

UTI TECHNOLOGY SERVICES LIMITED
EPC HOUSE, WING 'C' SHOP NO.30
GROUND FLOOR, DADA VAIDYAROAD
PANAJI, GOA-403001

भारत 01600 FROM JUDICIAL T. (T)
118681 AUG 08 2012



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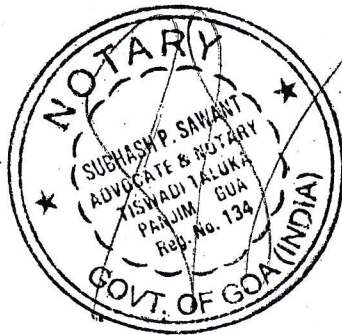
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R.0328500/- PB7072

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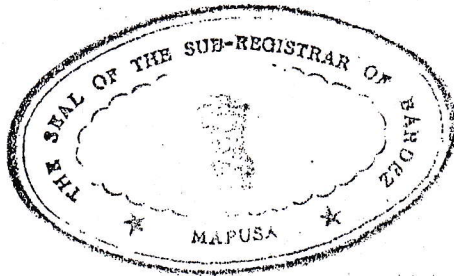
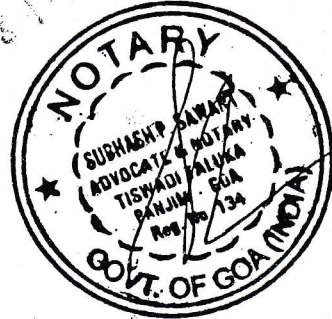


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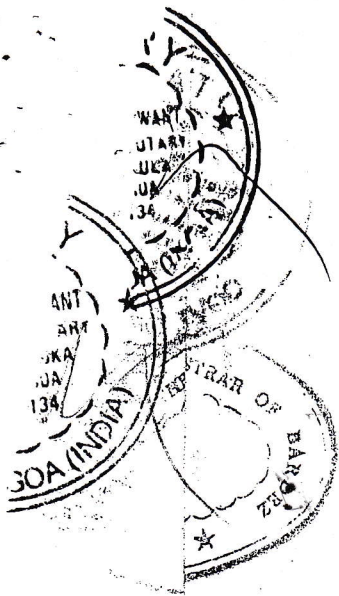
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DEED OF SALE

VA Sub Desh *Palit*
Dehpant *Bisat*
Bangalore
Singh



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THIS DEED OF SALE, is executed at Mapusa, Goa, on this 9th day of August, 2012;

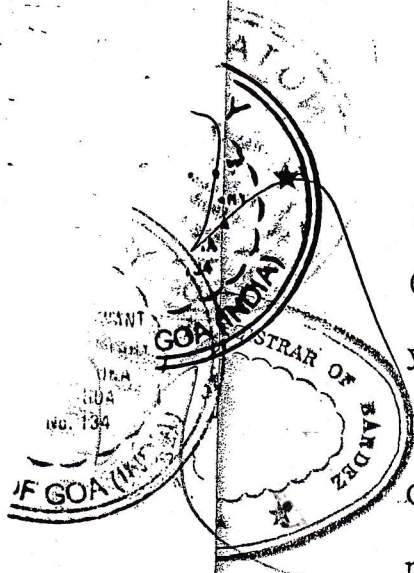
BETWEEN

1) Mr. VISHWAS KRISHNANATH SANGODKAR, aged 37 years, son of late Krishnanath Sangodkar, married, service, having Income Tax PAN BVUPS4079M, and his wife 2) Mrs. SUVARNA VISHWAS SANGODKAR, aged 31 years, daughter of Amrut S. Chodankar, married, housewife, Indian national, having Income Tax PAN BVUPS4203D, both Indian nationals, residents of H.No.1086, Zoswaddo, Socorro, Bardez, Goa, hereinafter referred to as "the VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and/or assigns) of the ONE PART.

AND

1) AQUARELA HOSPITALITY LLP, a limited liability partnership firm, duly incorporated under LLP Act, having Income Tax PAN AARFA0271G, with its registered office at

VS Shri Deshpande
Sangodkar
Deshpande
Srisat



1st Floor, Diamond Palace, Hill Road, Bandra (W), Mumbai, 400 050, represented by partner, **Mr. VINAY BHASIN**, aged 44 years, son of Inder Bhan Bhasin, un-married, businessman, Indian National, residing at 301, Casa Philomena, Naikawado, Calangute, Bardez, Goa, 2) **GREEN COUNTY ESTATES**, a partnership firm, having its registered office at AF-6, B-4, 1st Floor, Near Progress High School, Casa Immaculada, Panaji, Goa, represented herein by its Partner, **Mrs. RASIKA AMIT PALEKAR**, aged 29 years, wife of Adv. Amit Palekar, married, ^{Having Pan No .AWMPP4410D} businessperson, Indian National, residing at #999, Jyoti, Shanta Ban Road, Merces, Goa and 3) **Mrs. POOJA SUNIL SIRSAT**, aged 30 years, wife of Adv. Sunil Sirsat, married, businessperson, having income tax PAN CNCPS5332J, Indian National, residing at House No. 141, Yash Shanti Niwas, Behind Police Station, Ansabhat, Mapusa, Goa, hereinafter referred to as **"the PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their, Directors, partners, heirs, executors, administrators and/or assigns), of the **SECOND PART**.

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AND

M/s. YASH-SHANTI DEVELOPERS, a partnership Firm duly registered under the provisions of the Indian Partnership Act,

[Handwritten signatures and initials]
 Desai
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 Desai
 Palekar
 Sirsat

1932, having Income Tax PAN AABFY1106E, having its office at Ansabhat, Mapusa, Bardez, Goa, represented by its partner, **Mrs. POOJA SUNIL SIRSAT**, aged 30 years, wife of Adv. Sunil Sirsat, married, businessperson, having income tax PAN CNCPS5332J, Indian National, residing at House No. 141, Yash Shanti Niwas, Behind Police Station, Ansabhat, Mapusa, Goa, hereinafter referred to as **"THE CONFIRMING PARTY No. I"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their partners, heirs, executors, administrators and/or assigns) of the **THIRD PART**.

AND

1) **Mr. MAHIMNA DESHPANDE**, aged 28 years, son of Venkatesh Deshpande, married, businessman, having Income Tax PAN AGWPD8639E, and (2) **Mrs. SHALINI DESHPANDE** alias **ANKITA DESHPANDE**, aged 23 years; daughter of Mr. Uday Yeshwant Naik, wife of Mahimna Deshpande, married, service, having Income Tax PAN AIJPN8543H, both Indian nationals, residents of H.No.233/9, Housing Board, Mapusa, Bardez, Goa, hereinafter called as **'THE CONFIRMING PARTY No. II'** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their partners,

MS Desh.
Shalini Deshpande
Pooja Sirsat
Singdeo

heirs, executors, administrators and/or assigns) of the
FOURTH PART.

WHEREAS, there exists an immovable property known as
"RAMA ZOIXEACHEM BATT" or "RAMA JOSSHACHEM BHAT",
situated at ward Zossovaddo, in the village Soccoro, Bardez
Taluka, within the jurisdiction of the Village Panchayat of
Soccoro, Taluka and Registration Sub-District of Bardez, District
North, State of Goa, found described in the Land Registration
Office of Bardez under no. 15655 folio 162 reverse of Book No.
B-40 (New) and is presently surveyed under Survey no. 243/1 in
the Record of Rights of village Soccoro, Bardez-Goa,
admeasuring 5300 square meters, hereinafter referred to as "the
SAID PROPERTY", more particularly described in SCHEDULE
hereunder;

AND WHEREAS, the SAID PROPERTY originally belonged to late
Xanum Anta Xete Sangodkar and his wife Savitri Xanum Xete
Sangodkar alias Savitri Shanu Sangoldkar;

AND WHEREAS, the name of Savitri Shanu Sangodkar, is found
recorded in Form IX maintained in the year 1972 a record which
was in existence prior to promulgation of survey records.

MS. sh. Desai
Sangodkar
Sangodkar
Sangodkar
Sangodkar

AND WHEREAS, the said Xanum Anta Xete Sangodkar and his wife Savitri Xanum Xete Sangodkar alias Savitri Shanu Sangodkar, expired leaving behind two daughters and one son, namely :-

- 1) Godhavari Bandodkar married to Sitaram Bandodkar,
- 2) Bhimrati Pednekar married to Ganpat Pednekar and
- 3) Krishnanath Sangodkar married to Hirabai Sangodkar.

AND WHEREAS, said Godhavari Bandodkar and said Sitaram Bandodkar, expired leaving behind the following heirs:-

- a) Mohan S. Bandodkar married to Sushma Bandodkar
- b) Ratnakar Bandodkar married to Ratnaprabha Bandodkar

The said Ratnakar Bandodkar expired leaving behind only child one daughter

- i) Kanesha Bandodkar
- c) Audumber Bandodkar married to Nanda Bandodkar

U/S shree Deshmukh
Ratnakar Bandodkar
Savitri
Sangodkar

Said Audumber Bāndodkar expired leaving behind his children namely:-

- i) Kalpana Chodankar married to Naresh Chodankar
- ii) Sandhya Patil married to Ashok Patil
- iii) Shilpa D. Raikar married to Damodar Raikar and
- iv) Sandip Bandodkar

d) Premnath Bandodkar married to Suman Bandodkar
The said Premnath Bandodkar expired leaving behind his wife and children namely:-

- i) Chetan Bandodkar
- ii) Gurudas Bandodkar married to Sukanthi Bandodkar.
- iii) Mrs. Smita Yadav married to Mr. Rakesh A. Yadav,

e) Vrundavati Gokuldas Lotlikar married to Gokuldas Lotlikar, both of whom expired leaving behind their son namely Digambar Gokuldas Lotlikar married to Sushma Lotlikar.

US State Deshpande
Rajendra Deshpande
Bhargava Deshpande
Sanghvi Deshpande

AND WHEREAS, said Bhimrati Pednekar and Ganpat Pednekar both expired leaving behind the following:-

- a) Chandrakant Pednekar married to Chandralekha C. Pednekar
- b) Raghuvir Pednekar married to Reshma R. Pednekar
- c) Krishnabai K. Revankar married to Kamlakant Revankar

The said Krishnabai expired leaving behind her husband and her children namely:-

- i) Geeta K. Rivonkar Shirodkar alias Saraswati Sazu Shirodkar married to Sazu Shirodkar
- ii) Sunil Rivonkar
- iii) Naresh Revankar married to Mira N. Revankar
- iv) Sudesh Revankar married to Pooja S. Revankar
- v) Anita Shambu Lotlikar married to Shambu Lotlikar

AND WHEREAS, said Krishnanath Sangodkar and Hirabai Sangodkar, both expired leaving behind the following heirs:-

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Sangodkar
Sangodkar
Bisat
Rakesh
Hirabai

1. Vishwas Sangodkar married to Suvarna V. Sangodkar;
2. Reema R.Karekar married to Ramesh Karekar, Ramesh Karekar expired issueless;
3. Varsha Benkar married to Vasant Benkar;
4. Geeta G. Raikar married to Gajanan Raikar;
5. Chandrakant Pednekar married to Chandralekha C. Pednekar;

AND WHEREAS, upon the death of the said persons mentioned hereinabove Inventory Proceedings bearing No. 319/2011/F was initiated in the Court of the Civil Judge Junior Division 'F' Court at Mapusa and the SAID PROPERTY which was listed at Item 2(A) in the description of Assets in the said Inventory Proceedings, was allotted to the VENDORS herein, vide order dated 07/05/2012, having purchased the same in auction in the said Inventory proceedings;

AND WHEREAS, CONFIRMING PARTY No. I & CONFIRMING PARTY No. II prior to the initiation of the said Inventory Proceedings vide the following agreements had agreed to purchase the undivided share in the said property from the following co-owners:-

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Rajesh
Direct
Dehponk
Sangodkar

A) Vide Agreement for Sale dated 28/07/2011 the CONFIRMING PARTY No. I had agreed to purchase from Gajanan Raikar and Mrs. Geeta G. Raikar, their undivided share in the said property, admeasuring 353.33 sq.mts.

B) Vide Agreement for Sale dated 21/07/2011 the CONFIRMING PARTY No. I had agreed to purchase from Mohan Sitaram Bandodkar and his wife Sushma Mohan Bandodkar, their undivided share in the said property, admeasuring 353.33 sq.mts.

C) Vide Agreement for Sale dated 13/09/2011 the CONFIRMING PARTY No. I had agreed to purchase from Chandrakant Ganpat Pednekar and Chandralekha Chandrakant Pednekar, their undivided share in the said property, admeasuring 942.21 sq. mts.

D) Vide Agreement for Sale dated 22/07/2011 the CONFIRMING PARTY No. I had agreed to purchase from Camlakant alias Kamlakant Uttam Rivonkar, Saraswati Sazu Shirodkar alias Geeta K. Rivonkar, Sazu A. Shirodkar, Sunil Rivonkar, Naresh Rivonkar, Mira Naresh Rivonkar, Sudesh Rivonkar, Pooja Sudesh Rivonkar, Anita Shambu Lotlikar alias

1/3 slab Desky. ~~Rulka~~ ~~Debpaul~~
Dhangalkar Sireat
Vongokar

Anita K. Rivonkar and Shambu Lotlikar, their undivided share in the said property, admeasuring 588.88 sq.mts.

E) Vide Agreement for Sale dated 27/07/2011 the CONFIRMING PARTY No. I had agreed to purchase from Suman Premnath Bandodkar, Sukanti Gurudas Bandodkar, Gurudas Premnath Bandodkar, Smita Yadav, Rakesh A. Yadav, Chetan Premnath Bandodkar, their undivided share in the said property, admeasuring 353.33 sq.mts.

F) Vide Agreement for Sale dated 21/07/2011 the CONFIRMING PARTY No. I had agreed to purchase from Digamber Gokuldas Lotlikar, Sushma Digamber Lotlikar, their undivided share in the said property, admeasuring 353.33 sq.mts.

G) Vide Agreement for Sale dated 16/09/2011 the CONFIRMING PARTY No. II had agreed to purchase from Nanda Audhumber Bandodkar alias Rajani Audhumber Bandodkar alias Rajani Shabi Aldoncar, Mrs. Neha Naresh Chodankar alias Kalpana Audhumber Bandodkar, Naresh Harishchandra Chodankar, Mr. Sandeep Audhumber Bandodkar, Sandhya Ashok Patil alias Sweta Audhumber Bandodkar, Ashok Yellappa Patil, Mrs. Shilpa Damodar Raikar alias Shilpa Audhumber Bandodkar and

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Audhumber ~~Sirsat~~
Bandodkar.

Damodar Shabu Raikar, their undivided share in the said property, admeasuring 353.33 sq.mts.

H) Vide Agreement for Sale dated 19/07/2011 the CONFIRMING PARTY No. II had agreed to purchase from Vishwas K. Sangodkar, Mrs. Suvarna Vishwas Sangodkar, Vasant Benkar, Varsha Benkar and Mrs. Reema Ramesh Karekar alias Shehalata Sangodkar, their undivided share in the said property, admeasuring 1060 sq.mts.

I) Vide Agreement for Sale dated 19/07/2011 the CONFIRMING PARTY No. II had agreed to purchase from Raghuvir Ganpat Pednekar, Reshma Raghuvir Pednekar, their undivided share in the said property, admeasuring 588.88 sq.mts.;

J) Vide Agreement for Sale dated 19/07/2011 the CONFIRMING PARTY No. II had agreed to purchase from Ratnaprabha Ratnakar Bandodkar and Ms. Kanesha Ratnakar Bandodkar, their undivided share in the said property, admeasuring 353.33 sq.mts.;

AND WHEREAS, although the CONFIRMING PARTY No. I and the CONFIRMING PARTY No. II had agreed to purchase, the above mentioned undivided share of the co-owners mentioned

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Sangodkar Bireet
Sangodkar

hereinabove, the sale deed in respect of their respective shares remained to be executed;

AND WHEREAS, as such the VENDORS herein have acquired right, title and interest in the SAID PROPERTY by virtue of the said Inventory Proceedings, are accordingly the absolute owners in physical possession and enjoyment of the SAID PROPERTY;

AND WHEREAS, the VENDORS having acquired right, title and interest in the said inventory proceedings, having purchased the undivided shares of all the other co-owners/interested parties, possess absolute ownership rights in the SAID PROPERTY and all the intending sellers reflected in the agreements executed with the CONFIRMING PARTY No. I and II, excluding the VENDORS herein cease to have any right, title and interest in the SAID PROPERTY resulting in all the said agreements being unenforceable against all the parties therein except the VENDORS herein;

AND WHEREAS, in terms of the said Agreements the VENDORS herein were bound to execute the deed of sale either in favour of the CONFIRMING PARTY No. I and the CONFIRMING PARTY No. II or to any assignee or transferee in interest of the CONFIRMING PARTY no. I and II;

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Sangram *Bireal*
Sangram

AND WHEREAS, the CONFIRMING PARTY No. I and II have accordingly approached the VENDORS and have requested the VENDORS to sell the SAID PROPERTY to the PURCHASERS herein and accordingly the VENDORS herein have agreed to sell the SAID PROPERTY to the PURCHASERS, subject to the CONFIRMING PARTY No. I and II subscribing their respective signatures to the Deed of sale as CONFIRMING PARTY No. I AND CONFIRMING PARTY No. II to confirm the fact that the execution of the Deed of sale in favour of the PURCHASERS would discharge the VENDORS from the obligation contained in the said Agreements for sale mentioned hereinabove;

AND WHEREAS, the PURCHASERS have accepted the offer of the VENDORS and have agreed to purchase the said property herein for the said price and consideration of Rs.1,09,37,000/- (Rupees One Crore Nine Lac Thirty Seven Thousand only), which is its true and correct market value thereof,

AND WHEREAS, the PURCHASERS shall jointly hold right, title and interest in the SAID PROPERTY according to the following ratio/share in the said property:-

- a) 60% share in the SAID PROPERTY shall be held by PURCHASER NO. 1;

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Bansal
Bansal
Bansal

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- b) 25% share in the SAID PROPERTY shall be held by the
PURCHASER NO. 2;
- c) 15% share in the SAID PROPERTY shall be held by the
PURCHASER NO.,3;

AND WHEREAS, VENDORS have represented and assured that
the SAID PROPERTY, is free from any encumbrances, liens,
mortgages, rights of tenancy, mundcarship etc. and the same is
free and marketable;

AND WHEREAS, based on the assurances and representations
of VENDORS and the CONFIRMING PARTY No. I and the
CONFIRMING PARTY No. II, PURCHASER has agreed to
purchase the SAID PROPERTY, for a total consideration of
Rs.1,09,37,000/- (Rupees One Crore Nine Lac Thirty Seven
Thousand only), on the terms and conditions as agreed
hereunder.

NOW THEREFORE THIS DEED OF SALE WITNESSETH
AS UNDER:-

VA shy Deshy Rajendra D. Chandra
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1) That in consideration of the sum of Rs.1,09,37,000/- (Rupees One Crore Nine Lac Thirty Seven Thousand only), paid by the PURCHASERS to the VENDORS, in the following manner:

- a) A sum of Rs.20,62,000/- (Rupees Twenty Lakh Sixty Two Thousand Only) vide cheque bearing no. 663026, dated 08/08/2012, drawn on HDFC Bank, Andheri Branch, issued in favour of VENDORS by PURCHASER No. 1;
- b) A sum of Rs.5,00,000/- (Rupees Five Lakh Only) vide cheque bearing no. 663027, dated 08/08/2012, drawn on HDFC Bank, Andheri Branch, issued in favour of VENDORS by PURCHASER No. 1;
- c) A sum of Rs.40,00,000/- (Rupees Forty Lakh Only) vide cheque bearing no. 663034, dated 08/08/2012, drawn on HDFC Bank, Andheri Branch, issued in favour of VENDORS by PURCHASER No. 1;
- d) A sum of Rs.27,35,000/- (Rupees Twenty Seven Lakh Thirty Five Thousand Only) vide cheque bearing no. 463237, dated 09/08/2012, drawn on HDFC Bank, Panaji Branch, issued in favour of CONFIRMING PARTY No. 1 by PURCHASER No. 2;

VA staly Desks *Rajesh* *V. Deshpande*
Bangalore *Bisat*
Bangalore

c) A sum of Rs.16,40,000/- (Rupees Sixteen Lakh Forty Thousand Only) paid by the PURCHASER No. 3 to the VENDORS vide cheques.

receipt whereof VENDORS and do hereby admit and acknowledge, the VENDORS, as the exclusive and beneficial owners of the SAID PROPERTY, more particularly described in SCHEDULE hereunder written, hereby grant, convey, sell, transfer, assign and assure UNTO AND TO THE USE of PURCHASERS free from encumbrances all that the SAID PROPERTY, TO HAVE AND TO HOLD the same absolutely forever, together with Title Deeds, Writings and other evidence of title as ordinarily passes on with such Sale.

2) The PURCHASERS shall jointly hold right, title and interest in the SAID PROPERTY according to the following ratio/share in the said property:-

- a) 60% share in the SAID PROPERTY shall be held by the PURCHASER NO. 1;
- b) 25% share in the SAID PROPERTY shall be held by the PURCHASER NO. 2;
- c) 15% share in the SAID PROPERTY shall be held by the PURCHASER NO. 3;

W. S. Desai *Rajiv* *V. Deshpande*
Bangal *Purshat*
Singhkar

3) The VENDORS and CONFIRMING PARTY no. I and II do hereby covenant with the PURCHASERS that notwithstanding any act, deed or thing by the VENDORS, done or executed or knowingly suffered to the contrary, the VENDORS have good right, full power and absolute authority to grant convey, sell, transfer and assure the SAID PROPERTY, UNTO AND TO the use of the PURCHASERS in the manner aforesaid and the PURCHASERS shall and may at all times hereafter peaceably and quietly possess and enjoy the same and receive the profits thereof without any obstruction, interruption, claim and demands whatsoever from or by the VENDORS or by any other person or persons lawfully or equitably claiming by or under or in trust for them.

4) The VENDORS shall and will from time to time and at all times hereafter at the request of the PURCHASERS execute, make or perfect or cause to be executed, made or perfected all such acts, deeds, things and assurances whatsoever for further or more perfectly assuring the SAID PROPERTY and every part thereof UNTO AND TO THE USE of the PURCHASERS as shall or may be

W. S. Deshpande
Rangachari
Sangakar
Rajendra Dabpane
Burjat

reasonably required for perfecting the title of
PURCHASERS.

5 The VENDORS covenant with the PURCHASERS that the
VENDORS have not done, permitted or knowingly and
willingly suffered or been party to any act, whereby the
VENDORS are prevented from conveying the SAID
PROPERTY in the manner aforesaid.

6 The VENDORS covenant with the PURCHASERS that:

a) The SAID PROPERTY or any part thereof, is not
subject matter of any litigation or of any proceedings
pending before any court, tribunal, forum,
arbitrator, revenue authorities, quasi-judicial
authorities or any other authorities under the law in
force and the title of the VENDORS, is subsisting,
clear, free and marketable;

b) There are no encumbrances, charges, liens, etc.,
against the SAID PROPERTY or any part thereof.

c) The SAID PROPERTY is not affected by any laws
prohibiting present sale.

W/s s/w Dedy Palit Dehponi
Bengerak Bisat
Sugadkas

d) No Notification is issued under any Ordinance Act, Statute/Rules or regulations affecting the SAID PROPERTIES or acquiring the SAID PROPERTY whereby VENDORS are prevented from selling the SAID PROPERTY.

e) The SAID PROPERTY is in settlement zone.

f) That there are no agricultural tenants, protected or otherwise or lease holders or mundcars under the provision of Goa, Daman and Diu Tenancy Act, 1964, Mundcars Act or under any other law in force in this State, in respect of the SAID PROPERTY.

g) That they have not entered into any Agreement for sale, transfer, arrangement document or Instrument with any other third party concerning the SAID PROPERTY nor have they agreed to sell or encumber the same in any manner whatsoever.

h) That the VENDORS or their predecessors have not granted any right of way, easement or license or created any other right, to or in favour of, any

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person in over or in respect of the SAID PROPERTY
hereby sold;

7) VENDORS assure that there are no defects in title and
that there are no person who can claim title to the SAID
PROPERTY.

8) VENDORS covenant with the PURCHASERS that they
shall at the request and cost of the PURCHASERS do or
execute or cause to be done or executed all such lawful
acts, deeds and things whatsoever for further and more
perfectly conveying and assuring the SAID PROPERTY
and right, title and interest to the PURCHASERS as per
the true intent and meaning of this Deed.

9) In case if there are any defects that may arise in respect
of the title of the SAID PROPERTY due to any claims from
any party having interest in the SAID PROPERTY, and/or
for any other reason withheld from the PURCHASERS, the
VENDORS do hereby agree to clear the title and/or such
defects, at their costs and compensate and indemnify the
PURCHASER for losses suffered due to delay in execution

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Dangudh
Sugokar
Bisat

of any project that may be undertaken by the PURCHASER on the SAID PROPERTY.

10) In pursuance to Notification No. RD/LND/LRC/318/77 dated 21/08/1978 issued by Secretary (Revenue) Government of Goa and circular no. 16/4/2011-RD dated 06/06/2011, the VENDORS hereby declare that SAID PROPERTY, does not belong to or owned by Scheduled Caste or Scheduled Tribe, as such previous sanction of Collector of North Goa, Panaji, is not required for the transfer or mutation of SAID PROPERTY in favour of PURCHASER.

11) Vacant Possession of the SAID PROPERTY along with the house has been handed over to the PURCHASER.

12) CONFIRMING PARTY No. I and II hereby convey no objection to the VENDORS and PURCHASERS for execution of Deed of Sale of the SAID PROPERTY in favour of the PURCHASERS and relinquishes and assign in favour of the PURCHASERS all rights that CONFIRMING PARTY no. I and II had in the SAID PROPERTY in favour of the PURCHASERS.

1/11/2011
Rajendra
Bansodekar
Bansodekar
Bansodekar

13) The VENDORS and the CONFIRMING PARTY No. I and II do hereby further declare that they have NO OBJECTION for the mutation of the survey record of rights, of the SAID PROPERTY to include the name of the PURCHASERS in the Record of Rights and consequently authorize and permit the said PURCHASERS to apply for the mutation in the said survey Record of Rights, and thereby to enter the name of the PURCHASERS by deleting the names found recorded in the Occupant's Column of Form I & XIV, relating to the SAID PROPERTY.

14) The fair market value of the SAID PROPERTY, is Rs.1,09,37,000/- (Rupees One Crore Nine Lac Thirty Seven Thousand only), and accordingly, stamp duty of Rs.3,28,500/- (Rupees Three Lakh Twenty Eight Thousand Five Hundred Only) is affixed herewith including that payable towards CONFIRMING PARTY.

SCHEDULE -I

ALL THAT property known as "RAMA ZOIXEACHEM BATTA" or "RAMA JOSSHACHEM BHAT", situated at ward Zossovaddo, in

W/s *Shri Doshi* *Rajkumar* *Dehpale*
Dangadkar *Bursat*
Dangadkar

the village Soccoro, Bardez Taluka, within the jurisdiction of the Village Panchayat of Soccoro, Taluka and Registration Sub-District of Bardez, District North, State of Goa, found described in the Land Registration Office of Bardez under no. 15655 folio 162 reverse of Book No. B-40 (New) and is presently surveyed under Survey no. 243/1 in the Record of Rights of village Soccoro, Bardez-Goa, admeasuring 5300 square meters and is bounded as under: . . .

Surat
Sangolli
VB
Sangolli
Palika
Surat

To the East: - By nalla.

To the West: - By Road.

To the North: - By property bearing S. no. 239/11 and 12 of village Soccoro, Bardez-Goa.

To the South: - By property bearing S. no. 243/2, 4 and 5 of village Soccoro, Bardez-Goa.

Delineated on the plan annexed hereto in red outline.

IN WITNESS WHEREOF, the parties hereto have hereunto set their respective hands to this Deed on the day, month and year first above written.

VB *stake Deshad*
Sangolli
Sangolli
Palika
Dehpande
Surat

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED VENDOR No. 1
Mr. VISHWAS KRISHNANATH SANGODKAR

Sangodkar



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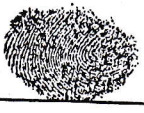






11 sub Desks
Sangodkar
Sangodkar
Rajita
Dubpanik
Purohit

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED VENDOR No. 2
Mrs. SUVARNA VISHWAS SANGODKAR

Sangodkar



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| 1.  | 1.  |
| 2.  | 2.  |
| 3.  | 3.  |
| 4.  | 4.  |
| 5.  | 5.  |

W. S. Deshpande
Sangodkar
Rajendra Deshpande
Pisat
Sangodkar

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN NAMED PURCHASER No. 1)
AQUARELA HOSPITALITY LLP THROUGH ITS)
PARTNER Mr. VINAY BHASIN)

Vinay Bhasin



Bhasin



Vinay Bhasin
Rajesh Deshpande
Bhasin
Singh

SIGNED, SEALED AND DELIVERED)
BY THE WITHIN NAMED PURCHASER No. 2)
GREEN COUNTY ESTATES THROUGH ITS)
PARTNER Mrs. RASIKA AMIT PALEKAR)

Rasika



W. S. Desh *Rasika* *Dehpande*
Dangalkar *Burat*
engakar






SIGNED, SEALED AND DELIVERED)
BY THE WITHIN NAMED PURCHASER No. 3)
Mrs. POOJA SUNIL SIRSAT FOR SELF AND)
AS PARTNER OF CONFIRMING PARTY No. I)






Sirsat

230478



Sirsat

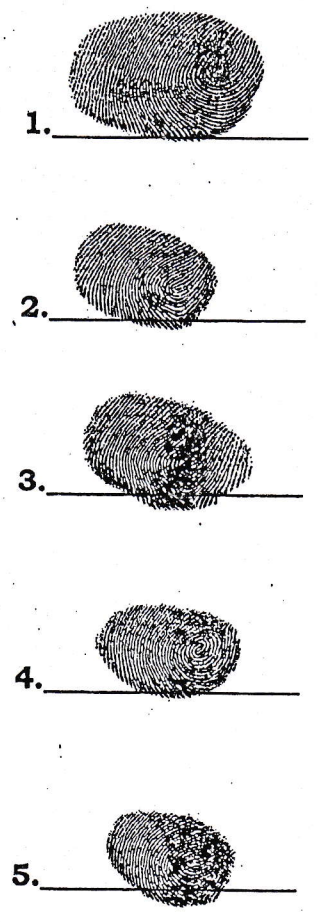
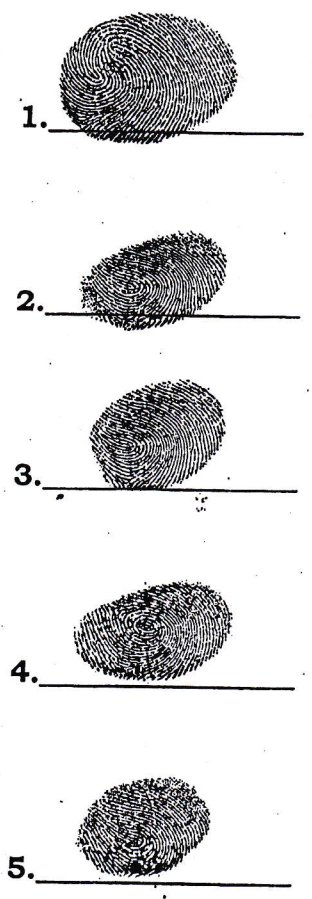
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- 1. 
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1/3 st/3 Desh *Rajky Deshpande*
Dangalkar *Sirsat*
Angalkar

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED CONFIRMING PARTY)
No. II Mr. MAHIMNA DESHPANDE

M. Deshpande



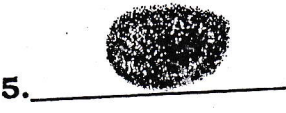
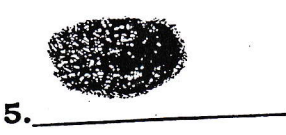
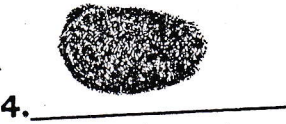
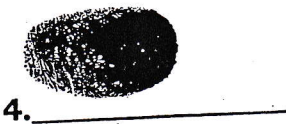
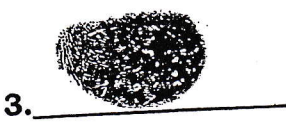
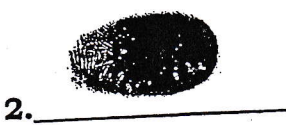
M. Deshpande
Pravara
Pravara
Pravara

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED CONFIRMING PARTY)

No. II Mrs. SHALINI DESHPANDE ALIAS
ANKITA DESHPANDE

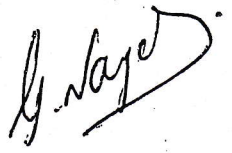
Shalini Deshpande




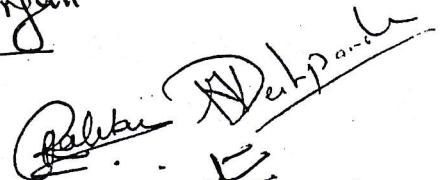
Shalini Deshpande
Bangadkar
Birsat
Shalini Deshpande

262

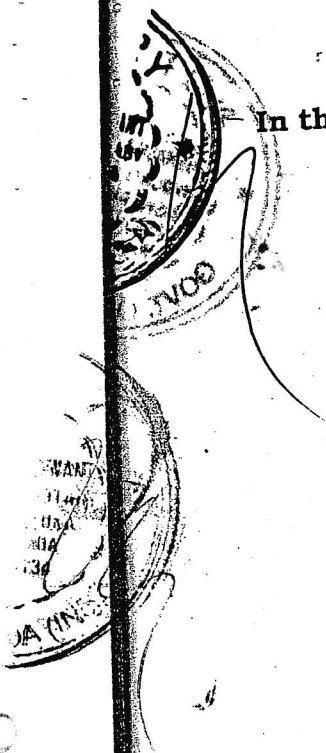
In the presence of following witnesses:

1. Gaurash. Nayak 

2. Rejin Dhangalkar 

vs Shy Desh 

Bangalke Birsati
Sangkar

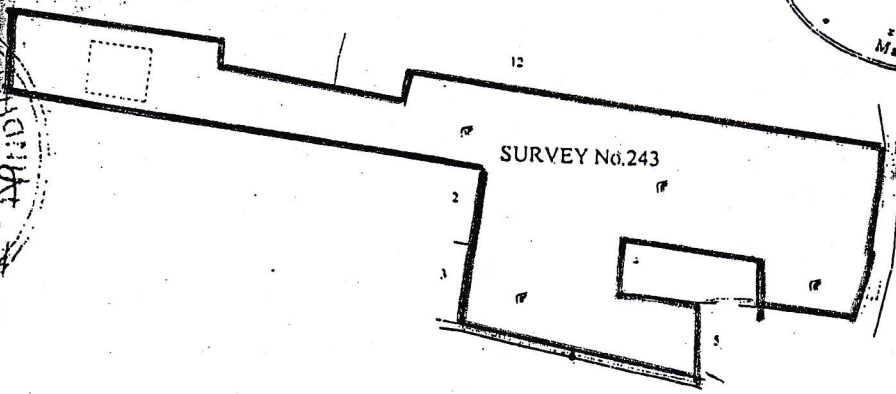
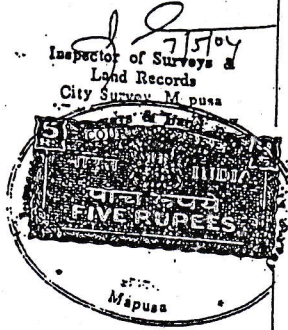


261



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

Plan showing plots situated at
Village Socorro of Bardez Taluka
S.No./Sub Div No. 243/ 1
Scale 1:1000



Computer Generated by
On 29-04-2004

Compared by: *Fuel* Fs.
07/05/04

V/S Balita
AD Par...
Dangodh...
Birsat
Dangodh...

260

Office of Sub-Registrar Bardez

Government of Goa

Date & Time : 10-08-2012 12:42:16 PM

Document Serial Number : 3694

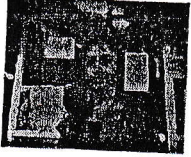


Presented at 11:38:00 AM on 10-08-2012 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1.	Registration Fee	546850.00
2.	Processing Fees	530.00
	Total :	547380.00

Stamp Duty Required: 253130.00

Stamp Duty Paid: 328500.00




Rasika Amit Palekar presenter

Name	Photo	Thumb Impression	Signature
Rasika Amit Palekar, w/o Amit Palekar , Married, Indian, age 29 Years, Business, r/o House 999 Jyoti Shanta Ban Road Merces Goa Partner of Green County Estates Office Panaji PAN card No. AWMPP4410D			

Endorsements




Executant

Mahimna Deshpande, s/o Venkatesh Deshpande, Married, Indian, age 28 Years, Business, r/o HNo. 233/9, Housing Board Mapusa Bardez Goa Pan card No. AGWPD8639E

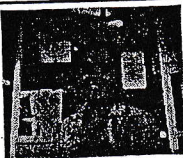


Photo	Thumb Impression	Signature
		

259

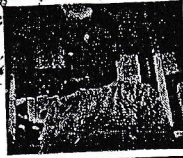

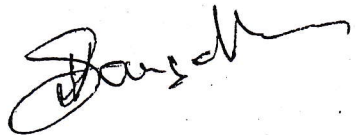
Shalini Deshpande alias Ankita Deshpande, w/o Mahimna Deshpande, Married, Indian, age 23
Service, r/o H.No. 233/9, Housing Board Mapusa Bardez Goa Pan card No. AIJPN8543H

Photo	Thumb Impression	Signature
		

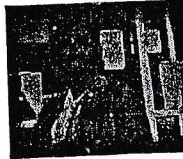


Ana Rita Paes, d/o Late Sebastiao Paes, UnMarried, Indian, age 23 Years, Advocate, r/o Pajifond Margao GOA.
Admit execution on behalf of Purchaser vide POA dated 9/1/2012 executed before Sub Registrar Panaji under
reg. No PNJ -BKI -00078-2012

Photo	Thumb Impression	Signature
		

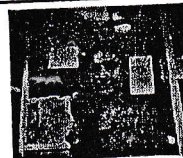


Vishwas Krishnanath Sangodkar, s/o Late Krishnanth Sangodkar, Married, Indian, age 37 Years, Service, r/o
1086, Zoswaddo Socorro Bardez Goa Pan card No. BVUPS4079M

Photo	Thumb Impression	Signature
		

Suvarna Vishwas Sangodkar, d/o Amrut S. Chodankar, Married, Indian, age 31 Years, House-Wife, r/o H.No.
086, Zoswaddo Socorro Bardez Goa Pan card No. BVUPS4203D

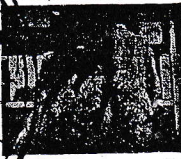

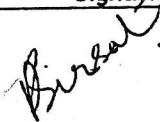
Photo	Thumb Impression	Signature
		

Rasika Amit Palekar, w/o Amit Palekar, Married, Indian, age 29 Years, Business, r/o House 999 Jyoti Shanta Ban
Road Mercedes Goa Partner of Green County Estates Office Panaji PAN card No. AWMPP4410D

Photo	Thumb Impression	Signature
		

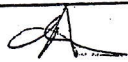
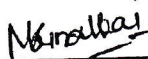
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7 . Pooja Sunil Sirsat, w/o Adv. Sunil Sirsat, Married, Indian, age 30 Years, Business, r/o House No. 141, Yash Shanti Niwas Behind Police Station Ansabhat Mapusa Bardez Goa Patner of Green County Estate Office Panaji Pan card No. CNCPS5332J


Photo	Thumb Impression	Signature
		

SAWANT
NOTARY
ADITI TALWAR
BARDEZ
REG. No. 13

Identification

Sr No.	Witness Details	Signature
1	Amit Palekar , s/o Late Ashok Palekar, Married, Indian, age 35 Years, Advocate, r/o H.No.999, Jyoti Shanta Ban Road Mercedes Goa	
2	Mahabaleshwar Kinalkar , S/o Babruwan Kinalkar, UnMarried, Indian, age 24 Years, Advocate, r/o H.No. 363, Mayem Bicholim Goa	

Searched By:- 

Signature:- 

Sub-Registrar
BARDEZ