

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521
D-5/STP(V)/C.R./35/34/2011-RD

श्री 24237 NON JUDICIAL 11/31
163937 JUL 25 2019 Doc-11
R. 0540500/- PB7147 15:24
INDIA STAMP DUTY GOA

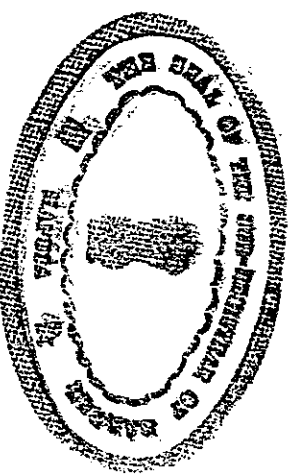
FOR CITIZEN CREDIT™
CO-OP BANK LTD.

Authorized Signatory *[Signature]*

Name of Purchaser Mercy Constructions Co.

2019. BRZ-2416
2019. 7. 19

PENHA-DE
FRANCA.
Sg# 141/6



DEED OF SALE

[Signature] &
S.N.D., THIS DEED OF SALE is made at Mapusa-Goa on this
25 th day of July 2019 BETWEEN:-

S.Y.D. *[Signature]*

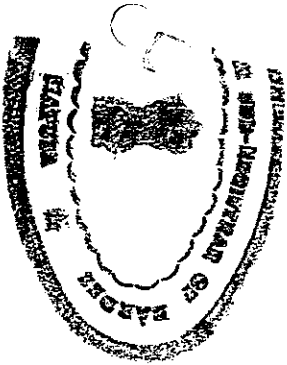
1. **SHRI SURESH YASHWANT DALVI**, aged 62 years, in business, married, and son of Shri. Yashwant Dalvi, holding PAN Card no: -
Aaddhar Card no:- _____ e-mail ID: _____
mobile no. _____
residing at 330, Konalkatta Colony, Konal, Dodamarg, Sindhudurg, Maharashtra -416549, hereinafter referred to as the **"OWNER/VENDOR"** (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, and legal representatives and assigns) as **Party of the FIRST PART**.

(2) **MERCY CONSTRUCTION CO.**, a Partnership Firm, having its registered office at 17/A, Ground Floor, Boran Road, Bandra (West) Mumbai-400050, holding PAN Card no. _____, herein represented by its Partners:-

(i).-**SHRI. KASHISH RAJIV HANS**, aged 28 years, son of Shri. Rajiv Hans, in business, Indian National, holding Pan card no. _____ Aaddhar Card no. _____ Email ID _____, Mobile No. _____, residing at 17/A, Ground Floor, Boran Road, Bandra (West) Mumbai-400050.

(ii).-**SMT. DIMPLE OBEROI**, aged 40 years, in business, married, daughter of Shri. Anthony James, holding Pan card no. _____, Aaddhar Card no. _____, Email ID _____, Mobile No. _____, residing at Flat no.4, 2nd floor, Block-C, Sapana Habitat, Chogm Road, Porvorim, Bardez Goa-403521,, hereinafter referred to as the **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof include their heirs, successors, and legal representatives and assigns) as **Party of the SECOND PART**.

The partner of the **"PURCHASERS"** at Serial no: - 1(i):- **SHRI. KASHISH RAJIV HANS**, is herein represented by the partner of the **"PURCHASERS"** at Serial no: 1 (ii):- **MRS DIMPLE OBEROI**, as duly constituted vide power of Attorney dated:- 08TH MARCH 2019, executed in Mumbai, before Notary Ranjeet Singh, Notarial Register Serial No:- 1702, Notary Maharashtra, Govt of India.



S.V.D

Dimple Oberoi

All the above executants are Indian Nationals.

WHEREAS the property / plot admeasuring 800m2, bearing Sy.no.141/6, of Village Penha-de-France, identified as "NILA NIWAS" 'BENDIACHO VANTO' or 'QUEGDICHO MAG' or 'SINQUERICHO MAG' situated at Porvorim, within the limits of Village Panchayat Penha-de-France, Taluka and Registration Sub District of Bardez, District North Goa in the State of Goa, which property is hereinafter referred to as "THE SAID PROPERTY" and is described in detail in the Schedule hereunder.

WHEREAS on 25-09-1987 Smt. Maya Vasant Priolkar purchased the said property from Vincent Xavier Verediano Martins and his son Dominic Titus Braz Martins, Alvito Joao Martins and his wife Ligia Martins; Jerry Felix Martins.

WHEREAS by another Deed of Sale dated 30-05-2008 Smt. Maya Vasant Priolkar with his husband Vasant Priolkar sold the said Plot to M/S. Mahesh Motors through its partners:- (i) Shri. Mahesh Shankar Kambl and (ii) .Shri. Shankar Shiva Kambl; which Deed is duly registered in the office of Sub-Registrar of Bardez.

WHEREAS by another Deed dated 17-10-2014, M/S Mahesh Motors through its partners: - (i) Shri. Mahesh Shankar Kambl, (ii) .Shri. Shankar Shiva Kambl, (iii) Anusaya Shankar Kambl, sold the said plot to Shri. Suresh Yashwant Dalvi, which Deed is duly registered in the office of Sub-Registrar of Bardez.

WHEREAS on 23-03-2015 Shri. Suresh Yashwant Dalvi obtained Sanad under No: - RB/ CNV/ BAR/ AC- 1 / 01/ 2015 issued from the Add. Collector, for conversion of land admeasuring 800m2 bearing Survey No.141/6 of Penha-de-France.



Sy. D.

S. D. Dalvi

WHEREAS the Owner/Vendor states and declares that:-

(i) That, the SAID PROPERTY is not the subject matter of any acquisition and/or requisition in terms of the Land Acquisition Act.
(ii) That, there are no tenants and/or mundkars having any rights or claims over the SAID PROPERTY.

(iii)- That there are no encumbrances of whatsoever nature over the SAID PROPERTY by way of mortgage charges, and/or liens and the name of the predecessor-in-title of the Owner/ Vendor.

WHEREAS the Owner/Vendor has now offered the SAID PROPERTY to the PURCHASERS and at the offer of the Owner/Vendor the PURCHASERS do hereby purchase the same.

WHEREAS the Owner/Vendor states, that the SAID PROPERTY hereby sold is free from all encumbrances and/or defects in title and that the Owner/Vendor has an absolute clear marketable title to the said property and based on the said representation, the PURCHASERS has offered to purchase the SAID PROPERTY from the Owner/Vendor, free from all encumbrances and/or defect in title for a total consideration of a sum of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs only).**



WHEREAS the Owners/Vendor is NOT of Goan Origin and therefore his marriage is NOT governed under the Regime of Communion of Assets, hence the herein mentioned law is NOT applicable to the Owner/Vendor, as per the Law prevailing in the State of Goa, and as such the Spouse of the Owner/Vendor is NOT required to be joined as necessary Party to the Deed.

NOW THIS INDENTURE WITNESSETH:-

1:- That in consideration of the amount of **Rs.1,20,00,000/- (Rupees One Crore Twenty Lakhs only)** out of which an amount of **Rs.1,20,000/- (Rupees One Lakh Twenty Thousand only)** is paid towards TDS and the balance amount of **Rs.1,18,80,000/- (Rupees One Crore Eighteen Lakhs Eighty Thousand only)** is

Sy'D.

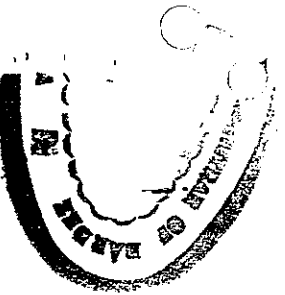
[Signature]



paid by the PURCHASERS to the Owner/Vendor, which amount the Owner/Vendor does hereby admit and acknowledge and of and from the same and every part thereof do hereby acquit, release and discharge the PURCHASERS; they the Owner/Vendor does hereby grant, transfer, assign, assure and convey all the SAID PROPERTY TOGETHER WITH all trees, drains, ways, paths, passages, common gullies, waters, water courses, lights, liberties, privileges, easements, advantages and appurtenances to the SAID PROPERTY belonging to and in anywise appertaining or usually held or occupied therewith or reputed to belong or be appurtenant thereto AND ALL the estate, right, title, interest, property, use, possession, claim and demand whatsoever of the Owner/Vendor into and upon the said Plot and every part thereof hereby granted and conveyed and expressed so to be UNTO AND TO THE USE OF THE PURCHASERS 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 Local or Public Body in respect thereof AND THE OWNER/VENDOR DOES HEREBY COVENANT WITH THE PURCHASERS that notwithstanding any act, deed of things done or executed by the Owner/Vendor or knowingly suffered to the contrary he the Owner/Vendor now have in themselves good rights, full power and absolute authority to grant the SAID PROPERTY hereby granted and conveyed or expressed so to be UNTO AND TO THE USE OF THE PURCHASERS forever in the manner aforesaid shall and may at all times hereafter quietly and peacefully possess and enjoy the SAID PROPERTY and receive the rents and profits thereof without any lawful eviction, interruption and claim and demand whatsoever from or by the Owner/Vendor or any person or persons lawfully or equitably claiming from, under or in trust for them AND THAT FREE FROM ALL ENCUMBRANCES WHATSOEVER made or suffered by the Owner/Vendor or any person or persons lawfully or equitably claiming any estate or interest in the SAID PROPERTY 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 PURCHASERS does and execute and cause to be done and executed all such acts, deeds and things whatsoever for further and more perfectly assuring the SAID PROPERTY UNTO AND TO THE USE OF THE PURCHASERS in the manner aforesaid as shall or may be reasonably required.

S.Y.D.

A handwritten signature in cursive script, appearing to read "S. Y. D.", written over a horizontal line.



2.- The Owner/Vendor, has today put the PURCHASERS in unconditional exclusive and absolute possession of the SAID PROPERTY, to be held by the PURCHASERS forever without any harm and/or hindrance from the Owner/Vendor and/ or any person claiming through and/ or on account of the Owner/Vendor, and that, the Owner/Vendor does hereby indemnify the PURCHASERS, against all/ any such claims of heir ship or otherwise if made shall be settled by the Owner/Vendor alone at their cost without disturbing the possession of the PURCHASERS.

3.- The Owner/Vendor, does hereby assure the PURCHASERS that there are no encumbrances/ charges, lien or claims of any nature against the SAID PROPERTY and that the Owner/Vendor has absolute, clear and marketable title to the SAID PROPERTY and is lawfully entitled to alienate the same unto the PURCHASERS, the Owner/Vendor further assure the PURCHASERS that all or any dues up to the date of execution of Deed of Sale pertaining to the SAID PROPERTY and levied by any Central or Local Authority, whatsoever have been paid by the Owners/Vendors and any dues arising after the Deed of Sale shall be paid by the PURCHASERS. At any later stage also, in case of dues being found to be payable for the period prior to the Deed of Sale, the same shall be paid by the Owner/Vendor without demur upon being informed by the PURCHASERS.

4. - The Owner/Vendor does hereby state and declare that they have handed over all the original documents of title in their custody and the PURCHASERS admit having received the same.

5.- The Owner/Vendor does hereby gives his exclusive consent and no objection to the PURCHASERS to get Mutation Proceedings conducted in the Survey Records of Rights and get the name of the PURCHASERS recorded in the Survey Record of Rights under the provisions of Land Revenue Code.

6. - The Executants declare that the subject matter of this Sale deed does not pertain to occupancies of persons belonging to Schedule Caste and Schedule Tribe.

S. Y. D.

[Signature]
13/10/20

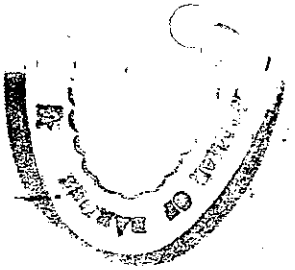
7. - The market value of the SAID PROPERTY is **Rs.1,20,00,000/-** (Rupees One Crore Twenty Lakhs only) and as such Stamp duty of **Rs.5,40,500/-** (Rupees five lakhs forty thousand five hundred only) is affixed hereto which is borne by the PURCHASERS.

SCHEDULE-1

All that plot admeasuring **800m2**, bearing **Sy.no.141/6** of Village **Penha-de-Franca**, identified as "NILA NIWAS" 'BENDIACHO VANTO' or 'QUEGDICHO MAG' or 'SINQUERICHO MAG' situated at Porvorim, within the limits of Village Panchayat Penha-de-Franca, Taluka and Registration Sub District of Bardez, District North Goa in the State of Goa, which property is described in the office of Land Registrar Bardez under No.12512 of Book B-33 and is not enrolled in the Taluka Revenue Office under Matriz No.338.

The SAID PLOT is bounded as under:-

Towards the North: - Road and / Sy.no.141/1 of Penha-de-Franca.
Towards the South: Road and / Sy.no.141/3 Penha-de-Franca..
Towards the East: By Sy.no.141/5 Penha-de-Franca..
Towards the West: By Sy.no.141/7 Penha-de-Franca.



SCHEDULE-II.

RECEIPT OF PAYMENT.

1. **RS 1,18,80,000/-**, vide Demand Draft # 009884, dated: 25 - 07 - 2019.
- 2.
3. **RS 1,20,000/-** vide online TDS paid, dated : 26-07-2019.

S.Y.D.

S.Y.D.

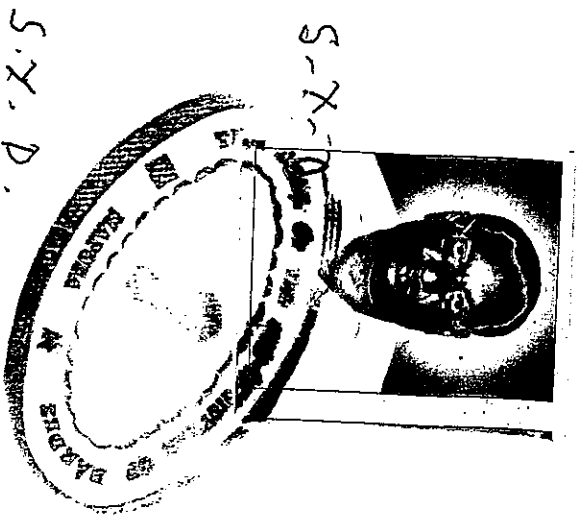
S.Y.D.

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

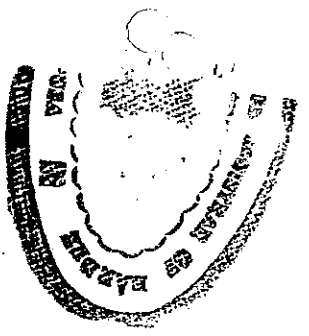
S.Y.D.

S.Y.D.

SIGNED AND DELIVERED.
(By the Party of the
Owner/Vendor in the
Presence of witnesses)



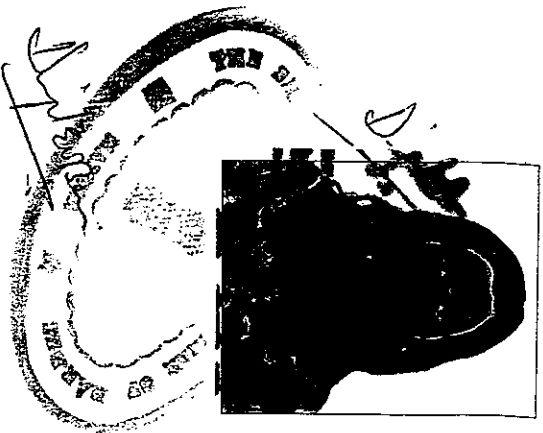
S-7-X-D.
SHRI SURESH YASHWANT DALVI.



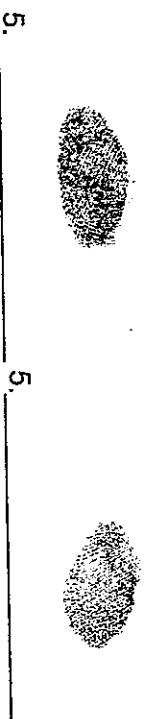
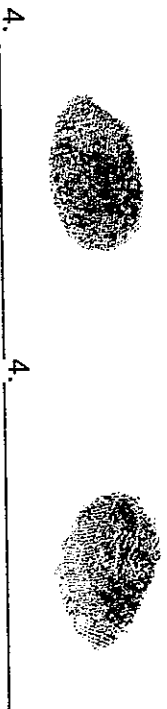
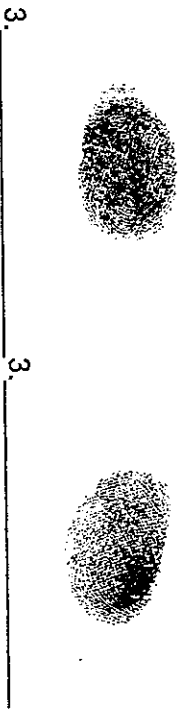
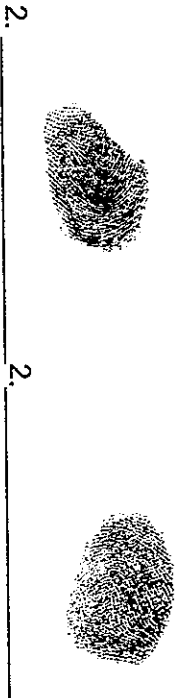
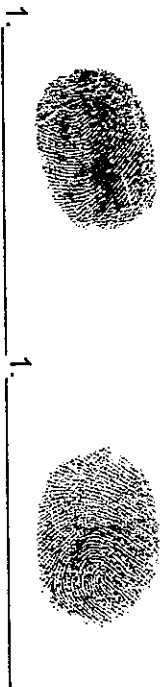
- 1. _____ 1. _____
- 2. _____ 2. _____
- 3. _____ 3. _____
- 4. _____ 4. _____
- 5. _____ 5. _____

S.Y.D.
Suresh

SIGNED AND DELIVERED.
(By the Party of the
PURCHASER in the
Presence of witnesses)



MERCY CONSTRUCTION CO.
Through its Partners
MRS. DIMPLE OBEROI
For self and attorney of
MR KASHISH HANS.



S.K.D.

Dimple Oberoi

WITNESSES:

NILESH VASANT

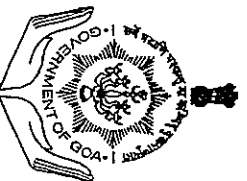
1. MR. THANEKAR : Manekar



2. MR. GASTANAN GOVIND : Govind

S.Y.D.

Manekar

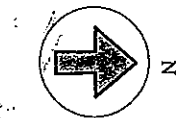


2019 - BR2 - 2416

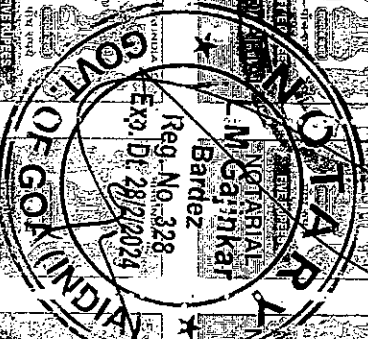
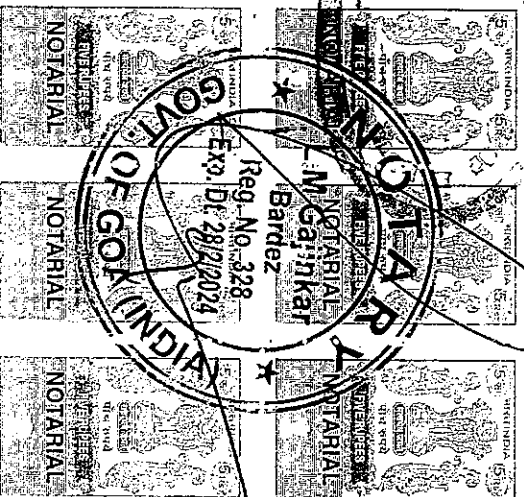
29.01.19.

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

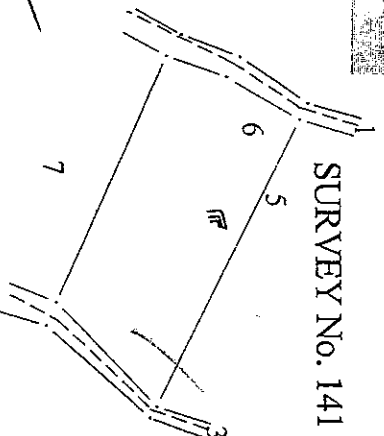
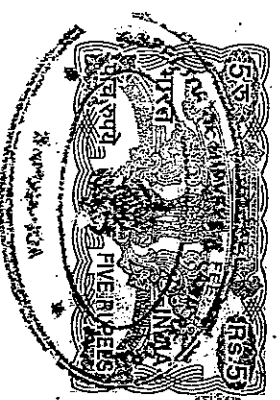
Inward No:274



Plan Showing plots situated at
Village : PENHA DE FRANCA
Taluka : BARDEZ
Survey No./Subdivision No. : 141/ 6
Scale : 1 : 1000



(Rajesh H. Patil Kuchelkar)
Inspector of Survey &
Land Records.



SURVEY No. 141

Certified to be true
copy of the original

[Signature]

L. M. GAJNIKAR
NOTARY PUBLIC BARDEZ
STATE OF GOA-INDIA

Serial No. 8137 Date: 25/01/19.

Compared By: *[Signature]*
S.F. Malhar (P.S)

Generated By : Vrushali Arolkar (D Man Gr. II)
On : 11-01-2018

2019-13K2-2416

29-9-19

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FORM I & XIV

सूचना नं. 9 व 98

Page 1 of 1

Date : 01/01/2018

Taluka BARDEZ

Survey No. 141

Village Penha-de-Franca

सर्वे नंबर Sub Div. No. 6

Name of the Field Nila Niwas

हस्तांतरण Tenure



संज्ञा प्रकार

Cultivable Area (Ha, Ars, Sq, Mtrs) लागण क्षेत्र (हे. आर. चौ. मी.)

| Dry Crop | Garden | Rice | Khajjan | Ker | Morad | Total Cultivable Area |
|------------|------------|------------|------------|------------|------------|-----------------------|
| खिरपट | बागबाग | रीस | खाजान | केर | मोरद | एकूण लागण क्षेत्र |
| 0000.08.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.08.00 |

Un-cultivable Area (Ha, Ars, Sq, Mtrs) नासिक क्षेत्र (हे. आर. चौ. मी.)
Pot-Kharab पोट खराब

Remarks क्षेत्र

| Class (a) | Class (b) | Total Un-Cultivable Area | Grand Total |
|------------|------------|--------------------------|-------------|
| वर्ग (अ) | वर्ग (ब) | एकूण नासिक बांधीत | एकूण |
| 0000.00.00 | 0000.00.00 | 0000.00.00 | 0000.08.00 |

Assessment : Rs. 0.00 Foro Rs. 0.00 Predial Rs. 0.00 Rent Rs. 0.00
आंशिक फीर शेरिआत

| S.No. | Name of the Occupant | Khata No. | Mutation No. | Remarks |
|-------|---|-----------|-----------------|---------|
| 1 | Suresh Yashwant Dalvi alias Suresh Yashwant Dalvi | खाने नंबर | केरकार नं 50963 | क्षेत्र |
| 1 | Name of the Tenant कुळाचे नांव | खाने नंबर | केरकार नं | क्षेत्र |
| 1 | -----Nil----- | | | |

| Other Rights इतर हक्क | Mutation No. | Remarks |
|--|--------------|---------|
| Name of Person holding rights and nature of rights: इतर हक्क धारण करण-याचे नांव व हक्क प्रकार | केरकार नं | क्षेत्र |
| -----Nil----- | | |

Details of Cropped Area पिकासाठी क्षेत्राचा तपशील

| Year | Name of the Cultivator | Mode | Season | Name of Crop | Irrigated | Unirrigated | Land not Available for cultivation | Area | Source of Irrigation | Remarks |
|------|------------------------|------|--------|--------------|-------------------------|-----------------------|------------------------------------|-----------------|----------------------|---------|
| वर्ष | लागण करण-याचे नांव | रीस | संज्ञा | पिकाचे नांव | बागाबाग हे. आर. चौ. मी. | खिरपट हे. आर. चौ. मी. | नासिक क्षेत्र | हे. आर. चौ. मी. | लागण | क्षेत्र |
| | -----Nil----- | | | | | | | | | |

For any further inquiries, please contact the Mamdar of the concerned Taluka.
End of Report
N. Kamat

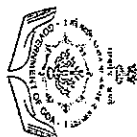
30/01/2018

30/01/2018

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01/01/2018

Mamdar of Mochling Taluka



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 29-Jul-2019 12:07:53 pm

Document Serial Number :- 2019-BRZ-2416

Presented at 12:07:01 pm on 29-Jul-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

| Sr.No | Description | Rs.Ps |
|-------|------------------|--------|
| 1 | Stamp Duty | 540000 |
| 2 | Registration Fee | 420000 |
| 3 | Mutation Fees | 1000 |
| 4 | Processing Fee | 240 |
| Total | | 961240 |

Stamp Duty Required : 540000



Stamp Duty Paid : 540000

Presenter

| Sr.No | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Mrs Dimple Oberoi For Self And Attorney For Mr Kashish Rajiv Hans Both Patner, S/o - D/o Daughter Of Mr Anthony James Age: 40, Marital Status: Married, Gender:Female, Occupation: Business, Address1 - 17A, Ground Floor, Boran Road, Bandra west, Mumbai 400050, Address2 - Santa Cruz east, Mumbai, Maharashtra., Mumbai, Maharashtra., PAN No.: AAEP02444A | | | |





Executer

| Sr.No | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | Mrs Dimple Oberoi For Self And Attorney For Mr Kashish Rajiv Hans Both Patner, S/o - D/o Daughter Of Mr Anthony James Age: 40, Marital Status: Married, Gender:Female, Occupation: Business, Address1 - 17A, Ground Floor, Boran Road, Bandra west, Mumbai 400050, Address2 - Santa Cruz east, Mumbai, Maharashtra., Mumbai, Maharashtra., PAN No.: AAEP02444A | | | |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|---|---|-----------|
| 2 | SURESH YASHWANT DALVI , S/o - D/o Yashwant Dalvi Age: 62, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - 330, Konalkatta Colony, Konal, Dodamarg, Sindhudurg, Maharashtra, Address2 - , PAN No.: ABCPPD0013F |  |  | S.Y.D. |

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|---|---|-----------|
| 1 | Nilesh Vasant Thanekar , 34 ,1985-07-23 ,8380030107 , ,Business , Marital status : Married 403004, 303- Corvo B Bldg Ocean Mathias Park opp NIO Dona Paula North Goa, 303- Corvo B Bldg Ocean Mathias Park opp NIO Dona Paula North Goa Taleigao, Tiswadi, NorthGoa, Goa |  |  | Nilesh V |
| 2 | MAN GOVIND NAIK , 64 ,1955-05-08 ,7875682214 , ,Business , Marital status : Married 403006, H NO 354, H NO 354, TANKWADA- NR BALPURUSH TEMPLE- USGAO Bicholim, Bicholim, NorthGoa, Goa |  |  | M.Naik |

Nilesh Vasant Thanekar
21/5/19

SUB-REGISTRAR
BARDEZ

Document Serial No:-2019-BRZ-2416

Book :- I Document

Registration Number :- BRZ-I-2370-2019

Date : 29-Jul-2019

Handwritten signature
29/7/19

Sub Registrar(Office of the Sub Registrar-cum-Sub Registrar, Bardez)

**SUB-REGISTRAR
BARDEZ**

