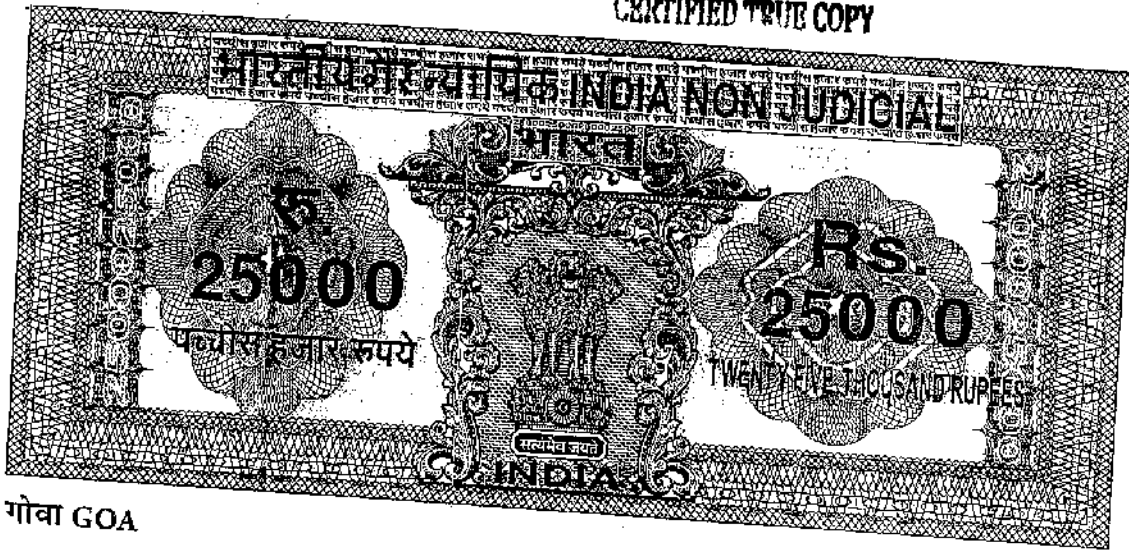


CERTIFIED TRUE COPY



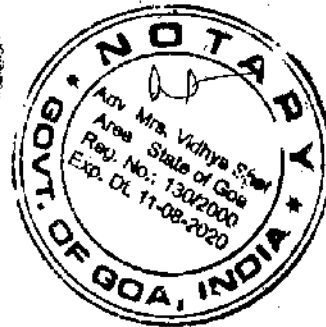
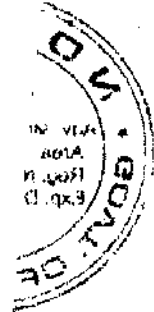
गोवा GOA

077578

Sl. No. 517 Place of Vending - VASCO, Date of Sale 8/6/19  
 Vendor - RANJANA CHAUDHARY resident of Oestorro, Vasco  
 License No. - JUDIVEN-LIC/2/2015/JAC-1  
 Value of Stamp Paper 25000/-  
 Name of Purchaser KAMLA P. YADAV  
 Father's Name JAGANNATH B. YADAV  
NO. DABOLIM Purpose SALE DEED  
 As there is no single Stamp Paper available for the value of Rs. 250,000/-  
 Additional Stamp Paper for the completion of the Value is attached along with

*Ranjana*  
 Signature of Stamp Vendor

*Kamla P. Yadav*  
 Signature of Purchaser



DEED OF SALE

*H. ...*  
*Kamla P. Yadav*  
*Indira B. Yadav*




गोवा GOA



077579

Sl. No. 517 Place of Vending - VASCO, Date of Sale 8/6/19  
 Vendor - RANJANA CHAUDHARY resident of Destemo, Vasco  
 License No. - JUDI/VEN-LIC/212015/AC-1  
 Value of Stamp Paper 25000/-  
 Name of Purchaser KAMLA P. YADAV  
 Father's Name JAGANNATH B. YADAV  
R/O DABOLIM Purpose SALE DEED  
 As there is no single Stamp Paper available for the value of Rs. 2,50,000/-  
 Additional Stamp Paper for the completion of the Value is attached along with

  
 Signature of Stamp Vendor

  
 Signature of Purchaser



: 2 :

THIS DEED OF SALE is made on this the 10<sup>th</sup> day of June , 2019 at Vasco , Goa.

BETWEEN





*India Bolana*




गोवा GOA



077580

Sl. No. 517 Place of Writing - VASCO, Date of Sale 8/6/19  
 Vendor - RANJANA CHAUDHARY resident of Dasterro, Vasco  
 License No. - JUD/VEN-LIC/2/2015/AC-1  
 Value of Stamp Paper 25000/-  
 Name of Purchaser KAMLA P. YADAV  
 Father's Name JAGANNATH B. YADAV  
R/O DABOLIM Purpose SALE DEED  
 As there is no single Stamp Paper available for the value of Rs. 25,000/-  
 Additional Stamp Paper for the completion of the Value is attached along with

  
 Signature of Stamp Vendor

  
 Signature of Purchaser



: 3 :

1. Shri Ratan Meghraj Borana alias Ratanlal Borana son of Meghraj Borana, 42 years of age, Businessman, married, Indian National Pan card no ADTPB9464F, Aadhaar card no 4188 8587 1082, residing at H.No Flat no 605, 6th Floor





*Ratan Borana*



गोवा GOA

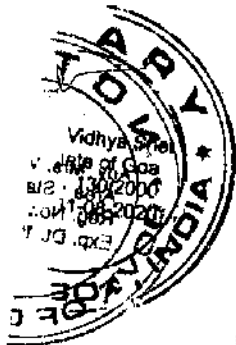
077581



Sl. No. 517 Place of Vending - VASCO, Date of Sale 8/6/19  
 Vendor - RANJANA CHAUDHARY resident of Oastero, Vasco  
 License No. - JUDIVEN-LIC/212015/AC-1  
 Value of Stamp Paper 25000/-  
 Name of Purchaser KAMLA P. YADAV  
 Father's Name JAGANNATH B. YADAV  
RD DARSHAN Purpose SALE DEED  
 As there is no single Stamp Paper available for the value of Rs. 210,000/-  
 Additional Stamp Paper for the completion of the value is attached along with

Signature of Stamp Vendor

Signature of Purchaser



: 4 :

, Devashri Darshan, Mangoor Hill, Vasco Da Gama - Goa and his wife

2. Smt Indira Ratan Borana wife of Ratan Meghraj Borana and daughter of Magilal Keshaji Rathod, 40 years of age, married, Housewife, Indian

*[Handwritten signature]*

*[Handwritten signature]*

*Indira Borana*





गोवा GOA

077582



Sl. No. 517, Place of Vending - VASCO, Date of Sale 8/6/19  
 Vendor - RANJANA CHAUDHARY resident of Destorro, Vasco  
 License No. - JUDIVEN-LIC/2/2015/AC-I  
 Value of Stamp Paper 25000/-  
 Name of Purchaser KAMLA B. YADAV  
 Father's Name JAGANNATH B. YADAV  
RC DABOLIM Purpose SALE DEED  
 As there is no single Stamp Paper available for the value of Rs. 25000/-  
 Additional Stamp Paper for the completion of the Value is attached along with


  
 Signature of Stamp Vendor

  
 Signature of Purchaser



: 5 :

National, Pan card no BILPB1549M, Aadhaar card no 4097 0027 2556 residing at H.No Flat no 605, 6th Floor, Devashri Darshan, Mangoor Hill, Vasco Da Gama - Goa hereinafter referred to as "THE VENDOR" (which expression shall unless



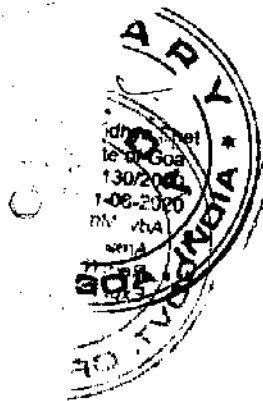


*India Vasana*



गोवा GOA

077583



Sl. No. 517 Place of Vending - VASCO, Date of Sale 8/6/19  
 Vendor - RAHJANA CHAUDHARY Assistant of Dastarra, Vasco  
 License No. - JUD/VEN-LIC/212015/AC-1  
 Value of Stamp Paper 25000/-  
 Name of Purchaser KAMLA P. YADAV  
 Father's Name JAGANNATH B. YADAV  
RD. DABOLIM Purpose SALE DEED  
 As there is no single Stamp Paper available for the value of Rs. 210,000/-  
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

: 6 :

repugnant to the context or meaning thereof be deemed to mean and include its successors in title, executors, administrators and assigns) OF THE ONE PART.

*[Handwritten mark]*

*[Handwritten signature]*

*Indira Kurana*




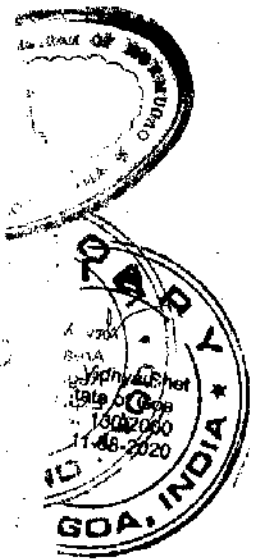
गोवा GOA

077584

Sl. No. 517, Place of Vending - VASCO, Date of Sale 8/6/19  
 Vendor - RANJANA CHAUDHARY resident of Desterra, Vasco  
 License No. - JUD/VEN-LIC/2/2015/AC-1  
 Value of Stamp Paper 25000/-  
 Name of Purchaser KAMLA P. YADAV  
 Father's Name JAGANNATH B. YADAV  
RO. PARULIM Purpose SALE DEED  
 As there is no single Stamp Paper available for the value of Rs. 2,10,000/-  
 Additional Stamp Paper for the completion of the Value is attached along with

  
 Signature of Stamp Vendor

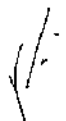
  
 Signature of Purchaser



: 7 :

AND

1. Shri Kamla Prasad Yadav son of Shri Jagannath Yadav, 38 years of age, married, Businessman, having Pan card no ABKPY3999H. Aadhaar card no 9841 5846 6500, Indian National, residing at





*Indian National*



गोवा GOA

077586

077586



Sl. No. 517 Place of Vending - VASCO, Date of Sale 8/6/19  
Vendor - RANJANA CHAUDHARY resident of Dastarra, Vasco  
License No. - JUD/VEN-LIC/212015/AC-1  
Value of Stamp Paper 25000/-  
Name of Purchaser KAMELA P. YADAV  
Father's Name JAGANNATH B. YADAV  
R/O DABOLIM Purpose SALE DEED  
As there is no single Stamp Paper available for the value of Rs. 25000/-  
Additional Stamp Paper for the completion of the Value is attached along with

  
Signature of Stamp Vendor

  
Signature of Purchaser



: 8 :

H.no 148, Alto Dabolim, Dabolim Goa hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the subject, context or meaning thereof be deemed to mean and include his heirs, executors,



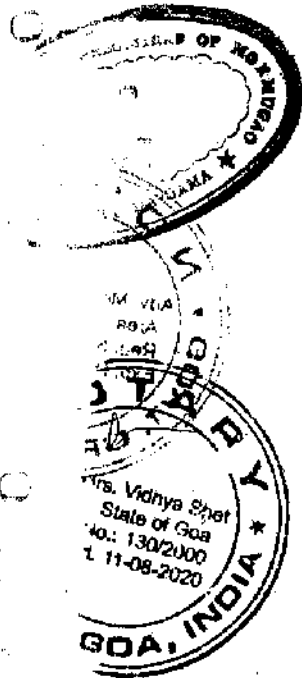






गोवा GOA

04311



Sl. No. 518 Place of Vending - VASCO, Date of Sale 8/6/19  
 Vendor - RANJANA CHAUDHARY Resident of Oasterna, Vasco  
 License No. - JUDIVEN-LIC/212315IAC-1  
 Value of Stamp Paper 10000/-  
 Name of Purchaser KARMA P. YADAV  
 Father's Name JAGANNATH B. YADAV  
R/O DABOLIM Purpose SALE DEED  
 As there is no single Stamp Paper available for the value of Rs. 2,10,000/-  
 Additional Stamp Paper for the completion of the Value is attached along with

Signature of Stamp Vendor

Signature of Purchaser

: 9 :

administrators and assigns) OF THE OTHER PART.

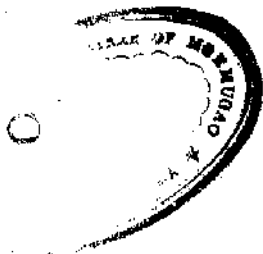
WHEREAS there exist a property admeasuring 810 sq  
 mts being part and parcel of the property known as  
 "DACTOLEM " independently surveyed under  
 Chalta no 52 of P.T.Sheet no 158 of Vasco city (earlier

*[Handwritten signatures and scribbles]*


surveyed under Chalta no 6 (part) and 10(part) of P.T.Sheet no 159 of Vasco city) situated at Mangor Hill, within the limits of Mormugao Taluka, District of South Goa, State of Goa described in the Land Registration office of Salcete under no 22389 of new series and enrolled in the Taluka Revenue Office under matriz Predial no 512 and more particularly described in schedule written hereunder and hereinafter referred to as the SAID PROPERTY.

AND WHEREAS the said property being part and parcel of the larger property originally belonged to smt Maria Aninha Jesus Dias and upon her death Inventory proceedings was instituted and vide order dated 29/9/1938 the said property was allotted unto and in favour of Smt Maria Teodora Virginia Henriques alias Smt Maria Teodora Barreto and accordingly the same is seen inscribed in her name under no 22389 of New series.

AND WHEREAS by Virtue of two Gift Deeds i.e Gift Deed dated 15/2/1980 registered in the office of Sub registrar of Mormugao under no 47 at pages 59 to 62 of Book no 1 Volume 45 dated 26/3/1980 and the Gift Deed dated 19/2/1980 registered in the office of Sub registrar of Mormugao said Smt Maria Teodora Virginia Henriques alongwith her husband and Ricardo Cota and Smt Maria Leonor Henriques and her husband Alberto Tiago Dias gifted to their brother Shri Latino Andre Henriques their share in the said property alongwith other properties.



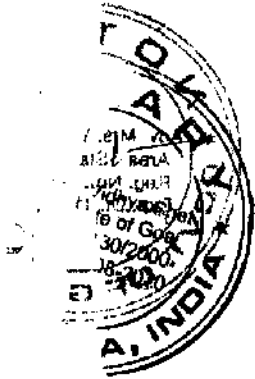
FF

  
Vidya Shet

AND WHEREAS Shri Latino Andre Henriques alongwith his wife Smt Carmelina Brigida Cresencia Godinho Henriques sold the said property with the exclusion of the mundkarial house vide Deed of Sale dated 21/4/1986 registered in the office of the sub registered of Mormugao under no 134 of Book no I vol-II dated 15/10/1986 to M/S S.K.Salgaonkar and Brothers a partnership firm and accordingly became the absolute owner in possession of the said property.



AND WHEREAS upon purchasing the said property Shankar Kashiram Salgaonkar expired leaving behind his wife Mrs Seema Shankar Salgaonkar and 2 childrens namely Miss Puja Shankar Salgaonkar, Mr Prasad Shankar Salgaonkar which is confirmed by the Deed of Succession dated 25/7/2011 in the office of Notary Ex Officio Sub Registrar of Mormugao.



AND WHEREAS M/s S.K.Salgaonkar &brothers vide Deed of Sale dated 31/8/2007 registered before the sub registrar of Mormugao under no 1620, at pages 106 to 128,Book no 1,Volume no 765 dated 5/12/2007 sold the said property admeasuring 810 sq mts Mrs Pyaribai Borana and Mr Meghraj Borana.

AND WHEREAS vide Deed of Ratification Cum Confirmation dated 11/1/2008 Miss Puja Shankar Salgaonkar, Mr Prasad Shankar Salgaonkar confirmed,accepted approved the sale of the said property to Mrs Pyaribai Borana and Mr Meghraj Borana vide Deed of Sale dated 31/8/2007.

*[Handwritten mark]*

*[Handwritten signature]*

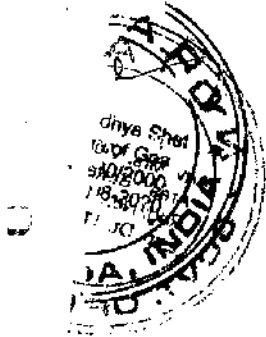
*Pyaribai Borana*

: 12 :

AND WHEREAS Mrs Pyaribai Borana and Mr Meghraj Borana vide Deed of Sale dated 26/6/2018 registered before the sub registrar of Mormugao under no MOR-BK1-01158-2018 CD number MORD32 dated 26/6/2018 sold the said property admeasuring 810 sq mts to the male Vendor. Thereby the Vendors herein became the sole, exclusive and absolute owner of the said plot.



AND WHEREAS the Vendors have agreed to sell and the Purchasers have agreed to purchase the said property admeasuring 810 sq mts for the total consideration of Rs60,00,000/- (Rupees Sixty Lakhs Only) which is delineated in red colour line on the plan annexed hereto and more particularly described in schedule I which are given hereunder.



AND WHEREAS, at the request of the Purchasers the Vendor have decided to execute the Deed of sale on the terms and conditions stipulated hereunder.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

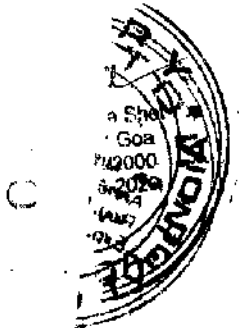
1. In consideration of the sum of Rs60,00,000/- (Rupees Sixty Lakhs Only) paid by the Purchaser to Vendors through RTGS by way of Cheque bearing no 443339 dated 7/6/2019 and Cheque bearing no 443340 dated 7/6/2019 both cheques of Rs 30,00,000/- (Rupees Thirty Lakhs

*YK*

*[Signature]*


*Indira Parana*

Only) each drawn on Punjab National Bank, Vasco branch the receipt of which is hereby admitted and acknowledged by the Vendors to the Purchaser, the Vendors hereby sell, transfer, convey and assure in favour of the Purchaser the said property, free from all encumbrances, liens, charges, claims or interest of any nature TO HAVE AND TO HOLD THE SAME to the Purchaser absolutely and forever for quiet and peaceful enjoyment thereof without any hindrances of any nature from any person.



2. The Vendors do hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing made, done, committed or omitted or knowingly suffered to the contrary by them, the Vendors have absolute authority to sell, transfer, convey, grant, assign and assure the said property assigned and assured or intended to be unto and to the use of the Purchaser in the manner aforesaid.
3. The Vendors further covenant with the Purchaser that the Purchasers shall at all times hereafter peacefully and quietly occupy, use, possess and enjoy the said property and every part of it and receive rents, usufructs and profit thereof for his own use and benefit without any let or hindrance, interruption claim or demand whatsoever from and by the Vendors.

Vf:

  
Indira Borana

4. The Vendors further covenant with the Purchasers that the said property hereby sold is free from encumbrances, charges, lien, and attachments whatsoever.
5. The Vendors further covenant with the Purchaser that they have full right and absolute authority to sell the said property and transfer and convey the title of the said property to the Purchaser.
6. The Vendors further covenant with the Purchaser that they shall and will from time to time and at all times hereinafter at the request and cost of the purchaser do and execute all such further acts including to carry out mutation and partition of holdings, deed, things, conveyances and assurances in law whatsoever for further and more perfectly conveying and assuring the said property in the manner aforesaid as also putting the Purchaser in possession of the same according to the true intent and meaning of this deed.
7. The Vendors hereby declare that the said property is free from agriculture tenancy, Mundkar or any other encumbrances, charge whatsoever and also there is no litigation with any person as regard to the said property.
8. The Vendors further covenant with the Purchaser that they shall save harmless and keep

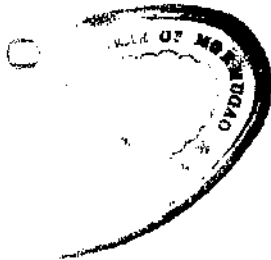


YK.



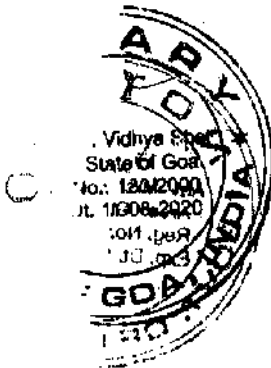
Indira Bhasina

indemnified the Purchaser from and against all losses. Costs and expenses which they may sustain or incur by reason of any lawful claim or demand being made by any person to the said property and the Vendors shall settle the said claim and rectify the defect to the title, if any at their own cost without disturbing the possession of the Purchaser.



9. The Vendors declare that on today they have handed over the peaceful vacant possession of the said property in the hands of the Purchaser as its owner and the Purchaser does hereby admit and acknowledge the same.

SCHEDULE



ALL THAT PROPERTY admeasuring 810 sq mts being part and parcel of the property known as "DACTOLEM " independently surveyed under Chalta no 52 of P.T.Sheet no 158 of Vasco city (earlier surveyed under Chalta no 6 (part) and 10(part) of P.T.Sheet no 159 of Vasco city) situated at Mangor Hill, within the limits of Mormugao Taluka, District of South Goa, State of Goa described in the Land Registration office of Salcete under no 22389 of new series and enrolled in

*VF.*

*[Signature]*

*Indira Desai*

: 16 :

the Taluka Revenue Office under matriz  
Predial no 512 bounded as under:

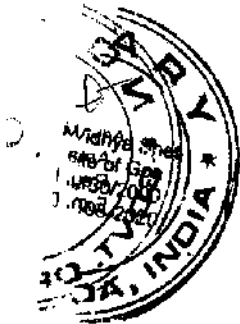
On the North: by the property Chalta no 6 of  
P.T.Sheet no 159 ,

On the South : by the property Chalta no 6 of  
P.T.Sheet no 159

On the East : by Road

On the West : by the property Chalta no 6 of  
P.T.Sheet no 159

IN WITNESS WHEREOF the parties hereto have set  
their respective hands on the day month and year  
hereinafter mentioned in the presence of witnesses.



K.

India Dossana

SIGNED, SEALED & DELIVERED  
By the within named Vendor no 1  
Shri Ratan Meghraj Borana  
alias Ratanlal Borana

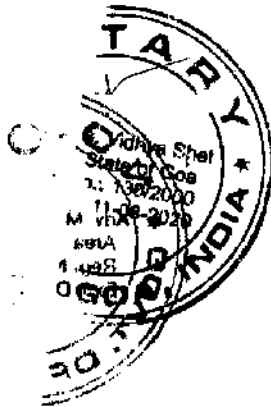


L.H.F.I s

R.H.F.I s

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- 5.

- 1.
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Y/c:

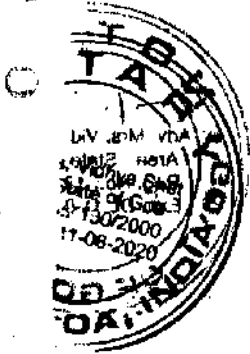
Ratanlal Borana

SIGNED, SEALED & DELIVERED  
By the within named Vendor no 2  
Smt Indira Ratan Borana



*Indira Borana*  







L.H.F.I.s



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- 3. 
- 4. 
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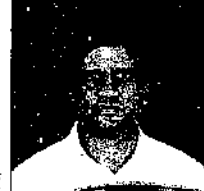
*K.F.*

R.H.F.I.s

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

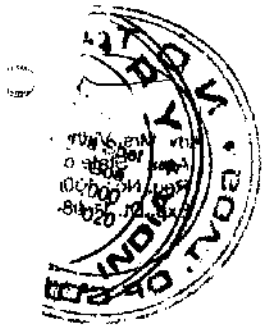
*Indira Borana*

SIGNED, SEALED & DELIVERED  
By the within named Purchaser  
Shri Kamla Prasad Yadav



L.H.F.I s

R.H.F.I s



- 1.
- 2.
- 3.
- 4.
- 5.


- 1.
- 2.
- 3.
- 4.
- 5.


*Handwritten initials*

*Handwritten signature: Justice Dasgupta*

WITNESSES



1. Chetan Palekar 

2. Ganesh M. Kamble 



K.



Indira Borana



GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Inspector of Survey and Land Records, Vasco-Goa.

Inward No. 1154

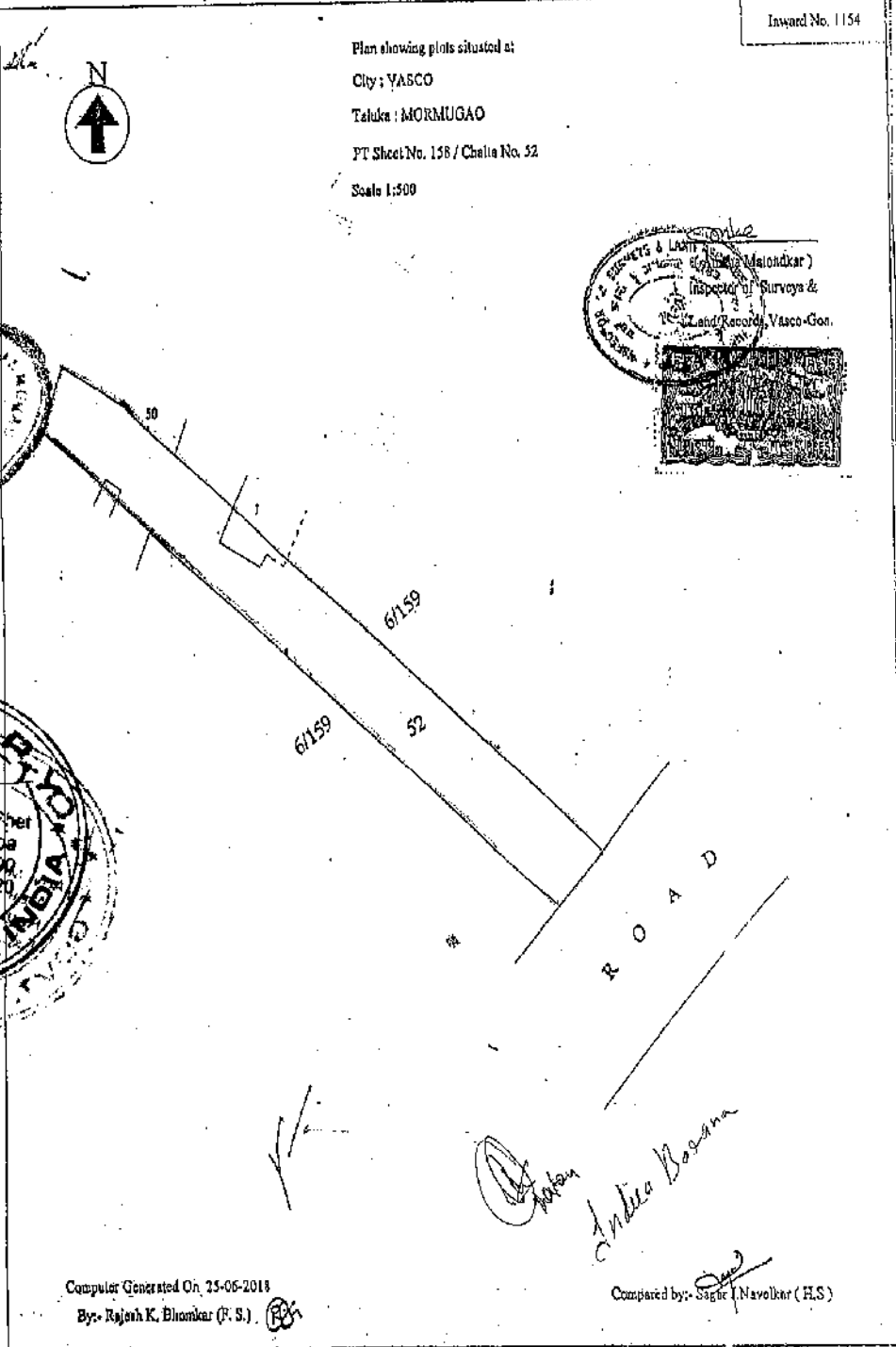
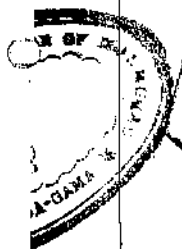
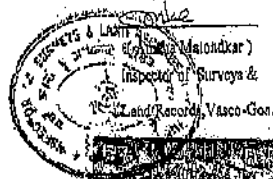
Plan showing plots situated at

City : VASCO

Taluka : MORMUGAO

PT Sheet No. 158 / Chitta No. 52

Scale 1:500



Computer Generated On: 25-06-2018

By: Rajesh K. Bhambkar (P.S.)

Compared by: Sagte J. Navalkar (H.S.)



Government of Goa

Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Mormugoa

Print Date & Time : - 10-Jun-2019 10:06:59 am

Document Serial Number : - 2019-MOR-1208

Presented at 10:06:04 am on 10-Jun-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	210000
2	Registration Fee	150000
3	Mutation Fees	1000
4	Processing Fee	440
<b>Total</b>		<b>361440</b>

Stamp Duty Required :210000

Stamp Duty Paid : 210000

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	KAMLA PRASAD YADAV ,S/o - D/o JAGANNATH YADAV Age: 38, Marital Status: Married ,Gender:Male,Occupation: Advocate, Address1 - H.no. 148, Alto Dabolim, Dabolim, Vasco-da-Gama, Goa, Address2 - , PAN No.: ABKPY3999H			

Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	KAMLA PRASAD YADAV ,S/o - D/o JAGANNATH YADAV Age: 38, Marital Status: Married ,Gender:Male,Occupation: Advocate, Address1 - H.no. 148, Alto Dabolim, Dabolim, Vasco-da-Gama, Goa, Address2 - , PAN No.: ABKPY3999H			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	<b>RATAN MEGHRAJ BORANA Alias RATANLAL BORANA</b> ,S/o - D/o MEGHRAJ BORANA Age: 42, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H.no.Flat no.605, 6th Floor, Devashri Darshan, Mangoor Hill, Vasco-da-Gama, Goa, Address2 - , PAN No.: ADTPB9464F			
3	<b>INDIRA RATAN BORANA ,S/o - D/o MAGILAL KESHAJI RATHOD</b> Age: 40, Marital Status: Married ,Gender:Female,Occupation: Housewife, Address1 - H.no.Flat no.605, 6th Floor, Devashri Darshan, Mangoor Hill, Vasco-da-Gama, Goa, Address2 - , PAN No.: BILPB1549M			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Shivaji Raju Karade, 42 , ,9822168230 , ,Business , Marital status : Married</b> 403801, H.no.170 Dabolim Vasco-da-Gama Goa, H.no.170 Dabolim Vasco-da-Gama Goa Dabolim, Mormugao, SouthGoa, Goa			
2	<b>Rajesh Vishwanath Bandhvadekar, 31 , ,9765311144 , ,Service , Marital status : Married</b> 403711, 175/B Bagmalo Road Dabolim Vasco-da-Gama Goa, 175/B Bagmalo Road Dabolim Vasco-da-Gama Goa Dabolim, Mormugao, SouthGoa, Goa			



Sub Registrar  
 MORMUGAO

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*[Handwritten Signature]*

Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Mormugoa)

**MOR - 1-1191-2019**  
**MORMUGOA**



Adv. (Mrs.) VIDHYA A. SHET  
NOTARY  
STATE OF GOA  
47, GROUND FLOOR, APNA BAZZAR,  
VASCO-DA-GAMA, GOA-403802  
PH.: 0832-2514130

Date: 13/06/2019  
Reg. No.: 13354/2019

