

FORM "T"

Serial No. 505/10

Nature of document—/ 3/Deleg

Received fees as follows—

Registration fee .. 1000

Copy fee $\frac{(\text{folios})}{(\text{pages})}$ $\frac{(61)}{...}$...

Copy fee for endorsements

Postage

Copies or memoranda (sections 64 to 67)

Searches or inspection

Fines 0
Section 25

Section 25	...	...	...
Section 34	...	...	...

Certified copies (section 57) folios

Other fees and payments ...

Item (on reverse) No.
" " " " " "

No.	...	...	...
No.	...	...	...

NO.	...	...	...
No.	...	...	...

No. ... o ...

Total

The $\frac{\text{documents}}{\text{copy}}$ will be ready on ... 2 weeks ... and

will be sent by registered post
delivered at this office

Please send the documents by registered post to the person named

below :

Presenter :

(P.T.O.)

TRUE COPY

No. 604

घातेदाराची प्रत / Party Copy



NKGSB

CO-OP. BANK LTD.

(Multi-State Scheduled Bank)

Govt. of Goa General Stamp Office Licence No.
D-5/STP(V)/C.R. /35/08/2006-RD(Part) Dt 29-02-08

शाखा / पोंडा

दिनांक

Br./PONDA

Date

3/3/2010

मुद्रांक शुल्क

रु.

Stamp Duty

Rs.

47600

सेवा आकारणी शुल्क

रु.

Service Charges
(Incl. Tax)

Rs.

11

एकूण

रु.

Total

Rs.

47611

दस्तऐवजांची संख्या / No. of Documents

अक्षरी रुपये / Amount in words

मुद्रांक शुल्क भरणाऱ्याचे नांव व पत्ता

Name & Address of stamp duty paying party

Umesh C. Meher

समोरच्या पक्षकाराचे नांव / Name of counter party

Meerash Adwalpalka

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

Sale Deed

शुल्काचे स्वरूप / Payment Details

कॅश / डीडी / बनावदेश क्र.

Cash / DD / Cheque No. If any

बँकेचे नांव

Drawn on Bank

शाखा / Branch

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamped documents

रोखपाल

Cashier

अधिकृत स्वाक्षरी
Authorised Signatory

Franking No.

1172



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL

DATTA S. NADKARNI

NOTARY

JUDICIAL DIVISION OF SALCETE

STATE OF GOA (INDIA)

MARGAO

REG. NO. 4502(5)

DATE 18/03/2010

18/03/10

TRUE COPY



गोवा GOA

042175

Sr. No. 20183 Place of vendor: Ponda, Date of issue 23/02/2010
Value of stamp paper Rs. 25000/-
Name of the purchaser Umesh Gurnath Kerkar
Residing at Manetho
If there is no single stamp paper for the value of Rs. 190000/-
Additional stamp papers for the completion of the value attached alongwith.

Signature of Ex-officio vendor

Signature of the purchaser



Serial No. 505/2010
Presented at the Office of the
Sub-Registrar of PONDA, GOA
between the hours of 2/50 P.M.
and on
2/55 P.M. 04/03/2010

Received fees for Rs.	N. P.
Registration	<u>1,90,100/-</u>
Copying (Folios) <u>(60)</u>	<u>90/-</u>
Copying Endorsements	<u>10/-</u>
Postage	<u>1,90,200/-</u>
Total Rs.	

UMESH G. KERKAR

04/03/2010
C. S. Madkar
SUB-REGISTRAR
PONDA

DEED OF SALE

-1-

04/03/2010
C. S. Madkar
SUB-REGISTRAR
PONDA

J.m.A

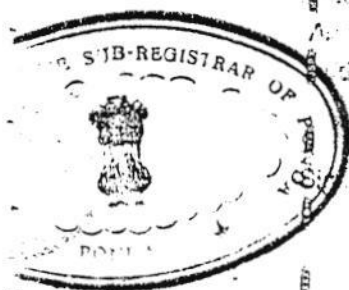
Madkar



गोवा GOA

042176

Cr. No. 20183 Place of vendor- Ponda, Date of issue 23/02/2010
Value of stamp paper Rs 25000/-
Name of the purchaser Vmesh - Gurnath Kenkar
Residing at Mardhol son of _____
As there is no single stamp paper for the value of Rs. 190,000/-
Additional stamp papers for the completion of the value attached alongwith.



Ex-officio vendor

Signature of the purchaser



THIS DEED OF SALE is made and entered at Ponda Goa, in the
Taluka and registration Sub-District of Ponda, District of

-2-

Kenkar

J. m. A.
Kenkar



गोवा GOA

042177

Sr. No. 20183 Place of vendor: Ponda, Date of issue 23/02/2010
Value of stamp paper: Rs 25000/-
Name of the purchaser Umesh Gurnath Kerkate
Residing at Marelibel son of _____
As there is no single stamp paper for the value of Rs. 1,90,000/-
Additional stamp papers for the completion of the value attached alongwith.



(Signature)
Signature of Ex-officio vendor

(Signature)
Signature of the purchaser



North Goa, in the State of Goa, on this 4th day of March in
year Two thousand Ten. (04/03/2010).

-3-

(Signature)

Im.A
(Signature)



गोवा GOA

042178

Sr. No. 20183 Place of Vendor: Fonda, Date of issue 23/02/2010
Value of stamp paper Rs 25000/-
Name of the purchaser Yash Gurnath Kerkar
Residing at Mandhol son of _____
There is no single stamp paper for the value of Rs. 1,90,000/-
Hence stamp papers for the completion of the value attached along with.



Signature of Ex-officio vendor

Signature of the purchaser

BETWEEN:-

1. Mr. MAHESH RAMAKANT ADWALPALKAR, son of Shri. Ramakant S. Adwalpalkar, age 53 years, businessman having PAN No ACKPA3868J and his wife



Signature of the purchaser

J m A
Signature



गोवा GOA

042179

Sr. No. 20183 Place of vendor: Forda, Date of issue 23/02/2010
Value of stamp paper Rs 25000/-
Name of the purchaser Umesh Gururath Kerkar
Residing at Mavelhol son of _____
There is no single stamp paper for the value of Rs. 190000/-
Additional stamp papers for the completion of the value attached along with it.



Signature of Ex-officio vendor

Signature of the purchaser



Mrs. JYOTI MAHESH ADWALPALKAR, age 45 years,
Businesswoman, having PAN No. ACKPA3867H both Indian

Signature of the purchaser

J.m.A
Signature



गोवा GOA

042180

Sr. No. 20183 Place of vendor: Ponda, Date of issue 23/02/2010
Value of stamp paper Rs 25000/-
Name of the purchaser Umash Gurunath Kerkar
Residing at Mandhet, son of _____
There is no single stamp paper for the value of Rs. 1,90,000/-
Additional stamp papers for the completion of a.s. value attached along. 11
Signature of Ex-officio vendor [Signature]
Signature of the purchaser [Signature]



Nationals and residents of F/6, "ADWALPALKAR APARTMENT",
Fontainhas, Panaji - Goa, hereinafter jointly referred to as "THE



[Signature]

Jim A
[Signature]



गोवा GOA

042181

Sr. No. 20183 Place of vendor:- Ponda, Date of issue 23/02/2010
Value of stamp paper Rs 25000/-
Name of the purchaser Umesh Gurunath Kerkar
Residing at Manohar son of
As there is no single stamp paper for the value of Rs. 1,90,000/-
Additional stamp papers for the completion of the value attached along

Signature of Ex-officio vendor

Signature of the purchaser



VENDORS" (Which expression shall unless repugnant to the
context or meaning thereof be deemed to include their heirs,

-7-



Signature of the Notary

Signature of the Vendor



गोवा GOA

007827

Sr. No. 20183 Place of vendor: Ponda, Date of issue 23/02/2010
 Value of stamp paper Rs. 15000/-
 Name of the purchaser Umesh Gurusnath Kerkar
 Residing at Mavello son of
 Total value of set 1,90,000/-
 Signature of Ex-officio vendor Signature of the purchaser



executors, legal representatives, administrators, successors and assigns) of the FIRST PART.



J. m. A.
W. A. T.

NKGSB CO-OP. BANK LTD.
Ponda, Goa Branch

Sachin
Officer/Manager

NKGSB Co-Operative Bank Ltd
(Multi State Scheduled Bank)
Ponda Branch, Royal House
Kaziwada, Ponda-Goa-403 401

D-5/STP(V)/C.R./35/6/2006-RD(PART)

भारत 01172 NON JUDICIAL गोवा
186883 MAR 03 2010



ZERO ZERO FOUR SEVEN SIX ZERO ZERO 11:26

Rs.0047600/- PB6651

INDIA

STAMP DUTY

GOA



AND :-

3. Mr. UMESH GURUNATH KERKAR, age 51 years, married,
businessman, Sole Proprietor of M/S. KUNAL CONSTRUCTION



-9-

U Kerkar

J. m. A.
Madhukar

COMPANY, having Pan No. AABPK5838M, Indian national and resident of T-1, ROYAL HOUSE, 3rd Floor, Kaziwada, Ponda, Goa 403401, hereinafter referred to as "THE PURCHASER" (Which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, legal representatives, administrators, successors and assigns) of the SECOND PART.

WHEREAS there exists plot of land admeasuring 8575.00 square meters known as "MAHADEVA DONGRI KALIL TUCDA" also known as "DEVRAYA BHAT", situated at Village Veling, within the limits of Village Panchayat of Veling - Priol, Cuncolim, Taluka Ponda and Registration and Sub-District of Ponda, District of North Goa in the State of Goa, more particularly described in the Schedule herein under written.

AND WHEREAS the said plot was originally owned and enjoyed by one Mr. Xencora Ramchandra Naique Sancoalcar alias Xencora Ramchandra Naique and his wife Parvotybay alias Parvatibai Xencora Naique.

AND WHEREAS said Mr. Xencora Ramchandra Naique Sancoalcar died on 11/08/1948, and his wife Parvotybay alias Parvatibai Xencora Naique died on 14/05/1963, leaving behind as their only son and legal heir Mr. Ramchandra Naique Sancoalcar married to Sundorem alias Sita Naique alias Sitabay:

AND WHEREAS said Mr. Ramchandra Naique Sancoalcar died leaving behind his widow Sundorem alias Sita Naique alias Sitabay.

AND WHEREAS said Sundorem alias Sita Naique alias Sitabay died leaving behind legal heirs:-



a.) Caveribai Ramchandra Naique alias Camalabai Esvonta Sinai Cuchrcar married to Esvonta Venctexa Sinai Cuchorcar,

b.) Vijayabai Ramchandra Naique alias Vijayabei Ramanata Sinai Xetio married to Ramanata Venctexa Sinai Xetio,

W. K. K.

Jim A
W. K. K.

c.) Camaladevi Dinanata Rau alias Camalabai Ramchandra Naique
married to Dinanta Shivrama Naique,

d.) Balacrishna Ramchandra Naique married to Xalini Shivram Rau
alias Xlinibai Balcrishna Naique, and

e.) Gopal Ramchandra Naique

AND WHEREAS Gopal Ramchandra Naique died on 04/08/1976, in
the status of un-married leaving behind remaining legal heirs of
Sitabay as his only legal heirs.



WHEREAS in terms of Deed of Relinquishment, dated
11/11/1976, said Caveribai Ramchandra Naique alias Camalabai
Esvonta Sinai Curchicar, Vijayabai Ramchandra Naique alias
Vijayabai Ramanata Sinai Xetio, Camaladevi Dinanata Rau alias
Camalabai Ramchandra Naique together with spouses
Relinquished their right to inheritance of their parents and parents
in law Shri. Gopal Ramchandra Naique.

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[Handwritten initials]
J m A
H A

AND WHEREAS the said Balcrishana Ramchandra Naique and his wife thus became the absolute owners in the lawful possession of the said plot.

AND WHEREAS in terms of Agreement for Sale dated 16/11/1995, said Balcrishana Ramchandra Naique and his wife agreed to Sell the said plot in favour of Dr. Ulhas Shripad Kaisare and Dr. Shyam Vinayak Bhandary.

AND WHEREAS in terms of two separate Deeds of Sale both dated 22/10/1996, said Balcrishana Ramchandra Naique and his wife sold and transferred infavour of Dr. Ulhas Shripad Kaisare and Dr. Shyam Vinayak Bhandary Half of the un-divided right and share each) of the said plot.

AND WHEREAS in terms of Deed of Sale dated 12/11/2007, registered before Sub-Registrar of Ponda, Dr. Ulhas Shripad Kaisare and Dr. Shyam Vinayak Bhandary along with their spouses sold to M/s. Navelkar Landmarks the said plot described in schedule.

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J. m. A.
[Handwritten initials]

AND WHEREAS in terms of Deed of Sale dated 29/02/2008, registered before Sub-Registrar of Ponda under Registration No.581 at pages 238 to 258 of Book No. I, Volume No. 1247 dated 18/03/2008, M/s. Navelkar Landmarks, taking Mrs. Smita Harish Navelkar as the Confirming party sold and transferred the said plot infavour of Mr. Mahesh Ramakant Adwalpalkar, the Vendor No. 1 herein.

AND WHEREAS the Vendors who are husband and wife have agreed to sell to the Purchaser and the purchaser have agreed to purchase from the Vendors the said plot admeasuring an area of 8575.00 Sq. metres for a total consideration of Rs.95,00,000/= (Rupees Ninety five lakhs only.)



NOW THEREFORE THIS DEED OF SALE WITNESSES AS
FOLLOWS:

1. That in pursuance of Agreement between the Vendors and

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J. m. A.
[Handwritten signature]

purchaser and in consideration of sum of Rs.95,00,000/- (Rupees Ninety Five Lakhs only) being the entire consideration paid by the purchaser to the Vendors, by Cheque No. Rs. 5,00,000/- (Rupees Five Lakhs Only) by Cheque No. 018966 dated 11.01.2010 drawn on Indian Bank, Ponda Branch further a sum of Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only) by Cheque No. 018968 dated 18.01.2010 drawn on Indian Bank, Ponda Branch through RTGS by UTR No. IDIBH10019690059 and lastly a sum of Rs. 35,00,000/- (Rupees Thirty Five Lakhs Only) by Cheque No. 338222 dated 26.02.2010 drawn on The Saraswat Co-op. Bank Ltd., Bandra (E) Branch through RTGS by UTR No. SRCEH10057000387 towards full and final payment as the Vendors having received the entire consideration of the said plot admeasuring an area of 8575.00 Sq. meters from the Purchaser, and the receipt whereof the Vendors hereby admit and acknowledge and from the same and every part thereof do forever acquit, release and discharge the Purchaser. THEY THE VENDORS DO HEREBY GRANT, TRANSFER, ASSIGN, ASSURE AND CONVEY the said plot admeasuring an area of 8575.00 Sq. meters more particularly described in the schedule



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[Handwritten initials]

hereunder written and indicated in red coloured boundary line on the plan annexed to hereto together with right to all severs, trees, drains ways, paths passages, waters watercourses, right to lights, liberties, privileges, easements advantages and appurtenance whatsoever available to the said plot admeasuring an area of 8575.00 Sq. meters or on any wise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto and all the estate, rights title, interest, property use, possession, claim and demand whatsoever of the Vendors into and upon the said Plot, and every part thereof hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASER



forever SUBJECT HOWEVER to payment of all taxes, rates assessments, dues and duties hereafter to become due and payable to the Government or any other Public or Local body in respect thereof AND THE VENDORS DO HEREBY COVENANT WITH THE PURCHASER that not withstanding any act, deed or thing by the Vendors or executed or knowingly suffered to the contrary they the Vendors now have in themselves good right, full power and absolute

authority to grant the said Plot hereby granted and conveyed and expressed to be UNTO AND TO THE USE OF THE PURCHASER FOREVER in manner aforesaid AND THAT the purchaser shall and may at all times hereafter quietly and peacefully possess and enjoy the said Plot and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Vendors or any person lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made suffered by the Vendors or any person or persons lawfully or equitably claiming as aforesaid

AND FURTHER THAT the Vendors or any person or persons lawfully or equitably claiming any estate or interest in the said plot, of land or any part thereof or part of the same shall and will from time to time and at all times hereafter at the request and cost of the purchaser do and execute and cause to be done and execute all such acts, deeds and things whatsoever for further and more particularly assuring the said plot of land UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid as shall or may be reasonably required.



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Jim A
[Handwritten signature]

2. The Vendors hereby covenants with the purchaser and assures and declares unto it as follows:-

(a) That the said plot hereby conveyed, transferred, sold and assured unto the purchaser has not been encumbered by the VENDORS and that the Vendors whilst executing this Deed have lawful power and authority to effect this Sale, transfer, conveyance as the exclusive and absolutely owners and have good, valid, clean, legal, exclusive and marketable title to the said plot including the right to alienate the same by way of sale as hereby done and that the Vendors has not done anything to subject the said plot, to any lease, mortgage, charge, or lien or attachment or encumber any other rights of whatsoever.



That should as a result of any defect, discovered hereinafter, in the title of the Vendors to the said plot or any part thereof, the purchaser its successors and/or assigns be divested of ownership or deprived of the possession of the said Plot or any part thereof

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J. m. A.
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then and only in such event, the Vendors shall jointly and severally be civilly liable to the purchaser, its successors and or assigns or any of them in full in respect of any loss or and damages sustained by reason thereof.

(c) That the Vendors shall and will from time to time and at all times hereafter at the request of the purchaser sign such further deeds, documents or papers and/or do and execute or cause to be done and executed by other persons, if any found to be having or claiming any estate, rights, title or interest in to the said plot or any part thereof, all such further and other lawful acts, deeds, things matters conveyances and assurances in law whatsoever as the Purchaser or its successors or assigns may from time to time require them to do for the purpose of having the transfer of ownership and possession of the said plot recorded in the name of the purchaser in all Government records including the Land Revenue office and or office of Records of right etc.

(d) The possession of the said plot admeasuring an area of 8575.00

Sq. meters as described in Schedule is already delivered to the purchaser upon execution of Deed of Sale, the Purchasers is entitled to get mutation his name in Survey No. 95/1 of Village Veling, and to record his names in the Government Offices and other bodies.

4. The Market Value of the said Plot admeasuring 8575.00 Square meters is Rs.95,00,000/= (Rupees Ninety Five Lakhs Only.)

SCHEDULE OF PLOT HEREIN SOLD

ALL that plot admeasuring 8575.00 square meters known as "MAHADEVA DONGRI KALIL TUCDA" also known as "DEVRAYA BHAT", situated at Village Veling, within the limits of Village Panchayat of Veling - Priol, Cuncolim, taluka Ponda and Registration and Sub-District of Ponda, District of North Goa in the State of Goa which property is registered in the Land Registration Office under Registration No.1556 of Book No. B/4(new) and enrolled in the Land Revenue Office under No. 189 and Surveyed under Survey No. 95/1 and is bounded as under:-



[Handwritten signature]

Jim A
M.A.

On or towards the East:- By GIRAT tanarama of Madeva Sinai
Priolkar and others,

On or towards the West:- By outflow of rain water or hill top,

On or towards the North:- By coconut grove known as Mahadeva
Donfri of Xambu Xete Colopa and others,
and

On or towards the South:- By coconut grove known as Zoriche
Bata or Devrae of Sinaria of Raiban bar
and other

The said Plot is a distinct entity and forms the part of Survey No.
35/1 of Village Veling.



IN WITNESS WHEREOF the parties above named have set their
respective hands on the day, date, month and the year first
hereinabove written in presence of the following witnesses who have
also signed herewith.

[Handwritten signature]

[Handwritten signature]
J. m. A.

THE VENDORS:

[Handwritten signature]



1. Mr. MAHESH RAMAKANT ADWALPALKAR



Left hand finger impressions.



Right hand finger impressions.



[Handwritten signature]

[Handwritten signature]



J. m. Adwalpalkar

2. Mrs. JYOTI MAHESH ADWALPALKAR



Left hand finger impressions.



Right hand finger impressions.



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J. m. A
[Handwritten signature]

THE PURCHASER:







3. Mr. UMESH GURUNATH KERKAR

Sole Proprietor of M/S. KUNAL CONSTRUCTION COMPANY



Left hand finger impressions.



Right hand finger impressions.

Witnesses:-

1. Ratish Nankh 

2. Maroon G. Kerkar 





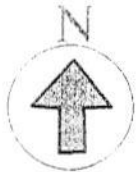


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA

553
Registered No. 118
at pages 92 to 118
Book No. 7 Volume No. 1576
Date 12/03/10

Sub-Registrar

Govt. of Goa
गोवा सरकार



Plan showing plots situated at

Velinga Village

PONDA Taluka

S.No./Sub Div No. 95

Scale 1:1000

S. No.94

SURVEY No.95



Computer Generated On 28-01-08

Compared by

1) Mr. Mahesh Ramakant Adwalpalkar, son of Shri. Ramakant S. Adwalpalkar, 53 years, businessman and his wife,

2) Mrs. Syoti Mahesh Adwalpalkar, 45 years, businesswoman, both Indian Nationals and residents of F/6, "ADWALPALKAR APARTMENT", Fontainhas, Panaji - Goa.

3) Mr. Umesh Gurunath Kerkar, 51 years married businessman Sole proprietor of M/s. Lunal Construction Company, Indian National, and resident of T-1, Royal House, 3rd floor, Kajiwada - Ponda, Goa.



Executing party

admits execution of the deed of

Sale deed



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL

DATTA S. NADKARNI
NOTARY
JUDICIAL DIVISION OF SALCETE
STATE OF GOA (INDIA)
MARGAO

REG. NO. 4500 (5)

DATE ... 18 / 03 / 2000

18 / 03 / 10.

