

एक सौ रुपये

रु. 100



सत्यमेव जयते

Rs. 100

ONE HUNDRED RUPEES

भारत INDIA
INDIA NON JUDICIAL

गोवा GOA

Serial No. 57691 Place of St Varnd Mapusa Gate

Value of Stamp Paper 100/-

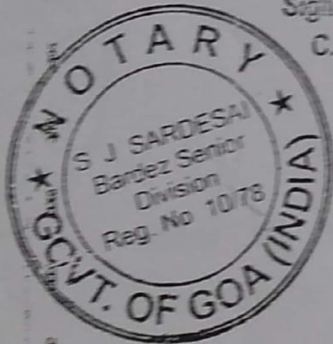
Name of Purchaser Vishvam P. Wadavkar

Residence of Mapusa

Signature of Vendor [Signature] Signature of Purchaser [Signature]

C. J. PANDIT - LIC NO. AG/STP/VEN/84/2003

394061



AGREEMENT FOR DEVELOPMENT

THIS AGREEMENT made at Mapusa on this 13th day of February January, 2013.

BETWEEN

.....2/-

(1) MR. VISHRAM alias SUBHASH PURSHOTTAM PRABHU WALAVALKAR, 68 years of age, son of late Purshottam Prabhu Walvalkar, businessman and his wife;

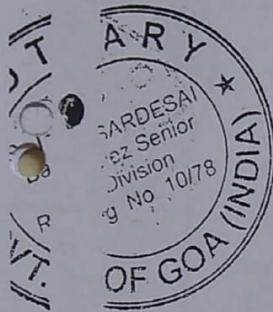
(2) MRS. JANAKI VISHRAM PRABHU WALAVALKAR, 62 years of age, both resident of "Janaki Niwas", Khorlim, Mapusa, Bardez - Goa, hereinafter referred to as "THE OWNERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, assigns, executors, administrators or any other person legally equitably or otherwise claiming through them) of the ONE PART;

AND

M/s. SUNSTAR HOMES, partnership firm, registered under the Partnership Act, having its principal place of business at C/o. National, Narvekar Chambers, Mapusa, Bardez - Goa, represented in this Act by its Managing Partner MR. ANUP VISHRAM PRABHU WALAWALKAR, 39 years of age, son of Vishram Purshottam Prabhu Walawalkar, married, businessman, Indian National, resident of Janaki Niwas, Khorlim, Mapusa, Bardez - Goa, hereinafter called the "DEVELOPER" (which term and expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, legal representatives, assigns, executors, administrators or any other person legally equitably or otherwise claiming through them) of the OTHER PART;

All Parties are Indian Nationals.

.....3/-



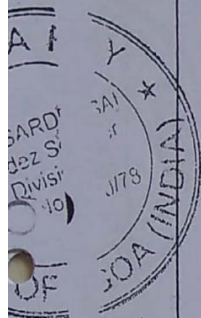
WHEREAS, in Khorlim, Mapusa, within the area of Mhapsa Municipal Council, there exists an immovable property known as "TAMBORTACHO SORVO", originally the plot allotted by the Comunidade of Khorlim admeasuring 19989-00 square metres, registered under Book Tombo 2 B, Volume 2, maintained by the Comunidade of Khorlim, out of which the plot admeasuring 13125-00 square metres was sold to Shri D. V. Walavalkar under sale deed dated 15-12-1969 and an area admeasuring 624-50 square metres was sold to Shri Mahadev V. Karekar by another sale deed, the remaining area being 6239-50 square metres.

AND WHEREAS, the said property of 6239-50 square metres was the subject matter of the Inventory Proceedings No.150/1994 instituted on the death of the father/father-in-law and mother/mother-in-law of owners herein along with other heirs in the Court of Civil Judge Senior Division at Mapusa and the Inventory Proceedings were finalized on 21st January, 1995 by the Court and that the above referred property was allotted to the owners and other heirs.

AND WHEREAS in the list of assets which were filed in the said Inventory Proceedings, the above referred plot admeasuring 6239-50 square metres as a distinct plot was enlisted as Item No.1 and the said allotment was confirmed in terms of law.

The list of assets as mentioned in the Inventory Proceedings was further partitioned by a Deed of Partition dated 4th July 2012 and registered in the Mapusa Sub-Registrar's Office

.....4/-



under No.223/2012 and the owners were allotted an area of 3150-00 square metres after providing for 3089-00 sq. mts. to Tara Gardens Housing Co-operative Society Ltd. This separate and distinct plot of 3150-00 square metres is bounded as follows:-

East : By Tara Gardens Housing Co-operative Society Ltd.
West: By drain of water.
North: By Hindu Crematorium and property of Saraswat Vidyalaya.
South: By the remaining property sold to D. V. Walavalkar

AND WHEREAS, the Owners are now exclusively in possession and enjoyment of the said plot without interruption and objection from anybody and that the Owners are therefore entitled to deal with the said plot in the manner they like.

AND WHEREAS, the Developers are desirous of developing the said property and accordingly, the Developers have approached the Owners and requested them to allow and permit them to develop the said property as per the plans which may be got approved and in terms of licences to be issued by the respective authorities at the cost and expenses of the Developers, which the Owners have agreed to do on the terms and conditions mutually agreed upon by them.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS FOLLOWS:-

.....5/-

(1) The Owners shall permit the Developers and the Developers shall develop at their own costs, risks, expenses and not as agents of the Owners by constructing a building Complex in the above mentioned plot of 3150-00 square metres property situated at Khorlim, Mapusa, Bardez - Goa, which property known as "TAMBORTACHO SORVO" admeasuring 6239-50 square metres, surveyed under Chalta No.52 of P. T. Sheet No.115, more fully described in the Schedule hereunder written as per the plans that may be sanctioned as per the terms and conditions that may be imposed by the concerned authorities while sanctioning the said plans and shall consume and utilize floor space index (F.S.I.) of 3150-00 square metres that may be sanctioned by the concerned authorities.

(2) In consideration of the Owners allowing the Developers to develop the Building Complex project as per the approved plans the Developers shall pay to the Owners development charges at the rate of Rs.4,000/- (Rupees four thousand only) per square metre built up area to be paid within 24 months of the date of this Agreement.

(3) The Developers shall for and on behalf of the Owners submit to the competent authorities plans for getting the said property developed. The Developers shall at their own costs get the said plans sanctioned by the concerned authorities.

(4) The Developers will be entitled to modify the approved building plans as they deem fit provided the modifications are within or as per the provisions of approved Scheme laid down

.....6/-

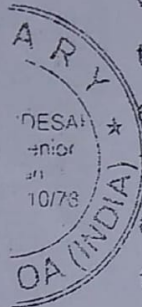


by the competent authority. The Developers shall pay all the fees of the Architects and R.C.C. consultants appointed by them for the development of this project.

(5) The Developers shall in the course of erection and completion of the said buildings do all lawful acts and things required by and perform the works in conformity in all respect with the provisions of the statutes applicable thereto and with the bye-laws and the rules and regulations of the concerned authorities, Development Control Rules and the Rules and Regulations of any other public body or local authority or authorities having jurisdiction to regulate the same and shall throughout save harmless and keep the Owners indemnified from and against all claims for the fees, charges, fines and other payments whatsoever which during the progress of the work may become payable or be demanded by the said authorities in respect of the said work or of anything done or caused to be done or omitted to be done under the authority herein contained.

(6) The Owners shall at the time of execution of this Agreement execute Power of Attorney in favour of the Developers or their nominees in respect of the said property for development, authorizing them jointly and/or severally on behalf of the Developers and at the costs and expenses of the Developers to do lawful acts, deeds, matters and things pertaining to the development of the said property and for that purpose to approach the concerned authorities appointed under any law and in respect of any acts, deeds, matters and things which may be done or incurred by the Developers as

.....7/-



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also to sign all letters, applications, agreements, documents, court proceedings, affidavits and such other papers containing true facts and correct particulars as may from time to time be required in this behalf.

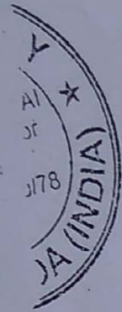
(7) It is agreed that the Developers can borrow and obtain credit from Bankers and Financial Institution by mortgaging the above referred property for the purpose of the development and completion of the project and the Owners do hereby give their specific No Objection for the said purpose.

(8) The Developers shall be entitled on their own account to enter into Agreements for Sale with various unit holders of apartments/bungalows/ shops, etc. in the said building Project, to be constructed by them in the said property and receive advance money and deal with them in the manner the Developers desire.

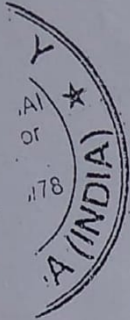
(9) It is agreed by the Developers that the ownership rights in respect of the said property shall not pass on to the Developers and that the Developer are authorized to develop the said property on behalf of the Owners and pay the consideration amount at the rate of Rs.4,000/- (Rupees four thousand only) per square metre as mentioned above.

(10) The Developers are authorized by the Owners to enter into the said property and carry on with the development work as per the plans proposed to be approved and further authorize to enter into Agreement of Sale, receive payments,

.....8/-



issue valid receipts and thereafter to execute the sale deeds to transfer the ownership rights on behalf of the Owners and that the Developers, their nominees shall be entitled to sign the sale deeds and for which purpose a separate Power of Attorney is being executed in favour of the Developers. It is specifically understood that the ownership rights in respect of the said property shall continue to vest in the Owners, until such rights are transferred by way of Deed of Conveyance/Sale Deed.



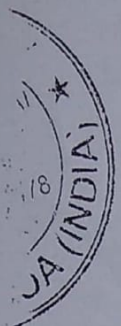
(11) It is agreed that the Developers shall complete the Building Complex Project within (24) months from obtaining license from the concerned Municipal Authority. Time being the essence in the event of the Developers failing to develop the said Building Complex Project within the stipulated time, then in that event, the Owners, without prejudice to any other rights the Owners have against the Developers, shall be entitled to terminate this Agreement and on such termination this Agreement shall come to an end.

(12) It is agreed that on termination of the Agreement as per the Clause (9) or for any other reason whatsoever, the development rights, given to the Developers will cease with immediate effect and the Owners will be entitled to complete the remaining work as they deem fit.

(13) It is agreed that on termination of the Agreement as per clause (9) or for any other reasons whatsoever, the Owners will be entitled to take over the entire project or "AS IS WHERE IS BASIS" including all the assets and liabilities of the project

.....9/-

and also the effects, benefits and liabilities of the Agreements with various unit holders referred to in clause (8) above and the Developers will have no right, title and interest whatsoever in the said property as well as, the project. The consideration for such take over may be mutually decided by and between the Owners and the Developers at the appropriate time.

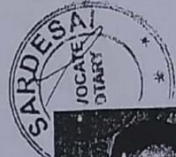


(14) The stamp duty, registration charges and all other out of pocket expenses of this Agreement and the conveyance shall be borne and paid by the Developers alone.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day, month and year first herein above written in presence of two attesting witnesses.

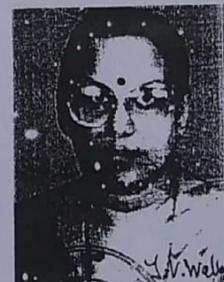
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
VENDOR NO.1 VISHRAM alias
SUBHASH PURSHOTTAM
PRABHU WALAVALKAR

J. V. Walavalkar



SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
VENDOR NO.2 JANAKI VISHRAM
PRABHU WALAVALKAR

J. V. Walavalkar

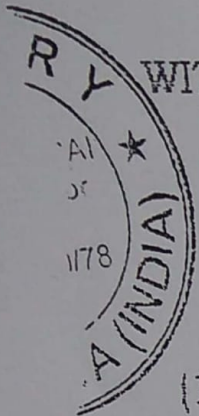


.....10/-

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
DEVELOPER ANUP VISHRAM
PRABHU WALAWALKAR,
Managing Partner of
M/s. SUNSTAR HOMES



Anup Vishram Walawalkar



WITNESSES:-

(1) *[Signature]*

(2) *[Signature]*

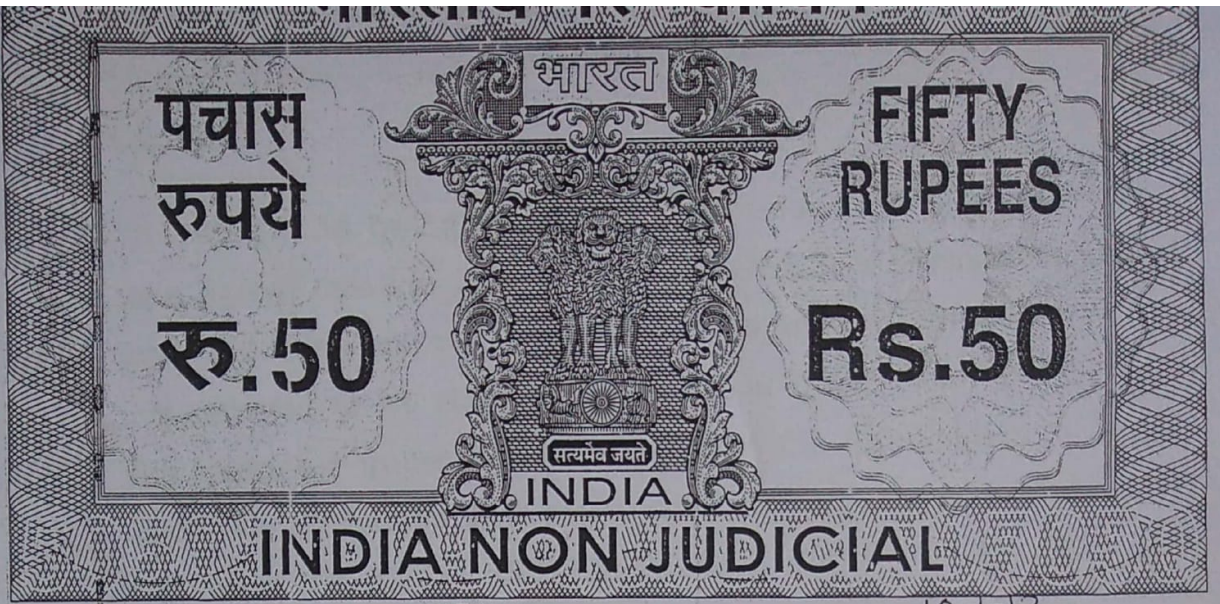
Executed before me at
Mapusa on ...13 FEB 2013

[Signature]
S. J. Sardesai
B. A. (Hons) LL. B.
Advocate - Notary
(BARDEZ DIVISION)
GOA



NOTARIAL NOTARIAL

Reg. No. 3846 / 2013



गोवा GOA

Serial No. 57692 Place of St Vennd Mapusa Date 10-1-13

422664

Value of Stamp Paper 50/-

Name of Purchaser Vishram P. Walvalkar

Residence at Mapusa Son of _____

Signature of Vendor [Signature] Signature of Purchaser [Signature]

C. J. PANDIT - LIC NO. AC / STP / VEN / 84 / 2005



IRREVOCABLE GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT WE (1) MR. VISHRAM alias SUBHASH PURSHOTTAM PRABHU WALAVALKAR, 68 years of age, son of late Purshottam Prabhu Walvalkar, businessman and (2) MRS. JANAKI VISHRAM

.....2/-

PRABHU WALAVALKAR, 62 years of age, both resident of "Janaki Niwas", Khorlim, Mapusa, Bardez - Goa, state as follows:-

WHEREAS by Agreement dated 10th January, 2013, we have agreed to allow M/s. SUNSTAR HOMES, a partnership firm, to develop and sell our property with area of 3150.00 sq. mts. allotted to us vide Deed of Partition dated 04-07-2012 and registered under No.223 of 2012 at the Sub-Registrar's office. We do hereby and hereunder nominate, appoint and constitute MR. ANUP VISHRAM PRABHU WALAWALKAR, 39 years of age, son of Vishram Purshottam Prabhu Walawalkar, married, businessman, Indian National, resident of Janaki Niwas, Khorlim, Mapusa, Bardez - Goa and nominee of the Developer to be our true and lawful attorney for us, in our name and on our behalf to do and execute all or any of the following acts, deeds and things, i.e.

- (1) To appear and act for us and on our behalf in all the Courts, Civil, Criminal or Revenue, whether original, Revisional or Appellate, in the Registration Office and in any other office including P.D.A., Town & Country Planning Department, Deputy Collector, Collector, etc. and to sign and execute required documents for the said purpose and to submit the same in concerned departments., certify, affirm and file plaints, written statements and petitions, to present appeals, writ petitions and Revision applications in any Court or Tribunal, to obtain all sorts of Certificates, to present and submit Memos of Appeals on our behalf, to produce all sorts of evidences, whether oral or documentary, to file affidavits and to make statements on oath.

.....3/-



(2) To file applications before any competent authorities for the purpose of conversion of the said property and to collect the Sanad on our behalf.

(3) To draw plans of the development and submit the same in the respective offices like Town & Country Planning Department, Planning & Development Authority, Office of Collector, Deputy Collector, Office of Municipality and get the said plans approved and thereafter to make construct the roads, buildings, apartments, etc. in the said property and do all other necessary acts for the development of the said property and also to receive respective developed plans, Certificates, Sanads, etc. from the respective offices.

(4) To enter into Agreement for Sale, to sell, mortgage and register the respective documents in the Office of Sub-Registrar of Bardez, Mapusa, admit execution thereof, receive consideration amount, receive loan amount and give valid receipts to the prospective buyers as well as, to the financial institutions who may grant loan against the said property.

(5) To rectify any mistake, errors and omissions which might crop up in the sale deed in respect of the said property.

(6) To appoint architects, surveyors for the purpose of development of said property and to pay, settle the fees of said architects, surveyors, etc.

.....4/-

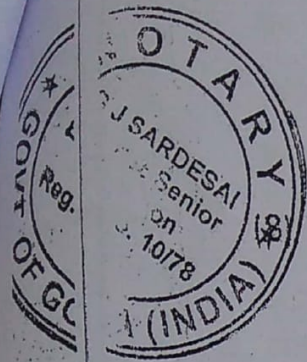


- (7) To build any buildings, flats, apartments, etc. in the said property on ownership basis or in any other way suitable to our attorney and thereafter to execute sale deeds for sale of units in the said property to the respective Purchasers/Buyers on our behalf.

To appoint and constitute on our behalf pleaders, advocates and other attorneys whenever our said attorney may think fit and proper.

- (9) To compromise, compound or withdraw cases or to refer them for arbitration as well as, to sign the terms of compromise.
- (10) To sign, verify and file applications for execution of decree or orders of any Court.
- (11) To withdraw and receive documents or money from any Court, office or Tribunal or opposite party, in execution of decree.
- (12) To take delivery of possession of properties in execution of decree.
- (13) To accept service of any summons, notices or Writs issued by any Court, Tribunal or Office against us.
- (14) To delegate any of powers given before to any other person or company, firm, etc. in case our attorney deems fit and necessary.

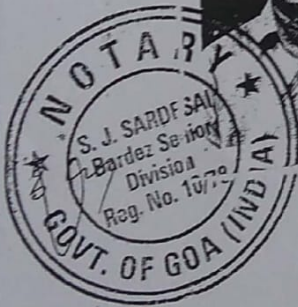
.....5/-



AND GENERALLY, to do all acts, deeds and things, execute and perform any other acts, matters or things whatsoever, which in the opinion of our said attorney ought to be done, executed and performed in relation to our said property as fully and effectually in all respects as we ourselves would do the same as if we were personally present.

AND WE hereby agree and undertake to ratify and confirm all and whatsoever our said attorney or any other substitute or substitutes appointed by him under this power on our behalf hereinbefore contained shall do or purport to do by virtue of this Instrument.

IN WITNESS WHEREOF WE, the within named have signed this Instrument at Mapusa, Bardez - Goa, on this 14th day of the month of January, of the year 2013.



[Handwritten signature]

VISHRAM alias SUBHASH PURSHOTTAM PRABHU WALAVALKAR

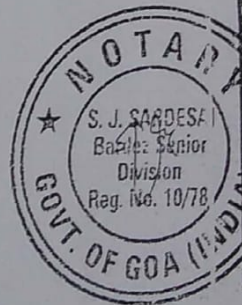
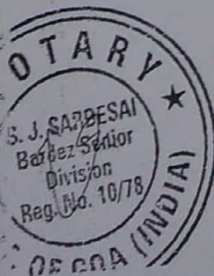
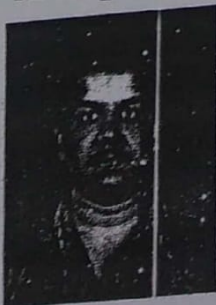
[Handwritten signature]

JANAKI VISHRAM PRABHU WALAVALKAR

Accepted by me:

[Handwritten signature]

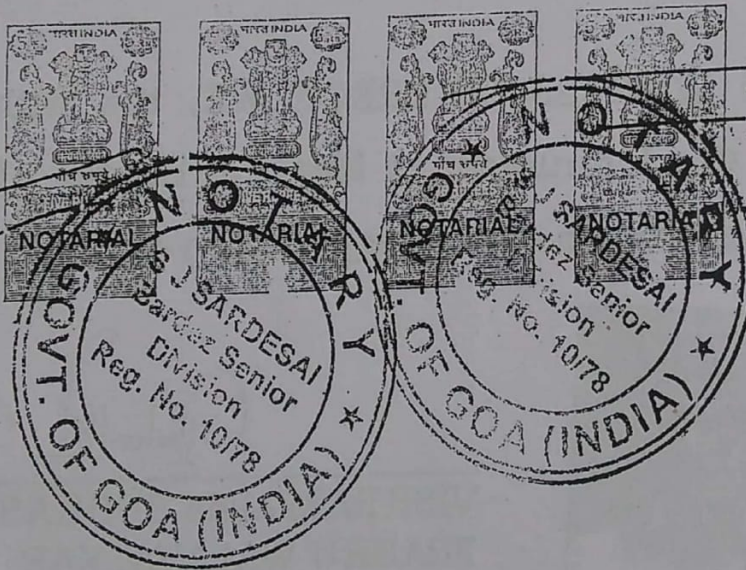
ANUP VISHRAM PRABHU WALAWALKAR
Managing Partner of M/s. SUNSTAR HOMES



Executed before me at
Mapusa on 14-7-2013

S. J. Sardesai
S. J. Sardesai
B. A. (Hons), LL. B.
Advocate-Notary
(BARDEZ DIVISION)
GOA

Reg. No. 1475/2013



29/11/2012 Rupees One lakh thirty three thousand five hundred and

26/7/2012

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



भारत 00393 NON JUDICIAL गोंया
113938 JUL 04 2012
2012 ONE THREE THREE FIVE ZERO ZERO 11:42
R.0133500/-PB7147
INDIA STAMP DUTY GOA

(5)

For CITIZEN CREDIT
CO-OP BANK LTD.

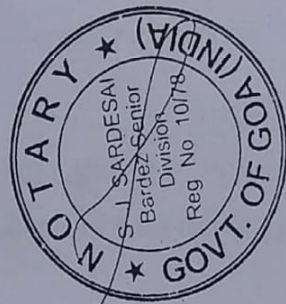
[Signature]
Authorized Signatory

Name of Purchaser MA. VISHRAM P. PRABHU WALAVALKAR

Serial No. 223/2012
Presented at the Office of the
Sub-Registrar of Bardez
between the hours of 4:30 PM
to 4:40 PM 25/7/2012

Stamp Duty
Registration 3,32,000.00
Copying (1000) 200 300.00
Copying endorsement 10.00
Total 3,33,310.

[Signature]



[Signature]

SUB-REGISTRAR
BARDEZ

SUB-REGISTRAR
BARDEZ

DEED OF PARTITION

Rs. 3,31,000. THIS DEED OF PARTITION is executed on this 04th day of July, 2012 in the city of Mapusa, Goa.

[Signature]

J.V. Walavalkar -

(Vishram P. Walavalkar) (Jyoti V. Walavalkar)

[Signature] [Rajeshwari S. Walavalkar]

[Signature] (Sanjay P. Walavalkar) his self and attorney for Parties No. 4, 4(a), 4(b), 4(c) & 4(d)

[Signature] Anil Walavalkar

Anjali Walavalkar - Anjali Walavalkar

BETWEEN

1. MR. VISHRAM alias SUBHASH P. PRABHU WALAVALKAR, son of late Purushottam Walavalkar, aged 67 years, businessman.

1(a) MRS. JANAKI VISHRAM PRABHU WALAVALKAR, wife of Mr. Vishram alias Subhash P. Prabhu Walavalkar, aged 62 years, both resident of Janki Niwas, Khorlim, Mapusa, Goa.
Hereinafter referred to as the FIRST PARTY.

AND

2. MR. ANILKUMAR P. PRABHU WALAVALKAR, son of late Purushottam Walavalkar, aged 61 years, businessman.

2(a) MRS. ANJALI ANILKUMAR WALAVALKAR, wife of Mr. Anilkumar P. Prabhu Walavalkar, aged 53 years, both resident of Mapusa, Goa.

Hereinafter referred to as the SECOND PARTY.

AND

3. MR. SANJAY P. PRABHU WALAVALKAR, son of late Purushottam Walavalkar, aged 57 years, businessman.

3(a) MRS. RAJESHWARI SANJAY P. PRABHU WALAVALKAR, w/o Mr. Sanjay P. Prabhu Walavalkar, aged 52 years, both resident of Mapusa Goa.

Hereinafter referred to as the THIRD PARTY.

J. V. Walavalkar.

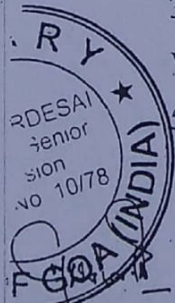
(Vishram P. Walavalkar) (Janaki V. Walavalkar)

Rajeshwari [Rajeshwari S. Walavalkar]

Sanjay (Sanjay P. Walavalkar) For Self and attorney for parties
No 4, 4(a), 4(b), 4(c) & 4(d)

Anil Walavalkar

Anjali Walavalkar - Anjali Walavalkar



AND

4. SMT. SAROJ SHIVANAND PRABHU WALAVALKAR, widow of late Mr. Shivanand Prabhu Walavalkar, aged 67 years, resident of Mapusa Goa.

4 (a) HARISH SHIVANAND PRABHU WALAVALKAR s/o late Shivanand Prabhu Walavalkar, aged 39 years.

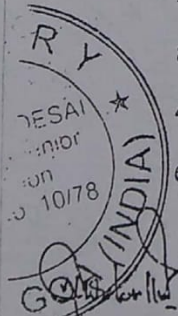
4(b) MRS. RUPALI HARISH PRABHU WALAVALKAR, w/o Mr. Harish Shivanand Prabhu Walavalkar, aged 36 years, both r/o Goregao, Mumbai.

4(c) MRS. HEMANGI HEMANT MHAMBRE, d/o late Mr. Shivanand Prabhu Walavalkar, aged 33 years, r/o Shivaji Park, Mumbai.

4(d) MR. HEMANT DINKAR MHAMBRE, s/o Mr. Dinkar Mhambre, aged 39 years, r/o Shivaji Park, Mumbai

Hereinafter referred to as the FOURTH PARTY.

The Parties No.4, 4(a), 4(b), 4(c) and 4(d) are represented in this Deed through their lawful attorney, Shri Sanjay Walavalkar, the Party No.3, constituted by virtue of Power of Attorney dated 17/03/2012 executed by Party No.4(a) before Notary Dr. S. C. Shrinivastava at Mumbai, by virtue of the authority of sub delegation conferred on him by Party No.4, 4(b), 4(c) & 4(d), in the Power of Attorney dated 11/01/2012, executed by the said parties in favour of Party No.4(a) before



J. V. Walavalkar.

(Vishnu P. Walavalkar) (Jagan V. Walavalkar)

Ravi [Rajeshwari S. Walavalkar]

Shri (Sanjay P. Walavalkar) For Self and attorney for parties
No. 4, 4(a), 4(b), 4(c) & 4(d)

Avil Walavalkar

Notary Dr. S. C. Shrinivastava at Mumbai. True copies of the said Power of Attorney are annexed to the deed.

All parties are Indian Nationals.

WHEREAS :

A) The parties No.1, 2, 3 and late Shivanand Prabhu Walavalkar are the sons of late Shri Purushottam Walavalkar and late Smt. Tarabai Purushottam Walavalkar, both residents of Mapusa Goa.

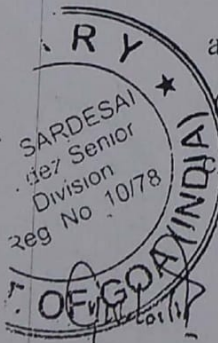
B) Said Purushottam Walavalkar was a businessman and during his lifetime had acquired several assets all situated at ward Khorlim, City of Mapusa, Taluka Registration, Sub-District of Bardez, District of North Goa, which are as follows :

(i) A plot with the residential house therein known as 'JANAKI NIWAS'.

(ii) Property bearing Survey No.39/120 - Near the Saw Mill.

(iii) Property known as "QUCALEACHEM BATA" or "MIRSAGACHEAM BATULEM", also known as "TOLEACHEM", situated at Khorlim, consisting of two properties wherein there exists three dwelling houses, one known as "Tara Niwas", the second known as "Shanta Niwas", and the third one without any name.

(iv) Property bearing Survey No.22.37/120 - consisting of chawl called Sanjay Niwas.



J. V. Walavalkar.

(Vishwan P. Balavalkar) (Janaki V. Walavalkar)

Rous [Rajeshwari S. Walavalkar]

For (Sanjay P. Walavalkar) For self and attorney for Parties
No. 4, 4(A), 4(B), 4(C), 4(D)

Anil Walavalkar

Anjali Walavalkar - Anjali Walavalkar

(v) Property known as 'TOMBORTACAO SORVO', originally the plot allotted by Comunidade of Khorlim, admeasuring 19,980.00 sq. mtrs.,

(vi) Plot bearing Survey No.55/115 - Near Saraswat Vidyalaya, admeasuring 600 sq. mts.

Therefore said properties are more particularly described with boundaries in Schedules I, II, III, IV, V and VI respectively, herein under written.

C) Upon the death of said Purshottam Walavalkar and his wife Tarabai Purushottam Walavalkar, Inventory proceedings were filed bearing No.150/1994 in the Court of Civil Judge Senior Division, Mapusa & by Order dated 21st January 1995 in the said proceedings, all the aforesaid properties were allotted to the parties abovenamed in equal shares, Thus the parties abovenamed are the co-owners of the said properties holding 1/4th undivided right in the same.

D) By virtue of an Agreement dated 13/12/2011, executed by the Party No.1 of the First Party, Party No.2 of the Second Party and Party No.3 of the Third Party, for self and as authorized representative of Party No.4(a), it was agreed that the properties mentioned above would be allotted to the parties as per their respective shares in the manner stated therein.

J. V. Walavalkar.

F. Vishwanath P. Walavalkar (Janaki V. Walavalkar)

Ran [Rajeshwari S. Walavalkar]

Shri (Sanjay P. Walavalkar) For self and attorney for parties
No. 4, 4(a), 4(b), 4(c), & 4(d)

Shri Anil Walavalkar

Shri Anil Walavalkar - Anjali Walavalkar

NOW THIS DEED OF PARTITION WITNESSES AS UNDER :

1. In pursuance of said agreement dated 13/12/2011, the First Party, the Second Party, the Third Party and the Fourth Party abovenamed do hereby partition and divide the said properties listed in para (B) above among themselves in the following manner:

2. The residential house 'Janaki Niwas' with the land around, more particularly described in Schedule I is allotted exclusively to the THIRD PARTY.

The FIRST PARTY, SECOND PARTY and FOURTH PARTY give up and relinquish their right in the property described in Schedule I.

3. Property bearing Survey No.39/120 – situated near the Saw Mill, more particularly described in Schedule II is allotted to the SECOND PARTY, THIRD PARTY and the FOURTH PARTY jointly.

The FIRST PARTY gives up and relinquishes their right in the property described in Schedule II.

4. The property described in Schedule III is allotted exclusively to SECOND, THIRD and the FOURTH PARTY jointly.

J. V. Walavalkar.

(Vishwan P. Walavalkar) (Janaki V. Walavalkar)

Prus [Rajashwari S. Walavalkar]

Shri (Sanjay P. Walavalkar) For self and attorney for parties
No. 4, 4(a), 4(b), 4(c) & 4(d)

Shri Anil Walavalkar

Anjali Walavalkar - Anjali Walavalkar

The FIRST PARTY gives up and relinquishes their right in the property described in Schedule III.

5. Property bearing Survey No.22.37/120 – consisting of chawl called Sanjay Niwas more particularly described in schedule IV is allotted to the SECOND PARTY, THIRD PARTY and the FOURTH PARTY jointly.

The FIRST PARTY gives up and relinquish their right in the property described in Schedule IV.

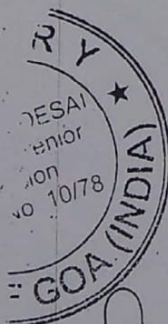
6. Property known as 'TOMBORTACAO SORVO', originally the plot allotted by Comunidade of Khorlin, admeasuring 19,980.00 sq. mtrs, more particularly described in schedule V is allotted to FIRST PARTY.

The SECOND PARTY, THIRD PARTY and the FOURTH PARTY give up and relinquish their right in the property described in Schedule V.

7. Plot bearing Survey No.55/115 – Near Saraswat Vidyalaya, admeasuring 600 sq. mts. , more particularly described in schedule VI is allotted to SECOND PARTY, THIRD PARTY and the FOURTH PARTY jointly.

The FIRST PARTY gives up and relinquishes their right in the property described in Schedule VI.

8. The above parties are allotted the said properties exclusively towards their 1/4th share in the estate of their parents.



[Signature]

J.V. Walavalkar.

(Vishram P. Walavalkar) (Janki V. Walavalkar)

[Signature] [Rajeshwari S. Walavalkar]

[Signature] (Sanjay P. Walavalkar) For Self and attorney for parties
No. 4, 4(a), 4(b), 4(c), 4(d)

[Signature] Anil Walavalkar

9. From today, the FIRST PARTY, SECOND PARTY & FOURTH PARTY cease to have any right, title or interest in the property described in Schedule I, and the THIRD PARTY will be recognized as the absolute owner in lawful possession of the property described in Schedule I and shall enjoy it without any interference from FIRST, SECOND and the FOURTH PARTY or any one claiming through them,

10. The FIRST PARTY, ceases to have right in the property described in the Schedule II and the SECOND PARTY, THIRD PARTY and the FOURTH PARTY will be recognized as the absolute owners in lawful possession of the property described in Schedule II jointly, and shall enjoy it without any interference from FIRST PARTY or any one claiming through them.

11. The FIRST PARTY ceases to have right in the property described in the schedule III. And the SECOND, THIRD and the FOURTH PARTY will be recognized as the absolute owners in lawful possession of the property described in the schedule III, and shall enjoy it without any interference from the FIRST PARTY or any one claiming through them.

12. The FIRST PARTY ceases to have right in the property described in the schedule IV. And the SECOND, THIRD & FOURTH PARTY will be recognized as the owners in lawful possession of the property described in the schedule IV jointly,

Angali Walavalkar - Angali Walavalkar

V. Sob. Kar

J.V. Walavalkar.

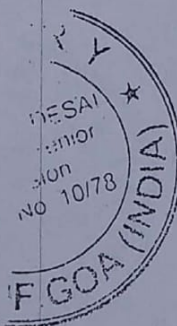
(Vishwan P. Walavalkar) (Janki V. Walavalkar)

[Rajeshwari S. Walavalkar]

(Sanjay P. Walavalkar) For self and attorney for parties

Anil Walavalkar

As per 4(a), 4(b), 4(c) & 4(d)



without any interference from, the FIRST PARTY or any one claiming through them.

13. The SECOND, THIRD and the FOURTH PARTY ceases to have right in the property described in the schedule V. And the FIRST PARTY will be recognized as the owners in lawful possession of the property described in the schedule V, without any interference from, the SECOND, THIRD and the FOURTH PARTY or any one claiming through them.

14. The FIRST PARTY ceases to have right in the property described in the schedule VI. And the SECOND, THIRD & FOURTH PARTY will be recognized as the owners in lawful possession of the property described in the schedule VI jointly, without any interference from, the FIRST PARTY or any one claiming through them.

15. The provisions of section 46-A of The TPA are not applicable to properties under schedules mentioned hereunder.

SCHEDULE - I

The property with the residential house therein known as "JANAKI NIWAS", not found described in the Land Registration Office nor in the Revenue Office, surveyed under Chalta No.77 of P. T. Sheet No.120 of City Survey Mapusa and bounded as follows :



East : By the property of M.N.J. Braganza;
West : By the plot surveyed under Chalta

Angali Walavalkar - Angali Walavalkar.

J.V. Walavalkar.

(Vishwan P. Walavalkar) (Janaki V. Walavalkar)

Rsu [Rajeshwari S. Walavalkar]

For (Sanjay P. Walavalkar) For self and attorney for parties
No. 4, 4(a), 4(b), 4(c) & 4(d)

Anil Walavalkar

No.76 of P.T. Sheet No.120 belonging to Vishram P. P. Walaulakar;

North : By public road;

South : By drain of water.

The said plot admeasures 648.00' sq. mts.

The said residential house existing in the

said property bears H. No. E - 20.

J.V.W.
sh
The house is in a dilapidated condition.

~~Value Rs. 200000~~

J.V.W.
Rs. 972000.00

Valued by the ~~State~~ *sh* *Rau* *Angeli* *J.V.W.*
~~Rs. 300000.00~~

SCHEDULE II

Property bearing survey No.39/120.

East: Residential House of Govekar Family in Survey No.40;

West: Residential House of Mr. Dalal in Survey No.38;

North: Shivasagar Saw Mill;

South : Public Road-Mapusa-Assagao.

The said plot admeasures 515.00 sq.m.

Valued at Rs. 772500.00

SCHEDULE III

Property known as "QUCALEACHEM BATA" or "MIRSANGACHE", also known as "TORACHYE" situated at Corlim, Mapusa, consisting of two properties, described under description no.6257 at folio 366 of B new 29 and 11148 at folio 74 of B new 29, both adjoined to each other forming one

Angeli Walwalkar - Angeli Walwalkar

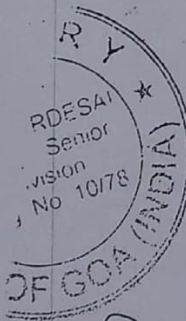
J.V. Walwalkar

(Vishram P. Walwalkar) (Janaki V. Walwalkar)

Rau [Rajshwari S. Walwalkar]

sh (Sanjay P. Walwalkar) For self and attorney for parties
no. 4, 4(a), 4(b), 4(c) & 4(d)

sh Avil Walwalkar



autonomous plot wherein there exists three dwelling houses, one known as "Tara Niwas", the second known as "Shanta Niwas", and the third one without any name. Such autonomous plot being bounded on the

East : by a Nalla;

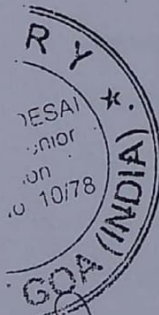
West : by plots of Ramchandra Xete Sirodcar, Srinivassa A. Joshi and others;

North : by a plot of Jose Gonsalves and others, now of the Purushottam Walavalkar;

South : by a Municipal road which goes to Assagao Village.

It is now described under No.33495 at folio 50 of B 86 of Land Registration Office, inscribed under No.40425 at folio 198 of C 43, registered in the Revenue Office (Matriz) under nos.813 and 814 and the houses therein exists being registered under No.240, 143, 144 and 145 of the 1st circumscription.

The said property is surveyed under Chalta nos.42, 43, 46, 49, 36 and 38. The said property admeasures 814.00 square metres.



Value ~~Rs. 1,00,000.00~~ Rs. 1,22,10,000.00
Valued by ~~the valuer~~ for Rs. 1,22,10,000.00
~~Total~~ Rs. 1,22,10,000.00

J.V.W.
[Signature]
[Signature]

[Signature]

J.V. Walavalkar -

(Vishwan P. Walavalkar) (Janaki V. Walavalkar)
Rsu [Rajeshwar S. Walavalkar]
[Signature] (Sanjay P. Walavalkar) For self and attorney for parties
no. 4, 4(a), 4(b), 4(c) & 4(d)
[Signature] Anil Walavalkar
Angeli Walavalkar - Angeli Walavalkar

SCHEDULE IV

Property bearing Survey No.22.37/120- consisting of chawl called Sanjay Niwas & Saw Mill.

East : Public road leading to Sateri Temple;

West : Property under survey No.37C containing Residential Houses ;

North : Residential Houses of Mr. Digamber Shinde and others;

South : Property under survey-39, residential houses of Govekar family and others along the boundary.

The said plot admeasures 2970.00 sq. mts. Valued at Rs. 4,45,500.00

J.V. Walavalkar
S.P. Walavalkar
Rajesh
Amil

SCHEDULE V

Property known as "TOMBORTACAO SORVO", originally the plot allotted by Comunidade of Khorlim, admeasuring 19,980.00 square metres, registered under Book Tombo 2 B, Volume 2, maintained by Comunidade of Khorlim, out of which the plot admeasuring 13125.00 square metres was sold to D. V Walavalkar under sale deed dated 15/12/1969 and an area admeasuring 634.50 square metres was sold to Mahadev V. Karekar by another sale deed. The remaining plot admeasuring 6239.50 square metres. Out of this 6239.50 sq. mtrs., 3089.00 sq. mtrs. is conveyed in favour of Tara Gardens Co-op. Housing Society. Remaining 3150.00 sq. mtrs is allotted to Mr. Vishram P. Walavalkar. This separate and distinct plot of 6239.50 sq.mtrs. is bounded as follows :

09 (INDIA)

Vishram P. Walavalkar

(Vishram P. Walavalkar) (Janaki V. Walavalkar)

Rajesh [Rajeshwari S. Walavalkar]

S.P. (Sanjay P. Walavalkar) For self and attorney for parties No. 4, 4 (a), 4 (b), 4 (c), 24 (f)

Amil Walavalkar

East : by the remaining part of the said property which was sold to D. V. Walavalkar;

West : by drain of water;

North : by the Hindu Crematorium and the property of Institute of Saraswati Vidyalaya;

South : by the remaining property sold to D. V. Walavalkar.

The said separated plot is surveyed in the City Survey Mapusa under Chalta No.52 of P. T. Sheet No.115 and it admeasures 6239.50 square metres.

Value ~~Rs. 1,00,000.00~~
 Valued by the valuer at Rs. ~~1,00,000.00~~ 4725000.00

J.V.W.
Rau
Anjali

SCHEDULE VI

Plot bearing Survey No.55/115- near Saraswat Vidhyalaya, admeasuring 600 sq mts. The plot being bounded on the:

East : Residential Houses

West : Plot under Survey No. 52/115

North : Public Road.

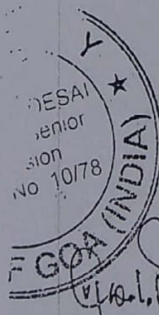
South : Balance portion of this Plot (55/115)

Belonging to Mr. Karekar.
 valued at Rs. 900000.00

J.V.W.
Rau
Anjali

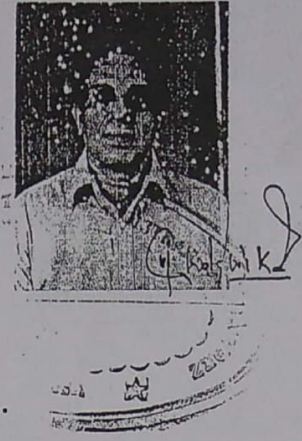
In the Witness whereof the parties have signed this Deed of Partition after having understood the contents thereof.

Anjali Walavalkar - Anjali Walavalkar
J.V. Walavalkar.



(Vis) *Dr. P. Walavalkar* (Janki V. Walavalkar)
Rau [Rajeshwar S. Walavalkar]
Rau (Sanjay P. Walavalkar) For self and attorney for parties
 No. 4, 4(a), 4(b), 4(c) & 4(d)
Anil Walavalkar

SIGNED, SEALED AND DELIVERED
 withinnamed the FIRST PARTY
 MR. VISIRAM alias SUBHASH P.
 PRABHU WALAVALKAR



Prabhu Walavalkar

L.H.T.I.

R.H.T.I.

- | | | | |
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Angeli Walavalkar - Angeli Walavalkar

J.V. Walavalkar

(Vishwan P. Walavalkar) (Janaki U. Walavalkar)

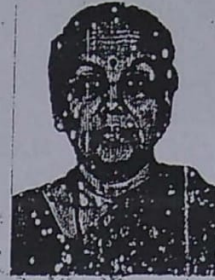
[Rajeshwari S. Walavalkar]

(Sanjay P. Walavalkar) for self and attorney for parties
10.4.4(a), 4(b), 4(c) & 4(d)

A.P. Anil Walavalkar

SIGNED, SEALED AND DELIVERED

with named the FIRST PARTY
MRS. JANAKI VISHRAM
PRABHU WALAVALKAR



walwalkar.

J.V. Walavalkar.

L.H.T.I.

R.H.T.I.

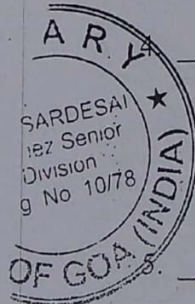
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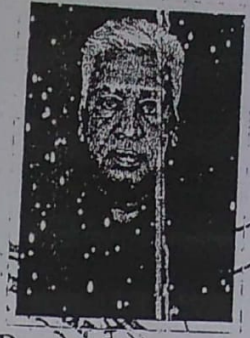
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J.V. Walavalkar. Anjali Walavalkar - Anjali Walavalkar

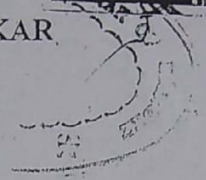
*(Vishram P. Walavalkar) (Janaki V. Walavalkar)
Rajni [Rajeshwari S. Walavalkar]*

*(Sanjay P. Walavalkar) For Self and attorney for Parties
M. 4, 4(a), 4(b), 4(c) & 4(d)*

[Signature] Anil Walavalkar




SIGNED, SEALED AND DELIVERED
with/named the SECOND PARTY
MR. ANILKUMAR P. PRABHU WALAVALKAR



Anil walavalkar

L.H.T.I.

R.H.T.I.

- | | |
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| 1.  | 1.  |
| 2.  | 2.  |
| 3.  | 3.  |
| 4.  | 4.  |
| 5.  | 5.  |



*Angeli Walavalkar - Angeli Walavalkar -
J.V. Walavalkar -*

*(Vishwan P. Walavalkar) (Janaki V. Walavalkar)
Pran [Rajashree S. Walavalkar]
Sanjay P. Walavalkar For self and attorney for parties
No. 4, 4(a), 4(b), 4(c) & 4(d)
Anil walavalkar*

Anjali W




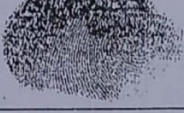
SIGNED, SEALED AND DELIVERED
with in named the SECOND PARTY
MRS. ANJALI ANILKUMAR WALAVALKAR







Anjali Walavalkar



L.H.T.I.



R.H.T.I.

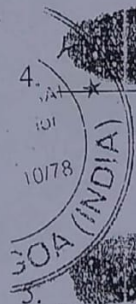
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Anjali Walavalkar - Anjali Walavalkar -

J.V. Walavalkar.

[Signature]

Vishwan P. Walavalkar (Anjali V. Walavalkar)

Ravi [Rajeshwari S. Walavalkar]

For (Sanjay P. Walavalkar) For self and attorney for parties
No. 4, 4(a), 4(b), 4(c), & 4(d)

Anil Walavalkar

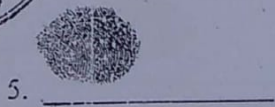
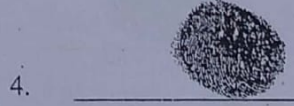
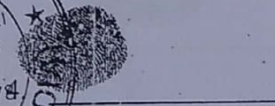


SIGNED, SEALED AND DELIVERED
with in named the THIRD PARTY
MR. SANJAY P. PRABHU WALAVALKAR
For Self & as Attorney for Parties No. 4, 4(a), 4(b),
4(c), & 4(d)

Prabhuvalkar (Sanjay P. Walavalkar)

L.H.T.I.

R.H.T.I.



Anguli Walavalkar - Anguli Walavalkar

Prabhuvalkar

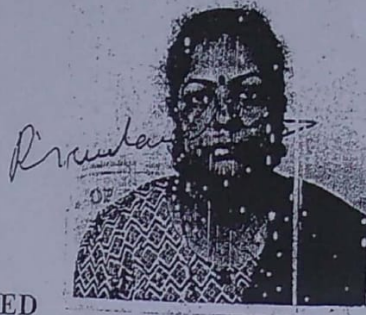
J.V. Walavalkar

(Vishram P. Walavalkar) (Jasvanti V. Walavalkar)

Ram [Rajeshwari S. Walavalkar]

Sanjay (Sanjay P. Walavalkar) For Self and Attorney for Parties No. 4, 4(a), 4(b), 4(c) & 4(d)

Amil Walavalkar



SIGNED, SEALED AND DELIVERED
withinnamed the THIRD PARTY
MRS. RAJESHWARI SANJAY P.
PRABHU WALAVALKAR

Rajeshwar S. Walavalkar Prabhuvalkar

L.H.T.I.

R.H.T.I.

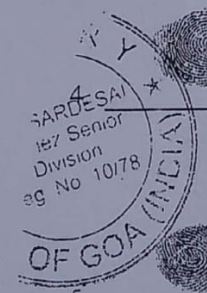
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Angeli Walavalkar - Angeli Walavalkar

J. V. Walavalkar

(Vishwan P. Walavalkar) (Janaki U. Walavalkar)
Ran [Rajeshwar S. Walavalkar]

Sanjay P. Walavalkar For Self and attorney for parties
No. 4, 4(a), 4(b), 4(c), & 4(d)
Anil Walavalkar

IN THE PRESENCE OF:

1. Agad
(Aqani A. Gad)

2. RD
(Rupali R. Dhatgalkar)

V. Walavalkar

J.V. Walavalkar

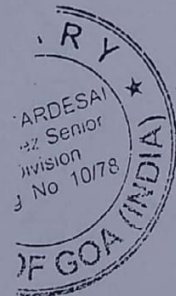
(Vishvan P. Walavalkar) (Janki V. Walavalkar)

Rsu [Rajeshwari S. Walavalkar]

SPK (Sanjay P. Walavalkar) For self and attorney for parties
No. 4, 4(a), 4(b), 4(c) & 4(d)

APW Anil Walavalkar

Anguli Walavalkar - Anguli Walavalkar



① Vishram alias Subhash P. Prabhu
Walavalkar, slo late Purushottam
Walavalkar, 67 yrs, married, business,
and

2) Janki Vishram Prabhu Walavalkar
62 yrs, w/o Vishram alias
Subhash Walavalkar, 62 yrs, both
s/o Janki Niwas Khorlim Mapusa
Bardez Goa.

3) Anilkumar P. Prabhu Walavalkar, slo
late Purushottam Walavalkar, 61 yrs,
business - and

4) Anjali Anilkumar Walavalkar, 53 yrs,
both s/o Mapusa Bardez Goa.

5) Sanjay P. Prabhu Walavalkar, slo
late Purushottam Walavalkar, 52 yrs

business, do Mapusa Goa, for self
and as a P.O.A. holder for Saroj Shivanand
Prabhu Walavalkar, widow 67 yrs, Harish
Shivanand Prabhu Walavalkar, 39 yrs,

Rupali Harish Prabhu Walavalkar, 36 yrs,
Hemangi Hemant Mahambre, do late

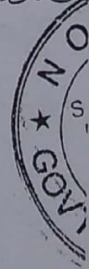
Shivanand Prabhu Walavalkar, 33 yrs,

do Shivaji Park Mumbai, vide different

P.O.A. dt:- 17/3/2012 executed by Party

No 4a before Dr. S.C. Shrinivastava at
Mumbai, by virtue of sub delegation conferred
on him by party no 4 (4b) (4c) (4d) in the P.O.A.
dt:- 11/1/2012. Party of the four the Part

6) Rajeshwari Sanjay P. Prabhu Walavalkar
W/o Sanjay P. Prabhu Walavalkar, 52 yrs,
both do Mapusa Bardez Goa.



executing party
.....
admits execution of the so called
.....

Vishwan P. Prabhu Walawalkar - C.A.L.K.
 Janaki V. Prabhu Walawalkar - J.V. Walawalkar.
 Amal P. V. Walawalkar - ~~Amal P. V. Walawalkar~~
 Anjali Walawalkar - Anjali Walawalkar
 Sanjay P. Walawalkar - ~~Sanjay P. Walawalkar~~
 Rajeshwari S. Walawalkar - Rindawalkar

① Girtsh P Bhanne, slo Pandarinath S.
 Bhanne, 41 yrs, married, service, to
 H.No 6411 Hale Assagao Bardez - Goa

② Shaikh Amrudin, married ret'd.
 slo Shaikh Ismail, 57 yrs, to
 H.No. 179171 Aito Bela Wista
 Sangolda Bardez - Goa

Girtsh P Bhanne
 Shaikh Amrudin



SUB-REGISTRAR
 BARDEZ

291
at pages 222 305
Book No. 2
26/9/2012
3004
SM



Note of Return:- This document will be returned on 26th September 2012.

SM
SUB-REGISTRAR
MAPUSA

Certified that this is a true Copy
Mapusa on 22 JAN 2013

S. J. Sardesai
B.A. (Hons) L.B.
ADVOCATE & NOTARY
MAPUSA -- GOA.

Reg. NO. 1613 I/2013



IN THE COURT OF DEPUTY COLLECTOR AND S.D.O AT MAPUSA BARDEZ-GOA.

15/174 /2012/Part/Land

1.Mrs. Vishram alias Subhash Purushottam Prabhu Walavalkar

R/o.Janki Niwas

Khorlim Mapusa-Bardez Goa.

..... Applicant

V/s

1.Purushottam V Walavalkar (Deceased)through his Lrs

a)Anil Purushottam Prabhu Walawalkar

b)Sanjay Purushottam Prabhu Walawalkar

2.Shivanand Purushottam Prabhu Walawalkar (Deceased)through his Lrs

a)smt.Saroj S Walawalkar

b)Roopali H Walawalkar

c)Himangi H Mhambrey

d)Hemant D Mhambrey

All R/o.Janki Niwas Khorlim Mapusa Goa.

..... Respondents

O R D E R

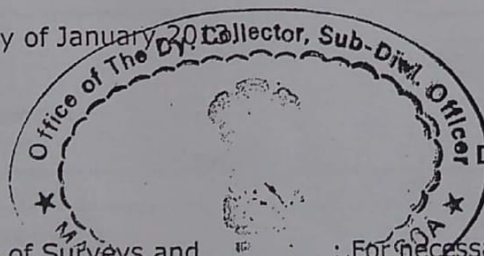
Whereas the applicant above named have made an application to this court u/s 61 of LRC, 1968 and Rules made there under for the partition of holding surveyed under Chalta No.52 P.T.Sheet No.115 for Mapusa City Bardez Taluka for the separation of his/her/their share of plot Admeasuring an **area of 3150.00 Sq.mts.**

And whereas formal inquiry was made in the matter after issuing notices to the concerned parties and also publishing a proclamation as required by Rule 3 (1) (2) of the Goa Daman & Diu Land revenue Partition of Holding Rules, 1968.

And whereas no any objections were received from the other co-holders or the persons if any interested therein.

Now therefore, in pursuance of rule 5 of aforesaid Rules, the inspector of Surveys and Land records, City Survey, Mapusa, is hereby directed to carry out partition of the holding Surveyed under under Chalta No.52 P.T.Sheet No.115 separating portion shown on Deed of Partition plan/ site plan furnished by the applicant also they are directed to show in the new sub-division so created by separating the said portion any houses existing there in or rights of any other nature as per existing Records of rights and submit the copy of the plan showing therein partition of the under Chalta No.52 P.T.Sheet No.115 for Mapusa City Bardez Taluka along with form IV and Area Adjustment Statement to this court for the confirmation of Partition.

Dated this 7th day of January 2012



(Sabaji P.Shetye)

Deputy Collector & S.D.O, Mapusa,
Bardez-Goa.

To

1. The Inspector of Surveys and Land records, City Survey, Mapusa. : For necessary action as directed above

1.Mrs. Vishram alias

Subhash Purushottam Prabhu Walavalkar

R/o.Janki Niwas

Khorlim Mapusa-Bardez Goa.

He/She/They should contact the Inspector Surveys & Land Records, City Survey Mapusa, for payment of necessary fees



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This is for information purpose only

Government of Goa
Form 'D'
See Rule 7

Page No. 1

Property Card of Mapusa city

Date 08/08/2013

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
115	52-A	3150.00	1		Private

Easements

---- Nil ----

Holder in the origin of the title
(So far as traced) -

VISHRAM alias SUBHASH PURUSHOTTAM PRABHU WALVALKAR

By virtue order dated 17/06/2013 vide case no 15/174/2012/PART/LAND In The Court Of The Deputy Collector and S.D.O Mapusa Bardez Goa.

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	Now Holder (H), Lessee (L), Encumbrance(E)	Area (Sq.Mts)

---- Nil ----

[] Bracketed entries indicate Deletion

For any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Handwritten signature and stamp