TRUE COPY

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

गोवा GOA

018816

32/2011 TREASURY OFFICE QUEPEM - GOA 08/02/2011

Rupees Ten Thousand

M/S Shivani Developers

curchorem goa

Rupees Sixty Thousand only

Serial No. 805/11

Presented in the office of the Sub-Registrar of Quepem and 2:30 on 10/5/2011

Court fee stamp for Rs. ..... Ps. .....

Copying and endorsements 60

Postage 50

Total Rs. 10 120/20

Jon. Sajlani

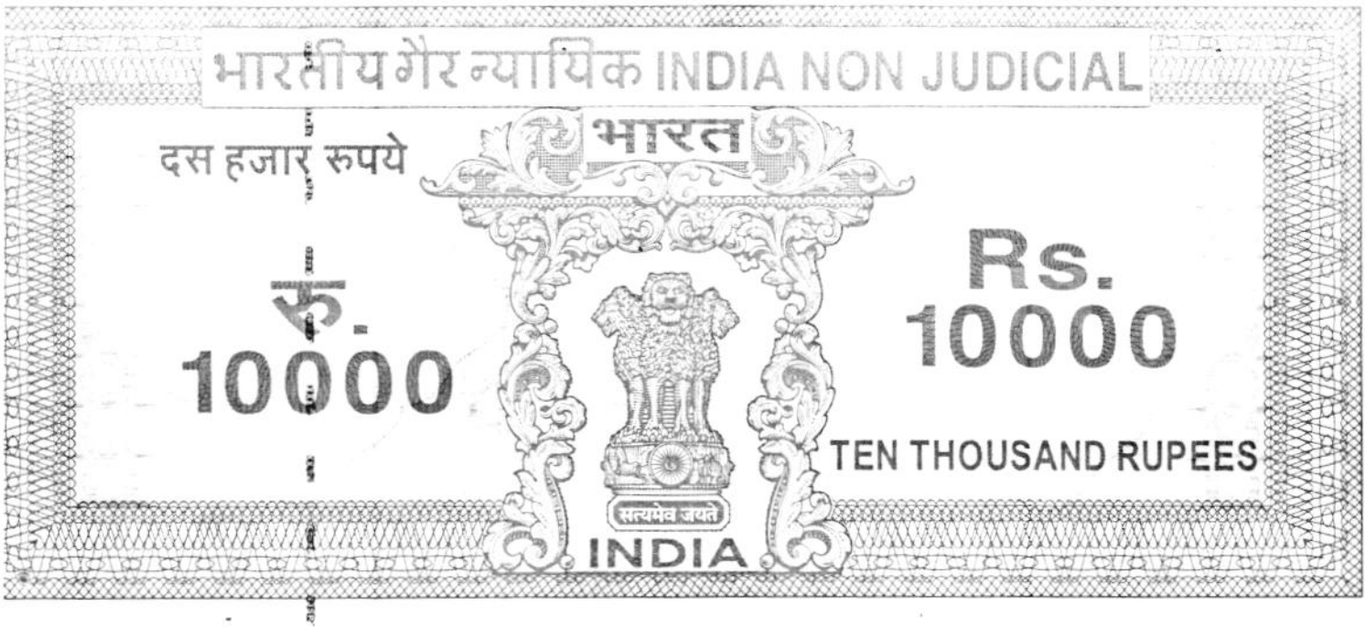
DEED OF SALE

SUB-REGISTRAR OF QUEPEM

NOTARY UDAY GANESH KUDCHADKAR Reg. No. 62/96 Quepem Taluka CURCHOREM GOA Exp. Date: 5-6-2019 GOVT. OF GOA

26/7/19

..../-



गोवा GOA

018817

32/2011 08/02/2011

Rupees Ten Thousand

M/S Shivani Developers

curchorem. goa

Rupees sixty Thousand only

This **DEED OF SALE** is made and executed at Quepem of Taluka Quepem on this 25th day of July 2011.

....3/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

भारत

दस हजार रुपये

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

गोवा GOA

018818

32/2011 08/02/2011

Rupees Ten Thousand

M/S Shivani Developers

Curchorem Goa

Rupees Sixty Thousand only

CHANDKAR 02/90 5-8-2019 GOVT. OF GOA

: 3 :

BETWEEN

1. MR. ARVIND @ PUNDALIK VINAYAK NAIK KARMALI, son of late Vinayak Gopinath Naik Karmali, Major in age, married, holding PAN CARD No.: AFKPK2658D and his wife;

....4/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

गोवा GOA

018819

32/2011 TREASURY OFFICE 08/02/2011

Rupees Ten Thousand

M/S Shivani Developers

Curchorem Goa

Rupees Sixty Thousand only

SCHADKAR GOVT. OF GOA

: 4 :

2. MRS. SHOBA ARVIND NAIK KARMALI, wife of Arvind Naik Karmali, major in age, both residents of Madhegal, Kakoda – Goa.

....5/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रूपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

गोवा GOA

018820

32/2011 08/02/2011

Rupees Ten Thousand

M/S Shivani Developers

Curchorem Goa

Rupees Sixty Thousand only

3. SHRI. ASHOK VINAYAK NAIK KARMALI, son of late Vinayak Gopinath Naik Karmali, Major of age, married, holding PAN CARD No.: ADVPK4713F and his wife;

....6/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

गोवा GOA

018821

32/2011 08/02/2011

Rupees Ten Thousand

M/s Shivani Developers

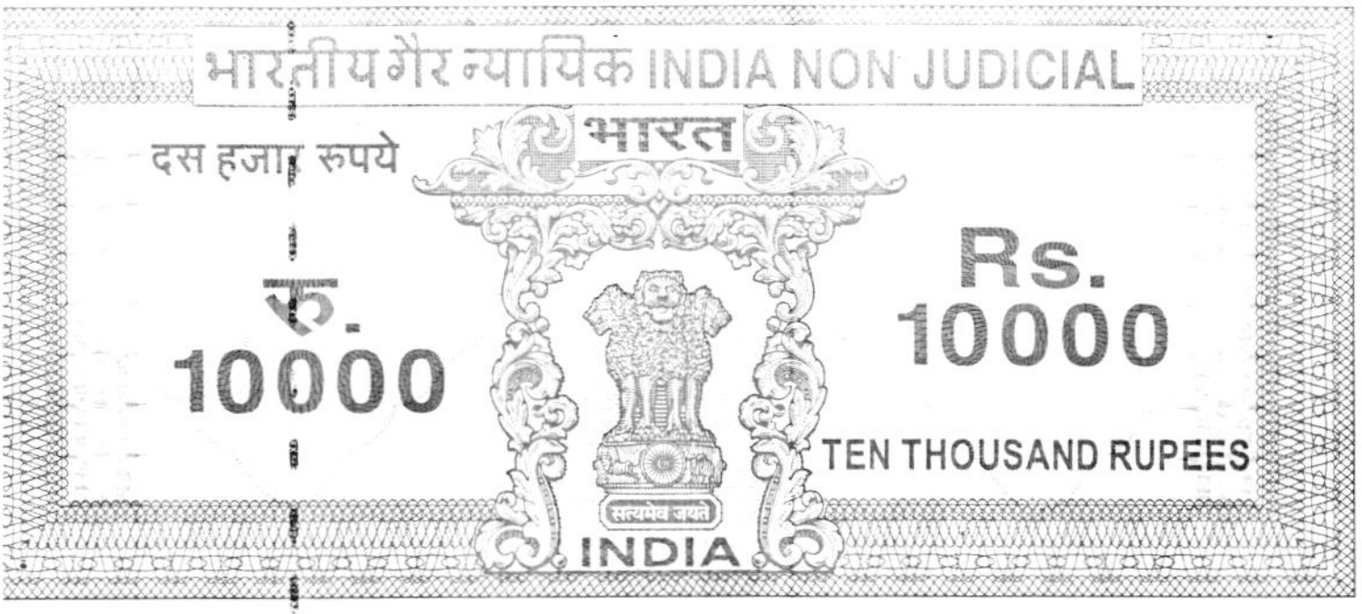
Curchorem-Goa

Rupees Sixty Thousand only

GOVT. OF GOA 5-8-2019

4. Mrs. VIDHYA ASHOK NAIK KARMALI, wife of Ashok Naik Karmali, major in age, both residents of Madhegal, Kakoda – Goa.

....7/-



गोवा GOA

018255

SUB-TREASURY OFFICER
QUEPEM-GOA

15/2011 ... Place for vend. ... Date of issue 25/07/2011

Value of stamp paper ... Rupees Ten Thousand of

Name of the purchaser ... M/s Shivani Developers

Address at Cuxchorem Goa ... Rupees Thirty Thousand only

As there is no one sim... Additional stamp paper for the completion of ... vide...

Signature of the Stamp Vendor ... Signature of the Purchaser

ADKAR ★ GOVT. OF GOA

5. MR. ROHAN ARVIND NAIK KARMALI, son of Arvind Naik Karmali, major in age, bachelor, resident of Madhegal, Kakoda – Goa.

....7A/-

JMS

भारतीय गैर न्यायिक INDIA NON JUDICIAL

दस हजार रुपये

भारत

रु. 10000

Rs. 10000

TEN THOUSAND RUPEES

INDIA

गोंवा GOA

018256

15/2011 Place of vend. 25/07/2011

Value of stamp paper Rupees Ten Thousand

Name of the purchaser M/s. Shivani Developers

Residing at Curchorem Goa

As there is no one sig... Rupees Thirty Thousand only

Additional stamp paper ...

...

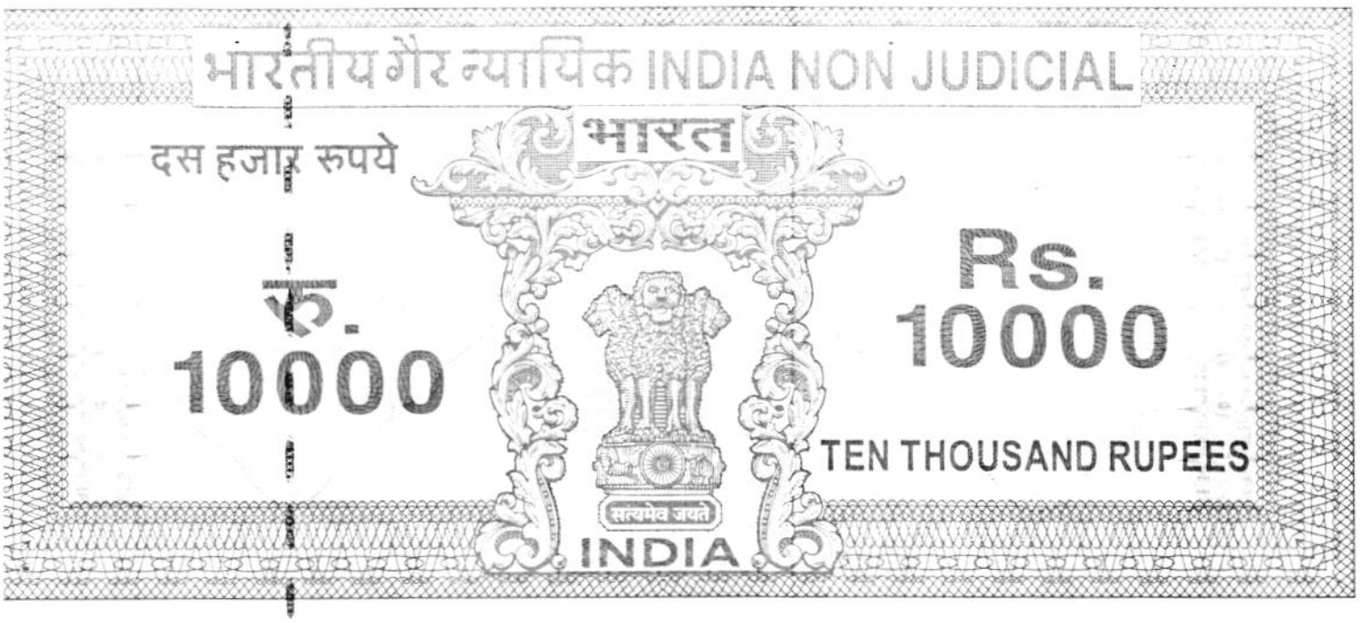
Signature of the ... Signature ...

CHADOK
Ex Taluka
CURCHOREM
GOA
Exp Date: 5-8-2019
GOVT. OF GOA

: 7A :

6. MRS. RUHEE SHANTANU KAMAT, daughter of Arvind Naik Karmali, major in age, wife of Shantanu Kamat, married and her husband;

....7B/-



गोवा GOA

018257

SUB-TREASURY OFFICER
QUEPEM-GOA

15/2/2011 ..... Place of vend ..... Date of issue 25/07/2011

Value of stamp paper ..... Rupees Ten Thousand

Name of the purchaser M/S. Shantanu Developers

Address of the purchaser Curchorem Goa

As directed on the application dated ..... Rupees Thirty Thousand only

Additional stamp paper ..... dated .....

with .....

Signature of the Stamp Vendor Signature of the Purchaser

: 7B :

7. Mr. SHANTANU VINAYAK KAMAT, son of Vinayak Kamat, major in age, married, both residents of Belgaum.

S.M.S...7C/-

State of Karnataka, Indian Nationals, hereinafter called the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective legal heirs, legal representatives, administrators and assigns)

AND

1. **M/S SHIVANI DEVELOPERS**, a partnership firm, constituted and registered under Indian Partnership Act having its office at 3, Church building, and represented in this agreement of Sale by its partners one of the partner **MRS. JAYASHREE MAHESH SAGLANI,** holding PAN CARD No.: AALFN2768A, major in age, wife of Mahesh Saglani, r/o Curchorem – Goa, hereinafter referred to as **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof, be deemed to include their successors, assigns, administrators and executors and incoming partners etc.)

All parties above are Indian Nationals.

D.S.

J.M.S

....8/-

WHEREAS there exists a property known as "GOVALEM VORIL MOROD" situated at Curchorem Revenue Village and the said property was described under Land Registration No. under No. 24684 in the office of the Sub-Registrar Quepem and Registered under Matriz No. 581 and surveyed under survey No. 241/1, 2, 3 and 4 of Curchorem Revenue Village. And the said property was registered in the name of Late Shri. Roghuvir Sinai Curchorcar.

WHEREAS after the Death of Said Roghuvir Sinai Curchorcar and his wife Inventory took place and the said property was allotted to Shri. Janardhan R. Sinai Curchorcar ⅓, Shri Ganesh R. Sinai Curchorcar ⅓ and Shri. Vaman R. Sinai Curchorcar ⅓.

WHEREAS the VENDORS at Serial No. 1, 2 and 4 are represented in this agreement by their Power of Attorney Holder Shri. Ashok Vinayak Naik Karmali constituted under General Power of Attorney executed on 7-12-2002 before Notary Sanjay Malkernakar at Curchorem and registered under No. 771/02 and PROSPECTIVE VENDORS at serial No. 6 and 7 are represented in this agreement to sale by their Power of Attorney Shri. Rohan @ Pundalik Karmali constituted under General Power of Attorney dated 10-12-2009 before Notary D. H. Kazi at Belgaum and registered under No. 39/2009 and both the said documents of Power of Attorney's are produced herewith.

AND WHEREAS Late Vinayak Gopinath Naik Karmali by three independent deeds of sale dated 22-6-1987, 20-6-1987 and 19-6-1987 purchased from the heirs of late Ganesh Kudchadkar his undivided 1/3rd share and also by two independent deeds dated 27-6-1987 and 29-6-1987 purchased undivided 1/3rd share

....9/-

from the heirs of Vaman Kudchadkar, both said 1/3rd shares forming part of the property known as "GOVALEM VORIL MOROD" situated at ward Bepquegal of Village Curchorem, Taluka Quepem, now District of South Goa, State of Goa, registered in the Land Registration Office of Quepem under No. 24684 and enrolled for the purpose of revenue records under matriz no. 581 in the revenue office of Taluka Quepem and surveyed for the purpose of Records of Rights under survey no. 241/1, 2, 3 and 4 of Village Curchorem and survey No. 241/1 is admeasuring 5161.00 sq. mtrs and bounded: -

On or towards North :	By road;
On or towards South :	By property belonging to Milagres Silva and Kudchadkar;
On or towards East:	By the remaining part of the same property;
On or towards West:	By the land Govalem belonging to Xir Dev Mahadev.

AND WHEREA the above described property was jointly owned and possessed by late Vaman R. Kudchadkar, late Ganesh Kudchadkar and by late Janardhan Kudchadkar corresponding to 1/3rd share each;

AND WHEREAS the "VENDORS" are thus absolutely seized and possessed of or otherwise well and sufficentiently entitled to the entire 2/3rd share of the property referred herein above now surveyed for the purpose of record of rights under survey no. 241/1, 2, 3 and 4 of Village Curchorem and survey No. 241/1 is admeasuring 5161.00 sq. mtrs which includes said 2/3rd share.

...10/-

AND WHEREAS the Purchaser have agreed to purchase and Vendors have agreed to sell the part of the 2/3rd share corresponding to area of 2262.00 sq. mtrs of the property "GOVALEM VORIL MOROD" being an independent unit for a total consideration of Rs. 60,00,000/- (Rupees Sixty lakh Only) which is its present market value to the estimation of both the parties. The market value per sq. mtr is Rs. 2,653/- per Sq. mtr.

NOW THEREFORE THIS DEED OF SALE WITNESSETH:

That in pursuance of the said agreement and in consideration of the sum of Rs. 60,00,000/- (Rupees Sixty Lakh Only) out of which Rs. 10,00,000/- (Rupees Ten Lakh Only) have been paid at the time of execution of Agreement of sale cum Development dated 29-1-2009 Registered at serial no. 205 at pages no. 96 to 114 of Book No. I Volume No. 490 on 20-2-2009 the payment of which the vendors do hereby admit and acknowledge the same and discharge the purchasers forever of the same and the balance consideration amount of Rs. 50,00,000/- (Rupees Fifty Lakh Only) have been paid by the Purchaser to the Vendors before the execution of this Deed (the payment and receipt whereof the Vendors do hereby admit, acknowledge and discharge the Purchasers forever) they the Vendors do hereby grant, sell, assign, transfer, release, convey and assure unto the Purchasers absolutely and forever all that piece and parcel of the land admeasuring 2262.00 sq. meters being an independent unit more particularly described in the schedule written hereunder together with all the rights, title and interest, claims, demand and possession of the said plot of land with all its privileges, appurtenances, easements, liberties whatsoever and everything

....11/-

that exists within the said plot hereby conveyed AND TO HAVE, HOLD OWN AND ENJOY the same forever to the Purchaser for his own use and benefits without any interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitably claiming under them AND that free and clear and freely and clearly and absolutely acquitted, exhonerated and forever discharge or otherwise by the VENDORS and sufficiently saved, defended and kept harmless and indemnify of, from and against all former and other estate, titles, charges and encumbrances whatsoever executed, occasionally or suffered by the Vendors and that the Vendors and all persons having or lawfully or equitably claiming any estates or interest whatsoever in the said hereditaments or any part thereof from, under or in trust for them shall and will from time to time and at all times hereinafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the said hereditaments and every part thereof unto and to the use of the Purchaser his executors, nominees, administrators and assigns shall be reasonably required.

AND WHEREAS out of total stamp duty of Rs. 1,50,000/- (Rupees One Lakh Fifty Thousand Only) Rs. 60,000/- (Rupees Sixty Thousand Only) has been paid at the time of execution of Agreement of Sale registered in the Office of Sub-Registrar at Quepem vide Reg. No. 205 at pages 96 to 114 of Book No. I, Volume No. 490 dated 20-2-2009 and balance of Rs. 90,000/- (Rupees Ninety Thousand Only) is paid with this present Deed of Sale.

....12/-

GOVT. OF GOA

FMS

SCHEDULE OF THE PLOT HEREBY SOLD

All that piece and parcel of the property being 2/3rd part of share of the entire property known as **"GOVALEM VORIL MOROD"** situated at ward Bepquegal of Village Curchorem, Taluka Quepem now District of South Goa, State of Goa, registered in the Land Registration Office of Quepem under No. 24684 and enrolled for the purpose of revenue records under matriz No. 581 in the revenue office of Taluka Quepem and surveyed for the purpose of Records of Rights under survey No. 241/1, 2, 3, and 4 of Village Curchorem and survey no. 241/1 forms part of 2/3rd share of correspondence to 2262.00 sq. mtrs and as and distinct and independent unit is bounded: -

On towards North	:	By existing building of Karmali & by the remaining land of the same property in which presently a building of Karmali;
On towards South	:	By the land surveyed under no. 240 of Village Curchorem belonging to Milagres Silva and partly the land purchase by the purchaser by the same property.
On towards East	:	By the remaining land of the same property in which there presently building of Kudchadkars;
On towards West	:	By the land Govalem belonging to Xir Dev Mahadev and surveyed under no. 242 and 239 of Village Curchorem belonging of Milagres Silva.

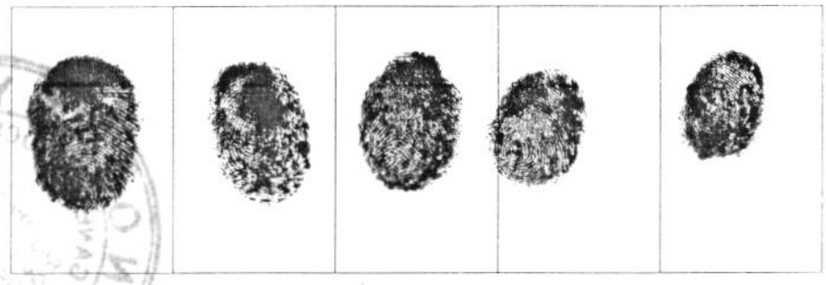
....13/-

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, month and year hereinabove mentioned.

SIGNED AND DELIVERED
BY THE WITHINNAMED
VENDORS for self
and as Power of Attorney
Holder for Vendors No. 1, 2 and 4

1. **Shri. ASHOK VINAYAK NAIK KARMAILI**
   MADHEGAL , KAKODA

Left Fing. Impression



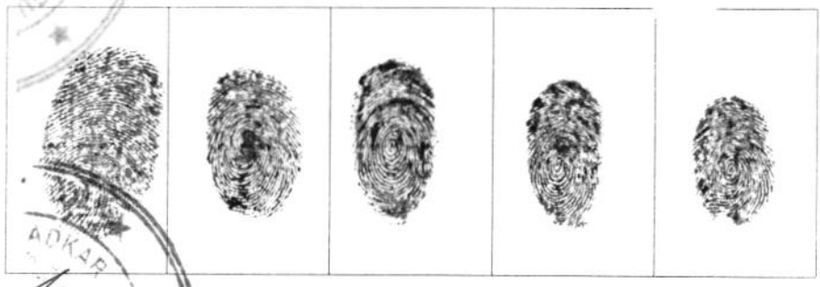
Right Fing. Impression

....14/-

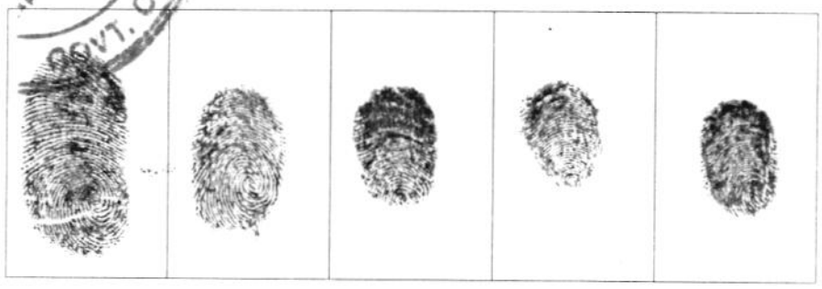
(6)

2. Mr. ROHAN ARVIND alias
PUNDALIK ARVIND NAIK KARMALI
MADHEGAL , KAKODA
for self and as Power of Attorney
Holder of Prospective Vendors at
Serial No. 6 and 7
PAN CARD No. AL BPK 1398 P

Left Fing. Impression



Right Fing. Impression



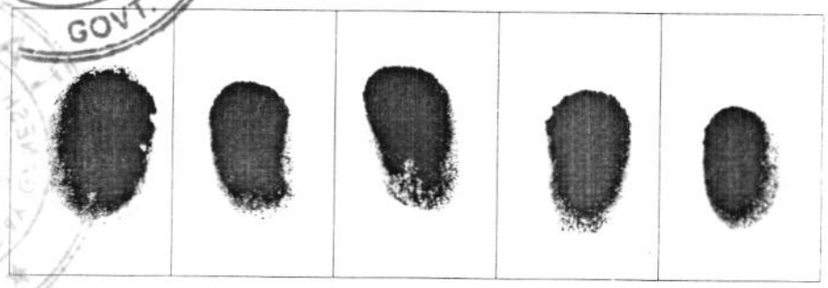
....15/-

SIGNED AND DELIVERED BY THE
WITHIN NAMED **PURCHASER**
through its partner:

1. Mrs. JAYASHREE MAHESH SAGLANI
   CURCHOREM – GOA.

J.M. Saglani

Left Fing. Impression



Right Fing. Impression

....16/-

Witnesses: -

1. _____

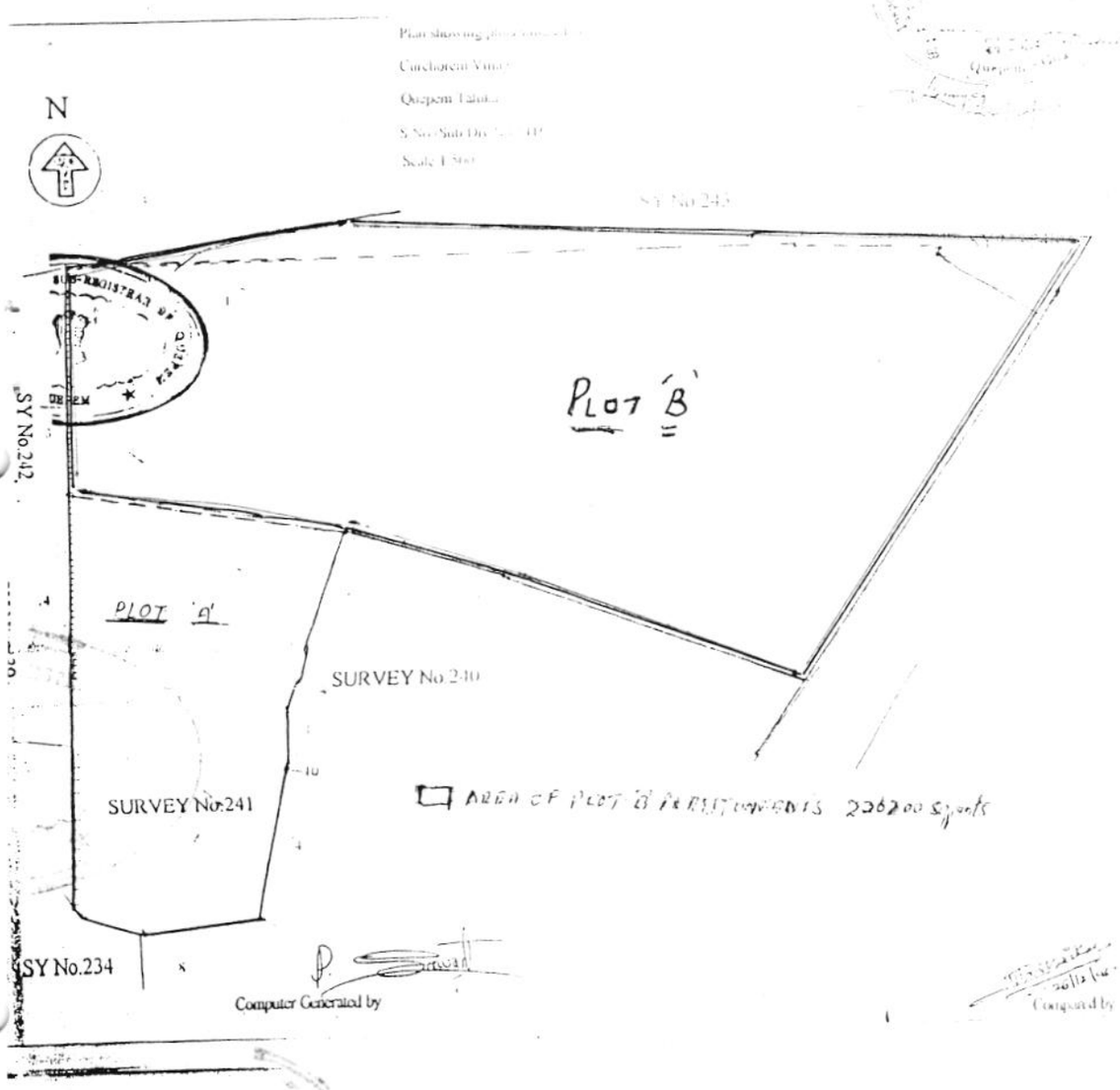
2. _____

GOVERNMENT OF GOA

Directorate of Settlement and Land Records
Office of The Inspector of Surveys & Land Records

QUEPEM - GOA

Plan showing plots carved out of
Circhoriem Village
Quepem Taluka
S. No./Sub Div. No. 243/1
Scale 1:500



J. M. Saglani JMS

JMS

RY
UDCHADKAR
5-8-2019
OVT. OF GOA

Executing parties

1. Shri Ashok Vinayak Naik Karmali S/o Late Vinayak Gopinath Naik Karmali Major, married r/o Madkegal Kakoda Cansa. for self and as a attorney of
   (a) Shri Arvind @ Purnalak Vinayak Naik Karmali S/o Late Vinayak Gopinath Naik Karmali Major, married
   (b) Smt Shobha Arvind Naik Karmali W/o Arvind Naik Karmali Major,
   (c) Smt Vrdhya Ashok Naik Karmali W/o Ashok Naik Karmali Major
2. Mr Rohan Arvind Naik Karmali S/o Arvind Naik Karmali Major, bachelor r/o Madkegal Kakoda Cansa for self and as a attorney of
   Smt Ruhee Shantanu Kamat D/o Arvind Naik Karmali Major, W/o Shantanu Kamat married & her husband
   Mr Shantanu Vinayak Kamat S/o Vinayak Kamat Major, married

ARY KUDCHADKAR 2019 GOVT. OF GOA

Registered No. 787

Bk 458 479

Bk 1 599

Date 16/8/2011

Sub-Registrar

QUEPEM

Note of Return

This document will be return on : 16/8/2011

SUB-REGISTRAR
QUEPEM

Certified True Copy of Original

Uday G Kudchadkar
NOTARY
Reg No 8219/98
QUEPEM-GOA

Sr No _____ Date _____

R Y
DCHADKAR
82/98
Taluka
QUEPEM
GOA
Date: 5-8-2019
OVT. OF GOA