

For CITIZEN CREDIT
CO-OP. BANK LTD.

[Signature]
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 02934
140931

NON JUDICIAL गोवा
SEP 06 2013



13:40

Rs. 1304000/- PB7147

सत्यमेव जयते

INDIA

STAMP DUTY

GOA

Name of Purchaser M/s Profile Developments.

4329

18/09/2013



DEED OF SALE

THIS DEED OF SALE is made on this 16th day of September,
2013 at Mapusa, Goa

PROFILE DEVELOPMENTS

[Signature]

Partner

BETWEEN

1) **MR. PRABHAKAR AMBAJI KENAVDEKAR**, age about 80 years, son of late Ambaji Kenavdekar, Occupation, retired, holding **Pan Card No. AWFPK0073J** and his wife

2) **MRS. LALITA PRABHAKAR KENAVDEKAR**, aged about 76 years, occupation, Household, daughter of late Govind Nipanikar, both residing at H. No. E-473, Near the Church, Corte de Oiteiro Road, Panaji, Goa 403001, hereinafter jointly referred to as the "**VENDORS**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include all their heirs, successors, executors, representatives, administrators and assigns) of the **FIRST PART**;

AND

3) **M/S. PROFILE DEVELOPMENTS** a partnership firm duly constituted under the Partnership Act 1932, having its Office at Prestige Icon, 14th lane corner, Prabhat Road, Erandavana, Pune 411004, Having **PAN AA EFP7224M**, hereinafter referred to as **THE PURCHASER** (which expression shall, wherever the context requires, mean and include the partners of the firm for the time being and from time to time, their heirs, executors, administrators,

PROFILE DEVELOPMENTS



Partner

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प्रभाकर केनवडेकर

assigns and legal representatives) represented herein by its partner and authorized signatory **MR. PRAMOD KUSUMAKAR DIGHE**, son of Kusumakar Trimbak Dighe, age 55 years, married, Occupation, Business, Having **PAN AAPPD2262G**, residing at 4, 'Profile Crest', Gulmohar Path, 49A/12, Erandavana, Pune 411004,
OF THE SECOND PART



All the parties are Indian Nationals.

WHEREAS:

1) There exists a property known as TEMERICHO SORVO ,admeasuring an area of 1136 sq.m. bearing Chalta no. 3, 4 and 40 of P.T. Sheet No.125 along with dwelling house therein bearing house No. 74/5,1/74,1/74A, situated at Alta Feira, within the limits of Mapusa, Bardez,, District of North Goa, State of Goa, described in the Land Registration Office of Bardez under no. 30560 of Book B 78 and enrolled in the Taluka Revenue Office of Bardez under no. 2318 of the first circumscription of Mapusa, the same hereinafter called the SAID PROPERTY, more particularly described in the Schedule herein written below.

2) The aforesaid property is a house and open land , which is the ancestral house of the Vendors herein, which was the subject matter

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PROFILE DEVELOPMENTS

Pramod Kusumakar Dighe

Partner

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of partition in Regular Civil Suit no.120/1973/C in the Court of the Civil Judge Senior Division, Mapusa. The said property was the ancestral property of the parties to the suit who were the legal heirs and co-owners of the same.

3) The said suit ended in an auction amongst the owners/parties to the suit, wherein the Vendors above were declared as the successful bidders and the property was allotted to them

4) Accordingly Final decree and Certificate of Sale of Land dated 4/05/2012 was issued by the Civil Judge Senior Division ,C Court at Mapusa to the Vendors declaring them as the purchaser for Rs. 3,21,50,000/-(Rupees Three Crore Twenty One Lakh Fifty Thousand only) as sale price, as per final minutes of auction drawn by court on the 15th and 30th day of December 2011, of the said property.

5) The Vendors had become successful bidders and purchasers of the said property in auction in the civil suit mentioned above with the full financial assistance from the purchaser, having received total finance from the Purchasers for the said auction and accordingly for the said reason, having entered into a Memorandum of Understanding dated 13th January 2012 and Deed of Confirmation dated 4th April 2012, with the Purchaser.

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PROFILE DEVELOPMENTS

Siddhant Chopdekar

Partner

सिद्धांत चोपड़ेकर

The Vendors also entered in to supplementary Agreement with the Purchaser for getting the Tenancy surrendered dated 15th January 2013 and executed a Power of Attorney in favor of the Purchaser which is duly registered in the office of the Sub Registrar of Bardez, Mapusa at serial no. 19/2013 on 5th April 2013

6) Therefore in furtherance of the agreement and terms and conditions contained in the said Memorandum and other Deeds, and as per the negotiations which took place by and between the Parties; by this Deed of Sale the Vendors are selling the aforesaid property to the purchaser for **Rs. 3, 26, 00,000/- (Rupees Three Crores Twenty Six Lakh only)** which constitutes the fair market value of the said Scheduled Property .

7) The Purchaser herein has already paid a sum of Rs. 3,25,00,000/- (Rupees Three Crore Twenty Five Lakh only) as a sale price, in the court at the time of auction and to one of the co owners and the balance amount of Rs. 1,00,000/- (Rupees One lakh only) is being paid as mentioned hereinafter in this deed of sale.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

1. That in pursuance of the above agreement and in consideration of the sum of Rs. 3, 26, 00,000/- (Rupees Three Crore

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PROFILE DEVELOPMENTS

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Partner

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Twenty Six Lakh only) which constitutes the fair market value of the said Schedule Property, being paid firstly the sum of Rs. 3,21,50,000/- (Rupees Three Crore Twenty One Lakh Fifty Thousand only) paid by the Purchaser on behalf of the Vendors to the Court as Auction bid price as follows:

a) Demand draft in favour of Civil Judge Senior Division, Mapusa bearing no. 942373 drawn on Union Bank of India, Ravivar Peth, Pune Branch dated 12/01/2012 for an amount of Rs. 80,37,500/- (Rs. Eighty Lac Thirty Seven Thousand Five Hundred only)

b) Demand draft in favour of Civil Judge Senior Division, Mapusa bearing no. 942816 drawn on Union Bank of India, Ravivar Peth, Pune Branch dated 3/04/2012 for an amount of Rs. 2,41,12,500/- (Rs. Two Crore Forty one Lac Twelve Thousand Five Hundred only).

c) In addition to the amounts as paid above by the Purchaser on behalf of the Vendor herein in the Court as Auction amount, The Purchaser also paid on behalf of the Vendors an amount of Rs. 3,50,000/- (Rs. Three Lac Fifty Thousand only) as settlement amount, by cheque no.2140664 dated 4/4/2012 on Union Bank of India, Ravivar Peth, Pune branch to Mrs. Iria Da Costa who is one of the owners of the property and plaintiff in the said suit.

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Partner

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Thus Total amount of Rs. 3,25,00,000/- (Rs. Three Crore Twenty Five Lac only) is already paid by the Purchasers to the Vendors herein

d) The balance amount of Rs. 1,00,000/- (Rupees One Lakh only) is being paid by way of cheques as follows :

- i) Cheque no.126 dated 5/11/2013 on HDFC Bank, Bhandarkar Road, Pune Branch for Rs. 50000/- (Rs. Fifty Thousand only) in favor of Vendor No.(1) Shri. Prabhakar Ambaji Kenavdekar.
- ii) Cheque no.127 dated 5/11/2013 on HDFC Bank, Bhandarkar Road, Pune Branch for Rs. 50000/- (Rs. Fifty Thousand only) in favor of Vendor No.(2) Smt. Lalita Prabhakar Kenavdekar; the receipt of which the Vendors do hereby admit and acknowledge to have received and discharge the purchaser of the same and every part thereof.

That the Vendors thus having received the entire consideration and as no consideration is remaining to be paid the said Vendors do hereby transfer and convey, by way of sale absolutely and forever in the favour of the Purchaser all that said property mentioned in the Schedule hereunder TOGETHER WITH all trees, fencing, ways, waterways, easements, liberties, privileges, utilities and any other attributes and appurtenances whatsoever that may go along with the same and that may run with or to the same, free from any and all

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encumbrances, charges or onus whatsoever, and all the claim, estate, interest, right, title and possession in the said property whatsoever of the Vendors, unto and to the use of the said Purchaser, for them, the Purchaser, TO HAVE AND TO HOLD the said property as their own thing absolutely now and ever onwards.

2. The VENDORS have not entered into any Agreement and/or Sale Agreement or Mortgage or Hypothecation, or any other form of transaction whereby the said Property has been offered as a security for the payment or performance of any money or thing or Sale Deed with any other person/s, Builders, Developers or PURCHASER and/or Banks and Financial institutions of any type, nor received from them any loan, advances, earnest money deposit, advance or deposit in respect of the said Property.

3. The VENDORS agree and undertake that they are bound by the said MOU and all other Deeds executed with the Purchasers and in furtherance of the representations therein, they shall be liable to obtain the complete vacant possession from the co-owners of the said property at their own cost and only thereafter shall be liable to receive the balance payment of Rs1,00,000/- (Rupees One Lakh only) being paid by way of post-dated cheques as mentioned in para (1)(d) above.

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Partner

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4. The Vendors hereby covenant with the Purchaser as under:

a) that the said property is free from all encumbrances except litigation of one co-owner against whom the Vendors have filed Execution Application No. 2/2013 and will pursue the same and get the said co owner evicted along with any other person claiming any right , at their own costs and expenses. The Vendors also covenant that the said property is not subject to *lis pendens* or attachments either before or after judgment.

b) that they the Vendors have good right to convey the said property hereby conveyed unto the Purchaser in the manner aforesaid.

c) that the Vendors have not done or been party to any act whereby the said property is or may be under any charge in title, claim, estate or otherwise howsoever or whereby the Vendors are prevented from conveying or assigning the said property or any part thereof.

d) that all claims, taxes, land revenues and other dues owing to any authority, if any, payable in respect of the aforesaid property up to the date of execution of this Deed of Sale have been paid in full by the Vendors and any outstanding dues or arrears in respect thereof shall be the liability and responsibility of the Vendors. After the date

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PROFILE DEVELOPMENTS



Partner

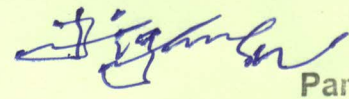
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of execution of this deed all the taxes and outgoings shall be the liability and responsibility of the Purchaser.

e) that the said property is not subject to any notice or scheme or notification or proceedings under Land Acquisition Act or Requisition, Administration of Evacuee Properties Act, or reservation from the Government authorities or any other Public Body or authorities in respect of the said property or any part thereof, under any provision of law or any other claims, demands, charges, penalties by any statutory authority and that no attachment or notice/s from the Central or State Government or any other local body or authority under any Act, or Scheme or Legislative Enactment, Government Ordinance, Order or notification including Notice/ Proceedings for Acquisition /Requisition had/has been received by/or served upon the Vendors and that the said property or any part thereof are not subject to any attachment or recovery proceedings under the Income Tax Act, or any other act or statute, law or regulation;

f) that the Vendors shall assist and aid the purchasers in completing the taking possession of every part of the said property as envisaged in the MOU dated 13/01/2012, and 4/4/2012 and for that purpose shall sign and agree to such documents as the Purchaser may deem fit..

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Partner

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g) Notwithstanding any act, deed or thing whatsoever done by them or any person/s claiming by or through or under them, the Vendors shall obtain the full vacant possession of the said property at their cost and only then will encash the said post-dated cheques, however the conveyance of the said property is made nonetheless, by these presents.

5. The Purchaser shall hereafter peaceably possess, occupy, use and enjoy the said property as his own chattel and property without any hindrance, interruption, claim and demand by or from the Vendors or any person whomsoever and shall be entitled to develop, sell, lease, rent the said property or transfer or otherwise deal with it as it deems fit.

6. The Vendors do hereby assure the Purchaser that they shall, at the cost of the person requiring the same, execute such writings and documents and do every act and thing necessary for further and/or more perfectly assuring the property hereunder sold and conveyed to the Purchaser as may reasonably be required.

7. The Vendors hereby agree to, and give their consent to the Purchaser obtaining the change of the relevant records in the Survey and other registers so as to bring the said plot in their name in the said records, after the execution of the Sale Deed.

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Partner

8. The VENDORS undertake to indemnify and keep indemnified the PURCHASER for any defect in title against all the person or persons claiming and demanding any right/s, title and interest in the SAID PROPERTY. Further, the VENDORS and each of them do hereby agree to indemnify and keep indemnified the PURCHASER against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against the PURCHASER by any third party or against the VENDORS or any of them and in which the PURCHASER or any other person claiming on behalf of PURCHASER is subject to any loss, damage etc. in respect to the SAID PROPERTY hereby sold.

9. The PURCHASER shall at all times after the execution of the Sale Deed, occupy and possess the said Property peacefully without any interruption, claim, or demand from any person/s whatsoever .

10. The Vendors state that they belong to Scheduled Caste or scheduled Tribes , and as per Notification No. RD/LAND/LRC/318/77 dated 21/08/1978 and circular no.16/04/2011-RD dated 06/06/2011 issued by Govt of Goa, the Vendors have obtained NOC for Sale from the office of Deputy Collector (Revenue) No. 27/70/RB/2012/NOC/ST dated

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PROFILE DEVELOPMENTS

Signature

Partner

17/07/2013, and the same is being filed in the office of the Sub-Registrar alongwith this deed.

SCHEDULE

(Description of the property hereby sold)

ALL THAT PIECE AND PARCEL OF PROPERTY known as TEMERICHO SORVO, admeasuring an area of 1136 sq. meters, bearing Chalta no. 3,(221 Sq.M.),4, (434 Sq.M.) and 40, (481 Sq.M.) of P.T. Sheet No.125 with the dwelling house/ancestral house bearing House No.74/5,1/74,1/74A, at ward Feira Alta within the limits of Mapusa Municipal Council, Taluka and Registration Sub-district of Bardez, District North Goa, State of Goa, described in the Land Registration Office of Bardez under No. 30560 of Book B 78 and enrolled in the Taluka Revenue Office of Bardez under no. 2318 of the first circumscription of Mapusa, along with all the rights and benefits attached thereto, and presently bounded as under:-

East: By chalta no. 5 and 7, of PT Sheet 125 plot of Reis da Costa;

West: By chalta no.2 of PT Sheet 125 being strip of comunidade of Mapusa;

North: By road;

South: By road.

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प्रभाकर के नवदेकर

PROFILE DEVELOPMENTS

[Handwritten Signature]

Partner

IN WITNESS WHEREOF this deed is signed at Mapusa, Goa on the day, month, and year mentioned above by the Vendors and the purchaser in the presence of two attesting witnesses.



PROFILE DEVELOPMENTS

Partner

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प्रभाकर केनवेडेकर

VENDORS:



प्रभाकर अंबाजी केवडेकर

प्रभाकर अंबाजी केवडेकर

Mr.PRABHAKAR AMBAJI KENAVDEKAR

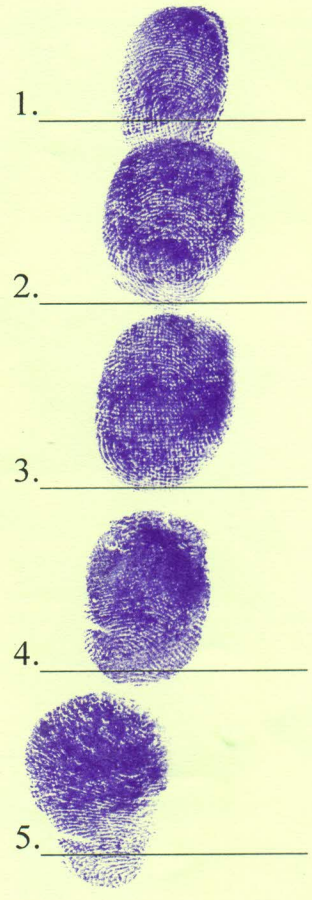
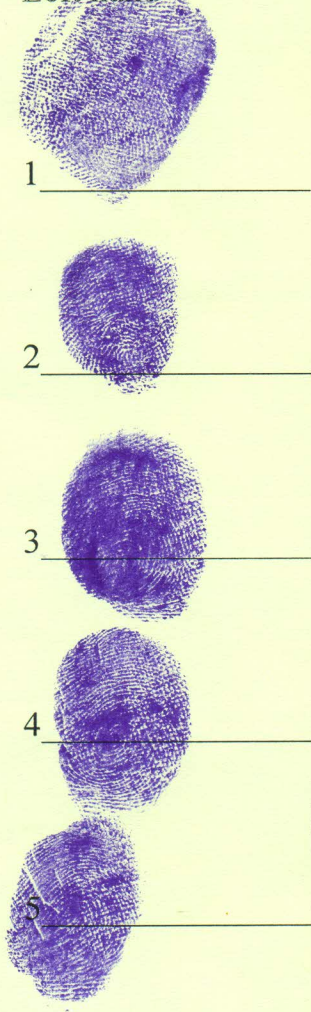
(Vendor No.1)



Fingerprints:

Left hand

Right hand



PROFILE DEVELOPMENTS
[Signature]
Partner

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प्रभाकर अंबाजी केवडेकर



16

ललिता केशवदेकर

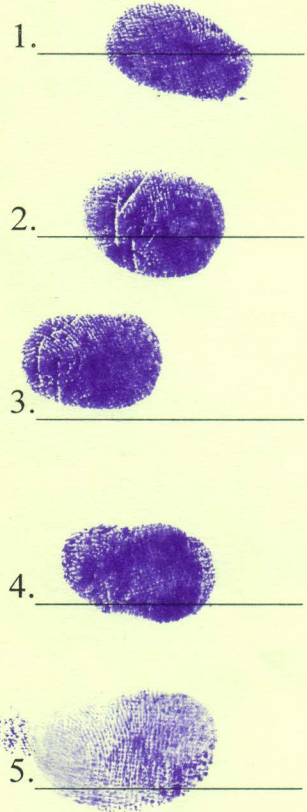
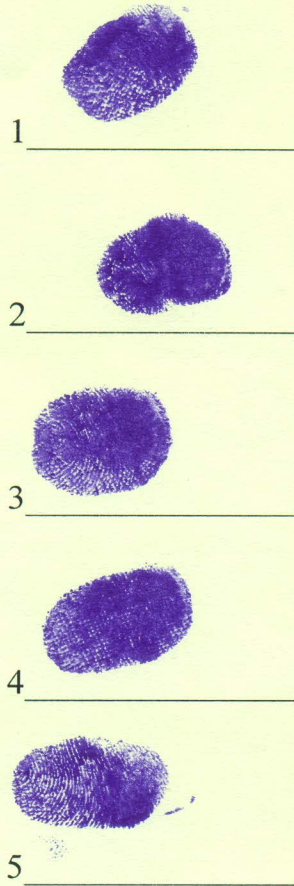
MRS. LALITA PRABHAKAR KENA VDEKAR
(Vendor No.2)



Fingerprints:

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PROFILE DEVELOPMENTS

[Signature]

Partner

ललिता केशवदेकर

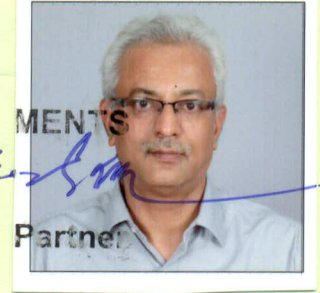
प्रमोद केशवदेकर

PURCHASER:

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PROFILE DEVELOPMENTS

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Partner

M/S. PROFILE DEVELOPMENTS

represented by its partner and authorized signatory

MR PRAMOD KUSUMAKAR DIGHE



Fingerprints:

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Right hand



PROFILE DEVELOPMENTS

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Partner

ललिता कोठारेकर

प्रमोद कुसुमाकर दिगे

WITNESSES:

1. Virendra B. Gaonkar ~~19.1.19~~
2. Ambaji P. Kenwadkar



~~कमलिता केनवडेकर~~

~~प्रभाकर केनवडेकर~~

PROFILE DEVELOPMENTS

Signature

Partner



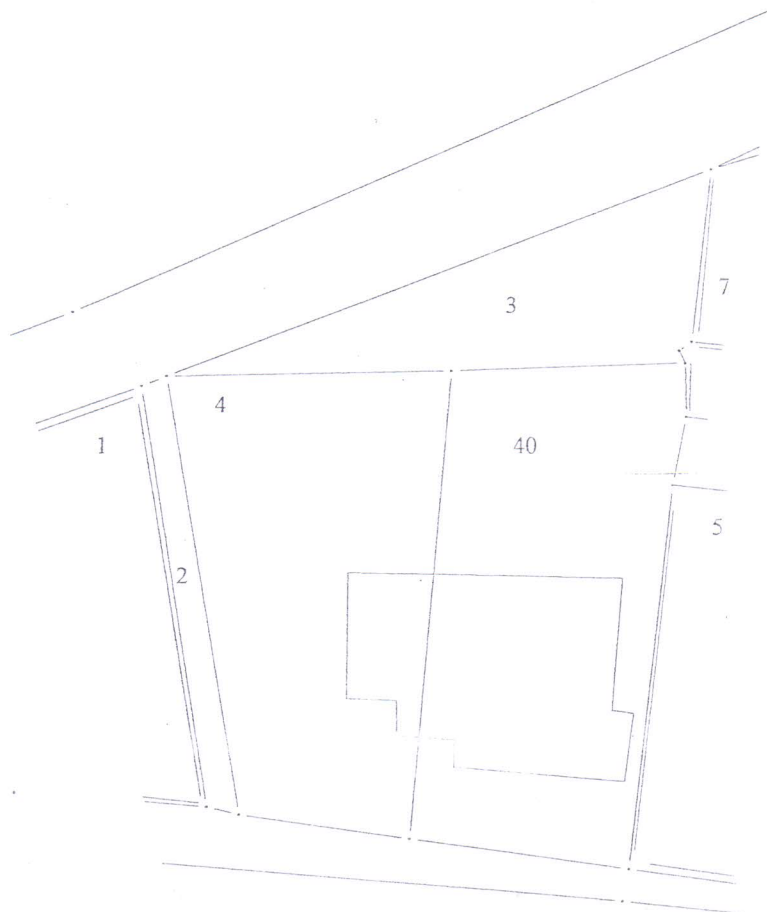
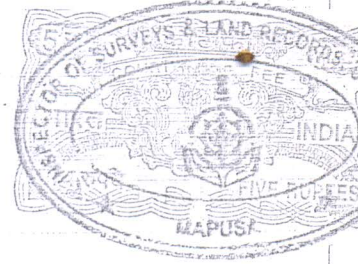
MP 31583
19

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 : MAPUSA
Taluka : BARDEZ
P.T.Sheet No 125/ Chalta No : 2,3,4,40
Scale :1:500

D. Wajant
Inspector of Surveys &
Land Records
City Survey, Mapusa.



Mrunal Rane

Generated By : Mrunal Rane
On : 26-04-2012

प्रमोदिका केजवडेकर

PROFILE DEVELOPMENTS

Signature
Partner

प्रभाकर केजवडेकर

Signature
Compared By:
(13)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 18-09-2013 10:12:54 AM




Document Serial Number : 4329

Presented at 09:50:00 AM on 18-09-2013 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1304000.00
2	Processing Fees	270.00
	Total :	1304270.00

Stamp Duty Required: 1304000.00 Stamp Duty Paid: 1304000.00

Pramod Kusumakar Dighe presenter

Name	Photo	Thumb Impression	Signature
Pramod Kusumakar Dighe,s/o Kusumakar Trimbak Dighe , Married,Indian,age 55 Years,Business,r/o4, Profile Crest Gulmohar Path 49A/12 Erandavana Pune 411004 Pan No. AAPPD2262G, Authorized Signatory of M/s Profile Developments a Partnership Firm having pan No. AAFFP7224M office at Prestige Icon, 14th lane Corner Prabhat Road Erandavana Pune 411004			<p>PROFILE DEVELOPMENTS</p> 



Endorsements

Executant



1 . Prabhakar Ambaji Kenavdekar, s/o Ambaji Kenavdekar, Married,Indian,age 80 Years,Retd,r/oH.No E-473
Near the Church Corte De Oiteiro Road Panaji Goa 403001 Pan No. AWFPK0073J

Photo	Thumb Impression	Signature
		



2 . Lalita Prabhakar Kenavdekar, d/o Late Govind Nipanikar, Married, Indian, age 76 Years, House-Wife, r/o H.No E-473 Near the Church Corte De Oiteiro Road Panaji Goa 403001 form 60 Submitted

Photo	Thumb Impression	Signature
		ललिता केनवडेकर

3 . Pramod Kusumakar Dighe, s/o Kusumakar Trimbak Dighe, Married, Indian, age 55 Years, Business, r/o 4, Profile Crest Gulmohar Path 49A/12 Erandavana Pune 411004 Pan No. AAPPD2262G, Authorized Signatory of M/s Profile Developments a Partnership Firm having pan No. AAEP7224M office at Prestige Icon, 14th lane Corner Prabhat Road Erandavana Pune 411004

Photo	Thumb Impression	Signature
		PROFILE DEVELOPMENTS Pramod Kusumakar Dighe Partner

Identification

Sr No.	Witness Details	Signature
1	Rashmi Naik , W/o Sanjay CandolKar, Married, Indian, age 30 Years, Advocate, r/o H.No 587 Marquis Vaddo Candolim Bardez Goa	
2	Virendra Balaram Gaonkar , s/o P.V Gaonkar, Married, Indian, age 42 Years, Business, r/o Canca Bandh P.O Parra Bardez Goa 403510	

Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Book-1 Document
Registration Number BRZ-BK1-04325-2013
CD Number BRZD554 on
Date 18-09-2013

Sub-Registrar (Bardez)

m
SUB-REGISTRAR
BARDEZ

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Signature:-

[Signature]

Designed and Developed by C-DAC, ACTS, Pune

[Signature]
23/09/13

