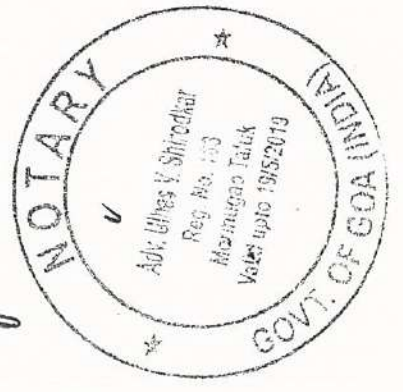


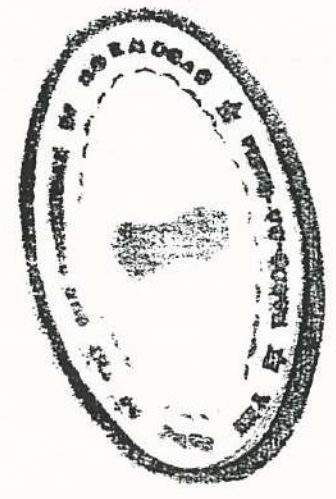
Rupees Four Lakhs Twenty Seven Thousand Five Hundred Only,
CITIZEN CREDIT CO-OPERATIVE BANK LTD
SHOP NO.1 & 1A, SAPANA TERRACES CH.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 802
D-5/STPV/C.R./35/33/2011-RD
FOR CITIZEN CREDIT CO-OP BANK LTD
Holkar
AUTHORISED SIGNATORY
INDIA
STAMP DUTY
GOA
R.0427500/-P87122
NON JUDICIAL
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12:10
ZERO FOUR TWO SEVEN FIVE ZERO ZERO

Name of Purchaser: GOVIND M. DICHOLKAR

CERTIFIED TRUE COPY



3,32,750/-
2093/16
GOVIND. M. DICHOLKAR



DEED OF SALE

Borges Fathima A. Shukla
A.Y. Chandani

THIS Deed of Sale is made and executed at Vasco-da-Gama, Goa
on this 08th day of November of the year Two Thousand and
Sixteen (08/11/2016)



BY AND BETWEEN

1. Mrs. DIVINA PROVIDENCIA OLINDA de MIRANDA e BORGES alias OLINDA J. BORGES, daughter of late Jeorge

Miranda and wife of Joaquim Aleixo Borges, aged 70 years, married, housewife, holding Income Tax PAN AIHPB8631P, residing at H. No E-37, Near Mae de Pobres Church Nuvem, 403604, Salcete, Goa and her husband

2. Mr. JOAQUIM ANTONIO ALEXO BORGES, aged 82 years, married, Businessman holding Pan Card No AIHPB8630N, residing at H. No E-37, Near Mae de Pobres Church, Nuvem 403604, Salcete, Goa.

3. Mrs. FATHIMA BI ANWAR SHAIKH, daughter of late Abdul Karim Chandavar and wife of Anwar Yakub Shaikh, aged 56 years, married, housewife, having Income Tax Pan, DWJPS246ID residing at Javali Galli, Hubli Road, Sirsi-581401, Karnataka; and her husband

4. Mr. ANWAR YAKUB SHAIKH, aged 66 years, holding Indian passport no:M4918914 son of late yakhub sab Alisab Chandavar resident of Javali Galli, Hubli road, Sirsi:

who shall be hereinafter collectively referred to as the "VENDORS", which expression shall unless repugnant to the context or meaning thereof include their respective heirs, legal representatives, administrators and assigns, of the ONE PART;

AND

Borges Fathima A Shidel A.Y Chandavars



S. Mr. GOVIND M. DICHOLKAR, son of Shri Mukund Dicholkar, aged about 42 years, businessman, Pan Card AFAPD5557N, resident of Flat No 302, Anand Arcade, Chicalim Goa, Indian National, hereinafter collectively referred to as "THE PURCHASER" which expression shall, unless repugnant to the context or meaning thereof, include his heirs, legal representatives, administrators and assign of the OTHER PART.



All the above parties are Indian Nationals

All the VENDORS will represent personally except the VENDORS under serial No. (2) is represented in this Deed by his wife and duly constituted Attorney being the VENDORS under serial No. (1), Mrs. Divina Providencia Olinda de Miranda e Borges vide General Power of Attorney dated 17.06.2011 executed before Advocate & Notary Mr. S. D. Pawooskar having his office at Vasco da Gama, Goa under Reg. serial No. 1105/11 dated 17.06.2011, the certified copy whereof is filed herewith.

WHEREAS the VENDORS are the sole, exclusive and absolute owners-in-peaceful possession with clear, unencumbered and marketable title to ALL THAT property totally admeasuring an area of 15,000.00 (Fifteen Thousand) square metres independently surveyed under Survey No. 10 Sub Division 1 of Quelossim Village which is better shown delineated in red colour boundary line in the plan annexed hereto and more particularly described in SCHEDULE hereunder written (hereinafter referred to as the 'SAID PLOT') being part and parcel of the larger property denominated as "DACXY" or 'KARABHAT' described in the land Registration Office of the Salcete under Description no. 9620 at folio 36 of Book B. No 25 of new series and enrolled in the Land Revenue office of salcete under Matriz No. 59 and 60 situated at Uddo, Quelossim, within the limits of Quelossim Village, Taluka of Mormugao, South Goa District, Goa in all consisting of six survey holdings having a total area of 18,000.00 (Eighteen Thousand)

Borges Faithmar A. Shaidel

A.Y. Chandavars

Dei

square meters surveyed under No. 7/3, 9/1, 10/1, 179/8, 179/10 and 180/5 all of Quelossim village admeasuring an area of 375.00, 525.00, 15000.00, 1350.00, 200.00 and 550.00 square meter respectively hereinafter referred to as the "SAID PROPERTY".

AND WHEREAS the SAID PROPERTY owned by Fr. Jose Tertuliano de S. Francisco Xavier in whose name it is seen inscribed under Inscription no. 45051 at folio 51 overleaf of Book G no. 52.

AND WHEREAS by a Public Will drawn on 28/12/1966 by the Notary Public Ex- Officio of the Judicial Division of Ilhas at Panaji in the Book of Wills no 27 at page 47 onwards said Fr. Jose Tertuliano de S. Francisco Xavier bequeathed the SAID PROPERTY to his nephew Roque Jesus Carlos Francisco Xavier whom he constituted as his sole and universal heir;

AND WHEREAS following the death of said Fr. Jose Tertuliano de S. Francisco Xavier at Verna, Goa on 22/05/1970, a Deed of Qualification of heirs and succession was drawn by the Notary Public Ex-Officio of Mormugao at pages 69 overleaf to 71 of Notarial Book of Deeds no.151 on 21/05/1971 whereby said Roque Jesus Carlos Francisco Xavier was declared as the sole and universal heir of said Fr. Jose Tertuliano de S. Francisco Xavier and thus the SAID PROPERTY devolved upon said Roque Jesus Carlos Francisco Xavier.

AND WHEREAS as per Deed of Succession drawn on 18/05/2001 by the Notary Public Ex-officio of the judicial Division of Salcete at Margao at pages 6 onwards of Book of Deed no.1425 said Roque Jesus Carlos Francisco Xavier died intestate at Vasai (West) , Mumbai on 20/9/1997 leaving behind his wife Prudencia Conceicao alias Prudencia Conceicao e Xavier as his moiety sharer and his children.

Borges Felixm. A. Shaitel

A. Y. Chandavals

[Signature]

AND WHEREAS as per Deed of Succession drawn on 21/02/2007 by the Notary Public Ex-officio of the Judicial Division of Salcete at Margao, said Prudencia Conceicao alias Prudencia Conceicao e Xavier died intestate at Vasai (West), Mumbai on 27/04/2002 leaving behind her children as her sole and universal heirs;

AND WHEREAS the heirs of said Prudencia Conceicao along with their respective spouse thus became entitled to the SAID

PROPERTY

AND WHEREAS by Deed of Sale dated 14/1/2011 registered before the Sub Registrar of mormugao under No. 80 at pages 247 to 265 Book No. I Volume 1219 dated 17.01.2011, all the heirs of the aforesaid earlier owners sold and conveyed the SAID PLOT surveyed under No. 10/1 of Quelossim Village having an area of 15000.00 square metres together with two old existing houses therein bearing Panchayat H. No 265 & 266 unto Mrs. Divina Prudencia Olinda de Miranda e Borges and Mrs. Fathima Bi Anwar Shaikh being the female VENDORS.

And whereas the VENDORS have approached the PURCHASER with an offer to sell, transfer, assign and convey th SAID PLOT together with two old houses existing therein bearing Panchayat House no. 265 and 266, and the PURCHASER has agreed to purchase the same for the consideration amount of Rs. 95,00000/- (Rupees Ninety five Lakh only) which is the fair market value thereof.

NOW THEREFORE THIS DEED OF SALE WITNESSETH as under:-

1. That in consideration of the sum of Rs. 95,00000/- (Rupees Ninety five Lakh only) being the entire consideration agreed upon and paid by the PURCHASER to the VENDORS (the receipt of the entire price consideration of the SAID PLOT the VENDORS hereby

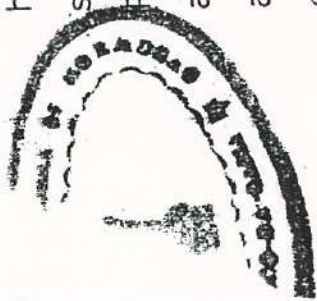
Borges Fathima A. Sheikh

A. Y. Chandavarkar





admit and acknowledge and give full discharge of the same to the PURCHASER) the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASER the SAID PLOT being ALL THAT property totally admeasuring an area of 15,000.00 (Fifteen Thousand) square metres independently surveyed under Survey No. 10 Sub Division 1 of Quelossim Village which is better shown delineated in red colour boundary line in the plan annexed hereto and more particularly described in SCHEDULE hereunder written and accordingly deliver the possession of the same unto and in favour of the PURCHASER to HAVE, TO POSSESS, TO HOLD AND TO ENJOY the same for the exclusive use and benefit absolutely and unconditionally forever together with all the rights, title, interest therein with all the advantages, concessions, hereditaments, easementary rights, equities, claims, demands, liberties, privileges, appurtenances attached to, belonging to and reputed to belong to the SAID PLOT.



2. The VENDORS for themselves and their heirs, executors and administrators covenant with, assure and declare unto the PURCHASER with his heirs, successors and assigns:

- (a) THAT the VENDORS have absolute and lawful right with clear, unencumbered and marketable title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby done.
- (b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise by the VENDORS, well and sufficiently saved, defended, kept harmless and indemnified, including any development/improvement in the SAID PLOT, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDORS or by any other person or persons claiming by, from, under or in trust for them.

Borges Fathima A. Chiriel

A.Y. Chandavans

[Signature]

V. Shirodkar
No. 163
Udgaon Taluk

THAT the VENDORS have put the PURCHASER in exclusive possession and enjoyment of the SAID PLOT.

(d) THAT the PURCHASER shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, has occupy, possess and enjoy the SAID PLOT as absolute owner without any claim or demand whatsoever from the VENDORS or any other persons whomsoever claiming by, from, under or in trust for the them.

(e) THAT all the rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid by the VENDORS and no amount is in arrears towards same upto date.

(f) THAT the VENDORS, as the case may be shall by themselves or cause through such necessary parties, as and when called upon to do so shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASER's title to the SAID PLOT and/or have the ownership and possession thereof recorded in the name of the PURCHASER in all Government records including recording maintained at the Land Registration Office and Land Revenue Office.

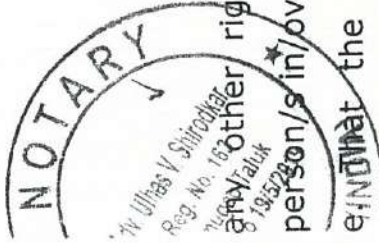
3. The VENDORS do hereby declare:

- a. That there is absolutely no claim of any right of tenancy and/or mundkarial or of any other nature in/or over the SAID PLOT.
- b. That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act, Requisition Act any Act or under any of the act, rules under the Defence or C.A.D.A.
- c. That the SAID PLOT is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.
- d. That the SAID PLOT is absolutely not affected by any easementary or any other rights including that of way, licence or

Borges Festina A. Shivel

A.Y. Chandelavars

[Signature]



and other rights of any nature whatsoever in favour of any person/s in/over the SAID PLOT.

That the SAID PLOT is absolutely not affected by any encumbrances, charges, lien, notices or any prohibitory order of injunction or attachment from any Court of Law.

f. That the VENDORS hereby convey their absolute no objection for the inclusion of the name of the PURCHASER in the Survey Records including Form I and XIV, to cause mutation and such steps as may be required, so as to record the SAID PLOT in the name of the PURCHASER.



4. The VENDORS does not belonging to the Schedule Tribe or Scheduled Caste of Goa.

5. The cost of stamp duty and registration of this Deed has been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of Deed.

6. The consideration in this deed being Rs. 95,00,000/- (Rupees Ninety five Lakh only) which is the fair market value of the SAID PLOT, which is undeveloped and large stretch of land.

SCHEDULE

ALL THAT property totally admeasuring an area of 15,000.00 (Fifteen Thousand) square metres independently surveyed under Survey No. 10 Sub Division 1 of Quelossim Village which is better shown delineated in red colour boundary line in the plan annexed hereto and more particularly described in SCHEDULE hereunder written (hereinafter referred to as the 'SAID PLOT') being part and parcel of the larger property denominated as "DACXY" or

Borges Faithima A Shetel

A. Y. Chaudhary



'KARABHAT' described in the land Registration Office of the Salcete under Description no. 9620 at folio 36 of Book B. No 25 of new series and enrolled in the Land Revenue office of salcete under Matriz No. 59 and 60 situated at Uddo, Quelossim, within the limits of Quelossim Village, Taluka of Mormugao, South Goa District, Goa in all consisting of six survey holdings having a total area of 18,000.00 (Eighteen Thousand) square meters surveyed under No. 7/3, 9/1, 10/1, 179/8, 179/10 and 180/5 all of Quelossim village admeasuring an area of 375.00, 525.00, 15000.00, 1350.00, 200.00 and 550.00 square meter respectively and the aforesaid plot is bounded as follows:

On the East
and 14/1,

: By the properties surveyed under Nos. 10/2

On the West
9/2 and 9/3;

: By the Properties surveyed under Nos.

On the North

: By Public Road

On the South

: By the property surveyed under no. 14/1

Byes

Fathima A. Sheikh

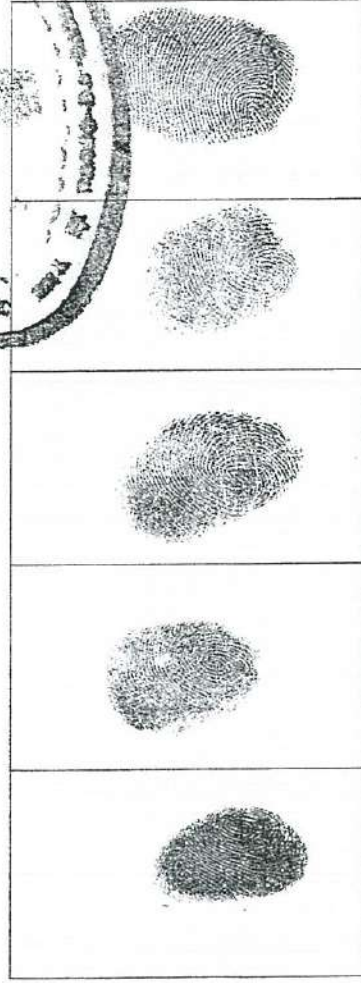
A. Y. Chandan

NOTARY

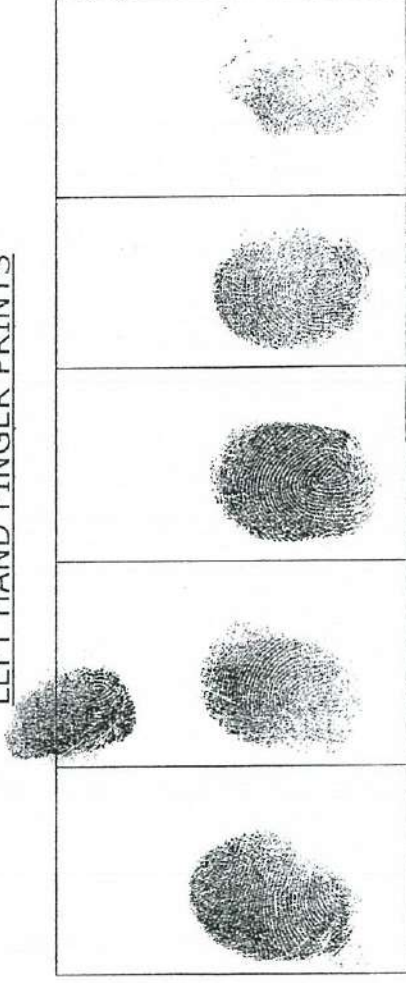
IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS TO THESE PRESENTS IN THE PRESENCE OF TWO WITNESSES ON THE DAY, YEAR AND PLACE FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED by the within named VENDORS under serial No. (1) for self and as attorney for the VENDORS under serial No. (2)

Borges



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

Borges Fairman. H. Shairal

10/10/10

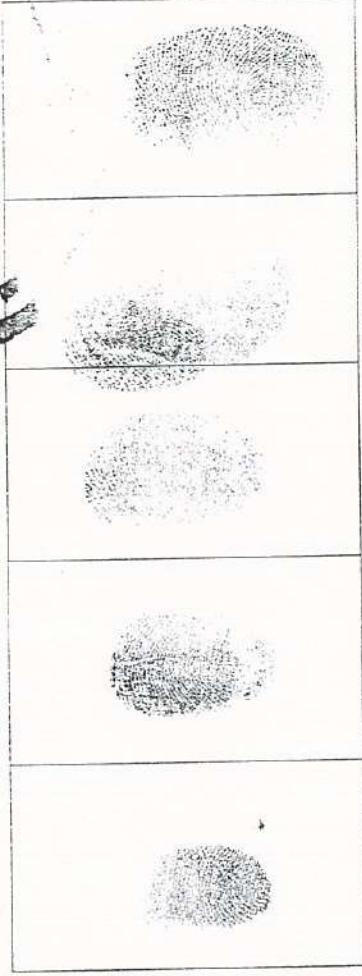
A. Y. Chondovos

NOTARY
Thomas V. Shindler
No. 183
Sacramento
10/15/2020
MRS. FATHIMA BI ANWAR SHAIKH
(INDIA)

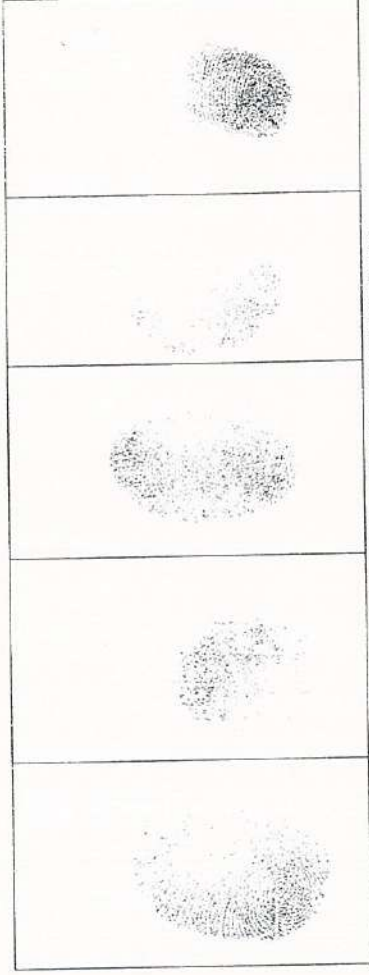
Fathima A. Shaikh



Fathima A. Shaikh



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

Borges Fathima A. Shaikh

Signature

A.Y. Chandrasekar

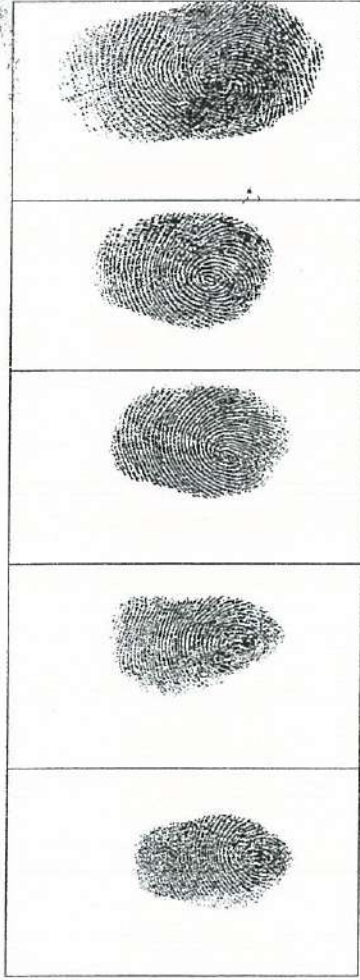


MR. ANWAR YAKUB SHAIKH

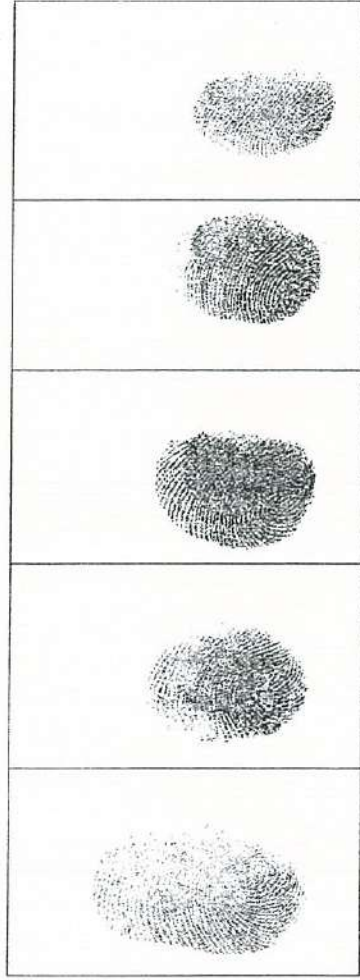
A.Y. Chandekar



A.Y. Chandekar



LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

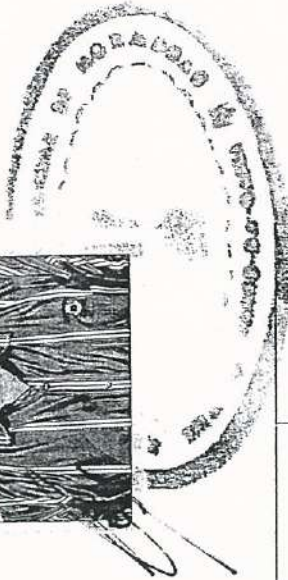
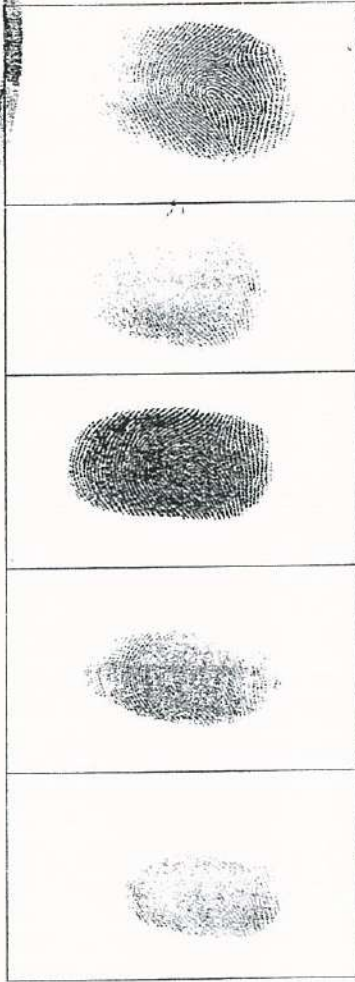
Borges Fakhima A. Sheikh

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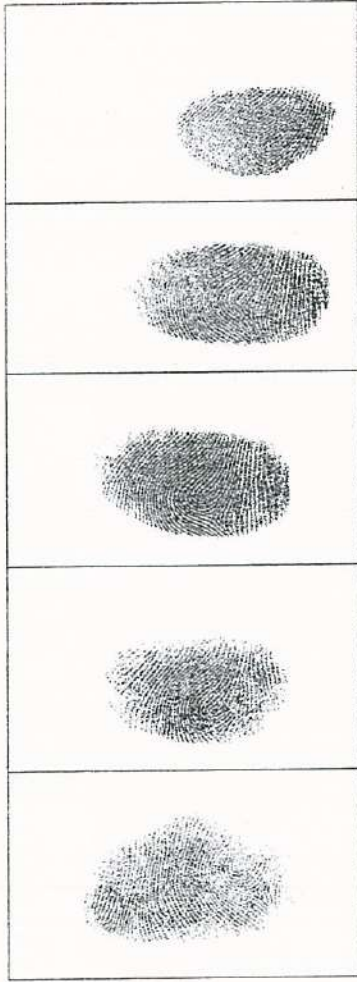
A.Y. Chandekar

NOTARY
Uthas V Shirodkar
Reg No 163
Mormugao Taluk
MIRAMBA
SIGNED, SEALED AND DELIVERED
by the within named PURCHASER
MR. GOVIND M. DICHOLKAR





LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS

WITNESSES:-

1. ASHOK DIVKAR 
2. Antonio J. Silveira 
Borges Fathima A. Sheikh
A.Y. Chandlaw 

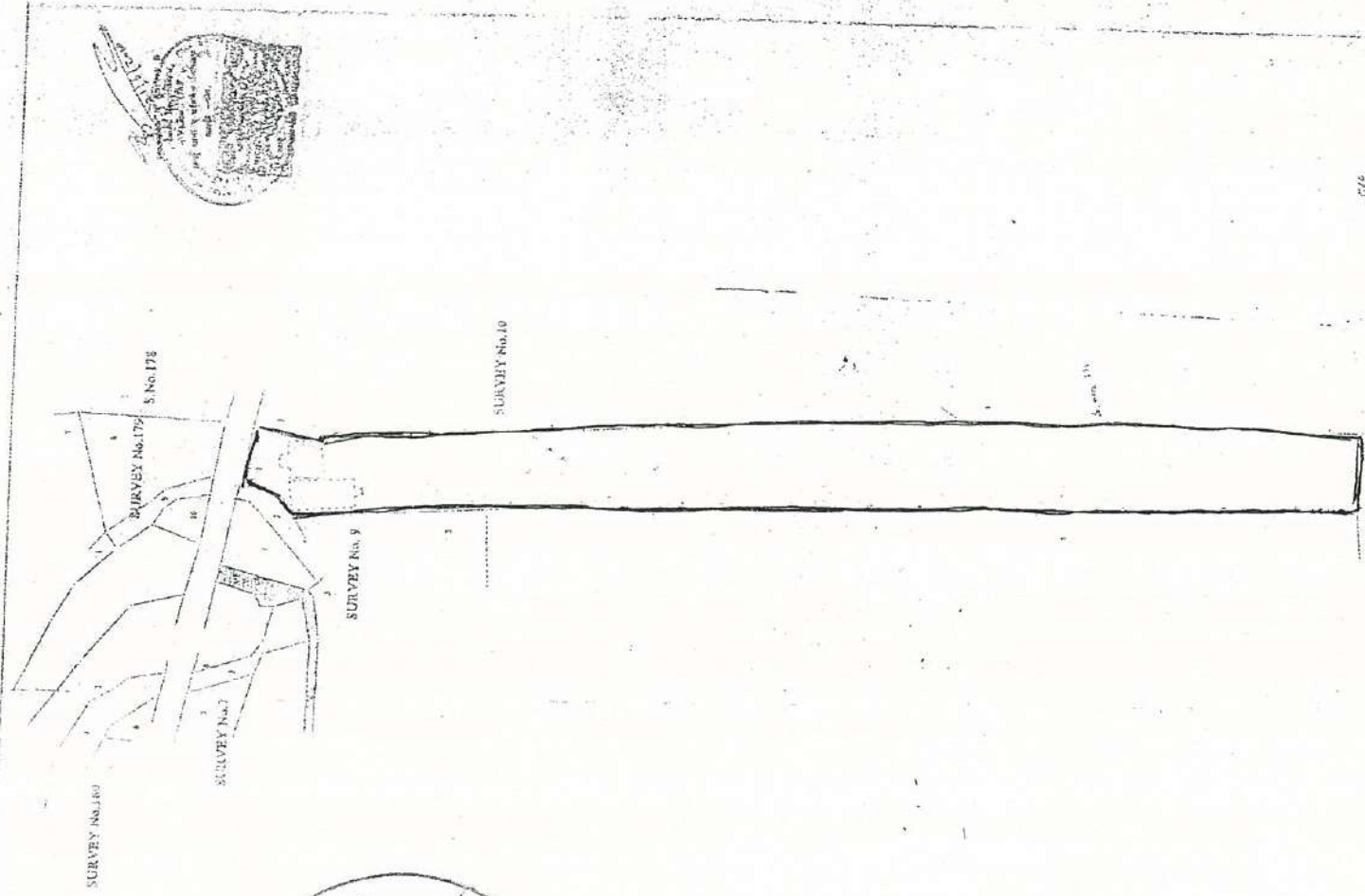


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO-DOA

PLAN of the PROPERTY SURVEYED UNDER
NO. 1011 OF VILLAGE CASE LOSSIM

This survey plan is given as

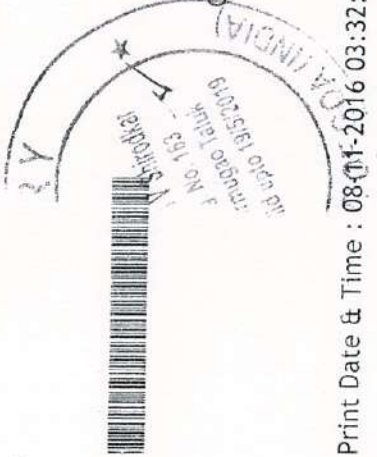
Survey No. 1011
Survey No. 1012
Survey No. 1013
Survey No. 1014
Survey No. 1015
Survey No. 1016
Survey No. 1017
Survey No. 1018
Survey No. 1019
Survey No. 1020



Borges Fakhim (A. Shinde)

A. J. Chandav

ATD



Print Date & Time : 08-11-2016 03:32:59 PM

Document Serial Number : 2093

Presented at 03:07:00 PM on 08-11-2016 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	332500.00
2	Processing Fees	250.00
	Total :	332750.00

Stamp Duty Required: 427500.00 Stamp Duty Paid: 427500.00

Mr. Govind M Dicholkar presenter

Name	Photo	Thumb Impression	Signature
Mr. Govind M Dicholkar, S/o Shri Mukund Dicholkar, Married, Indian, age 42 Years, Business, r/o Flat No.302, Anand Arcade, Chicalim, Goa			

Endorsements

Executant

1 . Mrs. Divina Providencia Olinda de Miranda e Borges alias Olinda J. Borges, D/o Late Jeorge Miranda & W/o Joaquim Aleixo Borges , Married, Indian, age 70 Years, House-Wife, r/o H.No.E-37, Near Mae De Pobres Church Nuvem 403604 For self and as POA for vendor No.2 vide POA dated 17.06.2011 executed before Advocate & Notary Mr. S. D. Pawooskar Vasco Reg Serial No.1105/11 dt.17.06.2016

Photo	Thumb Impression	Signature

NOTARY
19/5/2019
Mormugao Taluk
GOA (INDIA)

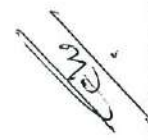
2 . Mrs. Fathima Bi Anwar Shaikh, D/o Late Abdul Karim Chandavar & W/o Anwar Yakub Shaikh,
Married, Indian, age 56 Years, House-Wife, r/o Javali Galli, Hubli Road, Sirsi 581401, Karnataka

Photo	Thumb Impression	Signature
		

3 . Mr. Anwar Yakub Shaikh, S/o Late Yakhub Sab Alisab Chandavar, Married, Indian, age 66
Years, Business, r/o Javali Galli, Hubli Road, Sirsi 581401, Karnataka

Photo	Thumb Impression	Signature
		

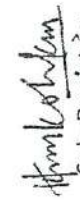
4 . Mr. Govind M Dicholkar, S/o Shri Mukund Dicholkar, Married, Indian, age 42 Years, Business, r/o Flat
No. 302, Anand Arcade, Chicalim, Goa

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. A. Suresh Rao , S/o Subba Rao, Married, Indian, age 51 Years, Advocate, r/o Vasco da Gama Goa.	

Scanned By:-


Sub-Registrar
SUB - REGISTRAR
MORMUGAO

Signature:-

NOTARY

Adv. Ulhas V. Shirodkar
Reg. No. 163
Mormugao Taluk

19/5/2019

Book-1 Document

Registration Number MOR-BK1-02032-2016

CD Number MORD18 on

Date 14-11-2016

Ulhas V. Shirodkar

Sub-Registrar (Mormugao)

SUB-REGISTRAR

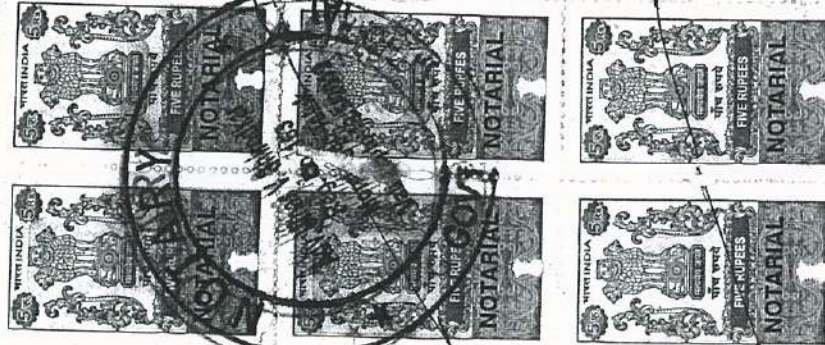
MORMUGAO

Scanned By:-

Paula G. G. G.

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TRUE COPY

28/11/16

Adv. Ulhas V. Shirodkar

NOTARY

MORMUGAO TALUK

Apna Bazar, 2nd Floor

Vasco-da-Gama, a-403 802

28/11/16

Date

Reg. Ref. No. *9802/16*