



377/PT
Debas
10am 23/2-30 am
17050
75
17/12/57
Deeelt
SUP-CE-FILED

DEED OF SALE AND CONVEYANCE

THIS DEED OF SALE is made at Panaji on this
23rd day of the month of February, 1995.

St. No. 1215 Place of vend. Revay Date of issue 20 FEB 1995
Value of stamp paper Rs. 500/-
Name of the purchaser Ramesh Chandra
Residing at D. P. W. son of
As there is no one single stamp paper for the value of Rs. 1,36,000/-
Additional stamp paper for the completion of the value is attached along
(70)

.....
Signature of the Ex-officio vendor

.....
Signature of the purchaser

- 2 -

BETWEEN:

1. SMT. LAXMIBAI VINAYAK DHUMATKAR, widow of
Shri Vinayak Ramchandra Sinay Dhumatkar, aged
78 years, residing at Room No.65, Tulsi Build-
ing, 11th Khetwadi Back Road, Bombay - 400 004.
2. SMT. SUPRIYA SUHAS DHUMATKAR, wife of Shri

.....
Signature of the purchaser

.....

1215

5000Rs.



- - 3 -

Suhas Dhumatkar, aged 49 years, residing at -
17/47, Siddharth Nagar No.5 (EWS) Swami Vive-
kananda Road, Goregaon (West) Bombay - 400 104.
3. SMT. SNEHALATA SURESH DHUMATKAR, wife of
Late Suresh Vinayak Dhumatkar, aged 50 years,
residing at 3/62 Bomantak Co-operative Housing

Suhas

S. Dhumatkar

Dr. No. 1215 Place of vend. Pune Date of issue 20 FEB 1995
 Value of stamp paper Rs. 500/-
 Name of the purchaser Pencad M. N. N. N.
 Residing at Pencad son of Pencad
 As there is no one single stamp paper for the value of Rs. 1,30,000/-
 Additional stamp paper for the completion of the value is attached along
 with.

Pencad
 Signature of the purchaser

Pencad
 Signature of the purchaser

- 4 -

Society, Vile Parle (East), Bombay - 400 087.

4. KUMARI. ABHIDA SURESH DHUMATKAR, aged 24
 years, residing at 3/62 Gomantak Co-operative
 Housing Society, Vile Parle (East), Bombay
 400 087. (5) KUMARI. SAMIDA SURESH DHUMATKAR,
 aged 22 years, residing at 3/62 Gomantak Co-

Ens

Ens Dhumatkar

5000Rs.



- 5 -

operative Housing Society, Vile Parle (East),
Bombay 400 087. (6) SMT. REKHA S. SINARI, aged
52 years, wife of Sudhakar Vithal Sinari, re-
siding at 8-B, Kauna Kunj, 227, L.J. Road, Mahim,
Bombay - 400 016. (7) SHRI SUDHAKAR VITHAL -
SINARI, aged 62 years, residing at 8-B, Kauna

[Signature]

[Signature]

Sr. No. 1215 Place of vend. Perry Date of issue 20 FEB 1995
Value of stamp paper Rs. 5000/-
Name of the purchaser Ramchandra Vinayak
Residing at B. I. T. Chawl son of Vinayak Ramchandra
As there is no one single stamp paper for the value of Rs. 1,36,000/-
Additional stamp paper for the completion of the value is attached along
with.

[Signature]
Signature of the Ex-officio vendor

[Signature]
Signature of the purchaser

- 6 -

Kunj, 227, L.J. Road, Mahim, Bombay 400 016.

(8) SHRI MANGALESHP VINAYAK DHUMATKAR, son of

Late Vinayak Ramchandra Dhumatkar, aged 52 -

years, unmarried, residing at C/o Shri V. D. Ma A

Narvekar, B.I.T. Chawl, Princess Street, Bom-

bay 400 002. (9) SMT. UJWALA V. PATKI, wife

[Signature]

[Signature]

Dhumatkar

5000Rs.



- 7 -

of Shri Vijay V. Patki, aged 48 years, residing
at 1 Abhang, Sahitya Sahavas, Kala Nagar, -
Bandra Bombay - 400 051. (10) SHRI VIJAY V.
PATKI, aged 51 years, residing at 1 Abhang, -
Sahitya Sahavas, Kala Nagar, Bandra Bombay -
400 051. (11) SHRI GANESH VINAYAK DHUMATKAR,

[Signature]

[Signature]

Dhumatkar

Sl. No. 115 Place of vend. Perry Date of issue 20 FEB 1995
Value of stamp paper Rs. 100/-
Name of the purchaser Vincent Chundak
Residing at D. Law son of
As there is no one single stamp paper for the value of Rs. 136.00/-
Additional stamp paper for the completion of the value is attached along
with.

Prasad
Signature of the Ex-officio vendor

[Signature]
Signature of the purchaser

- 8 -

son of Late Vinayak Ramchandra Dhumatkar, aged
43 years, (12) SMT. KALPITA GANESH DHUMATKAR,
wife of Ganesh Vinayak Dhumatkar, aged 33 -
years, residing at 1st Floor, R.No.65, Tulsi
Building, 11th Ketwadi Back Road, Bombay -
400 004. (13) SHRI RAMNATH M. KAMAT, son of

[Signature]

[Signature] Dhumatka

5000Rs.



- - 9 - 6

Late Vaikunth Kamat, aged 75 years, widower, residing at 201, Gopikaram, Nancy Colony, Borivali (East) Bombay - 400 066. (14) SHRI VASANT V. -

KAMAT, son of Late Vaikunth Kamat, aged 73 years, unmarried, residing at 3rd floor, Sunnivas, - Prarthana Samaj Road, Vile Parle (E), Bombay -

[Signature]

[Signature] *Shriman*

St. No. 1218 Place of issue Perth Date of issue 20 FEB 1995
Value of stamp paper Rs. 500/-
Name of the purchaser Percon (India)
Residing at B. J. son of
As there is no one single stamp paper for the value of Rs. 136.000/-
Additional stamp paper for the completion of the value in Rs. 136.000/- along
with.

Percon
Director of the Pa-office Perth

Percon
Director of the Pa-office Perth

- 10 -

400 007. (15) SMT. SHUSHILA M. KAMAT, aged
70 years, wife of Madhav N. Kamat, residing
at 8, Shankar Bhuvan, French Bridge, Bombay
400 007. (16) SHRI MADHAV N. KAMAT, aged 73
years, residing at 8, Shankar Bhuvan, French
Bridge, Bombay - 400 007. (17) SMT. SUNANDA

Percon

Percon

5000Rs.



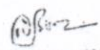
- 11 -

SHRIPAD SANZGIRI, aged 63 years, wife of Sripad
Sanzgiri, residing at 301, Siddhu Ratnakar, P.
Bapu Rd., Prabhadevi Sea Face, Bombay - 400

025. (18) SHRI SHRIPAD SANZGIRI, aged 65 years,
residing at 301, Siddhu Ratnakar, P. Bapu Road,
Prabhadevi Sea Face, Bombay - 400 025. (19)

[Signature] *[Signature]* *[Signature]*

SA No. 1218. Piece of value Rs. 500/- Date of issue 20 FEB 1995
 Value of stamp paper Rs. 500/-
 Name of the purchaser Pencel Aminu
 Residing at S. Paul son of
 As there is no one single stamp paper for the value of Rs. 103,600/-
 Additional stamp paper for the completion of the value is attached. 2008


 Officer of the District Officer


 Officer of the District Officer

- 12 -

SHRI RAGHUVIR V. KAMAT, aged 62 years, resi-
 ding at 3rd floor, Sannivas, Prarthana Samaj
 Road, Vile Parle (E) Bombay - 400 057. (20)

SMT. VINODINI R. KAMAT, aged 52 years, wife of
 Raghuvir V. Kamat, residing at 3rd floor, -
 Sannivas, Prarthana Samaj Road, Vile Parle (E),



 Dharmata

5000Rs.



- 13 -

Bombay - 400 057. (21) SMT. SEEMA RAMESH KAMAT,
wife of Late Ramesh v. Kamat, aged 51 years, -
residing at 1st floor, Alka Co-operative Hous-
ing Society, Lokmanya Tilak Nagar Road, No.4,
Goregaon (W) Bombay - 400 062. (22) KUMARI -
SHILPA R. KAMAT, aged 25 years, daughter of -

Euz *AK* *Deumika*

SA No. 1215 Price of work Rs. 50.00/- Date of issue 20 FEB 1995
 Value of stamp paper Rs. 50.00/-
 Name of the purchaser Ramesh V. Kamat
 Residing at D. P. and son of
 As there is no one single stamp paper for the value of Rs. 1.38.00/-
 Additional stamp paper for the completion of the value is Rs. 1.38.00/-
 1995.

Signature
 Signature of the Ex-officio Vendor

Signature
 Signature of the Ex-officio Vendor

- 14 -

Late Ramesh V. Kamat, residing at 1st floor,

Alka Co-operative Housing Society, Lokmanya

Tilak Nagar, Road No.4, Goregaon (W), Bombay,

400 062. (23) SHRI SHIVANAND alias SUHAS -

VINAYAK DHUMATKAR, son of Late Vinayak Ramchan-

dra Dhumatkar, major, married, residing at -

Signature

Signature Dhumatkar

5000Rs.



- 15 -

17/47, Siddarth Nagar Road No.5, Goregaon (West)

Bombay - 400 004. All the parties 1 to 23 are

jointly hereinafter called the "VENDORS" (which

expression shall unless repugnant to the con-

text or meaning thereof deem to mean and include

their respective heirs, executors, administra-

[Signature]

[Signature]

[Signature]

SA No. 1218 Piece of work *Peny* Date of issue 20 FEB 1995
Value of stamp paper Rs 500/-
Name of the purchaser *Pascual Trindade*
Residing at *D. L. A. L.* son of *Trindade*
As there is no stamp paper for the value of Rs 136.00/-
and hence stamp paper for the completion of the value is attached.

W. S. S.
Signature of the District Officer

[Signature]
Signature of the District Officer

- 16 -

tors and assigns) OF THE ONE PART.

All the parties are Indian Nationals.

A N D

SHRI PASCOAL TRINDADE, son of Late Agostinho

Trindade, aged about 51 years, Indian National,

businessman, resident of "Pastina Villa", -

[Signature]

[Signature] *Deumathar*

5000Rs.



- 17 -

Dona Paula, Ilhas Goa, hereinafter referred to as the "PURCHASER" (which expression, shall unless repugnant to the context or meaning thereof deem to mean and include his heirs, executors, legal representatives, administrators and assigns) OF THE SECOND PART.

Eug

H. D. D. D.

On No. 1218 Price of bond Rs. 500/- Date of issue 20 FEB 1995
Value of stamp paper Rs. 500/-
Name of the purchaser Francis Sequeira
Residing at S. V. M. Road son of Joseph Sequeira
As there is an one single stamp paper for the value of Rs. 1,34,909/-
Additional stamp paper for the completion of the value is attached. Same

(Signature)
Secretary of the Rs-office, Mumbai

(Signature)
Secretary of the Rs-office, Mumbai

- 18 -

A N D

SHRI ERIC FRANCIS SEQUEIRA, son of late -
Joseph Sequeira, aged about 40 years, Indian
National, businessman, residing at Villa M.J.
Fernandes, Dona Paula, Ilhas Goa, hereinafter
referred to as the "CONFIRMING PARTY" (which

(Signature)

(Signature) Devasathan

5000Rs.



- 19 -

expression shall unless repugnant to the context or meaning thereof deem to mean and include his heirs, executors, legal representatives, administrators and assigns) OF THE -
THIRD PART.

THE VENDOR No.2 is represented by Shri

Eug

H. D. ...

Sl. No. 1415 Place of issue Pune Date of issue 20 FEB 1995
Value of stamp paper Rs. 500/-
Name of the purchaser Ramesh Chandra
Residing at D. P. Road of ...
As there is no one single stamp paper for the value of Rs. 1,50,000
And hence stamp paper for the completion of the value is attached accordingly

Signature of the Officer in Charge

Signature of the Officer in Charge

- 20 -

Shivananda alias Suhas Vinayak Dhumatkar by a
General Power of Attorney executed at Bombay
on 14/2/1985 before the Sub-Registrar No.4,
Bandra, Bombay with identification of the -
PARTY by Advocate Ram Bijlani, Jogeshwari -
Bombay.

Signature

Signature

Dhumatkar

5000Rs.



- 21 -

The Vendor No.1 is represented by Shri
Shivananda alias Suhas Vinayak Dhumatkar by
a General Power of Attorney executed at Bombay
(Bandra) before Jt. Sub-Registrar on 13/7/83.

The Vendor No.21 is represented by Shri
Shivananda alias Suhas Vinayak Dhumatkar by

[Signature] *[Signature]* Dhumatkar

On No. 1215. Date of issue 10 FEB 1995
Value of stamp paper Rs. 500/-
Name of the person Parcel Traded
Residing at ...
This is to certify that the stamp paper for the value of Rs. 1,50,000/-
attached stamp paper for the consideration of the value is attached and is

[Signature]
Notary Public

[Signature]
Notary Public

- 22 -

a General Power of Attorney executed before
Public Notary, Gr. Bombay, P.G. Vora on -
30/04/1993.

The Vendor No.10 is represented by Shri
Shivananda alias Suhas Vinayak Dhumatkar by
a General Power of Attorney executed before

[Signature]

[Signature] Dhumatkar

5000Rs.



- 23 -

Public Notary, Greater Bombay Ayaz Ahmed Khan
on 11/5/1993.

The Vendors No.19 & 20 are represented by
Shri Shivananda alias Suhas Vinayak Dhumatkar
by a General Power of Attorney executed before
Public Notary Greater Bombay, Jayantilal M. -

[Signature] *[Signature]* Dhumatkar

On No. 1215 Place of vend. Panaji Date of sale 0 FEB 1995
Value of stamp paper Rs. 800/-
Name of the purchaser Pancas Limited
Residing at Panaji Son of
As there is no single stamp paper for the value of Rs. 1,36,000/-
Additional stamp paper for the completion of the value is submitted along
with.

[Signature]

Notary Public for the District of Panaji

[Signature]

- 24 -

Padhya on 28/05/1992.

The Vendors No.15 & 16 are represented

by Shri Shivananda alias Suhas Vinayak -

Dhumatkar by a General Power of Attorney exe-

cuted before Public Notary, Greater Bombay,

G. V. Aiman on 28/05/1992.

[Signature]

[Signature] Dhumatkar

5000Rs.



- 25 -

The Vendor No.17 & 18 are represented by
Shri Shivananda alias Suhas Vinayak Dhumatkar
by a General Power of Attorney executed before
Public Notary, Greater Bombay, Jayantilal M.
Padhya on 28/05/1992.

The Vendor No.14 is represented by Shiva-

Shri Shivananda *Dhumatkar*

Sr. No. 115 Place of vend. D. 115 Date of issue 0 FEB 1995
Value of stamp paper Rs. 500/-
Name of the purchaser D. 115
Residing at D. 115 son of D. 115
As there is no one single stamp paper for the value of Rs. 1,36,000/-
Additional stamp paper for the completion of the value is attached along
with

Signature of the Notary Public

Signature of Purchaser

- 26 -

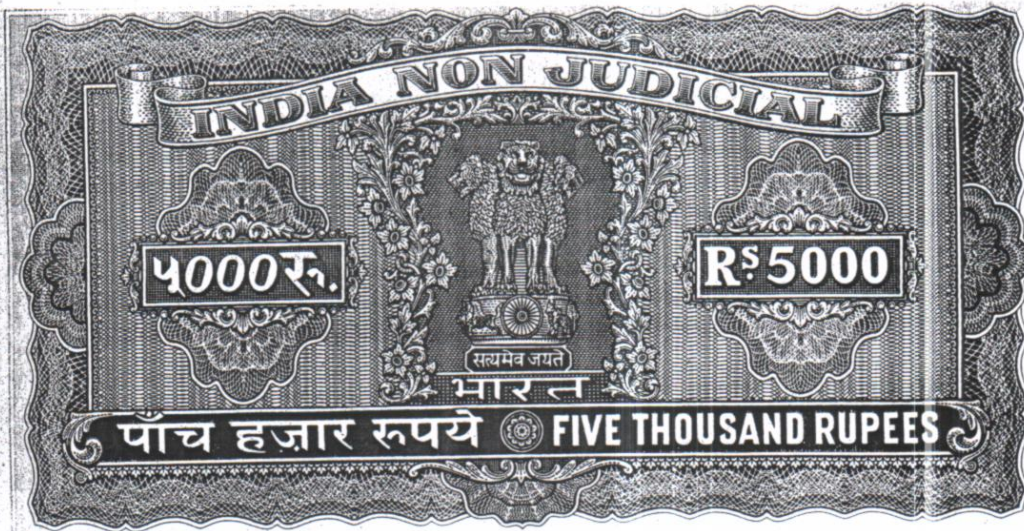
nanda alias Suhas Vinayak Dhumatkar by a General
Power of Attorney executed before Public Notary
Greater Bombay Jayantilal M. Padhya on -
28/05/1992.

The Vendor No.13 is represented by Shri
Shivananda alias Suhas Vinayak Dhumatkar by a

Signature

Signature

5000Rs.



- 27 -

General Power of Attorney executed before Public Notary, Greater Bombay J. Rajani on 25/05/1992.

The Vendors No.11 & 12 are represented by Shri Shivananda alias Suhas Vinayak Dhumatkar by a General Power of Attorney executed before

Suz *A Dhumatkar*

Sr. No. 1215. Place of vend. Panaji Date of issue 10 FEB 1995
Value of stamp paper Rs. 5000/-
Name of the purchaser Vasant Shankar
Residing at D. Panaji son of
As there is no one single stamp paper for the value of Rs. 1,36,000/-
Additional stamp paper for the completion of the value is attached along.

Shawdally

Notary Public

[Signature]
Signature of Purchaser

- 28 -

Public Notary, Greater Bombay Ramesh S. -

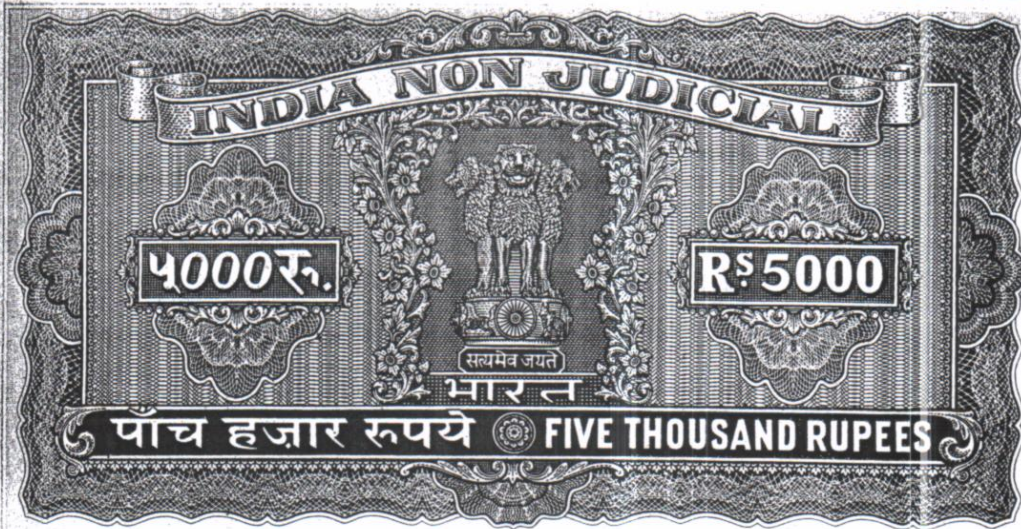
Phatarphekar on 29/05/1992.

The Vendor No.8 is represented by Shri
Shivananda alias Suhas Vinayak Dhumatkar by a
General Power of Attorney executed before Pub-
lic Notary, Greater Bombay, Harakchand F. Shah

[Signature]

[Signature] Dhumatkar

5000Rs.



- 29 -

on 26/05/1992.

The Vendor No.9 is represented by Shri -
Shivananda alias Suhas Vinayak Dhumatkar by a
General Power of Attorney executed before Pub-
lic Notary. Greater Bombay, Shaikh Ibrahim on
25/05/1992.

Shri *Dhumatkar*

Sr. No. 1215 Place of vend. Lawa Date of vend. 11 FEB 1995
Value of stamp paper Rs. 5000
Name of the purchaser Parant Prindoh
Residing at P. Ind son of
As there is no one single stamp paper for the value of Rs. 1,36,000/-
Additional stamp paper for the completion of the value is attached along.

Officer
Off-office vendor

[Signature]
Signature of Purchaser

- 30 -

The Vendors No.3, 4 & 5 are represented
by Shri Shivananda alias Suhas Vinayak Dhumatkar
by a General Power of Attorney executed before
Public Notary, Greater Bombay Jayantilal M.
Padhya on 30/05/1992.

The Vendors No.6 & 7 is represented by

[Signature] *[Signature]* Dhumatkar

5000Rs.



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Shri Shivananda alias Suhas Vinayak Dhumatkar
by a General Power of Attorney executed before
Public Notary, Greater Bombay Ayaz Ahmed Khan
on 27/05/1992.

The vendor No.22 is represented by Shri -
Shivananda alias Suhas Vinayak Dhumatkar by -

[Signature] *[Signature]* Dhumatkar

Dependably

Signature of Purchaser

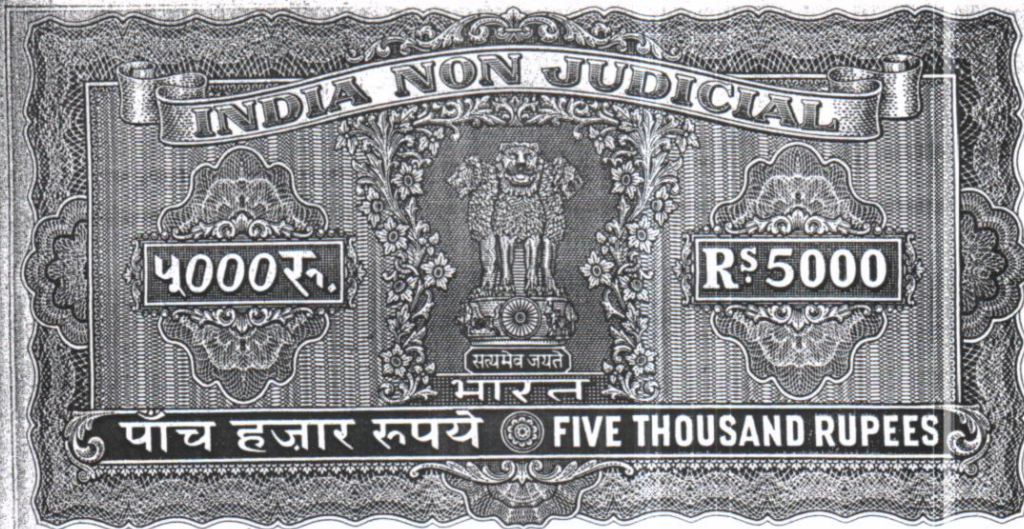
General Power of Attorney executed before -
Public Notary Greater Bombay P. G. Vora on
30/04/1993.

WHEREAS there exists an agricultural property which is the third division of the agricultural property known as "Bramapur" situa-

Em

A. Kumratkin

5000Rs.



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ted at Daugim, Ella, Ilhas Goa described as a -
whole in the Land Registration Office of Ilhas
Taluka Goa under No.6148 at pages 148 overleaf
of Book B-16 New situated at Daugim of Village
Ella of the parish of Santa Luiza of Ilhas Ta-
luka Goa.

Luc *A. Marmatkar*

Sr. No. 1218 Place of vend. Goa Date of issue 20 FEB 1905
Value of stamp paper Rs. 5000/-
Name of the purchaser Parcani Kumbhar
Residing at D. Pant son of
As there is no one single stamp paper for the value of Rs. 136.000/-
Additional stamp paper for the completion of the value is attached along
with.

Parcani Kumbhar
Notary Public

Parcani Kumbhar
Signature of Purchaser

- 34 -

AND WHEREAS three fourth of the said third
division of the above property known as "Brama-
pur" is a distinct property by itself situated
at Daugim, Ella, Tiswadi Goa, described in the
Land Registration Office of Ilhas Taluka under
No.6152 at pages 148 overleaf of Book 16 New

Parcani Kumbhar

Parcani Kumbhar

5000Rs.



35

and inscribed in the Land Registration Office of
Ilhas Taluka in the name of Ramchandra ~~Ver~~ Ven
Mateya Sinnai Dhumatkar under No.3361 at pages 79
overleaf of Book G-9.

AND WHEREAS one fourth of the said third di-
vision of the above Property known as Bramapur -

See *H* *Dhumatkar*

St. No. 1218. Place of vend. Panaji Date of issue 10 FEB 1987
Value of stamp paper Rs 5000
Name of the purchaser Pancho Munkh
Residence D. Pan son of
one single stamp paper for the value of Rs. 1,36,000/-
paper for the completion of the value is attached along

DeSauda
OFFICIAL WITNESS

[Signature]
Signature of Purchaser

- 36 -

situated at Daugim Ella, Ilhas-Goa is a distinct
property by itself and described in the Land Re-
gistration Office of Ilhas Taluka, Goa under No.
6153 at pages 148 of Book B-16 New and inscri-
bed in the name of Vinacca Ramchandra Sinai -
Dhumatcar under no.11400 at pages 165 of Book-E

[Signature]

A Dhumatkar

5000Rs.



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-19.

AND WHEREAS both the parts $\frac{3}{4}$ and $\frac{1}{4}$ of the above whole Property "BRAMAPUR" corresponds to survey no. 130/0 of Ella Village, Taluka Tiswadi, Goa as one distinct and separate property by itself - which admeasures 99500 Square Metres according to the Form No. I & XIV of the said Property issued -

[Signature]

[Signature] Dhuma Tha

Sr. No. 1115 Place of vend. Dang Date of vend. 20 FEB 1905
Value of stamp paper Rs. 5000/-
Name of the purchaser Perceval Truett
Residing at D. J. son of
As there is no one single stamp paper for the value of Rs. 136 0 0/-
Add stamp paper for the completion of the value is Rs. 5000/-

Abudally
Muz-officio vendor

Hd
Signature of purchaser

- 38 -

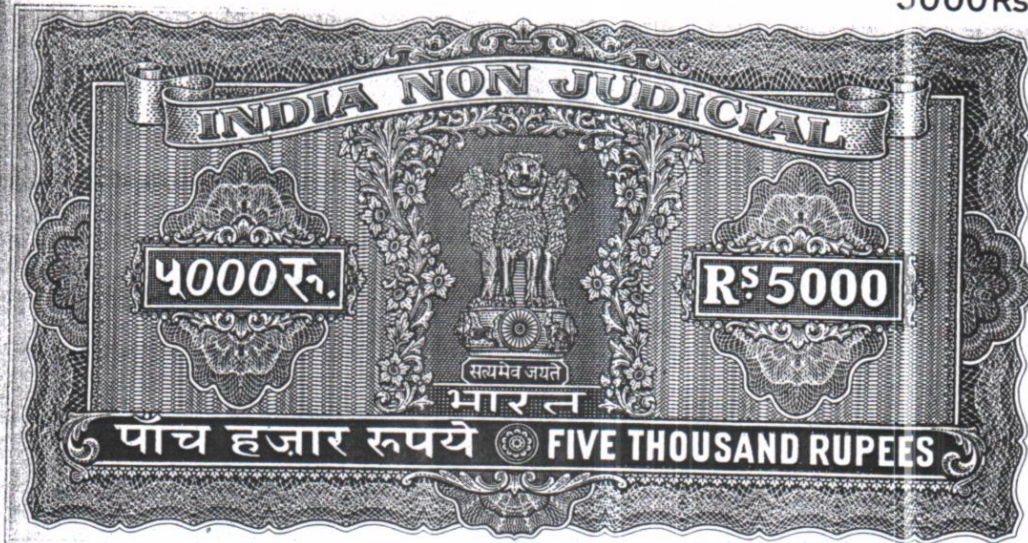
by the respective Talathi.

BOTH above Properties are better and more -
particularly described in the SCHEDULE hereunder
written as SCHEDULE of Property, hereinafter cal-
led "THE SAID PROPERTY" which forms the subject
matter of these presents and are treated as one
single property for the purpose.

Cur

TH Dharmatha

5000Rs.



REGISTR

- 39 -

AND WHEREAS the said Ramchondra Vencatexa
Sinai Dhumatkar expired on 17/05/1901 and his
wife expired on 31/12/1941 without any will or
last disposition of their assets.

AND WHEREAS Vinayak Ramchondra Sinai -
Dhumatkar married to Laxmibai Vinayak Dhumatkar

Eas *H Dhumatkar*

Dr. No. 1218 Place of valid Pawli Date of issue 1 FEB 1995
Value of stamp paper Rs. 5000
Name of the purchaser Panand (M)
Residing at D. Pawli son of
As the one single stamp paper for the value of Rs. 1,38,000/-
And one paper for the completion of the value is attached with

At Pawli

Officio Notary

At Pawli
Officio Notary

- 40 -

expired on 7th February 1969 without any will
or last disposition of his assets, leaving be-
hind his widow the said Laxmibai Vinayak Sinai
Dhumatkar as his moiety Sharer.

AND WHEREAS in view of the above Deeds -
and events the entire said property has devolved

Exe

H Dhumatkar

5000Rs.



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on the aforesaid said moiety sharer and other
following heirs of the original deceased estate
leavers the said Ramchondra Venontem Sinai -
Dhumatkar, his wife Indirabai Ramchondra -
Dhumatkar and Vinneca Ramchondra Sinai Dhumatkar
listed below in terms of the Inventory Proceed-

Eus

H Dhumatkar

Sr. No. 1215 Place of vend. Panaji Date of vend. 20 FEB 1995
Value of stamp paper Rs. 5000/-
Name of the purchaser Ramesh Srinivas
Residing at S. Panaji son of
As the above one single stamp paper for the value of Rs. 13600/-
is required for the completion of the sale.

Obaid
EX-OFFICIO MEMBER

Signature of purchaser

- 42 -

ings no.60/93 carried out in the Court of the
Civil judge, Senior Division at Panaji.

1. Smt. Laxmibai Vinayak Dhumatkar
2. Smt. Supriya Suhas Dhumatkar
3. Smt. Snehalata Suresh Dhumatkar
4. Kum. Abhida Suresh Dhumatkar

Signature

Signature

5000Rs.



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5. Kum. Samida Suresh Dhumatkar
6. Smt. Rekha S. Sinari
7. Shri. Sudhakar Vithal Sinari
8. Shri Mangalesh Vinayak Dhumatkar
9. Smt. Ujwala V. Patki
10. Shri Vijay V. Patki

Euc *H*

Sr. No. 1218 Place of vend. Pune Date of issue **20 FEB 1995**
Value of stamp paper Rs. 5000/-
Name of the purchaser Karand Karand
Residing at D. Park son of
As there is no one single stamp paper for the value of Rs. 11,36,000/-
Additional stamp paper for the completion of the value is required.

[Signature]
Notary Public

[Signature]
Signature of Purchaser

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11. Shri Ganesh Vinayak Dhumatkar
12. Smt. Kalpita Ganesh Dhumatkar
13. Shri Ramnath V. Kamat
14. Shri Vasant V. Kamat
15. Smt. Shushila M. Kamat
16. Shri Madhav N. Kamat

[Signature]

[Signature] Dhumatkar

5000R



- 45 -

17. Smt. Sunanda Shripad Sanzgiri
18. Shri Shripad Sanzgiri
19. Shri Raghuvir V. Kamat
20. Smt. Vinodini R. Kamat
21. Smt. Seema Ramesh Kamat
22. Kum. Shilpa R. Kamat
23. Shri. Shivanand V. Dhumatkar alias Suhas V.

[Signature]

[Signature] Dhumatkar

Sr. No. 1218 Place of vend. *Payal* 20 FEB 1995
Value of stamp paper *IN 5000*
Name of the purchaser *Pasand Trivedi*
Residing at *D. Paul* son of
As there is no one single stamp paper for the value of *IN 125000*
Additional stamp paper for the completion of the value is *IN 112500*
171

W. Bhandari
OFFICE USE

[Signature]
OFFICE USE

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Dhumatkar.

AND WHEREAS out of the total area of the
aforementioned property comprising of 99500
sq. mts. on area of 1925 sq. mts. has been ac-
quired by the Government of the State of Goa
for public purpose after due notification un-
der section 4 of the Land Acquisition Act 1874

[Signature]

A. Dhumatkar

5000Rs.



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published under No.22/41/83/RD dated 11/03/83
at page 701 of Series II No.52 of the Official
Gazette dated 24/03/83 and on completing the
subsequent procedure the order for the acqui-
sition was published on page 895, Series II,
No.51 of the Official Gazette dated 21/03/85,

Euc

H. Dharmarajan

Sr. No. 1215 Place of vend. Panaji Date of issue 20 FEB 1995
Value of stamp paper Rs. 5000/-
Name of the purchaser Prasanna K. Kumbhar
Residing at D. K. Kumbhar son of
As there is no one single stamp paper for the value of Rs. 1,36,000/-
Additional stamp paper for the completion of the value is attached
with.

Prasanna K. Kumbhar
Signature of the Buyer

Prasanna K. Kumbhar
Signature of the Purchaser

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thereby reducing the area of the above property to 97575 sq. mts. of which the VENDORS have declared themselves to be owners in exclusive possession.

AND WHEREAS the VENDORS by virtue of the aforesaid Inventory Proceedings are absolutely

Eug. Bharmatkar TH



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seized and possession of or well and sufficien-
tly entitled to the said property admeasuring
97575 sq. mts. better and more particularly des-
cribed in the schedule hereunder written and -
shown delineated in red boundary line in the
Survey Plan annexed hereto.

[Signature]

TH Dhanu

St. No. 1218 Place of vend. *Levy* Date of issue 20 FEB 1995
Value of stamp paper *Rs. 500/-*
Name of the purchaser *Pascoal Trindade*
Residing at *D. Levy* son of
one single stamp paper for the value of Rs. 1,360.00/-
paper for the completion of the value is attached along

Officially

Ex-officio vendor

[Signature]
Ex-officio purchaser

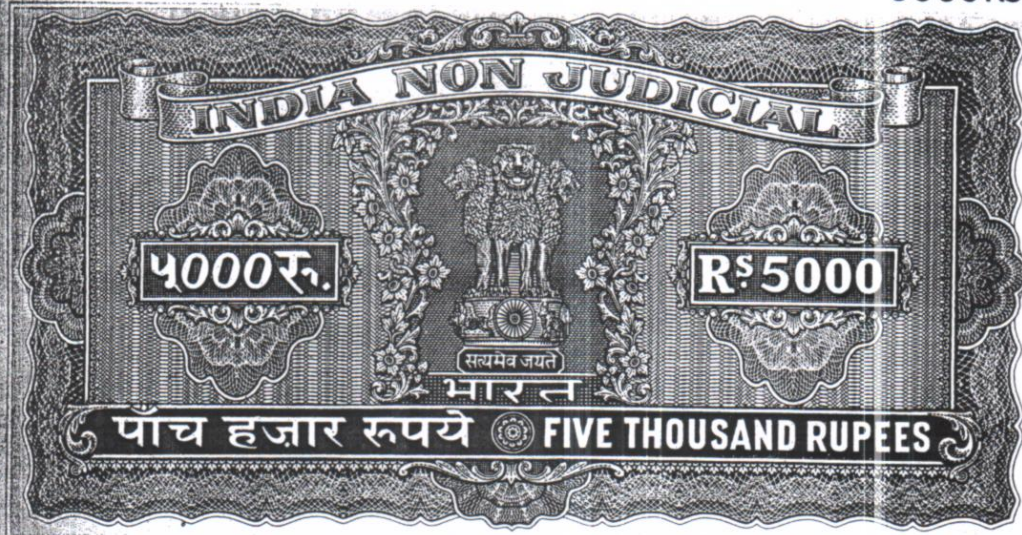
- 50 -

AND WHEREAS by Agreement dated the 28th
day of April 1992 between Shri Shivanand V.
Dhumatkar as Vendor therein and acting on be-
half of the Co-owners of the said property.
AND (1) Shri Pascoal Trindade and (2) Shri.
Eric Francis Sequeira as Purchasers therein,

[Signature]

[Signature] Dhumatkar

5000Rs.



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had agreed to purchase the said property upon certain terms and conditions stipulated in the said Agreement dated 28/04/1992 therein at a total consideration of Rs.17,00,000/- (Rupees Seventeen lakhs Only).

AND WHEREAS the said Shri Shivanand V. Dhumatkar, has now been empowered through valid and competent Power of Attorneys stated

Shri Dhumatkar

Sn. No. 1215 Place of vend. P. R. S. J. Date of vend. **20 FEB 1995**
 Value of stamp paper Rs. 5000/-
 Name of the purchaser P. R. S. J.
 Residing at P. R. S. J. son of P. R. S. J.
 As there is no one single stamp paper for the value of Rs. 136000/-
 Additional stamp paper for the completion of the value is attached along

[Signature]

[Signature]

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above to represent the above named Co-owners
 of the said property for sale thereof and to
 receive and give full discharge of receipt of
 the consideration money in respect of the sale
 of the said property from the purchasers the-
 reof, thereby regularising his representation
 of the other Co-owners of the said property in

[Signature] *[Signature]*

3000Rs.



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respect of its Agreement of Sale dated 28th day of April 1992.

AND WHEREAS after the execution of the aforementioned Agreement dated 28th day of April 1992, it has been agreed by and between the parties thereto, that the said property shall be purchased solely by the Purchaser No.2 therein-namely Shri Pascoal Irineu Trin-

Eug Dhamaker

Sr. No. 1213 Place of vend. Penang Date of sale 20 FEB 1955
Value of stamp paper Rs. 3000/-
Name of the purchaser Pascoal Trindade
Residing at 2, Lane son of
As there is no one single stamp paper for the value of Rs. 1:35000/-
Additional stamp paper for the completion of the value is
At.

Attest
Notary of the Registry under

Signature of Purchaser

- 54 -

dade alias Pascoal Trindade as sole Purchaser
of the said property and reimburse to the -
Purchaser No.1 namely Shri Eric Sequeira his
portion of the consideration money already
paid to the Vendors hereinabove through the
Vendor No.23, Shri Shivanand alias Suhas -
Vinayak Dhumatkar hereinabove named, at the

Signature of Dhumatkar SH

3000Rs.



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time of execution of the said Agreement dated 28/04/1992 and on the condition that Shri Eric Sequeira shall intervene in these presents to declare and confirm that his subsisting right to purchase the aforesaid property as stipulated in the Agreement dated 28th day of April 1992 shall to all intents and legal purposes

Eric

A. Dhamodhan

1215 Place of vend. P. 3000 Date of issue 20 FEB 1995
Pascoal Trindade
D. Paul son of
The stamp paper for the value of Rs. 1,360.00
The stamp paper for the completion of the value is attached along

18.02
the H.O. office under

Hand
Signature of H.O. office

- 56 -

stand ceased, assigned and transferred in the name of the Purchaser No.2 in the above Agreement namely Shri Pascoal Irineu Trindade alias Pascoal Trindade and that all the three parties to the above Agreement dated 28/04/1992 shall stipulate in these presents that the said Agreement dated 28/04/1992 among the par-

Encl D. Kumathar H

ties thereto and any other writing or writings in the nature of Agreement or otherwise in respect of Sale of the said property to the Purchasers in the said Agreement dated 28/04/1992 - shall ipso facto be read as if the said Agreement was executed between the Vendors hereto and the Purchaser No.2 therein namely Shri Pascoal Irineu Trindade alias Pascoal Trindade for all intents and legal purposes.

AND WHEREAS under the said Agreement dated 28th day of April 1992 Shri Eric Sequeira and Shri Pascoal Irineu Trindade alias Pascoal Trindade has paid to the Vendor No.23 herein named Shri Shivananda alias Suhas Vinayak Dhumatkar a total sum of Rs.14,00,000/- (Rupees Fourteen Lakhs Only) being Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only) paid by Shri Eric Sequeira and Rs.9,50,000/- (Rupees Nine Lakhs Fifty Thousand

 Dhumatkar 

Only) by Shri Pascoal Irineu Trindade alias Shri Pascoal Trindade.

AND WHEREAS on making out the accounts and calculating the sum to be reimbursed to the Purchaser No.1 in the said Agreement dated 28/04/1992, namely Shri Eric Sequeira it is found that the share/portion of the consideration of the Purchaser No.1 Shri Eric Sequeira of the purchase price of the said property is Rs.4,50,000/- (Rupees Four Lakhs Fifty Thousand Only) as on the date of this Deed of Sale which sum the purchaser No.2 in the said Agreement dated 28/04/1992 Shri Pascoal Irineu Trindade alias Pascoal Trindade has already paid on 06/07/1993 to Shri Eric Sequeira in the said Agreement dated 28/04/1992 in full final and complete settlement of accounts between themselves in respect of purchase of the said pro-

Eric Dumasatha *TH*


perty.

NOW THIS DEED OF SALE AND CONVEYANCES WITNESSETH AS FOLLOWS:


1) THAT in pursuance of the said Agreement of Sale dated the 28th day of April 1992 and the mutually agreed arrangement of purchasing the said property solely by the Purchaser No.2 in the Agreement dated the 28/04/1992 namely Shri Pascoal Irineu Trindade alias Pascoal Trindade by reimbursing the share/portion of consideration money paid by Shri Eric Sequeira to vendors under the Agreement of Sale dated 28/04/1992 of the said property and in consideration of the sum of Rs.17,000,000/- (Rupees Seventeen Lakhs Only) which the vendors have received from the Purchaser, through their above Attorney Shri-Shivanand v. Dhumatkar alias Suhav V. Dhumatkar from time to time as below Rs.1,50,000/- (Rupees

Eric Dhumatkar *SH*

One Lakh Fifty Thousand Only) paid on 28/04/92,
 Rs.2,50,000/- (Rupees Two Lakhs Fifty Thousand
 Only) paid on 01/06/1992, Rs.5,00,000/- (Rupees
 Five Lakhs Only) paid on 01/12/1992 and -
 Rs.5,00,000/- (Rupees Five Lakhs Only) paid on
 07/06/1993 and the balance of Rs.3,00,000/-
 (Rupees Three Lakhs Only) paid at the time of
 execution of this Deed of Sale and Conveyance
 by cheque No.066576 dated 23/02/1993 drawn on
 the Central Bank of India, Panaji Goa in fa-
 vour of Shri Shivananda Vinayak Dhumatkar alias
 Suhas Vinayak Dhumatkar at the request of the
 Vendors herein which is its market price, the
 receipt of which the Vendors through their
 said Attorney do hereby acknowledge, admit and
 confirm and hereby give full discharge to the
 Purchaser concerning this amount, the Vendors
 through their said Attorney as beneficial ow-

Suhas Dhumatkar 

ners of the said property confirmed by the Confirming Party named hereinabove do hereby convey, transfer and assign free from encumbrances, charges and liens of whatsoever nature by sale to - the Purchaser their aforesaid property as described in the schedule hereinunder written and admeasuring 97575 sq. mts. with all and singular courtyards, yards, areas, ways, wells, compounds, paths, passages, waters, watercourses, ditches, plants, trees, lights, liberties, easements, - profits, privileges, advantages, rights, members and appurtenances whatsoever to the said property belonging or in any way appertaining thereto or with the same or any part thereof, now or at any time heretofore usually, held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto and all the estate, right, title, interest, use, inheritance,

Eve H. H. H. 

property, possession, benefit, claim and demand whatsoever both at law and in equity of the Vendors ~~and~~ into, out, of, or, upon the aforesaid property hereby granted, conveyed, sold, - transferred and assured TO HAVE AND TO HOLD the same and all the singular and other premises hereby granted, sold, assigned, released, conveyed, assured or intended so to be with their and every one of their rights, members and appurtenances unto and to the use and benefit of the Purchaser and subject to all the rents, - taxes, assessments, rates, levies and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Goa, or to the Village Panchayat of Ella Village, Tiswadi Taluka Goa or to any other Public Body.

2. The Vendors do hereby for themselves or

Guz Dhamathu *TH*

their heirs, executors, administrators, covenant with the Purchaser that notwithstanding any act, deed, matter or thing, whatsoever by them the Vendors or any person or persons lawfully and equitably claiming by, from, through, under or in trust for them, made, done, committed or knowingly or willingly suffered to the contrary the Vendors now have in themselves good right, good power and authority to grant, sell, assign, release, convey and assure the aforesaid property hereby granted, sold, assigned, released, conveyed, assured and confirmed and intended so to be unto and to the use of the Purchaser in the manner aforesaid and the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said property and receive the rents, issues, profits thereof and of every part thereof to and

Eugene Blum *Tha* *TH*

By Shumatha
for ~~this~~ own use and benefit without any suit, eviction, interruption, claim or demand, whatsoever from or by them, the Vendors or their respective heirs, executors and administrators or by any person or persons lawfully and equitably claiming or to claim by, from, under, or in trust for them.

3. And that freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendors, well and sufficiently saved, defended and kept harmless and indemnified of and from and against all former titles, charges and encumbrances, whatsoever had made, done, executed, occasioned or suffered by the Vendors and all the persons lawfully and/or equitably claiming or to claim by, from, under, or in trust for them.

4. And further that they, the Vendors and all

By

Shumatha

TH

the persons having or lawfully or equitably claiming any estate or interest, whatsoever, in the aforesaid property or any part thereof from or under or in trust for the Vendors or their respective heirs, executors and administrators or any of them shall and will from time to time at all times hereafter, at the request and the cost of the Purchaser do and execute or cause to be done and executed all such further and other acts, deeds, matters, things, conveyance and assurances in law, whatsoever for the better and more perfectly assuring the aforesaid property unto and to the use of the Purchaser ~~his~~ successors and assigns as shall be reasonably required.

Ex
Shumathu

5. The vendors have obtained the necessary Income Tax Clearance Certificate under section 230 (A) of the Income Tax Act, 1961, from the Income Tax Department for the purpose of regis-

Ex Shumathu

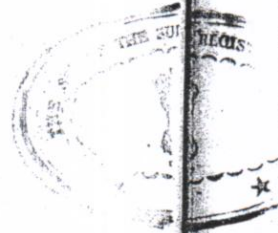
SH

tration of this Deed of Sale only in respect of the vendor No.1 namely Smt. Maximibai Vinayak Dhumatkar and hereby declare and affirm that Income Tax Clearance Certificate of the other Vendors as required by the Registering Authority shall be produced within a period of thirty days from the date of execution of this Deed of Sale and Conveyances.

6. The Confirming Party Shri Eric Sequeira intervenes in this Deed of Sale and Conveyances with a clear and unequivocal declaration and confirmation that he Shri Eric Sequeira the confirming party herein has received his share/portion of the consideration money paid to vendors in pursuance of the Agreement of Sale dated - 28/04/1992 of the said property from the Purchaser herein Shri Pascoal Irineu Trindade alias - Pascoal Trindade and further declares and con-

Eric *Dhumatkar* *A*

Ex
A *Trindade*



firms for all legal intents and purposes that
 all and every subisting right or rights that the
 Confirming Party herein Shri Eric Sequeira had
 in pursuance of the said Agreement of Sale dated
 28/04/1992 in respect of the said property or
 in pursuance of any other instruments writing
 or writings shall ipso facto stand ceased, re-
 linquished, assigned and transferred in favour
 of the Purchaser herein, Shri Pascoal Irineu
 Trindade alias Pascoal Trindade and the said
 Agreement of Sale dated 28/04/1992 in respect
 of the said property shall ^{be} treated and under-
 stood for all legal intents and purposes as -
 Agreement of Sale executed solely with the Pur-
 chaser herein and Purchaser No.2 namely Shri -
 Pascoal Irineu Trindade alias Pascoal Trindade
 in the Agreement of Sale dated 28/04/1992 and
 the Purchaser herein shall be the sole and ex-

Eric Dhamaker

clusive owner in possession of the said property on execution of this Deed of Sale and Conveyances.

7. The vendors hereby declare for themselves, their heirs, executors, administrators and assigns that they have no objection whatsoever to the mutation of their names in the Survey records of Ella Village, Taluka Tiswadi, Goa and include therein the name of the Purchaser by virtue of the Sale of the said property as described in the schedule hereinafter written under these presents.

SCHEDULE HEREINAFTER REFERRED

(a) Three fourth parts of the third division of the agricultural property known as "Bramapur" described as a whole in the Land Registration Office of Ilhas Taluka Goa under No. 6148 at pages 148 overleaf of Book B-16 New

Euz *Dharmatha* *A*

situated at Dangim of Village Ella of the parish of Santa Luiza of Ilhas Taluka Goa of the above whole property forming a distinct separate property by itself described in the Land Registration Office of Ilhas Taluka Goa under No.6152 at pages 148 overleaf of Book B16 ~~New~~ not enrolled in the Taluka Revenue Office and bounded as follows:

EAST : By one of the addition of the remaining one fourth of Aleixo Chagas

WEST : By Public road and another addition of the said Aleixo Chagas

NORTH : By a riverlet

SOUTH : By another road

It is inscribed in the Land Registration Office of Ilhas Taluka Goa under No.3361 at pages 79 overleaf of Book G-9 in the name of Ramachondra Vencatexa Simai Dhumatkar.

(b) One fourth part of the third division of the

Ex Dhumatkar

Ex Dhumatkar

Ex Dhumatkar

the agricultural property known as "Bramapur" comprising of two divisions described as a whole in the Land Registration Office of Ilhas Taluka Goa under No.6148 at pages 148 overleaf of Book B-16 New situated at Dangim of Village Ella of the parish of Santa Luiza of Ilhas Taluka Goa of the above whole property forming a distinct and separate property by itself described in the Land Registration Office of Ilhas Taluka Goa under No.6153 at pages 149 of Book B-16 New not enrolled in the Taluka Revenue Office. The two divisions are bounded as follows:-

1) THE FIRST DIVISION IS BOUNDED AS:-

On the East : By the Property of Raiu Gaunddo.

On the West : By the part of the property of

Ramachondra Venocatexa Sinai Dhum-
matkar.

On the North : By a Rivulet

Suz. Dhumatkar *SH*

On the South : By a Road.

ii) THE SECOND DIVISION IS BOUNDED AS:-

On the East : By a lake

On the West : By a Public Road.

On the North : By the property of Antonio Jose

Chagas.

On the South : By the parts of the property of the

said Ramachondra Vencatexa Sinai

Dhumatkar.

It is inscribed in the Land Registration Office of Ilhas Taluka Goa under No.11400 at pages - 165 of Book -19 in the name of Vinaeca Ramachondra Sinai Dhumatkar.

Both parts (a) and (b) correspond to one single and distinctly surveyed property bearing Survey No.130/0 of Village Ella of the parish Santa Luiza of Ilhas Taluka Goa.

IN WITNESS WHEREOF the Parties hereto have

Euz

Dhumatkar


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Euz
TH
Dhumatkar

hereunto set and subscribed their respective
hands and seal, the day and year first herein-
above written in the presence of witnesses.

SIGNED & DELIVERED BY)
THE VENDORS represent)
ted by SHRI SHIVANANDA)
V. DHUMATKAR alias)
SUHAS VINAYAK DHUMATKAR)
KAR Attorney for Ven-)

DORS No.1 to 22


Laxmibai V. Dhumatkar
(Smt. Laxmibai V. Dhumatkar)

Supriya S. Dhumatkar
(Smt. Supriya S. Dhumatkar)

Snehalata S. Dhumatkar
(Smt. Snehalata S. Dhumatkar)

Abhida S. Dhumatkar
(Kum. Abhida S. Dhumatkar)

Dhumatkar

(Kum. Samida S. Dhumatkar)

Dhumatkar

(Smt. Rekha S. Sinari)

Dhumatkar

(Shri Sudhakar V. Sinari)

Dhumatkar

(Shri Mangalesh V. Dhumatkar)

Dhumatkar

(Smt. Ujwala V. Patki)

Dhumatkar

(Shri Vijay V. Patki)

Dhumatkar
(Shri Ganesh V. Dhumatkar)

Dhumatkar
(Smt. Kalpita G. Dhumatkar)

Dhumatkar
(Shri Ramnath V. Kamat)

Dhumatkar
(Shri Vasant V. Kamat)

Dhumatkar
(Smt. Shushila M. Kamat)

Dhumatkar
(Shri Madhav N. Kamat)

Dhumatkar
(Smt. Sunanda S.
Sanzgiri)



Dhumatkar

(Shri Shripad Sanzgiri)

Dhumatkar

(Shri Raghuvir V. Kamat)

Dhumatkar

(Smt. Vinodini R. Kamat)

Dhumatkar

(Smt. Seema R. Kamat)

Dhumatkar


(Kum. Shilpa R. Kamat)

Dhumatkar

(Shri Shivanand V. Dhumatkar)


SIGNED, SEALED AND DELIVERED)

BY THE PURCHASER


(SHRI PASCOAL
TRINDADE)

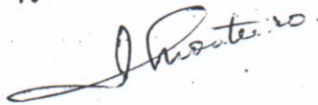
SIGNED, SEALED AND DELIVERED)

BY CONFIRMING PARTY

) 
(SHRI ERIC F.
SEQUEIRA)

IN THE PRESENCE OF:

1.



2.





① Shri Shivanand ^{alias Subas Vinayak} Dhumalkar
son of late Vinayak Ramchandra
Dhumalkar, of major age, married,
No 17/47, Siddharth Nagar, Road,
No 5, Goregaon (west) Bombay 4
for self and as attorney of all
Vendors No 1 to 22 of his
Sale deed Copies of P.A. furnished
and filed

② Pascoal Trindade, No late
Agostinho Trindade, aged 51,
Businessman, No Pastina Villa, Dona
Paula, Ilhas

③ Shri Eric Francis Sepueira
No late Joseph Sepueira, aged 40,
Businessman, No Villa H. T. Fernandes
Dona Paula, Ilhas, Goa —

Working party

Wants creation of the so called
Sale and Conveyance deed

1 Dhumalkar

2 Trindade

3 Sepueira

Adv. J. F. Monteiro, of
Adrian R-S. Monteiro
of 52; Married legal
practitioner, of St. Luiz

J. Monteiro.

Deeells

I.T.C. certificates No. 69/PNJ/W-3/
95-96, dt: 12-6-95 of Income Tax
Officer, ward-3, Panaji and No. AC/cir.
19(2)/230A(1)/94-95, dt: 27-1-95 of
A.C.I.T. Cir. 19(2) Bombay, furnished.

Panaji, dated 3rd July, 95.

Deeells

Registered No. 1089
at pages 253 to 332
Book No. 5 Page No. 227
Date 1/7/1995

Deeells
Sub-Registrar

Note: Return
This document will be returned on 1/7/1995

Deeells

UTI TECHNOLOGY SERVICES LIMITED
EDC HOUSE, WING "C" SHOP NO.30
GROUND FLOOR, DADA VAIDYAROAD
PANAJI, GOA-403001

D-5/STP(V)/C.R/35/10/2010-RD(1466903)

भारत 06666 NON JUDICIAL गोवा
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12:05
Rs.0341000/- PB7072
INDIA STAMP DUTY GOA



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made at Panaji on this 24th day of Jan September 2015.

Signature
Signature
Signature

BETWEEN

1.-(a) **SHRI.PASCOAL TRINDADE**, son of late Agostinho Trindade, 72 years of age, in business, holding PAN Card no.ADNPP5891L, and his wife (b) **SMT. ALBERTINA TRINDADE**, daughter of late Francisco Rodrigues, 74 years of age, housewife, holding PAN Card no.ABCPT5348K, both residing at Pastinha Villa, Dona Paula, Ilhas, Goa, hereinafter referred to as "**THE OWNERS/VENDOR**" (which expression shall unless repugnant to the context or meaning thereof include its heirs, successors, legal heirs, and assigns) as party of the **FIRST PART**;

2.- **DR. RAM MANOHAR LOHIA CO-OP. HOUSING SOCIETY LTD**, registered under no. ARCS/CZ/HSG/741/7(a)/Goa, in the office of the Asstt. Registrar of Co-op. Societies, Central Zone, at Panaji, having its office at Ella, Old-Goa, holding Pan Card bearing No. AACAD2134 K represented by its Chairman Shri. Narayan Das Agrawal, son of late Shri. Vrindavan Das Agrawal, 62 years, married, Indian National, retired, holding Pan No. ABTPA3951C, resident of House No. 469/1, DoxierWado, Assagaon, Mapusa, Goa, and its Secretary Mr. Aniveshak Mohan Aggarwal, son of Mr. Arjun Dev Aggarwal, 45 years, married, Indian National, in business, holding Pan No. AEUPA1940B, resident of NIKUNJ, Kurtarkar Nagri, Shantinagar, Ponda, Goa, vide Resolution dated 01/09/2015 passed by the ~~Executive Committee~~ ^{General Body} of the Society, hereinafter referred to as "**THE PURCHASER**", (which expression shall unless repugnant to the context or meaning thereof include its authorised agents, Directors, members, successors, and legal representatives and assigns) as party of the **SECOND PART**;

3. - **SHRI.PRAKASH JALAN**, son of Shri. Surajmal Jalan, aged 49 years, in business, holding Pan Card no.ACPPJ8879F, married, having office at A2/2, New Horizons, D.B.Marg, Miramar Panaji, Goa, hereinafter referred to as "**THE CONSENTING PARTY**" (which expression shall unless repugnant to the context or meaning thereof include his, heirs, successors, and legal representatives and assigns) as party of the **THIRD PART**.

4.- **M/S. PASTINA DEVELOPERS**, a partnership firm registered under



[Handwritten signatures and initials]

the Indian Partnership Act, 1932 holding PAN Card no.AAEFP3011E, having its office at flat no.F-4/2, Calisto Mansion, Opp. Panaji Municipal Council Dr.Atmaram Borkar Road, Panaji Goa, through its only partners (a) Mr. Riva Trindade, (b) Mr. Pascoal Trindade, and, (c) Mrs. Albertina Trindade. Confirming Party no. 1 and 2 are herein represented by its Managing Partner Shri. Pascoal Trindade, son of late Shri. Agostinho Trindade, 72 years, married, Indian National, holding Pan Card No. ADNPP5891L, resident of Pastina Villa, Dona Paula, Goa, hereinafter referred to as **"THE CONFIRMING PARTY"** (which expression shall unless repugnant to the context or meaning thereof include its partners heirs, successors, and legal representatives and assigns) as party of the **FOURTH PART.**

Owner/Vendor No. 1(b) Mrs. Albertina Trindade is represented herein by her husband as attorney holder Mr. Pascoal Trindade, vide Power of Attorney dated 29/01/2014 executed and Registered before the Notary Adv. Wilfred Boadita, under registration no. 1341/2014 dated 29/01/2014.

Confirming Party 4(a) Mr. Riva Trindade is represented herein by his father Mr. Pascoal Trindade, vide Power of Attorney dated 25/03/2014 executed and Registered before the Notary Adv. Wilfred Boadita, under registration no. 4434/2014 dated 25/03/2014.

Confirming Party 4(c) Mrs. Albertina Trindade is represented herein by her husband as attorney holder Mr. Pascoal Trindade, vide Power of Attorney dated 29/01/2014 executed and Registered before the Notary Adv. Wilfred Boadita, under registration no. 1341/2014 dated 29/01/2014.

Consenting Party 3 Shri. Prakash Jalan has represented Mrs. Neeta U. Kamat, wife of Dr. Umesh S. Kamat, 33 years, married, Indian National, resident of UT-A, Vullan Homes, Mercas, Goa, to present the said document on his behalf in the sub Registration office at Panaji, Tiswadi Goa, vide Power of Attorney duly executed in the office of the Sub Registrar at Tiswadi, Panaji, Goa, under Registration No. PNJ/BKPOA/00035/2015, CD No. PNJD43 dated 15-09-2015.

[Handwritten signatures and stamps]

WHEREAS there exists a plot of land admeasuring 97575m2 bearing survey no. 130/1-A, identified as **BRAMAPUR**, situated at Ella, within the limits of Village Panchayat Se Old Goa, Taluka and Registration Sub District of Ilhas, District North Goa in the State of Goa, hereinafter referred to as the **SAID PROPERTY**.

WHEREAS on 5-11-1894 the said whole property described under no.6152 stands inscribed in favour of Ramchandra Vencetexa Sinai Dumotcar under no.3361 at folio 79(R) of Book-G-9 in the office of Land Registrar Ilhas.

WHEREAS on 15-10-1920 the said property described under no.6153 stands inscribed under no.11400 at folio 165 of Book F-19 in favour of Vinaeca Ramchandra Sinai Dumotcar in the office of Land Registrar Ilhas.

WHEREAS by order of Homologation in the Inventory Proceedings no.60/1993 conducted in the court of the Civil Judge Senior Division at Panaji on the demise of the abovenamed Ramchandra Vencetexa Sinai Dumotcar who died on 7-5-1901 and his widow Indirabai having died subsequently on 31-12-1941 and his son Vinayak who died on 7-2-1969 the following were declared to be the Legal heirs of the deceased:-



- (i) Laxmibai, widow and moiety holder of Vinayak Dhumatker.
- (ii) Shivanand alias Suhas Vinayak Dhumatker with his wife Supriya.
- (iii) (a)-Snehalata, widow of Suresh Vinayak Dhumatker
(b)- Abhida Suresh Dhumatker
(c)- Samida Suresh Dhumatker
- (iv) Mangalesh Vinayak Dhumatker
- (v) Ujwala daughter of Vinayak Dhumatker with her husband Vijay Pakti.
- (vi) Ganesh Vinayak Dhumatker with his wife Kalpita.
- (vii) Legal heirs of Laxmibai alias Durgabai, daughter of Vinayak Dhumatker and wife of Vaikunth Kamat.
(a) Ramnath Vaikunth Kamat.
(b) Vasant Vaikunth Kamat.

[Handwritten signatures and initials]

- (c) Sushila and her husband Madhav Kamat.
- (d) Sunanda and her husband Sripad Sanzigiri.
- (e) Raghuvir Vaikunth Kamat.
- (f) Ramesh Vaikunth Kamat having died on 29-1-1993 being survived by his widow Seema and his daughter Shilpa R.Kamat.

Whereas the Government has acquired an area admeasuring 1925 m² of land for road widening after due notification under section 4 of Land Acquisition Act, 1874.

WHEREAS by a Deed of Sale dated 22-2-1995, the abovenamed co-owners of the said property sold the said property admeasuring 97575 m² (excluding the road widening area) to Shri. Pascoal Trindade, which Deed is registered under no.1099 of Book I Vol.427 in the office of Sub Registrar Ilhas.



WHEREAS on 1-8-1997 Dy. Collector Panaji issued Sanad for conversion of the said land.

WHEREAS on 01-01-1999 Pascoal Trindade with his wife Albertina Trindade executed an Agreement with M/s Pastina Developers for development of the said whole property on terms and conditions stipulated therein.

WHEREAS on 16-10-2002 Village Panchayat Se-Old-Goa issued Final Development Certificate under no. VP/SOG/599/15/ 2002-03 for the said plot.

WHEREAS on 02-11-2012 the Town Planner issued Technical Clearance order under no.TIS/959/ELLA/ TCP/12/149 for construction of commercial building in plot CS-1 out of Sy.no.130/1-A of Ella, Old Goa.

WHEREAS on 25-06-2015 the Vendors alongwith the Confirming Party hereto entered into a Memorandum of Understanding with the Consenting Party for sale of plot CS-1 along with the right to use all the approvals from the Appropriate Authorities (hereinafter referred to as THE SAID PLOT).

[Handwritten signatures and initials]

And Whereas the Consenting Party herein is the member of the Purchaser Society herein, and is nominating the society as Purchaser in his place as per the terms of MOU dated 25-06-2015.

WHEREAS the Owner/Vendor has represented to be the sole and universal Owner in possession of the SAID PLOT.

WHEREAS the Owner/Vendor alongwith the Confirming Party has offered to sell the said Plot to the Purchaser and the Purchaser does hereby purchase the same for a total consideration of Rs.1,70,20,500/- (Rupees One Crore Seventy Lakhs Twenty Thousand Five Hundred Only).

WHEREAS at the offer of the Owner/Vendor and the Confirming Party and/on their assurance about its commercial feasibility the Purchaser does hereby purchase the said Plot for a total consideration of Rs.1,70,20,500/- (Rupees One Crore Seventy Lakhs Twenty Thousand Five Hundred Only) which is the present fair market value of the same.

NOW THIS CONVEYANCE WITNESSETH AS UNDER:-

1.- That in consideration of the amount of Rs. 1,70,20,500/- (Rupees One Crore Seventy Lakhs Twenty Thousand Five Hundred Only) out of which an amount of Rs.1,70,205/- (Rupees One Lakh Seventy Thousand Two Hundred and Five Only) is deducted by the Purchaser towards TDS (for which certificates will be issued by the Owner/Vendor and Confirming Party to the Purchaser in due course of time) and hence the amount payable is Rs. 1,68,50,295/- (Rupees One Crore Sixty Eight Lakhs Fifty Thousand Two Hundred and Ninety Five Only), out of which Rs. 11,00,000/- (Rupees Eleven Lakhs Only) is paid by the Consenting Party to the Vendor and the Confirming Party upon signing of the MOU dated 25-06-2015, which is confirmed herein as a contribution of the Consenting Party as a member of the Purchaser society for the purchase of the said property by the Purchaser and the balance amount of Rs. 1,57,50,295/- (Rupees One Crore Fifty Seven Lakhs Fifty Thousand Two Hundred and Ninety Five Only) is payable, out of which Rs. 1,12,35,925/- (Rupees One



Signature
Owner/Vendor
Confirming Party
Purchaser

Creore Twelve Lakhs Thirty Five Thousand Nine Hundred and Twenty Five Only) is paid by the Purchaser to the Owner/Vendor herein, and Rs. 45,14,370/- (Rupees Forty Five Lakhs Fourteen Thousand Three Hundred and Seventy Only), is paid by the Purchaser to the Confirming Party, which amount is received by the Owner/Vendor and the Confirming Party from the Purchaser and Owner/Vendor and the Confirming Party hereto does hereby admit and acknowledge and release and discharge the Purchaser of the same in full and the Owner/Vendor as absolute Owner hereby convey by way of sale unto the Purchaser THE SAID PLOT together with the trees, structures, access along with the easements, appurtenants, belonging thereto, TOGETHER WITH all trees, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Vendor in or THE SAID PLOT hereby conveyed and every part thereof to hold the same to the Purchaser forever absolutely uninterruptedly.



2.- The Owner/Vendor alongwith the Confirming Party has today put the Purchaser in unconditional exclusive peaceful vacant possession of THE SAID PLOT to be held by the Purchaser in perpetuity forever and enjoy the profits thereof without any harm or hindrance from the Owner/Vendor and/or any other person claiming through the Owner/Vendor and/or the predecessors-in-title of the Owner/Vendor. The Owner/Vendor alongwith the Confirming Party further covenants with the Purchaser that the Said Property hereby sold is free from tenants, mundcars, or any other person/s having any right of possession or obligation therein.

3.- The Owner/Vendor alongwith the Confirming Party hereby covenant with the Purchaser as under:-

(a)-That THE SAID PLOT is free from encumbrances and claims of any nature whatsoever.

(b)-That the Title of the Owner/Vendor to THE SAID PLOT is clear, valid

Signature
Signature
Signature

Signature

and marketable and is subsisting and the Owner/Vendor is lawfully entitled to sell and alienate the same.

(c)-That as on this date neither the Owner/Vendor nor the confirming party has created any encumbrances and/or Third Party rights upon and to the said Property nor is THE SAID PLOT the subject matter of any lis-pendens or order of attachment of Order of Injunction or any execution proceedings under any Judicial order nor is there any notice of Land Acquisition issued against the said property and nor that there are any dues, taxes and cess payable against THE SAID PLOT which can be recovered as the arrears under Land Revenue Act.

(d)-That THE SAID PLOT hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the Owner/Vendor or any other person whomsoever.

(e)-Notwithstanding any act, deed, matters or things whatsoever done by the Owner/Vendor or by any person/s lawfully or equitably claiming from, under or in trust for them, made, done, omitted or executed knowingly or willingly suffered to the contrary, the vendor has good right and absolute powers to grant, transfer, convey and assure THE SAID PLOT unto and to the Purchaser in the manner aforesaid and it shall be lawful for the Purchaser from time to time and at all times hereinafter to peacefully and quietly hold, possess, own and enjoy THE SAID PLOT and to receive the rents and profits, to use and benefit without any lawful eviction, interruption, claim or demand whatsoever by the vendor or from by any other person/s lawfully or equitably claiming by from, under or in trust for the owner/vendor and that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the owner/vendor sufficiently saved, defended, kept harmless and indemnified of, from and against all estate, charges and encumbrances whatsoever either already or to be hereafter had, made, executed, occasioned and suffered by the owner/vendor or by any other person/s lawfully or equitably claiming by, from, under or in trust for them, and further that the owner/vendor and all person/s having or lawfully equitably claiming any estate, right title or interest at

[Signature]

[Signature]

[Signature]

[Signature]

law or in equity in THE SAID PLOT hereby granted or any part thereof by, from or under or in trust of the owner/vendor.

(f)- That THE SAID PLOT hereby conveyed shall at all times hereafter be possessed and enjoyed by the Purchaser peacefully and quietly without any claim or demand whatsoever from the owner/vendor alongwith the Confirming Party or any other person whomsoever through the owner/vendor and or the predecessor-in-title of the owner/vendor.

4.- The owner/vendor alongwith the Confirming Party shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds and things, matters and assurances in law whatsoever for better and more perfectly assuring THE SAID PLOT hereby granted to and unto the use of the Purchaser in the manner aforesaid as shall or may be reasonably required.

5.-The owner/vendor do hereby give their explicit consent to the Purchaser to delete their names and get the name of the Purchaser recorded in the Survey Record and Village Panchayat and for that purpose to conduct mutation proceedings before the Appropriate Authority. The owner/vendor do hereby further agree and assure the Purchaser to sign and execute all such other documents and give NOC for the above purpose.

6.- The owner/vendor alongwith the Confirming Party do hereby indemnify the Purchaser against any claims if made to THE SAID PLOT or by any person claiming through the owner/vendor and/or its predecessors-in-title and the owner/vendor shall settle the said claim and rectify the defect to the title, if any, at their own cost without disturbing the title and possession of the Purchaser.

7.- The Consenting Party does hereby give its unconditional consent to this conveyance and confirms that he has no claim against the owner/vendor or the Confirming party and or the said plot.

8.-The Confirming Party does hereby give its unconditional consent to this conveyance.



Signature 1
Signature 2
Signature 3
Signature 4

9.- The owner/vendor alongwith the Confirming Party declare that the subject matter of this Sale Deed does not pertain to occupancies of person belonging to Schedule Caste and Schedule Tribe.

10.- The present fair market value of THE SAID PLOT is Rs. 1,70,20,500/- (Rupees One Crore Seventy Lakhs Twenty Thousand Five Hundred Only) and Stamp duty of Rs.3, 41,000/- (Rupees Three Lakhs Forty One Thousand Only) is paid thereto which is borne by the Purchaser.

SCHEDULE I

(Larger Property)

All that part and parcel of land admeasuring 97575 m² bearing survey no. 130/1-A, identified as **BRAMAPUR**, situated at Ella, within the limits of Village Panchayat Se Old Goa, Taluka and Registration Sub District of Ilhas, District North Goa in the State of Goa, which property is described as a whole under no.6148 at folio 148 of Book B-16 (New) and 3/4th portion of the Third Division of the same independently described under no.6152 at folio 148(R) of Book B-16 (New) and 1/4th of the same Third Division being described under no.6153 at folio 149 of Book B-16 not enrolled in the Taluka Revenue Office.

SCHEDULE II

(Property Purchased)

All that Plot No. CS-1 admeasuring 2431.50 m², being part and parcel of the property mentioned in schedule I, marked in red to the plan annexed hereto and bounded as under:-

The Plot no.C-S-1 is bounded as under:

ON the North:- By 10 mts wide road

ON the South:- By 08 mts wide road

ON the West:- Open Space

ON the East:- By 10 mts wide road

IN WITNESS WHEREOF this Deed of Conveyance is signed at Panaji on this date in the presence of witnesses.

[Handwritten signatures]
 Bramapur
 G.
 Anilshree

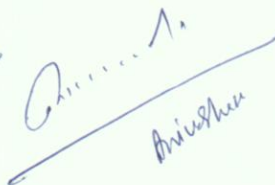
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SIGNED AND DELIVERED
BY THE OWNERS/VENDORS
No. 1(a) for self and as attorney for
1(b)


SHRI.PASCOAL TRINDADE





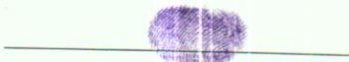
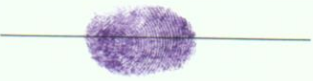
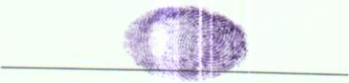
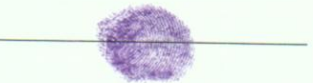
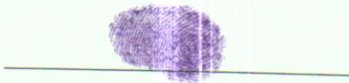
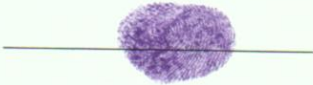
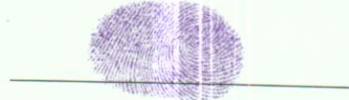
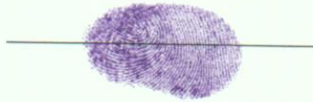

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SIGNED AND DELIVERED
BY THE PURCHASER
Through Chairman Shri. Narayan
Das Agrawal



Dr. Ram Manohar Lohia
Co-op. Housing Society



Banwala



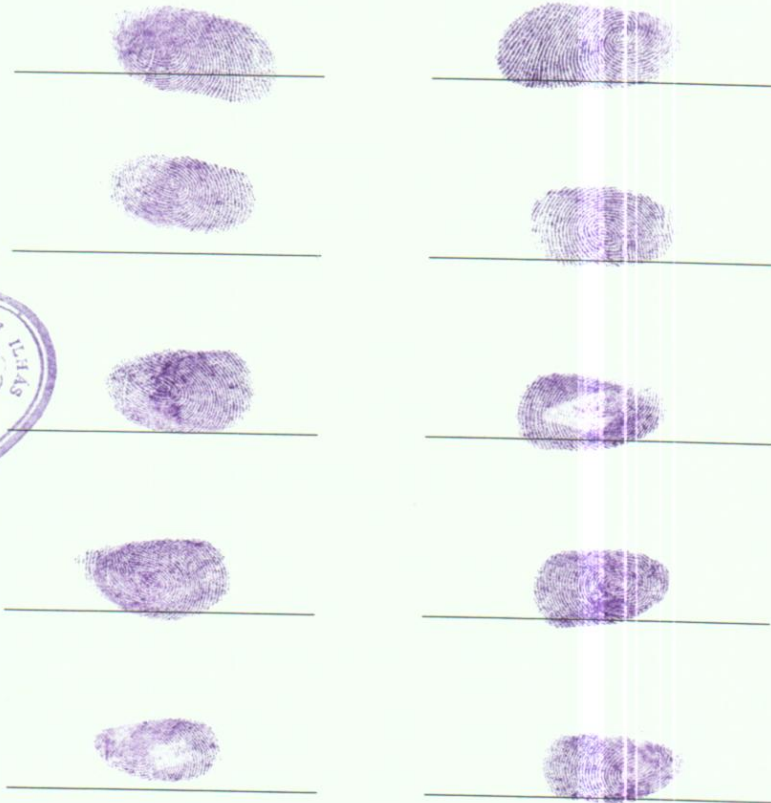
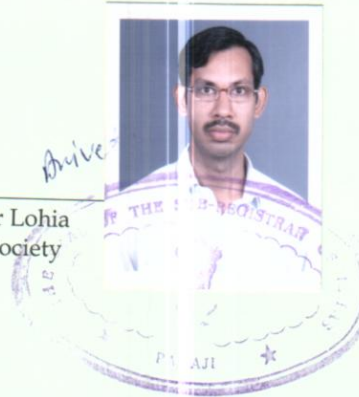
Praveen

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SIGNED AND DELIVERED
BY THE PURCHASER
Through Secretary Shri. Aniveshak
Mohan Aggarwal

Aniveshak

Dr. Ram Manohar Lohia
Co-op. Housing Society



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SIGNED AND DELIVERED
BY THE CONSENTING PARTY
Shri. Prakash Jalan

Prakash Jalan























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SIGNED AND DELIVERED
BY THE CONFIRMING PARTY
Shri. Pascoal Trindade for
M/s. Pastina Developers



[Handwritten signature]



In the presence of:-

1. Mrs. Beema Dails

[Handwritten signature: Dails]

2. Suloman Beg

[Handwritten signature: Suloman Beg]

[Handwritten mark: #]

[Handwritten signature: Beema Dails]

[Handwritten signature: Suloman Beg]

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Office of Sub-Registrar Ilhas/Tiswadi

Government of Goa

Print Date & Time : 24-09-2015 01:26:53 PM




Document Serial Number : 2519

Presented at 12:27:00 PM on 24-09-2015 in the office of the Sub-Registrar(Ilhas/Tiswadi) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	340410.00
2	Processing Fees	480.00
	Total :	340890.00

Stamp Duty Required: 340420.00 Stamp Duty Paid: 341000.00




Narayan Das Agrawal presenter

Name	Photo	Thumb Impression	Signature
Narayan Das Agrawal, S/o Late Vrindavan Ds Agrawal , Married, Indian, age 62 Years Retired, r/o H.No. 469/1, Doxier Wado, Asagaon, Mapusa, Bardez Goa PAN No. ABTPA3951C. Society PAN No. AACAD2134K. Chairman of Dr. Ram Manohar Lohia Co-op. Housing Society Ltd., Ella Old Goa, vide resolution dated 01/09/2015			




Endorsements

Executant




1 . Pascoal Trindade, S/o Late Agostinho Trindade, Married, Indian, age 72 Years, Business, r/o Pastinha Villa, Dona Paula, Ilhas-Goa PAN No. ADNPP5891L. For self as Vendor No. 1 & as POA holder for the Vendor No. 2 & Confirming Party-Partner at Sr. No. 3 of M/S. Pastina Developers, Panaji-Albertina Trindade, vide POA dated 29/01/2014, executed before the Notary, Wilfred A. F. Boadita, Panaji, Under Reg. No. 1341/2014

Photo	Thumb Impression	Signature
		

2 . Pascoal Trindade, S/o Late Agostinho Trindade, Married, Indian, age 72 Years, Business, r/o Pastinha Villa, Dona Paula, Ilhas-Goa PAN No. ADNPP5891L. Firm's PAN No. AAEFP3011E. For self as Partner at Sr. No. 2 of M/S. Pastina Developers, Panaji and as POA holder for the other partner at Sr. No. 1-Riva Trindade, vide POA dated 25/03/2014, executed before the Notary, Wilfred A. F. Boadita, Panaji, under Reg. No. 4434/2014

Photo	Thumb Impression	Signature
		




3 . Neeta Umesh Kamat, W/o Dr. Umesh S. Kamat, Married, Indian, age 33 Years, Service, r/o UT-A, Vollar Homes, Mercers, Ilhas-Goa PAN No. AXDPK1401B. Admits execution on behalf of the Consenting Party-Prakash Jalan, vide POA dated 15/09/2015, executed before the Sub Registrar of Tiswadi, Panaji, under Sr. No. 2469/2015, Reg. No. PNJ-BKPOA-00035-2015.

Photo	Thumb Impression	Signature
		



4 . Narayan Das Agrawal, S/o Late Vrindavan Ds Agrawal, Married, Indian, age 62 Years, Retired, r/o H.No. 469/1, Doxier Wado, Asagaon, Mapusa, Bardez-Goa PAN No. ABTPA3951C. Society PAN No. AACAD2134K. Chairman of Dr. Ram Manohar Lohia Co-op. Housing Society Ltd., Ella Old Goa, vide resolution dated 01/09/2015

Photo	Thumb Impression	Signature
		

5 . Aniveshak Mohan Aggarwal, S/o Arjun Dev Aggarwal, Married, Indian, age 45 Years, Business, r/o Nikunj, Kurtarkar Nagri, Shantinagar, Ponda-Goa PAN No. AEUPA1940B. Society PAN No. AACAD2134K. Secretary of Dr. Ram Manohar Lohia Co-op. Housing Society Ltd., Ella Old Goa, vide resolution dated 01/09/2015

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Suleman Beig , S/o Zacia Beig, Married, Indian, age 41 Years, Business, r/o H.No. 189, Sasmoalem, Baina, Vasco-Da-Gama, Mormugao-Goa	
2	Sushil Kumar Modi , S/o Shree Satyanarayan Modi, Married, Indian, age 50 Years, Service, r/o Flat No. 260-E1, Ashrafi Manzil, Cardoz Vaddo, Taleigao, Tiswadi-Goa	

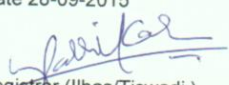
Scanned By:-

Signature:-

Sub-Registrar
SUB-REGISTRAR
ILHAS

2517


Book-1 Document
Registration Number PNJ-BK1-02471-2015
CD Number PNJD43 on
Date 28-09-2015



Sub-Registrar (Ilhas/Tiswadi)

~~SUB REGISTRAR~~
ILHAS

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Signature:- 

Designed and Developed by C-DAC, ACTS, Pune

