

276
For CITIZENCREDIT™
Co-operative Bank Ltd.
Handwritten signature
Authorised Signatory

(Rupees Ninety Seven thousand five hundred only)
CITIZEN CREDIT CO-OPERATIVE BANK LTD.
SARANA BEHRIER CO-OP, MSG SOCIETY LTD
ST. JOQUIN ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RD
भारत 08964 NON JUDICIAL 116420
MAR 18 2014 16:08
R.0097500/- PB7223
INDIA STAMP DUTY GOA

Name of Purchaser Mr. Bosco Fernandes

Sr. No. 266/2014



BOSCO FERNANDES *Handwritten signature*

DEED OF SALE

Handwritten signatures:
Poham, *Handwritten signature*, *Handwritten signature*



- 2 -

This DEED OF SALE is executed at Quepem Goa on this 18th day of March of the year Two Thousand and Fourteen. (18/03/2014)

BETWEEN

1. SHRI PARESH LAXMAN KAKODKAR, son of Shri Laxman Kakodkar, aged 62 yrs, married, landlord, holding Pan Card No. _____ and his wife;
2. SMT MADHAVI PARESH KAKODKAR, wife of Shri Paresb Kakodkar, aged 57 yrs, housewife, holding Pan Card No. _____, both Indian Nationals and residents of H. No.293, Near Betal Temple, Kakoda, Curchorem - Goa, hereinafter referred to as "THE VENDORS" (Which expression unless repugnant to the context or meaning thereof shall include their heirs, legal representatives, administrators, executors and assigns) OF THE FIRST PART.

AND

MR BOSCO FERNANDES, son of Mr. Torcato Fernandes, aged 45 yrs, married, service, Indian National, holding Pan Card No. _____ and resident of Nav Vrundavan Co-operative Housing Society Ltd., Flat No.301, A Wing, 4th Floor, Syndicate, Kalyan (W) 421301, hereinafter referred to as "THE PURSHASER" (Which expression unless repugnant to the context or meaning thereof shall include his heirs, legal representatives, administrators, executors and assigns) OF THE SECOND PART.

WHEREAS there exist a property known a "AGCHIMORDI" situated at Cacora, within the limits of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, District of South Goa, State of Goa, described in the Land Registration Office of Quepem under no.19196, enrolled in Taluka Revenue Office under Matriz no. 664, surveyed under no.130/1 of Village Cacora and herein after referred to as "The Said Property" and more particularly described in Schedule - I herein below mentioned.

Parekh *Madhavi G. Kakodkar*

Bosco Fernandes



- 3 -



AND WHEREAS the VENDOR NO 1 became the lawful owner in possession of the said property known as "AGCHIMORDI", by virtue of Deed of Gift dated 23/08/1973 duly registered in the Office of the Sub-Registrar of Quepem under no.166 at pages 257 to 260 of Book No. I, Volume No. 33 dated 27/08/1973.

AND WHEREAS the VENDORS have sub divided and sold several plots of the said property to various purchasers.

AND WHEREAS the PURCHASER has approached the VENDORS for purchase of Plot admeasuring an area of 1048 sq. mts of the said property which Plot is herein after referred to as "The Said Plot" delineated in red color on the plan annexed hereto and more particularly described in Schedule II herein below mentioned.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASER the said Plot and the PURCHASER has agreed to purchase the said Plot for a total consideration of Rs.32,48,800/- (Rupees Thirty Two Lakhs Forty Eight Thousand Eight Hundred Only) which is fair and actual market value of the said Plot, free from all encumbrances, charges and demands whatsoever.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. In pursuance with the said agreement and in consideration of Rs.32,48,800/- (Rupees Thirty Two Lakhs Forty Eight Thousand Eight Hundred Only) which is the market value of the said Plot, paid by the PURCHASER to the VENDORS today in the following manner:
 - a. Cheque bearing No.404782 dated 15/03/2014 drawn on Canara Bank, Kalyan, for an amount of Rs.10,00,000/- (Rupees Ten Lakhs Only).
 - b. Cheque bearing No.404785 dated 17/03/2014 drawn on Canara Bank, Kalyan, for an amount of Rs.10,00,000/- (Rupees Ten Lakhs Only).

Signature of Vendor
Hidali to on 15.3.14

Signature of Purchaser

- c. Cheque bearing No.404786 dated 17/03/2014 drawn on Canara Bank, Kalyan, for an amount of Rs.12,48,800/- (Rupees Twelve Lakhs Fourty Eight Thousand Eight Hundred Only).

The receipt whereof is hereby acknowledged by the VENDORS and the VENDORS by these presents do hereby grant, convey, assure and transfer unto the PURCHASER forever the said Plot more particularly described in Schedule II herein below mentioned, together with all rights, title, interest, liberties, privileges, easements and appurtenances thereto so that the PURCHASER may enjoy the same as absolute owner thereof, subject to payment by the PURCHASER of all rents, rates, taxes and fees in respect of the said Plot, to the Government or any local or other authority.

2. That the PURCHASER shall hereafter at all times peacefully and quietly enjoy, occupy and possess the said Plot, for his own use and benefit without any claim, demand and disturbances from the VENDORS or any other person/s claiming through or under them.
3. The VENDORS do hereby covenant with the PURCHASER as follows:
 - a. That the said Plot hereby sold is free from encumbrances, mortgages, charges and liens of whatsoever nature.
 - b. That the VENDORS have absolute power, right and title as the exclusive owners of the said Plot, to sell the same to the PURCHASER.
4. That the VENDORS undertake to fully compensate and indemnify the PURCHASER if the PURCHASER is dispossessed of the said Plot due to any defect in title of the VENDORS.
5. The VENDORS shall hereafter at the request and cost of the PURCHASER do and execute all such acts, deeds, conveyances, things and assurances in law for better and more perfectly assuring the said Plot to the use of the

Rahman

हस्ताक्षर

Deemed

PURCHASER in the manner aforesaid or as may be reasonably required.

6. The VENDORS shall at the request and cost of the PURCHASER do all acts that are necessary for transfer of title in the records of Government or any other offices in respect of the said Plot which is sold to the PURCHASER by this Deed.
7. The VENDORS hereby covenant with the PURCHASER that the said Plot hereby sold is free from land acquisition proceedings/any other proceedings/cases or any litigations and further declare that they have not entered into any agreement with any other person or persons concerning the right, interest and title in the said Plot hereby sold.
8. The VENDORS hereby grant no objection for mutating the name of the PURCHASER in survey records of survey no. 130/1 of Village Cacora, Taluka Quepem.
9. The Plot hereby sold by the VENDORS to the PURCHASER does not belong to Schedule Caste/ Schedule Tribe Community.

SCHEDULE - I

ALL THAT Property known as "AGCHIMORDI" situated at Cacora, within the limits of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, District of South Goa, State of Goa, described in the Land Registration Office of Quepem under no.19196. enrolled in Taluka Revenue Office under Matriz no. 664 and surveyed under no.130/1 of Village Cacora, Taluka Quepem is bounded:

On the East : by the public road which goes from the temple of Shri Mahadeva of Kakoda to the temple of Marutigad also known as Hanumantgad.

On the West : by the property Bansay of Bieu Godu Sinai Cacodear.

Dehola *Marcelo G. Mendes* *Francis*

On the North : by the property known as Maranchi Antoi of Hanumantgad.

On the South : by the property known as Fovem of Varico Dorma and others.

SCHEDULE - II

ALL THAT Plot admeasuring an area of 1048 sq. mts. of the property known as "AGCHIMORDI" more particularly described in Schedule I herein above and the said Plot as a separate and distinct unit is bounded:

On the East : by property of Vendors and reserved road.

On the West : by property of Vendors, Plot of Neznie Colaco and existing road.

On the North : by Plot 'B' of Shri Ram Srikant Naik.

On the South : by property under survey no.131/2.

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

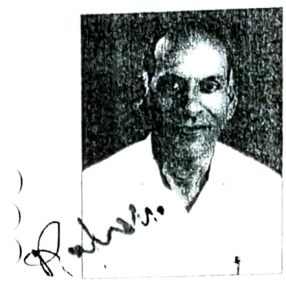
R. V. M.

Shri Ram Srikant Naik

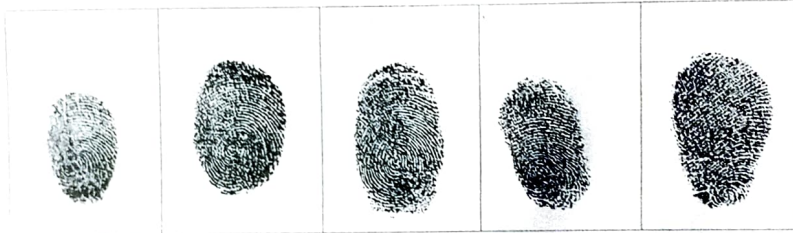
Bevanth



SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO 1
SHRI PARESH LAXMAN KAKODKAR



Paresh
(SHRI PARESH LAXMAN KAKODKAR)



Left hand finger impression of the Vendor No 1 Shri Paresh Laxman Kakodkar



Right hand finger impression of the Vendor No. 1 Shri Paresh Laxman Kakodkar

Paresh

हाविषी ए. काळोडेकर

Paresh

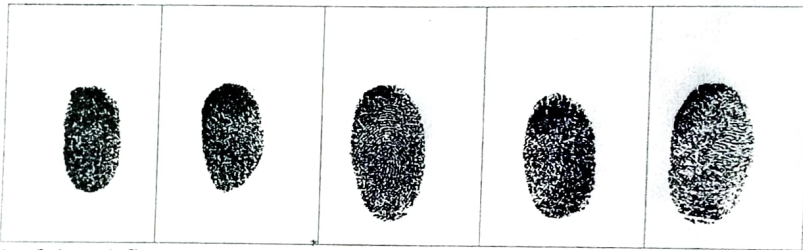
SIGNED AND DELIVERED BY THE
WITHIN NAMED VENDOR NO 2
SMT MADHAVI PARESH KAKODKAR



[Handwritten signature]

[Handwritten signature]

(SMT MADHAVI PARESH KAKODKAR)



Left hand finger impression of the Vendor No. 2 Smt. Madhavi Paresh Kakodkar



Right hand finger impression of the Vendor No. 2 Smt. Madhavi Paresh Kakodkar

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[Handwritten signature]

[Handwritten signature]

RAH

- 9 -

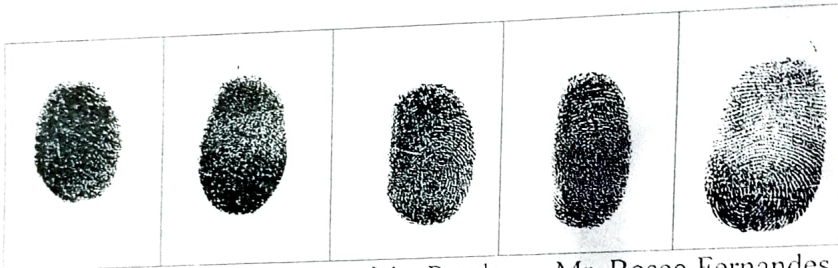
SIGNED AND ACKNOWLEDGED
BY THE WITHINNAMED
PURCHASER
MR BOSCO FERNANDES



[Signature]

[Signature]

(MR BOSCO FERNANDES)



Left hand finger impression of the Purchaser Mr. Bosco Fernandes



Right hand finger impression of the Purchaser Mr. Bosco Fernandes

In presence of Witnesses:

1. Adv. Siddesh R. Naik Tari

[Signature]

2. Charlie conception

Louis *[Signature]*

[Signature] *[Signature]* *[Signature]*

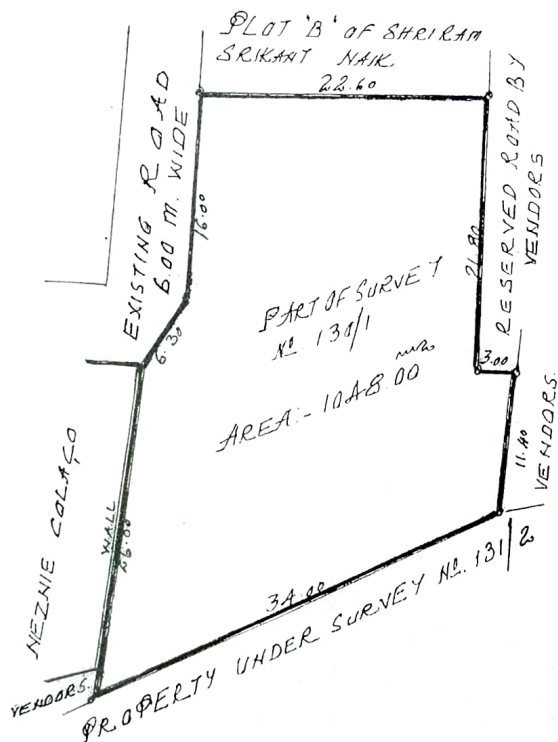
PLAN

SHOWING PART OF THE PROPERTY BEARING SURVEY NO.
130/13 BELONGING TO SRI PARESH KAKODKAR AND PURCHASED
BY SRI BOSCO FERNANDES, SITUATED AT LACORA VILLAGE
IN DUEPEM TALUKA.

SCALE:- 1:500

AREA:- 1048.00 Sq. m^{ts}

NOTE:- THIS PLAN IS
PREPARED AS PER PER
THE AREA AVAILABLE AT
LOCO.



VENDORS:-

Palan

Hiregill G. Chintson

PURCHASER:-

Bosco



Office of Sub-Registrar Quepem

Government of Goa

Print Date & Time : 18-03-2014 03:49:04 PM

Document Serial Number : 266

Presented at 03:30:00 PM on 18-03-2014 in the office of the Sub-Registrar(Quepem) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
	Registration Fee	64980.00
	Processing Fees	150.00
	Total :	65130.00

Stamp Duty Required: 97470.00

Stamp Duty Paid: 97500.00

Bosco Fernandes presenter

Name	Photo	Thumb Impression	Signature
Bosco Fernandes, s/o Torcato Fernandes , Married, Indian, age 45 Years, Service, r/o Nav Vrundavan Co-Operative Housing Society Ltd., Flat No. 301, A Wing, 4th Floor, Syndicate Kalyan (W) 421301.			

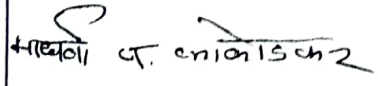
Endorsements

Executant

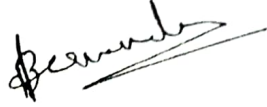
1. Paresh Laxman Kakodkar, s/o Laxman Kakodkar, Married, Indian, age 62 Years, Land Lord, r/o H. No. 293, Near Betal Temple, Kakoda, Curchorem Goa.

Photo	Thumb Impression	Signature
		

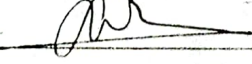
2. Madhavi Paresh Kakodkar, W/o Paresh Kakodkar, Married, Indian, age 57 Years, House-Wife, r/o H. No. 293, Near Bala Temple, Kakoda, Curchorem Goa.

Photo	Thumb Impression	Signature
		

3. Bosco Fernandes, s/o Torcato Fernandes, Married, Indian, age 45 Years, Service, r/o Nav Vrundavan Co-Operative Housing Society Ltd., Flat No. 301, A Wing, 4th Floor, Syndicate Kalyan (W) 421301.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Charlie Conception Louis , s/o Venancio Louis, Married, Indian, age 34 Years, Business, r/o H. No. 95, Bansai, Curchorem Goa.	
2	Siddesh Ramdas Naik Tari , s/o Ramdas Naik Tari, Married, Indian, age 33 Years, Advocate, r/o H. No. 367, Curchorem Goa.	


SUB REGISTRAR
CUREP

Book-1 Document
Registration Number QPM-BK1-00276-2014
CD Number QPMD3 on
Date 18-03-2014

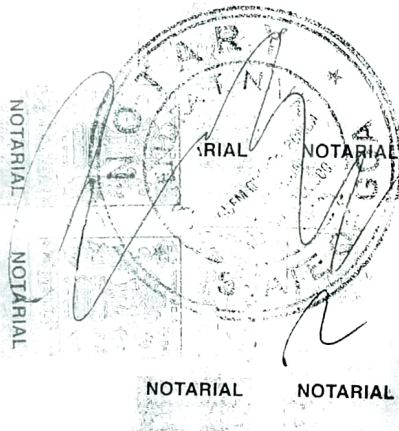
Ronal (Subi)
Sub-Registrar (Quepem)
SUB-REGISTRAR
QUEPEM

Scanned By:-

T. M. chavhan
h

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TO BE A TRUE XEROX
COPY OF THE ORIGINAL

Rajesh K. K.
RAJESH K. K.
SANGLIEN, PANGLOSS, INDIA
STATE OF GOA (INDIA)
REG. NO. 14812f2022
07/11/2022