developer, Indian National, having PAN CARD No.AJJPP9976E, and Aadhaar No.8759 0046 8087 and his wife (2) SMT. PRAYAG DINKAR PATIL, daughter of Shri Manaji Yeshwant Kendre, wife of Shri Dinkar Patil, aged 43 years, married, housewife, Indian National, having PAN CARD No.ALSPP7655H, and Aadhaar No.3531 5380 6665, both resident of Flat No. B-2, Joaciana Apartments, Santa - Cruz, Ponda, Goa, hereinafter referred to as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, executors, administrators and assigns) OF THE FIRST PART.

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AND

M/S. SHIVANI BUILDERS AND REAL ESTATE DEVELOPERS, a partnership concern, duly registered under Partnership Act, having its Registered Office at Flat No.B-2, Ground Floor, Joaciana Apartments Santa Cruz, Ponda - Goa, having PAN Card No.ACMFS6256Q, represented in this deed by its partners (i) MR. NAGESH DINKAR PATIL, son of Mr. Dinkar K. Patil, aged 22 years, major, unmarried, business, Indian National, having PAN Card No.CCDPP6079B and Aadhaar No.9343 5521 5859, (ii) MISS. POOJA DINKAR PATIL, daughter of Mr. Dinkar K. Patil, aged 24 years, major, unmarried, business, Indian National, having PAN Card No.CLHPP6777M and Aadhaar No.4095 7907 4256, both residents of Flat No.B-2, Ground Floor, Joaciana Apartments Santa Cruz, Ponda -Goa, (iii) SHRI VENKATESWARLU VEERAMUSTI, son of Shri Peda Mallaiah Veeramusti, aged 55 years, married, business, having PAN Card No.ACRPV3114D and Aadhaar No.6381 3176 5403, and (iv) SHRI UDAY KUMAR VEERAMUSTI, son of Shri Venkateswarlu Veeramusti, aged 31 years, married, business, having PAN Card No.ALAPV5122B and Aadhaar No.8722 3312 5472, both resident of 1-7-21/207, Flat No.207, Devi

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Gardens, J S N Colony, St. No.8, Habsiguda, Hydrabad, Andra Pradesh-500007, hereinafter referred to as "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, successors, executors, administrators and assigns) OF THE SECOND PART.

WHEREAS there exist a Plot of land being Plot No.1, admeasuring 7000 sq. Mts. which is part of bigger property known as "DHUME BHAT" OR "FONDILBAGA" Surveyed under No.5, Sub-Division No.1, of Village Orgao, Taluka Ponda, District of North Goa, State of Goa, registration Sub-district of Ponda, within the limits of the Village Panchayat of Tivrem - Orgao, Marcela, Ponda, Goa more particularly described in the SCHEDULE-I written hereunder, hereinafter referred to as "THE SAID PLOT OF LAND".

AND WHEREAS the entire property known as "DHUME BHAT" OR "FONDILBAGA" was originally owned and possessed by Shri Kamalaksh Ghodekar and his wife Mrs. Laximibai Kamalaksh Ghodekar, both resident of Kumbharjua – Goa.

AND WHEREAS the said Shri Kamalaksh Ghodekar expired on 27/11/1984 at Bhatulem, Panaji – Goa,

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and said Mrs. Laximibai Kamalaksh Ghodekar expired on 18/08/1989 at Goa Medical College, Bambolim, Goa, without any will leaving behind their only son by name Shri Anant Kamalaksh Ghodekar, who is married to Smt. Aruna Anant Ghodekar and only daughter by name Smt. Suchitabai Ghodekar alias Sushila or Supriya Gopal Velangi, married to Shri Vassudec Velangi.

AND WHEREAS by way Deed of Relinquishment of liquid Rights dated 14-10-1994 recorded at page 51 onwards of Notarial Books of Deed No.392 of Ex-Officio Notary, Ponda, the aforesaid Smt. Suchitabai Ghodekar alias Sushila or Supriya Gopal Velangi and her husband Shri Gopal Vassudev Velangi relinquished their undivided right in favour of other co-heirs in estate left by the said Shri Kamalaksh Sinai Ghodekar and his wife Smt. Laxmibai Kamalaksh Ghodekar.

AND WHEREAS on account of the relinquishment of rights as aforesaid by the said Smt. Suchitabai alias Sushila or Supriya Gopal Velangi and her husband Shri Gopal Vassudev Velangi, the said Shri Anant Kamalaksh Ghodekar and his wife Smt. Aruna Anant Ghodekar became the absolute owners of the said property known as "DHUME BHAT" OR

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"FONDILBAGA" Surveyed under No.5, Sub-Division No.1, of Village Orgao, Taluka Ponda.

AND WHEREAS by Agreement for sale dated 01/12/2003, registered with the Notary Public Adv. Ulhas Pai Raikar under No.2507/03 dated 04/12/2003 the aforesaid Shri Anant Kamalaksh Ghodekar and his wife Smt. Aruna Anant Ghodekar, agreed to sell the Plot of land (Phase-II) admeasuring 7492 sq. Mts. to one Shri Shivdatta Ramnath Tilve, residing at Marcela – Goa, under the terms and conditions a contained in the said Agreement for sale and also executed General Power of Attorney in favour of said Shri Shivdatta Ramnath Tilve.

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AND WHEREAS the said Shri Shivdatta Ramnath Tilve paid the entire sale consideration of plot of land admeasuring 7492 sq. Mts. to the said Shri Anant Kamalaksh Ghodekar and his wife Smt. Aruna Anant Ghodekar and on account of General Power of Attorney dated 01/12/2003 executed by the said Shri Anant Kamalaksh Ghodekar and his wife Smt. Aruna Anant Ghodekar in favour of said Shri Shivdatta Ramnath Tilve, the said Shri Shivdatta Ramnath Tilve became free to sell the said plot of land admeasuring 7492 sq. Mts. to any person or persons of his choice.

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AND WHEREAS vide Deed of Sale dated 31/05/2006, duly registered before the Sub-Registrar Ponda, under Registration No.944 at page 161 to 179 of Book No.I, Volume No.966 dated 02-06-2006 the Vendors have purchased the said Plot No.1, admeasuring 7000 Square meters which is a part of the bigger property known as "DHUME BHAT" OR "FONDILBAGA" Surveyed under No.5, Sub-Division No.1, of Village Orgao, from Shri Anant Kamalaksh Ghodekar and his wife Smt. Aruna Anant Ghodekar, which Deed of Sale is duly confirmed by said Shri Shivdatta Ramnath Tilve.

AND WHEREAS by virtue of said Deed of Sale dated 31/05/2006, duly registered before the Sub-Registrar of Ponda, under Registration No.944 at page 161 to 179 of Book No.I, Volume No.966 dated 02-06-2006, the Vendors are absolute owners of Plot No.1, admeasuring 7000 Square meters which is a part of the bigger property known as "DHUME BHAT" OR "FONDILBAGA" surveyed under No.5, Sub-Division No.1, of Village Orgao, duly purchased from Shri Anant Kamalaksh Ghodekar and his wife Smt. Aruna Anant Ghodekar, Taluka Ponda, District of North Goa, State of Goa, Registration Sub-district of Ponda, within the limits of the Village

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Panchayat of Tivrem - Orgao, Marcela, Ponda, Goa more particularly described in the SCHEDULE-I.

AND WHEREAS the said plot of land was permitted to be converted from Agricultural to Non-Agricultural use vide Sanad No.RB/CNV/PON/2/2004 dated 08/06/2004 by Additional Collector-II North Goa District.

AND WHEREAS the Vendors, upon obtaining the approval for construction of building/s on the part of the said plot of land from Town and Country Planning Department under order bearing Ref. No.TPP/Const./Org./TN/5/08-09 dated 01/01/08 and Construction Licence No.VPTO/CL/2007-2008/12/1098 dated 10/09/2007 from Village Panchayat of Tivrem-Orgao for construction of Building/s, have constructed three Buildings being Building "A" "B" "C" named as "PRATIBHA COMPLEX-"A" "B" "C" on the part of the said plot of land.

AND WHEREAS after deducting the area covered by the three Buildings being Building "A" "B" "C" named as "PRATIBHA COMPLEX-"A" "B" "C", an area admeasuring 3995 sq. mts. of land in the said plot, remains in exclusive possession and enjoyment of the Vendors.

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Vendors with a request to sell, transfer and convey to it the said remaining area of 3995 sq. mts. and Vendors have disannexed the said area admeasuring of 3995 sq. mts. from the said plot of land and after giving separate identity as Plot No."1D" agreed to sell the same to the purchaser. The Plot of land No."1D" admeasuring 3995 sq. mts. is hereinafter referred to as the 'SAID PLOT" more particularly described in Schedule-II written hereunder and delineated in red colour boundary on the plan annexed hereto.

AND WHEREAS the purchasers hereby declare that they have taken inspection of all the documents of title condition of the said plot and the said plot of land, having satisfied as regards the right and legal validity and subsisting title of the Vendors.

AND WHEREAS the Vendors have agreed to sell, transfer and convey the title and possession of the "Said Plot No."1D" admeasuring 3995 sq. mts. to the Purchasers for a total consideration of a sum of Rs.60,00,000/- (Rupees Sixty lakhs only) being its fair market value.

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1. That in pursuant of the said agreement and in consideration of sum of Rs.60,00,000/- (Rupees Sixty lakhs only) paid to the Vendors by the Purchasers by cheques in to the loan account of the Vendors in the Goa State Co-operative Bank Ltd. before the execution of this presents, the receipt and the payment of which sum of Rs.60,00,000/- (Rupees Sixty lakhs only) in whereof the Vendors do hereby admit and acknowledge and forever discharge, acquit and release the Purchasers of the same and every part thereof, the Vendors do hereby grant, convey, sell, transfer and assure unto the Purchasers, their heirs, executors, administrators and successors in interest of the said Plot admeasuring 3995 sq. mts. which is more particularly described in Schedule-II hereunder written or any part thereof TO HAVE AND TO HOLD the said Plot admeasuring 3995 sq. mts., hereby sold to the Purchasers and all and singular other premises hereby granted, sold, released, conveyed and confirmed or intended so to be with their and every of their rights and appurtenances unto and to the use and benefits of the Purchasers SUBJECT HOWEVER the payment of all rates, taxes, assessments, duties chargeable upon the same or which may hereafter become payable in any respect thereof to the Government or the

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Village Panchayat or any other local authorities which taxes, rates, assessments and duties shall be exclusively payable by the Purchasers.

And the Vendors do hereby covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever, the Vendors or any person or persons lawfully or equitably claiming by, from or through, under or in trust for them made, done, committed or omitted or knowingly or willingly suffered to the contrary, they the Vendors now have in themselves good right, full power and absolute authority to grant, sell, assign, convey, transfer and assure the said rights from the said Plot admeasuring 3995 sq. mts., described in the Schedule-II, hereby granted, sold, assigned, released, conveyed, assured and confirmed and intended so to unto and to the use of the Purchasers in the manner aforesaid and that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have occupy, possess and enjoy the said Plot admeasuring 3995 sq. mts., and receive the rents issued and profits thereof and of every part thereof and for their own use and benefit without any suit or action, interruption, claim and demand whatsoever from or by the Vendors or any person or persons lawfully and equitably or to claim, by, from, under or in trust

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for them and further that the Vendors and all the persons having lawfully or equitably claiming any estate or interest whatsoever in the said Plot admeasuring 3995 sq. mts., or any part and will from time and at all times hereafter at the request and at the cost of the Purchaser do and execute or cause to be done or executed all such further and other acts, things declaration, conveyances and assurances in the law whatsoever for better and more perfectly assuring the said right to the said Plot admeasuring 3995 sq. mts., and every part thereof UNTO AND TO THE USE of the Purchaser as shall or may be reasonably required.

3. The vendors hereby give No-objection for mutation entry in survey records of the said survey for entering the name of the purchaser as occupants/owners of the said plot.

Purchasers that they shall save harmless interest and keep indemnified the Purchaser from and against all losses, cost and expenses which they may sustain or incur by reason of any lawful claim and demand being made by any person or institution to the said Plot admeasuring 3995 sq. mts.

5. That this deed is exempts from the Notification issued by the Revenue Department

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under No.RD/LND/LRC/318/77 dated 24/08/1978 published in the Official Gazette, Series II No.21 of the above date as the parties hereto are neither hailing from Schedule Caste or Schedule Tribes.

SCHEDULE - I

(Description of Property)

ALL THAT Plot No.1, admeasuring 7000 Sq. Mts., which is a part and parcel of the bigger property known as "DHUME BHAT" or "FONDILBAGA" Surveyed Under No.5, Sub-Division No.1 of Village Orgao, Taluka, Ponda, District of North Goa, Registration Sub-District of Ponda, situated within the limits of the Village Panchayat of Tivrem Orgao, the said property is not registered in the Land Registration Office but registered under Matriz No.391 in the Taluka revenue Office at Ponda and the said Plot of land admeasuring 7000 sq.mts and is bounded as under:-

EAST : By the Village road of Orgao;

WEST : By Main road Tonca-Banastari;

NORTH: By 8.00 mts internal road and Open Space;

SOUTH: By Nalla and property of Anant Ghodekar

and others.

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SCHEDULE - II

(Description of an area of 3995 Sq. Mts. hereby sold)

ALL THAT Plot No."1D" of land admeasuring 3995 Sq. Mts. which is a part and parcel of the bigger as "DHUME BHAT" property known "FONDILBAGA" Surveyed Under No.5, Sub-Division No.1 of Village Orgao, Taluka, Ponda, District of North Goa, Registration Sub-District of Ponda, situated within the limits of the Village Panchayat of Tivrem Orgao, more particularly described in the Schedule - I hereinabove and delineated with its boundaries in red coloured on the plan annexed hereto duly signed by the parties and is bounded as under:-

EAST

: By the Village road of Orgao and

partly with plot No.1E & 1-D-1;

WEST

: By Main road Tonca-Banastari;

NORTH

: By remaining portion of same property

covered by construction of building-A, B & C and partly with open Open Space;

SOUTH : By Nalla and property of Anant

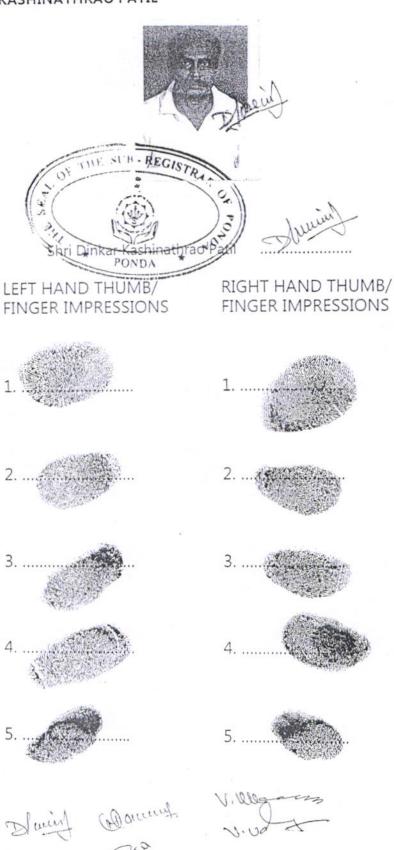
Ghodekar and others.

IN WITNESS WHEREOF the parties hereto sign hereunder on the day, month and year mentioned herein above.

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SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED VENDOR NO.1 SHRI DINKAR KASHINATHRAO PATIL



SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED VENDOR NO.2 SMT. PRAYAG DINKAR PATIL



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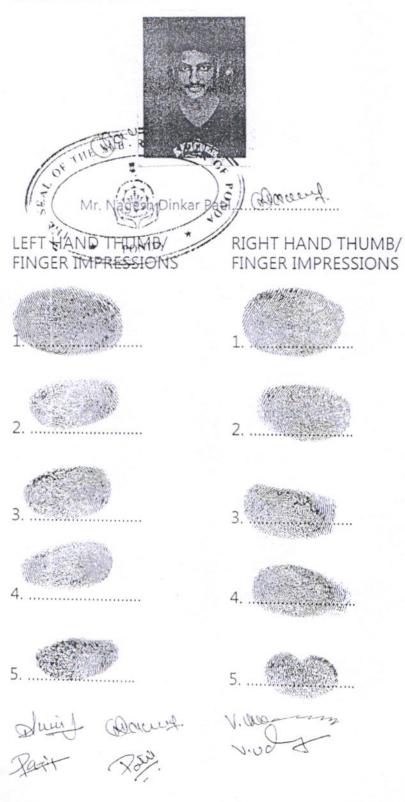
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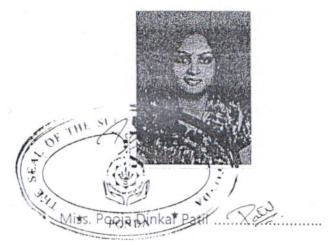


SIGNED, SEALED AND DELIVERED BY THE WITHINNAMED PURCHASER M/S. SHIVANI BUILDERS AND REAL ESTATE DEVELOPERS, THROUGH ITS PARTNERS.

Partner No.(i)
MR. NAGESH DINKAR PATIL



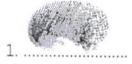
Partner No.(ii) MISS. POOJA DINKAR PATIL



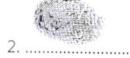
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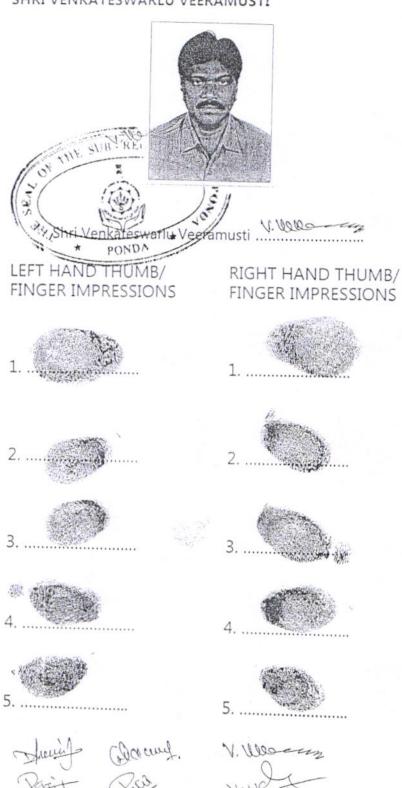


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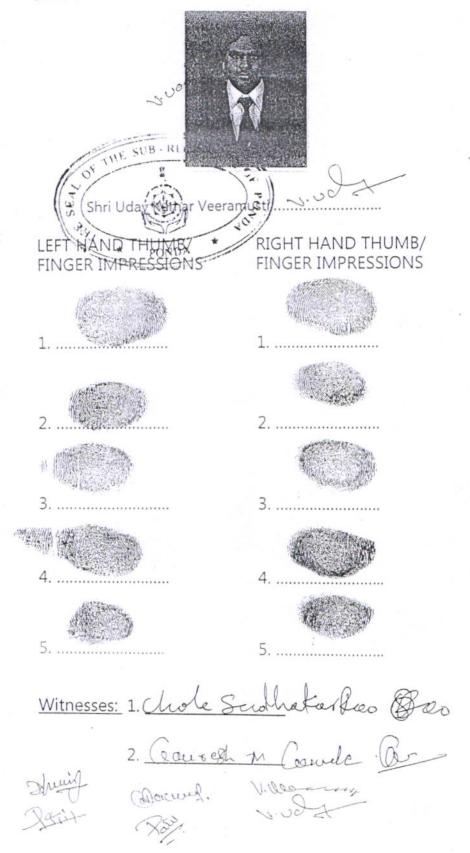
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Partner No.(iii) SHRI VENKATESWARLU VEERAMUSTI

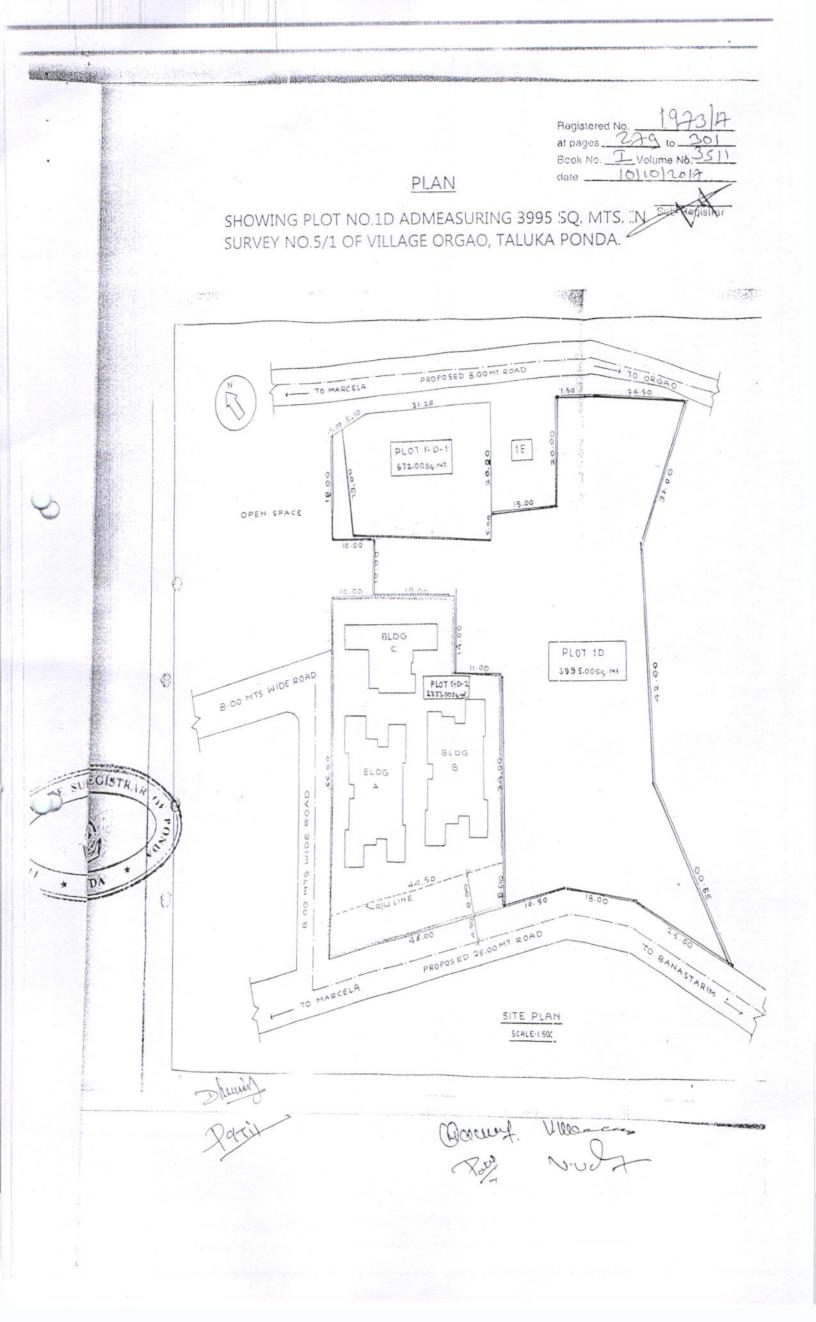


Partner No.(iv)
SHRI UDAY KUMAR VEERAMUSTI,



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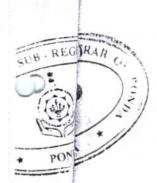


Executing Parties

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- M/s. Sagar Builders and Real Estate Developers, a proprietorship concern, represented in this Deed by its Proprietor (1) Shri Dinkar Kashinathrao Patil, son of Shri Kashinathrao Yeshwantra Patil, aged 52 years, married, Real Estate Developer, Indian National, having PAN CARD No.AJJPP9976E, and Aadhaar No.8759 0046 8087 and his wife (2) Smt. Prayag Dinkar Patil, daughter of Shri Manaji Yeshwant Kendre, wife of Shri Dinkar Patil, aged 43 years, married, housewife, Indian National, having PAN CARD No.ALSPP7655H, and Aadhaar No.3531 5380 6665, both resident of Flat No. B-2, Joaciana Apartments, Santa Cruz, Ponda, Goa.
- 2. M/S. Shivani Builders and Real Estate Developers, a partnership concern, duly registered under Partnership Act, having its Registered Office at Flat No.B-2, Ground Floor, Joaciana Apartments Santa Cruz, Ponda - Goa, having PAN Card No.ACMFS6256Q, represented in this deed by its partners (i) Mr. Nagesh Dinkar Patil, son of Mr. Dinkar K. Patil, aged 22 years, major, unmarried, business, Indian National, having PAN Card No.CCDPP6079B and Aadhaar No.9343 5521 5859, (ii) Miss. Pooja Dinkar Patil, daughter of Mr. Dinkar K. Patil, aged 24 years, major, unmarried, business, Indian National, having PAN Card No.CLHPP6777M and Aadhaar No.4095 7907 4256, both residents of Flat No.B-2, Ground Floor, Joaciana Apartments Santa Cruz, Ponda - Goa, (iii) Shri Venkateswarlu Veeramusti, son of Shri Peda Mallaiah Veeramusti, aged 55 years, married, business, having PAN Card No.ACRPV3114D and Aadhaar No.6381 3176 5403, and (iv) Shri Uday Kumar Veeramusti, son of Shri Venkateswarlu Veeramusti, aged 31 years, married, business, having PAN Card No.ALAPV5122B and Aadhaar No.8722 3312 5472, both resident of 1-7-21/207, Flat No.207, Devi Gardens, J S N Colony, St. No.8, Habsiguda, Hydrabad, Andra Pradesh-500007.

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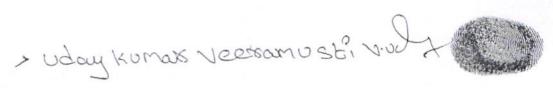
> Magesh Dinkar Pahl (Document)



> Pooja Dinkan Palis



> V. VEWKATEINARLU, VEERAMUSTI V. W



Shri Bashir Hercekar, Advocate, major gage, maveied. Indian Williand, residing at Curti Landa Goa

and known to the Sub-Registrar states that he personally knows the above executant and identities him.

londa dated 27/09/2017

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Seek No. 7 Volume No. 3511

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