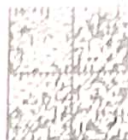


Ponda, Goa Branch

OMcor / Manager



₹ 03826007

1286/2022

PON-1-1940-2077



VISHANT G. NALLS

தீர்மானம்

DEED OF SALE

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10 claims

VENDORS" (which expression shall unless repugnant to the context or meaning thereof deem to include their legal heirs, successors, executors, administrators and assigns) of **One Part** ✓

AND

RUDHRA DEVELOPERS, a partnership firm engaged in the business of development and real estate and having office at Shop No 3, Ashvek Residency, Santa Cruz, Tisk, Ponda-Goa and represented in the present deed by its partner **SHRI VISHANT GANPAT NAIK**, son of Ganpat Naik, age about 48 years, married, Indian National, having Adhar Card No _____ and Pan Card No of _____ the Firm bearing No _____ and residing at house no 473, Kavlem, Ponda-Goa, 403401, Ponda-Goa, hereinafter referred to as "**PURCHASER**" ✓
(Which expression shall include its successors in title, assigns, administrators) of **Second Part**.

Shri Vishant Naik

Shri Vishant Naik

Tisk Naik



AND WHEREAS there exists a property known as “CAZRACHI ADD” or “CAZRACHI ADA” and also locally known as “KOLYA MOL”, situated at village Bethora, within the jurisdiction of village panchayat of Bethora, Conxem, Nirankal, Taluka and Sub-District of Ponda, South District (earlier North District) of State of Goa.



AND WHEREAS the said property consists of seven pieces namely Cazur, Zorxee, Divanxete, Catric, Ornem, Santigungueo and Bardessachi Bandurli and bounded as a whole, on or towards East by the ditch nindeantil valley and by public road, on or towards West by public road which leads to Borim and by the paddy field without any special name of Joao Antonio De Aguiar, on or towards North by the spilling water of the hill, and on or towards South by the slope of hill and by the property named as Ucoldega of Pandurang Ramchanadra Vaidia and described in the

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Land Registration Office under No Two Thousand Thirty One, at folio one hundred twenty eight of the Book B -24 overleaf (old) excluding the residential house with its orchard existing therein and surveyed under old cadastral survey no 3.

AND WHEREAS the above described property along with several other properties formed a part of the estate of family society (Sociedade Family) of Vaidia or Vaidya of Querim village, Ponda-Taluka and the said family society was formed by the sons of Ramchandra Crisna Vaidia some years before 15th December One Thousand Eight Hundred and Eighty (1880) and which continued later on without any interruption or dissolution of the family society.

AND WHEREAS the said family society of Vaidia or Vaidya was dissolved somewhere in the year, 1940 and an inventory proceeding being Orphanological Inventory was instituted in the Special Municipal

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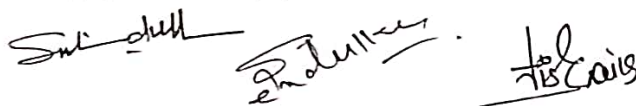


Court at Ponda, upon the death of Panduronga Ramchondra Vaidia and other members of the family society and a legal declaration on oath was given on 11th November One Thousand Nine Hundred and Forty by the head of family Shri Ramchondra Panduronga Vaidia of Querim, Ponda as to the title holders and legal heirs/ successors entitled to the estate of family society of Vaidia or Vaidya.

AND WHEREAS the above described property was listed under item no 124 in the list of assets submitted in the said inventory proceedings.

AND WHEREAS the said Orphanological Inventory came to its logical conclusion and the properties listed therein were allotted to the legal heirs and successors of the deceased in the manner and accepted by all the interested party and certified by the inventory court.

AND WHEREAS the property mentioned above and listed in the inventory proceedings under item no 124

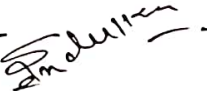


was divided among (a) Shri Sridhar Gopal Vaidia or Vaidya (1/4), (b) Shri Hari Gopal Vaidia or Vaidya (1/4), (c) Shri Srinivas Gopal vaidia or Vaidya (1/4) and (d) Shri Anant Gopal Vaidia or Vaidya (1/4) and as such above mentioned persons were entitled to ¼ share each.

AND WHEREAS Smt Savitribai Sridhar Vaidya and others filed a civil suit being Special Civil Suit No 29/1979 before the Civil Judge Senior Division at Ponda against the other co-owners of property to partition the said property Cazrachi Add.

AND WHEREAS in the said civil suit a Preliminary Decree was passed by the Civil Court dated 21-6-1980 declaring the shares of the parties and surveyor was appointed to partition the same based on such shares and the Civil Court based on the plan submitted by the commissioner appointed by the court passed a final decree dated 31-10-1989 and






[illegible]

AND WHEREAS the said special Civil Suit No 47/1995 was later on compromised between the parties in terms of compromise terms and plan attached to the said consent terms dated 11-1-2001, whereby earlier preliminary decree and final decree passed by the court in Special Civil Suit no 29/1979 was set aside and fresh plots were made and allotted to each groups as per the plan submitted along with the consent terms.

AND WHEREAS the said Special Civil Suit 47/95 was decreed on 17-7-2001 in terms of the consent terms and plans attached to the consent terms.

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AND WHEREAS as per the said Consent Decree Smt. Sushilabai Hari Vaidya was allotted plot no 1, 1A, 1B and 1C of the said property.



AND WHEREAS plot No 1 so allotted to Smt. Sushilabai Hari Vaidya formed part of survey no 151/1 (part) and 144/1 (part) and admeasuring 43924 sq. mts.

AND WHEREAS as per the said consent decree , Smt. Sushilabai Hari Vaidya become the absolute owner in possession of plot no 1 admeasuring 43924 sq. mts and forming part of survey no 151/1 (part) and 144/1(part) of Bethora village.

AND WHEREAS plot no 1 so allotted to Smt. Sushilabai Hari Vaidya is bounded on the East by plot no 2 allotted to Smt. Savitribai Sridhar Vaidya and ors, on the West by property under survey no 145, on the North by the property under survey no 150 and on the South by Boirim -Bethora bypass road

Smt. Sushilabai Hari Vaidya
Savitribai Sridhar Vaidya
Savitribai Sridhar Vaidya

AND WHEREAS the vendor no 1 herein purchased a plot of land being plot no A admeasuring 960 sq. mts of the plot no 1 allotted to Smt. Sushilabai Hari Vaidya and forming part of survey no 151/1 of Bethora village, by a registered sale deed dated 20-8-2002 duly registered before the Sub-Registrar at Ponda under no 1206 at no 1 to 14 of Book No 1 volume No 622 dated 26-8-2002.



AND WHEREAS after the purchase of the said plot by vendor no 1 herein , the said Sushilabai Hari Vaidya and ors filed an application for partition and allotment of separate survey nos , under section 61 of Land Revenue Code 1968, before the Deputy Collector of Ponda and the same was registered as case no LRC/ PART/9/18/2002.

AND WHEREAS after receipt of report from the Director of Settlement and Land Records a final order was passed by the Deputy Collector, Ponda

Smt. Sushilabai Hari Vaidya
Sub-Registrar
Ponda

confirming the Area Adjustment Statement drawn by DSLR under reference no 9/440/DSLR/2002 dated 16-9-2002.



AND WHEREAS in view of the subsequent partition and separation of the holding by the co-owners the said plot 1 of which plot A purchased by the vendor no 1 herein, admeasuring 960 sq. mts formed part of newly allotted survey no 151/1-A.

AND WHEREAS therefore after the said partition and allotment of separate survey no the plot A admeasuring 960 sq. mts came to form part of survey no 151/1-A.

AND WHEREAS said Sushilabai Hari Vaidya have sold the remaining portion of survey no 151/1-A to one Shri Tukaram Prabhu and ors, who have in turn sub-divided the said portion in to various small plots and have sold to various prospective purchasers.

Smt. dull

Prabhu

file

AND WHEREAS the vendor no 1 herein applied to the Mamlatdar of Ponda, to get her name included in the occupants column of survey no 151/1-A and which application was registered as Mutation Case No 14183 and after due inquiry, the name of the vendor no 1 was included in occupants column of survey no 151/1-A at serial no 16.

AND WHEREAS thereafter the vendor no 1 filed an application before the Inspector of Survey and Land Records, Ponda to partition and separate her holding from survey no 151/1-A and to allot a separate survey no under section 61 of Land Revenue Code and the said application was registered as Case No ISLR/PART/ PON/ BETO/10/2022 and an order was passed dated 29-7-2022 allowing the application of the vendor no 1.

AND WHEREAS in view of the order of the Inspector of Survey and Land records, Ponda dated


Smt. Sull
Indulika H. S. K. S.

29-7-2022, the plot A of the vendors have been allotted a separate survey no 151/1-A-8 and the name of the vendor no 1 has been recorded as exclusive occupant of the same.



AND WHEREAS the vendor no 2 is entitled to half of the share in the said plot A admeasuring 960 sq. mts on account of his marriage with vendor no 1 under the regime of communion of assets.

AND WHEREAS the vendors therefore are the absolute owners in possession of a plot of land identified as plot "A" admeasuring 960 sq. mts which is a part of plot no 1 admeasuring 43924 sq. mts. and surveyed now under no 151/1-A-8 and which plot no 1 forms part of the whole property known as "CAZRACHI ADD" or "CAZARACHI ADA" and locally known as "KOLYA MOL" situated at village Bethora, within the jurisdiction of village Panchayat of Bethora, Conxem, Nirankal and within the Ponda

Signature 1
Signature 2
Signature 3

Taluka and presently in South District (Earlier North District) of State of Goa.

AND WHEREAS the said plot A admeasuring 960 sq. mts is an independent and separate plot bearing survey no 151/1-A-8 and is bounded on the East by the road beyond which lies the plot no 2 of the whole property allotted to Smt. Savitribai Sridhar vaidya, on the West by the remaining part of the plot no 1, on the North by remaining part of plot no 1 and on the South by Borim-Bethora bypass road.

AND WHEREAS the purchaser herein has approached the vendors to sell the said plot A admeasuring 960 sq. mts and which request has been accepted by the vendors and the vendors have agreed to sell the said plot of land to the purchaser for a total consideration of Rs. 85,00,000/- (Rupees Eighty Five Lakh Only) being its market price.

Smt. Smt.
Smt. Smt.
H. S. Smt.

AND WHEREAS the purchaser has requested the vendors to execute necessary sale deed in favor of the purchaser and the purchaser has agreed to do so.

AND WHEREAS the present sale deed is typed on stamp paper of Rs 3,82,600/-

NOW THEREFORE THIS AGREEMENT
WITNESEETH AS UNDER



Handwritten signatures and initials, including 'Shubh' and 'Indu'.

1. In pursuance to the said agreement and in Consideration of Rs. 85,00,000/- (Rupees Eighty Five Lakh Only)) paid by the purchaser to the vendors by way of Cheque bearing no 023862 dated 17-10-2022 drawn on Union Bank of India, Ponda branch in favour of the vendor no 2 (the payment and receipt whereof the vendors do hereby admit and acknowledge and on the same forever discharge and release the purchaser subject however to the realization of the cheque), the vendors do hereby sell,

Handwritten signatures of the vendors, including 'Santosh' and 'Indu'.

transfer, convey assign, and assure **UNTO AND TO THE USE OF THE PURCHASER**, absolutely free from any encumbrances all their right, titles, interest in a plot of land being plot no "A" admeasuring 960 sq. mts situated at village Bethora, within the jurisdiction of Village Panchayat of Bethora, Conxem, Nirankal, Taluka and sub-District of Ponda South District (earlier North District) of Goa State, and surveyed under no 151/1-A-8 of Bethora village and more particularly described in the schedule written hereunder and shown on the plan attached to the present deed together with all easements, liberties, ways, trees attached to the said plot and **TO HAVE AND TO HOLD** the same unto the purchaser absolutely free without any obstruction or hindrance from the vendors or anybody claiming under, through or in trust for the vendors.



Emil - deth *Emil - deth* *H. P. Reis*



2. The vendors have today handed over the peaceful and vacant possession of the said plot of land to the purchaser and the purchaser shall be entitled to retain the said possession and enjoy the same for its own benefit without any obstruction or disturbance on the part of the vendors or any other person/s on their behalf or lawfully claiming through or under them or in trust for the vendors.

3. The vendors hereby covenant with the purchaser that notwithstanding any acts, deeds or things hereinbefore done, executed or knowingly suffered to the contrary, the vendors are the lawful owners of the said plot of land hereby sold and no other Person or persons has or have any right to the same.

4. The vendors hereby covenant with the purchaser that the title of the vendors in or to the plot of land is clear, adequate, valid, legal, marketable, subsisting and free from any defects whatsoever.

Sub-dully

Pradeep

Hishu

5. The vendors covenants that the vendors have in now themselves good right, entitlement, power and authority to Sell, convey transfer and assure the said plot of land in favor of the purchaser.

6. The vendors hereby declare that there is no person or persons who has or have any claim, right, demand, interest, title whatsoever in to the said plot of land hereby sold.

7. The vendors declare that said plot of land is absolutely free from any encumbrances and charges whatsoever.

8. The vendors hereby declare that there is no dispute, litigation, or legal proceedings of any nature pending before any court, Tribunal, judicial or revenue authority or before any authority in respect of the plot of land hereby sold.

9. The vendors hereby declare that they have not contracted or agreed to sell, transfer, lease, mortgage


Smt. Dull

Smt. Dull

Witness

or in any manner alienate the said plot of land hereby sold, in favor of any other person/s.

10. The vendors further declares that said plot of land hereby sold has not been mortgaged or any encumbrances created in favor of any financial institution, banks, or co-operative Societies etc.

11. The vendors hereby declare that the purchaser shall continue to own, possess, and enjoy the said plot of land hereby sold and described in the schedule hereinafter written, free from any interference/disturbances by the vendors or any other person/s on their behalf.

12. The vendors hereby declare that said plot of land hereby sold to the purchaser is not subject to any acquisition or requisition by the government and no proceedings are pending in respect of the same.

13. The vendors hereby declares that they shall from time to time and at all times hereafter at the request

Smt. Chellu

Smt. Chellu

H. S. Chellu

and the cost of the purchaser do and executes or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and better and more perfectly conveying and assuring the said plot of land hereby sold un to and to the use of the purchaser.

14. The vendors hereby declare that there are no tenants or care taker of the plot of land hereby sold.

15. The purchaser has verified the documents of the vendors and prima facie is satisfied with the title of the vendors to the plot sold.

16. The Vendor no 1 has already submitted file to the office of the Deputy Collector of Ponda, for converting the plot of land from Agricultural use to Non-Agricultural use and to obtain Sanad Certificate and it is agreed by the purchaser that all the conversion fees and other charges payable on that count shall be borne by the purchaser and the purchaser shall be entitled to use the said Sanad





certificate for carrying out further development on the plot hereby sold.

17. The vendors hereby also give their no objection to the purchaser to carry out mutation in survey records and get the name included in survey no 151/1-A-8. ✓ and for that matter shall give affidavit and sign all necessary documents as may be required.

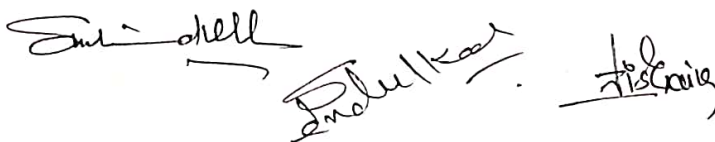
SCHEDULE OF THE PLOT SOLD

All that plot of land being plot A admeasuring 960 sq. mts. forming part of the larger plot being plot no 1 allotted to Smt. Sushilabai Vaidya in terms of decree passed in the Special Civil Suit no 47/95 and which plot is now surveyed under survey no 151/1-A-8 of Bethora Village and plot A hereby sold forms part of the larger property known as "CAZARACHI ADD" or "CAZARACHI ADA" and also locally known as "KOLYA MOL", situated Bethora, within the jurisdiction of Village Panchayat of Bethora,

Smt. Sushilabai Vaidya . *Witness* *Signature*

Conxem and Nirankal, Taluka and sub-District of Ponda South District (earlier North District) of Goa State. The said plot no A admeasuring 960 hereby sold is bounded as under: on the East by the road beyond which lies the plot no 2 of the whole property allotted to Smt. Savitribai Sridhar Vaidya, on the West by the remaining part of the plot no 1, on the North by remaining part of plot no 1 and on the South by Borim-Bethora bypass road. The survey plan of the plot hereby sold is annexed to the present sale deed for clear identification of the plot.

IN WITNESS WHEREOF the parties have put their hands on the day, month and year herein above mentioned.



23

SIGNED AND DELIVERED BY
WITHIN NAMED VENDORS
1. MRS SHARMILA SATISH
TENDULKAR



RIGHT HAND FINGER PRINTS

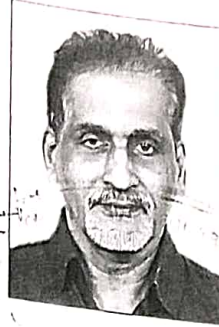


LEFT HAND FINGER PRINTS

Satish
Tendulkar *Satish*

24

2. SHRI SATISH MURARI
TENDULKAR



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS

Sm. Tendulkar *Sm. Tendulkar* *for sig*

25

SIGNED AND DELIVERED BY
WITHIN NAMED PURCHASER
RUDHRA DEVELOPERS
THROUGH ITS PARTNER
SHRI VISHANT GANPAT NAIK,



RIGHT HAND FINGER PRINTS



LEFT HAND FINGER PRINTS

Smt. Dulh

Shri. Vishant

Shri. Naik

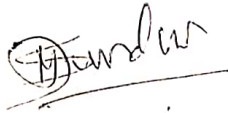
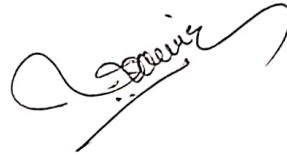
IN THE PRESENCE OF

1. SHRI VITHAL NARAYAN NAIK

R/O H. NO 6/191/9-1, SANTACRUZ

TISK PONDA-GOA

ADHAR CARD NO

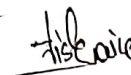
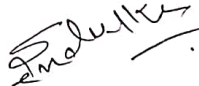


2. SHRI SALLAUDDIN DUKANDAR

R/O FLAT NO 1, H.N.54/1, SKYLA PLAZA

DHAVLI, PONDA-GOA

ADHAR CARD NO

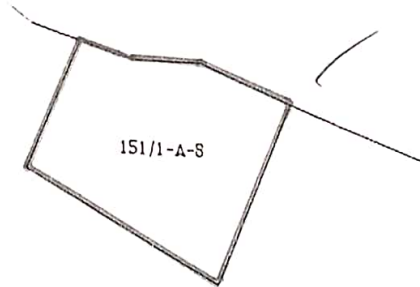




Government of Goa
Directorate of Settlement and Land Records
Survey Plan
Ponda Taluka, Betora Village
Survey No.: 151, Subdivision No.: 1-A-8

Scale 1:1000

Reference No.: CPON222-6030-965193



Santhi dulle

Santhi dulle

Santhi dulle

This record is computer generated on 25-08-2022 12:47:37. This record is valid without any signature as per Govt of Goa Notification No. 26/13/2016-RD/8639 dtd 24-Apr-2021. The latest copy of this record can be seen/verified for authenticity on the DSLR website <https://dslr.goa.gov.in/>.

NOTE: PLAN TO BE PRINTED ON A4 SIZE



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Ponda

Date & Time : - 05-Dec-2022 11:55:31 am

Document Serial Number :- 2022-PON-1986

Registered at 11:45:26 am on 05-Dec-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	382500
2	Registration Fee	255000
3	Mutation Fees	1000
4	Processing Fee	1680
Total		640180

Stamp Duty Required :382500/-

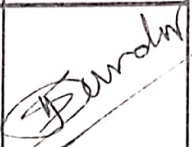
Stamp Duty Paid : 382600/-

Party Name and Address	Photo	Thumb	Signature
Vishant Ganpat Naik Partner Of Rudhra Developers ,Father Name:Ganpat Naik, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - Tisk Ponda Goa, Address2 - Panjim Goa, PAN No.:			

Party Name and Address	Photo	Thumb	Signature
Sharmila Satish Tendulkar , Father Name:Damodar Usgaonkar, Age: 53, Marital Status: Married ,Gender:Female,Occupation: Housewife, Flat no. S-3 Gokula Smruti Opp. Canara Bank Dhavli Ponda Goa, PAN No.:			
Satish Murari Tendulkar , Father Name:Murari Tendulkar, Age: 65, Marital Status: Married ,Gender:Male,Occupation: Advocate, Flat no.S-3 Gokula Smruti Opp. Canara Bank Dhavli Ponda Goa, PAN No.:			
Vishant Ganpat Naik Partner Of Rudhra Developers , Father Name:Ganpat Naik, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Business, Tisk Ponda GoaPanjim Goa, PAN No.:			

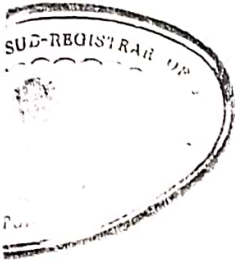
Individually/Collectively recognize the Vendor, Purchaser,

Party Name and Address	Photo	Thumb	Signature
Name: Vithal Narayan Naik, Age: 69, DOB: 1953-06-01 , Mobile: , Email: , Occupation: Service , Marital status : Married Address: 403401, Tisk Ponda Goa, Ponda, Ponda, South Goa, Goa			

Party Name and Address	Photo	Thumb	Signature
Name: Sallauddin Dukandar, Age: 50, DOB: , Mobile: , Email: , Occupation: Business , Marital status : Married , Address: 403401, Flat no. 1 H no. 54/1 Skyla Plaza Dhavli Ponda Goa, Ponda, Ponda, South Goa, Goa			


Sub Registrar
SUB - REGISTRAR
PONDA

Document Serial Number :- 2022-PON-1986



Document Serial No:-2022-PON-1986

Book :- 1 Document Registration Number :- PON-1-1940-2022 Date : 05-Dec-2022


SUB-REGISTRAR
Sub Registrar(Office of the Civil Registrar, Ponda)
Ponda-Sub Registrar, Ponda)

