



Original Copy

FORM 1- RECEIPT FOR FEE RECEIVED

OFFICE OF THE CIVIL REGISTRATION SUR-REGISTRAR, TALUKA BARDEZ

REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time: 11/Jan/2017 10:21 AM

Receipt No. 3844

Date of Receipt: 11/Jan/2017

Serial No. of the Document: 87

Nature of Document: Sale

Received the following amounts from Sri Nilesh D Salkar for registration of above Document in Book-1 for the year 2017

| | Rs.Ps |
|------------------|---------------|
| Registration Fee | 500.00 |
| Processing Fees | 180.00 |
| Total: | 680.00 |

Amount in words: Rupees Six Hundred Eighty Only

Number of issue of Registered Document: 1

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION-OPTIONAL

To handover the Registered Document to the person named below

Name of the Person Authorized: _____

Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to _____

Signature of the Person receiving the Document

Signature of the Sub-Registrar

Signature of the Sub-Registrar

Date of issue of Registered Document

Date of issue of Registered Document

Handwritten signature

Handwritten signature and date 27/1/17

FOR CITIZEN CREDIT
CO-OP BANK LTD

[Signature]
AUTHORIZED SIGNATORY

(Rupees Six lakhs thirty thousand only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATHI, VASCO-DA-GAMA
GOA - 403 002
D-5/STP(V)/C.R./35/33/2011-RD



भारत 08273 NON JUDICIAL
130284 JAN 09 2017
2017 SIX THREE ZERO ZERO ZERO ZERO
Rs. 0630000/- PB7122

INDIA STAMP DUTY GOA

Name of Purchaser: M/s. SUSHEELA HOMES & PROPERTIES PVT. LTD.

87/2017



DEED OF SALE

This Deed of Sale is executed at Mapuca, Goa on this
9th day of **January 2017** by and between:

1 *[Signature]*
[Signature]

BETWEEN

(1) Mrs. IONA RITA D'MELLO JHA, major of age, married, daughter of Mr. Joseph F. D'Mello, having PAN Card No AISPJ8072H; and her husband (2) Mr. Amitabh Jha, major of age, married, having PAN Card No. AAIPJ5435E, both currently resident of Flat No 10, 4th Floor, Manvendra Apartments, 16th Road, Bandra West Mumbai 400050, hereinafter jointly referred to as "the Owners" (which expression unless it be repugnant to the contexts or meaning thereof shall mean and include their heirs, representatives, successors and assigns) of the One Part;

AND

(3) M/s SUSHEELA HOMES & PROPERTIES PVT. LTD., a company incorporated under Companies Act 1956, having its registered office at Hotel Manish, Ground Floor, F.L. Gomes Road, Vasco da Gama, Goa, holding PAN Card AACCS5612D, represented by its **Director Nilesh D. Salkar** authorized by Resolution dated 22.08.2016 of the Board of Directors, herein after referred to as "the Developers" (which expression unless it be repugnant to the contexts or meaning thereof shall mean and include its representatives, successors and assigns) of the Other Part.

All parties are Indian nationals.



WHEREAS the Owners own and possess a landed property known as "Gharbhat" or "Juna Aforamento" situated at village Moira, Taluka of Bardez, Goa admeasuring 1,850.00 square meters. The said property is not described in the Land Registration Office of Bardez norenrolled in the old revenue record (Matriz Predial). The said property is bounded on the east, west and north by land of Comunidade of Moira and on the south by the land originally belonging to Comunidade of Moira now belonging to the Owners. In the cadastral survey conducted by Government of Goa under provisions of Goa DD Land Revenue Code 1968 the said property came to be surveyed as the holding bearing Survey No.65/5 of revenue village Moira.

AND WHEREAS the said property "Gharbhat" or "Juna Aforamento" originally belonged to late Manuel Xavier D' Souza, who was also recorded in Form I & XIV of Record of Rights as the sole owner of the said property. After the death of the said Manuel Xavier D' Souza, the said property devolved exclusively on his daughter Irene D'Souza Pinto Correia, as evidenced by Order dated 25.05.1983 of Deputy Collector of North Goa at Panaji in Case No.LRC/Misc/415/83.

AND WHEREAS the said Irene D'Souza Pinto Correia and her husband Miguel Pinto Correia conveyed the said property to the Owner No.1 above named by registered Deed of Sale dated 28.08.1990.

AND WHEREAS the Owners have subsequently also acquired from Comunidade of Moira the plot of land admeasuring 710 square meters which was located between the southern boundary of Survey No.65/5 and the public road, as evidenced by Certificate dated 06.05.2005 issued by the Registrar and Attorney of the said Comunidade. This plot is surveyed as part of Survey No.65/34 of village Moira.

AND WHEREAS the Owners therefore have exclusive title and possession of the said amalgamated plot admeasuring 2,560 square meters.

AND WHEREAS the Owners have also enclosed the said property by a permanent compound wall in terms of Construction Licence dated 25.03.2008 of Village Panchayat Moira bearing No.VP/Moi/F./Per/25/ 2007-2008/1295.

AND WHEREAS the Owners have agreed to sell and the Purchaser has agreed to purchase the entire rights, title and interest of the Owners in and upon the said property for the consideration of Rs.3,00,00,000/- (Rupees Three Crores Only) and according to the terms and condition contained in the Agreement of sale dated 22nd August 2016 duly registered before the Sub Registrar of Mapuca with registration number BRZ-BK1-03719-2016 CD Number BRZD781 on 24.08.2016.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. In pursuance of the said agreement and in consideration of the sum of Rs.3,00,00,000/- (Rupees Three Crores Only) to be paid by the Purchaser to the Owners, which is paid as follows:

Payment to Owner 1: Mrs. IONA RITA D'MELLO JHA

| Date | Amount Paid | TDS Deducted | Total |
|----------|-----------------------|----------------------|-------------------------|
| 22/08/16 | Rs. 4,95,000/- | Rs. 5,000/- | Rs. 5,00,000/- |
| 03/11/16 | Rs.24,75,000/- | Rs.25,000/- | Rs.25,00,000/- |
| 10/11/16 | Rs.9,90,000/- | Rs.10,000/- | Rs.10,00,000/- |
| 24/11/16 | Rs.24,75,000/- | Rs.25,000/- | Rs.25,00,000/- |
| 6/12/16 | Rs.19,80,000/- | Rs.20,000/- | Rs.20,00,000/- |
| 13/12/16 | Rs.14,85,000/- | Rs.15,000/- | Rs.15,00,000/- |
| 20/12/16 | Rs.14,85,000/- | Rs.15,000/- | Rs.15,00,000/- |
| 10/01/17 | Rs.34,65,000/- | Rs.35,000/- | Rs.35,00,000/- |
| | Rs.1,48,50,000 | Rs.1,50,000/- | Rs.1,50,00,000/- |

Payment to Owner 2: Mr. AMITABH JHA

| Date | Amount Paid | TDS Deducted | Total |
|----------|-----------------------|----------------------|-------------------------|
| 22/08/16 | Rs. 4,95,000/- | Rs. 5,000/- | Rs. 5,00,000/- |
| 03/11/16 | Rs.24,75,000/- | Rs.25,000/- | Rs.25,00,000/- |
| 10/11/16 | Rs.9,90,000/- | Rs.10,000/- | Rs.10,00,000/- |
| 24/11/16 | Rs.24,75,000/- | Rs.25,000/- | Rs.25,00,000/- |
| 6/12/16 | Rs.19,80,000/- | Rs.20,000/- | Rs.20,00,000/- |
| 13/12/16 | Rs.14,85,000/- | Rs.15,000/- | Rs.15,00,000/- |
| 20/12/16 | Rs.14,85,000/- | Rs.15,000/- | Rs.15,00,000/- |
| 10/01/17 | Rs.34,65,000/- | Rs.35,000/- | Rs.35,00,000/- |
| | Rs.1,48,50,000 | Rs.1,50,000/- | Rs.1,50,00,000/- |

2. The owners hereby acknowledged the receipt of Rs. 3,00,00,000 (Rupees Three Crores Only) and do hereby agree to convey and transfer by way of Deed of Sale to the Developers ALL THAT landed property known as "Gharbhat" or "Juna

Aforamento" admeasuring 2,560 square meters situated at village Moira, taluks of Bardez, Goa and now surveyed under Survey No.65/5 & 34 (part) of village Moira, as depicted in the survey plans annexed to this deed (more particularly described in the schedule herein below written) is FREE from all encumbrances together with all estate, easement, rights, title, interest, claim and demand whatsoever in or to the said property to HAVE, HOLD, OWN, ENJOY the same forever to the Developer as absolute owner.

3. The Owners hereby covenant with the Developer that (a) the Purchaser shall hereafter peaceably and quietly possess the said property conveyed without any demand whatsoever from the Vendors or any person claiming through or under them; and (b) the Owners shall save harmless all charges, defects and equities whatsoever in respect of the said property.

4. The Owners shall, at the cost of the Developer sign every document and do every act for more perfectly assuring the property hereby sold to the Developers as by them may be reasonably required.

5. The Owners do not belong to any category of persons notified as Scheduled Tribes and there is therefore no question of any certificate from Collector.

6. The market value of the property sold under this deed is **Rs.3,00,00,000/- (Rupees Three Crores Only)**.

7. This Deed of Sale is executed pursuant to an Agreement of Sale dated 22.08.2016, wherein a stamp duty of Rs.8,70,000/- and registration fees of Rs.12,00,000/- was paid and the balance stamp duty of **Rs.6,30,000/- (Rupees Six Lakhs Thirty Thousand Only)** is paid herein.

SCHEDULE

ALL THAT landed property known as "Gharbhat" or "Juna Aforamento" admeasuring 2,560 square meters situated at village Moira, taluks of Bardez, Goa and now surveyed under Survey No.65/5 & 34 (part) of village Moira. The said property is not described in the Land Registration Office of Bardez nor enrolled in the old revenue record (Matriz Predial). The said property is bounded as follows:

On the North: By land of Comunidade of Moira
On the South: By a public road
On the East: By land of Comunidade of Moira
On the West: By land of Comunidade of Moira

IN WITNESS WHEREOF the parties hereto have signed this agreement and a duplicate hereof on the day, month and year first hereinabove written.

[Handwritten signatures and initials]

SIGNED, SEALED AND DELIVERED

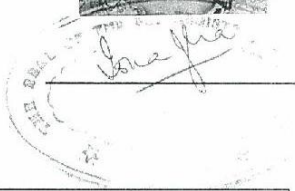
by the within named

OWNERS

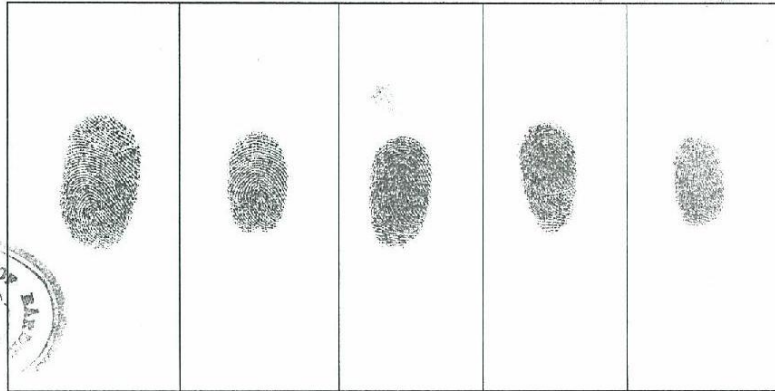
MRS. IONA RITA D'MELLO JHA



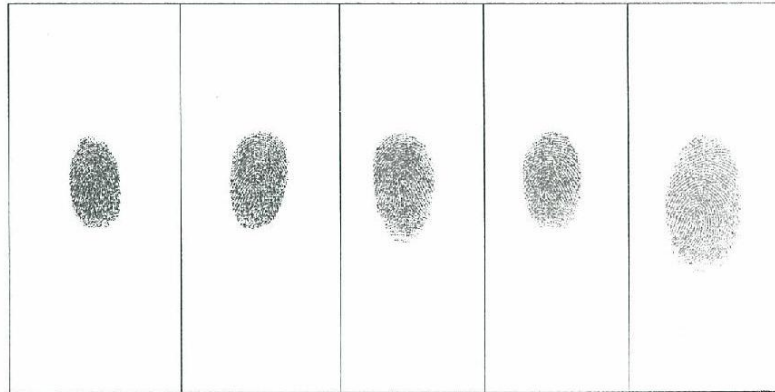
Iona Jha



RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



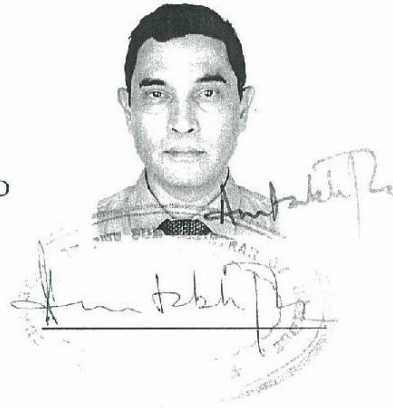
M
ST
AK

SIGNED, SEALED AND DELIVERED

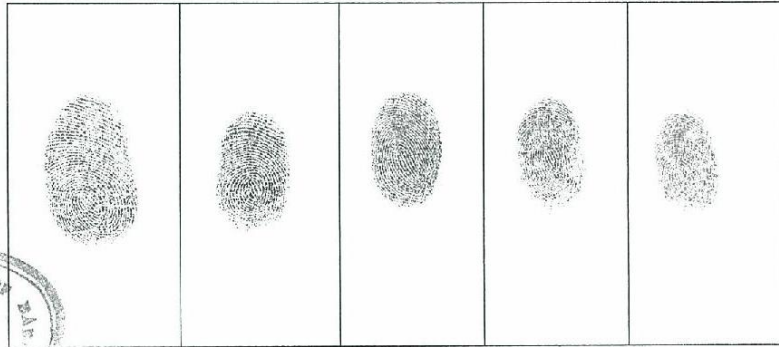
by the within named

OWNERS

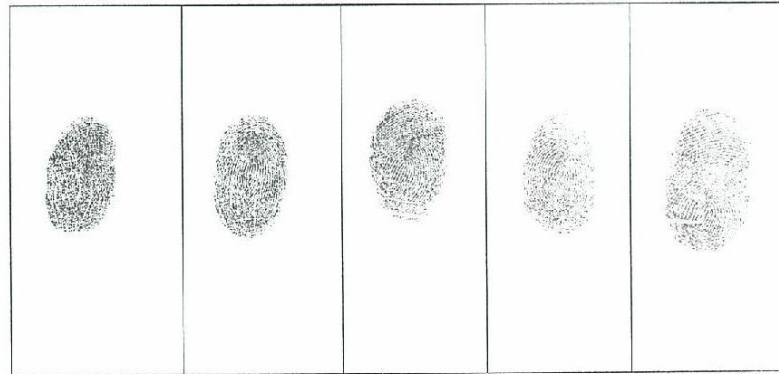
MR. AMITABH JHA



RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



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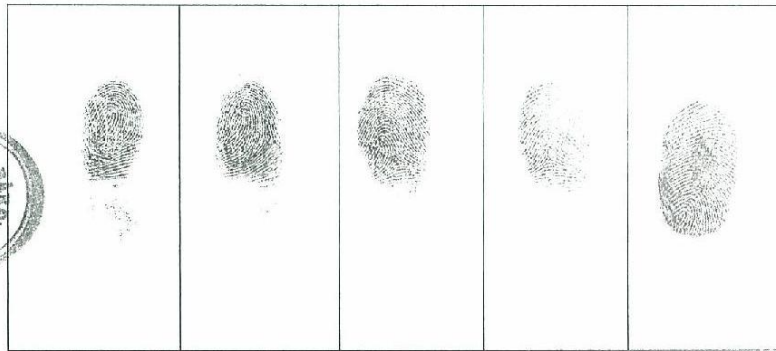


SIGNED AND DELIVERED
by the within named
DEVELOPER
MR. NILESH D. SALKAR

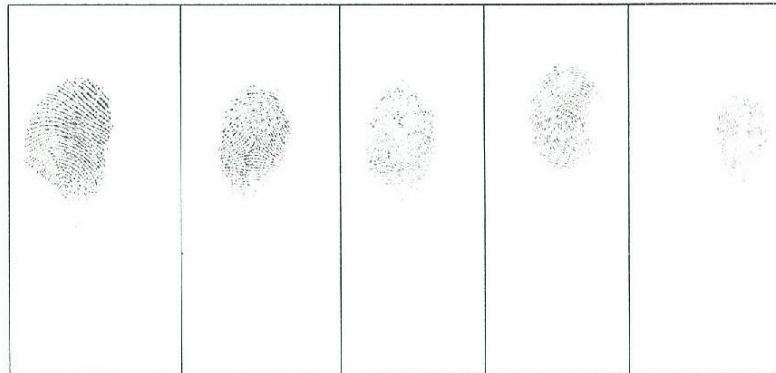
N D Salkar

For M/s Susheela Homes
and Properties Pvt.Ltd.

RIGHT HAND FINGERPRINTS



LEFT HAND FINGERPRINTS



WITNESS:

1. NAVNATH SHANKAR *Navnath*

2. Sahib Datta *Sahib*



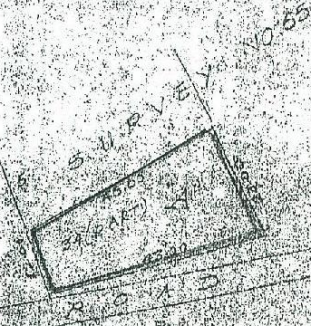
Handwritten marks or signatures at the bottom right of the page.

PLAN

SHOWING PLOT A OF THE PART
OF SUB-DIVISION NO. 34 OF SURVEY
NO. 65 SITUATED AT MOIRY VILLAGE
OF BARDEZ TALUKA

SCALE 1:1000

AREA OF THE PLOT A = 1000

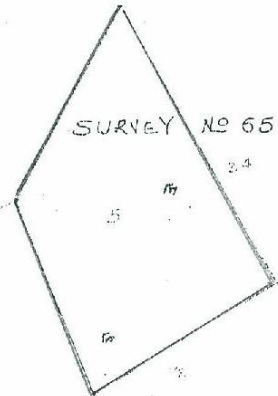
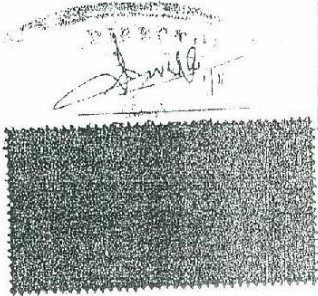


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GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS

PLAN
SHOWING THE PLOTS SITUATED
AT MOIRA VILLAGE
OF BARDEZ TALUKA
S. NO./SUB DIV. NO. 65/5
SCALE 1: 1000



CHECKED BY
Wheiser
Duan Jc
1-11-02

W. S. Miller
[Signature] *[Signature]*

TRACED FROM P.T. SHEET NOS. 6
OF MOIRA VILLAGE ON 1-11-02
BY *[Signature]* P. A. Mark, Surveyor of B.



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 11-01-2017 10:24:26 AM

Document Serial Number : 87

Presented at 10:05:00 AM on 11-01-2017 in the office of the Sub-Registrar (Bardez) Along with fees paid as follows:

| Sr. No | Description | Rs. Ps |
|--------|------------------|--------|
| 1 | Registration Fee | 500.00 |
| 2 | Processing Fees | 180.00 |
| | Total : | 680.00 |

Stamp Duty Required: 630000.00 Stamp Duty Paid: 630000.00

Nilesh D Salkar presenter

| Name | Photo | Thumb Impression | Signature |
|--|-------|------------------|-----------|
| Nilesh D Salkar, S/o Damodar Salkar, Married, Indian, age 50 Years, Business, r/o Hotel Manish, ground floor, F.L. Gomes road, Vasco da Gama. Director of M/s Susheela Homes & Properties Pvt Ltd, having reg office at Hotel Manish, ground floor, F.L. Gomes road, Vasco da Gama. PAN CARD NO AACCS5612D. Vide resolution dated 22.8.2016. | | | |

Endorsements

Executant

1. Iona Rita D'Mello Jha, D/o Joseph F. D'Mello., Married, Indian, age 50 Years, House Wife r/o Pushpa Milan, Sophia college Lane, Mumbai 26.

| Photo | Thumb Impression | Signature |
|-------|------------------|-----------|
| | | |



2 . Amitabh Jha, S/o Surendra Jha, Married, Indian, age 55 Years, Business, 170 Pushpa Milan Sopna College Road, Mumbai 25.

| Photo | Thumb Impression | Signature |
|---|---|--|
|  |  |  |

3 . Nilesh D Salkar, S/o Damodar Salkar, Married, Indian, age 50 Years, Business, 170 Hotel Manish, ground floor, F.L.Gomes road, Vasco da Gama, Director of M/s Susheela Homes & Properties Pvt Ltd, having office at Hotel Manish, ground floor, F.L.Gomes road, Vasco da Gama, PAN CARD NO AACCS5612D. Vide resolution dated 22.8.2016.

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |

Identification

| Sr No. | Witness Details | Signature |
|--------|---|--|
| 1 | Roshan Artekar, S/o Rimanath Artekar, Married, Indian, age 26 Years, Service, 170 Fl no 93, Nr. Maruti Temple, Headlane Sadra Vasco Goa |  |
| 2 | Sandesh R Kundaikar, S/o Raghuvir Kundaikar, Married, Indian, age 52 Years, Business, 170 GRD Floor Annas Prime Resi Opp Govt School, Mangoi Vasco Goa. |  |

Denotation of Stamp :

I hereby certify that on production of the original document, I have satisfied myself that the stamp duty of Rs. 870000/- has been paid thereon.

Registration Fees are paid at the time of Agreement to Sale with Possession, vide reg no BRZ-BKI-03719 2016

Scanned By -

Signature -

Designed and Developed by C DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-00146-2017
CD Number BRZD784 on
Date 16-01-2017


Sub-Registrar (Bardez)


Scanned By:-

Signature:-

Designed and Developed by CIDAC, ACTS, Pune

