

1232

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

भारत 03914 NON JUDICIAL न वत
175351 MAR 02 2011
11:58
R. 1500000/- PB6675
INDIA STAMP DUTY GOA

Name of Purchaser VIVEK VENKATESH SHANBHAG
For Indusind Bank Ltd.

Samir Vernekar
Authorised Signatory

SAMIR VERNEKAR
BRANCH HEAD
S.S. No. 573

1241/11



VIVEK VENKATESH SHANBHAG *mm*

DEED OF SALE

Satya Nela *mm* *Crayathi*

THIS DEED OF SALE, made at Margao, Taluka Salcete, District of South Goa, State of Goa, on this 3rd day of March in the Christian year Two Thousand and Eleven. (03/03/2011).

BETWEEN

1) MR. SATPAL SINGH MAC, son of Mr. Harbans Singh Mac, aged about 63 years, businessman, married, having Pan Card No. BDCPM6731N, United States of America National, holding a Passport of United States of America bearing No. 220437139 and having a Persons Of Indian Origin Card issued by Consul General of India at San Francisco bearing P.I.O. Card No. P0163496, certified true copies of which are annexed herewith and his wife 2) MRS. ROSLYN JANICE MAC, daughter of Mr. Leo Pollock, aged about 60 years, housewife, United States of America National, holding a Passport of United States of America bearing No. 220437140, and having a Persons Of Indian Origin Card issued by Consul General of India at San Francisco bearing P.I.O. Card No. P0163495 both presently residing at 29472 Bertrand Drive, Agoura Hills, California 91302, USA. (Both 1 and 2 above named hereinafter referred to as the "VENDORS" which expression shall be deemed to include their heirs, successors, legal representatives and assigns) of the FIRST PART.

The VENDOR NO.2 is herein represented by her power of attorney holder her husband MR. SATPAL SINGH MAC i.e. the VENDOR NO.1 herein, appointed as such by virtue of Special Power of Attorney dated 19/01/2011, duly registered before Jaladhi Mukherjee, Vice Consul, Consulate General of India, San Francisco (USA), duly stamped by Addl. Collector of South Goa under receipt No. 10 dated 28/2/2011. A xerox copy of the said power of attorney duly certified by Notary public is annexed herewith.

AND

1) MR. VIVEK VENKATESH SHANBHAG, Son of Mr. Venkatesh Shanbhag, aged about 48 years, married, medical practitioner, having Pan

Satpal Singh Mac

[Signature]

[Signature]

Card No. BDIPS9924B, United States of America National, holding a Passport of United States of America bearing No. 077989748 and having a Overseas Citizen Of India Card issued by Consul General of India at San Francisco bearing O.C.I. Card No. A073059, and his wife 2) MRS. GAYATHRI VIVEK SHANBHAG, daughter of Mr. Shantharam Shanbhogue, aged about 40 years, housewife, having Pan Card No. BVJPS8412B, United States of America National, holding a Passport of United States of America bearing No. 077989749 and having a Overseas Citizen Of India issued by Consul General of India at San Francisco bearing O.C.I. Card No. A073060 both 1 and 2 above named residents of 64, Dongorim, Nuvem, Salcete, Goa. (Both 1 and 2 above named hereinafter referred to as the "PURCHASERS" which expression shall be deemed to include their heirs, successors, legal representatives and assigns) of the SECOND PART.

WHEREAS there exists an immovable property being two plots of land bearing Plot No. A, admeasuring an area of 2775 square metres and Plot B, admeasuring an area of 2775 square metres and together admeasuring an area of 5550 square metres of the property known as "DODUGUECHY FATRADY", situated at Fatrade in village Varca, Taluka Salcete, District of South Goa, State of Goa, within the Village Panchayat of Varca, within the records of right survey of revenue village Varca, within the registration sub-district of Salcete, registration district of Goa and described in the land registration office of Salcete at Margao Goa under land registration No. 3326 at pages 72 reverse of Book B No. 9 of new series and not enrolled in the land revenue office of Salcete at Margao Goa in respect of revenue village Varca and the said plots bearing Plot No. A and Plot No. B are joined together and form an independent survey holding bearing Survey No. 166/12-A 2 of revenue village Varca and that the said property surveyed under Survey No. 166/12-A of revenue village Varca is bounded on the

Satpal Meher

Gayathri

East by the property surveyed under Survey No. 166/12 belonging to Mrs. Sieglinde Mac, On the West by the property surveyed under Survey No. 166/24 and public road, on the North by the property surveyed under Survey No. 166/24 of revenue village Varca and on the South by 6 metres wide reserved access road.

(The above described property being two plots of land bearing Plot No. A, admeasuring an area of 2775 square metres and Plot B admeasuring an area of 2775 square metres, together admeasuring an area of 5550 square metres, surveyed under Survey No. 166/12-A of revenue village Varca is hereinafter referred to as the "SAID PROPERTY" for the sake of brevity and that the SAID PROPERTY is more particularly described in the SCHEDULE hereinbelow forming a part of this deed and also more particularly shown on the plan marked with red lines on its contour with red stripes in between for the purpose of identification annexed herewith forming a part of this deed).

AND WHEREAS by virtue of a Deed of Sale dated 1/4/1995, 3. duly registered in the office of Sub-registrar of Salcete at Margao Goa under registered No. 784 at pages 86 to 194, Book No. 1, Volume No. 480 dated 19/4/1995, Mrs. Bhagirati Bhaskar Naik (widow), Mr. Pandharinath Bhaskar Naik and his wife Mrs. Mirabai P. Naik, Mr. Bhaskar Pandharinath Naik (bachelor) sold to Mr. Satpal Singh Mac i.e. the VENDOR NO. 1 herein and Mr. Satinder Singh Mac, an immovable property known as Dodugueachy Patrady, admeasuring an area of 8925 square metres, situated at Varca Salcete Goa, surveyed under Survey No. 166/12 of revenue village Varca.

AND WHEREAS Mr. Satinder Singh Mac. expired on 1/8/2001, leaving behind a Sealed Will (Last Will), duly executed 4 before the Notary Ex-officio of Salcete at Margao Goa under Book of

Satpal Singh Mac

Mr.

Rayatti

Sale No. 1. h. 2.
Pr. S. M. P. 11-11-11-11
- 5 -

~~X~~
Sealed Will No. 46 at pages 44 to 47 dated 20/12/2001, which shows that Mr. Satinder Singh Mac has devised and bequeathed all his assets both movable and immovable properties in Goa in favour of his wife Mrs. Sieglinde Mac.

AND WHEREAS by virtue of a Deed of Partition dated 10/4/2006, duly registered in the office of Sub-registrar of Salcete at Margao Goa under registered No. 1743 at pages 399 to 419 of Book No. I, Volume No. 1999 dated 17/4/2006, Mr. Satpal Singh Mac as the First party and Mrs. Sieglinde Mac as the Second party partitioned their property known as Dodugueachy Fatrady, situated at Varca Salcete Goa surveyed under Survey No. 166/12 of revenue village Varca into three plots namely Plot N. A, Plot No. B and Plot No. C, each admeasuring an area of 2775 square metres and in the said partition Plot No. A, admeasuring an area of 2775 square metres and Plot No. B admeasuring an area of 2775 square metres were allotted to Mr. Satpal Singh Mac i.e. the VENDOR NO.1 herein.

AND WHEREAS Plot A admeasuring an area of 2775 square metres and Plot B admeasuring an area of 2775 square metres are joined together and form an independent survey holding number, bearing Survey No. 166/12-A of revenue village Varca, admeasuring an area of 5550 square metres.

AND WHEREAS Land Conversion Sanad dated 25/2/2010, issued by the office of the Additional Collector- II, South Goa District, Margao Salcete Goa, shows that an area of 5550 square metres of the property surveyed under Survey No. 166/12-A of revenue village Varca, Taluka Salcete Goa is converted for residential purpose.

Satpal Singh Mac

Pr. S. M. P. 11-11-11-11
Prayath

AND WHEREAS the PURCHASERS are desirous of purchasing the SAID PROPERTY from the VENDORS. AND WHEREAS it has been mutually agreed by and between the VENDORS and the PURCHASERS, that the VENDORS shall sell to the PURCHASERS the SAID PROPERTY, free from all encumbrances, for the total sum of Rs. 5,00,00000/- (Rupees Five Crores Only) i.e. at the average rate of Rs. 9000/- (Rupees Nine Thousand Only) per square meter which is the fair market value of the SAID PROPERTY.

AND WHEREAS the VENDOR NO.2 being the wife of VENDOR NO.1 is the necessary party forming a part of this deed.

NOW, THEREFORE, THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. That in consideration of the sale price of Rs. 5,00,00000/- (Rupees Five Crores Only) as the sale price of the SAID PROPERTY paid by the PURCHASERS to the VENDORS by Cheque bearing Cheque No. 001312 dated 03/03/2011, drawn on Bank of India, Navelim Branch, Navelim Salcete Goa in the name of Mr. Satpal Singh Mac, at the time of execution of these presents, the payment and receipt whereof the VENDORS do hereby admit, confirm, and acknowledge for all purposes and intents and of the same forever do hereby acquit, release and discharge the PURCHASERS and that the VENDORS as beneficial owners thereof do hereby convey, sell, transfer, grant, assign, assure unto the PURCHASERS free from any encumbrances, charges, liens, of any sort, tenancy rights, and litigations of whatsoever nature, all that the SAID PROPERTY together with all the right, title, interest, claim, and demand whatsoever of the VENDORS to the SAID PROPERTY hereby conveyed and every part thereof TO HAVE, TO HOLD, TO OWN, TO OCCUPY AND TO POSSESS the SAID PROPERTY by the PURCHASERS absolutely and forever as owners thereof as usually

Satpal Singh Mac Mrs. Prayathi

pass on such sale, subject to the payment of local taxes by the PURCHASERS and that the VENDORS hereby jointly and severally acknowledge the receipt of the said payment.

2. The VENDORS hereby covenant with the PURCHASERS as follows:-

a) The title of the VENDORS to the SAID PROPERTY hereby sold is perfect and unassailable and that the VENDORS in furtherance to their absolute right, full power and authority to sell the same without let or hindrance from whomsoever, have accordingly sold the SAID PROPERTY to the PURCHASERS as stated herein.

a) The SAID PROPERTY hereby sold is free from any encumbrances, charges, liens, of any sort, tenancy or litigations of whatsoever nature.

c) In the event of any defect in title of the VENDORS to the SAID PROPERTY, the above SAID PROPERTY or any part thereof is lost by the PURCHASERS on account of any lawful claim made thereof by any person or persons, the VENDORS undertake to compensate the PURCHASERS for the loss so caused.

d) The VENDORS further state that they will co-operate with the PURCHASERS and give their consent for causing the survey mutation and Survey Partition of the survey records in respect of the SAID PROPERTY in the name of the PURCHASERS, so that the SAID PROPERTY is allotted a distinct, separate and independent survey holding number and is written exclusively in the name of the PURCHASER as occupant thereof in the survey records. The cost of such survey mutation and survey partition shall be borne by the PURCHASER.

Smt. P. J. Mehta

Arjun

Prayath

e) The VENDORS hereby state and declare that the SAID PROPERTY is free from all encumbrances and that the VENDORS have not done any act whereby the right, title and interest in the SAID PROPERTY has been alienated in favour of any third party in respect of the SAID PROPERTY. The VENDORS further state that there are no dues payable in respect of the SAID PROPERTY to any persons whomsoever, and that in case of any such payment liability arises in respect of the SAID PROPERTY, the VENDORS agree to re-imburse the PURCHASER in respect of such payment.

3) The VENDORS hereby state that the PURCHASERS shall enjoy the right of the reserved access road which is 6.00 meters wide all along the Southern boundary of the SAID PROPERTY.

THE SCHEDULE OF THE SAID PROPERTY HEREINABOVE REFERRED TO:-

All that the immovable property being two plots of land bearing Plot No. A, admeasuring an area of 2775 square metres and Plot No. B, admeasuring an area of 2775 square metres and together admeasuring an area of 5550 square metres of the property known as "DODUGUECHY FATRADY", situated at Patrade in village Varca, Taluka Salcete, District of South Goa, State of Goa, within the Village Panchayat of Varca, within the records of right survey of revenue village Varca, within the registration sub-district of Salcete, registration district of Goa and described in the land registration office of Salcete at Margao Goa under land registration No. 3326 at pages 72 reverse of Book B No. 9 of new series and not enrolled in the land revenue office of Salcete at Margao Goa in respect of revenue village Varca and the said plots bearing Plot No. A and Plot No. B are joined together and form an independent survey holding bearing Survey No. 166/12-A of revenue village Varca.

Sat Palge Man

Man

Rayatti

The SAID PROPERTY is bounded as follows:-

On the East:- by the property surveyed under Survey No. 166/12 belonging to Mrs. Sieglinde Mac.

On the West:- by the property surveyed under Survey No. 166/24 and public road.

On the North:- by the property surveyed under Survey No. 166/24 of revenue village Varca., and

On the South:- by 6 metres wide reserved access road.

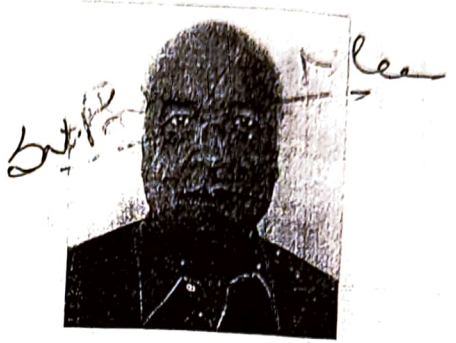
The SAID PROPERTY is more particularly shown on the copy of the plan annexed herewith marked with red ink on its contour with red stripes in between for the purpose of identification.

IN WITNESS WHEREOF the parties hereto have hereunto signed this deed of sale on the day, place and the year first hereinabove mentioned.

Sat Pal Singh

Prayathar

MR. SATPAL SINGH MAC

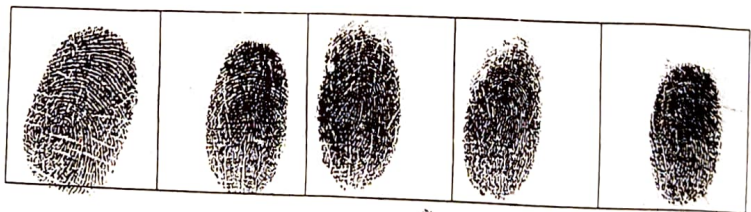


Satpal Singh Mac

(SIGNATURE OF MR. SATPAL SINGH MAC FOR SELF AS THE VENDOR NO.1 AND ALSO AS THE POWER OF ATTORNEY HOLDER OF THE VENDOR NO.2 MRS. ROSLYN JANICE MAC)



(RIGHT HAND FINGER PRINTS OF MR. SATPAL SINGH MAC)



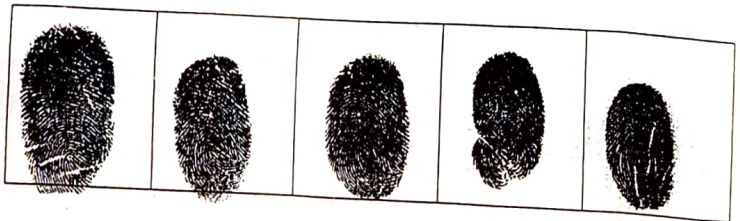
(LEFT HAND FINGER PRINTS OF MR. SATPAL SINGH MAC)

Satpal Singh Mac *Pranath*



MR. VIVEK VENKATESH SHANBHAG

(SIGNATURE OF MR. VIVEK VENKATESH SHANBHAG AS THE PURCHASER NO.1)

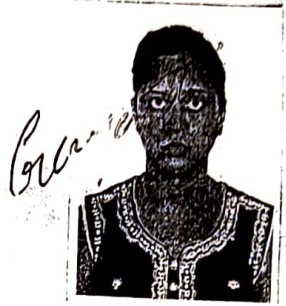


(Right HAND FINGER PRINTS OF MR. VIVEK VENKATESH SHANBHAG)



(LEFT HAND FINGER PRINTS OF MR. VIVEK VENKATESH SHANBHAG)

SatPal Singh Menon  Prayathi

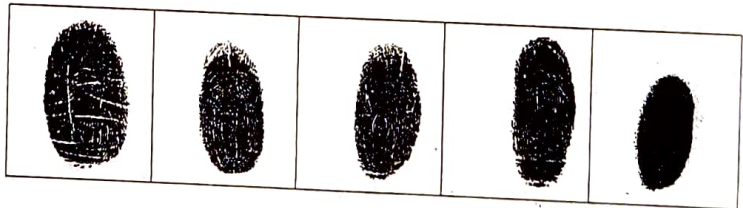


MRS. GAYATHRI VIVEK SHANBHAG

(SIGNATURE OF MRS. GAYATHRI VIVEK SHANBHAG AS THE PURCHASER NO.2)



(Right HAND FINGER PRINTS OF MRS. GAYATHRI VIVEK SHANBHAG)



(LEFT HAND FINGER PRINTS OF MRS. GAYATHRI VIVEK SHANBHAG)

Sat Pal Giller
Gayathri



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 03-03-2011 11:56:51 AM

Document Serial Number : 1241

Presented at 11:01:00 AM on 03-03-2011 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1000000.00
2	Processing Fees	320.00
	Total :	1000320.00

Stamp Duty Required: 1425000.00

Stamp Duty Paid: 1500000.00

Vivek Venkatesh Shanbhag presenter

Name	Photo	Thumb Impression	Signature
Vivek Venkatesh Shanbhag ,S/o. Venkatesh Shanbhag , Married,USA National of Overseas Citizen of India, age 48 Years,Medical practitioner ,r/064, Dongorim, Nuvem, Salcete, Goa			



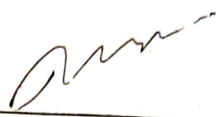
Endorsements

Executant



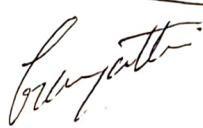
1 . Satpal Singh Mac , S/o. Harbans Singh Mac , Married,USANational of Indian Origin (PIO),age 63 Years,Business,r/o29472 bertrand Drive, Agoura Hills, California 91302, USA Forself as Vendor No.1 and as Constituted Attorney of Vendor No.2, by POA dated 19/01/2011 duly registered before Jaladhi Mukherjee, Vice Consul, Consulate General of India, San Francisco(USA), duly stamped by Addl. Collector of South Goa dated 28/2/2011.

Photo	Thumb Impression	Signature


2. Vivek Venkatesh Shanbhag , S/o. Venkatesh Shanbhag , Married, USA National of Overseas Citizen of India, age 48 Years, Medical practitioner , r/o64, Dongorim, Nuvem, Salcete, Goa

Photo	Thumb Impression	Signature
		

3. Gayathri Vivek Shanbhag , D/o. Shantharam Shanbhogue , Married, USANational of Overseas Citizen of India, age 40 Years, House-Wife, r/o64, Dongorim, Nuvem, Salcete, Goa

Photo	Thumb Impression	Signature
		

Identification

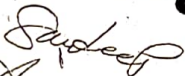
Sr No.	Witness Details	Signature
1	Ashley Dias , S/o. Remo Dias , Married, Indian, age 34 Years, Business, r/o Cavellossim, Salcete, Goa	


 Sub-Registrar

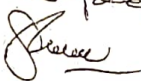

Book-1 Document
Registration Number MGO-BK1-01232-2011
CD Number MGOD50 on
Date 03-03-2011


Sub-Registrar (Salcete/Margao)

Scanned By:-



Signature:-



Designed and Developed by C-DAC, ACTS, Pune