

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Sanjay K
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVOREM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 07605 NON JUDICIAL गोवा
114930 JUL 17 2014
17:15
R.0105000/- PB7147
INDIA STAMP DUTY GOA

Name of Purchaser GOLD COAST DEVELOPERS

3163

18/5/14

105000/-



DEED OF SALE AND CONVEYANCE

2/-
19

Sanjay K

For GOLD COAST DEVELOPERS

Sanjay K
Proprietor

THIS DEED OF SALE AND CONVEYANCE is made at Mapusa, Goa, on this 18th day of July of the year, 2014.

BETWEEN

MR. MOHAMMAD ARSHAD, s/o Abdul Hamid, aged 32 years, bachelor, businessman, holding Pan No. AHBPA1582B, Indian National, r/o G/38, Dr. Moraes Colony, Pre-Seraulim, Colva, Salcete, Goa, hereinafter called the "VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, administrators and assigns) **OF THE ONE PART.**

AND

GOLD COAST DEVELOPERS, a proprietary concern having its office at 25A, Ground Floor, Tower B, Space IT, Sohna Road, Gurgaon, represented through its sole proprietor, **SHRI. AMIT TALWAR**, s/o S. K. Talwar, aged 42 years, married, businessman, holding Pan No. ABHPT1250H, Indian National, r/o 5 Duggal Colony, Karnal, Haryana -

...3/-



For GOLD COAST DEVELOPERS

Proprietor

132001, hereinafter referred to as the PURCHASER (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, successors, administrators and assigns) of the OTHER PART.

WHEREAS the VENDOR is the owner in possession in respect of property known as "DONGORPUR", admeasuring 425 sq. mts., surveyed under No. 442/3, situated at Calangute, Bardez, Goa, which property is more particularly described in the SCHEDULE hereunder written and is hereinafter referred to as the SAID PROPERTY.

AND WHEREAS the SAID PROPERTY originally belonged to Mr. Agostinho Siqueira alias Sequeira having been gifted to him by his mother Carmelina de Souza, by Deed of Gift dated 12/09/1918, recorded before the Notary of the Judicial Division of Bardez Mr. Caridade Frias, at page 40 of Book No.182.

AND WHEREAS the the said Mr. Agostinho Sequeira expired on 20/02/1989 and his wife

...4/-



For GOLD COAST DEVELOPMENT



Proprietor

Mrs. Maria Lobo expired on 14/04/1991.

AND WHEREAS by Deed of Succession dated 29/05/2013, drawn in the Office of of Notary Ex-officio of Quepem at Pages 41 to 42, in Deeds of Book No.578, Mr. Olive Sequeira E Carvalho was declared as the sole and universal heir of the said Mr. Agostinho Siqueira and his wife Mrs. Maria Lobo.

AND WHEREAS by Deed of sale dated 10/03/2014, registered before the Sub-Registrar of Bardez, under Reg. No. BRZ-BK1-00968-2014, CD No. BRZD639, dated 11/03/2014 the said Mr. Olive Sequeira E Carvalho sold the SAID PROPERTY to Mr. Mohammad Arshad, the VENDOR herein.

AND WHEREAS subsequent to the purchase, the VENDOR got the survey record pertaining to the said property mutated and got his name included/entered in the Occupant's Column of Form No. I & XIV pertaining to the SAID PROPERTY.

...5/-



For GOLD COAST DEVELOPERS



Proprietor

AND WHEREAS thus the VENDOR is absolute owner in possession in respect of the SAID PROPERTY.

AND WHEREAS the VENDOR has approached the PURCHASER with an offer to purchase the SAID PROPERTY as the PURCHASER has his property adjoining the SAID PROPERTY.

AND WHEREAS the VENDOR has agreed to sell and the PURCHASER has agreed to purchase the SAID PROPERTY for a total price Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only), on terms and conditions appearing hereunder.

AND WHEREAS the PURCHASER through his Adv. Shri. P. G. Narulkar, published a public notice in the daily Navhind Times, dated 12th June 2014, Daily Tarun Bharat dated 13th June 2014 and Daily Herald dated 13th June 2014, expressing his intention to purchase the SAID PROPERTY and inviting objections from the interested members of the public claiming any right or interest in

...6/-

For GOLD COAST DEVELOPERS


Proprietor

The SAID PROPERTY or objecting against the transfer of the SAID PROPERTY within a period of 10 days from the date of publication of the said notice, however, till date no any objection is received from any person against the sale of the SAID PROPERTY by the VENDOR to the PURCHASER.

**THIS DEED OF SALE AND CONVEYANCE
THEREFORE WITNESSESS AS UNDER: -**

In pursuance of the said Agreement and in consideration of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only), paid by the PURCHASER to the VENDOR in the following manner, i.e. to say:

a) By RTGS from South Indian Bank, Gurgaon Branch to Canara Bank, Morgan Gate, Mangalore Branch bearing A/c No. 1553101014506.

(i) Rs. 1,00,000/- (Rupees One Lakh Only), dated 20/6/2014 bearing RTGS No. - SIBLN 14171488664.

(ii) Rs. 4,00,000/- (Rupees Four Lakhs Only), dated 28/6/2014 bearing RTGS No. SIBLN 14179047188.

...7/-



For GOLD COAST DEVELOPERS

Proprietor



(iii) Rs. 1,00,000/- (Rupees One Lakh Only), dated 15/07/2014 bearing RTGS No. SIBLN 14196189560.

(iv) Rs. 1,00,000/- (Rupees One Lakh Only), dated 16/07/2014 bearing RTGS No. SIBLN 14197202026.

b) Rs. 16,00,000/- (Rupees Sixteen Lakhs Only) by D.D. bearing No. 876145 dated 16/07/2014, South Indian Bank, Gurgaon Branch.

c) Rs. 3,00,000/- (Rupees Three Lakhs Only) by Cheque bearing No. 622157, dated 18/07/2014, South Indian Bank, Gurgaon Branch.

d) Rs. 4,00,000/- (Rupees Four Lakhs Only) by Cheque bearing No. 622159, dated 02/08/2014, South Indian Bank, Gurgaon Branch.

e) Rs. 1,00,000/- (Rupees One Lakh Only) by cash on 11/06/2014.

...8/-

For GOLD COAST DEVELOPERS


Proprietor

f) Rs. 1,00,000/- (Rupees One Lakh Only) by Cheque bearing No. 702051, dated 11/06/2014.

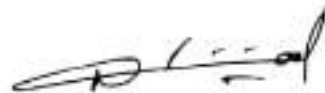
g) Rs. 3,00,000/- (Rupees Three Lakhs Only) by Cheque bearing No. 702052, dated 13/06/2014.

The receipt of the aforesaid amount, the VENDOR does hereby acknowledge and admit, the VENDOR does hereby and hereunder transfer, convey and assign by way of sale ALL THAT SAID PROPERTY known as "DONGORPUR", bearing S. No. 442/3, which is fully described in the SCHEDULE hereunder written, TOGETHER WITH all the rights title, interest, claims, easements, ways, accesses, appurtenances and privileges of the VENDOR TO AND UNTO THE PURCHASER, TO HAVE AND TO HOLD THE SAME absolutely and forever free from all encumbrances.

1. That notwithstanding anything done or purported to have been done either by the VENDOR or his predecessors in title, the VENDOR has good, right full power and absolute authority to convey and transfer

...9/-

For GOLD COAST DEVELOPERS



Proprietor

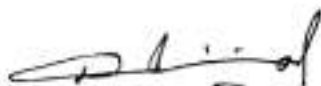
the SAID PROPERTY in favour of the PURCHASER.

2. That the PURCHASER shall hereinafter at all times, peaceably and quietly possess, own and enjoy the SAID PROPERTY hereby sold as their own, TOGETHERWITH all the ways, accesses, appurtenances and privileges of the VENDOR, without any objection, obstruction, interruption, interference, or hindrance either by the VENDOR or by any person or persons claiming through or under him or by the predecessors in title of the VENDOR.

3. That the VENDOR shall have no objection for the PURCHASER to carry out the mutation of Survey Records pertaining to the SAID PROPERTY and to have his names entered in the relevant column of the Form No. I & XIV.

4. That the VENDOR shall have no objection for the PURCHASER to carry out the mutation of Survey Records pertaining to the SAID PROPERTY. This Deed of Sale shall itself be considered as the No-objection for the

...10/-



For GOLD COAST DEVELOPMENTS



Proprietor

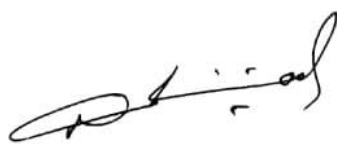
purpose of carrying out the mutation. The VENDOR does hereby further states that he voluntarily waive the notice of mutation.

5. That the VENDOR further covenants with the PURCHASER that the VENDOR shall at the request and cost of PURCHASER do or execute all such lawful acts, deeds or things for further and more perfectly conveying and assuring the SAID PROPERTY hereby sold including Deed of Rectification or Ratification.

6. The VENDOR does hereby states and declares that the SAID PROPERTY hereby sold and transferred is not subject to any prior Sale, Agreement of Sale, Gift, Mortgage, Lease, Lien, Charge, Acquisition or any other encumbrance and that there is no any legal impediments against the VENDOR transferring the same in favour of the PURCHASER.

7. That the VENDOR has paid all taxes, fees, levies and other outgoings in respect of the SAID PROPERTY upto the date of this Deed of Sale and in the event of any amount being

...11/-



For GOLD COAST DEVELOPERS

Proprietor

found due/in arrears, the VENDOR shall forthwith pay the same to the concerned authorities or to the PURCHASER upon being notified about the said fact either by the PURCHASER or by the concerned authority and/or shall reimburse the PURCHASER in case such amount is paid by the PURCHASER.

8. That the VENDOR does hereby indemnify the PURCHASER against any loss, sufferance, damage etc, that may result to the PURCHASER on account of any charges, encumbrances, on the SAID PROPERTY or on account of any defect in title of the VENDOR in so far as the documents mentioned hereinabove are concerned and the VENDOR further covenants and undertakes to obtain all necessary clearances and execute all necessary Documents, Deeds, including Deed of Rectification, Ratification etc., if any, in so far as the documents mentioned hereinabove are concerned in order to remove or correct any such defect in title whenever called upon and requested by the PURCHASER at the cost of the PURCHASER.

...12/-



For GOLD COAST DEVELOPERS

Proprietor

9. That the VENDOR has put the PURCHASER in physical possession of the SAID PROPERTY upon simultaneous execution of the present Deed of Sale and Conveyance.

10. The VENDOR and the PURCHASER hereby declare that the SAID PROPERTY in transaction does not belong to the Schedule Caste/Schedule Tribes and not covered by the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

11. That the fair market value of the SAID PROPERTY hereby sold is Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) and appropriate stamp duty is paid herewith.

SCHEDULE

ALL THAT PROPERTY known as "DONGORPUR", situated at Calangute, within the limits of Village Panchayat of Calangute, Taluka and Registration Sub-District of Bardez, North-Goa District, State of Goa, described in the Land Registration Office of Bardez at Mapusa under No. 14928 at Page 192 of B38 (new) and

...13/-



For GOLD COAST DEVELOPERS

Proprietor

-13-

inscribed under No. 15053 of G-21, not enrolled in the Taluka Revenue office but surveyed under No. 442/3 admeasuring 425 sq. mtrs., and is bounded as under:

North: By the property bearing S. No. 446/7 and 446/8.

South: By the property bearing S. No. 442/8.

East: By the property bearing S. No. 442/4.

West: By the property bearing S. No. 442/2.

IN WITNESS WHEREOF the parties hereto have signed and executed this Deed of Sale and Conveyance on the date, month and year first hereinabove written.

...14/-

For GOLD COAST DEVELOPERS



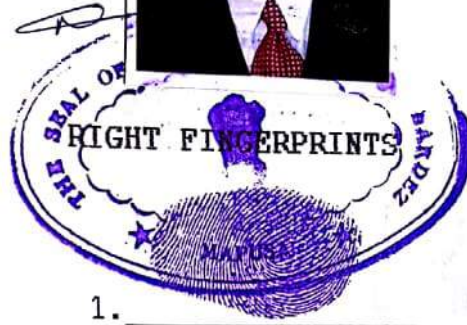
Proprietor

VENDOR

-14-



LEFT FINGERPRINTS



RIGHT FINGERPRINTS

1. _____

1. _____

2. _____

2. _____

3. _____

3. _____

4. _____

4. _____

5. _____

5. _____

(MR. MOHAMMAD ARSHAD)

...15/-

For GOLD COAST DEVELOPERS

Proprietor

PURCHASER:

-15-

For GOLD COAST DEVELOPERS



Proprietor

LEFT FINGERPRINTS

1. 

2. 

3. 

4. 

5. 



5. For GOLD COAST DEVELOPERS


(SHRI. AMIT TALWAR)

Proprietor

...16/-

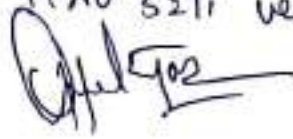
For GOLD COAST DEVELOPERS





Proprietor

WITNESSES:- 1. ⁻¹⁶⁻ Renuka Fanyaz
H.no 52/1 Veling Mardh. Ewe.



2. Anand R. Padmalan 

For GOLD COAST DEVELOPERS





Proprietor

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 18-07-2014 02:40:38 PM

Document Serial Number : 3163

Presented at 02:21:00 PM on 18-07-2014 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	210.00
Total :		70210.00

Stamp Duty Required: 105000.00

Stamp Duty Paid: 105000.00

Talwar presenter

Name	Photo	Thumb Impression	Signature
Amit Talwar, s/o S.K Talwar , Married, Indian, age 42 Business, r/o 5 Duggal Colony Gurgaon Haryana-132001 Sole Proprietor of Gold Coast Developers Office 25A Ground Floor, Tower B, Space IT, Sohna Road Gurgaon , Pan No. ABHPT1250H			

Endorsements

Applicant

Mohammad Arshad, s/o Abdul Hamid , UnMarried, Indian, age 32 Years, Business, r/o G/38 Ur. Moares Colony ,
Kere-Seraulim Colva Salcete Goa Pan No. AHBPA1528B

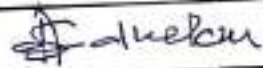
Photo	Thumb Impression	Signature
		

18

mit Talwar, s/o S.K Talwar, Married, Indian, age 42 Years, Business, r/o 5 Duggal Colony Karnal Haryana-
 01 Sole Proprietor of Gold Coast Developers Office 25A Ground Floor, Tower B, Space IT, Sohna Road
 Pan No. ABHPT1250H

Photo	Thumb Impression	Signature
		

ification

Witness Details	Signature
Anand R. Pednekar, S/o Late Rovlu Pednekar, UnMarried, Indian, age 58 Years, Self employed, r/o H.No 155/8 Ansasbhat Mapusa Bardez Goa	
Shamir Pariyaz, s/o Shaikh Abdul Karim, Married, Indian, age 39 Years, Business, r/o H.No. 52/1 Veling Mardol Ponda Goa	

Sub-Registrar

**SUB-REGISTRAR
BARDEZ**

P. Narulkar



Book-1 Document
Registration Number BRZ-BK1-03262-2014
CD Number BRZD704 on
Date 18-07-2014

Sub-Registrar (Bardez)

Sub-Registrar
BARDEZ

Scanned By:-

Signature:-

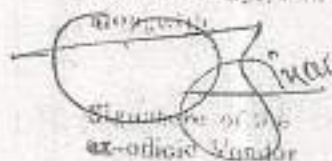
Designed and Developed by C-DAC, ACTS, Pune



गोवा GOA

St. No. 222 Place of Valid Stamp Paper Date of
Issue 05.08.08 Value of Stamp Paper
Rs. 25000/- (Twenty Five thousand only)
Name of the purchaser Amit Talwar
residing at Haryana S. K. Talwar
As there is no adequate stamp paper for the
value of Rs. 171000/- a stamp paper of
for the adaptation of the value is attached
hereby.

022661


Signature of the
ex-officio Vendor


Signature of the purchaser

SALE CERTIFICATE

Cont. 2/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.


Recovery Manager





गोवा GOA

Dr. No. 227 Place of Vend Mapusa Date of

022662

Issue 05/08/08 Value of Stamp Paper

Rs. 25000/- (Rupees Twenty five thousand only)

Name of the purchaser Amit Talwar

residing at Haryana S.K. Talwar

As there is no one single stamp paper for the value of Rs. 171000/- additional stamp papers for the completion of the value is attached alongwith.

Signature of the
ex-officio Reader

Signature of Purchaser



-2-

WHEREAS there exists at Calangute,
Bardez, Goa, a landed property known as

Cont. 3/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.

Recovery - Manager

Handwritten signature/initials



गोवा GOA

St. No. 222 Place of Vend Mapusa Date

Issue 05/08/08 Value of Stamp Paper

Rs. 25000/- (Rupees Twenty five thousand only)

Name of the purchaser Amil Talwar

residing at Marjuna son of S.K. Talwar

As there is no one single stamp paper for the

value of Rs. 171000/- additional stamp papers

for the completion of the value is attached

along with this.

Signature of the
ex-officio Vendor

Signature of Purchaser.

022663



-3-

"Dongarpur", surveyed under survey No. 442/4,

admeasuring 1650 sq.mts, which is fully

Cont. 4/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.

Recovery Manager

ACB



गोवा GOA

Dr. No. 272 Place of Vend Mapusa Date of

Issue 05/08/08 Value of Stamp Paper

Rs. 25000/- Rupees Twenty five thousand only

Name of the purchaser Amit Talwar

residing at Mangana son of S. K. Talwar

As there is no one single stamp paper for the value of Rs. 171000/-, several stamp papers for the completion of the value is attached alongwith.

Signature of the
ex-officio Vendor

Signature of Purchaser

022664



described in the Schedule hereunder written and hereinafter referred to as the SAID PROPERTY.

Cont. 5/4-08

For The Mapusa Urban Co-op. Bank of Goa Ltd.

Signature of Recovery - Manager

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गोवा GOA

St. No. 222 Place of Vend Mapusa Date of

Issue 05.08.08 Value of Stamp Paper

Rs. 25000/- Rupees Twenty five thousand only

022665

Name of the purchaser Anil Talwar

Residing at HARGAHA son of S. K. Talwar

As there is no other single stamp paper for the

value of Rs. 171,000/- additional stamp paper

for the completion of the value is attached

herewith.

Signature of the
ex-officio Vendor

Signature of Purchaser



-3-

AND WHEREAS, the said property earlier
belonged to late Jeronimo Sebastiao Fernandes

Cont. 67-

For The Mapusa Urban Co-op. Bank of Goa Ltd.

Recovery - Manager

[Handwritten signature]



गोवा GOA

St. No. 222 Place of Vend Mapusa Date 05/08/1988
Issue 05/08/1988 Value of Stamp Paper
Rs. 25000/- Rupees Twenty five thousand only
Name of the purchaser Amit Talwar
residing at Haryana son of S.K. Talwar
As there is no one single stamp paper for the
value of Rs. 171000/- additional stamp papers
for the completion of the value is attached
alongwith.

022666

Signature of the
ex-officio Vendor

Signature of Purchaser



-6-

he having purchased the same by Deed of Sale
dated 22/8/1921, which Sale Deed is recorded
Cont...7/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.

Recovery Manager

K. M.



गोवा GOA

Dr. No. 222 Place of Vend Mapusa Date of

012503

Issue 05/08/08 Value of Stamp Paper

Rs. 20,000/- (Rupees Twenty thousand only)

Name of the purchaser Amit Talwar

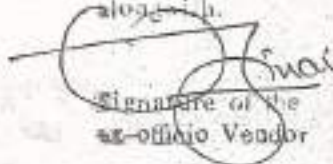
residing at Harjana son of S. K. Talwar

As there is no other stamp paper for the

value of Rs. 141,000/- the stamp papers

for the completion of the value is attached

along with.


Signature of the
ex-officio Vendor


Signature of Purchaser.



-7-

at page 97 Reverse of Book No. 205 of the
Notary of Judicial Division of Bardez,
Caridade Frias.

Cont... 8/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.


Recovery - Manager





गोवा GOA

072962

Sl. No. 222 Place of Vend Mapusa Date 05/08/08

Issue 05/08/08 Value of Stamp Paper

Rs. 1000/- (Rupees) One thousand only

Name of the purchaser. Amit Talwar

residing at. Hariprasta son of S. X. Talwar

As there is no single stamp paper for the

value of Rs. 171000/- additional stamp papers

for the consideration of the value is attached

alongwith.

Signature of the Officer-Vendor

Signature of Purchaser

-8-

AND WHEREAS the said Jeronimo

Fernandes alias George Fernandes died on

27.08.97/-

For This Mapusa Urban Co-op. Bank of Goa Ltd.

Recovery Manager



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5/9/1945 and his wife Serafine Fernandes died on 11/9/1936 leaving behind as their sole and universal heiresses, their only two daughters, namely; Maria Magdalena Fernandes alias Magdalene Victor married to Estevao Augustinho Victor and Anunciacao Fernandes married to Salvador Hygino Victor also known as Hygino Salvador Victoria.

AND WHEREAS, the said Salvador Hygino Victor died on 11/3/1975 leaving behind his widow the said Anunciacao Fernandes and his two sons, namely; George Victoria alias George Victor married to Rosaline Menezes and Diago Antonio Victor alias Diago Antonio Victoria married to Sandra Lobo. Further, the said Estevao Augustinho Victor died on 23/7/1977 and his wife Maria Magdalene Fernandes died on 28/8/1986 without ascendants or descendants leaving behind their sister-in-law/sister the said Anunciacao Fernandes along with her two sons George Victoria and Diago Antonio Victor. This position stands confirmed by virtue of Deed of Succession dated 10/3/1992, drawn at page 60V of Book No. 758 in the office of Sub-Registrar and Ex-Officio Notary of Bardez. Thus, the initial ownership of Mr. Jeronimo Sebastian Fernandes in respect of the said property stood devolved/vested in favour of the above said Anunciacao Fernandes and her two sons, namely; George Victoria alias George Victor married to Rosaline

Cont...10/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.

Recovery Manager

5/9/1945 and his wife Serafine Fernandes died on 11/9/1936 leaving behind as their sole and universal heiresses, their only two daughters, namely; Maria Magdalena Fernandes alias Magdalene Victor married to Estevao Augustinho Victor and Anunciacao Fernandes married to Salvador Hygino Victor also known as Hygine Salvador Victoria.

AND WHEREAS, the said Salvador Hygino Victor died on 11/3/1975 leaving behind his widow the said Anunciacao Fernandes and his two sons, namely; George Victoria alias George Victor married to Rosaline Meneses and Diago Antonio Victor alias Diago Antonio Victoria married to Sandra Lobo. Further, the said Estevao Augustinho Victor died on 23/7/1977 and his wife Maria Magdalene Fernandes died on 28/8/1986 without ascendants or descendants leaving behind their sister-in-law/sister the said Anunciacao Fernandes along with her two sons George Victoria and Diago Antonio Victor. This position stands confirmed by virtue of Deed of Succession dated 10/3/1992, drawn at page 60V of Book No. 758 in the office of Sub-Registrar and Ex-Officio Notary of Bardez. Thus, the initial ownership of Mr. Jeronimo Sebastian Fernandes in respect of the said property stood devolved/vested in favour of the above said Anunciacao Fernandes and her two sons, namely; George Victoria alias George Victor married to Rosaline

Cont.10/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.


Nocavry - Manager

Menezes and Diogo Antonio Victor alias Diago Anthony Victor married to Sandra Lobo.

AND WHEREAS, the said property is surveyed in the name of the said Shri Diago Anthony Victor in the Record of Rights as his name appears in the Occupant's Column of the Form I and XIV.

AND WHEREAS, by Agreement of Sale dated 21/4/1995 the said Anunciacao Fernandes and her two sons/daughter-in-laws, namely; George Victoria alias George Victor, Rosaline Menezes and Diago Antonio Victor alias Diago Anthony Victor and Sandra Lobo agreed to sell the said property to Mr. Shashi G. Panjiker. The said agreement also authorized Mr. Shashi G. Panjiker in turn to transfer the said property to any third party/person as the full sale consideration was paid by Shashi Panjiker to the above said parties. The power of attorneys dated 18/4/1995 and 21/4/1995 also authorized the said Shashi Panjiker to sell, convey and transfer the said property to any person.

AND WHEREAS, by Deed of Mortgage dated 24/4/1995, the said Shri Shashi G. Panjiker along with Mrs. Anunciacao Fernandes, Mr. George Victoria alias George Victor, Mrs. Rosalene Menezes, Mr. Diogo Antonio Victor alias Diago Antonio Victoria also known as Diago Anthony Victor and Mrs. Sandra Victor,

Cont...11/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.


Recovery Manager

mortgaged the said property to the Mapusa Urban Co-operative Bank of Goa Ltd., in consideration of loan of Rs. 14,00,000/- (Rupees Fourteen Lakhs Only). The said borrowers having defaulted in repayment of the said loan to the Mapusa Urban Co-operative Bank of Goa Ltd., the Bank took over the possession of the said property and vide notice published in the daily Navhind Times and Daily Goa Doot dated 25/4/2008, put the said property for sale by way of public auction which was held on 10/5/2008.

AND WHEREAS, Shri Amit Talwar was the highest bidder in the said Public Auction held on 10/5/2008 and his offer for the price of Rs. 85,47,000/- (Rupees Eighty Five Lakhs Forty Seven Thousand Only) has been ultimately accepted by the Bank.

AND WHEREAS, the Mapusa Urban Co-operative Bank of Goa Ltd., is duly empowered and entitled under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act 2002 by virtue of Sec. 13 r/w Rule 12 of the Security Interest (Enforcement) Rules 2002 to transfer the said property in favour of the said Shri Amit Talwar.

Cont-12/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.

Recovery - Manager



15/11

-12-

AND WHEREAS, Shri Amit Talwar has paid to the Bank, the said sum of Rs. 85,47,000/- (Rupees Eighty Five lakhs Forty Seven Thousand Only in the following manner, i.e. to say;

a) Rs. 1,00,000/- (Rupees One Lakh Only) by D.D. No. 066067, dated 9/5/2008, drawn on Bank of Baroda, Gurgaon Branch,

b) Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) by D. D. No. 396472 dated 4/8/2008, drawn on ICICI Bank, Rajouri Branch,

c) Rs. 10,47,000/- (Rupees Ten Lakhs Forty Seven Thousand Only) by D. D. No. 396473 dated 4/8/2008, drawn on ICICI Bank, Rajouri Branch,

d) Rs. 29,00,000/- (Rupees Twenty Nine Lakhs Only) by D. D. No. 396474 dated 4/8/2008, drawn on ICICI Bank, Rajouri Branch,

e) Rs. 7,00,000/- (Rupees Seven Lakhs Only) by D. D. No. 312335 dated 4/8/2008, drawn on ICICI Bank, Naraina Branch,

f) Rs. 7,00,000/- (Rupees Seven Lakhs Only) by D. D. No. 312334 dated 4/8/2008, drawn on ICICI Bank, Naraina Branch,

g) Rs. 5,00,000/- (Rupees Five Lakhs Only) by D. D. No. 484088 dated 4/8/2008, drawn on the South Indian Bank Ltd., Gurgaon Branch,

Cont...13/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.

Recovery - Manager

12



n) Rs. 4,00,000/- (Rupees Four Lakhs Only) by D. D. No. 484089 dated 4/8/2008, drawn on the South Indian Bank Ltd., Gurgaon Branch, the receipt whereof the Mapusa Urban Co-operative Bank of Goa Ltd., does hereby admit and acknowledge.

AND WHEREAS Shri Amit Talwar has therefore approached the Mapusa Urban Co-operative Bank of Goa Ltd., with request to execute sale Certificate transferring and conveying the said property in his favour.

AND WHEREAS, the Bank has agreed to transfer the said property in favour of Shri Amit Talwar, free from all encumbrances together with assurance of Indemnification of defect in title and peaceful possession of the said property, without any disturbance, hindrance, interruption from any person whomsoever.



THIS SALE CERTIFICATE is therefore issued under Rule 9(6) of the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 on this 6th day of August 2008, in favour of Shri Amit Talwar, s/o S. K. Talwar, aged 37 years, married, businessman, Indian National, r/o 35 PP, Sector 40, Gurgaon, Haryana

Cont...14/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.



Recovery - Manager

WHEREAS, the undersigned Mr. Nandakishor Vassudev Nerurkar, s/o Vassudev Nerurkar, aged 53 years, married, Manager Recovery, being the authorized Officer of the Mapusa Urban Co-operative Bank of Goa Ltd., having its registered office at Nandadeep, Mapusa, Bardez, Goa, under the Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 and in exercise of the powers conferred u/s 13 r/w Rule 12 of the Security Interest (Enforcement) Rules 2002, does hereby sell and transfer on behalf of the Mapusa Urban Co-operative Bank of Goa Ltd., to and unto Mr. Amit Talwar, s/o S. K. Talwar, aged 37 years, married, businessman, Indian National, r/o 35 PP, Sector 40, Gurgaon, Haryana, the immovable property known as "Dongarpur", surveyed under survey No. 442/4, situated at Calangute, Bardez, Goa, which is described in the Schedule below, secured in favour of the Mapusa Urban Co-operative Bank of Goa Ltd., by Mr. Shashi Govind Panjiker, (2) Mrs. Anunciacao Fernandes, (3) Mr. George Victoria alias George Victor, (4) Mrs. Rosalene Menezes, (5) Mr. Diogo Antonio Victor alias Diogo Antonio Victoria also known as Diogo Anthony Victor, (6) Mrs. Sandra Victor.

Cont...15/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.


Recovery - Manager





SCHEDULE

ALL THAT PROPERTY known as 'Dongorpur', situated at Calangute, with the limits of Village Panchayat of Calangute, Taluka and Registration Sub-District of Bardez, North-Goa District, State of Goa, which property is described in the Land Registration Office of Bardez under No. 3222 at page 96 of Book B-9 (new), inscribed under Inscription No. 17140 at page 151 of Book G-23 not enrolled in the Taluka Revenue Office and surveyed under S. No. 442/4, admeasuring 1650 sq. mts., and presently bounded as under:-

East:- By property of same name belonging to Heirs of Joao Cordo and Manuel Pinto, Salvador Pinto and their brothers and presently by S. No. 442/5 and 14.

West :- Property of the same name belonging to the heirs of Barto Valentinho D'souza (now) belonging to Ambrosio Caetano D'souza presently by the property bearing S. No. 442/3 and 8.

North :- By paddy field Borla of Comunidade of Calangute presently surveyed under S. No. 466/9, 10, 11, 12 & 13

Cont. 16/-



For The Mapusa Urban Co-op. Bank of Goa Ltd.

Recovery - Manager

South :- By the property of the same name
belonging to the heirs of Manuel
Pinto/Salvador Pinto and brothers
presently surveyed under S. No.
446/6 and 443/2.

IN WITNESS WHEREOF the parties hereto
have signed, executed and affixed their
respective finger prints to this Sale
Certificate on the date, month and year first
hereinabove written, in the presence of the
witnesses signed herein below.

Cont...17/-



For The Mapusa Urban Co-op. Bank of Goa Ltd.

[Signature]
Recovery - Manager



MAPUSA URBAN CO-OPERATIVE BANK
OF GOA LTD THROUGH ITS
RECOVERY MANAGER Mr.
NANDAKISHORE VASSUDEV NERURKAR

For The Mapusa Urban Co-op. Bank of Goa Ltd.

[Signature]
Recovery - Manager

LEFT FINGERPRINTS

RIGHT FINGERPRINTS



For The Mapusa Urban Co-op. Bank of Goa Ltd.

[Signature]
Recovery - Manager

(MAPUSA URBAN CO-OPERATIVE BANK OF GOA LTD
THROUGH ITS RECOVERY MANAGER Mr. NANDAKISHORE
VASSUDEV NERURKAR)

Cont... 18/-

For The Mapusa Urban Co-op. Bank of Goa Ltd.

[Signature]
Recovery - Manager

[Handwritten mark]



SHRI AMIT TALWAR



LEFT FINGERPRINTS

1. 

2. 

3. 

4. 

5. 

RIGHT FINGERPRINTS

1. 

2. 

3. 

4. 

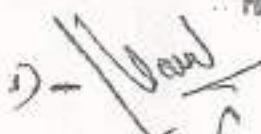
5. 




(SHRI AMIT TALWAR)

WITNESSES :-

For The Mapusa Urban Co-op. Bank of Goa Ltd.

1- 
(Pradeep S. Malik)


Recovery - Manager

2- 
(Anjali S. Asari)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 07-08-2008 03:23:32 PM

Document Serial Number : 4131

Presented at 03:03:00 PM on 07-08-2008 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	170940.00
2	Processing Fees	200.00
	Total :	171140.00

Stamp Duty Required: 170940.00

Stamp Duty Paid: 171000.00

Mr Amit S.K Talwar presenter

Name	Photo	Thumb Impression	Signature
Mr Amit S.K Talwar, S/o S.K. Talwar , Married, Indian, age 37 Years, Business, r/o 35 PP, Sector 40, Gurgaon, Haryana			

Endorsements

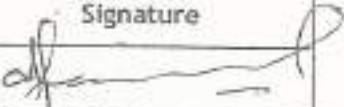
1. Nandakishor Vassudev Nerurkar, S/o Vassudev Nerurkar, Married, Indian, age 53
Years, Service, r/o H.No.912, Tarchi bhat, Siolim, Bardez-Goa Branch Manager of Mapusa Urban Co-op. Bank
of Goa Ltd.-Mapusa branch

Photo	Thumb Impression	Signature
		

2 . Amit S.K Talwar, S/o S.K. Talwar, Married, Indian, age 37 Years, Business, r/o 35 PP, Sector 40, Gurgaon, Haryana

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Hanuman S. Nayak , S/o Srinivas Nayak, Married, Indian, age 43 Years, Business, r/o H.No.3/234, Sodiem, Siolim, Bardez-Goa	
2	Pradeep S. Naik , S/o Shrikant Naik, Married, Indian, age 44 Years, Service, r/o H.No.433, Assagao, Bardez-Goa	




SUB-REGISTRAR,
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-04197-2008
CD Number BRZ08 on
Date 07-08-2008

Sub-Registrar (Bardez)

Scanned By:- *Pip-K* SUB-REGISTRAR
BARDEZ

Signature:- *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune

