

For CITIZEN CREDIT
CO-OP BANK LTD

[Signature]
Authorized Signatory

(RUPEES THREE LAKHS 1000/-)
Citizen credit co-operative Bank Ltd.
Mapusa Branch,
Shop No. G - 1, Ground Floor, Block D - 1,
Boshan Homes,
Mapusa, Goa - 403 507

D - 5 / STP(V) / C.R. / 35 / 1 / 2013 - RD



भारत
INDIA

STAMP DUTY
00000

Rs. 0320500/- 8.3.2018

365430

GOA
NON JUDICIAL

GOA

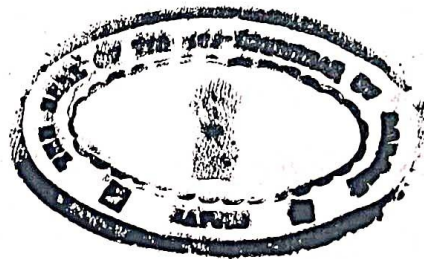
Zero*ThreeTwoZero*Five*Zero*Zero**

8409 5131450

Name of Purchaser VRUNDA PEDNEKAR.

11.7.01/2018

13/03/2018



DEED OF SALE

Challan no. 1 of PT
Sheet no. 42.

Area : = 968 sqmts. (1990 sqm's)

[Signature]
[Signature]

[Signature]


THIS DEED OF SALE is made on this 8th day of MARCH, 2018 at MAPUSA-GOA.


BETWEEN

M/S BALAJI DEVELOPERS a sole proprietor, having registered office at 209/210, Cosmos Centre, Morod, Mapusa-Goa, represented by its proprietors **MR. VIKESH R. ASSOTIKAR**, son of Ramesh G. Assotikar, aged 44 years, business, married, Indian National, Pan no.

Aadhar Card no and his wife,

(2) **MRS. ASWATI V. ASSOTIKAR**, wife of Mr. Vikesh R. Assotikar, aged: 37 years, Occupation housewife, married, Indian National, Pan no Aadhar Card no both resident of Flat no. G2/22, Kamat Garden, at Mapusa-Goa (**Hereinafter called "THE VENDORS"** which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include their successors, administrators and assigns) **OF THE FIRST PART:**


Aswati


Vikesh R. Assotikar

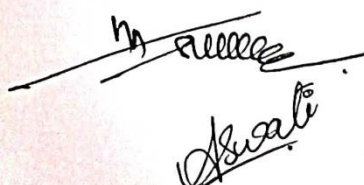
AND WHEREAS, the said property originally belonged to Benjamin Francisco Coutinho having purchased the same from Jose D'souza and his wife Maria Felecia Ribeiro and accordingly the said property is inscribed under no.16458 at Folio 5 of G 23 in favor of Benjamin Francisco Coutinho.



AND WHEREAS, by virtue of Deed of Gift and consent dated 27th June 1945 the said Benjamin Francisco Coutinho and his wife Dolorosa, with the consent of third parties i.e their daughter and son in law by name Leticia Filomena Coutinho and her husband i.e Antonio De Souza gifted the said property to their daughter by name Dominica Carmelina Coutinho wife of Minguel Jeromino De Souza.



AND WHEREAS, the said husband of Dominica Carmelina Coutinho by name Minguel Jeromino De Souza expired on 16/02/1988. Upon his death a Deed of Succession was executed before Notary Ex officio on 14/10/1994, drawn at page 76 onwards of Book no. 776. Based on the said Deed of succession, his right, interest title in the said property devolved upon his wife and four children by name 1) Jose Paulo De Souza, 2) Epifernio Antonio Francisco De Souza, 3) Leonildes Beatriz De Souza, 4) Elizabeth Francisco De Souza being the sole and universal heirs of deceased Minguel Jeromino De Souza.





AND WHEREAS, the said Dominica Carmelina Coutinho and her children and their respective spouses had offered the said property as security for the repayment of the loan obtain by Ramkant Kashinath Shirodkar by executing a Deed of English mortgage registered in the office under no.1516 of Book no. 1, Vol 613 dated 28/10/1998.

AND WHEREAS, the said borrower Mr. Ramakant Kashinath Shirodkar defaulted in repayment of the loan as a result of which the said bank filed recovery suits before Assistant Registrar of Cooperative society for recovering the outstanding loan amount and the said Assistant Registrar was pleased to decree the suit vide Judgment and order dated 10/08/2000 and 17/08/2000 ordering the borrower jointly and severally to pay the loan amount.

AND WHEREAS, the borrower agreed to repay the outstanding loan amount as ordered by Assistant registrar of the Cooperative Society by depositing original Title deed of the mortgage property and accordingly Memorandum of Recording of deposit of Title deed was made on 11/06/2002 with respect to the land admeasuring 1017 sq.mts of the immovable property surveyed under Chalta no. 32 of P.T sheet no. 42 Mapusa by Dominica Carmelina Coutinho and her children and their respective spouses.






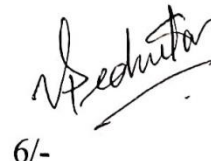

AND WHEREAS, By virtue of Certificate of Sale dated 23/07/2009, the Sales and Recovery officer has authorized by the Registrar of Cooperative society, sold the said property to one Miss. Zena D'souza and Mr. Benzyl E D'souza. By virtue of said certificate of sale the said Miss Zena D'souza and Mr. Benzyl E D'souza had become the absolute owners of the said property. Thus, each holding half undivided share in the said property.



AND WHEREAS, By virtue of Deed of Sale dated 29/06/2010 executed before Sub registrar of Bardez, registered under no. BRZ-BK1-02383-2010, Book no. 1, CD no. BRZD70 on 29/06/2010, the said Miss Zena D'souza sold her undivided share in the said property to Mr. Benzyl E D'souza. Thus Mr. Benzyl E D'souza had become the absolute owner of the said property.

AND WHEREAS, the said Mr. Benzyl E D'souza thereafter sub-divided the said property into three plots i.e plot A, admeasures 598sq.mts plot B 424 sq.mts and Plot C admeasures 968 sq.mts after obtaining final no objection certificate from North Goa Planning and Development authority vide order no. NGPDA/M/1090/2964/2012 dated 03/02/2012.

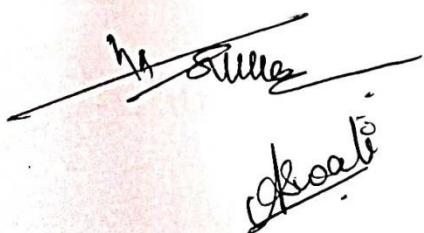



6/-

AND WHEREAS, by virtue of Deed of Sale dated 26/06/2015 executed before the Sub Registrar of Bardez and register under no. BRZ-BK1-06643-2015, CD no BRZD769 dated 26/06/2015 the said Mr. Benzyl E D'souza sold plot C admeasuring an area of 968 sq.mts to the Vendor herein. Thus the Vendor no.2 being the moiety holder of vendor no. 1 is entitled for half share in the said plot C. Thus the vendors herein are the absolute owners in possession of the said plot C. The said plot C is herein after referred to as THE SAID PLOT. More particularly described in Schedule II written herein under at the end.

AND WHEREAS, After purchase of the said plot the vendor herein has included its name in the occupant column of Record of Right to the extent of 968 sq.mts.



WHEREAS, the Purchaser intend to purchase the said plot and the Vendors have agreed to sell and the Purchaser has agreed to purchase the said plot admeasuring 968 sq.mts for total consideration of 80,00,000/-(Rupees Eighty Lakhs Only), the same being the market value of the said Plot.


Vendor


Purchaser

NOW THIS DEED OF SALE WITNESSES THAT in
+pursuance of the agreement between the parties, and in consideration
of sum of Rs.80,00,000/-(Rupees Eighty Lakhs only) i.e(1)
Rs.5,00,000/- paid by Cheque bearing no.000543 dated 4/02/2018
drawn on ICICI Bank Bicholim, Rs.20,00,000/- paid by Cheque
bearing no.008645 dated 27/02/2018 drawn on The Goa State Co-
operative Bank Ltd,(3) Rs.50,00,000/- paid by Cheque bearing
no.008646 dated 06/03/2018 drawn on The Goa State Co-operative
Bank Ltd, in favour of Vendors,(3) and balance amount of
Rs.5,00,000/-paid by Banker's Cheque no.005777, drawn on The Goa
State Co-operative Bank Ltd, dated 12/03/2018, the receipt whereof
the said Vendors do hereby admit and acknowledge and of and from
the same and every part thereof do forever acquit and discharge the
said purchaser, they the said Vendors do hereby grant, sell, assign,
release, convey, and assure unto the said Purchaser forever the said
plot being part of Chalta no.1 P.T Sheet No.42, City Survey Mapusa
more particularly described in the Schedule II written herein under at
the end TOGETHER WITH liberties, privileges, easements, profits,
fences, advantages and appurtenances whatsoever to the said Plot AND
all estate right, title, interest, use, inheritance, possession, benefit,
claim and demand whatsoever at law and in equity of the said





Vendors into, out of or upon the said plot and/or any part thereof TO HAVE AND TO HOLD all and singular the said plot hereby granted, released, conveyed and intended and assured or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the said Purchaser forever.

That the said Vendors do hereby covenant with the said Purchaser as under:-

1. The Purchaser shall hold, possess and enjoy the plot hereby sold as lawful owners of the same without any objection or interference by the said Vendors or by any other person whomsoever claiming through or under them.

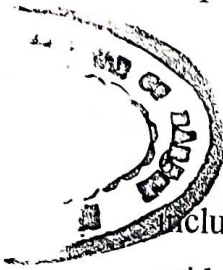
2. The Vendors shall execute and perform every such act necessary to assure the said plot to the said purchaser.


3. That there are no encumbrances, charges, rates or liabilities of whatsoever nature in respect of the said plot hereby sold. In case, any third party claims any right, interest, charge on the said plot hereby sold, it shall be sole responsibility of the vendors to resolve the same and shall indemnify the Purchaser with respect to the said plot.

4. That no prior Agreement in respect of the said plot is in force and the vendors are lawfully entitled to dispose off the said plot by way of sale.

5. The said Vendors shall at all time hereinafter duly perform and observe these covenants and shall keep the Purchaser and her heirs or representatives indemnified and saved harmless against all suits, proceeding, costs charges claims and demands or any of them with respect to the said plot hereby sold.

 That the said Vendors shall have no objection to the Purchaser to include her name in the Occupant's Column of Form I and XIV of the said property.

 7. The Vendors do hereby declare that they have absolute right and title to convey the said plot to the Purchaser and that it shall be lawful for the Purchaser from time to time and all time hereafter peacefully and quietly continue to hold, enter upon, have occupy possess and enjoy the said plot hereby granted with the appurtenances and receive benefits thereof without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the said Vendors and/ or any persons from/ under them.

8. The Purchaser shall alone bear all the cost of stamp duty and registration charges etc. for the execution of this sale deed etc.







9. The Vendors hereby declare that they do not belong to SC or ST community and hence the Vendors do not come within the restriction contemplated in the notification no. RD/LND/LRC/318/77 dated 21st August 1978.

SCHEDULE-I

All that said property known as known there exists a property known as "ZAMBEACHI ADDI," bearing Chalta no.1 of P.T Sheet no.42, admeasuring 1990 sq.mts, situated at Duler, Mapusa Taluka and Sub-district of Bardez, District of North Goa, State of Goa and within the limits of Mapusa Municipal Council, described in the Land Registration Office of Bardez under no.22805 at folio 18 of B59 and 22806 at folio 184 and is bounded as under:-

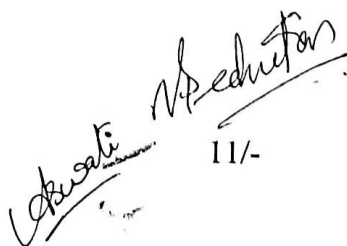
On the East:- By the property of Comunidade.

On the West:- By property of Comunidade

On the North :-By property of Maria Estella Gama & Comunidade.

On the South:- By property of Comunidade





11/-

SCHEDULE-II

All that **Plot-C**, being part of the said property admeasuring an area of 968 sq.mts, more particularly shown on the sketch plan in red shade with its dimensions annexed to this deed and the same is bounded as under:-

On the East:-By the property of the Comunidade




On the West:-By the Plot-A and partly by Plot no.B.

On the North :-By the property of Maria Estella Gama and the
Comunidade.

On the South:-By Road.

IN THE WITNESS WHEREOF the parties hereto have set and
subscribed their respective hands on the day month and year first
hereinabove written.



12/-

SIGNED AND DELIVERED BY WITHINGNAMED THE
VENDOR NO.1 M/S BALAJI DEVELOPERS represented by,
MR.VIKESH R.ASSOTIKAR.



L.H.T.I OF THE VENDOR NO.1
MR.VIKESH R.ASSOTIKAR


(MR.VIKESH R.ASSOTIKAR)

R.H.T.I OF VENDOR NO. 1
MR.VIKESH R. ASSOTIKAR

1. _____

1. _____

2. _____

2. _____

3. _____

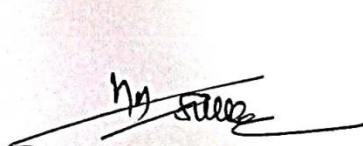
3. _____

4. _____

4. _____

5. _____

5. _____





13/-


SIGNED AND DELIVERED BY WITHINGNAMED THE VENDOR
NO.2 MRS.ASWATI V. ASSOTIKAR.



Aswati

(MRS.ASWATI V.ASSOTIKAR)



R.H.T.I OF THE VENDOR NO.2
(ASWATI ASSOTIKAR)



1. _____



1. _____



2. _____



2. _____



3. _____



3. _____



4. _____



4. _____



5. _____



5. _____



Aswati

14/-

Aswati

SIGNED AND DELIVERED BY WITHINGNAMED THE PURCHASER
MRS.VRUNDA S. PEDNEKAR.



A handwritten signature in dark ink, appearing to read 'Vrunda S. Pednekar'.

(MRS.VRUNDA S. PEDNEKAR)

R.H.T.I OF THE PURCHASER
MRS.VRUNDA S. PEDNEKAR)

R.H.T.I OF THE PURCHASER
(MRS.VRUNDA S. PEDNEKAR)

1. _____

1. _____

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A handwritten signature in dark ink, possibly reading 'Suresh'.

A handwritten signature in dark ink, possibly reading 'Vrunda S. Pednekar'.

A handwritten signature in dark ink, appearing to read 'Vrunda S. Pednekar'.

IN THE PRESENCE OF
TWO WITNESSES:

1. Adv. Priya Vaman Pingulkar,
d/o late Vaman M. Pingulkar,
age 25 years, spinster, Occ. Lawyer
R/o H.no. 37, Pawan Wada,
Keri Pernem-Goa



2. Mr. Naresh Pednekar,
s/o Trimbak Pednekar,
age 44 years, married,
Occ. employment
R/o Tivim, Auchit Wada,
behind Major Bakery





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 13-03-2018 12:21:06 PM

Document Serial Number : 1170



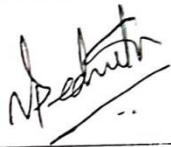
Presented at 12:03:00 PM on 13-03-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	240000.00
2	Processing Fees	230.00
	Total :	240230.00

Stamp Duty Required: 320000.00

Stamp Duty Paid: 320500.00




Vrunda Sarvesh Pednekar presenter

Name	Photo	Thumb Impression	Signature
Vrunda Sarvesh Pednekar, D/O Ulhas P Chodankar, Married, Indian, age 35 years, Business, r/o H no 101/9, Ambika Niwas, Gold's Paradise Colony Auchit Wada, Tivim Bardez Goa pan no AULPP7621D			




Endorsements

Executant



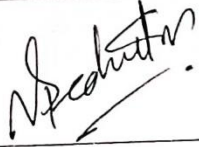
1 . Vikesh Assotikar, s/o Ramesh Assotikar, Married, Indian, age 44 Years, Engineer, r/o Flat No G-2/22 Kamat gardens Dattawadi Mapusa Bardez Goa Pan No. ACZPA4710A Proprietor of M/S Balaji Developers

Photo	Thumb Impression	Signature
		

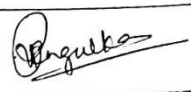
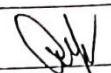
2 . Aswati V Assotikar, W/O Vikesh R Assotikar, Married, Indian, age 37 Years, House-Wife, r/o Flat No G-2/22 Kamat gardens Dattawadi Mapusa Bardez Goa pan no AEOPA3777Q

Photo	Thumb Impression	Signature
		

3 . Vrunda Sarvesh Pednekar, D/O Ulhas P Chodankar, Married, Indian, age 35 Years, Business, r/o H no 101/9, Ambika Niwas, Gold's Paradise Colony Auchit Wada, Tivim Bardez Goa pan no AULPP7621D

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv Priya Vaman Pingulkar , D/O Late Vaman Pingulkar, UnMarried, Indian, age 25 Years, Advocate, r/o H No 37, Pawan Wada Keri Pernem Goa	
2	Naresh Pednekar , S/O Trimbak Pednekar, Married, Indian, age 44 Years, Business, r/o Tivim Bardez Goa	

Mutation fees paid of Rs 1000/- vide challan no 201800214221

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar
SUB-REGISTRAR
BARDEZ
No. 1170
13/03/18

Book-1 Document
Registration Number BRZ-BK1-01402-2018
CD Number BRZD795 on
Date 22-03-2018

Sub-Registrar (Bardez)

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UB-REGISTRAR
BARDEZ

Signature

Designed and Developed by C-DAC, ACTS, Pune