

For CITIZEN CREDIT
CO-OP BANK LTD

P. V. Ingle
Authorized Signatory

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

D-5/STTV/C.R./35/34/2013-PD

2027 18133 170930



INDIA

15 06

R. 1550500/PB7147

STAMP DUTY

GOA

Name of Purchaser SONESTA INNS PVT LTD

513/2017



DEED OF SALE

This DEED OF SALE is executed at Mapusa, Bardez, Goa, on
this 16th day of February, 2017.


[Signature] *[Signature]* *[Signature]* S.M.G.
[Signature] L.D.G. *[Signature]* J.P.
[Signature] *[Signature]* *[Signature]*
[Signature]

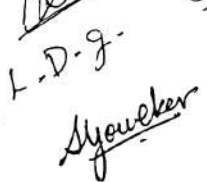
BETWEEN

- (1) MRS. ASHALATA GOVEKAR alias ASHALATA RAGHUVIR GOVEKAR alias ASHALATA RAGHUVIR GOVENKAR alias ASHALATA ROGHUVIR GOVENKAR, widow of late Raghuvir Govekar alias Raghuvir Govenkar alias Raghuvir Dharma Govenkar alias Raghuvir Dharma Govekar alias Roghuvir Govenkar alias Raghuvir D. Govenkar, aged 72 years, widow, Indian National, Holder of PAN Card No. _____, Aadhar Card No. _____, residing at H. No. 723, Badem, Assagao, Bardez, Goa, (2) MR. DHARMA RAGHUVIR GOVEKAR alias DHARMA RAGHUVIR GOVENKAR, son of late Raghuvir Govekar alias Raghuvir Govenkar alias Raghuvir Dharma Govenkar alias Raghuvir Dharma Govekar alias Roghuvir Govenkar alias Raghuvir D. Govenkar, aged 58 years, married, service, Indian National, Holder of PAN Card No. _____, Aadhar Card No. _____, Mobile No. 7507806221, and his wife (3) MRS. LATA DHARMA GOVENKAR alias LATA DHARMA GOVEKAR alias LATA GOVEKAR, aged 53 years, housewife, Indian National, Holder of PAN Card No. _____, Aadhar Card No. _____, Mobile No. 8087677454, both residing at H. No. 723, Badem, Assagao, Bardez, Goa, (4) MRS. JOYCE GOVEKAR alias JOYCE GOURAKNATH GOVEKAR alias JOYCE GOURAKHNATH GOVENKAR,

S.M.G

J.P.








INDIA

100

Aadhar Card No. _____, Onresiding at H. No. 723, Badem,
Assagao, Bardez, Goa, but presently residing at C-F/4, H. No. 1574,
Penha -de - France, Porvorim, Bardez, Goa, (6) MRS. GIRIJA

, and her husband (7) **MR. SANTOSH ANKUSH NAIK**, son of Ankush Rama Naik, aged 53 years, married, retired, Indian National, Holder of PAN Card No. _____, Aadhar Card No. _____

[Handwritten signatures and initials]

alias Raghuvir Dharma Govenkar alias Raghuvir Dharma Govekar alias Raghuvir Govenkar alias Raghuvir D. Govenkar, aged 49 years, married, service, Indian National, Holder of PAN Card No. _____, Aadhar Card No. _____, Mobile No. _____,

9049154705, and his wife (9) **MRS. SUSHANTI MACHINDRANATH GOVENKAR** alias **SUSHANTI MACHINDRANATH GOVEKAR** alias **SUSHANTI GOVEKAR**, wife of Mr. Machindranath Raghuvir Govenkar alias Machindranath Raghuvir Govekar, aged 39 years, married, housewife, Indian National, Holder of PAN Card No. _____,

Aadhar Card No. _____, Mobile No. 9623331983, both residing at H. No. 723, Badem, Assagao, Bardez, Goa, (10) **MRS. JYOTI RAGHUVIR GOVENKAR** alias **JYOTI MANOJKUMAR PEDNEKAR**

alias **JYOTI PEDNEKAR**, daughter of late Raghuvir Govekar alias Raghuvir Govenkar alias Raghuvir Dharma Govenkar alias Raghuvir Dharma Govekar alias Raghuvir D. Govenkar, aged 40 years of age, married, housewife, Indian National, Holder of PAN Card No. _____, Aadhar Card No. _____,

Mobile No. 7875235226, and her husband, (11) **MR. MANOJKUMAR R. PEDNEKAR** alias **MANOJKUMAR RAMNATH PEDNEKAR**, son of Ramnath Pednekar, aged 46 years, married, service, Indian National, Holder of PAN Card No. _____, Aadhar Card No. _____,

Mobile No. 9822486332, both residing at H. No. 1208/1, Bamonwado, Siolim, Bardez, Goa, (12) **MRS. RESHMA RAGHUVIR GOVENKAR** alias **RESHMA KUMTEKAR** alias **RUPALI KUMTEKAR** alias

RUPALI R. KUMTEKAR, daughter of late Raghuvir Govekar alias Raghuvir Govenkar alias Raghuvir Dharma Govenkar alias Raghuvir

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 S.M.G.
 J.P.
 Porebe. L.D.G.
 Shaukar
 Rhumtekars
 Magesh.



AND

M/S SONESTA INNS PVT. LTD., a company registered under the Indian Companies Act, 1956, having its registered office at 4th Floor, Joffre Residency, behind Goa College of Pharmacy, Panaji, Goa, Holder of PAN Card No. _____, represented herein by its Director **MR. EDGAR AFONSO** alias **EDGAR BRAZ AFONSO**, son of _____





S. M. G.
J. P.
DP Force. L. D. G.
Syauken
hoyda

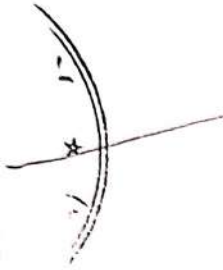

The VENDOR Nos. (13) Mast Rudra Rupesh Kumtekar and (14) Ms. Ruchi Rupesh Kumtekar who are minors, are represented herein by their mother Mrs. Reshma Raghuvir Govenkar alias Reshma Kumtekar alias Rupali Kumtekar alias Rupali R. Kumtekar (Vendor No. 12) as she has been appointed and permitted to sell the undivided share of Vendor Nos. (13) and (14) by the Court of the Civil Judge Senior Division at Mapusa, vide order dated 7/12/2016 passed in Port. Civil Misc. Application No. 213/2016/C.

WHEREAS there exists a property known as "BADEM" or "BAXA VEXAM", situated Badem, Assagao, Bardez - Goa, within the limits of the Village Panchayat of Assagao,, Taluka and registration Sub - District of Bardez, North Goa District, State of Goa, surveyed under Survey No. 56 Sub-Division No. 7 of village Assagao and old


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- Rly*
- Bom*
- Slack*
- Rumetkan*
- J.P.*
- S.M.G.*
- D.P.F.E.E.*
- K.D.G.*
- Gyander*
- Leyub*

Cadastral No. 334, better described in the Schedule herein below and hereinafter referred to as the "SAID PROPERTY".



AND WHEREAS the said property originally belonged to Jose Antonio de Souza who was the owner in possession of the same and his name is reflected in the Registo de Agrimensor (Book of Surveyor) of the said property.

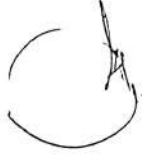






AND WHEREAS the said Jose Antonio de Souza was married to Maria Micael D'Souza under the regime of general communion of assets prevalent in the State of Goa.




AND WHEREAS upon the deaths of the said Jose Antonio de Souza and Maria Micael D'Souza, their only son namely John Paul D'Souza initiated Inventory Proceedings No. 9/1984 in the Court of the Civil Judge Senior Division at Mapusa, Goa.

AND WHEREAS in the said Inventory Proceedings No. 9/1984, the said property was described as Item No. 2 therein and vide order dated 29/3/1984, the same was allotted to John Paul D'Souza married to Flora D'Souza.

AND WHEREAS subsequently vide Deed of Sale dated 2/5/1984 registered in the Office of the Sub-Registrar of Bardez under Registration No. 577 at Pages 391 to 398 Book No. I Volume No. 210 dated 28/8/1985, the said John Paul D'Souza married to

 L.D.G. S.M.G. J.P.







AND WHEREAS the portion of 2,385 sq. mtrs. sold to Mrs. Ashalata Raghuvir Govenkar alias Ashalata Govekar alias Ashalata Raghuvir Govekar alias Ashalata Roghuvir Govenkar shall hereinafter be referred to the said Plot.

AND WHEREAS the said Mrs. Ashalata Raghuvir Govenkar alias Ashalata Govekar alias Ashalata Raghuvir Govekar alias Ashalata Roghuvir Govenkar was married to Mr. Raghuvir Govekar alias Raghuvir Govenkar alias Raghuvir D. Govenkar alias Raghuvir Dharma Govekar alias Roghuvir Govenkar alias Raghuvir Dharma Govenkar under the regime of General Communion of Assets prevalent in the State of Goa and accordingly the said Mr. Raghuvir Govekar alias Raghuvir Govenkar alias Raghuvir D. Govenkar alias Raghuvir Dharma Govekar alias Roghuvir Govenkar alias Raghuvir Dharma Govenkar became a co-owner of the said Plot of land admeasuring 2,385 sq. mtrs.

AND WHEREAS the said Mr. Raghuvir Govekar alias Raghuvir Govenkar alias Raghuvir Dharma Govekar alias Roghuvir Govenkar alias Raghuvir Dharma Govenkar alias Raghuvir D. Govenkar passed away on 1/9/2006 leaving behind the said Vendor No. 1 Mrs.





S.M.G.
 J.P.
 L.P.G.
 Khandekar
 Haryas
 Porekar
 Shewalekar

Ashalata Raghuvir Govenkar alias Ashalata Govekar alias Ashalata Raghuvir Govekar alias Ashalata Roghuvir Govenkar as his widow and moiety holder and his six children i.e. the Vendor Nos. 2, 6, 8, 10, 12 and Mr. Gourakhnath Raghuvir Govenkar alias Gouraknath Govenkar as his heirs.

AND WHEREAS subsequently the said Mr. Gourakhnath Raghuvir Govenkar alias Gouraknath Govenkar passed away on 11/3/2013 leaving behind the Vendor No. 4 Mrs. Joyce Gourakhnath Govenkar alias Joyce Govekar alias Joyce Gouraknath Govekar, widow of Mr. Gouraknath Govekar alias Gourakhnath Govenkar as his widow and moiety holder and the Vendor No. 5 Ms. Sonal Gourakhnath Govenkar alias Sonal Govenkar as his heir.

AND WHEREAS the husband of the Vendor No. 12 namely Mr. Rupesh Kumtekar passed away on 5/2/2014 leaving behind the Vendor No. 12 as his widow and moiety holder and the Vendor No. 13 Mast. Rudra Rupesh Kumtekar and the Vendor No. 14 Ms. Ruchi Rupesh Kumtekar as his sole and universal heirs.

AND WHEREAS the Vendor Nos. 2, 6, 8, 10 are married to the Vendor Nos. 3, 7, 9, and 11 respectively under the regime of General Communion of Assets and accordingly the said Vendor Nos. 3, 7, 9 and 11 all are co-owners of the said Plot better described in the Schedule herein below.

[Handwritten signatures and initials]
 J. P. M. G
 J. P.
 H. D. G.
 Rupesh Kumtekar
 Sonal Govenkar
 Joyce Govenkar
 Rupesh Kumtekar

BLR


 Hly
Bar
 L.D.G.
Stark
Rhundekey
Shouker
 S.M.G.
 J.P.
 Poneksee
 heya

AND WHEREAS the Vendor No. 1 applied for and partitioned the said plot of 2,385 sq. mtrs from the said property and accordingly the said plot of land now bears Survey No. 56/7-A of village Assagao

AND WHEREAS the VENDORS herein accordingly approached the PURCHASER herein with a proposal to sell the said plot of land better described in the Schedule herein.

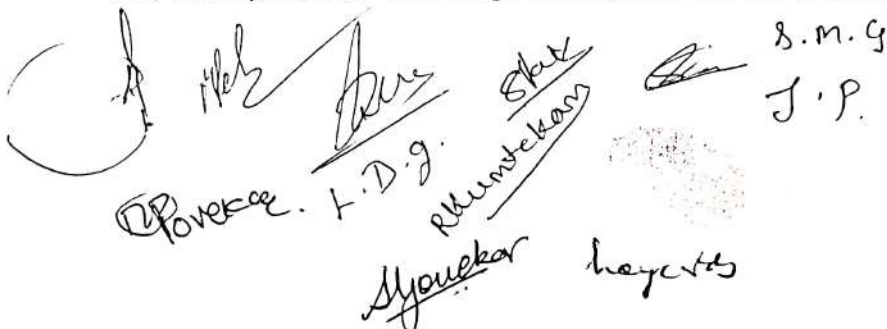
AND WHEREAS the PURCHASER herein has agreed to purchase the said plot of land and accordingly the VENDORS agreed to sell to the PURCHASER the said Plot of land better described in the Schedule herein below for the total consideration of Rs. 3,10,05,000/- (Rupees Three Crores Ten Lakhs Five Thousand Only).

AND WHEREAS the VENDORS herein are accordingly executing this Deed of Sale of the said Plot of land better described in the Schedule in favour of the PURCHASER herein for the total price and consideration of Rs. 3,10,05,000/- (Rupees Three Crores Ten Lakhs Five Thousand Only) which is its true and correct market value.

AND WHEREAS all the parties have agreed on the terms and conditions appearing hereinafter.

NOW THIS DEED OF SALE WITNESSETH AS UNDER:-

1. That in consideration of the total lumpsum price of Rs. 3,10,05,000/- (Rupees Three Crores Ten Lakhs Five Thousand Only) received by the VENDORS, The VENDORS do hereby acknowledge and forever acquit, release and give full discharge of the same to the PURCHASER and the VENDORS do hereby sell, convey, transfer and assign unto and to the use of the said




 D. P. Gorekar. I.D.G. R. M. G. J.P.

 R. M. G. J.P.

 R. M. G. J.P.

 R. M. G. J.P.



PURCHASER all the said plot more particularly described in the Schedule herein below free from all encumbrances or lien whatsoever, together with all the legal incidents thereof including the right to possess, use, occupy and enjoy the said plants, trees, liberties, easements, profiles, privileges, rights, attachments and appurtenances whatsoever to the said plot belonging or in any way appertaining to or with the same plot, in or any part thereof now or at any time heretofore usually held, used, occupied or conveyed or enjoyed or reputed or known as part thereof or be appurtenant thereto absolutely and forever AND ALL the estate, right, title and interest, use, inheritance, benefit, claim and demand whatsoever, both at law and in equity of the VENDORS into the plot better described in the Schedule herein below or any part thereof TO HAVE AND TO HOLD the same to the PURCHASER and all and singular and other rights hereby granted, sold, released, conveyed and confirmed or intended so to be with their and every of the rights and appurtenances unto and to the use and benefit of the PURCHASER.

2. That as the Vendor Nos. 13 and 14 do not have a PAN Cards, the Vendors have consented to the 1% TDS payable in the name of the Vendor Nos. 13 and 14 being paid in the name of Vendor No. 12.










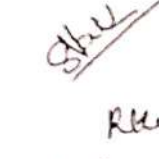


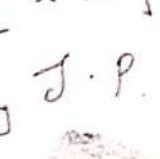



 A.M. G
 J.P.

3. That the breakup of the consideration and TDS being paid is as follows:

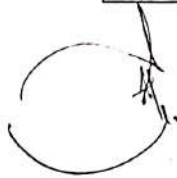
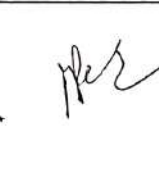

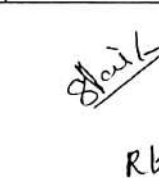

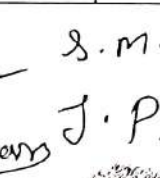
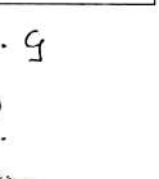
Details of the Vendor	Share	Consideration as per the actual share	1% TDS as per Section 194IA	Consideration paid by Cheque
1. Mrs. Ashalata Raghuvir Govekar alias Ashalata Govekar alias Ashalata Raghuvir Govenkar alias Ashalata Roghuvir Govenkar	1/2	1,55,02,500.00	1,55,025	1,53,47,475.00
2. Mr. Dharma Raghuvir Govenkar alias Dharma Raghuvir Govekar *	1/24	12,91,875.00	12,919.00	12,78,956.00
3. Mrs. Lata Dharma Govenkar alias Lata Dharma Govekar alias Lata Govekar	1/24	12,91,875.00	12,919.00	12,78,956.00
4. Mrs. Joyce Gourakhnath Govenkar alias Joyce Govekar alias Joyce Gourakhnath Govekar	1/24	12,91,875.00	12,919.00	12,78,956.00
5. Ms. Sonal Gourakhnath Govenkar alias Sonal Govekar	1/24	12,91,875.00	12,919.00	12,78,956.00



 D. G. Govekar
 D. G. Govekar
 D. G. Govekar
 D. G. Govekar
 D. G. Govekar

6. Mrs. Grlja Raghuvir Govenkar alias Sushanti Nalk alias Sushanti Santosh Nalk alias Sushanti Nalque	1/24	12,91,875.00	12,919.00	12,78,956.00
7. Mr. Santosh Ankush Nalk	1/24	12,91,875.00	12,919.00	12,78,956.00
8. Mr. Machindranath Raghuvir Govenkar alias Machindranath Raghuvir Govekar	1/24	12,91,875.00	12,919.00	12,78,956.00
9. Mrs. Sushanti Machindranath Govenkar alias Sushanti Machindranath Govekar alias Sushanti Govekar	1/24	12,91,875.00	12,919.00	12,78,956.00
10. Mrs. Jyoti Raghuvir Govenkar alias Jyoti Pednekar alias Jyoti Manojkumar Pednekar	1/24	12,91,875.00	12,919.00	12,78,956.00
11. Mr. Manojkumar R. Pednekar alias Manojkumar Ramnath Pednekar	1/24	12,91,875.00	12,919.00	12,78,956.00
12. Mrs. Reshma Raghuvir Govenkar alias Reshma	1/24	12,91,875.00	12,919.00 + 6,460.00 <u>+ 6,460.00</u>	12,78,956.00

G. P. G. L. P. G. R. K. M. T. K. S. M. G. J. P.

Govekar L. P. G. R. K. M. T. K. S. M. G. J. P.

Govekar L. P. G. R. K. M. T. K. S. M. G. J. P.

Govekar L. P. G. R. K. M. T. K. S. M. G. J. P.

Kumtekar alias Rupali Kumtekar alias Rupali R. Kumtekar			25,839.00	
13. Mast. Rudra Rupesh Kumtekar	1/48	6,45,937.50	—	6,39,477.50
14. Ms. Ruchi Rupesh Kumtekar	1/48	6,45,937.50	—	6,39,477.50
Total		3,10,05,000.00	3,10,054.00	3,06,94,946.00

4. That in pursuance of the aforesaid agreement, the consideration of Rs. 3,10,05,000/- (Rupees Three Crores Ten Lakhs Five Thousand Only) has been paid by the PURCHASER to the VENDORS as follows:

- Rs. 1,55,025/- (Rupees One Lakh Fifty Five Thousand and Twenty Five only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35664 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NO. 1 does hereby admit and acknowledge)
- Rs. 12,919.00/- (Rupees Twelve Thousand Nine Hundred and Nineteen only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35711 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NO. 2 does hereby admit and acknowledge)

 L.D.G.
 R. Kumtekar
 S.M.G.
 J.P.
 S. Kumar
 S. Kumar
 S. Kumar

c. Rs. 12,919.00/- (Rupees Twelve Thousand Nine Hundred and Nineteen only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35733 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NO. 3 does hereby admit and acknowledge)

d. Rs. 12,919.00/- (Rupees Twelve Thousand Nine Hundred and Nineteen only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35757 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NO. 4 does hereby admit and acknowledge)

e. Rs. 12,919.00/- (Rupees Twelve Thousand Nine Hundred and Nineteen only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35782 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NO. 5 does hereby admit and acknowledge)

f. Rs. 12,919.00/- (Rupees Twelve Thousand Nine Hundred and Nineteen only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35805 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NO. 6 does hereby admit and acknowledge)

g. Rs. 12,919.00/- (Rupees Twelve Thousand Nine Hundred and Nineteen only) is paid by the PURCHASER as TDS on

[Handwritten signatures and initials]
 S.M.G.
 J.P.
 H.D.G.
 R. K. M. T. K. S.
 S. J. S. S.
 S. J. S. S.

13/02/2017 by Challan Sr. No. 35833 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NO. 7 does hereby admit and acknowledge)

h. Rs. 12,919.00/- (Rupees Twelve Thousand Nine Hundred and Nineteen only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35854 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NO. 8 does hereby admit and acknowledge)

i. Rs. 12,919.00/- (Rupees Twelve Thousand Nine Hundred and Nineteen only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35874 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NO. 9 does hereby admit and acknowledge)

j. Rs. 12,919.00/- (Rupees Twelve Thousand Nine Hundred and Nineteen only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35913 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NO. 10 does hereby admit and acknowledge)

k. Rs. 12,919.00/- (Rupees Twelve Thousand Nine Hundred and Nineteen only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35940 bearing BSR Code:

[Handwritten signatures and initials]
 A. M. G.
 J. P.
 R. K. M. T. K. S.
 S. P. S. K. S.
 S. P. S. K. S.
 S. P. S. K. S.

6360218, (the payment of which amount the VENDOR NO. 11 does hereby admit and acknowledge)

l. Rs. 25,839.00/- (Rupees Twenty Five Thousand Eight Hundred and Thirty Nine only) is paid by the PURCHASER as TDS on 13/02/2017 by Challan Sr. No. 35971 bearing BSR Code: 6360218, (the payment of which amount the VENDOR NOS. 12, 13 and 14 do hereby admit and acknowledge).

m. Rs. 1,53,47,475/- (Rupees One Crore Fifty Three Lakhs Forty Seven Thousand Four Hundred and Seventy Five only) is paid as the balance amount due to the VENDOR NO. 1 vide Cheque No. 004809 dated 13/2/2017, drawn on HDFC Bank, Calangute in the name of Mrs. Ashalata Raghuvir Govekar (the receipt of which amount the VENDOR NO. 1 does hereby admit and acknowledge and grant full discharge.)

n. Rs. 12,78,956.00/- (Rupees Twelve Lakhs Seventy Eight Thousand Nine Hundred and Fifty Six only) is paid as the balance amount due to the VENDOR NO. 2 vide Cheque No. 004810 dated 13/2/2017, drawn on HDFC Bank, Calangute in the name of Mr. Dharma Raghuvir Govekar (the receipt of which amount the VENDOR NO. 2 does hereby admit and acknowledge and grant full discharge.)



 L.D.G. R.M.G. J.P.

 Raghuvir Govekar

 Raghuvir Govekar

 Raghuvir Govekar

- r. Rs. 12,78,956.00/- (Rupees Twelve Lakhs Seventy Eight Thousand Nine Hundred and Fifty Six only) is paid as the

2. Mr. Don Black S.M.G.
 L.D.G. Rkumtekary J.P.
 Governor. Syauker hayals

balance amount due to the VENDOR NO. 6 vide Cheque No. 004814 dated 13/2/2017, drawn on HDFC Bank, Calangute in the name of Mrs. Sushanti Santosh Naik (the receipt of which amount the VENDOR NO. 6 does hereby admit and acknowledge and grant full discharge.)

s. Rs. 12,78,956.00/- (Rupees Twelve Lakhs Seventy Eight Thousand Nine Hundred and Fifty Six only) is paid as the balance amount due to the VENDOR NO. 7 vide Cheque No. 004815 dated 13/2/2017, drawn on HDFC Bank, Calangute in the name of Mr. Santosh Ankush Naik (the receipt of which amount the VENDOR NO. 7 does hereby admit and acknowledge and grant full discharge.)






t. Rs. 12,78,956.00/- (Rupees Twelve Lakhs Seventy Eight Thousand Nine Hundred and Fifty Six only) is paid as the balance amount due to the VENDOR NO. 8 vide Cheque No. 004816 dated 13/2/2017, drawn on HDFC Bank, Calangute in the name of Mr. Machindranath Raghuvir Govekar (the receipt of which amount the VENDOR NO. 8 does hereby admit and acknowledge and grant full discharge.)

u. Rs. 12,78,956.00/- (Rupees Twelve Lakhs Seventy Eight Thousand Nine Hundred and Fifty Six only) is paid as the balance amount due to the VENDOR NO. 9 vide Cheque No. 004817 dated 13/2/2017, drawn on HDFC Bank, Calangute

 The bottom of the page contains several handwritten signatures and stamps. On the left, there is a circular stamp. To its right, there are several signatures, including one that appears to be 'S.M.G.' and another 'J.P.'. Below these, there are more signatures, some of which are crossed out or written over. A large, dark, irregular stamp is visible on the right side of the bottom section.

in the name of Mrs. Sushanti Govekar (the receipt of which amount the VENDOR NO. 9 does hereby admit and acknowledge and grant full discharge.)

- v. Rs. 12,78,956.00/- (Rupees Twelve Lakhs Seventy Eight Thousand Nine Hundred and Fifty Six only) is paid as the balance amount due to the VENDOR NO. 10 vide Cheque No. 004818 dated 13/2/2017, drawn on HDFC Bank, Calangute in the name of Mrs. Jyoti Manojkumar Pednekar (the receipt of which amount the VENDOR NO. 10 does hereby admit and acknowledge and grant full discharge.)
- w. Rs. 12,78,956.00 /- (Rupees Twelve Lakhs Seventy Eight Thousand Nine Hundred and Fifty Six only) is paid as the balance amount due to the VENDOR NO. 11 vide Cheque No. 004819 dated 13/2/2017, drawn on HDFC Bank, Calangute in the name of Mr. Manojkumar R. Pednekar (the receipt of which amount the VENDOR NO. 11 does hereby admit and acknowledge and grant full discharge.)
- x. Rs. 12,78,956.00/- (Rupees Twelve Lakhs Seventy Eight Thousand Nine Hundred and Fifty Six only) is paid as the balance amount due to the VENDOR NO. 12 vide Cheque No. 004820 dated 13/2/2017, drawn on HDFC Bank, Calangute in the name of Mrs. Rupali Kumtekar (the receipt of which

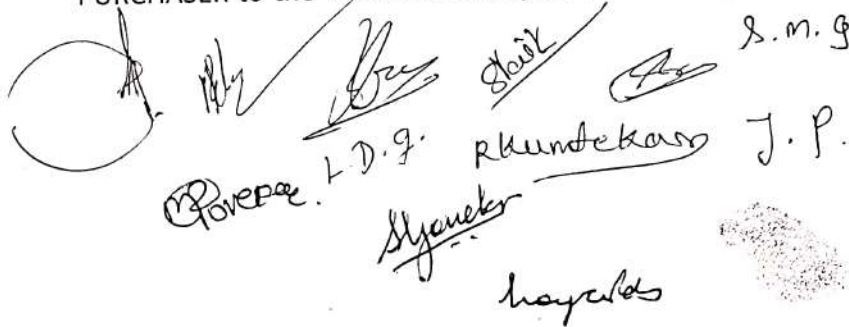





8.m. 9
 OP Force. L.D. 9. RKumtekor J.P.
Syanekor
 hayatals

amount the VENDOR NO. 12 does hereby admit and acknowledge and grant full discharge.)

y. Rs. 6,39,477.50/- (Rupees Six Lakhs Thirty Nine Thousand Four Hundred and Seventy Seven and Fifty Paise only) is paid as the balance amount due to the VENDOR NO. 13 vide Cheque No. 004812 dated 13/2/2017, drawn on HDFC Bank, Calangute in the name of Mast. Rudra Rupesh Kumtekar (the receipt of which amount the VENDOR NO. 13 does hereby admit and acknowledge and grant full discharge.)

z. Rs. 6,39,477.50/- (Rupees Six Lakhs Thirty Nine Thousand Four Hundred and Seventy Seven and Fifty Paise only) is paid as the balance amount due to the VENDOR NO. 14 vide Cheque No. 004822 dated 13/2/2017, drawn on HDFC Bank, Calangute in the name of Ms. Ruchi Rupesh Kumtekar (the receipt of which amount the VENDOR NO. 14 does hereby admit and acknowledge and grant full discharge.)

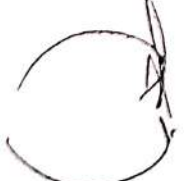

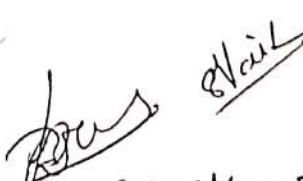
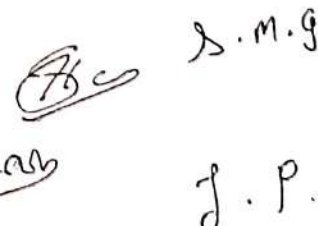

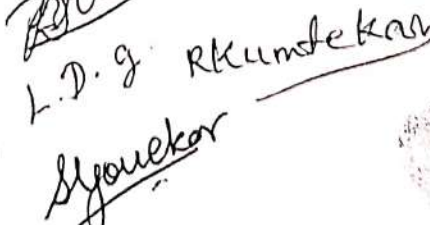

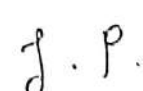

5. The VENDORS do hereby admit, confirm and acknowledge the payment and receipt of Rs. 3,10,05,000/- (Rupees Three Crores Ten Lakhs Five Thousand Only) in the manner above mentioned being the full and final lump sum price payable by the PURCHASER to the VENDORS in respect of the said plot and do

 S.M.G
J.P.
R. D. G.
Kumtekar
Govind
Shankar
Mogale

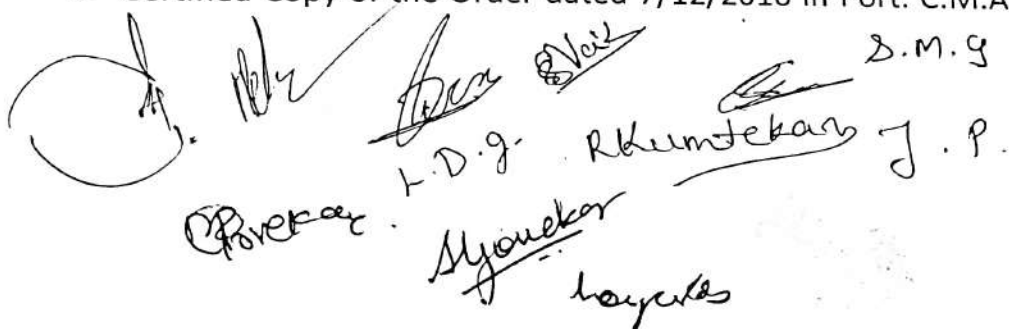
hereby forever acquit, release and discharge the PURCHASER from payment thereof.

6. The VENDORS hereby covenant with the PURCHASER as follows:
- That the said plot better described in the Schedule is free from charges, mortgage, claims, liens either of tenancy or mundkars or from any encumbrances;
 - That the VENDORS are the absolute owners of the said plot together with all the legal incidents thereof including the right to possess, use, occupy and enjoy the said plot;
 - That the VENDORS have good right, full power and absolute authority to sell, transfer, convey and assign the said plot to the PURCHASER as contemplated herein;
 - That the said plot better described in the Schedule is not subject to any lis-pendens or attachment either before or after judgment or any other impediment of a like nature;
 - That there is no action, suit or proceedings against the VENDORS pending before any court of law or before any other tribunal, judicial, quasi-judicial or administrative authority, which might affect the VENDORS' ability to perform their obligations hereunder.

7. The VENDORS have handed over today the vacant and peaceful possession of the said plot better described in the Schedule herein below.

8. The VENDORS do hereby agree to save and keep indemnified the PURCHASER from and against all losses, damages, claims or costs which it may sustain by reasons of any claim being made by anybody to the said plot better described in the Schedule.
9. The VENDORS confirm that all rents, rates, taxes, assessments, outgoings and other charges and amounts whatsoever payable to the Government and or the Panchayat, as applicable, in respect of the said plot have been paid upto the date of this Deed of Sale, it being the intention of the Parties that the VENDORS alone shall be liable to pay the same for the period upto the date of this Deed of Sale, and the VENDORS hereby indemnify and shall keep the PURCHASER indemnified against non-payment thereof. The PURCHASER alone shall be liable to bear and pay the said rents, rates, taxes, assessments, outgoings and other charges in respect of the said plot for the period on and from the date of this Deed of Sale.
10. The VENDORS have handed over to the PURCHASER the following documents:
 - a. Original Deed of Sale dated 2/5/1984 registered in the Office of the Sub-Registrar of Bardez under Registration No. 577 at Pages 391 to 398 Book No. 1 Volume No. 210 dated 28/8/1985.
 - b. Certified Copy of the Inventory Proceedings No. 430/2015/F.
 - c. Certified Copy of the Order dated 7/12/2016 in Port. C.M.A.


 The bottom of the page contains several handwritten signatures and stamps. On the left, there is a circular stamp with a signature inside. To its right, there are several more signatures, including one that appears to be 'D.M.G.' and another 'J.P.'. Below these, there are more signatures, including one that looks like 'H.D.G.' and another 'Rkumtekar'. At the bottom, there is a signature that looks like 'Moukhar' and another 'Loyals'.

No. 213/2016/C.

11. The VENDORS do hereby confirm that they shall and will from time to time and at all times hereafter at the request and cost and expense of the PURCHASER do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law whatsoever for better and more perfectly and absolutely granting and assuring the said plot and every part thereof hereby granted unto and to the use of the PURCHASER in the manner aforesaid as shall or may be reasonably required by the PURCHASER, its heirs, executors, administrators or assigns.

12. The VENDORS do hereby grant their consent and give "no objection" for the mutation, transfer and entry of the name of the PURCHASER in the survey records, the official government records, the Panchayat records as may be prescribed without the need of any further notice.

13. The executants declare that the subject matter of this deed does not pertain to occupancies of person belonging to schedule caste and schedule tribes as per Notification No. RD/LAND/LRC/318/77 dated 21/8/1978.

[Handwritten signatures and stamps]
 S.M.G.
 J.P.
 L.D.G. Khumtekam
 Syamekar
 hejeka

SCHEDULE
(DESCRIPTION OF THE SAID PLOT)

All that plot of land known as "BADEM" or "BAXA VEXAM", situated Badem, Assagao, Bardez - Goa, within the limits of the Village Panchayat of Assagao,, Taluka and registration Sub - District of Bardez, North Goa District, State of Goa, surveyed under Survey No. 56 Sub-Division No. 7-A of village Assagao, neither described in the Land Registration Office nor found enrolled in the Revenue Office of Bardez at Mapusa. The said property admeasures 2,385 sq. mtrs. and forms part of the bigger property bearing old cadastral No. 334 of village Assagao. The said plot of land is bounded as under:

EAST : By S. Nos. 56/8, 56/9, 56/9-A

~~WEST~~ : By S. No. 56/6 and by Road

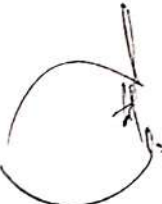
NORTH • : By S. No. 56/7

SOUTH : By the Road

The plan of the said plot of land is annexed herewith and demarcated in red boundary line.

IN WITNESS WHEREOF the parties here to have signed this agreement on the day, month and year first here in above mentioned.

mentioned.











 Pa Don Slask Gr J. P. S.M.G.






L.D.G. Rkumtekam Syonekor hoyels

Porepae

SIGNED, EXECUTED AND DELIVERED
 BY THE WITHINAMED VENDOR NO. 1
 MRS. ASHALATA GOVEKAR alias
 ASHALATA RAGHUVIR GOVEKAR alias
 ASHALATA RAGHUVIR GOVENKAR
 alias ASHALATA ROGHUVIR GOVENKAR



L.H.F.P	R.H.F.P
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 
















 S.M.G.
 J.P.
 Poojee. h.D.G.
 Sanyekar
 Kumbekar
 Nayak

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED VENDOR NO. 2
MR. DHARMA RAGHUVIR GOVEKAR
alias DHARMA RAGHUVIR GOVENKAR



Handwritten signature/initials

Handwritten signature/initials

L.H.F.P	R.H.F.P
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

RAB











Handwritten signatures and names:
 D.M.G.
 J.P.
 R.K. Umtekar
 L.D.G.
 Dharma Raghuvir Govekar
 Dharma Raghuvir Govenkar
 Dharma Raghuvir Govenkar

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED VENDOR NO. 3
MRS. LATA DHARMA GOVENKAR alias
LATA DHARMA GOVEKAR alias LATA
GOVEKAR

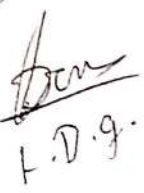


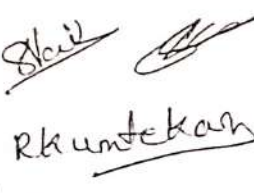
L. D. govekar

L. D. govekar

L.H.F.P	R.H.F.P
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 




L. D. G.


Rkuntekar

S. M. G

J. P.

GP Govekar


Gyaneekar


haryada



SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED VENDOR NO. 4
MRS. JOYCE GOVEKAR alias JOYCE
GOURAKNATH GOVEKAR alias JOYCE
GOURAKHNATH GOVENKAR







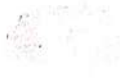
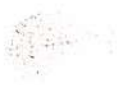


Joyce

L.H.F.P	R.H.F.P
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

AP *AP* *AP* *AP* *AP* *AP* *AP* *AP* *AP* *AP*
P. D. G. *R. K. M. T. E. K. A. N.* *S. M. G.*
J. P.
Joyce



~~Službenik~~

L.H.F.P	R.H.F.P
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

J. R. L. Wick
 P. D. G. Reumekas
 P. D. G. Stoukari hoyuk











8.m.g

J. P.

SIGNED, EXECUTED AND DELIVERED
 BY THE WITHINAMED VENDOR NO. 6
 MRS. GIRIJA RAGHUVIR GOVENKAR alias
 SUSHANTI NAIK alias SUSHANTI SANTOSH
 NAIK alias SUSHANTI NAIQUE



S.V.





L.H.F.P	R.H.F.P
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

S.V. *S.M.G*
Bus *J.P.*
L.D.G *Rkumtekan*
Syaukan *mayada*

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED VENDOR NO. 7
MR. SANTOSH ANKUSH NAIK



L.H.F.P	R.H.F.P
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

 L.D.G. Rkuntekar S.M.G.











P. Porekar. Syaukar J.P.

meyada

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED VENDOR NO. 8
MR. MACHINDRANATH RAGHUVIR
GOVENKAR alias MACHINDRANATH
RAGHUVIR GOVEKAR



Govekar

L.H.F.P	R.H.F.P
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 











My *Pen* *Naik* *S.M.G*
L.D.G. *Rkumtekhar* *J.P.*
Govekar *Govekar* *haryada*

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED VENDOR NO. 9
MRS. SUSHANTI MACHINDRANATH
GOVENKAR alias SUSHANTI
MACHINDRANATH GOVEKAR alias
SUSHANTI GOVEKAR



S.M.

S.M. Govekar

L.H.F.P	R.H.F.P
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

MD Govekar

L.D.G. Rkumdekar
Syankar
happd

S.M.G

J.P.

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED VENDOR NO. 10
MRS. JYOTI RAGHUVIR GOVENKAR alias
JYOTI MANOJKUMAR PEDNEKAR alias
JYOTI PEDNEKAR













J. Pednekar

L.H.F.P	R.H.F.P
1.	1.
2.	2.
3.	3.
4.	4.
5.	5.

S.M.G.
R. Kundekar
J.P.
L.D.G.
Govenkar.
Pednekar
mayas

SIGNED, EXECUTED AND DELIVERED
BY THE WITHINAMED VENDOR NO. 11
MR. MANOJKUMAR R. PEDNEKAR alias
MANOJKUMAR RAMNATH PEDNEKAR



L.H.F.P	R.H.F.P
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 








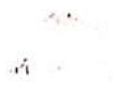


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 S.M.G.
 J.P.
 Pednekar, L.D.G.
 Skit
 Khuntekar
 Syonekar





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 hayekes

SIGNED, EXECUTED AND DELIVERED
 BY THE WITHINAMED VENDOR NO. 12
 MRS. RESHMA RAGHUVIR GOVENKAR alias
 RESHMA KUMTEKAR alias RUPALI KUMTEKAR
 alias RUPALI R. KUMTEKAR FOR SELF AND AS
 GUARDIAN FOR VENDOR NO. 13 MAST.
 RUDRA RUPESH KUMTEKAR AND VENDOR
 NO. 14 MS. RUCHI RUPESH KUMTEKAR



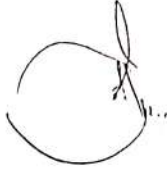




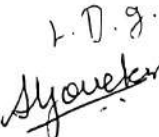


Rkumtekar

L.H.F.P	R.H.F.P
1. 	1. 
2. 	2. 
3. 	3. 
4. 	4. 
5. 	5. 

    S.M.G
 I.D. 8. Rkumtekar J.P.
Syonekar
 hayals

WITNESSES:

1. AMRUT A. HADFADKAR AAH
2. Shabaji Sawant SA




 S.M.G.  
 I.D.G.  Ramtekar J.P.
 P. B. K.  



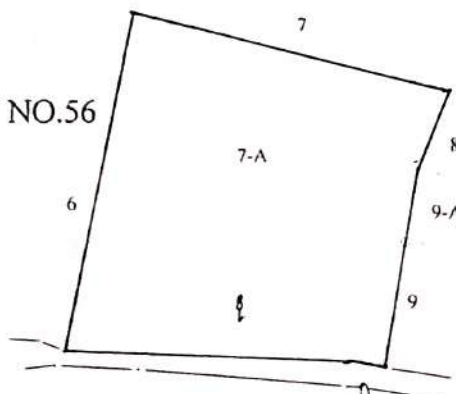
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MAPUSA - GOA



Plan Showing plots situated at
Village : ASSAGAO
Taluka : BARDEZ
Survey No./Subdivision No. : 56/ 7-A
Scale : 1 : 1000

Inward No: 10637

SURVEY NO.56



(ANAND V. VAIGANKAR)
Inspector of Survey &
Land Records.



I.D.G.

J.P.

S.M.G.

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 16-02-2017 12:14:56 PM



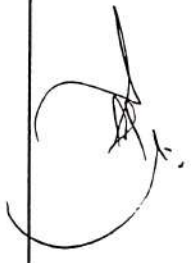
Document Serial Number : 513

Presented at 11:30:00 AM on 16-02-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1240200.00
2	Processing Fees	1130.00
	Total :	1241330.00

Stamp Duty Required: 1550250.00 Stamp Duty Paid: 1550500.00




Edgar Afonso @ Edgar Braz Afonso presenter

Name	Photo	Thumb Impression	Signature
Edgar Afonso @ Edgar Braz Afonso, S/o Late Dr. Crisanto Afonso, Married, Indian, age 53 Years, Engineer, r/oH.no E3/74, Tivai Vaddo, Calangute Bardez Goa. Director of M/s Sonesta Inns Pvt. Ltd, having office at 4th floor Joffre Residency, behind Goa College of Pharmacy, Panaji Goa. PAN CARD NO. . vide board resolution dated 7.01.2017.			

Endorsements

Executant

1. Reshma Raghuvir Govenkar @ Reshma Kumtekar @ Rupali Kumtekar @ Rupali R Kumtekar, W/o Late Rupesh Kumtekar, widow, Indian, age 41 Years, House-Wife, r/oH.no 1407, Rangoli Betul, Salcete, Goa. As Guardian for her childrens no 13 & 14 as Per Court Order of the civil Judge Senior Division at Mapusa vide Court order dated 07/12/2016. passed in Port.Civil Misc.Application No 213/2016/C.

Photo	Thumb Impression	Signature
		



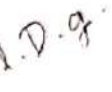
2. Ashalata Govekar @ Ashalata Raghuvir Govekar @ Ashalata Raghuvir Govekar, W/o Late Raghuvir Govekar, widow, Indian, age 72 Years, House Wife, r/o H.no 723, Badem Assagao, Bardez Goa.

Photo	Thumb Impression	Signature
		 H.T.I. of Ashalata Govekar




3. Dharma Raghuvir Govekar @ Dharma Raghuvir Govekar, S/o Late Raghuvir Govekar, Married, Indian, age 58 Years, Service, r/o H.no 723, Badem Assagao, Bardez Goa.

Photo	Thumb Impression	Signature
		




4. Lata Dharma Govekar @ Lata Dharma Govekar, W/o Dharma Raghuvir Govekar, Married, Indian, age 53 Years, House Wife, r/o H.no 723, Badem Assagao, Bardez Goa.

Photo	Thumb Impression	Signature
		 I.D.G.



5. Joyce Govekar @ Joyce Gouraknath Govekar @ Joyce Gouraknath Govekar, W/o Late Gouraknath Govekar, widow, Indian, age 49 Years, Self-employed, r/o C-F/4, H.no 1574, Penha-de-Franca, Porvorim Bardez Goa.

Photo	Thumb Impression	Signature
		 Joyce




6. Sonal Gouraknath Govekar @ Sonal Govekar, D/o Late Gouraknath Govekar, UnMarried, Indian, age 18 Years, Student, r/o C-F/4, H.no 1574, Penha-de-Franca, Porvorim Bardez Goa.

Photo	Thumb Impression	Signature
		 Sonal Govekar

7 . Girija Raghuvir Govenkar @ Sushanti Naik @ Sushanti Santosh Naik @ Sushanti Naikue, D/o Late Raghuvir Govekar, Married, Indian, age 53 Years, House-Wife, r/oH.no 346, Maina Navellim, Sanquelim Sattari, Goa.

Photo	Thumb Impression	Signature
		

8 . Santosh Anand Naik, S/o Ankush Rama Naik, Married, Indian, age 53 Years, retired, r/oH.no 346, Maina Navellim, Sanquelim Sattari, Goa.

Photo	Thumb Impression	Signature
		

9 . Macindranath Raghuvir Govenkar @ Machindranath Raghuvir Govekar, S/o Late Raghuvir Govekar, Married, Indian, age 49 Years, Service, r/oH.no 723, Badem Assagao, Bardez Goa

Photo	Thumb Impression	Signature
		




10 . Sushanti Machindranath Govenkar @ Sushanti Machindranath Govekar @ Sushanti Govekar, W/o Machindranath Raghuvir Govenkar, Married, Indian, age 39 Years, House-Wife, r/oH.no 723, Badem Assagao, Bardez Goa

Photo	Thumb Impression	Signature
		




11 . Jyoti Raghuvir Govenkar @ Jyoti Manojkumar Pednekar @ Jyoti Pednekar, D/o Late Raghuvir Govekar, Married, Indian, age 40 Years, House-Wife, r/oH.no 1208/1, Bamonwado, Siolim Bardez Goa.

Photo	Thumb Impression	Signature
		



12 . Manojkumar R Pednekar @ Manojkumar Ramnath Pednekar, S/o Ramnath Pednekar, Married, Indian, age 46 Years, Service, r/o H.no 1208/1, Bamonwado, Siolim Bardez Goa.

Photo	Thumb Impression	Signature
		

13 . Edgar Afonso @ Edgar Braz Afonso, S/o Late Dr. Crisanto Afonso, Married, Indian, age 53 Years, Engineer, r/o H.no E3/74, Tivai Vaddo, Calangute Bardez Goa. Director of M/s Sonesta Inns Pvt. Ltd, having office at 4th floor Joffre Residency, behind Goa College of Pharmacy, Panaji Goa. PAN CARD NO vide board resolution dated 7.01.2017.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Amrut Atmaram Hadfadkar , S/o Atmaram Hadfadkar, Married, Indian, age 42 Years, Service, r/o H.no 258, Saulem Pilerne, Bardez Goa	
2	Shabaji Shashikant Sawant , S/o Shashikant Sawant, UnMarried, Indian, age 32 Years, Service, r/o H.no 1655, Harvalem, Sanquelim Goa.	

Sub-Registrar

Sub-Registrar
RDEZ

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune