

TRUE COPY

HDFC BANK LTD  
EXCEL ELITE  
CARANZALEM  
PANAJI-GOA 403 002

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

शिरा 0869 / NON JUDICIAL रीत  
109437 JUN 02 2009  
15:40  
R.0070000/- PB6676  
INDIA STAMP DUTY GOA

04/06/2009

Name of Purchaser NITIN DEVELOPER  
For HDFC Bank Ltd. PVT LTD

Authorised Signatory  
SIDDHESH KAKODKAR  
MANAGER



11/2

DEED OF SALE

*Nitin Sankar*

*Dagur* *Sankar*  
*Nitin Sankar*

404/5

This DEED OF SALE is made at Mapusa on this 4<sup>th</sup> day of June in the year 2009 Between 1(i) Shri Sandeep Vazarkar, aged 39 years in business son of Shri Arjun Vazarkar, holding PAN Card No. [redacted] and his wife (ii) Smt. Sima Sandeep Vazarkar aged 32 years, housewife, holding Pan Card No. [redacted] both residing at

H. No. 1032- Zoswaddo-Socorro-Bardez-Goa hereinafter referred to as THE VENDORS (which expression shall unless repugnant to the context or meaning thereof include his heirs, successors, legal representatives, administrators and assigns) as Party of the First Part AND

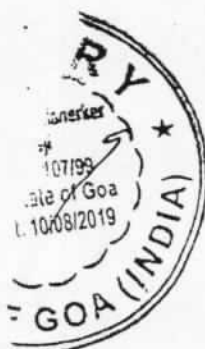
2:- M/s. NITIN DEVELOPERS PVT. LTD. A Company incorporated under the Companies Act having its office at 1A-S2 Model Millenium Vista Carnzalem, Goa 403002 holding PAN Card No. [redacted] herein represented by its Director Shri Nitin Saraf aged 32 years son of Shri Ashok Saraf holding Pan Card no. [redacted] residing at 1A-S2

Model Millenium Vista Caranzalem, Goa 403002 hereinafter referred to as the PURCHASER (which expression shall unless repugnant to the context or meaning thereof include his heirs, successors, legal representatives, administrators and assigns) as Party of the OTHER PART.

ALL INDIAN NATIONALS.

WHEREAS there exists a part and parcel of land admeasuring 4125 m<sup>2</sup> identified as VODACHEM BHATA bearing Sy. No. 404/5 of Village Socorro, situated at Socorro, within the limits of Village Panchayat Socorro, Taluka and Registration Sub-District Bardez, District North Goa in the State of Goa, hereinafter referred to as THE SAID WHOLE PROPERTY described in detail in the Schedule hereunder.

WHEREAS THE SAID WHOLE PROPERTY belonged to the Male Vendor hereto as having acquired the same under a Deed of Sale dated 3-6-2009 from its previous owner; which Deed is registered under Book-1 Document Registration No. BRZ-BK1-01066-2009 CD No. BRZD22 on dated 3-6-2009 in the Office of Sub-Registrar Bardez.



*Nitin Saraf*  
*Smt. Sima Vazarkar*  
*Sandeep Vazarkar*

WHEREAS the Lady Vendor being married to the Male Vendor under the regime of Communion of Assets; she has acquired moiety Share in the said property.

WHEREAS the Vendor is thus the sole and exclusive owner in possession of THE SAID PROPERTY.

WHEREAS the Purchaser is the owner of the property bearing Sy. No. 402/2 adjoining the said whole property.

WHEREAS the Purchaser has requested the Vendors to sell the Purchaser as area of 1775 m<sup>2</sup> out of the said whole property; which area is hereinafter referred to as THE SAID PLOT and demarcated in the plan annexed hereto.

WHEREAS at the offer of the Purchaser the Vendor does hereby sell THE SAID PLOT to the Purchaser for a total consideration of Rs. 35,00,000.00 (Rupees Thirty Five Lakhs only).

**NOW THIS INDENTURE WITNESSETH:-**

1. In consideration of the amount of Rs. 35,00,000.00 (Rupees Thirty Five Lakhs only) paid by the Purchaser to the Vendors on this date which amount the Vendors do hereby admit and acknowledge And the Vendors do hereby transfer by way of Sale and Convey unto the Purchaser all the SAID PLOT described in Schedule hereunder together with all its inherent rights of access, easements, pathways, waterways to hold the same peacefully without any interference or hindrance from the Vendors or any other person claiming through them.
- The vendors have today put the Purchaser in unconditional exclusive peaceful vacant possession of the said Plot to be held by the Purchaser peacefully form without any harm or hindrance from the Vendors and/or any other person claiming through the Vendors.

*Dagunb, Jiten Sank*

*Prakar*



3. The Vendors do hereby convey unto the Purchaser all the rights and interest pertaining to the said Plot including the right of easements and accesses, roads, drains and waterways, tress, and all other rights pertenant to the said Property which rights shall be enjoyed by the Purchaser exclusively to their benefit.

4. The Vendors do hereby assure the Purchaser that they have absolute, valid and marketable title to the SAID WHOLE PROPERTY and have a right to transfer and alienate the same.

5. The Vendors do hereby assure the Purchaser that they have not created any charge or Encumbrance on the SAID WHOLE PROPERTY hereby sold nor is there any lien, charge or claim on the SAID PLOT in the course of any Judicial/Quasi-Judicial Proceedings nor is there any notice under the Land Acquisition Act, Land Revenue Code or any other Statutory Provisions.

6. The Vendors assure the Purchaser that there are no arrears of any Tax and/or dues payable on the SAID PLOT to the Village Panchayat Socorro or the Planning and Development Authority or any other Local or Government Body.

7. The Vendors do hereby for themselves and/or their heirs, successors, representatives and assigns covenant with the Purchaser that notwithstanding any act deed or thing whatsoever by them the Vendors they have in themselves good right and authority to transfer the same unto the Purchaser and the Purchaser shall forever hereafter peacefully and quietly enter upon hold, possess and enjoy the aforesaid PLOT and to accept and own all its profit, rents and benefits without any claim or interruption from the Vendors or any person claiming through the Vendors. The Vendors do hereby indemnify the Purchaser against any third Party claim if made against the SAID PLOT which claims if any shall be settled by the Vendors at their own cost without disturbing the possession of the Purchaser.



*Bayan*      *Mintamb*  
*Sagular*

8. The Vendors do hereby give their explicit consent to the Purchaser to conduct Mutation Proceedings and to record the name of the Purchaser in Survey Record of Rights.
9. The Market value of the said Property is Rs. 35,00,000.00 as such stamp duty of Rs. 70,000.00 is affixed hereto which is borne by the Purchaser.



#### SCHEDULE

ALL that Part and parcel of land admeasuring 4125 m<sup>2</sup> bearing Sy. No. 404/5 of Socorro indentified as VODACHEM BHATA situated at Socorro, within the limits of Village Panchayat Socorro, Taluka and Registration Sub-District of Bardez, District North Goa, in the State of Goa, which property is described under no. 34556 at folio 6 (R) of book B-96 in the office of Land Registrar Bardez and is enrolled in the Taluka Revenue Office under Matriz No. 700.

The said whole Property is bounded as under:-

Towards the North:- Sy. No. 404/2; 2-A; 2-B; 2-C; 2-D-1

And 2-D of Socorro.

Towards the South:- Rivulet.

Towards the East :- Sy. No. 404/3 of Socorro.

Towards the West :- Sy. No. 404/1 of Socorro.



The Plot admeasuring 1775m<sup>2</sup> being a part of the above described whole property is bounded as under:-

Towards the North:- Sy. No. 404/2; 2-A; 2-B; 2-C of Socorro.

Towards the South:- Rivulet.

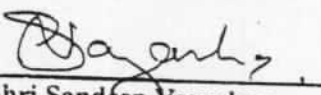
Towards the East :- Reamining part of the same whole propert.

Towards the West :- Sy. No. 404/1 of Socorro.











*D. Aguly* *Putin Saab*  
*Registrar*

In WITNESS WHEREOF the parties have hereunto set  
and subscribed their respective hands the day, month and year  
first hereinabove mentioned.

SIGNED AND DELIVERED)  
By the Vendors in the Presence)  
of witnesses)

  
Shri Sandeep Vazarkar



L.H. Thumb Impression	R.H. Thumb Impression
	
	
	
	
	

REGISTRAR OF  
HARDOY

GOA (INDIA)

*Handwritten signature/initials*

*Handwritten signature/initials*



SIGNED AND DELIVERED)  
By the Vendors in the Presence)  
of witnesses)

*[Signature]*

Smt. Sima Sandeep Vazarkar



L.H. Thumb Impression	R.H. Thumb Impression

*Miten Saeed*

*Dagarkar*

*[Signature]*



SIGNED AND DELIVERED)  
By the Purchaser in the Presence)  
of witnesses)



*Nitin Saraf*  
**NITIN DEVELOPERS PVT. LTD.**  
Authorized Signatory Shri Nitin Saraf

L.H. Thumb Impression	R.H. Thumb Impression



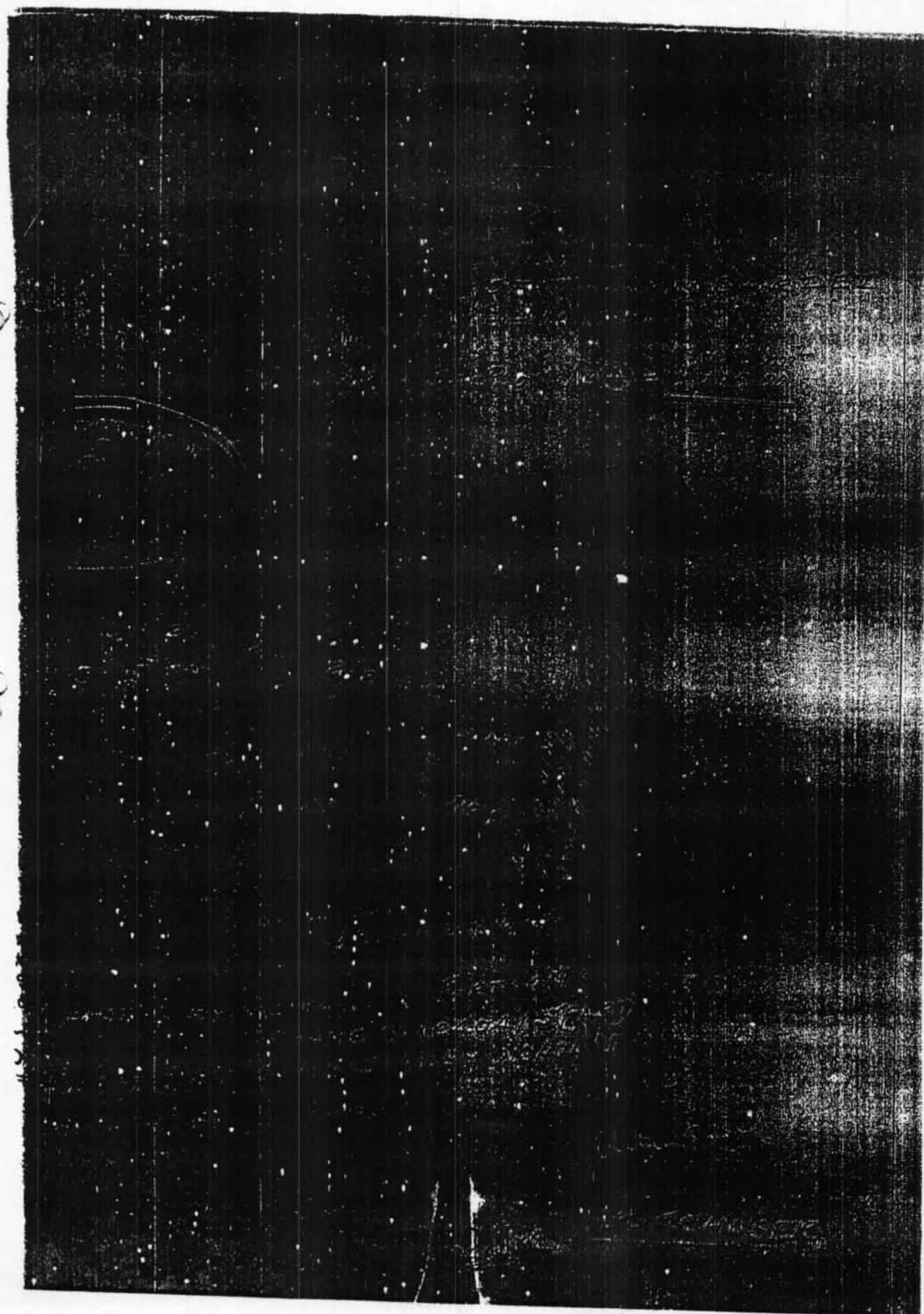
Witnessess:

1. *Mr. Dinkar Gundeas Naik*
2. *Mr. Rudresh Subhash Vazeekar*

*Dangur*

*Nitin Saraf*  
*Saraf*





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Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 04-06-2009 10:52:44 AM

Document Serial Number : 1112

Presented at 10:37:00 AM on 04-06-2009 in the office of the Sub-Registrar( Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	70000.00
2	Processing Fees	110.00
Total :		70110.00

Stamp Duty Required: 70000.00

Stamp Duty Paid: 70000.00

Mr Nitin Saraf presenter

Name	Photo	Thumb Impression	Signature
Mr Nitin Saraf, S/o. Ashok Saraf , Married, Indian, age 32 Years, Director, r/o 1A-S2 Model Millenium Vista Caranzalem, Goa Pan Card No. Director for M/s. Nitin Developers Pvt. Ltd.			

Endorsements

Executant



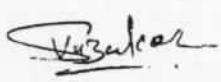
1. Sandeep Vazarkar, S/o. Arjun Vazarkar, Married, Indian, age 39 Years, Business, r/o H.no. 1032, Zoswaddo, Socorro, Bardez, Goa PAN Card No.

Photo	Thumb Impression	Signature



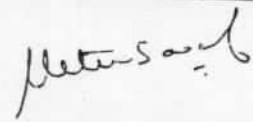
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No. 107089  
State of Goa  
Dt. 10/08/2019

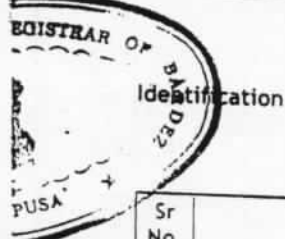
GOA (INDIA)


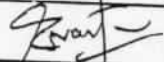
2. Sima Sandeep Vazarkar, W/o. Sandeep Vazarkar, Married, Indian, age 32 Years, House-Wife, r/o H.no. 1032, Zoswaddo, Socorro, Bardez, Goa PAN card No.

Photo	Thumb Impression	Signature
		

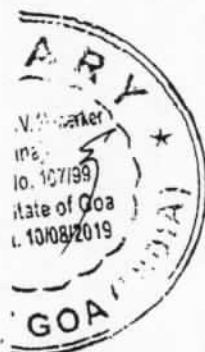
3. Nitin Saraf, S/o. Ashok Saraf, Married, Indian, age 32 Years, Director, r/o 1A-52 Model Millenium Vista Caranzalem, Goa Pan Card No. Director for M/s. Nitin Developers Pvt. Ltd.

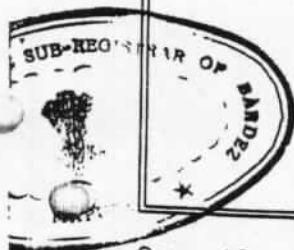
Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Omkar G. Naik , S/o. Gurudas Naik, Married, Indian, age 29 Years, Business, r/o H.No. 248 Darbar Wada, Camurlim, Bardez, Goa	
2	Rudresh S. Vazarkar , S/o. Subhash Vazarkar, Married, Indian, age 27 Years, Service, r/o H.No. 1032, Socorro, Zos Waddo, Bardez, Goa	

Sub Registrar  
SUB REGISTRAR  
BARDEZ





Book-1 Document  
Registration Number BRZ-BK1-01077-2009  
CD Number BRZD22 on  
Date 04-06-2009

Sub-Registrar (Bardez)

SUB-REGISTRAR  
BARDEZ

Scanned By:- *Sequeira*

Signature:- *Sequeira*

Designed and Developed by C-DAC, ACTS, Pune

CERTIFIED TRUE COPY  
REG. NO. 6608 DATED 30/3/18

SHIVPRASAD L. MANERKER  
NOTARY AT PANAJI  
GOA STATE (INDIA)

