

1431
06/11

1 rupees eighty two thousand two hundred only

CITIZEN CREDIT CO-OP BANK LTD
E-320, RIJA DE OUREM
PANAJI, GOA 403 001

भारत 08946 NON JUDICIAL ११ (१)
150297 OCT 13 2012



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Rs.0082200/- PB6818

D-5(STP(V))/C.R./35/8/2006-RD(PART-III)

INDIA STAMP DUTY GOA

Purchaser Mr. Joao Esteves

For CITIZEN CREDIT
CO-OP. BANK LTD.

Amalins
Authorised Signatory

Serial No 1400
Presented at the Office of the
Sub-Registrar
between the years of 11th and 12th
at 12 noon on 16/10/2012

Joao Esteves
[Signature]

REGISTRAR
MORMUGAO

Received fees for Rs. _____ Ps. _____
Registration 12 3000-00
Copying (Folios) 60 90-00
Copying endorsements 10-00
Postage _____
Total Rs. 124,000-00

[Signature]
SUB-REGISTRAR
MORMUGAO



DEED OF SALE

[Signature] [Signature] [Signature]
Shruti Melna

THIS DEED OF SALE is made at Vasco-da-Gama, this
16th day of October 2012.



BETWEEN

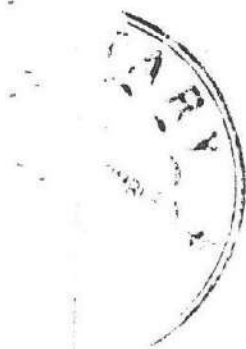
1) **SHRI. DEEPAK G. METHA**, son of late Govindram M. Metha aged 52 years, businessperson, Indian National, having PAN Card No. ADHPM4227H.

2) **SMT. SHRUTI D. METHA**, wife of Deepak G Metha, aged 49 years, Indian National, having PAN Card No. ADHPM4226G both residing at Ananad Ashiyana, Airport Road, Chicalim, Goa-403711, hereinafter called "THE VENDORS", (which expression shall, unless repugnant to the context or meaning thereof include their heirs, executors, legal representatives, successors and assigns) of the ONE PART.


AND

1) **Mr. JOAO ESTEVES**, son of Francisco Andrew Esteves, 58 years old, Indian National, having Pan Card No. AADPE 4461A, residing at H.No 137/A, Bhutem Bhat, Mercedes, Ilhas, Goa hererin after referred to as "THE PURCHASER"

 Shrutika Metha 



(which expression shall, unless repugnant to the context or meaning thereof include their heirs, executors, legal representatives, successors and assigns) of the SECOND PART.



WHEREAS THE VENDORS are the absolute owners in the possession of immovable property, being a plot of land, admeasuring 917.80 square metres identified as "PLOT A", bearing sub-division No. 7B-4 of Survey No. 42 (part) of Dabolim Village, Mormugao Taluka, the same having been purchased under a Deed of Sale dated 14/12/2009 duly registered in the Office Sub Registrar Mormugao on 23/12/2009 under No. 1685, Book No I, Volume No. 1033 at pages 34 to 57, delineated in the plan thereof hereto annexed and shown by red colored boundary lines more particularly mentioned and described in Third Schedule hererinunder written (hereinafter referred to as the SAID PLOT OF LAND).

AND WHEREAS the SAID PLOT OF LAND is a distinct and separate plot of land and the part of the property admeasuring 2655 square metres of land bearing sub-division number 7B-4 of survey number 42 of Dabolim Village more particularly mentioned and described in the Second Schedule herein under written(herein after referred to as the SAID PROPERTY)

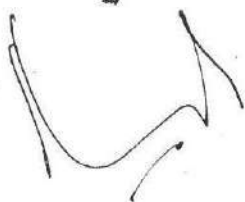
AND WHEREAS the said property is a subdivided plot of land duly approved by the Mormugao Planning & Development Authority at Vasco-Da-Gama and is the part of the larger



immovable property known as ZONTAULEM, registered as a whole in the Land Registration Office of Salcete under No. 1216 of Book No. 4, new series and enrolled in the Taluka Revenue Office under Martiz No. 38 and comprised in subdivision No. 7B of Survey No. 42 of Dabolim Village, situated, lying and being at Dabolim Village of Mormugao Taluka, within the limits of the Chicalim Village Panchayat, the Registration Sub-District of Mormugao of the Registration District of Goa, more particularly mentioned and described in the First Schedule hereunder written (hereinafter referred to as "SAID LARGER PROPERTY")

AND WHEREAS by Deed of Sale dated 14/12/2009 registered in the Office of the Sub Registrar Mormugao under No. 1685, Book No I, Volume No. 1033 at pages 34 to 57 dated 23/12/2009 the SAID PLOT OF LAND was purchased by THE VENDORS From Shri Ravinder Nangia, son of Shri S.G Nangia, married businessman, aged about 59 years, Indian National, residing at C-500, Defence Colony, New Delhi-110024.

And whereas by Deed of Sale dated 16/11/2000 registered in the Office of Sub-Registrar of Mormugao on 5/12/2000 under Registration No. 814 at pages 81 to 94 of book No. I, Vol No. 304 Mr. Nagesh Sadanand Naik and his wife Mrs. Nandini Nagesh Naik sold the SAID LARGER PROPERTY to Mr.



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APR 1915

Raimundo Godinho and Mr. Canuto Godinho of Mongor Hill,
Vasco-Da-Gama, Goa.

AND WHEREAS by Deed of Sale dated 23/02/2007 registered in the Office of the Sub-Registrar of Mormugao on 26/02/2007 under No. 300 at pages 1 to 29 of Book No, I, Vol No. 658, Mr. Raimundo Godinho and Mr. Canuto Godinho alongwith their spouses, namely Mrs. F. Filu Maria Godinho and Mrs, Maria F Godinho sold the SAID LARGER PROPERTY to Mr. Ravinder Nangia son of Shri S. G. Nangia, married businessman, aged about 59 years, Indian National, residing at C-500, Defence Colony, New Delhi-110024.

AND WHEREAS the SAID PROPERTY is sub-divided by Shri Ravinder Nangia into four distinct and separate plots, identified in the said plan annexed hereto as Plot-A admeasuring 917.80 square metres, Plot-B admeasuring 1021.68 square metres, Plot C admeasuring 330.14 square metres, Plot D admeasuring 250 square metres, keeping space or an area admeasuring 145.38 square metres reserved for a common access road to the said plots A, B, C and D and identified in the said plan annexed hereto as "Plot E".

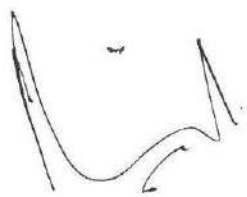
ANDWHEREAS the SAID PLOT OF LAND is a distinct and independent plot of land comprised in the sub-division No.

Shanti Mehta

7-B-4 of Survey No. 42 (part) of Dabolim Village and forming part of the SAID PROPERTY.

ANDWHEREAS, in the premises, the vendor is the absolute owner in possession of the SAID PLOT OF LAND mentioned in the third Schedule herein under written.

ANDWHEREAS THE VENDORS have agreed to sell and THE PURCHASER has agreed to purchase, free from all encumbrances, demands and claims in whatsoever manner all the SAID PLOT OF LAND admeasuring 917.80 square metres identified in the plan annexed hereto as Plot-A, more particularly mentioned and described in the Third Schedule hereunder written being a sub-divided plot of land in and part of the said property bearing sub-division no. 7B-4 of Survey No. 42 of Dabolim Village more particularly mentioned in the Second Schedule hereinunder written, together with proportionate undivided share in the Plot identified as "Plot E", admeasuring 145.38 square metres, being the space or area reserved for the common access road to the sub-divided plots in the "SAID PROPERTY" more particularly mentioned and described in the Fourth Schedule hereunder written and delineated and colored green in the said plan annexed hereto (hereinunder referred to as the "Access Road") at or for a price of Rs. 41,00,000/- (Rupees Forty One Lakhs only).



Shanti Mehta








Now this Deed of Sale Witnesseth that in pursuance and in total consideration of a sum of Rs. 41,00,000/- (Rupees Forty One Lakhs only) whereof a sum of Rs. 21,00,000/- (Rupees Twenty One Lakhs only) was paid by THE PURCHASER to THE VENDORS by pay order dated 8/10/2012 bearing No. 035430 drawn on The Goa Urban Co-operative Bank Limited, Mala Brach on 8/10/2012 as part price before the execution of these presents and the sum of Rs. 20,00,000/- is paid by THE PURCHASER to THE VENDORS vide cheque No. 035431 dated 16/10/2012 drawn on The Goa Urban-Co-operative Bank Limited, Mala Branch, Panaji on execution hereof being the agreed purchase price (the receipt whereof THE VENDORS does hereby admit and acknowledge and of and from the same and every part thereof does hereby acquit, release and discharge THE PURCHASER forever. They, THE VENDORS, hereby convey, transfer and assure unto THE PURCHASER all that plot or piece or parcel of the land or the ground being the SAID PLOT OF LAND hereinbefore mentioned admeasuring 917.80 square metres, identified in the plan annexed hereto as Plot-A, more particularly mentioned and described in the third schedule here under written (being a sub-divided plot of the land in and part of the said property bearing subdivision No.7B-4 of Survey No. 42 of Dabolim Village more particularly mentioned and described in the Second Schedule hereinunder written) and delineated and colored red in the said plan annexed hereto together with proportionate undivided share in the plot identified as "Plot E" (Access Road) in the said plan annexed hereto admeasuring 145.38 square metres, being the space or area reserved for the common access road to the SAID PLOT

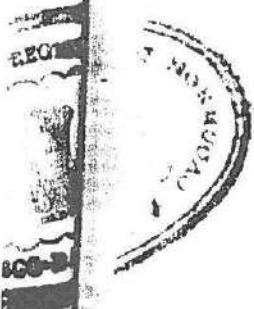
OF LAND more particularly mentioned and described in the Fourth Schedule: Situate lying and being at Dabolim Village of Mormugao Taluka within the limits of the Chicalim Village Panchayat in the Registration Sub-District of Mormugao of the Registration District of Goa, in the South Goa Revenue District together with all the ways, paths, passages, water-sources, lights, liberties, privileges, easements, advantages, rights and appurtenances whatsoever to the said plot of land or any part thereof belonging or in any ways appertaining or usually held, used, occupied therewith or reputed to belong or appurtenant thereto and all the estate, rights, title, interest, claim and demand whatsoever at law and in equity of THE VENDORS in, to, out of or upon the said plot of land, or any part thereof. TO HAVE AND TO HOLD ALL THE SAID PLOT OF LAND AND THE PROPORTIONATE UNDIVIDED SHARE IN THE ACCESS ROAD, HEREBY CONVEYED AND TRANSFERRED ABSOLUTELY AND FOREVER.

AND THE VENDORS in their personal capacities do hereby for themselves and their heirs, executors and administrators, covenant with THE PURCHASER and declare that notwithstanding any act, deed, matter or a thing whatsoever by THE VENDORS or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them, made done committed, omitted or knowingly or willingly suffered to the contrary. They THE VENDORS, now have in themselves good right, full power and absolute authority to CONVEY, TRANSFER and ASSURE the said Plot of land and

 Shanti Melina 





THE UNDIVIDED SHARE IN ACCESS ROAD HEREBY
CONVEYED, TRANSFERRED AND ASSURED OR
INTENDED SO TO BE UNTO AND TO THE USE OF THE
PURCHASER in whatsoever manner forever hereinafter
peacefully and quietly enter upon, hold posses and enjoy the
aforesaid Plot of land (Plot A) and the Access Road and
benefits thereof without any claim or interruption from THE
VENDORS in whatsoever manner.



AND THAT THE VENDORS are lawfully seized and
possessed of and have NOT in any way encumbered or charged
or created any tenancy or mundkarial rights or any other rights
on the SAID PLOT OF LAND and the said Access Road or any
part thereof or caused to be encumbered or charged or created
any tenancy or mundkarial rights or any other rights on the
SAID PLOT OF LAND and the said Access Road or any part
thereof.

AND THAT THE VENDORS hereby assure THE
PURCHASER that there are no arrears of any tax and/or dues
payable on the SAID PLOT OF LAND to the Village
Panchayat or any other local and Government body.

AND THAT in the event of any part or share thereof in the
SAID PLOT OF LAND and the access road being lost to
THE PURCHASER on account of any claim made thereto by

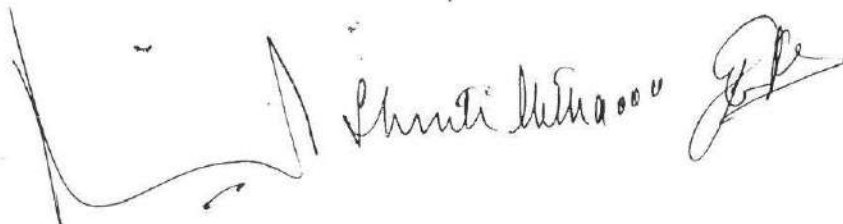


any other person or persons or party, THE VENDORS or their heirs or any of them shall recoup THE PURCHASER to protect such loss together with all litigation expenses that may be incurred by THE PURCHASER to protect their title to the SAID PLOT OF LAND and/ or the said Access Road.

And That THE VENDORS by this indenture of Sale grants NOC to THE PURCHASER to do all that is necessary to transfer the said plot of land in the name of THE PURCHASER, to file necessary applications before the relevant Government authorities in respect of the said plot of land described in Third Schedule and the proportionate undivided share in the Access Road and to carry out necessary changes in the Records of rights or any other records without further notice to THE VENDORS.

And That THE VENDORS hereby assures THE PURCHASER that the said property sold to them under this Sale Deed is not subject matter of any acquisition proceedings or is a subject matter of any dispute under Land Revenue Code or Transfer of Property Act.

THE VENDORS Shall and will from time to time and at all times hereinafter at the request and cost of THE PURCHASER do and execute, cause to be done or executed all such lawful



acts, deeds and things whatsoever for further and more perfectly assuring the said property unto and to the use of THE PURCHASER.

And that THE VENDORS hereby agree to keep harmless and indemnified THE PURCHASER from all the losses, expenses or costs that THE PURCHASER may suffer in view of the inaccuracy of the matters mentioned hereinabove.

The Marketable Value of the said plot of land and the proportionate undivided share in the Access Road hereby transferred is Rs. 41,00,000/- (Rupees Forty One Lakhs only) and the advalorem stamp duty of Rs. 82,100/- (Rupees Eighty Two Thousand) is paid herewith.

THE VENDORS and PURCHASER herein declare that they do not belong to Scheduled Caste and Scheduled Tribe.

 Shanti Mehta 

FIRST SCHEDULE



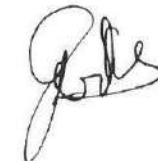
(DESCRIPTION OF THE SAID LARGER PROPERTY)

ALL THAT immovable property known as "Zontaulem" situate lying and being at Dabolim Village Mormugao Taluka within the limits of Chicalim Panchayat, Taluka and registration Sub District of Mormugao of the Registration District of Goa, described in the Land Registration Office of Salcete under No. 1216 of Book B no. 4 new series and enrolled in the Taluka Revenue Office under Matriz No. 38 and surveyed under Sub-Division no. 7B of survey No. 42 of Dabolim Village.

SECOND SCHEDULE.

(THE DESCRIPTION OF SAID PROPERTY)

ALL THAT immovable property being an approved, distinct and independent sub- divided plot of land admeasuring 2665.00 square metres only comprised in Sub-Division No. 7B-4 of Survey No. 42 of Dabolim Village being a portion of the said larger property more particularly described in the First Schedule hereinabove written and delineated in the said plan annexed hereto and thereon shown surrounded by red colored boundary lines and is bounded.

On or towards the North by a Plot of Land sold to Srikant Dhargalkar or part of Survey No. 42/7B.

On or towards East by the 6 metre wide road.

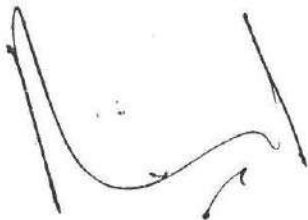
On or towards West by the 10 metre wide road.

On or towards the South by the Plot of land sold to Raimand Godinho being part of Survey No. 42/7B.

THE THRID SCHEDULE

(THE DISCRPTION OF SAID "PLOT A" (SAID PLOT OF LAND) SOLD TO PURCHASER)

ALL THAT distinct and separate plot of land admeasuring 917.80 square metres identified as Plot A in the plan annexed hereto being a sub divided plot of land in and part of the said property more particularly described in the Second Schedule hereinabove written. The said plot of land has been delineated and colored red in the said plan annexed hereto and is situated at Dabolim Village of Mormugao Taluka, Revenue district of South Goa within the limits of Chicalim Village Panchayat in the registration sub district of Mormugao of the Registration District of Goa and is bounded.



Shanti Kulkarni



On towards the North by Plot-E.

On or towards the South by the Plot of Land sold to Raimand Godinho being a part of survey no. 42/7B.

On or towards the west by plot B.

On or towards the East by the 6 metre wide road.

THE FOURTH SCHEDULE

(The Description of the said Access Road, a proportionate undivided share of which has been sold to THE PURCHASER)

The plot identified as Plot E, admeasuring 145.38 square metres, being the space or area reserved for the common Access Road, delineated and colored green in the plan annexed hereto, being a part of the said property described in the Second Schedule hereinabove written and is bounded.

On or towards the North by Plot C and Plot D.

On or towards the South by Plot-A.

On or towards the West by Plot-B.

On or towards the East by 6 metre wide road.



Shanti Mahapatra










IN WITNESS WHEREOF THE PARTY HERETO HAVE SET HIS/HER
RESPECTIVE HAND ON THE DAY, MONTH AND YEAR FIRST
HEREINABOVE WRITTEN

SIGNED AND DELIVERED BY THE)
WITHIN NAMED VENDORS)
SHRI. DEEPAK G. METHA :

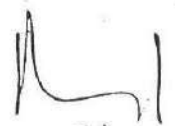
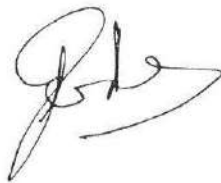
L.H.F.P.

R.H.F.P.

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5. 	5. 



Shruti Kedia

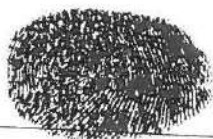


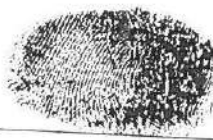
IN WITNESS WHEREOF THE PARTY HERETO HAVE SET
HIS/HER RESPECTIVE HAND ON THE DAY, MONTH
AND YEAR FIRST HEREINABOVE WRITTEN

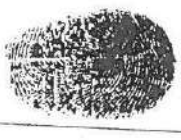
SIGNED AND DELIVERED BY THE)
WITHIN VENDORS)
SMT. SHRUTI D. METHA

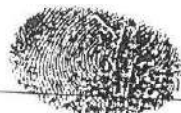


L.H.F.P.

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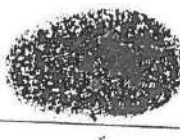
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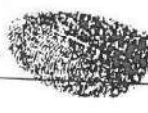
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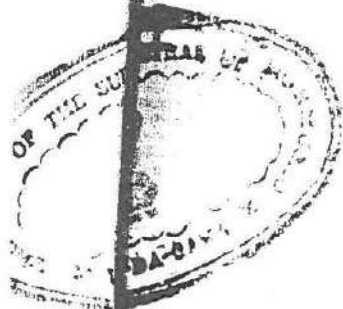
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 Shruti D. Metha 

R. TABLE
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1960
DA (INDIA)


IN WITNESS WHEREOF THE PARTY HERETO HAVE SET
HIS/HER RESPECTIVE HAND ON THE DAY, MONTH
AND YEAR FIRST HEREINABOVE WRITTEN


SIGNED AND DELIVERED BY THE)
WITHIN PURCHASER)
MR. JOAO ESTEVES




L.H.F.P.

1. 


1. 

2. 


2. 

3. 

3. 

4. 


4. 

5. 



5. 

IN PRESENCE OF:

1) Bharat Manojekar 

2) R. G. Sasmari


 R. G. Sasmari

RECEIPT

Received from THE PURCHASER, **MR. JOAO ESTEVES**
the Sum of Rs. 41,00,000/- (Rupees Forty One Lakhs only) paid
to us by him as the total consideration price towards the sale of
All the Plot-A (the said plot of land), vide Cheque No. 035430
dated 8/10/2012 and Cheque No. 035431 dated 16/10/2012
drawn on The Goa Urnan Co-operative Bank Limited, Mala
Branch, Panaji.

WE SAY RECEIVED

1. SHRI. DEEPAK G. METHA
2. SMT. SHRUTI D. METHA


Shruti Metha

THE VENDORS

WITNESSES.

1. RASENDRA SAMIBARI



2. DR TESSA BHAAT

20.10.12



Registered No. 1431
of page 111 to 133
Book No. 7 Volume No. 1459
Date 06/11/2012

Sub-Registrar

GOVERNMENT OF GOA
Inspector Of Surveys and Land Records
VASCO-GOA

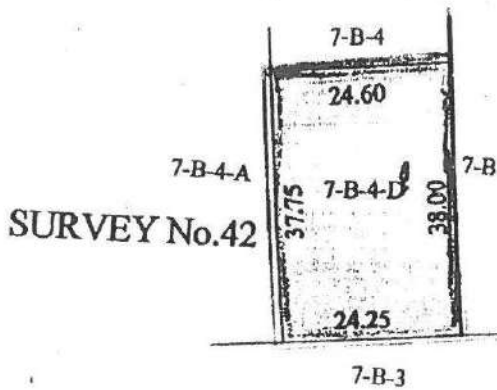
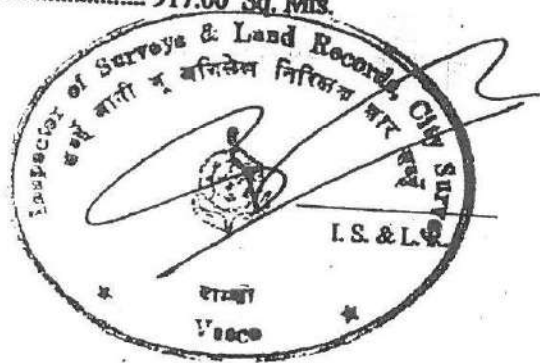


PLAN

OF THE LAND BEARING SUB-DIV. No. 7-B-4-D OF SURVEY No. 42 SITUATED AT DABOLIM VILLAGE OF MORMUGAO TALUKA SHOWING THEREIN THE CONVERSION OF LAND FROM AGRICULTURAL TO NON AGRICULTURAL VIDE ORDER NO. ACII/SG/CONV/12/2012/1910 DATED 14/03/2012 ISSUED BY ADDITIONAL COLLECTOR-II, SOUTH GOA DISTRICT, MARGAO GOA.

SCALE : 1:1000

AREA PROPOSED FOR CONVERSION 917.00 Sq. Mts.

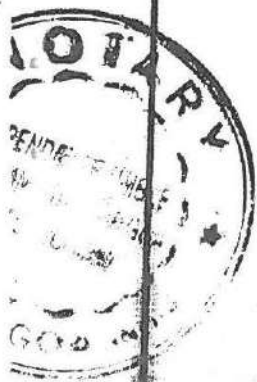


[Signature]

[Signature]
Verified By: Chetan Jadhav(sup.)

By: *[Signature]*
SAWANT (F.S.)
DATED ON : 12/04/2012

FILE NO: ISLR/MOR/CONV/15/2012



① Shri. Deepak G. Metha, son of late Govindram M. Metha, 52 years of age, businessperson, Indian National and his wife.

② Smt. Shanti D. Metha, wife of Deepak Metha, 49 years of age, Indian National, and both residing at Annex Ashiyana, Airport Road, Chicalim, Goa.

③ Mr. Joao Esteves, son of Francisco Andrew Esteves, 58 years of age, Indian National, and residing at H No 137/A, Bhutem Bhat, Morim, Ilhas, Goa.

Executing party _____

admits execution of the so called
Sale deed

Shanti Metha

Joao Esteves

1. Mr. Rajendra Gajanan Sombhari
married, major of age, business
residing at Morim, Ilhas - Goa

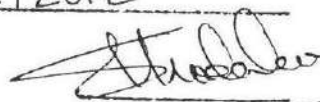
and known to the Sub-Registrar
the above mentioned and identified

Witnessed on 16/10/2012

[Signature]

REGISTRAR
MORMUGAO

Registered No. 1431
of page 111 to 133
Book No. I Volume No. 1459
Date 06/11/2012


Sub-Registrar



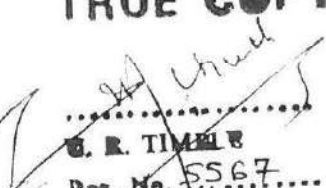
Note of Return:-

This document will be returned on 06/11/2012


SUB-REGISTRAR
MORMUGAO



TRUE COPY


G. R. TIMBLE
Reg. No. 5567 date 14/11/12
NOTARY
PANAJI, STATE OF GOA (INDIA)