

TRUE XEROX COPY

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For **CITIZENCREDIT**TM
Co-operative Bank Ltd.

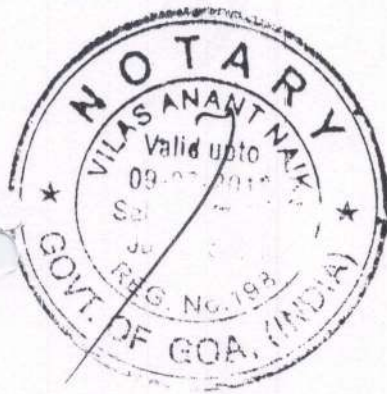
Routinho
Authorised Signatory

Chpees four lakh twenty thousand one hundred only

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SAPANA BERRIER CO-OP, HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 682
D-5/STP(V)/C.R./35/3/2011-RD

भारत 04774 NON JUDICIAL
115421 JUN 20 2013
12:53
R.0420100/-PB7223
INDIA STAMP DUTY GOA

Name of Purchaser.....*RUKMANA GANGARAM DONGARE*



Serial No *929/2013*
Presented at the Office of the
Sub Registrar of *Mormugao*
between the hours of *2.50 p.m.*
3.15 p.m. on *20-06-2013*

Received fees for Rs. _____
Registration *5,60,000=00*
Copying (folios) *60* *80=00*
Copy and endorsements *10=00*
Total Rs *5,60,100=00*

Rukman
Rukman Gangaram Dongare

Camendes
20/6/2013
SUB-REGISTRAR
MORMUGAO

Camendes
20/6/2013

DEED OF SALE

THIS DEED OF SALE is made at Vasco da Gama, Goa,
on this 20th day of June, 2013 - BETWEEN -

(1) (a) SMT. ASHA NATH, daughter of Mr.
N.M.Desai, aged 57 years, in business, PAN Card
No.AABPN1686J, divorcee and (b) SMT. ANJANI NAROT-
TAM DESAI, daughter of late Shri B.J.Divan, house-
wife, PAN Card No.AABPD3155A, married, both Indian
Nationals and residents of D-74, The Pinnacle, DLF

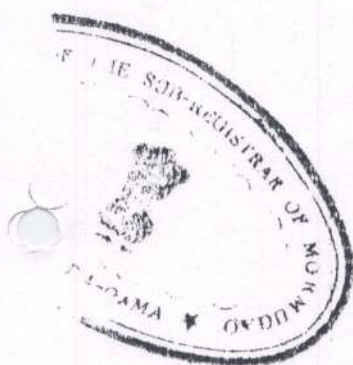


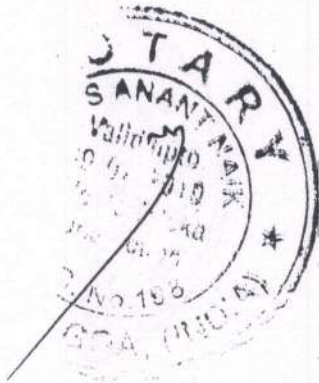
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City, Phase V, Gurgaon 122 009 and said SMT. ANJANT NAROTTAM DESAI is represented herein through her attorney said SMT. ASHA NATH by virtue of Power of Attorney dt. 4th April 2013 executed before the Notary Shri V.R.Kate, true certified copy of which is filed herewith and hereinafter collectively referred to as the "VENDORS" of the ONE PART - AND -

(3) (a) MR. RUKMANA GANGARAM DONGARE, son of Shri Gangaram Dongare, aged about 53 years, married, businessman, PAN Card No.ABGPD2554B, Indian National, resident of "Om Shanti", 65/A/2/3, Arlem, Raia, Salcete, Goa and (b) MR. RANJIT PRABHAKAR CHAVAN, son of Shri Prabhakar Chavan, aged 40 years, married, businessman, PAN Card No.AICTC2220Q, Indian National, resident of Nandgad, Belgaum, both hereinafter collectively referred to as the "PURCHASERS" of the OTHER PART.

Each of the expressions "THE VENDORS" and "THE PURCHASERS" herein used shall unless repugnant to





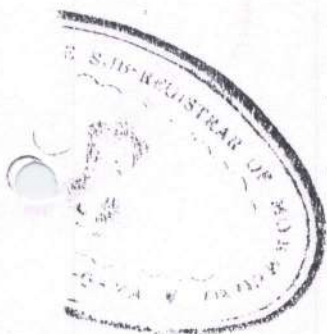
- 3 -

the context or meaning thereof be deemed to include their respective heirs, executors, administrators, successors and assigns.

WHEREAS -

a) there exists a landed property, namely Part of Lote No.16 SEM DENOMINACAO ESPECIAL, situated at Vadem, within the area of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, neither described in the Land Registration Office nor enrolled in the Land Revenue Office of Mormugao, more particularly described in the SCHEDULE "A" hereunder and hereinafter referred to as the "said property";

b) the said property formerly belonged to Comunidade of Vadem, who granted the same on "Aforamento" basis to Mr. Vassudeva Pundolica Salcar and on payment of entire foro/lease rent by Deed dt. 29.9.1967 registered in the office of the Sub-Registrar of Salcete under No.1166 at pages 424 to 430 of Vol.30 of Book No.I conveyed to him;





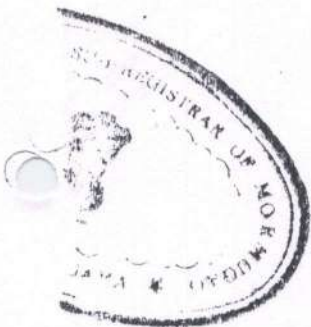
- 4 -

c) the said Mr. Vassudva Pundolica Salcar sub-divided the said property into sub-plots after obtaining approval from then Town Planning Committee, Panaji under letter No.CH/542/1593/90 dt. 1.9.1970;

d) the said Mr. Vassudeva Pundolica Salcar and his wife by Deed of Sale dt.07th June 1977 registered in the office of the Sub-Registrar of Mormugao sold and conveyed one of such sub-divided plot of the said property i.e. Plot No.22 to Capt. Vincent Anthony Pereira;

e) the said Capt. Vicente Pereira constructed a bungalow in the said Plot No.22 with a compound wall and healongwith his wife sold and conveyed the said Plot No.22 alongwith the said bungalow to the Vendors herein by virtue of Deed of Sale dt.20th October 1994 registered in the office of the Sub-Registrar of Mormugao under No.672 at pages 378 to 461 of Book No.I Vol.129 dt. 24.10.1994;

f) the said Plot No.22 is now as a separate and



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independent unit has been independently surveyed under Chalta No.17 of P.T.Sheet No.126-A of Vasco City Survey;

g) the VENDORS are non-Goans and not governed under personal law of comunion of assets applicable to State of Goa;

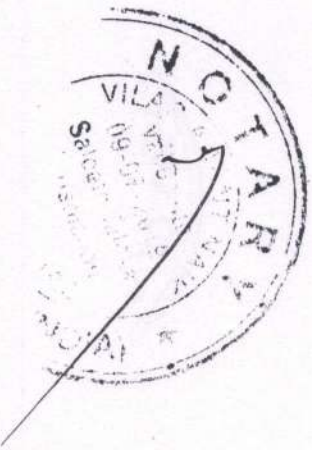
h) thus the VENDORS thus became sole owners and possessors of the said Plot No.22 of said property alongwith the bungalow existing therein, more particularly described in the SCHEDULE "B" hereunder and hereinafter referred to as the "said plot" ;

AND WHEREAS the VENDORS have also represented to the PURCHASERS that -

a) the said plot with the house/bungalow existing therein is free from all encumbrances, charges, easements, liens or defects in title, attachments etc of whatsoever nature;

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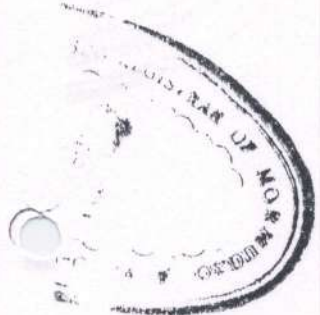
P P Chavan



b) that the VENDORS are sole owners and possessors of the said plot with the said bungalow and have absolute authority and power to conduct this Agreement of Sale;

c) the said plot is not subject to any mundkarial rights, agricultural tenancy rights or any other rights from any other person or persons;

d) the VENDORS herein are sole owners and possessors of the said plot with said bungalow and no other person have any right or interest in the said plot of whatsoever nature;



e) the said plot with bungalow is not subject to any land acquisition proceedings or any other proceedings;

f) the said plot with bungalow is not subject to any attachments from any court of law nor any litigations or proceedings pending in respect of the said plot in any court of law;


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g) the said plot with bungalow has not been the subject matter of any commitments, agreements etc with any person/s whomspever;

j) the said plot covers the land as shown in the plan and available at loco/site.

AND WHEREAS believing the said representations as true, the PURCHASERS have approached the VENDORS for purchase of the said plot with said bungalow;

AND WHEREAS by Agreement for Sale dt. 15th May 2013 registered in the office of the Sub-Registrar of MORMUGAO under No.847 at pages 198 to 216 of Book No.I Vol.1548 dt. 22.05.2013 the VENDORS have agreed to sell and the PURCHASERS have agreed to purchase the said plot with said old bungalow existing therein, on as is where is basis, for total consideration of Rs.1,40,00,000/- (Rupees one crore forty lakhs only only) which is its present fair market value;

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R.P. Chavan

R.P. Chavan

Ana Nair

NOW THIS DEED WITNESSETH AS UNDER:

1. That pursuant to the said agreement and in consideration of Rs.1,40,00,000/- (Rupees one ^{Forty Lakhs} crore only) out of which an amount of Rs.65,00,000/- has been already paid by the PURCHASERS to the VENDORS before execution of this deed, namely Rs.25,00,000/- by Demand Draft dt. 18.04.2013 drawn on HDFC Bank, Rs.33,00,000/- by Pay Order drawn on The Madgaum Urban Co-op. Bank Ltd, Margao and Rs.7,00,000/- by RTGS transfer through Saraswat Bank, Margao and balance amount of Rs.75,00,000/- paid before execution of these presents namely Rs.1,40,000/- paid for TDS deduction to Income Tax Department and balance amount paid by two Pay Orders Nos.108319 and 108320 drawn on Madgaum Urban Co-op. Bank Ltd, Margao, the receipt whereof the VENDORS hereby admit and acknowledges, THEY the VENDORS as owners and possessors do hereby convey and transfer by way of sale unto the PURCHASERS ALL THAT said Plot No.22, admeasuring 724 sq.mts alongwith the bungalow existing therein, forming part of the property known as Lote No.16 SEM DENOMINACAO ESPECIAL,



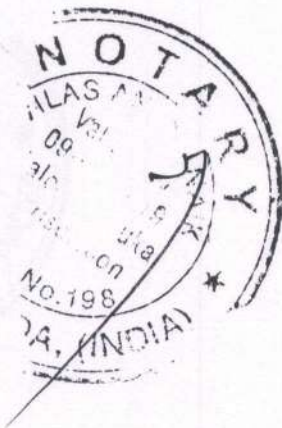
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R.P. Chawan



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situated at Vadem, Mormugao, Goa, more particularly described in the SCHEDULE "B" hereunder and shown in the plan annexed hereto TOGETHER WITH ALL the things permanently attached thereto or standing thereon AND ALL the privileges, easements, profits, advantages, rights and appurtenances whatsoever to the said land or any part thereof belonging or anywise appurtenant thereto AND ALL the estate, rights, title, interest, use possession, benefit, claim and demand whatsoever at law or otherwise of the VENDORS to the said plot of land hereby conveyed and every part thereof TO HAVE AND TO HOLD the same unto and to the use and benefit of the PURCHASERS absolutely and forever.

2. THE VENDORS hereby covenant with the PURCHASERS that -

a) The PURCHASERS may from time to time and at all times hereafter peaceably and quietly enter upon, occupy or possess and enjoy the said land and premises hereby conveyed with their appurtenances without any suit, lawful eviction or interruption, claim and demand whatsoever from

R. P. Chauhan

Handwritten signatures and initials at the bottom of the page.



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or by them, the VENDORS or their successors or any of them or by any person/s claiming or to claim, from under or in trust for them or any of them;

b) the VENDORS and all persons having or claiming any estate, right, title or interest in the said land, and premises hereby conveyed or any part thereof by from, under or in trust for the VENDORS or their successors, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and costs of the PURCHASERS do and execute and cause to be done and executed all such further and other lawful acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly and absolutely granting the said land, and premises and every part thereof hereby conveyed unto and to the use of the PURCHASERS in the manner aforesaid as by the PURCHASERS, their heirs, executors, or administrators and assigns shall be reasonably required;

c) However, in case due to any defects in the

R. P. Chavan

Ana Kate *[Signature]*





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title of the VENDORS, the PURCHASERS are deprived of the said plot or any part thereof, the VENDORS undertake to indemnify and compensate the PURCHASERS fully and adequately in all respects.

3. The VENDORS declare that they do not belong to Schedule caste or Schedule Tribe community and further declare that the said plot hereby sold was not the property of Schedule caste or Schedule tribe at any time.

4. The fair market value of the said plot with bungalow is Rs.1,40,00,000/- (Rupees one crore forty lakhs only) being Rs.1,00,00,000/- of the land and balance amount Rs,40,00,000/- being value of the old bungalow existing therein.

5. That a stamp duty of Rs.1,40,000/- has been already remitted/paid alongwith said Agreement for Sale dt.15th May 2013 and hence balance stamp duty of Rs.4,20,100/- is remitted/paid herewith.

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[Signature]

R.P. Chavan





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SCHEDULE "A"

(Description of the said property)

ALL THAT Part of Lote No.16 SEM DENOMINACAO ESPECIAL, situated at Vadem, within the area of Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, neither described in the Land Registration Office nor enrolled in the Land Revenue Office of Mormugao, admeasuring 29,981 sq.mts and bounded on the east and south by remaining portion of said Lote No.16 of Comunidade of Vadem, on the west by properties belonging to Antonio Micael de Azaredo, Nagindra Porobo Moio, Francisco Jose Correia and others and on the north by remaining portion of Lote No.16 granted on Aforamento basis to Roque Aleixo Rebelo.



SCHEDULE "B"

(Description of the said plot hereby sold)

ALL THAT Plot No.22 carved out from the property described in the SCHEDULE "A" above, having an

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R.P. Chavan



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area of 724 (seven hundred and twenty four) sq.mts, shown in the plan annexed hereto, surveyed under Chalta No.17 of P.T.Sheet No.126-A, wherein there exists a house/bungalow surrounded by compound wall, forming an independent and separate property is bounded on the east by Access road, on the west by Plot No.26, on the north by Plot No.21 and on the south by property of Mr. Rodrigues.

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

SIGNED AND DELIVERED
BY THE WITHINNAMED
VENDORS:

Ale N. N.

R. R.

R. R. Chardon



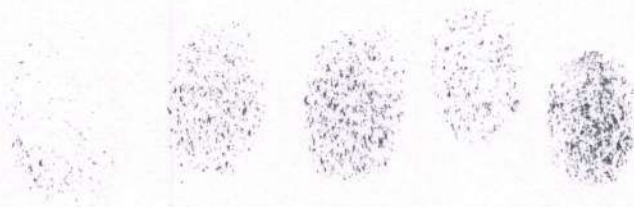


Asha Nath

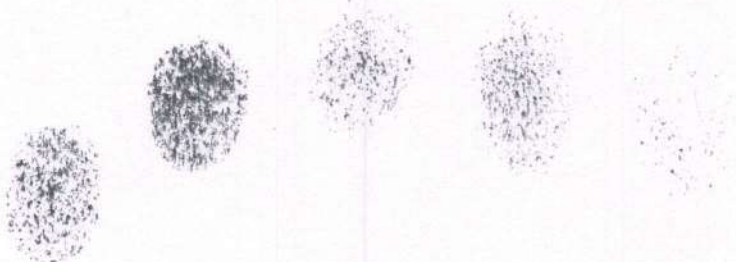


Asha Nath

ASHA NATH for self and as
attorney of the other VENDOR



right hand finger prints



left hand finger prints

Asha Nath

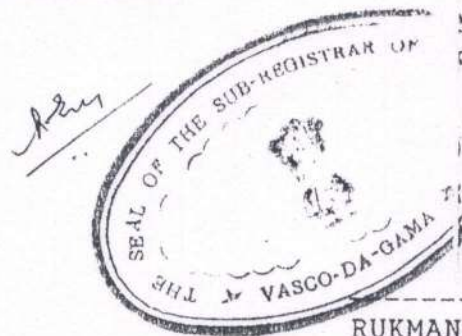
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R. P. Chavan



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SIGNED AND DELIVERED
BY THE WITHINNAMED
PURCHASERS:



RUKMANA GANGARAM DONGARE



right hand finger prints



left hand finger prints



One N/A

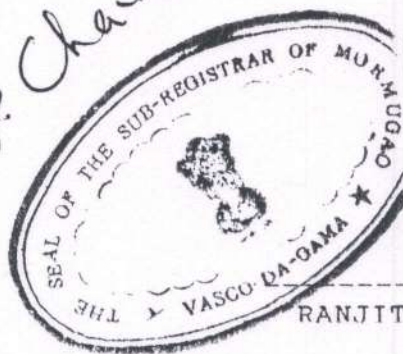
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R.P. Chauhan



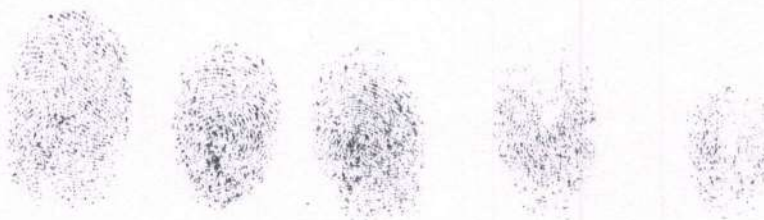
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R. P. Chavan

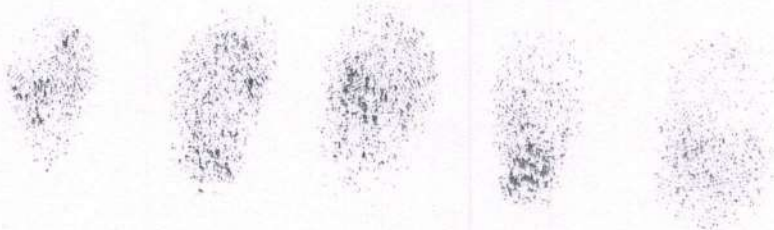


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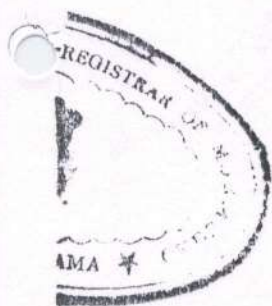
RANJIT PRABHAKAR CHAVAN



right hand finger prints



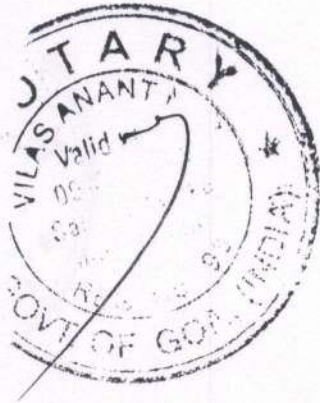
left hand finger prints



Ana Xan

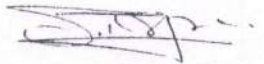
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R. P. Chavan



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WITNESSES:

1. SUBHASH DOGRA 

2. Jayatiba M. Figue 

Ana M R



R. P. Chavan



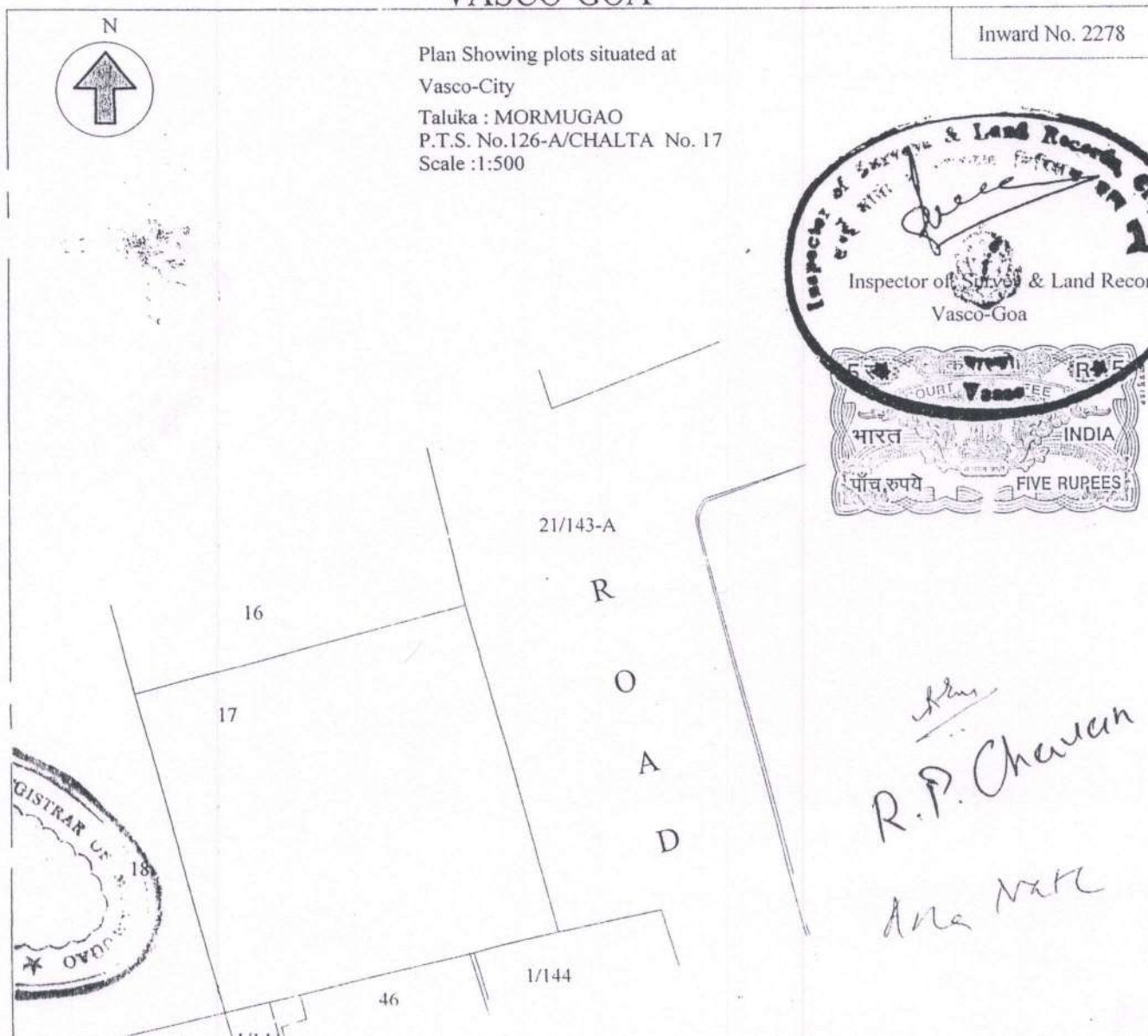


Registered No. 1063
of page 31 to 52
Book No. 1 Volume No. 1563
Date 10-07-2013

comendos
Sub-Registrar

GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Inspector of Survey and Land Records

VASCO-GOA





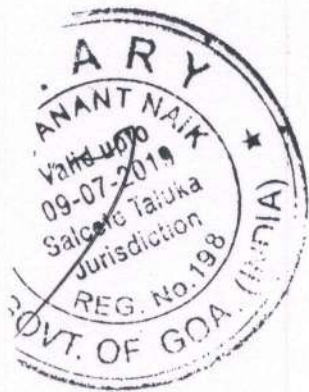
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of page 31 to 52
Book No. 1 Volume No. 1563
Date 10-07-2013

comendado
Sub-Registrar



Rev
R.P. Charan

Am



① Smt. Asha Nath, daughter of Mr. N. M. Desai, 57 years of age, in business, Divorcee, Indian National, and resident of D-74, The Pinnacle, DLF City, Phase II, Gurgaon 122-009 for self and as Attorney for (a) Smt. Anjani Narottam Desai,

② Mr. Rukmana Gangaram Dongare, Son of Shri. Gangaram Dongare, 53 years of age, married, businessman, Indian National, and resident of "Om Shanti" 65/A/2/3, Arsem, Raia, Salcete, Goa

③ Mr. Ranjit Prabhakar Chavan, Son of Shri. Prabhakar Chavan, 40 years of age, married, businessman, Indian National, and resident of Nandgad, Belgaum,

Executing parties 1 to 3

Joint execution of the so called
Sale

1) ASHA NATH Asha Nath

2) Rukmana Gangaram Dongare RGD

3) Ranjeet P. Chavan R.P. Chavan

