

SALE DEED

Between


M/s. JYOTI REALTORS PVT. LTD

And

**Smt. NAYAN V. LAWANDE
& Shri. VIJAY N. LAWANDE**

भारत 05346 NON JUDICIAL गोवा
107353 MAR 10 2012
ZERO ZERO THREE SIX ZERO ZERO ZERO 11:23
Rs.0036000/- PB6675
सत्यमेव जयते
INDIA STAMP DUTY GOA

Palmer


Director

This Deed of Sale is made and entered at Margao Goa on this 10th day of March of the year 2012.

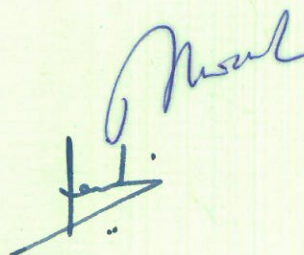
Handwritten signature: *Chas. J. ...*

BETWEEN

1. SMT NAYANTARA VIJAYKUMAR LAWANDE, alias SMT. NAYAN VIJAY LAWANDE, aged 58 years, daughter of Late Dattarama Shivram Naique Prataprao Sardessai, bearing PAN Card No. [REDACTED], Indian National, housewife, and her husband
2. SHRI VIJAYKUMAR NARAYAN LAWANDE, alias VIJAY NARAYAN LAWANDE aged 62 years, son of late Narayan Hari Lawande, bearing PAN Card No. [REDACTED], Indian National businessman, both Indian Nationals residing at Raviraj Colony, Dona- Paulo Panaji-Goa.. Hereinafter referred to as the VENDORS (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, and assigns) of the FIRST PART

AND

JYOTI REALTORS PVT. LTD. a private limited company incorporated under Indian Companies Act 1956, bearing PAN Card No. [REDACTED] represented by its Director SHRI HANUMAN NARAYAN LAWANDE, bearing PAN Card No. [REDACTED], Indian National Engineer, Businessman, aged 60 years, son of Late Narayan Hari Lawande, resident of Gogol, Margao Goa. Hereinafter called the

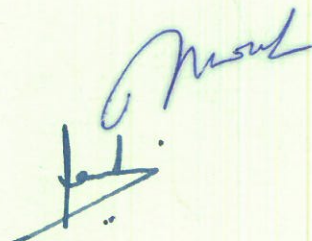


PURCHASERS (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, and assigns) of the SECOND PART. All the parties hereto are Indian Nationals.

WHEREAS THE VENDORS are the lawful owners in title and possession of a landed property known as MORODA situated at Borda within Margao Municipality Area with P.T. Sheet No. 154 of Chalta No.53 of area 573 sq. mt.(Five hundred and Seventy Three sq. mt.) described in detail in the Schedule II here under appended and hereinafter referred to as the SAID PROPERTY.

WHEREAS SAID PROPERTY was part of the property described in Schedule I. The SAID PROPERTY was sold to Nayan Sardessai alias SMT NAYANTARA VIJAYKUMAR LAWANDE alias SMT. NAYAN VIJAY LAWANDE by virtue of Deed of Sale dated Sixth of May in the year Nineteen Hundred and Seventy Six by Late Shri Dattarama Shivram Naique Prataprao Sardessai and Smt. Shalini Dattaram Sardessai, the same registered in the Sub Registrar of Salcete Office dated Sixth Of May in the year Nineteen Hundred and Seventy Six and entered with Registered No. 574 at pages 65 to 69 of Book No. 1 Vol No. 158 dated tenth of June in the year Nineteen Hundred and seventy Six

AND WHEREAS pursuant to the marriage of the VENDOR No. 2 with the VENDOR No. 1 under the regime of the Communion of assets, the VENDOR No. 2 derived half the right, charge and interest



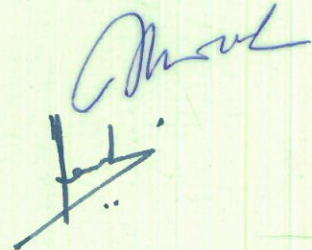
of the SAID PROPERTY from the VENDOR No. 1

AND WHEREAS the VENDORS have represented to the PURCHASER that the VENDORS are the Absolute owners of the SAID PROPERTY and that no other persons other than the VENDORS have any right, title or interest in the same.

AND WHEREAS on the basis of the representation the PURCHASERS have agreed to purchase the SAID PROPERTY from the VENDORS for the total consideration of Rs. 18,00,000/- (Rupees Eighteen Lakhs only)

NOW THIS DEED OF SALE WITNESSETH AS UNDER

1. That in consideration of an amount of Rs. 18,00,000/- (Rupees Eighteen Lakhs only) paid by the PURCHASERS to the VENDORS by cheque nos. 024420 of Rs 9,00000 (rupees nine lakhs) and cheque no. 024423 of Rs.9,00000 (rupees nine lakhs). Both the cheques dated tenth of March Two Thousand and Twelve of Ratnakar Bank Margao Goa. The receipt and payment of which sum the VENDORS and each one of them do hereby admit and acknowledge. VENDORS do hereby grant, convey, sell, transfer and assure the PURCHASER all the rights, titles and interest to the SAID PROPERTY with area of 573 sq. mt. (Five Hundred and Seventy Three square metres) surveyed under P.T. Sheet No. 154 of Chalta No. 53 in the City



Survey of Margao shown more particularly on the plan annexed hereto and mentioned more particularly in the Schedule II written hereunder.

2. That the VENDORS hereby declare that they are the absolute owners of the SAID PROPERTY and have good right, full power and absolute authority to convey and transfer the SAID PROPERTY hereby conveyed, and the VENDORS are entitled to convey the same infavour of the PURCHASER.
3. That the VENDORS also hereby declare that the SAID PROPERTY is free from encumbrances or charges of any kind whatsoever and that there is no loan or charges on SAID PROPERTY.
4. That VENDORS finally declare that they have No Objection Whatsoever for the PURCHASER to carry out the necessary mutation and transfer the survey records in respect of the SAID PROPERTY in favour of the PURCHASER.
5. The Board of Directors of the Purchaser Company in its meeting dated 17/02/2012 has passed the resolution authorising the Director Mr. Hanuman Lawande to sign and execute this Deed of sale.



A handwritten signature in blue ink, appearing to be "M. Lawande", written over a horizontal line.

6. Whereas the Vendor No. 1 Smt. NAYANTARA VIJAYKUMAR LAWANDE alias Smt. NAYAN VIJAY LAWANDE and Vendor No. 2 SHRI. VIJAYKUMAR NARAYAN LAWANDE alias SHRI. VIJAY NARAYAN LAWANDE herein represented by duly constituted Power Of Attorney Shri. Prashant Dattaram Sardessai vide Power Of Attorney executed before The Notary Advocate Meera Medhekar Registered under No.1998 dated 23/02/2012. A Notarised copy attached herein.

SCHEDULE I

The property named MORODA, situated at Borda within Margao Municipality Area, Salcete Goa, described in the Land Registration Office of Salcete at Margao under No. 36.702 at folio 179 of Book B Number 94 New Series and registered in the Land Revenue Office (Matriz Predial) of Salcete under No. 636 having the Boundaries.

EAST:- Property of Shri Augusta Dias.

WEST:- Property of the Heirs of Joaquim Andrade.

NORTH:- Property of said Augusta Dias and the property of Shri Pascoal Noronha and others upto the property of the said Joaquim Andrade

SOUTH:- Property of the Heirs of Hilario Caetano Pereira.

SCHEDULE II

Plot Bearing Chalta No. 53. of P.T. Sheet No. 154 having an area of 573 sq mt(Five Hundred and Seventy Three two sq. mt.). and the same is more specifically and accurately described in the plan attached to this deed for being treated as part of the same having the Boundaries.

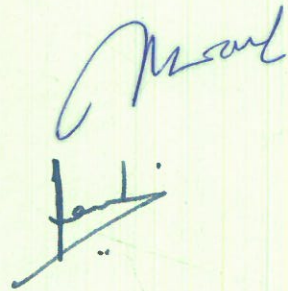
EAST:- Plot No. with Chalta No. 41 of P.T. Sheet No. 154.

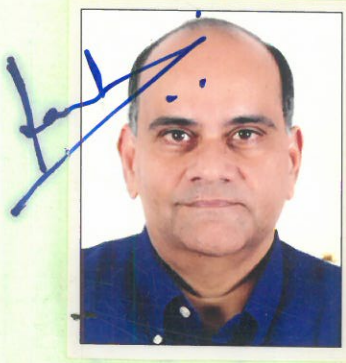
WEST:- Nalla

NORTH:- Plot No. with Chalta No. 54 of P.T. Sheet No. 154

SOUTH:- Plot No. with Chalta No.43 of P.T. Sheet No. 154

IN WITNESS THEREOF THE VENDORS AND THE PURCHASER HAVE SET THEIR HANDS AND PUT THEIR SIGNATURES ON THE DAY, THE MONTH THE YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE WITNESSES WHO HAVE SIGNED BELOW.



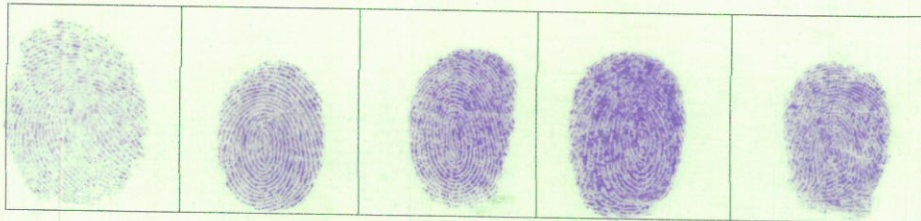


VENDORS

(PRASHANT D. SARDESSAI)

duly constituted Attorney of Vendor No. 1
Smt. Nayantara Vijaykumar Lawande alias
Nayan Vijay Lawande and Vendor No.2
Vijaykumar Narayan Lawande alias Vijay
Narayan Lawande.

R.F.T.I.

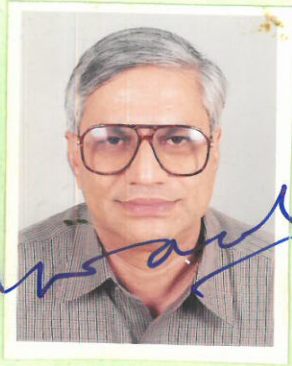


L.F.T.I.



Thumb impressions of Shri. Prashant D. Sardessai

Handwritten signature
Handwritten signature

**PURCHASERS**For **JYOTI REALTORS PVT. LTD.**

(HANUMAN N. LAWANDE)

Director

R.F.T.I.



L.F.T.I.



Thumb impressions of Hanuman N. Lawande

In the presence of WITNESSES

•
(Mr Nandan R. Kamat)

•
(Mr. Miraj. N. vadil)

Murat

Janh





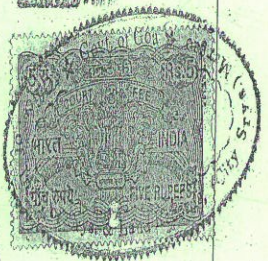
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T. SHEET NO. 154 / CHALTA NOS. 41, 53 & 54
Scale : 1:500

20/12/11

OFFICE OF THE
LAND RECORDS
OFFICER
MARGAO-GO



Generated By : *Shah*
On : 16-12-2011

OFFICE OF THE
44
Survey
checked by *Shah*
16/12/11
Receipt No. 93
Compared By: *Shah*

Shah
Shah



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 13-03-2012 10:46:17 AM

Document Serial Number : 1503



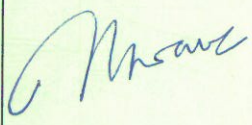
Presented at 10:24:00 AM on 13-03-2012 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	36000.00
2	Processing Fees	190.00
	Total :	36190.00

Stamp Duty Required: 36000.00

Stamp Duty Paid: 36000.00

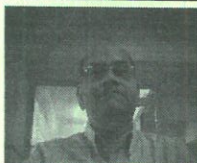

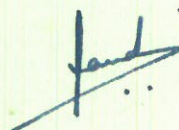
Hanuman Narayan Lawande presenter

Name	Photo	Thumb Impression	Signature
Hanuman Narayan Lawande ,S/o. Late Narayan Hari Lawande , Married,Indian,age 60 Years,Business,r/oGogol, Margao, Salcete - Goa As a Director of Jyoti Realtors Pvt. Ltd.			

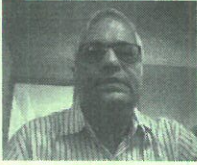


Endorsements

Executant

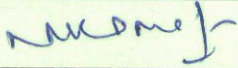
1 . Prashant Dattaram Sardessai , S/o. Late Dattaram Shivram Sardessai , Married,Indian,age 52
Years,Service,r/oPanaji - Goa As a Constituted Attorney of Vendors, by POA dated 23/02/2012 executed before
the Notary Meera Medhekar under Reg No. 1998/2012.

Photo	Thumb Impression	Signature
		

2 . Hanuman Narayan Lawande , S/o. Late Narayan Hari Lawande , Married,Indian,age 60 Years,Business,r/oGogol, Margao, Salcete - Goa As a Director of Jyoti Realtors Pvt. Ltd.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Nandan R. Kamat , S/o. R. Kamat ,UnMarried,Indian,age 37 Years,Service,r/o Gogol, Margao, Salcete - Goa	


Sub-Registrar

Book-1 Document
Registration Number MGO-BK1-01505-2012
CD Number MGOD58 on
Date 13-03-2012

Sub-Registrar (Salcete/Margao)

Scanned By:- Madhu

Signature:-

(M)

Designed and Developed by C-DAC, ACTS, Pune

SALE DEED

Between

M/s. JYOTI REALTORS PVT. LTD

And

Smt. SHALINI D. SARDESSAI

& OTHERS

INDUSIND BANK LTD
CHAZE ART GALLERY
ABADE FARLA ROAD
MARGAO-GOA-403 601
D-5/STP(V)/C.R/35/8/2006-RD(PART-I)

भारत 05336 NON JUDICIAL गोवा
177358 MAR 06 2012
1513
11:53
R.0056000/- PB6675
INDIA STAMP DUTY GOA

Name of Purchaser JYOTI REALTORS PVT LTD
For Indusind Bank Ltd.

Prfka.
Authorised Signatory

PRIMA KARKERA
MCSIP
SS. No. 3380.

1513/12

Hamuman Narayan Wansode

For Jyoti Realtors Pvt. Ltd.

Wansode
Director



DEED OF SALE

This Deed of Sale is made and entered at Margao Goa on this 10th day
of March of the year 2012.

[Signature]

[Signature]

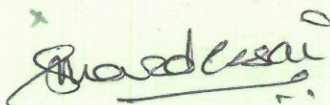
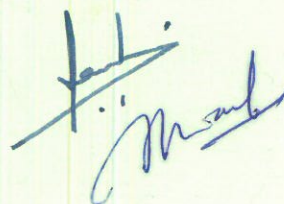
[Signature]

BETWEEN

1. SMT. SHALINI DATTARAM SARDESSAI, aged 80 years, bearing PAN Card No. [REDACTED] Indian National, widow of Late Shri Dattarama Shivram Naique Prataprao Sardessai, daughter of Late Krishna Babuli Poi Lotlikar,. residing at Altinho Panaji-Goa.
2. (a) SMT NAYANTARA VIJAYKUMAR LAWANDE, alias Nayan Vijay Lawande aged 58 years, bearing PAN Card No. [REDACTED], Indian National, , daughter of Late Shri Dattarama Shivram Naique Prataprao Sardessai, housewife and her husband,

(b) SHRI VIJAYKUMAR NARAYAN LAWANDE, alias Vijay Narayan Lawande, aged 62 years, having PAN Card No. [REDACTED], Indian National, son of Late Shri Narayan Hari Lawande, both residing at Raviraj Colony, Dona-Paulo, Panaji-Goa.
3. (a) Dr. SMT JYOTI HANUMAN LAWANDE, aged 57 years, bearing PAN Card No. [REDACTED], Indian National , daughter of Late Shri Dattarama Shivram Naique Prataprao Sardessai, Doctor in profession and her husband,

(b) SHRI HANUMAN NARAYAN LAWANDE, aged 60 years, having PAN Card No. [REDACTED], Indian National, son of Late Shri Narayan Hari Lawande, Engineer, Businessman, both residing at Gogol Margao, Salcette-Goa.
4. (a) SHRI MILIND DATTARAM SARDESSAI, aged 55 years, bearing PAN Card No [REDACTED], Indian National , son of Late Shri Dattarama Shivram Naique Prataprao Sardessai, Engineer, Employee and his wife,


(b) SMT SHUBA MILIND SARDESSAI, aged 49 years, having PAN Card No. [REDACTED], Indian National, daughter of Late Shri Dinanath Yeshwant Sakhardande, Bank Employee, both residing at Plot No. 45, Kamat Taleigao Retreat, Near Housing Board, Durgawadi, Taleigao - Goa

5. KUMARI NUTAN DATTARAM SARDESSAI, aged 53 years, bearing PAN Card No. [REDACTED], Indian National, daughter of Late Shri Dattarama Shivram Naique Prataprao Sardessai, Service, residing at Altinho Panaji-Goa.

6. (a) SHRI PRASHANT DATTARAM SARDESSAI, aged 52 years, bearing PAN Card No. [REDACTED], Indian National, son of Late Shri Dattarama Shivram Naique Prataprao Sardessai, Engineer, Employee and his wife,

(b) SMT SUJAL PRASHANT SARDESSAI, aged 46 years, having PAN Card No. [REDACTED], Indian National daughter of Late Shri Suresh Bhatkuly, Teacher, both residing at Building No. 11/S-2, Kamat Kinara, Caranzalem, Miramar, Panaji Goa. All Indian Nationals. Hereinafter referred to as the VENDORS (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, and assigns) of the FIRST PART

AND

JYOTI REALTORS PVT. LTD. a private limited company incorporated under Indian Companies Act 1956, bearing PAN Card No. [REDACTED] represented by its Director SHRI HANUMAN NARAYAN LAWNDE, bearing PAN Card No. [REDACTED], Indian National, Engineer, Businessman, aged 60 years, son of Late Narayan Hari Lawande, resident of Gogol, Margao Goa. Hereinafter called the PURCHASERS (which expression shall unless it be repugnant to the context

or meaning thereof mean and include their heirs, executors, administrators, and assigns) of the SECOND PART

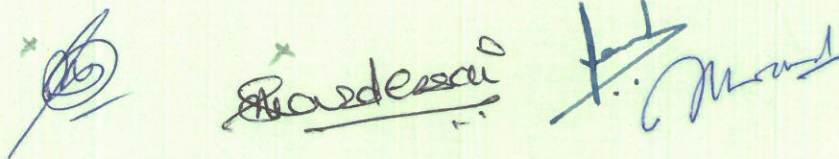
WHEREAS THE VENDORS are the lawful owners in title and possession of a landed property known as MORODA situated at Borda within Margao Municipality Area with P.T. Sheet No. 154 of Chalta No.54 of area 932 sq. mt.(nine hundred and thirty two sq. mt.) described in detail in the Schedule II here under appended and hereinafter referred to as the SAID PROPERTY.

WHEREAS SAID PROPERTY was part of the property described in Schedule I.

WHEREAS the Late Shri Dattaram Shivram Sardessai married to Smt. Shalini Sardessai, purchased the property named MORODA situated in Borda within Margao Municipality, area Salcete Goa described in the Land Registration of Salcete at Margao under No. 36.702 at Folio 179 of Book B Number 94 New Series and registered in the Land revenue Office (Matriz Predial) of Salcete under No. 636 having boundaries EAST:- Property of Shri Augusta Dias. WEST:- Property of the Heirs of Joaquim Andrade. NORTH:- Property of said Augusta Dias and the property of Shri Pascoal Noronha and others upto the property of the said Joaquim Andrade SOUTH:- Property of the Heirs of Hilario Caetano Pereira This is described in Schedule I

WHEREAS THE SAID PROPERTY with Chalta No 54 of P.T. Sheet No. 154 is the part of the property described in Schedule I and more specifically described in Schedule II.


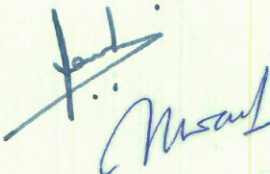
AND WHEREAS the Late Shri Dattaram Shivram Sardessai expired in the year 1986 and in the Deed of Succession dated 24th February 1994 (24/02/1994) drawn by the Ex-Officio Notary of Salcete at page 63 onwards of Deed of Book No. 1357, it has been declared as follows that Shri Dattaram Shivram Sardessai who was also known as Dattarama Shivram Naique Prataprao Sardessai and who was



married in Communion of Assets to Smt. Gangabai Poi alias Xalini Sardessai or Shalini Sardessai and who was domiciled at E-91, Father Miranda Road Margao Goa, died at Bombay on Nineteenth of December 1986 (19/12/1986) without executing any other deposition of his last wish but leaving behind his widow the said Shalini Sardessai as his moiety sharer and his five children namely i) Smt. Nayantara Sardessai married to Vijaykumar Narayan Lawande, ii) Smt. Jyoti Sardessai married to Hanuman Narayan Lawande, iii) Shri Milind Sardessai married to Shuba Sakhardande, iv) Kum Nutan D. Sardessai, unmarried, major and v) Shri Prashant Sardessai married to Sujal Bhatkuly

AND WHEREAS in view of the above event the Share Holding of the property in Schedule II herein are as under

- a) Smt Shalini Dattaram Sardessai -
Member No. 1 of the First Part..... 1/2 share
- b) Smt. Nayantara Vijaykumar Lawande and her
Husband Shri Vijaykumar Narayan Lawande
Member No. 2(a) and 2(b) of the First Part..... 1/10 share
- c) Smt. Jyoti Hanuman Lawande and her
Husband Shri Hanuman Narayan Lawande
Member No. 3(a) and 3(b) of the First Part..... 1/10 share
- d) Shri. Milind Dattaram Sardessai and his
Wife Smt Shuba Milind Sardessai
Member No. 4(a) and 4(b) of the First Part..... 1/10 share
- e) Kum. Nutan Dattaram Sardessai
Member No. 5 of the First Part 1/10 share
- f) Shri. Prashant Dattaram Sardessai and his
Wife Smt Sujal Prashant Sardessai
Member No. 6(a) and 6(b) of the First Part..... 1/10 share

 Sardessai 

AND WHEREAS as per the representation of Ownership and devolution above mentioned and so represented by THE VENDORS that they are the exclusive owners in possession with different Share Holdings in the property mentioned in Schedule II and they are the absolute owners of the Said Property and that no other persons other than THE VENDORS have any rights, title or interest in the same.

AND WHEREAS on the basis of the representation the PURCHASERS have agreed to purchase the SAID PROPERTY from the VENDORS for the total consideration of Rs. 28,00,000/- (Rupees Twenty eight Lakhs only)

NOW THIS DEED OF SALE WITNESSETH AS UNDER

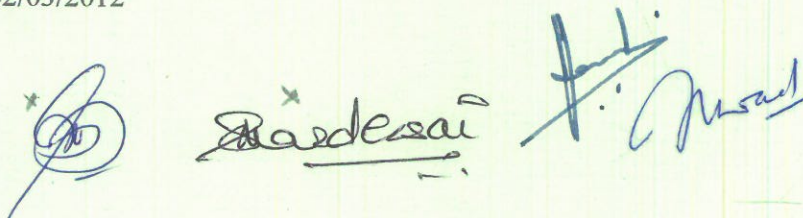
1. That in consideration of an amount of Rs. 28,00,000/- (Rupees Twenty eight Lakhs only) paid by the PURCHASERS to the VENDORS.

Vendor No.1 Smt. Shalini Dattaram Sardesai paid Rs 14 00,000/- (Rs. Fourteen Lakh only) by Cheque No. 549355 ,Ratnakar Bank Margao Goa

Dated 02/03/2012..

Vendor No.2(a) Smt. Nayantara Vijaykumar Lawande and 2(b). Shri Vijaykumar Narayan Lawande paid Rs.2,80,000/- (Rs. Two lakh eighty Thousand only) by Cheque No. 024417 & 024418 Ratnakar Bank Margao Goa. dated 20/02/2012.

Vendor No.3(a) Smt. Jyoti Hanuman Lawande and 3(b). Shri Hanuman Narayan Lawande paid Rs.2,80,000/- (Rs. Two lakh eighty Thousand only) by Cheque No.024442 & 024443 Ratnakar Bank Margao Goa dated 02/03/2012






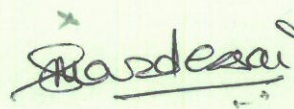
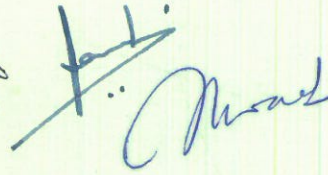
Vendor No.4(a) Shri. Milind Dattaram Sardessai and 4(b). Smt. Shuba
Milind Sardessai paid Rs.2,80,000/- (Rs. Two lakh eighty Thousand only)
by Cheque No. 024407 &024408 Ratnakar Bank Margao Goa dated
20/02/2012..

Vendor No.5 Kum. Nutan Dattaram Sardessai paid Rs. 2,80,000/-(Rs. Two
lakh eighty Thousand only) by Cheque No. 024449 Ratnakar Bank
Margao Goa.dated 03/03/2012

Vendor No.6(a) Shri. Prashant Dattaram Sardessai and 6(b). Smt. Sujal
Prashant Sardessai paid Rs.2,80,000/- (Rs. Two lakh eighty Thousand
only) by Cheque No. 024433 Ratnakar Bank Margao Goa dated
25/02/2012.

The receipt and payment of which sum the VENDORS and each one of
them do hereby admit and acknowledge. VENDORS do hereby grant,
convey, sell, transfer and assure the PURCHASER all the rights, titles and
interest to the SAID PROPERTY with area of 932 sq. mt. (nine hundred
and thirty two square metres) surveyed under P.T. Sheet No.154 of Chalta
No.54 in the City Survey of Margao shown more particularly on the plan
annexed hereto and mentioned more particularly in the Schedule II written
hereunder.

2. That the VENDORS hereby declare that they are the absolute owners of
the SAID PROPERTY and have good right, full power and absolute
authority to convey and transfer the SAID PROPERTY hereby conveyed,
and the VENDORS are entitled to convey the same infavour of the
PURCHASER.

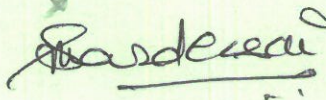
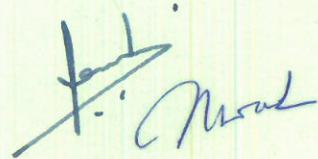
3. That the VENDORS also hereby declare that the SAID PROPERTY is free from encumbrances or charges of any kind whatsoever and that there is no loan or charges on SAID PROPERTY.
4. That VENDORS finally declare that they have No Objection Whatsoever for the PURCHASER to carry out the necessary mutation and transfer the survey records in respect of the SAID PROPERTY in favour of the PURCHASER.
5. The Board of Directors of the Purchaser Company in its meeting dated 17/02/2012. has passed the resolution authorising the Director Mr. Hanuman Lawande to sign and execute this Deed of sale.
6. **Whereas the Vendor No.1, 2(a)&(b), 3(a)& (b), 5, and 6(b)** herein represented by duly constituted Power Of Attorney Shri. Prashant Dattaram Sardessai vide Power Of Attorney executed before the Notary Advocate Meera Medhekar Registered under No.1997, No.1998 dated 23/02/2012. A Notarised copy attached herein.

SCHEDULE I

The property named MORODA, situated at Borda within Margao Municipality Area, Salcete Goa, described in the Land Registration Office of Salcete at Margao under No. 36.702 at folio 179 of Book B Number 94 New Series and registered in the Land Revenue Office (Matriz Predial) of Salcete under No. 636 having the Boundaries.

EAST:- Property of Shri Augusta Dias.

WEST:- Property of the Heirs of Joaquim Andrade.

NORTH:- Property of said Augusta Dias and the property of Shri Pascoal Noronha and others upto the property of the said Joaquim Andrade

SOUTH:- Property of the Heirs of Hilario Caetano Pereira.

SCHEDULE II

Plot Bearing Chalta No. 54. of P.T. Sheet No. 154 having an area of 932 sq mt(nine hundred and thirty two sq. mt.). and the same is more specifically and accurately described in the plan attached to this deed for being treated as part of the same having the Boundaries.


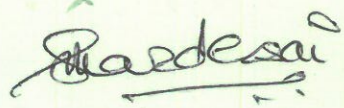
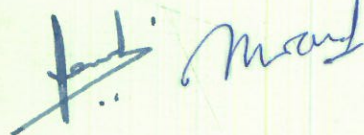
EAST:- Public Road

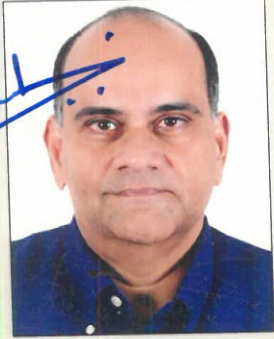
WEST:- Plot No with chalta No 47 of P.T. Sheet No. 154

NORTH:- Plot No. with Chalta No. 20, 64, 26, 27, 28 of P.T. Sheet No. 154

SOUTH:- Plot No. with Chalta No. 53,41 of P.T. Sheet No.154

IN WITNESS THEREOF THE VENDORS AND
THE PURCHASER HAVE SET THEIR HANDS AND PUT THEIR
SIGNATURES ON THE DAY, THE MONTH THE YEAR FIRST
HEREINABOVE MENTIONED IN THE PRESENCE OF THE
WITNESSES WHO HAVE SIGNED BELOW.

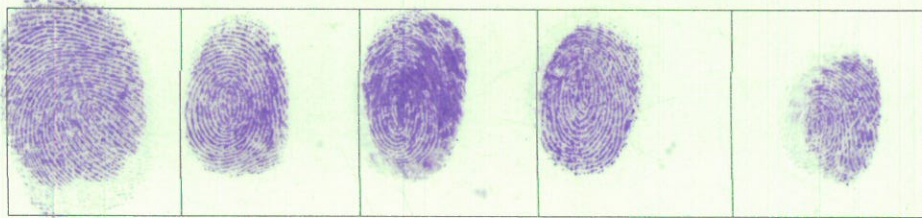


VENDORS

(PRASHANT D. SARDESSAI)

Represented Self as Vendor No. 6(a) and duly constituted Attorney of Vendor No. 1 smt. Shalini D. Sardessai, Vendor No. 2(a) Smt. Nayantara Vijaykumar Lawande alias Nayan Vijay Lawande, Vendor No.2(b Vijaykumar Narayan Lawande alias Vijay Narayan Lawande , 3(a) (Dr) Smt.Jyoti Hanuman Lawande Vendor No. 3(b) Shri Hanuman Narayan Lawande, Vendor No.5 Kum. Nutan Dattaram Sardessai and Vendor No. 6(b) Smt. Sujal Prashant Sardessai

R.F.T.I.



L.F.T.I.



Thumb impressions of Shri. Prashant D. Sardessai

X

X



VENDORS

Milind D. Sardesai
(MILIND D. SARDESSAI)

R.F.T.I.



L.F.T.I.



Thumb impressions of Milind D. Sardesai

Milind D. Sardesai

Milind D. Sardesai

Milind D. Sardesai

VENDORS

(Shuba M. SARDESSAI)

R.F.T.I.



L.F.T.I.



Thumb impressions of Shuba M. Sardesai

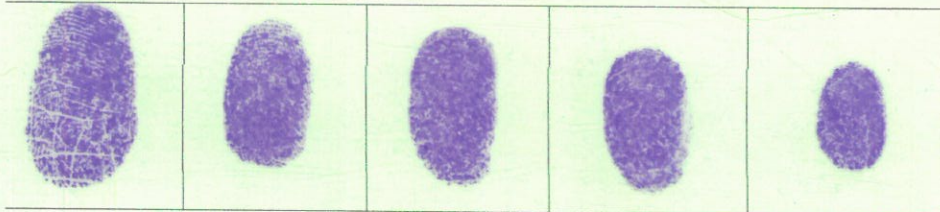
PURCHASERSFor **JYOTI REALTORS PVT. LTD.**

A large, stylized handwritten signature in blue ink.

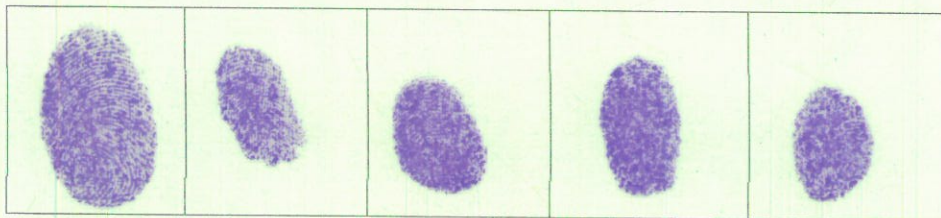
(HANUMAN N. LAWANDE)

Director

R.F.T.I.



L.F.T.I.



Thumb impressions of Hanuman N. Lawande

Three handwritten signatures in blue ink. The first is a circular mark with a diagonal line. The second is a signature that appears to be 'Bardesai'. The third is a signature that appears to be 'Maul'.

(~~Full~~ Mr. Miraj. N. vadil)



Bardessa

March
Feb.



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 13-03-2012 11:39:51 AM

Document Serial Number : 1513



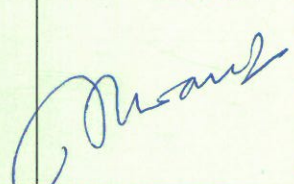
Presented at 11:20:00 AM on 13-03-2012 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	56000.00
2	Processing Fees	280.00
	Total :	56280.00

Stamp Duty Required: 56000.00

Stamp Duty Paid: 56000.00



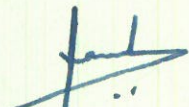
Hanuman Narayan Lawande presenter

Name	Photo	Thumb Impression	Signature
Hanuman Narayan Lawande ,S/o. Late Narayan Hari Lawande , Married,Indian,age 60 Years,Business,r/oGogol, Margao, Salcete - Goa As a Director of Jyoti Realtors Pvt. Ltd.			



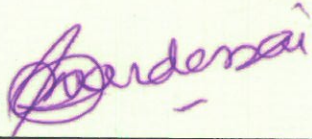
Endorsements

Executant



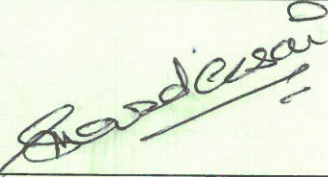
1 . Prashant Dattaram Sardessai , S/o. Late Dattaram Shivram Sardessai , Married,Indian,age 52 Years,Service,r/oPanaji - Goa As a Constituted Attorney of Vendor No. 1 to 3b) and 5 to 6B), by POA dated 23/02/2012 executed before the Notary Meera Medhekar under Reg No. 1998/2012 and by POA dated 23/02/2012 executed before the Notary Meera Medhekar under Reg No. 1997/2012.

Photo	Thumb Impression	Signature
		



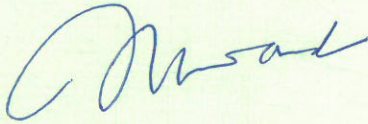
2 . Milind Dattaram Sardessai , S/o. Late Dattarama Shivram N. P. Sardessai , Married,Indian,age 55
Years,Service,r/oPlot No. 45, Kamat Taleigao Retreat, Near Housing Board, Durgawadi, Taleigao - Goa

Photo	Thumb Impression	Signature
		

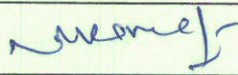
3 . Shuba Milind Sardessai , D/o. Late Dinanath Yeshwant Sakhardande , Married,Indian,age 45
Years,Service,r/oPlot No. 45, Kamat Taleigao Retreat, Near Housing Board, Durgawadi, Taleigao - Goa


Photo	Thumb Impression	Signature
		

4 . Hanuman Narayan Lawande , S/o. Late Narayan Hari Lawande , Married,Indian,age 60
Years,Business,r/oGogol, Margao, Salcete - Goa As a Director of Jyoti Realtors Pvt. Ltd.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Nandan R. Kamat , S/o. R. Kamat ,UnMarried,Indian,age 37 Years,Service,r/o Gogol, Margao, Salcete - Goa	


Sub-Registrar

Book-1 Document
Registration Number MGO-BK1-01513-2012
CD Number MGOD58 on
Date 13-03-2012

Sub-Registrar (Salcete/Margao)

SUB-REGISTRAR
SALCETE

Scanned By:-

A.C.L.

Signature:-



Designed and Developed by C-DAC, ACTS, Pune



SALE DEED

Between

M/s. JYOTI REALTORS PVT. LTD

And


Smt. SHALINI D. SARDESSAI

& OTHERS

INDUSIND BANK LTD
CHAZE ART GALLERY
ABADE FARLA ROAD
MARGAO-GOA-403 601
D-5/STP(V)/C.R/35/8/2006-RD(PART-I)

भारत 05337 125359 1509
NON JUDICIAL गोवा
MAR 07 2012 11:26
R.0098000/- PB6675
INDIA STAMP DUTY GOA

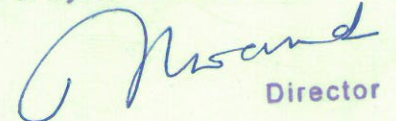
Name of Purchaser JYOTI REALTORS PVT LTD
For Indusind Bank Ltd.

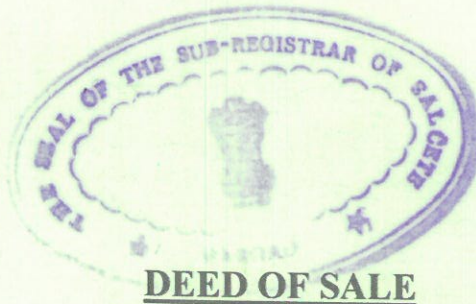

Authorised Signatory
SANJAY KARMAALKAR
DEPUTY MANAGER
SS. NO.2654

1509/12

Hanuman Narayan Lavande.

For Jyoti Realtors Pvt. Ltd.

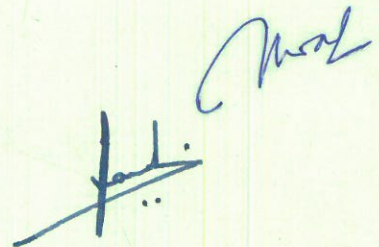

Director



This Deed of Sale is made and entered at Margao Goa on this 12th day
of March of the year 2012.

X


X

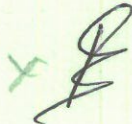
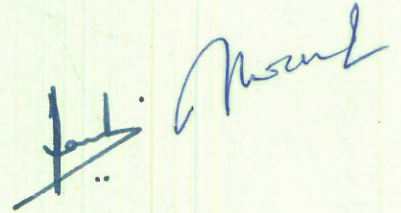



BETWEEN

1. SMT SHALINI DATTARAM SARDESSAI, aged 80 years, bearing PAN Card No. [REDACTED], Indian National, widow of Late Shri Dattarama Shivram Naique Prataprao Sardessai, daughter of Late Krishna Babuli Poi Lotlikar, residing at Altinho Panaji-Goa.
2. (a) SMT NAYANTARA VIJAYKUMAR LAWANDE, alias Nayan Vijay Lawande, aged 58 years, bearing PAN Card No. [REDACTED] Indian National, , daughter of Late Shri Dattarama Shivram Naique Prataprao Sardessai, housewife and her husband,

(b) SHRI VIJAYKUMAR NARAYAN LAWANDE, alias Vijay Narayan Lawande, aged 62 years, having PAN Card No. [REDACTED] Indian National, son of Late Shri Narayan Hari Lawande, both residing at Raviraj Colony , Dona- Paulo, Panaji-Goa.
3. (a) Dr. SMT JYOTI HANUMAN LAWANDE, aged 57 years, bearing PAN Card No. [REDACTED] Indian National, daughter of Late Shri Dattarama Shivram Naique Prataprao Sardessai, Doctor in profession and her husband,

(b) SHRI HANUMAN NARAYAN LAWANDE, aged 60 years, having PAN Card No. [REDACTED] Indian National,, son of Late Shri Narayan Hari Lawande, Engineer, Businessman, both residing at Gogol Margao, Salcette-Goa.
4. (a) SHRI MILIND DATTARAM SARDESSAI, aged 55 years, bearing PAN Card No. [REDACTED] Indian National, , son of Late Shri Dattarama Shivram Naique Prataprao Sardessai, Engineer, Employee and his wife,

(b) SMT SHUBA MILIND SARDESSAI, aged 49 years, having PAN Card No. [REDACTED] Indian National, , daughter of Late Shri Dinanath Yeshwant Sakhardande, Bank Employee, both residing at Plot No. 45, Kamat Taleigao Retreat, Near Housing Board, Durgawadi, Taleigao - Goa

5. KUMARI NUTAN DATTARAM SARDESSAI, aged 53 years, bearing PAN Card No. [REDACTED] Indian National,, daughter of Late Shri Dattarama Shivram Naique Prataprao Sardessai, Service, residing at Altinho Panaji-Goa.

6. (a) SHRI PRASHANT DATTARAM SARDESSAI, aged 52 years, bearing PAN Card No. [REDACTED] Indian National,, son of Late Shri Dattarama Shivram Naique Prataprao Sardessai, Engineer, Employee and his wife,

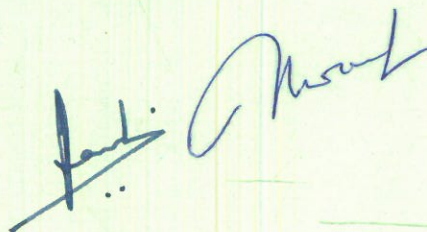
(b) SMT SUJAL PRASHANT SARDESSAI, aged 46 years, having PAN Card No. [REDACTED] Indian National,, daughter of Late Shri Suresh Bhatkuly, Teacher, both residing at Building No. 11/S-2, Kamat Kinara, Caranzalem, Miramar, Panaji Goa. All Indian Nationals. Hereinafter referred to as the VENDORS (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, and assigns) of the FIRST PART

AND

JYOTI REALTORS PVT. LTD. a private limited company incorporated under Indian Companies Act 1956, bearing PAN Card No. [REDACTED], represented by its Director SHRI HANUMAN NARAYAN LAWANDE, bearing PAN Card No. [REDACTED] Indian National, Engineer, Businessman, aged 60 years, son of Late Narayan Hari Lawande, resident of Gogol, Margao Goa. Hereinafter called the PURCHASERS (which expression shall unless it be repugnant to the

x 

x 



context or meaning thereof mean and include their heirs, executors, administrators, and assigns) of the SECOND PART

WHEREAS THE VENDORS are the lawful owners in title and possession of a landed property known as MORODA situated at Borda within Margao Municipality Area with P.T. Sheet No. 154 of Chalta No.41 of area(2060 – 425) effective area 1635 sq. mt.(One Thousand Six Hundred and Thirty Five sq. mt.). Chalta No. 41 of P.T. Sheet No.154 consists of area 2060 sq.mts, out of which an area , of 225 sq.mts is allotted to Shri Rozario Noronho by the judgement delivered on Third day of the Month of July of the year 2000 of civil suit No. 164/86/1 in the Court of Civil Judge Senior Division Margao and an area of 200 sq.mts. is allotted to Smt. Luiza Noronha by the order in the Court Of Joint Mamledar V of Salcette at Margao Goa. Case No. MUND/ MAR/1/97 (JM-V) judgement dated 13th Day Of March 2003 ,so effective saleable area is 1635 sq.mts described in detail in the Schedule II here under appended and hereinafter referred to as the SAID PROPERTY.

WHEREAS SAID PROPERTY was part of the property described in Schedule I.

WHEREAS the Late Shri Dattaram Shivram Sardessai married to Smt. Shalini Sardessai, purchased the property named MORODA situated in Borda within Margao Municipality, area Salcete Goa described in the Land Registration of Salcete at Margao under No. 36.702 at Folio 179 of Book B Number 94 New Series and registered in the Land revenue Office (Matriz Predial) of Salcete under No. 636 having boundaries EAST:- Property of Shri Augusta Dias. WEST:- Property of the Heirs of Joaquim Andrade. NORTH:- Property of said Augusta Dias and the property of Shri Pascoal Noronha and others upto the property of the said Joaquim Andrade

SOUTH:- Property of the Heirs of Hilario Caetano Pereira. This is described in Schedule I

X 

X 



WHEREAS THE SAID PROPERTY with Chalta No 41 of P.T. Sheet No. 154 is the part of the property described in Schedule I and more specifically described in Schedule II.

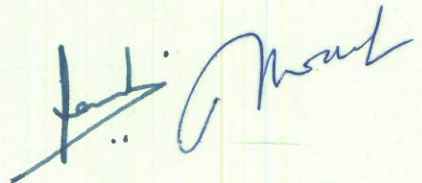
AND WHEREAS the Late Shri Dattaram Shivram Sardessai expired in the year 1986 and in the Deed of Succession dated 24th February 1994 (24/02/1994) drawn by the Ex-Officio Notary of Salcete at page 63 onwards of Deed of Book No. 1357, it has been declared as follows that Shri Dattaram Shivram Sardessai who was also known as Dattarama Shivram Naique Prataprao Sardessai and who was married in Community of Assets to Smt. Gangabai Poi alias Xalini Sardessai or Shalini Sardessai and who was domiciled at E-91, Father Miranda Road Margao Goa, died at Bombay on Nineteenth of December 1986 (19/12/1986) without executing any other deposition of his last wish but leaving behind his widow the said Shalini Sardessai as his moiety sharer and his five children namely i) Smt. Nayantara Sardessai married to Vijaykumar Narayan Lawande, ii) Smt. Jyoti Sardessai married to Hanuman Narayan Lawande, iii) Shri Milind Sardessai married to Shuba Sakhardande, iv) Kum Nutan D. Sardessai, unmarried, major and v) Shri Prashant Sardessai married to Sujal Bhatkuly

AND WHEREAS in view of the above event the Share Holding of the property in Schedule II herein are as under

- a) Smt Shalini Dattaram Sardessai
Member No. 1 of the First Part ----- 1/2 Share
- b) Smt. Nayantara Vijaykumar Lawande and her
Husband Shri Vijaykumar Narayan Lawande
Member No. 2(a) and 2(b) of the First Part ----- 1/10 share
- c) Smt. Jyoti Hanuman Lawande and her
Husband Shri Hanuman Narayan Lawande
Member No. 3(a) and 3(b) of the First Part ----- 1/10 share
- d) Shri. Milind Dattaram Sardessai and his
Wife Smt Shuba Milind Sardessai
Member No. 4(a) and 4(b) of the First Part ----- 1/10 share -

x 

x 



e) Kum. Nutan Dattaram Sardessai

Member No. 5 of the First Part. 1/10 share

f) Shri. Prashant Dattaram Sardessai and his

Wife Smt Sujal Prashant Sardessai

Member No. 6(a) and 6(b) of the First Part ----- 1/10 share ----

AND WHEREAS as per the representation of Ownership and devolution above mentioned and so represented by THE VENDORS that they are the exclusive owners in possession with different Share Holdings in the property mentioned in Schedule II and they are the absolute owners of the Said Property and that no other persons other than THE VENDORS have any rights, title or interest in the same.

AND WHEREAS on the basis of the representation the PURCHASERS have agreed to purchase the SAID PROPERTY from the VENDORS for the total consideration of Rs. 49,00,000/- (Rupees forty nine Lakhs only)

NOW THIS DEED OF SALE WITNESSETH AS UNDER

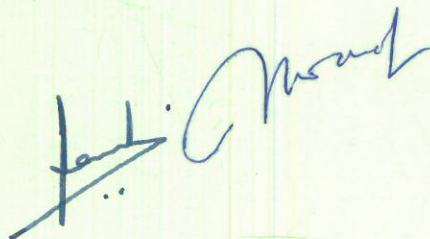
1. That in consideration of an amount of Rs. 49000,00/- (Rupees Forty Nine Lakhs only) paid by the PURCHASERS to the VENDORS.

Vendor No.1 Smt. Shalini Dattaram Sardessai paid Rs. 24,50000/- (Rs. Twenty Four Lakhs and Fifty Thousand Only) by Cheque No549356 Ratnakar Bank Margao Goa. dated 02/03/2012.

Vendor No.2(a) Smt. Nayantara Vijaykumar Lawande and 2(b). Shri Vijaykumar Narayan Lawande paid Rs4,90000/(Four Lakh Ninety Thousand Only) by Cheque No. 024419 & 024420 Ratnakar Bank Margao Goa dated 20/02/2012 .

X 

X 



e) Kum. Nutan Dattaram Sardessai

Member No. 5 of the First Part. 1/10 share

f) Shri. Prashant Dattaram Sardessai and his

Wife Smt Sujal Prashant Sardessai

Member No. 6(a) and 6(b) of the First Part ----- 1/10 share ----

AND WHEREAS as per the representation of Ownership and devolution above mentioned and so represented by THE VENDORS that they are the exclusive owners in possession with different Share Holdings in the property mentioned in Schedule II and they are the absolute owners of the Said Property and that no other persons other than THE VENDORS have any rights, title or interest in the same.

AND WHEREAS on the basis of the representation the PURCHASERS have agreed to purchase the SAID PROPERTY from the VENDORS for the total consideration of Rs. 49,00,000/- (Rupees forty nine Lakhs only)

NOW THIS DEED OF SALE WITNESSETH AS UNDER

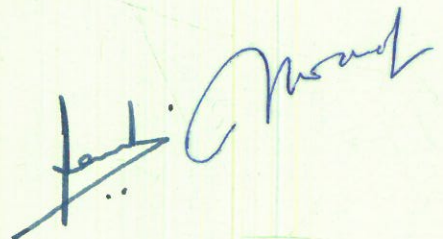
1. That in consideration of an amount of Rs. 49000,00/- (Rupees Forty Nine Lakhs only) paid by the PURCHASERS to the VENDORS.

Vendor No.1 Smt. Shalini Dattaram Sardessai paid Rs. 24,50000/- (Rs. Twenty Four Lakhs and Fifty Thousand Only) by Cheque No549356 Ratnakar Bank Margao Goa. dated 02/03/2012.

Vendor No.2(a) Smt. Nayantara Vijaykumar Lawande and 2(b). Shri Vijaykumar Narayan Lawande paid Rs4,90000/(Four Lakh Ninety Thousand Only) by Cheque No. 024419 &024420 Ratnakar Bank Margao Goa dated 20/02/2012 .

x 

x 



Vendor No.3(a) Smt. Jyoti Hanuman Lawande and 3(b). Shri Hanuman Narayan Lawande paid Rs4.90000/(Four Lakh Ninety Thousand Only) by Cheque No. 024444 & 024445 Ratnakar Bank Margao Goa dated 02/03/2012 .

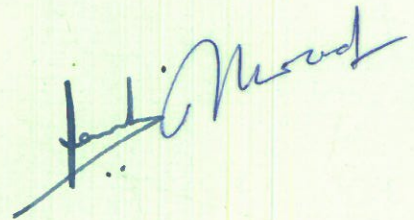
Vendor No.4(a) Shri. Milind Dattaram Sardessai and 4(b). Smt. Shuba Milind Sardessai paid Rs4,90000/(Four Lakh ninety Thousand Only) by Cheque No.024410& 024422 Ratnakar Bank Margao Goa dated 20/02/2012 .

Vendor No.5 Kum. Nutan Dattaram Sardessai paid Rs4,90000/(Four Lakh Ninety Thousand Only) by Cheque No.024450 Ratnakar Bank Margao Goa dated 03/03/2012 .

Vendor No.6(a) Shri. Prashant Dattaram Sardessai and 6(b). Smt. Sujal Prashant Sardessai paid Rs4,90000/(Four Lakh Ninety Thousand Only) by Cheque No 024434. Ratnakar Bank Margao Goa dated 25/02/2012 .

The receipt and payment of which sum the VENDORS and each one of them do hereby admit and acknowledge. VENDORS do hereby grant, convey, sell, transfer and assure the PURCHASER all the rights, titles and interest to the SAID PROPERTY with area of 1635 sq. mt. (one Thousand Six Hundred And Thirty five square metres) surveyed under P.T. Sheet No. 154 of Chalta No. 41 in the City Survey of Margao shown more particularly on the plan annexed hereto and mentioned more particularly in the Schedule II written hereunder.





2. That the VENDORS hereby declare that they are the absolute owners of the SAID PROPERTY and have good right, full power and absolute authority to convey and transfer the SAID PROPERTY hereby conveyed, and the VENDORS are entitled to convey the same infavour of the PURCHASER.
3. That the VENDORS also hereby declare that the SAID PROPERTY is free from encumbrances or charges of any kind whatsoever and that there is no loan or charges on SAID PROPERTY.
4. That VENDORS finally declare that they have No Objection Whatsoever for the PURCHASER to carry out the necessary mutation and transfer the survey records in respect of the SAID PROPERTY in favour of the PURCHASER.
5. The Board of Directors of the Purchaser Company in its meeting dated 17/02/2012 has passed the resolution authorising the Director Mr. Hanuman Lawande to sign and execute this Deed of sale.

6. **Whereas the Vendor No.1, 2(a)&(b), 3(a)& (b), 5, and**

6(b) herein represented by duly constituted Power Of Attorney Shri.

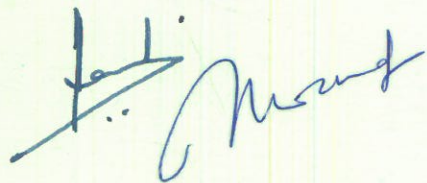
Prashant Dattaram Sardessai vide Power Of Attorney executed before the Notary Advocate Meera Medhekar Registered under No.1997, No.1998 dated 23/02/2012. A Notarised copy attached herein

SCHEDULE I

The property named MORODA, situated at Borda within Margao Municipality Area, Salcete Goa, described in the Land Registration Office of Salcete at Margao under No. 36.702 at folio 179 of Book B Number 94 New Series and registered in

x 

x 



the Land Revenue Office (Matriz Predial) of Salcete under No. 636 having the Boundaries.

EAST:- Property of Shri Augusta Dias.

WEST:- Property of the Heirs of Joaquim Andrade.

NORTH:- Property of said Augusta Dias and the property of Shri Pascoal Noronha and others upto the property of the said Joaquim Andrade

SOUTH:- Property of the Heirs of Hilario Caetano Pereira.

SCHEDULE II

The Saleable area of 1635 sq.mts(One Thousand Six Hundredand Thirty Five sq. mts) in Chalta No. 41. of P.T. Sheet No. 154 having the boundries .

EAST:- Property of Heirs of Vasant Raiker.

WEST:- Plot No with Chalta No 53 of P.T. Sheet No. 154

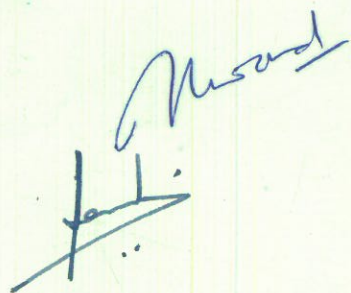
NORTH:- Plot No. with Chalta No. 54 of P.T. Sheet No. 154

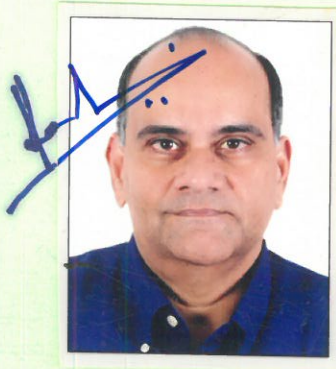
SOUTH:- Plot no. with Chalta No.43of P.T. Sheet No.154

IN WITNESS THEREOF THE VENDORS AND THE PURCHASER HAVE SET THEIR HANDS AND PUT THEIR SIGNATURES ON THE DAY, THE MONTH THE YEAR FIRST HEREINABOVE MENTIONED IN THE PRESENCE OF THE WITNESSES WHO HAVE SIGNED BELOW.

x 

x 





VENDORS

(PRASHANT D. SARDESSAI)

Represented Self as Vendor No. 6(a) and duly constituted Attorney of Vendor No. 1 smt. Shalini D. Sardessai, Vendor No. 2(a) Smt. Nayantara Vijaykumar Lawande alias Nayan Vijay Lawande, Vendor No.2(b) Vijaykumar Narayan Lawande alias Vijay Narayan Lawande , 3(a) (Dr) Smt.Jyoti Hanuman Lawande Vendor No. 3(b) Shri Hanuman Narayan Lawande, Vendor No.5 Kum. Nutan Dattaram Sardessai and Vendor No. 6(b) Smt. Sujal Prashant Sardessai

R.F.T.I.



L.F.T.I.



Thumb impressions of Shri. Prashant D. Sardessai

+

+



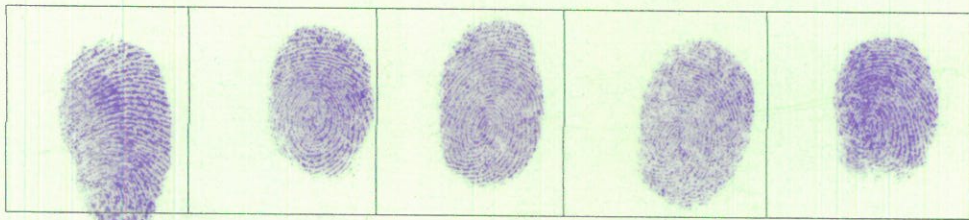
VENDORS

Milind D. Sardesai
(MILIND D. SARDESSAI)

R.F.T.I.



L.F.T.I.



Thumb impressions of Milind D. Sardesai

x *[Signature]*

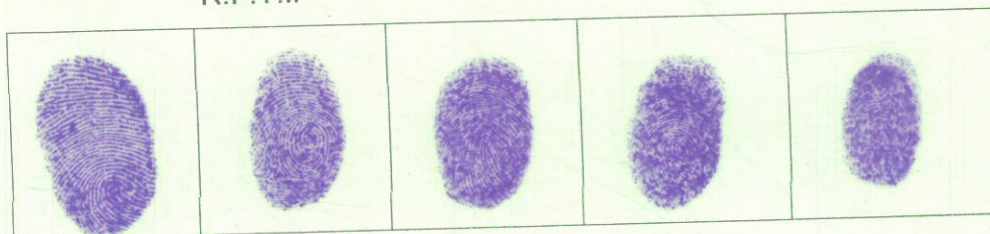
x *[Signature]*

[Signature] *Musal*

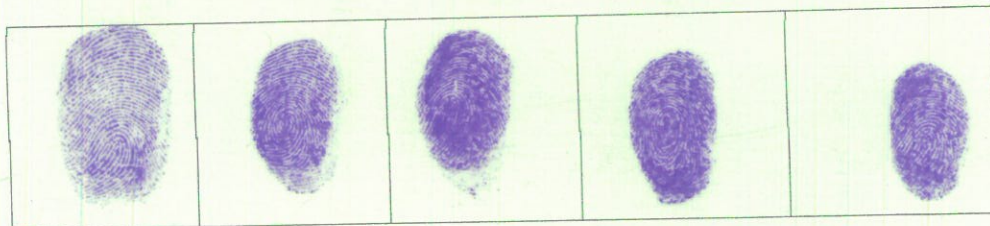
VENDORS

(Shuba M. SARDESSAI)

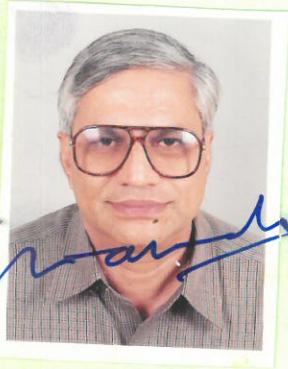
R.F.T.I.



L.F.T.I.



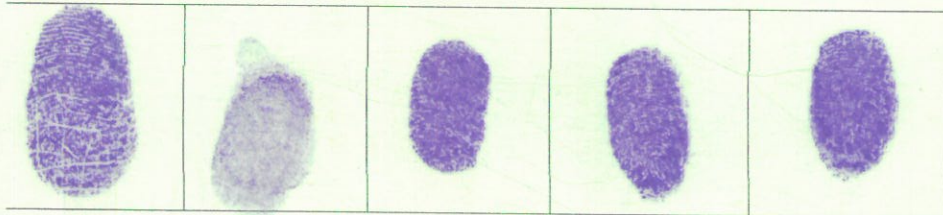
Thumb impressions of Shuba M. Sardessai

**PURCHASERS**For **JYOTI REALTORS PVT. LTD.**

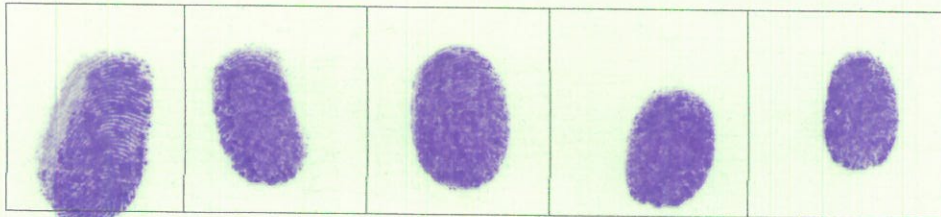
(HANUMAN N. LAWANDE)

Director

R.F.T.I.



L.F.T.I.



Thumb impressions of Hanuman N. Lawande

x

x

Hindi

(Mr. Miraj . N. Vadil)



x

Paul Mord



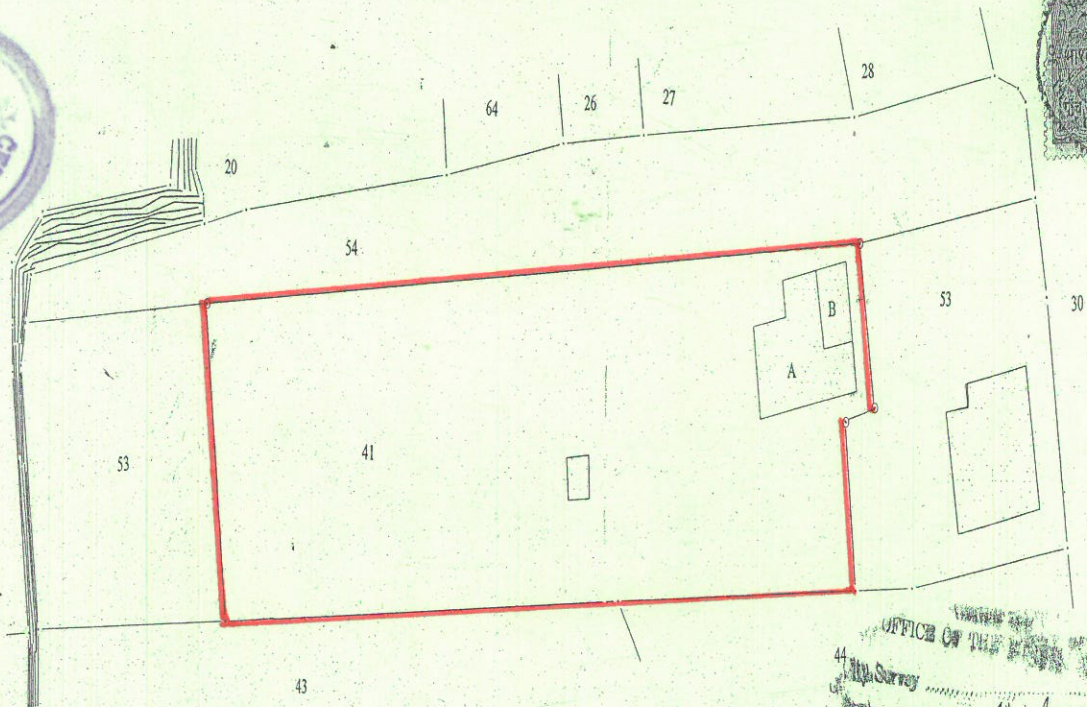
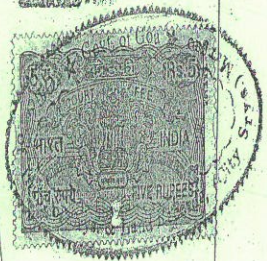
GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T. SHEET NO. 154/ CHALTA NOS. 41, 53 & 54
Scale : 1:500

[Signature]
20/12/11

OFFICE OF THE
LAND RECORDS
OFFICER
MARGAO-GO



Generated By : *[Signature]* Ismail Shaikh
On : 16-12-2011

OFFICE OF THE
INSPECTOR OF SURVEY
AND LAND RECORDS
MARGAO
P.T. SHEET NO. 154/ CHALTA NOS. 41, 53 & 54
Scale : 1:500
Checked by : *[Signature]*
Verified by : *[Signature]*
Dated : 20/12/11
Compared By : *[Signature]*

[Signature]

[Signature]

[Signature]



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 13-03-2012 11:19:11 AM

Document Serial Number : 1509



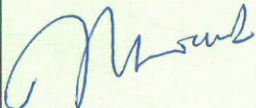
Presented at 10:48:00 AM on 13-03-2012 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	98000.00
2	Processing Fees	280.00
	Total :	98280.00

Stamp Duty Required: 98000.00

Stamp Duty Paid: 98000.00



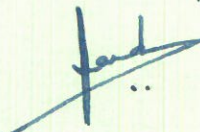
Hanuman Narayan Lawande presenter

Name	Photo	Thumb Impression	Signature
Hanuman Narayan Lawande ,S/o. Late Narayan Hari Lawande , Married,Indian,age 60 Years,Business,r/oGogol, Margao, Salcete - Goa As a Director of Jyoti Realtors Pvt. Ltd.			

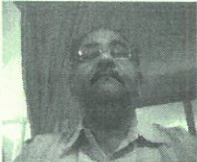


Endorsements

Executant


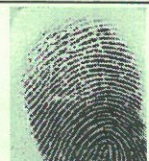
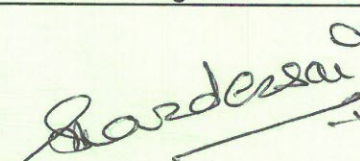
1 . Prashant Dattaram Sardessai , S/o. Late Dattaram Shivram Sardessai , Married,Indian,age 52
Years,Service,r/oPanaji - Goa As a Constituted Attorney of Vendor No. 1 to 3b) and 5 to 6B), by POA dated
23/02/2012 executed before the Notary Meera Medhekar under Reg No. 1998/2012 and by POA dated
23/02/2012 executed before the Notary Meera Medhekar under Reg No. 1997/2012.

Photo	Thumb Impression	Signature
		



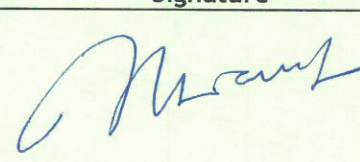
2 . Milind Dattaram Sardessai , S/o. Late Dattarama Shivram N. P. Sardessai , Married,Indian,age 55
Years,Service,r/oPlot No. 45, Kamat Taleigao Retreat, Near Housing Board, Durgawadi, Taleigao - Goa

Photo	Thumb Impression	Signature
		

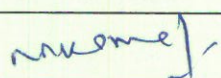
3 . Shuba Milind Sardessai , D/o. Late Dinanath Yeshwant Sakhardande , Married,Indian,age 45
Years,Service,r/oPlot No. 45, Kamat Taleigao Retreat, Near Housing Board, Durgawadi, Taleigao - Goa

Photo	Thumb Impression	Signature
		

4 . Hanuman Narayan Lawande , S/o. Late Narayan Hari Lawande , Married,Indian,age 60
Years,Business,r/oGogol, Margao, Salcete - Goa As a Director of Jyoti Realtors Pvt. Ltd.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Nandan R. Kamat , S/o. R. Kamat ,UnMarried,Indian,age 37 Years,Service,r/o Gogol, Margao, Salcete - Goa	

Sub-Registrar

Book-1 Document
Registration Number MGO-BK1-01509-2012
CD Number MGOD58 on
Date 13-03-2012

Sub-Registrar (Salcete/Margao.)

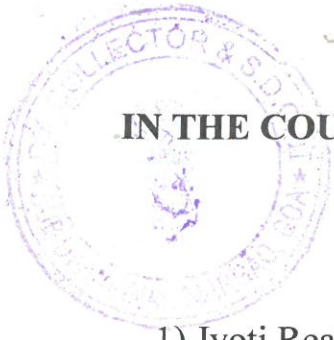
SUB-REGISTRAR
SALCETE

Scanned By:- Madhu

Signature: (N)

Designed and Developed by C-DAC, ACTS, Pune





**IN THE COURT OF THE DY. COLLECTOR & S.D.O - II, MARGAO AT
SALCETE, MARGAO-GOA**

Case No:LRC/PART/Margao/215/2020/II 1423

1) Jyoti Realtors Pvt Ltd
r/o Gogol Margao Salcete Goa

.....Applicant/s

V/S

1) Dattaram N.P. Sardesai
2) Marciano Noronha
3) Cecilia Noronha
4) Cecilia Noronha
All r/o Margao, Salcete Goa

..... Respondents

J U D G M E N T

This is an application dated 16/01/2020 moved by the above applicants r/o. as above u/s 61 of Land Revenue Code, 1968, for partition of property surveyed under P. T. Sheet. No. 154 Chalta No. 41, of Margao (MCI) City of Salcete Taluka.

And whereas, case was registered and after hearing the interested parties a preliminary order dated 10/11/2020 was issued to the Superintendent of Survey & Land Records, Margao directing to prepare partition plan of P. T. Sheet. No. 154 Chalta No. 41, of Margao (MCI) City of SALCETE Taluka.

And whereas, after obtaining the partition plan and report, matter was fixed for confirmation fixing the date of hearing. On the day of hearing, applicant remained present. He/She/They confirmed the partition report submitted by the Inspector of Survey & Land Records, Margao vide letter No.3/ISLR/CTS/19/2020/2270 dated 07/12/2020 and therefore in view of the above, I pass the following order.

ORDER

Partition is hereby confirmed.

The Inspector of Survey & Land Records, Margao is hereby directed to effect the partition plan in all relevant survey records of property surveyed under P. T. Sheet. No. 154 Chalta No. 41, of Margao (MCI) City of SALCETE Taluka as per the Partition plan attached hereto and as per Area adjustment statement below:-

P.T Sheet Number	CHALTA No.	Area in Sq.mts	Holder
154	82	1635.00	Jyoti Realtors Pvt Ltd
154/41 To be corrected after deleting/deducting name & area of newly partitioned Chalta No. 82 of P.T.Sheet No. 154 of Margao City.			

Order Pronounced.

Given under my hand and the seal of this Court on this the 19th day of January, 2021.




(Joao B Fernandes)
Dy.Collector & SDO-II
Salcete, Margao-Goa

To,

1. The Superintendent of Survey & Land Records, Margao, Goa for necessary action.

Copy to: Applicant

GOVERNMENT OF GOA
OFFICE OF THE SUPERINTENDENT OF SURVEY & LAND RECORDS
MARGAO - GOA

PLAN

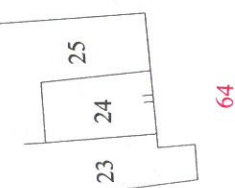
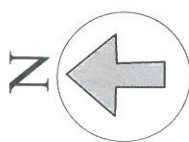
OF THE PROPERTY BEARING CHALTA NO.41 OF P.T.S. 154 SITUATED AT MARGAO CITY
OF SALCETE TALUKA SHOWING THEREIN THE NEWLY FORMED CHALTA NO. 82
OF P.T.S NO. 154 VIDE ORDER No.LRC / PART/Margao/215/2020/II/13045 DATED 10/11/2020,
ISSUED BY THE DEPUTY COLLECTOR & S.D.O-II, MARGAO - GOA.

SCALE : 1:500

AREA OF THE NEWLY FORMED CHALTA NO. 82 / P.T.S NO. 154 = 1635.00 Sq. Mts.



Inspector of Survey &
Land Records
Margao-Goa.



LUIS MIRANDA (F.S.)

PREPARED BY

SURVEYED ON: 26/11/2020

(Signature)
(H.S)

VERIFIED BY