

For CITIZEN CREDITTM
Co-operative Bank Ltd.

Authorised Signatory

(Rupees Four Lakhs Ninety Two Thousand Only).

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BEKKER CO-OP, HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 10415

143426

NON JUDICIAL गोवा
NOV 04 2014



ZERO FOUR NINE TWO ZERO ZERO ZERO

10:30

Rs. 0492000/- PB7223

... 1 ... INDIA STAMP DUTY GOA

Name of Purchaser, M/s A & M Real Estate

For CITIZEN CREDITTM
Co-operative Bank Ltd.

Authorised Signatory

(Rupees Five Thousand only)

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BEKKER CO-OP, HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 10432

110427

NON JUDICIAL गोवा
NOV 06 2014



ZERO ZERO ZERO FIVE ZERO ZERO ZERO

11:45

Rs. 0005000/- PB7223

INDIA STAMP DUTY GOA

Name of Purchaser, M/s. A & M REAL ESTATE

5053

Shahin Akhbar Kasim



DEED OF SALE

Anand V. Bandekar

Anusya A. Bandekar, ...2

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THIS DEED OF SALE is made and executed at Margao-Goa, Taluka and Sub District of Salcete, District of South Goa, State of Goa, on this Sixth day of November in the year Two thousand fourteen. (06/11/2014).

BETWEEN

1. MR. ANANTA ESVONTA BANDECAR, alias ANAND YESHWANT BANDEKAR aged 73 years, son of Esvonta Bandecar, alias Yeshwant Bandekar, married, businessman, Indian National, holding PAN: ALIPB7312H, And his wife;
2. Mrs. ANUSUYA ANAND BANDEKAR alias LATA M. VERENKAR aged 65 years, d/o Mablo verenkar, married, housewife, Indian National, holding PAN: AIOPB0635 both r/o H No 801, Talconda, Raia, Salcete, Goa, hereinafter referred to as "the VENDORS" (which expression, unless repugnant to the context or meaning thereof, shall mean and include their heirs, legal representatives, administrators, executors and assigns) of the FIRST PART;

AND

3. M/s. A & M REAL ESTATES, a Partnership Firm, duly Registered in the office of the Registrar of Firms at Margao-Goa, under Registration no MGO-F67-2014 dated 28/02/2014 having its registered office at H. no 679, Chandrawado Fatorda Margao-Goa, 403 602,

Anand Y. Bandekar Anusuya A. Bandekar

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holding PAN Card No. AAZFA5084F with its Partners (a) Mr. SAYED MEHBOOB, aged about 45 years, son of Kassim Sayed, married, businessman, Indian National, resident of Bungalow no A-2 Mauli Residency', Ambajim, Fatorda, Margao, Salcete-Goa, holding PAN AULPS4945F (b) Mr. AKHTER SHAIKH, aged about 53 years, son of Shaikh Kassim, married, businessman, Indian National, resident of H. No. 679, Chandrawado, Fatorda, Margao, Salcete-Goa, holding PAN AGVPS4643J hereinafter shall be referred to as the PURCHASERS (which expression shall unless it be repugnant to the context or meaning thereof shall deemed to include their Partners, executors, administrators, successors, nominees, assigns, heirs, legal representatives.) of the SECOND PART;

All the parties intervening in this Deed are Indian Nationals.

WHEREAS there exists a Property known as 'Chondrovaddo' (Plot M), admeasuring one thousand three hundred fifty three square metres (1353.00 sq mts, situated at ward Chondrovaddo of Parish, Village and City of Margao of Sub-District of Salcete, of District South Goa, of State Goa, situated within the limits of Margao Municipal Council, bounded on the East by property of Joao Fenelom Rebelo, on West by that of Joaquim de Silva, on the North by Caetano Barbosa and wife Sebastiana Colaco and on the South by Plot of Xavier Barbosa and wife Ana Miranda, described in Land Registration Office of Salcete, under

Armando V. Bandeira

Anusuya A. Bandeira

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number forty two thousand nine hundred ninety five, at pages forty four reverse, of Book B number one hundred and eleven, of new series (42995 pages 44 V. Book B no. 111) property having the length of forty six metres, the width thirty two metres and corresponding to one upon fifteen (1/15) of the properties described in the respective Matriz under numbers 1966 and 1999, more particularly described in SCHEDULE hereinafter appearing.

AND WHEREAS in terms of the Deed of Sale dated nineteenth of July of the year one thousand nine hundred seventy two duly executed and registered in the office of the Sub-Registrar of Salcete at Margao-Goa, under Registration no 1205 of Book No 1, Vol No 97 at pages 286 to 293 dated 8th day of September 1972 the member no 1 of the VENDORS hereinabove purchased the property described in SCHEDULE hereinafter appearing from its owners Antonio Barbosa alias Antonio Sebastiao Barbosa and his wife of second nuptials Rita Cardozo along with the children of the Antonio Barbosa alias Antonio Sebastiao Barbosa out of marriage of first nuptials and became the absolute owner of the property described in SCHEDULE hereinafter appearing.

AND WHEREAS the property described under number 42995 pages 41 V. Book B no. 111 is found inscribed under no 45582 in the name of the Antonio Barbosa and his wife of the second nuptials Rita Cardozo, which property is more

Anand Y. Bandekar

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Anusuya A. Bandekar

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particularly described in SCHEDULE hereinafter appearing.

AND WHEREAS the said property described in SCHEDULE hereinafter appearing is surveyed under Chalta nos 3, 4, 5 & of P T Sheet no 25 of City Survey Margao, Goa, and recorded in the exclusive name of the VENDOR no 1 hereinabove Anand Yeshwant Bandekar in the records of right.

AND WHEREAS the VENDOR no 1 is married to the VENDOR no 2 under the regime of the communion of Assets prevailing in the State of Goa, and has therefore acquired right in the property described in SCHEDULE hereinafter appearing.

AND WHEREAS the VENDORS have offered to sell the said property more particularly described in SCHEDULE hereinafter appearing, to the PURCHASERS and for that purpose have represented to the PURCHASERS as under:-

- (a) That the property is free from all encumbrances, charge, liens attachments etc;
- (b) That the VENDORS are the sole owners in possession of the said property and have absolute authority and power to deal with the same in any manner, as they like.
- (c) That the said property is not subject to any Mundkarial rights, Agricultural Tenancy rights or any other rights from any other third persons.
- (d) That the VENDORS have clear and marketable title to the said property.

Anand Y. Bandekar
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Anushka A. B. Bandekar ...6
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- (e) That there is no litigation or any legal proceedings pending in any Court of Law or any other Authority in respect of the said property.
- (f) That the said property is not subject matter of any notice or notification or proceedings under the Land Acquisition Act or administration or evacuee property Act etc;.
- (g) That there are no dues or the charges of any nature payable by the VENDORS in connection or in respect to the said property any part thereof to any Authorities or the Local Bodies.
- (h) That there is no restrain from any person or authority to undertake development work on the property described in SCHEDULE hereby sold.

AND WHEREAS the PURCHASERS have verified the title of the VENDORS and is satisfied that the VENDORS have clear and marketable title, to the said property as described in SCHEDULE hereinafter appearing.

AND WHEREAS the VENDORS have agreed to sell unto the PURCHASERS the property more particularly described in SCHEDULE- hereinafter appearing for the purpose of undertaking the development of the multistoried buildings, villas etc, and sell the same to the various customers of the PURCHASERS, for the total price of Rs. 1, 24,24,242=00 (Rupees One Crore Twenty-four lakhs twenty-four thousand two hundred forty-two only).

AND WHEREAS the PURCHASERS have now requested the

Amritya Banderkar

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Amritya A Banderkar ...7

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VENDORS to execute the Deed of Sale in favour of the PURCHASERS upon receiving the sale price of the sum of Rs. 1, 24,24,242=00 (Rupees One Crore Twenty-four lakhs twenty-four thousand two hundred forty-two only).

NOW THIS DEED WITNESSES AS UNDER:-

1. For a total price consideration of Rs. 1, 24,24,242=00 (Rupees One Crore Twenty-four lakhs twenty-four thousand two hundred forty-two only) paid by the PURCHASER to the VENDORS in the following manner:-
 - (a) The sum of Rs. 5,00,000=00 (Rupees five lakhs only) is paid on 24/07/2012 by Transfer to S/B A/C No 3358132133 maintained by the Vendor no 1 in Central Bank of India Borda, Margao-Goa, Branch.
 - (b) The sum of Rs. 56,50,000=00 (Rupees fifty-six lakhs fifty thousand only) is paid vide D. D. no. 010830 dated 04/11/2014 drawn on Central Bank of India Borda, Margao-Goa, Branch, in favour of Vendor no 1.
 - (c) The sum of Rs. 61,50,000=00 (Rupees sixty-one lakhs fifty thousand only) is paid vide D. D. no. 010831 dated 04/11/2014 drawn on Central Bank of India Borda, Margao-Goa, Branch, in favour of Vendor no 2.
 - (d) The sum of Rs. 62,121=00 (Rupees sixty-two thousand one hundred twenty-one only) is paid in State Bank of India towards TDS for the payment made to the Vendor no 1.

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Amusaya A. Bhat

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- (e) The sum of Rs. 62,121=00 (Rupees sixty-two thousand one hundred twenty-one only) is paid in State Bank of India towards TDS for the payment made to the Vendor no 2.

the receipt whereof the VENDORS do hereby admit and acknowledge, the VENDORS do hereby CONVEY and TRANSFER, by way of ABSOLUTE SALE, unto the PURCHASERS, free from all encumbrances, all that property described in the SCHEDULE hereinafter appearing, so that the PURCHASERS shall HAVE, HOLD, OWN, POSSESS and ENJOY the said property, together with all easements, rights, interests, benefits, advantages etc., available to the said property or to the owner of the said property, as absolute owner thereof, for all times hereafter.

2. The possession of the said property described in SCHEDULE hereinafter appearing is handed over to the PURCHASERS, on the date of execution of the present Deed of Sale and the VENDORS further covenant with the PURCHASERS that they shall at the cost of the PURCHASERS do or cause to do or execute all such lawful things, matters for further and more perfectly conveying and assuring the said property hereby conveyed or every part thereof according to the true intent and meaning of this Deed.
3. The VENDORS do hereby give their 'No Objection' for such transfer/mutation in the survey records pertaining to the said property.

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Amrind Y. Bhandari

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The VENDORS hereby declare that the VENDORS do not belong to the SC or ST communities or other backward communities.

5. The VENDORS hereby covenant with the PURCHASERS as under:
- (a) That the property is free from all encumbrances, charge, liens attachments etc.;
 - (b) That the VENDORS are the sole owners in possession of the said property and have absolute authority and power to deal with the same in any manner, as they like.
 - (c) That the said property is not subject to any Mundkarial rights, Agricultural Tenancy rights or any other rights from any other third persons.
 - (d) That the VENDORS have clear and marketable title to the said property.
 - (e) That there is no litigation or any legal proceedings pending in any Court of Law or any other Authority in respect of the said property.
 - (f) That the said property is not subject matter of any notice or notification or proceedings under the Land Acquisition Act or administration or evacuee property Act etc.
 - (g) That there are no dues or the charges of any nature payable by the VENDORS in connection or

Amruth A. Bhandare

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in respect to the said property or any part thereof to any Authorities or the Local Bodies.

- (h) That there is no restrain from any person or authority to undertake development work on the property described in SCHEDULE hereby sold.
6. In the event the PURCHASERS are deprived of the title to the said property or any part thereof on account of any claims made by third party, due to the defect in the title of the VENDORS, then the VENDORS under take to compensate the PURCHASERS for the loss suffered in the consequences of such event.
 7. The PURCHASERS declare that, they have satisfied about the title of the VENDORS to the said property, as well as the area and extent of the said property.
 8. The market value of the property hereby sold and described in SCHEDULE hereinafter appearing is the sum of Rs. 1, 24,24,242=00 (Rupees One Crore Twenty-four lakhs twenty-four thousand two hundred forty-two only).

SCHEDULE

ALL THAT PROPERTY known as 'Chondrovaddo' identified as Plot M, admeasuring one thousand three hundred fifty three square metres (1353.00) sq mts, situated at ward Chondrovaddo of Parish, Village and City of Margao of Sub-District of Salcete, of District south Goa, of State Goa,

Amrind Y. Banderou

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Amrind Y. A. Banderou ...11

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situated within the limits of Margao Municipal Council, bounded on the East by property of Joao Fenelom Rebelo, on West by that of Joaquim de Silva, on the North by Caetano Barbosa and wife Sebastiana Colaco and on the South by Plot of Xavier Barbosa and wife Ana Miranda, described in Land Registration Office of Salcete, under number forty two thousand nine hundred ninety five, at pages forty four reverse, of Book B number one hundred and eleven, of new series (42995 pages 44 V. Book B no. 111) property having the length of forty six metres, the width thirty two metres and corresponding to one upon fifteen (1/15) of the properties described in the respective Matriz under numbers 1966 and 1999, surveyed under Chalta nos 3, 4, 5 & 6 of P T Sheet no 25 of City Survey Margao, Goa, more particularly delineated and marked in red colour boundary lines on the plan annexed to this Deed and is presently together bounded as per the records of Rights as under:-

On the East: By the property under Chalta no 8/12
On the West: By the property under Chalta no 2
On the North: By the property under Chalta no 712
On the South: By the property under Chalta no 7 & 8

IN WITNESS WHEREOF the parties hereto have here unto set and subscribed their respective hands and signatures on the day, month, year and place first herein above mentioned.

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August Y. Bandeira

Amulya A. B. B. B.

[Signature]

[Signature]

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SIGNED SEALED AND DELIVERED
THE WITHIN NAMED
VENDORS

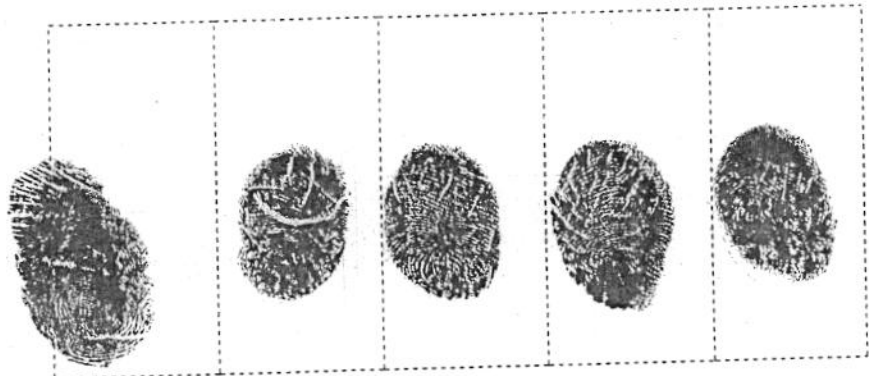


Ananta Esvonta Bandekar

1. MR. ANANTA ESVONTA BANDECAR,
alias ANAND YESHWANT BANDEKAR



L H F I of Mr. Ananta Esvonta Bandekar,
Alias Anand Yeshwant Bandekar



R H F I of Mr. Ananta Esvonta Bandekar,
Alias Anand Yeshwant Bandekar

Ananta Esvonta Bandekar

[Signature]

Anusuya A. Bandekar ...13

[Signature]

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Anusuya A. Bandekar
2. MRS Mrs. ANUSUYA ANAND BANDEKAR
alias LATA M. VERENKAR



L H F I of Mrs. Anusuya Anand Bandekar
alias Lata M. Verenkar



R H F I of Mrs. Anusuya Anand Bandekar
alias Lata M. Verenkar

Anand V. Bandekar Anusuya A. Bandekar ...14

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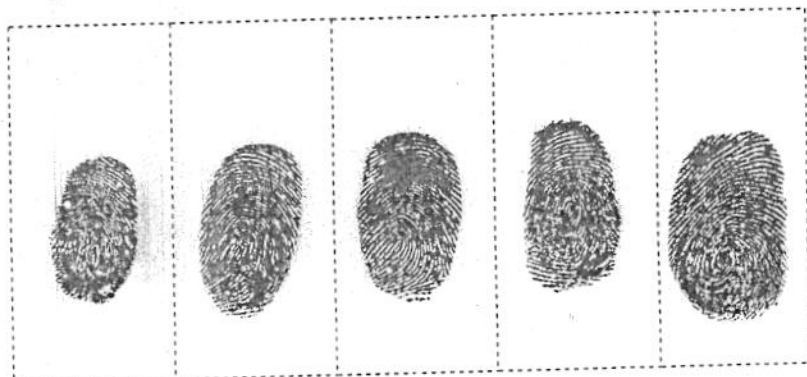


Signed and delivered
By the within named
PURCHASERS



Signature

1. (a) Mr. SAYED MEHBOOB partner of
M/s. A & M. REAL ESTATES,



L H F I of Mr. Sayed Mehboob



R H F I of Mr. Sayed Mehboob

Anand Y. Bandekar Anusuya A. Bandekar

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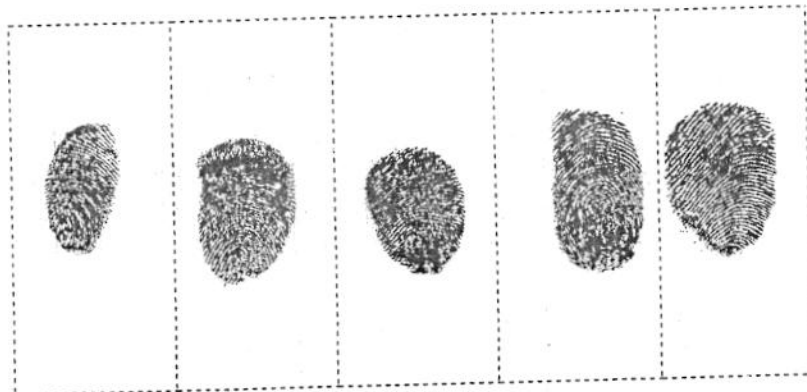
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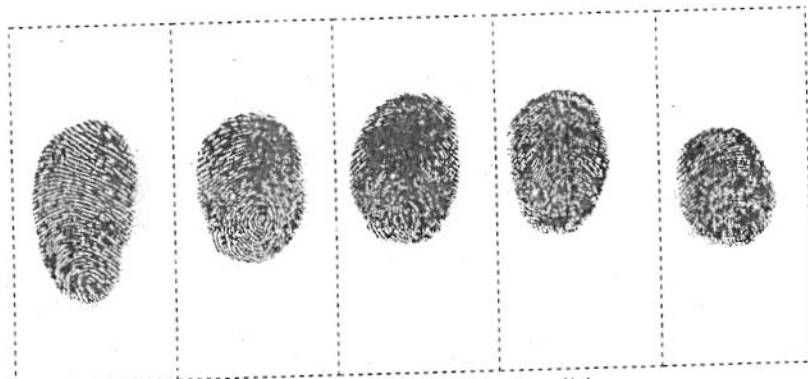
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1.(b) Mr. AKHTER SHAIKH
Partner of M/s. A & M REAL ESTATES,



L H F I of Mr. Akhter Shaikh



R H F I of Mr. Akhter Shaikh

Amard Y. Bandekar Amulya A. B. Bandekar...16

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WITNESSES:-

1. Name: Ramesh Parab - Pzz
Address: S/2 Verlekar Building, Fatorda.
2. Name: NIAZAM AHMED HAWER - Khan
Address: Chandvawda - Fatorda, Margao - Goa

Anand Y. Bandekar Anusuya A. Bandekar

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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. 25 / CHALTA NOS. 3, 4, 5 & 6
Scale : 1:500

Amrutesh A. Bhandarkar

Amrutesh A. Bhandarkar

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Generated By : *[Signature]* Shaikh
On : 08-07-2014

Checked By : *[Signature]*
8/7/14
Compared By :



Government of Goa
Form 'D'
See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Margao city

Page No. 1

Date 08/07/2014

Pt Sheet No	Chalta No	Area Sq.Mts	Tenure	Particulars of assessment or rent paid to Government and when due for revision	Category
25	6	127.00			Private

Easements

---- Nil ----

Holders in the origin of the title
(So far as traced) -

ANAND YESHWANT BANDEKAR

Lessees -

---- Nil ----

Other Encumbrances -

---- Nil ----

Other Remarks -

---- Nil ----

Details -

Mutation Date	Mutation Number	Mutation Type	Name Remarks	New Holder (H), Lessee (L), Encumbrance(E)	Area (Sq.Mts)
					---- Nil ----

[Bracketed entries indicate Deletion
or any further inquires, please contact the ISLR of the concerned city.

*** END OF REPORT ***

Anand Y. Bandekar

CERTIFIED COPY

Office of the Surveyor General and Land

Anusya A. Bandekar

Ramish Parab

10-7-14

Armita Shinde (15/7/14)
R.C.D. Desai (11/7/14)
Rupces
and credited

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K

Clerk-in-charge



[Signature]
10/7/14

RECEIVED
10/7/14
MARGAO CITY



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 07-11-2014 10:09:48 AM

Registration Serial Number : 5053

Presented at 09:55:00 AM on 07-11-2014 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Description		Rs. Ps
Registration Fee		496980.00
Processing Fees		250.00
Total :		497230.00

Stamp Duty Required: 497000.00

Stamp Duty Paid: 497000.00

Akhter Shaikh presenter

Name	Photo	Thumb Impression	Signature
Akhter Shaikh, S/o. Shaikh Kassim , Married, Indian, age 53 Years, Business, r/oH. No. 679, Chandrovaddo, Fatorda, Margao, Salcete, Goa As a Partner of M/s. A. & M. Real Estates, having its office at Chandrovaddo, Fatorda, Margao, Goa			

Endorsements

Executant



1. Ananta Esvonta Bandekar alias Anand Yeshwant Bandekar, S/o. Esvonta Bandekar ,
Married, Indian, age 73 Years, Business, r/oH. No. 801, Talconda, Raia, Salcete, Goa

Photo	Thumb Impression	Signature
		Anand Y. Bandekar

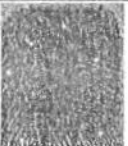
2 . Anusuya Anand Bandekar alias Lata M. Verenkar , D/o. Mablo Verenkar , Married, Indian, age 65 Years, House-Wife, r/oH. No. 801, Talconda, Raia, Salcete, Goa

Photo	Thumb Impression	Signature
		Anusuya A. Bandekar

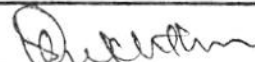
3 . Akhter Shaikh, S/o. Shaikh Kassim , Married, Indian, age 53 Years, Business, r/oH. No. 679, Chandrovaddo, Fatorda, Margao, Salcete, Goa As a Partner of M/s. A. & M. Real Estates, having its office at Chandrovaddo, Fatorda, Margao, Goa

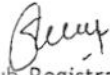
Photo	Thumb Impression	Signature
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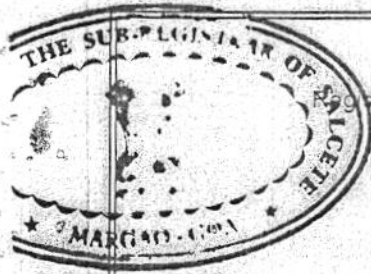
4 . Sayed Mehboob, S/o. Kassim Sayed , Married, Indian, age 45 Years, Business, r/oBungalow No. A-2, mauli Residency, Ambajim, Fatorda, Margao, Salcete, Goa. As a Partner of M/s. A. & M. Real Estates, having its office at Chandrovaddo, Fatorda, Margao, Goa

Photo	Thumb Impression	Signature
		SM

Identification

Sr No.	Witness Details	Signature
1	Adv. V. V. Sukhthanker , S/o. V. Sukhthanker, Married, Indian, age 52 Years, Adv, r/o Ponda, Goa	


Sub-Registrar
Suraj R. Vernekar
Sub Registrar



Book-1 Document
Registration Number MGO-BK1-04944-2014
CD Number MGOD80 on
Date 07-11-2014

Sub-Registrar (Salcete/Margao)

Suraj R. Vernekar

Sub Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune