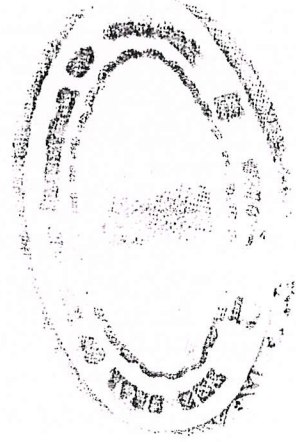


2018 13 (Rupees Six lakhs Ninety Three thousand only)
Registered as a company on 18.01.2018
For CITIZEN CREDIT™
CO-OP BANK LTD
Authorized Signatory
CITIZEN CREDIT CO-OP BANK LTD
E-32A, NUA DE OURIM
PANAJI, GOA 403 001
D-5/STRAY/C.R./35/4/2006-ND(PART-III)
D-5/STRAY/C.R./35/4/2006-ND(PART-III)
INDIA
STAMP DUTY
GOA
33712 NON JUDICIAL 11/12/17
172294 DEC 22 2017
R.0693000/-PB6818
16:18

Name of Purchaser RANJIT GHOPRA & ASHWINDER BHUL

(M)
11/12/17
172294
R.0693000/-PB6818



Colour Xerox. Original handed to the Registrar of Companies on 11/12/17.

DEED OF SALE

29.12.21
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THIS DEED OF SALE is executed on this Twenty-Second day of December of the Year Two Thousand Seventeen (22/12/2017), at Mapusa, Taluka and Registration Sub- District of Bardez, District of North Goa, in the State of Goa;

BY

1. **Mr. SURESH SHANKAR RATHOD**, son of Mr. Shankar Rathod, aged about 45 years, married, businessman, holding PAN Card No. AMFPR1267B and Aadhaar Card No. 354700457408, and his wife;

2. **Mrs. SANGEETA SURESH RATHOD**, wife of Mr. Suresh Shankar Rathod, aged about 37 years, married, housewife, holding PAN Card Nil and Aadhaar Card No. 347047971214, both Indian National, residents of House No.82, Near Maruti Temple, Khorlim, Mapusa, Bardez, Goa, both of them, hereinafter, being referred to as the **"VENDORS"** (which expression shall be deemed to mean and include their respective heirs, administrators, legal representatives, executors, successors and /or assigns jointly and/or severally, wherever the context or meaning shall so require or permit) **OF THE ONE PART;**

IN FAVOUR OF

3. **Mr. RANJIT CHOPRA**, son of late S. P Chopra, aged about 59 years, married, in-business, Indian National, holding Pan Card No. AACPC8866A, Aadhaar Card No.

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414958318118, resident of W-50, Greater Kailash-1, New
Delhi, Pin Code- 110048 and

4. **Mr. ASHWINDER BHEL**, son of Mr. Rajinder Nath, aged about 58 years, married, in-business, Indian National, holding Pan Card No. AAIPB4904C, Aadhaar Card No. 584354983100, resident of C/604, New Friends Colony, New Delhi- 110065, both of them, hereinafter, for brevity's sake, being referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context be deemed to mean and include their respective heirs, administrators legal representatives, executors, successors and /or assigns jointly and/or severally, wherever the context or meaning shall so require or permit)) **OF THE OTHER PART;**

WHEREAS there exists a piece and parcel of land admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM", surveyed under Survey No. 155/11, situated at Assagao, within the local limits of Village Panchayat of Assagao, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, bearing old Cadastral Survey No.1032, more particularly described in the Schedule – I, herein below mentioned:

(Property known as "GHOGERE" also known as "TOLEMNINGUINIM", bearing Survey No. 155/11, situated at Assagao, shall hereinafter, for brevity's sake, be referred to as **"The Said Larger Property"** and property admeasuring 1400.00 sq. mts.,

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of the said larger property shall hereinafter, for brevity's sake, be referred to as "The Said Property",)

AND WHEREAS the said larger property originally belonged to Mr. Filomeno Geminiano Ismael Jose Pais and his wife, Mrs. Maria Joaquina Aramita Lucinda Abranches, who were residents of Assagao, Bardez, Goa;

AND WHEREAS name of said Mrs. Maria Joaquina Aramita Lucinda Abranches, stands recorded in the Registo de Agrimensura in respect of the said property bearing Old Cadastral Survey No.1032;

AND WHEREAS said Mr. Filomeno Geminiano Ismael Jose Pais expired and upon his death an Orphanological Inventory Proceeding was initiated by his wife, Mrs. Maria Joaquina Aramita Lucinda Abranches, in the Court of Civil Judge, Senior Division at Mapusa, Goa, to partition the estate left behind by the deceased and in the said Inventory Proceeding the said property was allotted to his son, Mr. Anselmo Bernabette Pae alias Anselmo Bernabi Pais alias Anselmo Barnabe dos Abranches Pais alias Anselmo Pae married, to Mrs. Maria Bernardina Mendes E Paes alias Maria Bernardina Paes alias Bertha Paes;

AND WHEREAS said Anselmo Bernabette Pae alias Anselmo Bernabi Pais alias Anselmo Barnabe dos Abranches Pais alias Anselmo Pae, expired on 30/06/1967, leaving behind

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his said wife, Mrs. Maria Bernardina Mendes E Paes alias Maria Bernardina Paes alias Bertha Paes and his widow and moiety holder and following children,

- a. Mr. Valentino Esmael Jose Paes alias Valentino Esmail Pais, married to Mrs. Antoinette Bernardette Paes;
- b. Mr. Agnelo Dionisio Savio Theodoere Paes, married to Mrs. Michele Maria Paes alias Mitchellle Paes and
- c. Mrs. Marilyn Aramita Luisa Paes alias Marilyn Anil Nair, married to Mr. Anil Krishnan Nair, as his sole and universal heirs;

AND WHEREAS upon the death of said Anselmo Bernabette Pae alias Anselmo Bernabi Pais alias Anselmo Barnabe dos Abranches Pais alias Anselmo Pae a Deed of Succession was drawn on 29/4/1992 at pages 41 onwards of Book No. 1342 in the Office of the Notary Public, Ex-Officio of the Judicial Division of Salcete at Margao- Goa and above persons were declared as his successors and legal heirs;

AND WHEREAS the name of said Maria Bernadina Mendes e Paes was wrongly recorded as Berta Paes, in the Occupant Column of Form No. I & XIV of the properties including said property, belonging to said Maria Bernadina Mendes e Paes, which was a clerical mistake, the said mistake was corrected under Section 103 of Land Revenue Code, vide Order dated 16/10/2001, passed by the Deputy Collector & S.D.O., Mapusa Sub Division, Mapusa, Goa, in Case No.

24821

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18/80/2001/LRC-MISC, filed by said Mrs. Maria Bernardina Mendes e Paes against Marta Pais and three others;

AND WHEREAS in terms of Deed of Sale dated 01/03/2005, executed between said (i) Mrs. Maria Bernardina Mendes E Paes alias Maria Bernardina Paes alias Bertha Paes , (ii) Mr. Valentino Esmael Jose Paes alias Valentino Esmail Pais, (iii) Mrs. Antoinette Bernardette Paes, (iv) Agnelo Dionisio Savio Theodoere Paes, (v) Mrs. Michele Maria Paes alias Mitchellle Paes, (vi) Mrs. Marilyn Aramita Luisa Paes alias Marilyn Anil Nair and (vii) Mr. Anil Krishnan Nair, as the Sellers therein and Mr. Rajaram Shidapa Jadhav, as the Purchaser therein, said Sellers sold and transferred said property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM", bearing Survey No. 155/11, situated at Assagao, within the local limits of Village Panchayat of Assagao, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, along with another plot admeasuring 100.00 sq mts bearing S. No. 154/38, to the Purchaser therein;

AND WHEREAS said Deed of Sale dated 01/03/2005, stands registered in the Office of Sub-Registrar of Bardez at Mapusa under Registration No. 767 at pages 115 to 125A, Book No. I, Volume No. 1234 on 24/03/2005;

SSR 218291

AND WHEREAS by virtue of aforesaid Deed of Sale dated 01/03/2005, said Mr. Rajaram Shidapa Jadhav, became the absolute and exclusive owner of the said property;

AND WHEREAS in terms of Deed of Sale dated 22/09/2005, executed between said Mr. Rajaram Shidapa Jadhav and his wife, Mrs. Tulshibai R. Jadhav, as the Vendors therein and Mr. Suresh Shankar Rathod, as the Purchaser therein, said Vendors sold and transferred Said Property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUNIM", bearing Survey No. 155/11, situated at Assagao, within the local limits of Village Panchayat of Assagao, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, along with other Plot admeasuring 100.00 square meters to the Purchaser therein;

AND WHEREAS said Deed of Sale dated 22/09/2005, stands registered in the Office of Sub-Registrar of Bardez at Mapusa under Registration No 4377 at Pages 130 to 146, Book I, Volume No, 1423, on 07/10/2005;

AND WHEREAS by virtue of aforesaid Deed of Sale dated 22/09/2005, said Mr. Suresh Shankar Rathod, became the absolute and exclusive owner of the said property;

SSR 22/9/2005

AND WHEREAS upon the purchase of the said property, Mutation Proceedings were adopted and accordingly, the name of said Mr. Suresh Shankar Rathod, stands recorded in the Occupant column of Form I & XIV, in respect of the said property bearing Survey No. 155/11 as occupant thereof against mutation entry no. 17169;

AND WHEREAS Office of the District Collector, North Goa, vide Conversion Reference No. RB/CNV/BAR/20/2009, dated 13/09/2012 granted permission for conversion of said area admeasuring 1400.00 sq mts of the said property from agricultural into residential use with 60 F.A.R.;

AND WHEREAS the Vendors desire to sell the said property;

AND WHEREAS the Purchasers above named have approached the Vendors to purchase the said property;

AND WHEREAS the Vendors have represented to the Purchasers that the said property is free from any registered/unregistered encumbrances, liens, charges and there are no requisition proceedings and they have not created any mortgage, lien and charge on the said property;

SSK 21/5/21

AND WHEREAS Vendors also represented to the Purchasers that Vendors have not entered into any agreement for sale either verbally or in writing, nor have received any court summons in respect of the said property;

AND WHEREAS Advocate of the Purchasers, Mrs. Meera N. Medhekar, had published a Public Notice in the local newspaper "Navhind Times" dated 03/11/2017, for inviting objections if any for proposed sale of the said property but till date objections were not received from any person/s.

AND WHEREAS it has been agreed between the parties hereto that the Vendors shall sell in favour of the Purchasers and the Purchasers shall purchase all that immovable property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUNIM", bearing Survey No. 155/11, situated at Assagao, within the local limits of Village Panchayat of Assagao, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, for total consideration of Rs.1,54,00,000/- (Rupees One Crore Fifty Four Lakhs Only), which is present market price of the said property and considered fair market value.

SR 75291

NOW, THEREFORE, THIS DEED OF SALE

WITNESSES AS UNDER :-

1. In pursuance of the said agreement and in consideration of the said sum Rs.1,54,00,000/- (Rupees One Crore Fifty Four Lakhs only), paid to the Vendors by the Purchasers less tax deducted at source of Rs.1,54,000/- (Rupees One Lakh Fifty Four Thousand only).The balance of Rs.1,52,46,000/- (Rupees One Crore Fifty Two Lakhs Forty Six Thousand Only) is hereby paid as per details in payment schedule-II herein below prior to the execution of these presents (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit, release and discharge the Purchasers), THEY the Vendors, as the absolute and exclusive owners of the said Property, do hereby sell, assign, release, transfer, convey and assure unto the Purchasers FOR EVER ALL that immovable property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM", bearing Survey No. 155/11, situated at Assagao, within the local limits of Village Panchayat of Assagao, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, being more particularly described in the SCHEDULE-I hereunder written and, for better clearness, being delineated on the plan ANNEXURE annexed hereto and thereon shown surrounded in red color boundary lines, TOGETHER WITH all singular rights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at

SSR 27/5/21

any time heretofore usually held, used, occupied, or enjoyed therewith or reputed or known as part or member thereof to belong or to be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said property or any part thereof AND ALL the estate, right, title, interest, use, claiming by, from through, under or in trust for them hath done, committed omitted or knowingly or willingly suffered to the contrary the Vendors now have in themselves good right, full power and absolute authority to grant, convey and assure the said Property hereby granted, conveyed or assured or intended so to be unto and to the use of the Purchasers in the manner aforesaid AND that it shall be lawful for the Purchasers from time to time and at all times hereafter peacefully and quietly to hold, enter upon, have, occupy, possess and enjoy the said Property hereby granted with all and every of its appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for its own use and benefit, without any suit, eviction, interruption, claim ad demand whatsoever from or by the Vendors or their survivors or from or by any person or persons lawfully or equitably, inheritance, property possession, benefit, claim and demand whatsoever at law and in equity of the Vendors, in to, out of or upon the Said Property or any part thereof TO HAVE AND TO HOLD all and singular the Said Property hereby granted conveyed and assured or express so to be with all their rights, members and appurtenances UNTO and to the use and the benefits of the FOREVER, subject however to the payments of all rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the

SSR 24221

Government or the Panchayat authorities or any other public body in respect thereof.

2. AND THE Vendors do hereby for themselves, their heirs, executors and administrators, covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully equitably claiming or to claim by, from, under or in trust for them or any of them AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Vendors, well and sufficiently saved defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for them or any of them.

3. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Property hereby granted or any part thereof by from, under or in trust for them the Vendors or their survivors or any of them shall and will from time to time, and at all times hereafter at the request and cost of Vendors do and execute or caused to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better and further and more perfectly and absolutely granting and assuring said

SSR 24/2/91

property and every part thereof hereby granted unto and to the use of the Purchasers in the manner aforesaid, as shall or may be reasonably required by the Purchasers their successors or assigns or their Successor-in-interest.

4. AND the Vendors do hereby covenant with the Purchasers that they the Vendors have not done, committed or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby they are prevented from granting or conveying the said Property in the manner aforesaid or whereby the same or any part thereof, is, can or may be charges, encumbered or prejudicially affected in estate, title or otherwise, howsoever.

5. AND THIS INDENTURE FURTHER WITNESSETH THAT the Vendors do hereby covenant with the Purchasers that the said Property hereby sold is absolutely free from any charges, liens, encumbrances and/or attachments of any kind whatsoever and, that if for any defect in the title of the Vendors the Purchasers are deprived of the whole or any part of the said property, the Vendors shall compensate the Purchasers and/or their successors-in-interest.

6. The Vendors have put the Purchasers into peaceful, vacant and physical possession of the said Property.

7. The said Property is valued and purchased for Rs.1,54,00,000/- (Rupees One Crore Fifty Four Lakhs only), therefore, this deed is embossed on stamp papers valued at Rs.6,93,000/- (Rupees Six Lakhs Ninety Three Thousand only), which is borne and paid by the Purchasers.

SR 291

8. The Vendors hereby gives their explicit consent to delete the name of the Vendors from the Form I & XIV of the said Property and enter the name of Purchasers as Occupant of the said Property thereof.

9. The Vendors as well as the Purchasers do not belong to Scheduled Caste/Scheduled Tribes as per notification no. RD/LAND/LRC/318/77, dated 21/08/1978.

10. That on written request made by the Vendor No.2, Mrs. SANGEETA SURESH RATHOD the half sale consideration of the Vendor No.2 is paid to the Vendor No.1 – Mr. SURESH SHANKAR RATHOD.

SCHEDULE I HEREINABOVE REFERRED TO:

(Description of the Property hereby sold)

ALL THAT immovable property admeasuring 1400.00 sq. mts., of the property known as "GHOGERE" also known as "TOLEMNINGUINIM", surveyed under Survey No. 155/11, situated at Assagao, within the local limits of Village Panchayat of Assagao, Registration Sub-District of Bardez, District of North Goa, in the State of Goa, bearing old Cadastral Survey No.1032, not described in the Land Registration Office but enrolled in the Taluka Revenue Office under No. 1555 and bounded as under:

On or towards the North: by the properties surveyed under

SSR HSI

Nos.154/35, 154/49 and 154/50;

On or towards the South: by road;

On or towards the East: by the properties surveyed under Survey Nos.

155/16 and 155/12; and

On or towards the West: by the properties surveyed under Survey

Nos. 155/16 and 155/12.

(Said property more particularly described hereinabove, for better clearness, are delineated on the plan (ANNEXURE) annexed hereto and thereon is shown surrounded by red colored boundary lines.)

SCHEDULE-II

(MODE OF PAYMENT)

SL. NO.	DATE	NAME	BANK NAME	DD NO.	AMOUNT in Rs.
1	16/12/2017	SURESH SHANKAR RATHOD	HDFC BANK	002040	76,23,000/-
2	18/12/2017	SURESH SHANKAR RATHOD	RBL BANK	94442	76,23,000/-
3	TDS				1,54,000/-
Total					1,54,00,000.00

Total: (Rupees One Crore Fifty Four Lakhs Only)

SSR 27/2/21

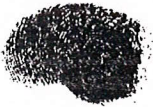
IN WITNESS WHEREOF the parties hereto have subscribed their respective hands to these presents on the day, year and place first hereinabove written, after having read and understood the contents hereof in the presence of the following witnesses, who have signed herein below;

SIGNED AND DELIVERED BY
WITHINNAMED VENDOR No.1
Mr. SURESH SHANKAR RATHOD



27/5/21

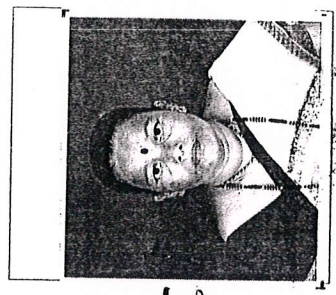


				
LEFT HAND FINGER TIPS IMPRESSIONS				
				
RIGHT HAND FINGER TIPS IMPRESSIONS				

27/5/21

Page 1

SIGNED AND DELIVERED BY
WITHIN NAMED VENDOR No.2
Mrs. SANGEETA SURESH RATHOD



SS

SSR _____



LEFT HAND FINGER TIPS IMPRESSIONS				
RIGHT HAND FINGER TIPS IMPRESSIONS				

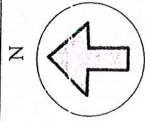
IN THE PRESENCE OF:-

1. Sandesh Gowder
2. Chelvi Medhekar

SSR 29/2/21



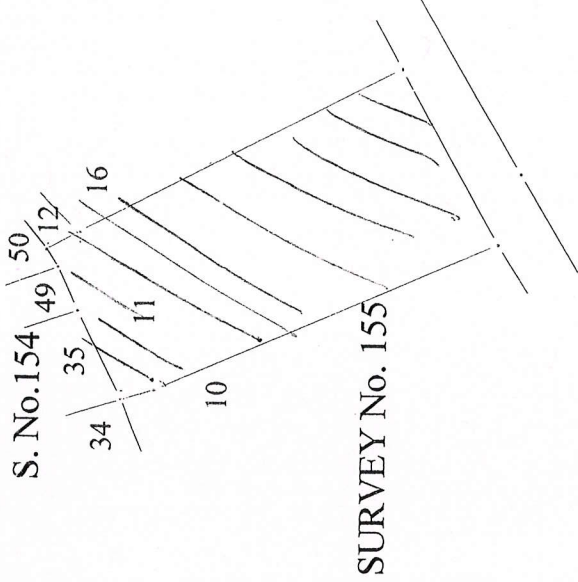
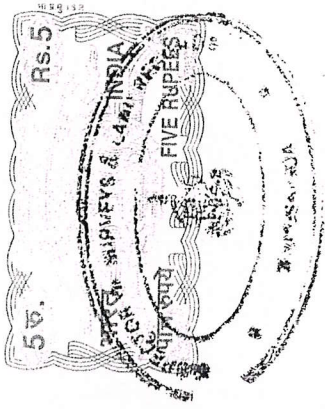
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 155/ 11
Scale : 1 : 1000

Inward No:

Rajesh R. Pai
(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



SSR 27/2/21

Cr
Generated By : Vrushali Arolkar (D' Man Gr. II)
On : 13-12-2017

Cr
Compared By :
13/12/17
(AS)

REG_1_49888_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 26-12-2017 12:33:20 PM

Document Serial Number : 5407

Presented at 12:20:00 PM on 26-12-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	539000.00
2	Processing Fees	510.00
	Total :	539510.00

Stamp Duty Required: 693000.00 Stamp Duty Paid: 693000.00

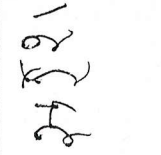
Suresh Shankar Rathod presenter

Name	Photo	Thumb Impression	Signature
Suresh Shankar Rathod, s/o Shankar Rathod , Married, Indian, age 45 Years, Business, r/o House No 82, Near Maruti Temple Khorlim Mapusa Bardez - Goa Pan No. AMFPR1267B			

Endorsements

Executant

1 . Suresh Shankar Rathod, s/o Shankar Rathod , Married, Indian, age 45 Years, Business, r/o House No 82, Near Maruti Temple Khorlim Mapusa Bardez - Goa Pan No. AMFPR1267B

Photo	Thumb Impression	Signature
		

2 . Sangeeta Suresh Rathod, w/o Suresh Shankar Rathod , Married, Indian, age 37 Years, House-Wife, r/o House No 82, Near Maruti Temple Khorlim Mapusa Bardez - Goa Form 60 Submitted

Photo	Thumb Impression	Signature
		

Identification

Sr No.		Witness Details	Signature
1		Adv. Aalisha N Medhekar , D/o Nivruthi Medhekar, UnMarried, Indian, age 29 Years, Adv., r/o Flat No 4 S1 St. Inez Panaji Goa	

Endorsement: Mutation fees paid of Rs 2500/- vide Chalan No. 201700925791 dt. 26/12/17 Sub-Registrar

TDS paid through HDFC Bank on 22.12.2017 Rs. 154,000/- , Purchaser is in Favour

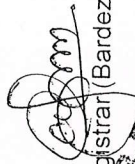
Scanned By:-

*SUB-REGISTRAR
BAROD*

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-05155-2017
CD Number BRZD792 on
Date 26-12-2017


Sub Registrar (Bardez)


SUB REGISTRAR
BARDEZ

Scanned by 

Signature: 

Designed and Developed by C-DAC, ACTS, Pune