

CITIZEN CREDIT™
CO-OP BANK LTD.

Authorised Signatory

Chaupees One Lakh Twenty Thous

CITIZEN CREDIT CO-OP BANK LTD
E-320, BUA DE OUREM
PANAJI, GOA 403 001

भारत 20155 NON JI
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INDIA

STAMP DUTY

GOA

Name of Purchaser Aura Builders and Developers

120100/-



120
8/01/2015

DEED OF SALE

THIS DEED OF SALE is made at Mapusa Goa,

Sub-Registrar

Shankar

on this 8th day of JANUARY 2015 BETWEEN:- (1)-
(i)SHRI.ANIL CHOWDHARY, aged about 44 years, son of
Shri. Sukhram Chowdhary, occupation business ,married
holding PAN Card no.ABQPC0556N, residing at A-7, Shakti
Apts. Co-op. Hsg. Society, Chakala, Andheri(E),Mumbai
400099;and (ii)-SHRI.ROOPARAM PARMAR, aged about
55 years, son of Late Maghaji Parmar, occupation business,
married holding PAN Card no.AAKPP6903B , residing at
Room No. 9G 3rd floor Maratha Samaj Building Parmar Guruji
Marg Paret Mumbai 400012;hereinafter jointly referred to as
the "OWNERS/VENDORS" (which expression unless
repugnant to the context or meaning thereof shall be deemed
to include its Directors, executors, administrators and assigns)
as the Party of the FIRST PART.

And

2.-AURA Builders & Developers, a Partnership Firm having
its registered Office at G-8, Dona Trisha Building, Opp.
Manipal Hospital, Dona Paula Goa holding PAN Card
no.AARFA0011G represented by its Partners
(i)SHRI.JEETENDRA PATHAK, son of Shri Mohan
Chandra Pathak, aged 33 years, in business, residing at 56,
Sagar Society, Dona Paula Goa,(ii) SHRI. MOHAN

रूपाराम परमार

[Signature] *[Signature]*

CHANDRA PATHAK, son of Shri Jagannath Pathak, aged 67 years, in business, residing at 56, Sagar Society, Dona Paula Goa, and (iii) SMT. LILY PATHAK, wife of Shri Jeetendra Pathak, aged 30 years, in business, residing at 56, Sagar Society, Dona Paula Goa represented herein by her attorney Shri Jeetendra Pathak, duly constituted vide Power of Attorney dated 19-11-2014 executed by the Notary Deepali Z.Naik Reg no,70/14 at panaji Goa hereinafter, called the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, and legal representatives and assigns) as party of the SECOND PART.

All Indian Nationals.

WHEREAS there exists all that Plot bearing no.2 admeasuring 546 sq.mts. surveyed under no.391/5B of Village Socorro Bardez being part of Plot no.(Lote) 9, forming part of the larger property known as 'GAICHO GOLCHO MATO' also known as 'GAICHEA GOLACHO MATO' situated at Porvorim, within the limits of Village Panchayat Serula, Parish of Socorro Village and Grampanchayat of Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, described in detail in the Schedule

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A. Pathak

hereunder written and hereinafter referred to as the "SAID PLOT"

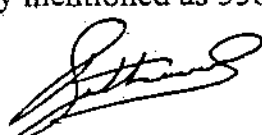
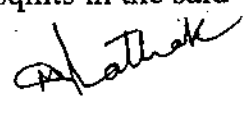
WHEREAS the SAID PLOT originally belonged to Shri. Robert Sequeira having acquired the same from Shri. Ricardinho Salvador Andrade and his wife Smt. Julie Andrade vide Deed of Sale dated 28-4-1975, registered under no. 339 at pages 92 to 96 of Book-I vol 94 in the office of Sub-Registrar Mapusa Bardez.

WHEREAS the name of Shri. Robert Sequeira stands recorded in the survey records of rights in the occupants' column of Form I and XIV concerning survey no. 391/5B of Village Socorro.

WHEREAS by Deed of Sale dated 15-7-2008 Shri. Robert Sequeira and his wife Smt. Joanita Sequeira sold the said Plot 2 surveyed under no. 391/5B jointly to the Owners/Vendors hereto, which deed is registered under no. 3869 at pages 241 to 255 of Book-I vol 2697 in the office of Sub-Registrar Mapusa Bardez.

WHEREAS by Deed of Rectification dated 16-12-2008 certain mistakes occurred including the area of the said plot which area was erroneously mentioned as 558sqmts in the said

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Sale deed dated 15-7-2008 and the same was rectified as 546 sqmts being the actual area, which deed is registered under no.4218 at pages 287 to 304 of Book-I vol 2723 in the office of Sub-Registrar Mapusa Bardez.



WHEREAS on having purchased the SAID PLOT the Owners/Vendors carried out mutation proceedings and thus their names stands recorded in survey records of rights under mutation no.29938 in the Form I and XIV concerning survey no:391/5B of Village Socorro.

WHEREAS the Owners/Vendors being of Non Goan origin are not governed under the communion of assets as per the laws prevailing in the state of Goa and thus their spouses are not required to be joined as parties to the said Deed.

WHEREAS the Owners/Vendors have offered to sell all that SAID PLOT no.2 admeasuring an area of 546 sqmts, to the Purchaser hereto and the Purchaser has agreed to purchase the same for a total consideration of Rs Rs.40,00,000/- (Rupees Forty lakhs only) which is the present fair market value of the same, described in detail in schedule hereunder written and the plan is annexure, herewith delineated in red..

स्पाइस वरमार

(Rathak)

WHEREAS at the instance of the purchaser the Owners/vendors do hereby execute this Deed of Sale under the terms expressed hereunder.

NOW THIS Deed WITNESSETH AS UNDER:-

1.- That in pursuance of above and in consideration of the amount of Rs. 40,00,000/- (Rupees Forty Lakhs only) paid by the Purchaser to the Owners/Vendors the receipt whereof the Owners/Vendors do hereby admit and acknowledge as received and release and discharge the Purchaser of the same in full and in consideration thereof the Owners/Vendors as absolute Owners in possession of the **SAID PLOT** hereby convey by way of sale unto the Purchaser all the **SAID PLOT** no.2 admeasuring an area of 546 sqmts together with the roads, pathways, access and easement appurtenant thereto as shown and demarcated in red in the plan annexed hereto, **TOGETHER WITH** all trees, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupies therewith or reputed to belong or be appurtenant therewith or reputed to belong or be appurtenant thereto **AND ALL** the estate, right, title, interest, claim and demand whatsoever of the said

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[Signature] Akathak

Owners/Vendors in or to the SAID PLOT hereby conveyed and every part thereof to hold the same to the Purchaser forever absolutely uninterruptedly.

2.- The Owners/Vendors has to-day put the Purchaser in unconditional exclusive peaceful vacant possession of the SAID PLOT to be held by the Purchaser without any harm or hindrance from the Owner/Vendor and or any other person claiming through the Owners/Vendors.

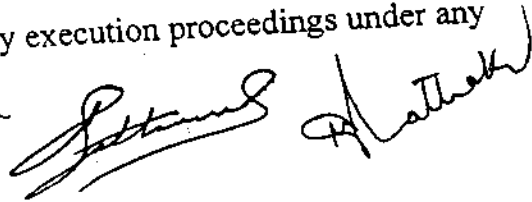
3.- The Owners/Vendors hereby covenant with and assure the Purchaser as under:-

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

(b)-That the Title of the Owners/Vendors to the SAID PLOT is absolute clear, valid and marketable and is subsisting and the Owners/Vendors is lawfully entitled to sell and alienate the same.

(c)-That the Owners/Vendors have not created any Third Party rights and/or encumbrances, claims, lien or charges upon and to the SAID PLOT nor is the SAID PLOT the subject matter of any lis-pendent or any execution proceedings under any

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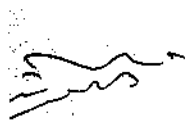
Judicial order nor is there any notice of Land Acquisition issued against the SAID PLOT.

(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 Owners/Vendors or any other person whomsoever claiming through the Owners/Vendors.

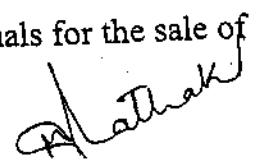
5.- The Owners/Vendors do hereby give their explicit consent to the Purchaser to get the name of the Purchaser recorded in the Survey Records of Village Panchayat of Socorro and for that purpose to conduct Mutation and Partition Proceedings before the Appropriate Authority.

6.- The Owners/Vendors do hereby indemnify the Purchaser against any claims if made to the SAID PLOT by any person on account of any encumbrances or liability and/or Third Party rights through the Owners/Vendors; which claims if any shall be settled by the Owners/Vendors at their own cost without any harm or hurdle to the title and possession of the Purchaser.

7.- The Owners/Vendors do hereby further assure the Purchaser that they have not entered into an agreement with any other person/persons/body of individuals for the sale of



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transfer by any other nature of the SAID PLOT or any part thereof and indemnify the Purchaser against third Party claim if any from any person on the SAID PLOT hereby sold and the Owners/Vendors do hereby undertake to settle all/any such claims, if made, at their own cost without disturbing the title of the Purchaser.



8.- The Owners/Vendors assure the Purchasers that there are no arrears of any Tax and/or dues payable on the SAID PLOT to the Village Panchayat of Socorro, Municipal Council, or the Planning and Development Authority or any other Local or Government Body and that the Purchasers shall be liable to pay all the taxes on the SAID PLOT levied by the Government of Goa or any other Government Body as from the date of sale.

9.- AND the Owners/Vendors further covenant that they shall at the request and cost of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof in manner aforesaid according to the true intent and meaning of this Deed as shall or any be necessary or reasonably be required.

स्वपराशम वरमप

10.- The Owner/Vendor declare that the subject matter of this Sale Deed does not pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.

11.- The Market value of the SAID PLOT is Rs. Rs.40,00000/- (Rupees Forty Lakhs only) and the Stamp Duty of Rs.1,20,100/- is affixed hereto which is borne by the Purchaser.

SCHEDULE

All that Plot bearing no.2 admeasuring 546 sq.mts. surveyed under no.391/5B being part of Plot no.(Lote) 9, forming part of the larger property known as 'GAICHO GOLCHO MATO' also known as 'GAICHEA GOLACHO MATO' situated at Porvorim, within the limits of Village Panchayat Serula, Parish of Socorro Village and Grampanchayat of Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa; which whole property is described in the Office of Land Registrar Bardez under no.37305 of book B-95 and enrolled in the Taluka Revenue Office of Bardez under Matriz no.265 of First circumscription.

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[Signature] *[Signature]*

The said Plot no.2 is bounded as under:-

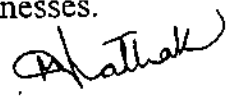
Towards the North:- By Lote no.10

Towards the South:- By Plot no.4 of Lote 9

Towards the East :- By the Way

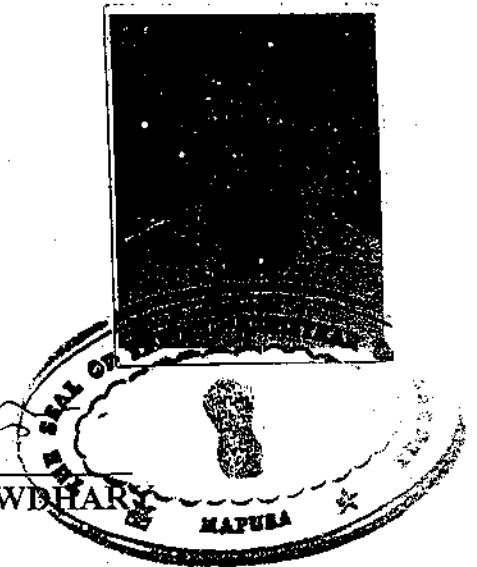
Towards the West :- By plot no.1 of Lote 9

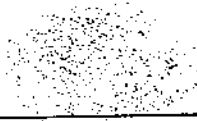
IN WITNESS WHEREOF this Deed is signed at Mapusa on
8th day of January 2015 in the presence of witnesses.

 रमेश कुमार  

SIGNED AND DELIVERED
BY THE OWNERS/VENDORS IN THE
PRESENCE OF

SHRIANIL CHOWDHARY



1.-  1.- 

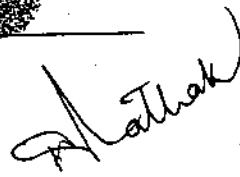
2.-  2.- 

3.-  3.- 

4.-  4.- 

5.-  5.- 

संयोजक पदार्थ

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SHRI.ROOPARAM PARMAR
OWNERS/ VENDORS



1.-



2.-



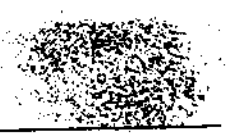
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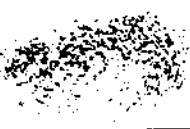
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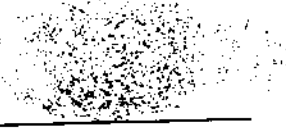
3.-



4.-



4.-



5.-



5.-



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[Handwritten signature]

SIGNED AND DELIVERED BY THE PURCHASER
IN THE PRESENCE OF




AURA Builders & Developers
represented by its Partners
Shri. Jeetendra Pathak
for self and Attorney for
Smt. Lily Pathak



1.-



2.-



2.-



3.-



3.-



4.-



4.-



5.-



5.-



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 Pathak



M. Pathak

AURA Builders & Developers
represented by its Partners
Shri. Mohan Chandra Pathak
PURCHASER

1.-  1.-

2.-  2.- 

3.-  3.- 

4.-  4.- 

5.-  5.- 

WITNESSES:-

1.- Hiralal Gauns

2.- Subodhana Kantkorkar

Hiralal

Subodhana

M. Pathak

सुभाष चन्द्र

Subodhana



GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI-GOA

Plan Showing plots situated at
Village : SOCORRO

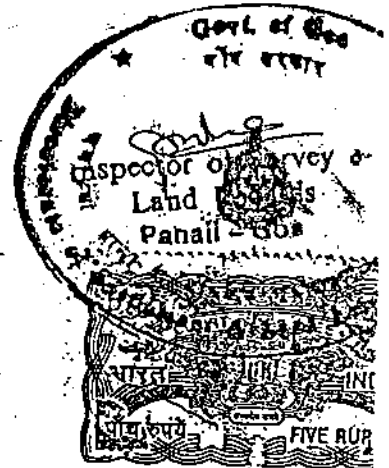
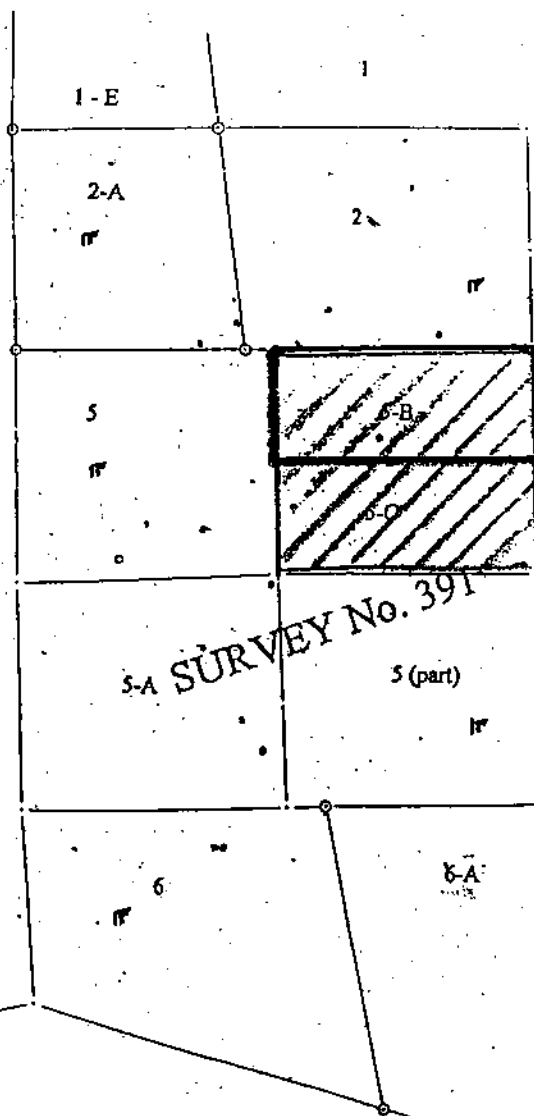
Taluka : BARDEZ

Survey No./Subdivision No. : 391/ 2,2-a,3,5,5-a,5-b,5-c,6,7

Scale : 1:1000

Inward No. 18

No. 390



VENDOR

PURCHASER

1. [Signature]

1. [Signature]

2. [Signature]

2. [Signature]

Generated By : Disha D Bandekar
On : 27-12-2011

S. NO. 389

7-A
[Signature]
Checked By:



Office of Sub-Registrar Bardez

Government of Goa

Date & Time : 08-01-2015 11:19:45 AM

Serial Number : 120

Filed at 10:48:00 AM on 08-01-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid

No	Description	Rs. Ps
	Registration Fee	80000.00
	Processing Fees	280.00
	Total :	80280.00

Duty Required: 120000.00

Stamp Duty Paid: 120100.00

Jeetendra Pathak presenter

Name	Photo	Thumb Impression	Signature
Jeetendra Pathak, s/o Mohan Chandra Pathak, Married, Indian, age 33 Years, Business, r/o 56 Sagar Society Donapaula Goa Partner of Aura Builders & Developers a partnership Firm office at G-8 Dona Trisha Building Opp Manipal Hospital Dona paula Goa Firm pan No. AARFA0011G For self and POA for Lily Pathak Partner of Aura Builders and Developers, Vide POA dated 19.11.2014 executed before Notary Adv. Deepali Z. naik under Reg. No. 70/14 At panaji Goa			

Endorsements

Executant

1. Jeetendra Pathak, s/o Mohan Chandra Pathak, Married Indian, age 33 Years, Business, r/o 56 Sagar Society Donapaula Goa Partner of Aura Builders & Developers a partnership Firm office at G-8 Dona Trisha Building Manipal Hospital Opp Dona paula Goa Firm pan No. AARFA0011G For self and POA for Lily Pathak Partner of Aura Builders and Developers, Vide POA dated 19.11.2014 executed before Notary Adv. Deepali Z. naik under Reg. No. 70/14 At panaji Goa

Photo	Thumb Impression	Signature
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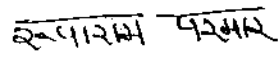


John Doe

Sukhram Chowdhary, Married, Indian, age 44 Years, Business, r/o A-7 Shakti Apts., Co-op
heri (E) Mumbai 400099 Pan No. ABQPC0556N

Thumb Impression	Signature
	

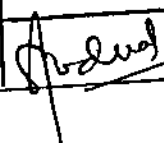
o Late Maghaji Parmar, Married, Indian, age 55 Years, Business, r/o Marg Paret Mumbai
9Q3B

Thumb Impression	Signature
	

4. Mohan Chandra Pathak, S/o Jagannath Pathak, Married, Indian, age 67 Years, Business, r/o 56, Sagar Society,
Dona Paula, Ilhas-Goa Firm's PAN No. AARFA0011G. Partner of M/S Aura Builders & Developers, Dona Paula

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Shradha Poduval, W/o Kiran Poduval, Married, Indian, age 42 Years, Adv., r/o H. No 35 Sagar Society Donapaula Tiswadi Goa	

Sub-Regist

SUB-REGIST
BARDE

Book-1 Document
Registration Number BRZ-EK1-00118-2015
CD Number BRZD760 on
Date 08-01-2015

Sub-Registrar (Bardez)

SUB-REGISTRAR
BARDEZ

Shailen
[Signature]

Designed and Developed by C-DAC, ACTS, Pune

Delivered by
[Signature]
22/01/15

For CITIZEN CREDIT™
CO-OP BANK LTD.

[Signature]
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
E-320, RUA DE OUREM
PARATI, GOA 413 001

भारत 20156 NON JUDICIAL गीत
191299 JAN 07 2015



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D-5/STP(V)/C.R./35/8/2006-PART-III

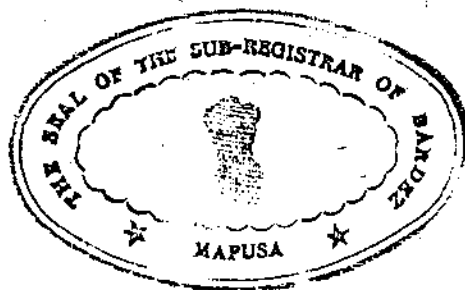
R.0120100/-PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser Aura Builders and Developers.



DEED OF SALE

THIS DEED OF SALE is made at Mapusa Goa,

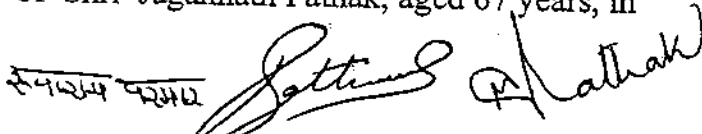
[Signature] स्वामी परमार *[Signature]* *[Signature]*

-2-

on this 8th day of JANUARY 2015 BETWEEN:- (1)-
(i) SHRI. ANIL CHOWDHARY, aged about 44 years, son of
Shri. Sukhram Chowdhary, occupation business, married
holding PAN Card no. ABQPC0556N, residing at A-7, Shakti
Apts. Co-op. Hsg. Society, Chakala, Andheri(E), Mumbai
400099; and (ii) SHRI. ROOPARAM PARMAR, aged about
55 years, son of Late Maghaji Parmar, occupation business,
married holding PAN Card no. AAKPP6903B, residing at
Room No. 9G 3rd floor Maratha Samaj Building Parmar Guruji
Marg Paret Mumbai 400012; hereinafter jointly referred to as
the "OWNERS/VENDORS" (which expression unless
repugnant to the context or meaning thereof shall be deemed
to include its Directors, executors, administrators and assigns)
as the Party of the FIRST PART.

And

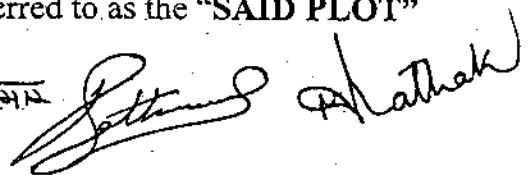
2.- AURA, Builders & Developers, a Partnership
Firm having its registered Office at G-8, Dona Trishna
Building, Opp. Manipal Hospital, Dona Paula Goa
holding PAN Card no. AARFA0011G represented by
its Partners (i) SHRI. JEETENDRA PATHAK, son
of Shri. Mohan Chandra Pathak, aged 33 years, in
business, residing at 56, Sagar Society, Dona Paula
Goa and (ii) SHRI. MOHAN CHANDRA
PATHAK, son of Shri Jagannath Pathak, aged 67 years, in

business, holding, residing at 56, Sagar Society, Dona Paula Goa and (iii) SMT. LILY PATHAK, wife of Shri Jeetendra Pathak, aged 30 years, in business, residing at 56, Sagar Society, Dona Paula Goa represented herein by her attorney Shri Jeetendra Pathak, duly constituted vide Power of Attorney dated 19-11-2014 executed by the Notary Deepali Z.Naik Reg no,70/14 at panaji Goa hereinafter, called the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, and legal representatives and assigns) as party of the SECOND PART.

All Indian Nationals.

WHEREAS there exists all that Plot no.4 admeasuring 546 sq.mts. surveyed under no.391/5C of Village Socorro Bardez being part of Plot no.(Lote) 9, forming- part of the larger property known as 'GAICHO GOLCHO MATO' also known as 'GAICHEA GOLACHO MATO' situated at Porvorim, within the limits of Village Panchayat Serula, Parish of Socorro Village and Grampanchayat of Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, described in detail in the Schedule hereunder written and hereinafter referred to as the "SAID PLOT"

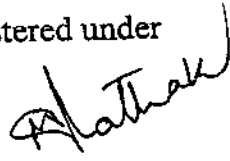
 
रूपाराम परमा

WHEREAS the SAID PLOT originally belonged to Shri. Michael D'souza and his wife Smt. Marcelina D'Souza having acquired the same from Shri. Ricardinho Salvador Andrade and his wife Smt. Julie Andrade vide Deed of Sale dated 28-4-1975, registered under no. 342 at pages 126 to 130 of Book-I vol 93 in the office of Sub-Registrar Mapusa Bardez.

WHEREAS the name of Shri. Michael D'Souza stands recorded in the survey records of rights in the occupants column of Form I and XIV concerning survey no.391/5C of Village Socorro.

WHEREAS by Deed of Sale dated 15-7-2008 Shri. Michael D'souza and his wife Smt. Marcelina D'Souza sold the SAID PLOT 4 surveyed under no.391/5C jointly to the Owners/Vendors hereto, which deed is registered under no.3868 at pages 226 to 240 of Book-I vol 2697 in the office of Sub-Registrar Mapusa Bardez.

WHEREAS by Deed of Rectification dated 16-12-2008 certain mistakes occurred including the area of the said plot which area was erroneously mentioned as 558sqmts in the said Sale deed dated 15-7-2008 and the same was rectified as 546 sqmts being the actual area, which deed is registered under

  
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no. under no.4217 at pages 269 to 286 of Book-I vol 2723 in the office of Sub-Registrar Mapusa Bardez.

WHEREAS on having purchased the SAID PLOT the Owners/Vendors carried out mutation proceedings and thus their names stands recorded in survey records under mutation no. 29944 in the Form I and XIV concerning survey no.391/5C of Village Socorro.

WHEREAS the Owners/Vendors being of Non Goan origin are not governed under the communion of assets as per the laws prevailing in the state of Goa and thus their spouses are not required to be joined as parties to the said Deed.

WHEREAS the Owners/Vendors have offered to sell all that SAID PLOT no.4 admeasuring 546 sq.mts. surveyed under no.391/5C to the Purchaser hereto and the Purchaser has agreed to purchase the same for a total consideration of Rs.40,00,000/- (Rupees Forty lakhs only) which is the present fair market value of the same, described in detail in schedule hereunder written and the plan is annexure herewith delineated in red..



स्वामी परमेश्वर



M. K. Khatkhat

WHEREAS at the instance of the purchaser the Owners/vendors do hereby execute this Deed of Sale under the terms expressed hereunder.

NOW THIS Deed WITNESSETH AS UNDER:-

1.- That in pursuance of above and in consideration of the amount of Rs. 40,00,000/- (Rupees Forty lakhs only) paid by the Purchaser to the Owners/Vendors, the receipt whereof the Owners/Vendors do hereby admit and acknowledge as received and release and discharge the Purchasers of the same in full and in consideration thereof the Owners/Vendors as absolute Owners in possession of the SAID PLOT hereby convey by way of sale unto the Purchaser all the SAID PLOT bearing no.4 admeasuring 546 sq.mts. together with the roads, pathways, access and easement appurtenant thereto as shown and demarcated in red in the plan annexed hereto, TOGETHER WITH all trees, fences, hedges, lights, liberties, privileges, easements and appurtenances whatsoever of and belonging or in way appertaining or usually held or occupies therewith or reputed to belong or be appurtenant therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, claim and demand whatsoever of the said Owners/Vendors in or to the SAID PLOT hereby



रूपाराम परमार



conveyed and every part thereof to hold the same to the Purchaser forever absolutely uninterruptedly.

2.- The Owners/Vendors has to-day put the Purchaser in unconditional exclusive peaceful vacant possession of the SAID PLOT to be held by the Purchaser without any harm or hindrance from the Owner/Vendor and or any other person claiming through the Owners/Vendors.

3.- The Owners/Vendors hereby covenant with and assure 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 Owners/Vendors to the SAID PLOT is absolute clear, valid and marketable and is subsisting and the Owners/Vendors are lawfully entitled to sell and alienate the same.

(c)-That the Owners/Vendors have not created any Third Party rights and/or encumbrances, claims, lien or charges upon and to the SAID PLOT nor is the SAID PLOT the subject matter of any lis-pendent or any execution proceedings under any

रूपाराम पट्टनय

[Signature]

[Signature] Alathak

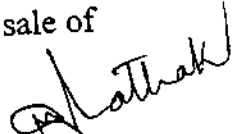
Judicial order nor is there any notice of Land Acquisition issued against the SAID PLOT.

(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 Owners/Vendors or any other person whomsoever claiming through the Owners/Vendors.

5.- The Owners/Vendors do hereby give their explicit consent to the Purchaser to get the name of the Purchaser recorded in the Survey Record of Village Panchayat of Socorro and for that purpose to conduct Mutation and Partition Proceedings before the Appropriate Authority.

6.- The Owners/Vendors do hereby indemnify the Purchaser against any claims if made to the SAID PLOT by any person on account of any encumbrances or liability and/or Third Party rights through the Owners/Vendors; which claims if any shall be settled by the Owners/Vendors at their own cost without any harm or hurdle to the title and possession of the Purchaser.

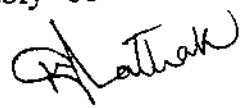
7.- The Owners/Vendors do hereby further assure the Purchaser that they have not entered into an agreement with any other person/persons/body of individuals for the sale of

 रुपाराम वस्माल  

transfer by any other nature of the SAID PLOT or any part thereof and indemnify the Purchaser against third Party claim if any from any person on the SAID PLOT hereby sold and the Owners/Vendors do hereby undertake to settle all/any such claims, if made, at their own cost without disturbing the title of the Purchaser.

8.- The Owners/Vendors assure the Purchasers that there are no arrears of any Tax and/or dues payable on the SAID PLOT to the Village Panchayat of Socorro , Municipal Council, or the Planning and Development Authority or any other Local or Government Body and that the Purchasers shall be liable to pay all the taxes on the SAID PLOT levied by the Government of Goa or any other Government Body as from the date of sale.

9.- AND the Owners/Vendors further covenant that they shall at the request and cost of the Purchasers do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the SAID PLOT and every part thereof in manner aforesaid according to the true intent and meaning of this Deed as shall or any be necessary or reasonably be required.

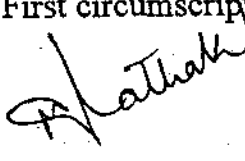
 - स. प. राम -  

10.- The Owner/Vendor declare that the subject matter of this Sale Deed does not pertain to the occupancies of person belonging to Schedule Caste and Schedule Tribe.

11.- The Market value of the SAID PLOT is Rs. Rs.40,00,000/- (Rupees Forty lakhs only)) and the Stamp Duty of Rs.1,20,100 /- is affixed hereto which is borne by the Purchaser.

SCHEDULE

All that Plot no.4 admeasuring 546 sq.mts. surveyed under no.391/5C being part of Plot no.(Lote) 9, forming part of the larger property known as 'GAICHO GOLCHO MATO' also known as 'GAICHEA GOLACHO MATO' situated at Porvorim, within the limits of Village Panchayat Serula, Parish of Socorro Village and Grampanchayat of Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which whole property is described in the Office of Land Registrar Bardez under no.37305 of book B-95 and enrolled in the Taluka Revenue Office of Bardez under Matriz no.265 of First circumscription.

 स. प. कुलकर्णी  

The said Plot no.4 is bounded as under:-

Towards the North:- By Plot no.2 of Lote 9

Towards the South:- By Lote no.8

Towards the East :- By the Way.

Towards the West :- By plot no.3 of Lote 9

IN WITNESS WHEREOF this Deed is signed at Mapusa on
8th day of January 2015 in the presence of witnesses.

रुपाशम परमार

[Signature] *[Signature]*

SIGNED AND DELIVERED
BY THE OWNERS/VENDORS IN THE
PRESENCE OF

SHRI ANIL CHOWDHARY

WAPDA

1.-  1.- 

2.-  2.- 

3.-  3.- 

4.-  4.- 

5.-  5.- 

22/4/2014 यरमा



रूपाराम परमार



SHRI.ROOPARAM PARMAR
OWNERS/ VENDORS

1.- 1.-

2.- 2.-

3.- 3.-

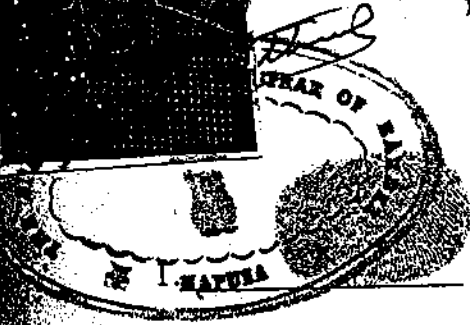
4.- 4.-

5.- 5.-

Signature of Ruparam Parmar

रूपाराम परमार

SIGNED AND DELIVERED BY THE PURCHASER
IN THE PRESENCE OF




AURA Builders & Developers
represented by its Partners
Shri. Jeetendra Pathak
for self and Attorney for
Smt. Lily Pathak



1.-



2.-



2.-



3.-



3.-



4.-



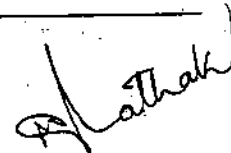
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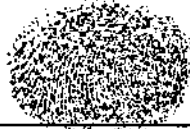
संपादक पत्र



M. Pathak

AURA Builders & Developers
represented by its Partners
Shri. Mohan Chandra Pathak
PURCHASER

1.-



2.-



2.-



3.-



3.-



4.-



4.-



5.-



5.-



WITNESSES:-

1.- Hiralal Gauns

2.- Sulechana Kankontkar

Hiralal Gauns

Sulechana Kankontkar

सुपाराम कश्यप

M. Pathak



GOVERNMENT OF GOA

Directorate of Settlement and Land Records

PANAJI-GOA

Inward No. 18415

Plan Showing plots situated at

Village : SOCORRO

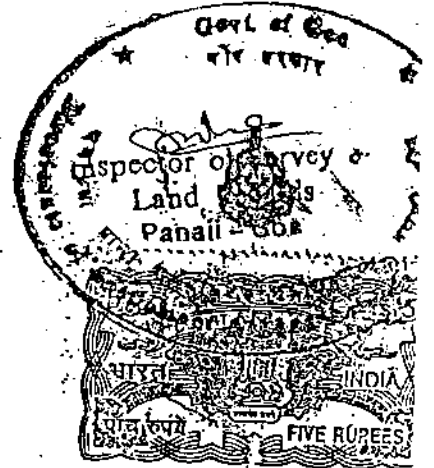
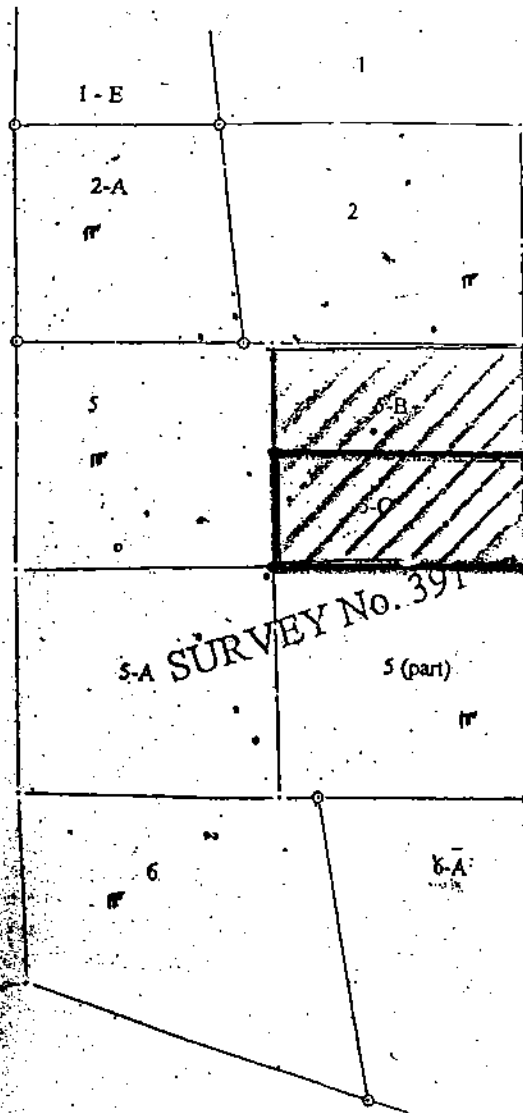
Taluka : BARDEZ

Survey No./Subdivision No. : 391/2,2-a,3,5,5-a,5-b,5-c,6,7

Scale : 1:1000



No. 390



VENDOR

PURCHASER

1. 1.
2. रुपाराम बरगुडा 2.

Generated By : Disha D Bandekar
On : 27-12-2011

S. NO. 389

7-A

Inward Officer
Compared By:



Office of Sub-Registrar Bardez

Government of Goa

08-01-2015 12:12:23 AM

Document Number : 122

00 AM on 08-01-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as

	Description	Rs. Ps
1	Registration Fee	80000.00
2	Processing Fees	280.00
	Total :	80280.00

Stamp Duty Required: 120000.00

Stamp Duty Paid: 120100.00

Jeetendra Pathak presenter

Name	Photo	Thumb Impression	Signature
Jeetendra Pathak, s/o Mohan Chandra Pathak, Married, Indian, age 33 Years, Business, r/o 56 Sagar Society Donapaula Goa Partner of Aura Builders & Developers a partnership Firm office at G-8 Dona Trisha Building Opp Manipal Hospital Dona paula Goa Firm pan No. AARFA0011G For self and POA for Lily Pathak Partner of Aura Builders and Developers, Vide POA dated 19.11.2014 executed before Notary Adv. Deepali Z. Naik under Reg. No. 70/14 At panaji Goa			

Endorsements

Executant

1. Jeetendra Pathak, s/o Mohan Chandra Pathak, Married, Indian, age 33 Years, Business, r/o 56 Sagar Society Donapaula Goa Partner of Aura Builders & Developers a partnership Firm office at G-8 Dona Trisha Building Opp Manipal Hospital Dona paula Goa Firm pan No. AARFA0011G For self and POA for Lily Pathak Partner of Aura Builders and Developers, Vide POA dated 19.11.2014 executed before Notary Adv. Deepali Z. Naik under Reg. No. 70/14 At panaji Goa

Photo	Thumb Impression	Signature

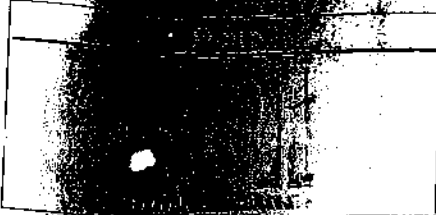
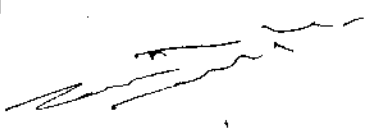
John Smith



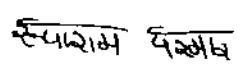
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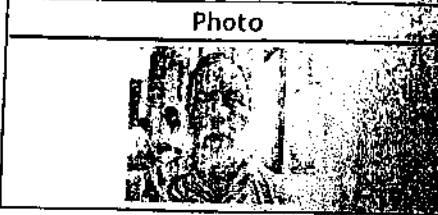
2. Anil Kumar Choudhary, Married, Indian, age 44 Years, Business, r/o A-7 Shakti Apts., Co-op Hsg. Society, Mumbai 400099 Pan No. ABQPC0556N

	Thumb Impression	Signature
		

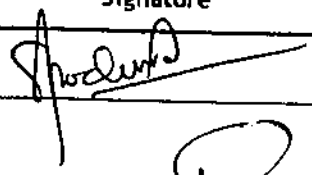
3. Rohan Parmar, s/o Late Maghaji Parmar, Married, Indian, age 55 Years, Business, r/o Marg Paret Mumbai KPP6903B

Photo	Thumb Impression	Signature
		

4. Mohan Chandra Pathak, S/o Jagannath Pathak, Married, Indian, age 67 Years, Business, r/o 56, Sagar Society, Dona Paula, Ilhas-Goa Firm's PAN No. AABF 00011G. Partner of M/S Aura Builders & Developers, Dona Paula

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Details	Signature
1	Shradha Padwal, Married, Indian, age 42 Years, Adv., r/o H. No 35 Sagar Society, Dona Paula	

Sub-Registrar

REGISTRAR
DONA PAULA

Document
Number BRZ-BK1-00119-2015
Number B 10760 on
Date 08-01-2015
Sub-Registrar (Bardez)

Scanned

SUB-REGISTRAR
BARDEZ

Signature

Designed and Developed by C-DAC, ACTS, Pune

Delivered
08/01/2015