

(Rupees Six Laks Twenty four thousand Eight Hundred Only)

Phone No:
Sold To/Issued To:
ABHAI ASHOK POI ANGL
For Whom/ID Proof:
BKKPP1460L



JAN-12-2022 11:15:46

₹ 0624800/-
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Name of Purchaser Abhai Ashok Poi Angle.

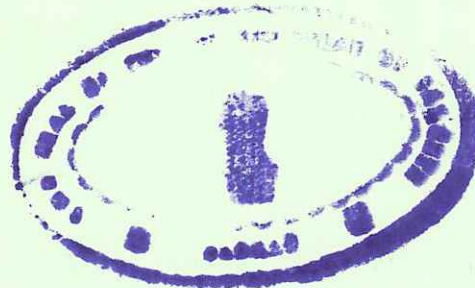
For CITIZEN CREDIT CO-OP. BANK LTD.



Kantish
Authorised Signatory

MR. ABHAI ASHOK POI ANGLE

Abhai



DEED OF SALE

M. S. Audikar

S. M. Kamat

M. S. Audikar

P. S. Audikar

M. S. Audikar



THIS DEED OF SALE is made and executed in this city of
Margao, Taluka and Registration Sub – District of Salcete, District
of South Goa, State of Goa, on this 08th day of the month of
January, in the Christian year of Two Thousand and Twenty Two,
[08 - 01 - 2022]

BY and BETWEEN

1. **Mrs. MANGALLABAI NAIQUE, alias MANGAL
VISHVONATH POI PALONDIKAR, alias MANGALA V.
PANANDIKAR, alias MANGALA VISHWANATH
PANANDIKAR,** wife of late Mr. Vishwanath Panandikar, alias
Vishwanath Pai Panandikar, alias Vishwanath R. Pai Palondicar,
aged about 76 years, widow, housewife, Indian National, having
Aadhaar Card No. [REDACTED] and Income Tax Pan No.
[REDACTED] with Cell Phone No. +91 9881884758, resident of
H. No. 339/-B, Near Rayeshwar Temple, Uzro, Camorlim, Salcete
- Goa, 403718, and

M. Panandikar

SM Kamat

M. Panandikar

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M. Panandikar



2. **Mrs. SHANTI MUKUND KAMAT, alias SHANTI VISHWANATH PANANDIKAR**, daughter of late Mr. Vishwanath Panandikar, alias Vishwanath Pai Panandikar, alias Vishwanath R. Pai Palondicar, aged about 47 years, married, service, Indian National, having Aadhaar Card No. [REDACTED] and Income Tax Pan No. [REDACTED] with Cell Phone No. +91 9309934952, and her husband,

3. **Mr. MUKUND KESHAV KAMAT**, son of Mr. Keshav Kamat, aged about 55 years, married, business, Indian National, having Aadhaar Card No. [REDACTED] and Income Tax Pan No. [REDACTED] with Cell Phone No. +91 9921036972, both residents of C/o Dr. Kamat Nursing Home, 1st Floor, Near Municipal Gardens, Vasco da Gama, Mormugao, South Goa, 403802, and

4. **Mr. RAJESH VISHWANATH PANANDIKAR, alias RAJESH VISHWANATH PAI PANANDIKAR**, son of late Mr. Vishwanath Panandikar, alias Vishwanath Pai Panandikar, alias Vishwanath R. Pai Palondicar, aged about 45 years, married,

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Pai Panandikar



business, Indian National, having Aadhaar Card No. [REDACTED]
[REDACTED] and Income Tax Pan No. [REDACTED], with Cell Phone No.
+91 9822177783, and his wife,

5. Mrs. PRIYA RAJESH PANANDIKAR, alias PRIYA PANANDIKAR, daughter of Mr. Anand Sarvottam Manerkar, aged about 41 years, married, service, Indian National, having Aadhaar Card No. [REDACTED] and Income Tax Pan No. [REDACTED] with Cell Phone No. +91 7083058959, both residents of H. No. 339/-B, Near Rayeshwar Temple, Uzro, Camorlim, Salcete - Goa, 403718,

And all hereinafter referred to as the "**VENDOR(S)**" (which expression shall unless repugnant to the context or meaning thereof, mean and include their heirs, legal representatives, administrators, executors, successors and assigns, etc) of the
ONE PART;

AND

6. Mr. ABHAI ASHOK POI ANGLE, sole proprietor of **M/s Build Angle,** with its principal place of business at Shop No.

Mr. Anandikar

SM Kamat

Mr. Anandikar

Parent

Mr. Anandikar

Angle



314/3, Vista de Campo, 2nd Palvem, Chinchinim, Salcete – Goa, 403715, son of Mr. Ashok Poi Angle, aged 43 years, married, business, Indian National, having Aadhaar Card No. [REDACTED] and Income Tax Pan No. [REDACTED], with Cell Phone No. +91 8888885323, resident of H. No. 615, Dandevaddo, Chinchinim, Salcete – Goa, 403715, hereinafter referred to as the **"PURCHASER"** (which expression shall, unless repugnant to the context or meaning thereof, mean and include his heirs, executors, successors, administrators, legal representative and assigns, etc) of the OTHER PART.

In this Deed, a reference to the masculine gender shall include a reference to the feminine gender and vice – versa, and further, a reference to the singular shall include a reference to the plural and vice – versa.

WHEREAS the VENDOR(S) have represented unto the PURCHASER as under:

A. There exists the larger immovable property known as 'VIRABATA' or 'OZORO', situated at Camurlim, Raia, within the

M. S. Kamat

S. M. Kamat

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Angle



limits of the Village Panchayat of Camurlim, Taluka and Registration Sub - District of Salcete, District of South Goa, State of Goa, which larger property is not found registered in the Land Registration Office, but is enrolled in the Taluka Revenue Office for Matriz under No. 733, along with the residential structure admeasuring Built up area of 208 square meters & Super Built Up area of 262.70 Square meters standing thereon bearing Panchayat House No. 339/B, and which property is more particularly described in the **Schedule I** appearing hereinafter, and which property shall hereinafter be referred to as the **"Said Entire Property"**;

B. The Said Entire Property originally belonged to Mr. Jose Reinerio da Piedade Pereira and his wife, Mrs. Maria da Gloria Albuquerque e Pereira;

C. The said Mr. Jose Reinerio da Piedade Pereira and his wife Mrs. Maria da Gloria Albuquerque e Pereira expired, without making a Will or any other final disposition or testament,

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leaving behind as their sole and universal heirs, their seven children namely;

- i. Fr. Caetano Piedade Pereira;
- ii. Mr. Leandro Xavier Pereira, married to Mrs. Lilia Helena da Piedade Colaco Pereira;
- iii. Mrs. Maria da Natividade Pereira Mascarenhas, married to Mr. Pedro Francisco Lauriano Maria Mascarenhas;
- iv. Mr. Antonio Filipe Pereira, unmarried;
- v. Mrs. Maria Joaquina Sofia Pereira, unmarried;
- vi. Mr. Liberio Felix Pereira, unmarried and
- vii. Mr. Leonardo Manuel Condorcet Pereira, unmarried.

D. The said Fr. Caetano Piedade Pereira also expired without a Will or final testament, leaving behind his six siblings as mentioned hereinabove, as his sole and universal heirs;

E. Upon the death of Mr. Jose Reinerio da Piedade Pereira and his wife Mrs. Maria da Gloria Albuquerque e Pereira, and Fr. Caetano Piedade Pereira, the abovementioned six heirs and their respective spouses partitioned amongst themselves the

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assets and estate left behind by their parents and brother /
brother in law;

F. Vide a Public Deed of Partition dated October 11, 1922, found
recorded at folios 12 onwards of the Book No. 361 of the
Notary of Salcete, preserved in the Directorate of Archives,
Panaji, the Said Entire Property was allotted to Mr. Leonardo
Manuel Condorcet Pereira;

G. The Said Entire Property thus devolved solely and absolutely
upon Mr. Leonardo Manuel Condorcet Pereira;

H. Vide a Public Will dated December 13, 1945, found recorded
at folios 18v onwards of Book No. 25 of the Notary,
Testamentos of Salcete, preserved in the Directorate of
Archives, Panaji, Mr. Leonardo Manuel Condorcet Pereira, who
was a bachelor, instituted as his heir, his nephew and god-
child, Mr. Jose Reinerio Pereira alias Reinerio Pereira, son of
his brother, Mr. Leandro Xavier Pereira, to whom, Mr.
Leonardo Manuel Condorcet Pereira bequeathed the Said
Entire Property;

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I. On the death of Mr. Leonardo Manuel Condorcet Pereira, the Said Entire Property devolved upon Mr. Jose Reinerio Pereira, in terms of the said Will and Final Testament, who became the sole and absolute owner in possession of the Said Entire Property;

J. Vide a Deed of Sale dated September 10, 1979, registered before the Sub-Registrar of Salcete at Margao, under Reg No. 75 at pages 206 to 213 of Book I, Vol No. 219 on 21-01-1980, the said Mr. Jose Reinerio Pereira alias Reinerio Pereira, and his wife Mrs. Maria Jose Ermelinda Berta Monteiro e Pereira, alias Berta Monteiro e Pereira, sold the Said Entire Property to Mr. Visvonata Poi Palondicar;

K. Mr. Visvonata Poi Palondicar, alias Vishwanath Panandikar, alias Vishwanath R. Panandikar, alias Vishwanath R. Pai Panandikar, alias Vishwanath Pai Panandiker, alias Vishwanath R. Pai Palondicar, and his wife Mrs. Mangallabai Naique, alias Mangal Vishvonath Poi Palondikar, alias Mangala

Manandikar *SM Kamat* *Mangal* *Pani* *Mangal* *Mangal*



V. Panandikar, alias Mangala Vishwanath Panandikar, thus became the sole, exclusive and absolute owners in possession and title to the Said Entire Property;

L. Mr. Vishwanath Panandikar, alias Visvonata Poi Palondicar, alias Vishwanath R. Panandikar, alias Vishwanath R. Pai Panandikar, alias Vishwanath Pai Panandiker, alias Vishwanath R. Pai Palondicar, expired on December 1, 2003 at Margao, Salcete – Goa, leaving behind his wife, the said Mrs. Mangallabai Naique, changed to Mangal Vishvonath Poi Palondikar, alias Mangala V. Panandikar, alias Mangala Vishwanath Panandiker, the VENDOR at Serial No. 1, as his moiety sharer, and as his sole and universal heirs, his two children, namely:

a. Mrs. Shanti Vishwanath Panandikar, alias Shanti Mukund Kamat, the VENDOR at Serial No. 2, married to Mr. Mukund Keshav Kamat, the VENDOR at Serial No. 3, and

b. Mr. Rajesh Vishwanath Pai Panandikar, alias Rajesh Vishwanath Panandikar, the VENDOR at Serial No. 4,

M. Panandikar S. Kamat M. Panandikar Rajesh M. Panandikar Ango



married to Mrs. Priya Panandikar, alias Priya Rajesh
Panandikar, the VENDOR at Serial No. 5;

As evidenced vide a Deed of Succession dated January 6, 2004
executed before the Office of the Notary Public Ex - Officio of
the Judicial Division of Salcete;

M. As such, the said VENDOR(S) herein are the sole and absolute
owners in exclusive possession and title to the Said Entire
Property;

N. The VENDOR(S), and before them, their predecessor in title,
Mr. Vishwanath Panandikar, alias Visvonata Poi Palondicar,
alias Vishwanath R Panandikar, alias Vishwanath R Pai
Panandikar, alias Vishwanath Pai Panandikar, alias
Vishwanath R. Pai Palondicar, have, from time to time, sold
portions of the Said Entire Property to various third parties for
consideration;

O. The VENDOR(S) have now disannexed a portion of the Said
Entire Property, which portion, along with the residential

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structure admeasuring 208 square meters & Super Built Up area of 262.70 Square meters standing thereon, bearing Panchayat House No. 339/B, as a separate, independent and distinct entity, is surveyed under **S. No. 86/2 (part)** of village Camurlim, admeasures an area of about **2205 sq mts**, and is bounded at present as follows:

East : by the property bearing S. No. 86/3-A and 86/3-B of village Camurlim,

West : by the existing 8.00 mtrs wide road,

North : by the public road from Margao to Ponda,

South : by the property bearing S. No. 86/2-N of village Camurlim and the remaining portion of the property bearing S. No. 86/2 of village Camurlim.

Which portion is more particularly demarcated in red ink in the plan annexed herewith at **Annexure A**, is more particularly described in the **Schedule II** appearing hereinafter, and is herein referred to as the "**Said Property**";

P. The Form I & XIV Record of Rights in respect of the Said Entire

Property is found recorded, *inter alia*, in the name of the

SM Kamat Margao Farad Manoj Manoj Manoj



VENDOR(S), who are the sole and absolute owners in possession of the Said Property;

AND WHEREAS the VENDOR(S) herein had further represented unto the PURCHASER as follows:

- A. That the VENDOR(S) herein, are the sole and absolute owners in the open, exclusive, continuous, lawful and peaceful possession and title of the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, and every part thereof;
- B. That the VENDOR(S) can sell, convey or otherwise transfer the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, and every part thereof, in accordance with law;
- C. That neither the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, nor any part thereof is subject to any tenancy rights, leasehold rights, or any other rights whatsoever, from any other person whomsoever, and that neither the Said Property

SM Kamat

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along with the residential structure standing thereon, bearing Panchayat House No. 339/B, nor any part thereof, is subject to any pending litigation and/or attachments from any Court of Law or department or authority whomsoever;

D. That no other person other than the VENDOR(S) is the owner or possessor of the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, or has any right, claim or interest over the same, or any part thereof, and that the VENDOR(S) have absolute right to dispose, transfer, convey and/or sell the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, and/or deal with it in any manner whatsoever;

E. That there is no legal bar or impediment for this transaction, and that the Said Property along with the residential structure admeasuring 208 square meters & Super Built Up area of 262.70 Square meters standing thereon, bearing Panchayat House No. 339/B, and every part thereof, is free from encumbrances, liens and/or charges of any nature;

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For...

M. Anandika

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F. That no notice from the Central or State Government or any other local body or authority, under any Panchayat Law or Municipal Law, or under any Acts, Schemes, Ordinance, Order or Notification, including notices and/or proceedings for acquisition and/or requisition, has/have been received by and/or served upon the VENDOR(S), regarding the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, or any part thereof;

G. That neither the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, nor any part thereof, is the subject matter of any attachment, or of any certificate or other recovery proceedings under the Income Tax Act, or under any other Act, statute, law and/or regulation, and/or under any subsisting Order, Judgment and/or Decree of any Court of Law;

M. Anandika

S. M. Kamat

M. Anandika for and M. Anandika



H. That neither the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, nor any part thereof, is the subject matter of any civil suit, criminal complaint/case, or any other action or proceeding in any court or forum;

I. That the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, and every part thereof, presently falls in Settlement Zone, per the Regional Plan for Goa 2021, and is available for Non - Agricultural use, subject to obtaining statutory approvals for the same;

J. That there are no dues or any other liabilities outstanding in respect of the Said Property, along with the residential structure standing thereon, bearing Panchayat House No. 339/B, or any part thereof;

K. That in case at any time in future, any objection is raised to the present transaction, or the present transaction is

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challenged in any court of law, by any party claiming any share, right, title, interest, claim of whatsoever nature by virtue of inheritance, operation of law, agreement, understanding or any other mode, in the Said Property, along with the residential structure standing thereon, bearing Panchayat House No. 339/B, or any part thereof, the VENDOR(S) shall be fully liable and responsible to settle such claim of the third party/objectionist, and, the PURCHASER shall in no way be responsible to settle any such share, right, title, claim etc. of the third party, nor shall he be responsible to indemnify the VENDOR(S) for any such settlement made by them with the third party;

L. That all the outgoings pertaining to the Said Property, along with the residential structure standing thereon, bearing Panchayat House No. 339/B, and payable to the Village Panchayat, Electricity Department, P.W.D. Department, etc. in respect of the amenities enjoyed thereon till date, are paid fully to the concerned departments, and there are no arrears pending in respect of the same;

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M. That the tenure of the Said Property is freehold;

N. That neither the VENDOR(S), nor the predecessors in title of the VENDOR(S) have otherwise entered into any agreement for sale, or development, or permitted any person to consume any development rights on, or otherwise transferred the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, or any part thereof, nor have the VENDOR(S) or the predecessors in title of the VENDOR(S) created any encumbrances over the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, in respect of any person which continues to subsist as on the date of these presents, and that no part of the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, is the subject matter of any previous agreement, understanding or MOU, whether in oral or in writing, of whatsoever nature, by the VENDOR(S), their predecessors-in-title, or the lawful representatives of the VENDORS, or any

M. Bhandarkar S. M. Kamat [Signature] [Signature] [Signature] [Signature]



other persons, by which the right, title or interest of the VENDOR(S) in the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, or the right of the VENDOR(S) to execute this Deed, or to sell, transfer and convey the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, to the PURCHASER is affected in any manner whatsoever;

O. That the devolution of the title set out in the recitals hereinabove is true and correct, and the title of the VENDOR(S) to the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, is clear, marketable and free from all doubts, encumbrances, claims, demands, liens or charges whatsoever;

P. That neither the VENDOR(S), nor anyone on behalf of the VENDOR(S) has otherwise created any adverse rights in respect of the Said Property along with the residential

M. Pandey S. K. Kamat M. Pandey P. Pandey M. Pandey M. Pandey



structure standing thereon, bearing Panchayat House No. 339/B, or any part thereof;

Q. That upon the conveyance of the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B unto the PURCHASER, the PURCHASER may from time to time and at all times thereafter, peaceably and quietly enter upon, occupy and possess and enjoy the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, all that is existing thereon, hereby conveyed, without any interruption or disturbance, either by the VENDOR(S), or any other person or persons claiming through or under them, and without any unlawful disturbance or interruption from any person whatsoever;

R. That there are no easementary rights created under any document or by any covenant or by prescription in respect of/or upon the Said Property along with the residential

Mr. Anand Kumar Smt. Kamat Mr. Anand Kumar Mr. Anand Kumar Mr. Anand Kumar



structure standing thereon, bearing Panchayat House No. 339/B, or any part thereof;

S. That the Said Property is not under any reservation or set back under the development plan and not reserved for any public purpose;

T. That the Said Property is not identified or earmarked as Private Forest or Potential Private Forest;

AND WHEREAS solely relying upon the representations and declarations made by the VENDOR(S) herein above, and believing the above representations as true and declarations as trustworthy, on the request of the VENDOR(S), the PURCHASER has agreed to purchase from the VENDOR(S), and the VENDOR(S) have agreed to sell to the PURCHASER, the Said Property described herein along with the residential structure admeasuring 208 square meters standing thereon, bearing Panchayat House No. 339/B, for a total consideration of

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Rs.1,38,82,500.00 (Rupees One Crore Thirty Eight Lakh Eighty Two Thousand Five Hundred Only) which is the fair market value in the area;

AND WHEREAS the PURCHASER has paid the entire consideration price due to the VENDOR(S) under these presents;

AND WHEREAS in furtherance of the above, the Parties hereto execute the present Deed of Sale, to transfer, sell, assign, convey and assure the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, and every part thereof, unto and to the use of the PURCHASER;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS

UNDER:

1. That in pursuance of the aforesaid, and in consideration of the amount of Rs.1,38,82,500.00 (Rupees One Crore Thirty Eight Lakh Eighty Two Thousand Five Hundred Only), out of which

M. Sundikar

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an amount of Rs.1,38,825.00 (Rupees One Lakh Thirty Eight Thousand Eight Hundred Twenty Five Only) has been deducted by the PURCHASER as Tax Deducted at Source, under Section 194-IA of the Income Tax Act, 1961, and paid to the account of the VENDOR(S) in full, and the balance amount of Rs.1,37,43,675.00 (Rupees One Crore Thirty Seven Lakh Forty Three Thousand Six Hundred Seventy Five Only) is paid by the PURCHASER to the VENDOR(S) in full in the following manner:

Sr. No.	VENDOR	Amount	Payment Details
1.	Mrs. Mangallabai Naique, alias Mangal Vishvonath Poi Palondikar, alias Mangala V. Panandikar, alias Mangala Vishwanath Panandikar.	Rs.68,71,837.50 (Rupees Sixty Eight Lakh Seventy One Thousand Eight Hundred Thirty Seven and Fifty Paise Only).	Vide Demand Draft bearing No. 182848, dated 08/01/2022, drawn on Bank of Maharashtra, Chinchinim branch
2.	Mrs. Shanti Mukund Kamat, alias Shanti Vishwanath Panandikar.	Rs.17,17,960.00 (Rupees Seventeen Lakh Seventeen Thousand Nine Hundred sixty Only).	Vide Demand Draft bearing No. 182849, dated 08/01/2022, drawn on Bank of Maharashtra, Chinchinim branch
3	Mr. Mukund Keshav Kamat.	Rs.17,17,960.00 (Rupees	Vide Demand Draft bearing

M. Panandikar

S. M. Kamat

M. Panandikar

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		Seventeen Lakh Seventeen Thousand Nine Hundred sixty Only).	No. 182850, dated 08/01/2022, drawn on Bank of Maharashtra, Chinchinim branch
4.	Mr. Rajesh Vishwanath Panandikar, alias Rajesh Vishwanath Pai Panandikar.	Rs.17,17,959.00 (Rupees Seventeen Lakh Seventeen Thousand Nine Hundred Fifty Nine Only).	Paid Rs 15,00,000 (Rs Fifteen Lakhs Only) via Ch. No. 10053 dated 10/09/2018, drawn on Bank of Maharashtra, Chinchinim Branch. And balance amount of Rs. 2,17,959/- Vide Demand Draft bearing No. 182851, dated 08/01/2022, drawn on Bank of Maharashtra, Chinchinim branch
5.	Mrs. Priya Rajesh Panandikar, alias Priya Panandikar.	Rs.17,17,959.00 (Rupees Seventeen Lakh Seventeen Thousand Nine Hundred Fifty Nine Only).	Paid Rs 15,00,000 (Rs Fifteen Lakhs Only) paid in several cheques, Rs. 74,283.50/- Vide Demand

Mr. Panandikar

SM Kamat

Panandikar

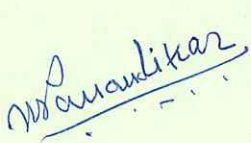
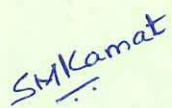
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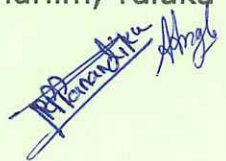
Panandikar



			Draft bearing No. 182852, dated 08/01/2022, drawn on Bank of Maharashtra, Chinchinim branch And Rs. 1,43,675.50/- vide cheque bearing No.031084 , dated 08/01/2022, drawn on Bank of Maharashtra, Chinchinim Branch.
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the receipt whereof the VENDOR(S) do hereby admit, confirm and acknowledge for all purposes and intents, and of the same, forever acquit, release and discharge the PURCHASER, the VENDOR(S) do hereby convey, sell, transfer, grant, assign and assure unto the PURCHASER, free from any encumbrances, charges, liens or litigations of whatsoever nature, ALL THAT portion of the larger immovable property known as 'VIRABATA' or 'OZORO', situated at Camurlim, Raia, within the limits of the Village Panchayat of Camurlim, Taluka



and Registration Sub – District of Salcete, District of South Goa, State of Goa, which larger property is not found registered in the Land Registration Office, but is enrolled in the Taluka Revenue Office for Matriz under No. 733, which portion, along with the residential structure standing thereon, bearing Panchayat House No. 339/B, as a separate, independent and distinct entity, is surveyed under S. No. 86/2 (part) of village Camurlim, admeasures an area of about 2205 sq mts, and is bounded at present on the East by the property bearing S. No. 86/3-A and 86/3-B of village Camurlim, on the West by the existing 8 meters road, on the North by the public road from Margao to Ponda and on the South by the property bearing S. No. 86/2-N of village Camurlim and the remaining portion of the property bearing S. No. 86/2 of village Camurlim, which portion along with the residential structure standing thereon, bearing Panchayat House No. 339/B, is herein referred to as the "Said Property", is more particularly demarcated and delineated in red ink in the plan annexed herewith at Annexure A and is more particularly described in Schedule II appearing hereinafter, which Schedule and Plan

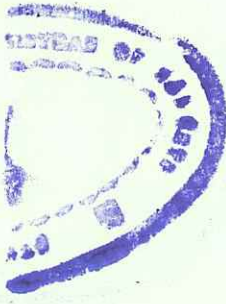
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shall form an integral part of these presents, together with all its easements and appurtenances, ways, paths, water, water courses, right, title, interest, claim and demand whatsoever of the VENDOR(S) in or to the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B hereby conveyed, to HAVE, HOLD, OWN, ENJOY, OCCUPY and POSSESS the same to and by the PURCHASER absolutely and forever as his own, and as usually passes on such sale, subject to the payment of all local taxes, duties and assessments by the PURCHASER, his heirs, successors, legal representatives, and assigns, absolutely and forever, free from encumbrances, charges, liens whatsoever in the manner aforesaid hereafter.

2. The PURCHASER shall hereafter peacefully and quietly possess, hold and enjoy the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, as his own, without any interruption or disturbance, claim or demand on the part of the VENDOR(S),

M. B. Andekar S. M. Kamat P. M. Kamat P. M. Kamat M. B. Andekar Abhyas



or the previous owners, or on the part of any person claiming through or under them, or on their behalf whatsoever.

3. The receipt of the entire consideration amount is hereby acknowledged by the VENDOR(S) as having received and realized fully from the PURCHASER.

4. That the vacant, legal and physical possession of the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, is herewith delivered by the VENDOR(S) unto the PURCHASER on the date of the execution of these presents, and the PURCHASER shall lawfully and exclusively possess the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, as the sole and absolute owner thereof, without any interference from the VENDOR(S), or the previous owners and predecessors in title, or anyone claiming through them or on their behalf.

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Smt. Kamat

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5. The VENDOR(S) have handed over to the PURCHASER, all the documents pertaining to the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B. Further, in the event the PURCHASER deems that additional documents in respect of the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B are necessary for his record, the VENDOR(S) shall deliver the same unto the PURCHASER.

6. The PURCHASER has hereby purchased the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B, based on the representations, warranties and covenants on the part of the VENDOR(S) first stated in the recitals hereinabove. The said representations, warranties and covenants shall be deemed to be reproduced herein *ad verbatim*. The PURCHASER shall be able to raise any objections in this respect for any latent defect or lacunae in title of the VENDOR(S) to the Said Property along with the residential structure standing thereon, bearing Panchayat

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House No. 339/B, or any part thereof, that is deliberately concealed by the VENDOR(S).

7. That all the outgoings pertaining to the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B and payable to the relevant departments and authorities till date are paid fully by the VENDOR(S), and there are no arrears pending in respect of the same.

8. The VENDOR(S) covenant unto the PURCHASER that the devolution of the title of their rights, share, title and interest in the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B as set out in the recitals hereinabove, is true and correct, and that the title of the VENDOR(S) to the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B and every part thereof is clear, marketable and free from all doubts, encumbrances, claims, demands, liens or charges whatsoever.

Mr. P. S. Audikar

Mr. Kamat

Mr. S. S. S. S.

Mr. S. S. S. S.

Mr. S. S. S. S.



9. Upon the delivery of possession of the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B unto the PURCHASER, any taxes and all the other outgoings payable to the concerned authorities and Government departments in respect of the same, after such date shall be payable by the PURCHASER exclusively.

10. The Record of Rights Form I and XIV in respect of the Said Property stands *inter alia* recorded in the name of the VENDOR(S). The VENDOR(S) hereby give their full consent and N.O.C. to carry out the mutation proceedings in respect of the Said Property, and to enable the PURCHASER to record his name as a Co - Occupant of the Said Property.

11. The VENDOR(S) hereby declare that, the present deed shall itself be deemed to be No Objection from them for getting the House Tax bearing No. 339/B transferred in the name of the PURCHASER, and no separate consent of the

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VENDOR(S) shall be required to be obtained by the PURCHASER to effect the same.

12. Further, the residential structure standing on the Said Property bearing Panchayat House No. 339/B has been fitted with an Electricity Connection bearing No. 60004875674, and also a water connection bearing No.29281307. The VENDOR(S) hereby declare that, the present deed shall itself be deemed to be No Objection from them for getting the Electricity Connection and also the Water Connection in respect of the residential structure standing on the Said Property bearing Panchayat House No. 339/B transferred in the name of the PURCHASER, and no separate consent of the VENDOR(S) shall be required to be obtained by the PURCHASER to effect the same.

13. The VENDOR(S) covenant with the PURCHASER that the VENDOR(S), and all persons claiming through or under them shall and will from time to time, upon the request and at the costs of the PURCHASER, do and execute or cause to be done

M. S. Audiker S. K. Kamat M. S. Audiker Parent M. S. Audiker M. S. Audiker



and executed, all such lawful acts, deeds and things, whatsoever for further and more perfectly conveying and assuring the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B and every part thereof unto the PURCHASER, and placing him in possession of the same, according to the true intent and meaning of these presents, that shall or may be reasonably required.

14. The VENDOR(S) hereby absolutely indemnify and keep indemnified the PURCHASER against any claim, demand, charge or tenancy or mundkarial rights or any other defect in title of whatsoever nature either existing, or that may be prospectively claimed by any person, entity, or the previous vendors or any person acting and claiming through them and on their behalf in respect of the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B.

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15. In case the PURCHASER is deprived from possessing and enjoying the Said Property along with the residential structure standing thereon, bearing Panchayat House No. 339/B or any part thereof at anytime in future, due to any defect in ownership/title or identification of the VENDOR(S), or due to any valid claim or objection from any person, firm, company, bank, credit society, financial institution etc., the VENDOR(S) shall indemnify and keep indemnified the PURCHASER against all such claims, objections etc.

16. In view of the notification dated February 6, 2018, bearing No. 7/25/2017-LA, and in view of the ensuing amendment to Section 49(2) of the Town and Country Planning Act, 1974, the requisite NOC as necessitated, has been obtained by the VENDOR(S), from the Town and Country Planning Department, South Goa District Office, at Margao, under Section 49(6) of the said Act, under Ref. No.TPM/3841/49(6)/CAMURLIM/86/2/2021/42, dated 04/01/2022 for the purpose of sale of the Said Property to the

M. S. Audiker

S. M. Kamat

For and on behalf of
M. S. Audiker

M. S. Audiker
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PURCHASER, a copy of which has been duly annexed with these presents.

17. The fair market value of the subject matter of these presents is Rs.1,38,82,500.00 (Rupees One Crore Thirty Eight Lakh Eighty Two Thousand Five Hundred Only). As such, the PURCHASER does hereby affix the appropriate Stamp Duty @ 4.5% amounting to Rs.6,24,713.00 (Rupees Six Lakh Twenty Four Thousand Seven Hundred Thirteen Only) to these presents. Further the applicable Registration Fee @ 3% amounting to Rs.4,16,475.00 (Rupees Four Lakh Sixteen Thousand Four Hundred Seventy Five Only) is paid by the PURCHASER at the time of registration of these presents.

SCHEDULE - I

[Of the SAID ENTIRE PROPERTY]

ALL THAT LARGER IMMOVABLE PROPERTY known as 'VIRABATA' or 'OZORO', situated at Camurlim, Raia, within the limits of the Village Panchayat of Camurlim, Taluka and Registration Sub - District of Salcete, District of South Goa, State

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of Goa, along with the residential structure admeasuring 208 square meters & Super Built Up area of 262.70 Square meters standing thereon, bearing Panchayat House No. 339/B, which larger property is not found registered in the Land Registration Office, but is enrolled in the Taluka Revenue Office for Matríz under No. 733, which property is surveyed under S. No. 86/2 of village Camurlim, and is bounded as follows:

East : by the property of Leonor da Cruz and children,
from Raia,

West : by the property of the heirs of Paixao Mainato,

North : by the public road, and

South : by the water drain of the Comunidade of Raia.

SCHEDULE - II

[Of the SAID PROPERTY]

ALL THAT PORTION OF THE LARGER IMMOVABLE PROPERTY described hereinabove at Schedule - I, which portion, along with the residential structure admeasuring 208 square meters standing thereon, bearing Panchayat House No. 339/B, as a separate, distinct and independent property is presently surveyed under **S. No. 86/2 (part)** of village

M. A. A. D. K. A. R.

S. M. K. A. M. A. T.

[Signature]

[Signature]

[Signature]

East : by the property bearing S. No. 86/3-A and 86/3-B
of village Camurlim,

West : by the existing 8 meters road,

North : by the public road from Margao to Ponda,

South : by the property bearing S. No. 86/2-N of village
Camurlim and the remaining portion of the property
bearing S. No. 86/2 of village Camurlim.

The Said Property is more particularly demarcated and delineated in red ink in the plan annexed herewith at **Annexure A**.

IN WITNESS WHEREOF THE PARTIES TO THESE PRESENTS
HAVE SIGNED AND SUBSCRIBED THEIR RESPECTIVE
HANDS ON THE DAY, MONTH AND THE YEAR FIRST HEREIN
ABOVE MENTIONED.

Parent: Phanodiphan Ang

Maandikar

Srikamat

Wassmann



A. Signed and Delivered by the
Within named VENDOR:



M Panandikar

M Panandikar

MANGALA V. PANANDIKAR



(L.H.)



(R.H.)

M Panandikar

Sukamat

M Panandikar

For and..

M Panandikar
Mangla

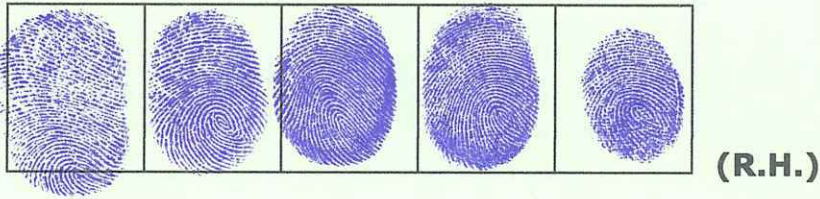
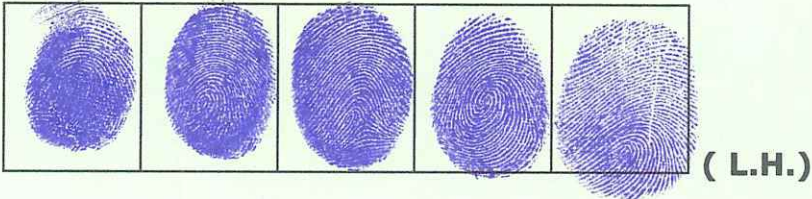


A. Signed and Delivered by the

Within named VENDOR:



SHANTI MUKUND KAMAT



M. B. Audikar SMKamat Shanti M. B. Audikar Shanti



A. Signed and Delivered by the
Within named VENDOR:



MUKUND KESHAV KAMAT



Santhosh
Santhosh
Santhosh

Santhosh *S.K. Kamat* *Mukund*



A. Signed and Delivered by the

Within named VENDOR:



Rajesh..

Rajesh..

RAJESH VISHWANATH PANANDIKAR



(L.H.)



(R.H.)

Panandikar *SMKamat* *Panandikar* *Panandikar* *Panandikar*





A. Signed and Delivered by the

Within named VENDOR:

Priya Panandikar



[Signature]

PRIYA RAJESH PANANDIKAR



(L.H.)



(R.H.)

Panandikar *Smt Kamat* *[Signature]* *Parul* *Priya Panandikar* *[Signature]*



B. Signed and Delivered by the

Within named PURCHASER:

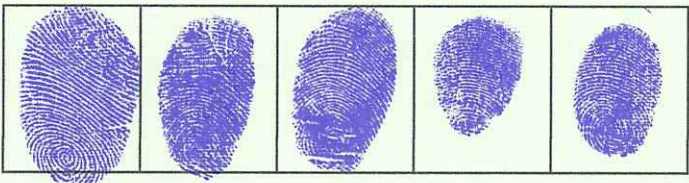


Abhay

ABHAI ASHOK POI ANGLE



(L.H.)



(R.H.)

mBeraudisau

SMKamat

Manoj

Parent

Jayaramlika

Abhay



C. In Witness of:

1. Name: Shantaram Anthoba Advalpalkar

Address: H.No. 4/4, Kailasnagar

Assonora Bardez Goa

Signature: Shantaram Anthoba Advalpalkar

ID Document: 826751610525

2. Name: Saurabh Govind Sinainevrekar

Address: H.No. 214, Dhaknem, Honsowada

Marcaim, Cundaim North Goa

Signature: Saurabh

ID Document: 673869046222

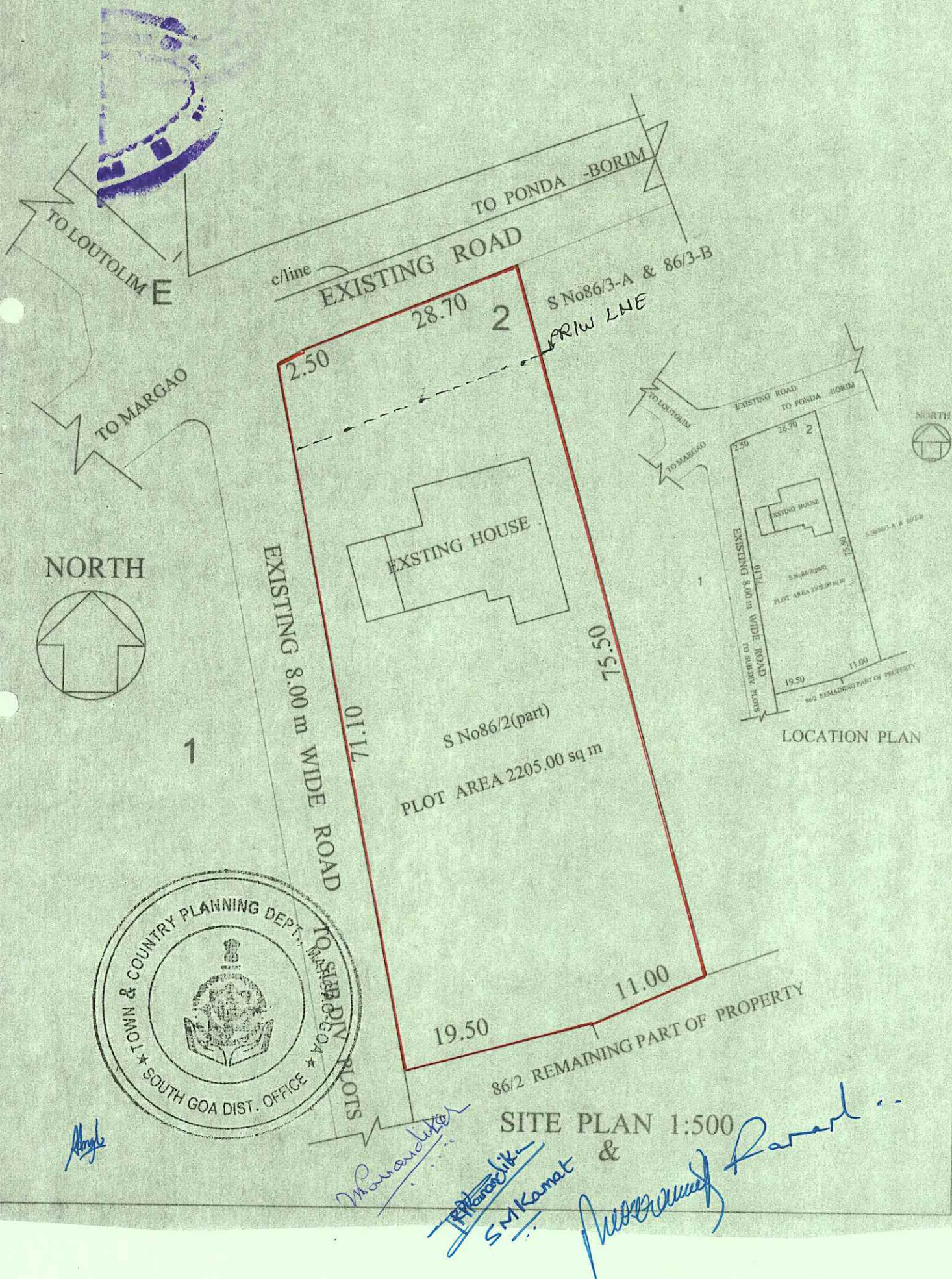
Saurabh

Smkamat

Saurabh

Saurabh

PLAN OF PROPERTY BEARING SURVEY No.86/2 FOR
MR RAJESH R. PANANDIKAR AND OTHERS
AT CAMORLIM SALCETE -GOA.
AREA OF THE PLOT 2205.00 sq m





Government of Goa
Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Salcete

Print Date & Time : - 31-Jan-2022 10:29:22 am

Document Serial Number :- 2022-MGO-315

Presented at 10:27:35 am on 31-Jan-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Salcete along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	624800
2	Registration Fee	416480
3	Mutation Fees	2500
4	Processing Fee	1100
Total		1044880

Stamp Duty Required :624800/-

Stamp Duty Paid : 624800/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Abhai Ashok Poi Angle ,Father Name:Ashok Poi Angle, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - DANDEVADDO, Address2 - , PAN No.: BKKPP1460L			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Mangala V Panandikar , Father Name:Molu Naik, Age: 76, Marital Status: Married ,Gender:Female,Occupation: Housewife, H.no 339-B Near Rayeshwar Temple, PAN No.: DUUPP9283D			
2	Shanti Mukund Kamat , Father Name:Vishwanath Panandikar, Age: 47, Marital Status: Married ,Gender:Female,Occupation: Housewife, Dr Kamat Nursing Home, 1st floor, Vasco Da Gama, PAN No.: ASRPK5739P			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	Mukund Keshav Kamat , Father Name:Keshav Kamat, Age: 55, Marital Status: Married , Gender: Male, Occupation: Business, Dr kamat Nursing Home, 1st Floor, Vasco Da Gama, PAN No.: ASRPK5738N			
4	Rajesh Vishwanath Panandikar , Father Name:Vishwanath Panandikar, Age: 45, Marital Status: Married , Gender: Male, Occupation: Business, H.no 339-B, near Rayeshwar Temple Camurlim, PAN No.: AJMPP1055B			
5	Priva Rajesh Panandikar , Father Name:Anand Sarvottam Manerkar, Age: 41, Marital Status: Married , Gender: Female, Occupation: Housewife, H.no 339-B, Near Rayeshwar temple, Camurlim, PAN No.: APLPP0833L			
6	Abhai Ashok Poi Angle , Father Name:Ashok Poi Angle, Age: 43, Marital Status: Married , Gender: Male, Occupation: Business, DANDEVADDO, PAN No.: BKKPP1460L			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Shantaram Anthoba Advalpalkar, Age: 75, DOB: 1946-12-16 , Mobile: 9765798878 , Email: , Occupation: Other , Marital status : Married , Address: 403503, kailas Nagar Assonora Bardez Goa, kailas Nagar Assonora Bardez Goa, Assonora, Bardez, North Goa, Goa			
2	Name: Saurabh Govind Sinai Nevrekar, Age: 26, DOB: 1995- 06-29 , Mobile: 8080537448 , Email: , Occupation: Engineer , Marital status : Unmarried , Address: 403115, H.no 214 Dhakanem Honsowada Marcaim Cundiam , H.no 214 Dhakanem Honsowada Marcaim Cundiam , Marcaim, Ponda, South Goa, Goa			


 Sub Registrar
 -Cum-
 Sub Registrar
 Saicete

Document Serial Number :- 2022-MGO-315

Document Serial No:-2022-MGO-315

Book :- 1 Document

Registration Number :- **MGO-1-309-2022**

Date : 31-Jan-2022

Guinefa

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Salcete)

Civil Registrar
-Cum-
Sub Registrar
Salcete

