

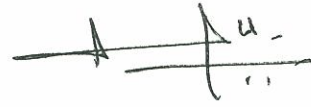
(Rupees seventy two thousand only)
CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L.
SWATANTRA PATH, VASCO-DA-GAMA
GOA - 403 002
D-5/STP(V)/C.R./35/33/2011-RD
भारत 02263
130287
NON JUDICIAL
DEC 13 2013
13:20
Rs.0072000/- PB7122
सत्यमेव जयते
INDIA STAMP DUTY GOA

Name of Purchaser: Bhupesh Ramesh Rane

FOR CITIZEN CREDIT
CO-OP BANK LTD


AUTHORISED SIGNATORY

6333

Bhupesh. Ramesh Rane 



DEED OF SALE







- 2 -

THIS DEED OF SALE is made and executed on this 16th day of the month of December, in the year Two Thousand and Thirteen at Margão, Goa.

BY AND BETWEEN

1. MR. GURUDAS PUNDALIK KAMAT, son of late Pundalik Kamat, aged 51 years, business, married, r/o H.No.3/4936, Housing Board, Gogol, Margão, Salcete, Goa having P.A.N. No.AIAPK5439P and his wife
2. MRS. NUTAN GURUDAS KAMAT, daughter of Mr. Manohar Kamat, aged 46 years, housewife, r/o H.No.3/4936, Housing Board, Gogol, Margão, Salcete, Goa having P.A.N. No.AIAPK5437D hereinafter referred to as "the VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include for the time being and from time to time their heirs, executors, administrators and legal representatives) OF THE ONE PART.

AND

MR. BHUPESH RAMESH RANE, son of Mr. Ramesh Vishram Rane, aged 37 years, married to Mrs. Trupti Bhupesh Rane, resident of House Number 59, near Baina Church, Vasco-da-Gama, Goa, having P.A.N. number AEIPR7853Q, hereinafter called "the PURCHASER" (which expression shall unless repugnant to the context or meaning thereof, mean and include his heirs, successors, executors, legal representatives, administrators, and assigns) of THE SECOND PART.

All the parties hereto are Indian Nationals.

WHEREAS there exists a property denominated as "GOVINDA NAICALEM", situated at Nagoa, within the area and jurisdiction of Village Panchayat of Nagoa, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, not described in the Land Registration Office but registered in the Land Revenue Office under no.428 and presently surveyed under No.11/4 of Nagoa Village admeasuring 2,925 square metres.

AND WHEREAS Mrs. Lizette Baptista Vaz alias Marcelia Lizette Felicidade Vaz alias Lizette Vas alias Marcelia L. F. Vas Baptista, wife of Mr. Antonio Caetano Do Rosario Baptista, landlady, had originally purchased the said property denominated as "GOVINDA NAICALEM" surveyed under No.11/4 of Nagoa Village by Conveyance of Sale dated 15th July, 1970 registered in the Office of the Sub-Registrar of Salcete under serial no.212/1970, registration no.190 at pages 205 to 208, Book No.1, Volume No.6.

AND WHEREAS property denominated as "GOVINDA NAICALEM" as a whole was bounded on the East with a hill (cume de oiteiro), on the West by the trench of Comunidade of Nagoa on the North and on the South by Plot of Padre Francisco Xavier Pereira and is presently bounded as follows:-

On the East	-	by public road
On the West	-	by part of Survey No.11/4 acquired by Konkan Railway Corporation Ltd.





On the North - by the properties surveyed under Survey No.11/ 3-F, 3-G, 3-H, 3 and 3-I and
On the South - by the property surveyed under Survey No.11/5

AND WHEREAS vide Agreement of Sale dated 16/11/2005, Mrs. Lizette Baptista Vaz alias Marcelia Lizette Felicidade Vaz alias Lizette Vas alias Marcelia L. F. Vas Baptista and her husband Mr. Antonio Caetano Do Rosario Baptista had agreed to sell to Mr. Michael Tony Ferns, son of Mr. Austin Philip Ferns, r/o H.No.45, Rua Bernado da Costa, near Dr. Arcanjo Menezes Hospital, Margão, Salcete, Goa and Mr. Jeffery Sydney Ferns, son of Mr. Austin Philip Ferns, r/o A/104, Sunswept Apartments, Lokhandwala Complex, 4 Bungalows, Andheri - West, Mumbai, the property denominated as "GOVINDA NAICALEM", situated at Nagoa, presently surveyed under No.11/4 and 13/4 of Nagoa Village.

AND WHEREAS Mrs. Lizette Baptista Vaz alias Marcelia Lizette Felicidade Vaz alias Lizette Vas alias Marcelia L. F. Vas Baptista and her husband Mr. Antonio Caetano Do Rosario Baptista have thereafter carried out a survey of the property surveyed under No.11/4 of Nagoa Village and had represented to Mr. Michael Tony Ferns and Mr. Jeffery Sydney Ferns that the land available for sale in property surveyed under No.11/4 of Nagoa Village admeasures 2,827 square metres.

AND WHEREAS Mrs. Lizette Baptista Vaz alias Marcelia Lizette Felicidade Vaz alias Lizette Vas alias Marcelia L. F. Vas Baptista and her husband Mr. Antonio Caetano Do Rosario Baptista



had disannexed the said portion or part of the property surveyed under survey no.11/4 (part) of Nagoa Village, admeasuring 2,827 square metres and the same is bounded as under:-

- On the East - by public road
- On the West - by part of Survey No.11/4 acquired by Konkan Railway Corporation Ltd.
- On the North - by the properties surveyed under Survey No.11/3-F, 3-G, 3-H, 3 and 3-I and
- On the South - by the property surveyed under Survey No.11/5

AND WHEREAS Mr. Michael Tony Ferns and Mr. Jeffery Sydney Ferns have vide Deed of Sale dated 09/09/2008, registered in the Office of the Sub-Registrar of Salcete, Margão, under no.4692 at pages 191 to 213 of Book No.I Volume No.3123 dated 22/09/2008 purchased from Mrs. Lizette Baptista Vaz alias Marcelia Lizette Felicidade Vaz alias Lizette Vas alias Marcelia L. F. Vas Baptista and her husband Mr. Antonio Caetano Do Rosario Baptista the property surveyed under survey no.11/4 (part) of Nagoa Village admeasuring 2,827 square metres.

AND WHEREAS Mr. Michael Tony Ferns, his wife Mrs. Annie Ferns and Mr. Jeffery Sydney Ferns have vide Deed of Sale dated 26/07/2010 registered under serial no.3867, Book-1 Document, Registration No.MGO-BK1-03839-2010 CD Number MGOD22 on 26/07/2010 sold the property surveyed under survey no.11/4 (part) of Nagoa Village admeasuring 2,827 square metres to MR. Roquezinho D'Souza, son of late Marcus D'Souza, aged 62 years,



married, businessman, resident of H.No.14, Pale Velsao, P.O. Cansaulim, Goa.

AND WHEREAS Mr. Michael Tony Ferns, his wife Mrs. Annie Ferns and Mr. Jeffery Sydney Ferns and the VENDOR NO.1 have thereafter executed a Deed of Rectification dated 02/08/2010 registered in Book-1 Document, Registration No.MGO-BK1-03971-2010 CD Number MGOD23 on 02/08/2010.

AND WHEREAS Mr. Roquezinho D'Souza is married to Mrs. Regina D'Souza, d/o late Alex Menezes.

AND WHEREAS Mr. Roquezinho D'Souza and his wife Mrs. Regina D'Souza thus became the sole owners and possessors of the said property.

AND WHEREAS Mr. Roquezinho D'Souza and his wife Mrs. Regina D'Souza, have further disannexed or separated the property surveyed under Survey No.11/4 (part) of Nagoa Village into Plots A, B, C, D, E and F.

AND WHEREAS the Plot D of survey No.11/4 of Nagoa Village admeasures 416 square metres and is bounded as follows:-

On the East -by a part of the property surveyed under survey no.11/4

On the West -by remaining part of the survey No.11/4 of Nagoa Village

On the North-by a 3.00 metres wide road

On the South-by the property surveyed under survey no.11/5



AND WHEREAS the Plot E of survey No.11/4 of Nagoa Village admeasures 386 square metres and is bounded as follows:-

On the East - by remaining part of the survey No.11/4 of Nagoa Village

On the West - by remaining part of the survey No.11/4 of Nagoa Village

On the North- by a 3.00 metres wide road

On the South- by the property surveyed under survey no.11/5

AND WHEREAS the Plot F of survey No.11/4 of Nagoa Village admeasures 396 square metres and is bounded as follows:-

On the East -by remaining part of the survey No.11/4 of Nagoa Village

On the West -by part of Survey No.11/4 acquired by Konkan Railway Corporation Ltd.

On the North-by remaining part of the survey No.11/4 of Nagoa Village and a 3.00 metres wide road

On the South-by the property surveyed under survey no.11/5

AND WHEREAS Mr. Roquezinho D'Souza and his wife Mrs. Regina D'Souza and the VENDOR NO.1 have executed an Agreement of Sale dated 2/8/2010 registered in Book-1 Document, Registration No.MGO-BK1-03956-2010 CD Number MGOD23 on 2/8/2010 for the sale of the plots D, E and F.

AND WHEREAS Mr. Roquezinho D'Souza and his wife Mrs. Regina D'Souza have by Deed of Sale dated 17/3/2011 registered in Book - 1 Document Registration Number MGO-BK1-01531-2011 CD

number MGOD50 on 17/03/2011, sold to the VENDOR NO.1 the plots D, E and F described hereinabove.

AND WHEREAS the VENDOR NO.1 is married to the VENDOR NO.2.

AND WHEREAS the VENDORS have represented to the PURCHASER that:-

- (a) That the property or any part thereof is not the subject matter of any Notification or proceedings under the land Acquisition Act or any other laws for compulsory acquisition of land.
- (b) That the property or any part thereof, is not a part or subject matter of any mortgage, charge, easements, liens, defects or encumbrance or of any document creating any obligation on the land or against the holder thereof.
- (c) That all taxes payable on the property up to date, have been fully paid. That there is no litigation or proceedings in respect of the property or any part thereof, in any Court of law, Tribunal, Forum or lawful authority.
- (d) That the property or any part thereof, is not the subject matter of any attachment or seizure or proclamation of sale before any Court of law, Tribunal, Forum or other local authorities.
- (e) The title of the VENDORS to the property or any part thereof, is subsisting, free, clear and marketable. That the VENDORS have good right, full power and absolute authority to sell the property, in the manner in which it is done in this document.





AND WHEREAS there exist entries in the other rights column of Survey No.11/4 of Nagao Village which the PURCHASER has noted.

AND WHEREAS considering the aforesaid representations of the VENDORS and placing reliance upon the same and after ascertaining the truthfulness in such representations, the PURCHASER has agreed to purchase Plot D admeasuring 416 square metres and Plot E admeasuring 386 square metres surveyed under survey no.11/4 of Nagao Village (totally admeasuring 802 square metres) from the VENDORS.

AND WHEREAS the VENDOR execute the Deed to complete the sale.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That for a price consideration of Rs.24,00,000/-(Rupees Twenty Four lakhs only) paid by the PURCHASER vide (a) Cheque bearing no.000034 drawn on Bank of Baroda, Vasco-da-Gama branch, dated 10/12/2013 in favour of the VENDOR NO.1 for Rs.16,00,000/-(Rupees Sixteen Lakhs only) and (b) Cheque bearing no.000032 drawn on Bank of Baroda, Vasco-da-Gama branch, dated 10/02/2014 in favour of the VENDOR NO.1 for Rs.8,00,000/-(Rupees Eight lakhs only), the receipt whereof the VENDORS acknowledge and admit, the VENDORS do hereby convey and transfer by way of absolute sale UNTO the PURCHASER the land described in the SCHEDULE-II hereinafter appearing, being Plot D admeasuring 416 square



metres and Plot E admeasuring 386 square metres surveyed under survey no.11/4 of Nagoa Village (totally admeasuring 802 square metres), so that the PURCHASER, for all times hereafter, HOLD, HAVE ENJOY and POSSESS the said property described in the SCHEDULE hereinafter appearing along with that is situated therein and with all easements, right, interests, advantages, privileges and benefits available to the said land or to the owner thereafter, free of all encumbrances and as the absolute owner thereof without any interference or claim from any person, whomsoever claiming title under the VENDORS AND the VENDORS doth hereby covenant with the PURCHASER that notwithstanding any act, Deed, matter or thing whatsoever by the VENDORS or any person or persons lawfully and equitably claiming by, from, through or under or in trust for them made, done, omitted, committed or knowingly or willingly suffered to the contrary, they the VENDORS now have in themselves good right, full power and absolute authority to grant, release, convey, transfer and assure the property hereby granted, released, conveyed, transferred and assured to be unto and to the use of the PURCHASER in manner aforesaid AND that the PURCHASER may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the property and receive the rents, issues, and profits thereof and every part thereof to and for his own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the VENDORS or their heirs, executors, administrators and assigns or any person or persons lawfully or equitably claiming or to



claim by, from, under or in trust for the VENDORS AND that free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the VENDORS and well and sufficiently saved, defended, kept harmless and indemnified of and from and against all former and other estates, titles, charges and encumbrances whatsoever, either already or hereafter had, made, executed, occasioned or suffered by the VENDORS or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the VENDORS AND FURTHER THAT the VENDORS and all persons having or lawfully or equitably claiming any estate or interest at law or in equity to the property or any part thereof from under or in trust for the VENDORS or their heirs, executors, administrators and assigns or any of them shall and will from time to time and at all times hereafter at the request and cost of the PURCHASER do and execute or cause to be done and executed all such further and other acts, Deeds, matters, things, conveyances and assurances in law whatsoever for better and more perfectly assuring the property and every part thereof unto and to the use of the PURCHASER in the manner aforesaid as by the PURCHASER, his heirs, executors, administrators and assigns shall be reasonably required.

2. The property hereby sold is more particularly identified on the plan annexed.
3. The market value of the property hereby sold is also Rs.24,00,000/- (Rupees Twenty Four lakhs only).



4. The VENDOR NO.2 is represented herein by her legally constituted attorney MR. GURUDAS PUNDALIK KAMAT, son of late Pundalik Kamat, aged 51 years, business, married, r/o H.No.3/4936, Housing Board, Gogol, Margão, Salcete, Goa, the VENDOR NO.1 constituted by virtue of General Power of Attorney dated 10/12/2013 registered under no.23372/2013 executed before Notary Mr. Vilas Anant Naik at Margão, Goa, a notarized copy of which is annexed hereto.

SCHEDULE-I
(Description of the entire property)

ALL THAT property denominated as "GOVINDA NAICALEM", situated at Nagoa, within the area and jurisdiction of Village Panchayat of Nagoa, Taluka and Sub-District of Salcete, District of South Goa and State of Goa, not described in the Land Registration Office but registered in the Land Revenue Office under no.428, admeasuring 2,827 square metres and presently surveyed under No.11/4 (part) of Nagoa Village. The property is bounded as under:-

On the East - by public road

On the West - by part of Survey No.11/4 acquired by Konkan Railway Corporation Ltd.

On the North - by the properties surveyed under Survey No.11/3-A, 3-F, 3-G, 3-H, 3 and 3-I and

On the South - by the property surveyed under Survey No.11/5



SCHEDULE-II

(Description of the plots hereby sold)

ALL THAT Plot D of the property described in the Schedule-I bearing survey No.11/4 of Nagao Village admeasures 416 square metres and is bounded as follows:-

On the East -by a part of the property surveyed under survey no.11/4

On the West - by Plot E of the survey No.11/4 of Nagao Village

On the North- by a 3.00 metres wide road

On the South- a part of the property surveyed under survey no.11/4

ALL THAT Plot E of the property described in the Schedule-I bearing survey No.11/4 of Nagao Village admeasures 386 square metres and is bounded as follows:-

On the East - by remaining part of the survey No.11/4 of Nagao Village

On the West - by remaining part of the survey No.11/4 of Nagao Village

On the North- by a 3.00 metres wide road

On the South- by the property surveyed under survey no.11/5

IN WITNESS WHEREOF the parties hereto have hereunto signed this agreement on the day, month and year first herein above mentioned.



SIGNED AND DELIVERED
by the withinnamed VENDORS



GURUDAS PUNDALIK KAMAT for
self and as legally constituted
attorney of the VENDOR NO.2
NUTAN GURUDAS KAMAT

LEFT HAND FINGERPRINTS

				
Little	Ring	Middle	Index	Thumb

RIGHT HAND FINGERPRINTS

				
Thumb	Index	Middle	Ring	Little



SIGNED AND DELIVERED
by the withinnamed PURCHASER



BHUPESH RAMESH RANE

LEFT HAND FINGERPRINTS

Little	Ring	Middle	Index	Thumb

RIGHT HAND FINGERPRINTS

Thumb	Index	Middle	Ring	Little

WITNESSES:-

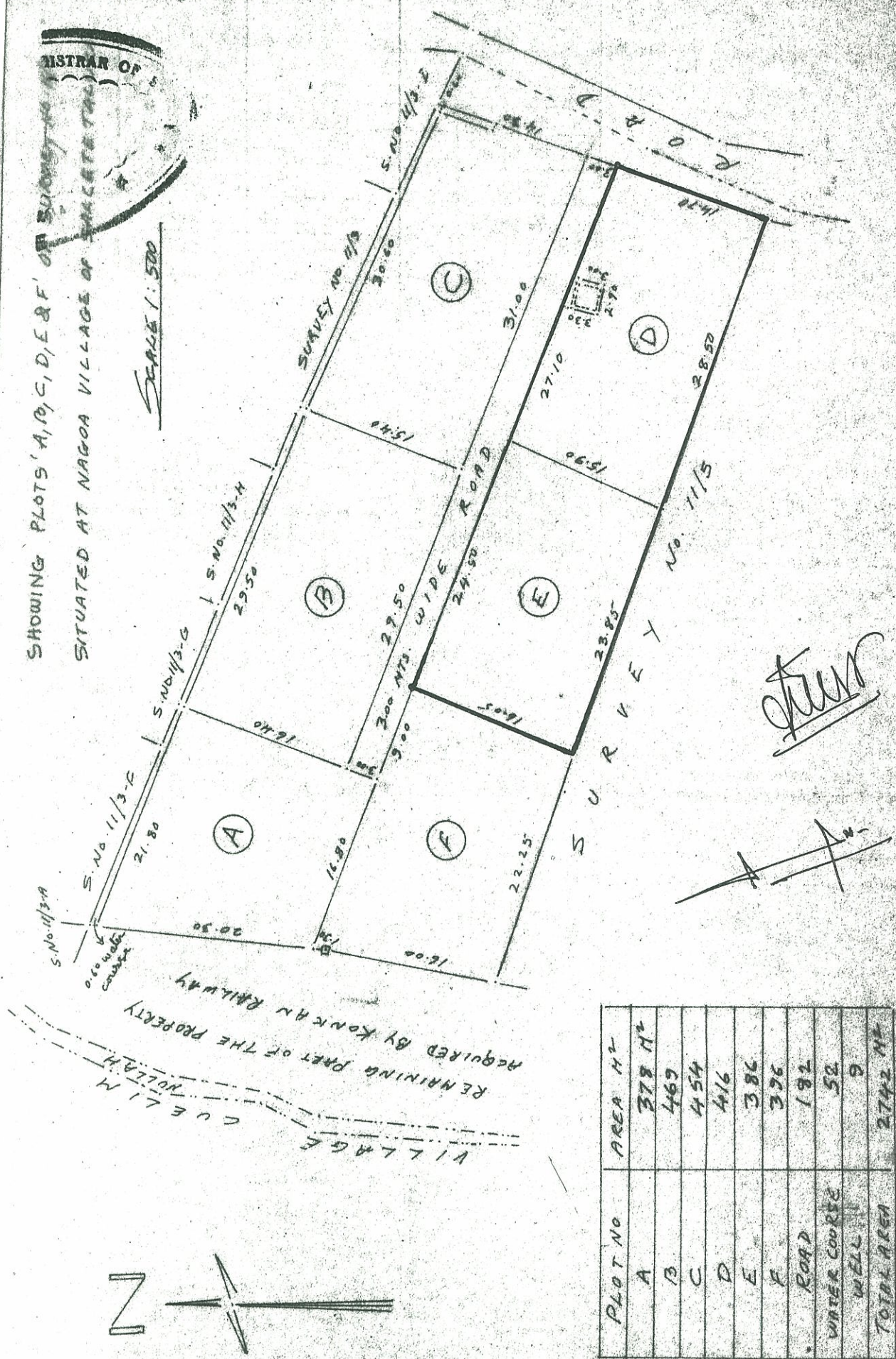
1. MOHAMED M. SHARIEFF 4-10-174, Near our lady of Lancelaria high school. 82 Smollem. Benim, Vaddi.
2. Jose Angelo F. P. Pinto - Abade Faia Rd. Next to Lawrence & Mayo, Margao, Salceli, Goa.

100-RE
 MA

DISTRICT OF

SHOWING PLOTS 'A, B, C, D, E & F' OF SURVEY NO. 11/3
 SITUATED AT NAGOA VILLAGE OF TALUKATE TALUKA

SCALE 1:500



PLOT NO	AREA M ²
A	378 M ²
B	469
C	454
D	416
E	386
F	376
ROAD	182
WATER COURSE	52
WELL	9
TOTAL AREA	2742 M ²

Handwritten signature



Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 16-12-2013 10:42:09 AM

Document Serial Number : 6333

Presented at 10:14:00 AM on 16-12-2013 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	24000.00
2	Processing Fees	280.00
	Total :	24280.00

Stamp Duty Required: 72000.00

Stamp Duty Paid: 72000.00

Bhupesh Ramesh Rane presenter

Name	Photo	Thumb Impression	Signature
Bhupesh Ramesh Rane, S/o. Ramesh Vishram Rane , Married, Indian, age 37 Years, Business, r/o H. no. 59, Near Baina Church, Vasco Da Gama			

Endorsements

Executant

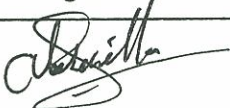
1 . Gurudas Pundalik Kamat, S/o. Late Pundalik Kamat, Married, Indian, age 51
Years, Business, r/o Hno. 3/4936, Housing Board, Gogol, Margao, Salcete, Goa. For self as Vendor No. 1 and
as POA of Vendor No. 2 vide POA dated 10/12/2013 executed before Notary Vilas Anant Naik under reg
No. 22372/2013

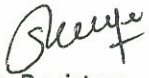
Photo	Thumb Impression	Signature
		

2 . Bhupesh Ramesh Rané, S/o. Ramesh Vishram Rane, Married,Indian,age 37 Years,Business,r/oH. no. 59, Near Baina Church, Vasco Da Gama

Photo	Thumb Impression	Signature
		



Sr No.	Witness Details	Signature
1	Mohamed M. Shariff , S/o. Yasin Shariff,Married,Indian,age 30 Years,Business,r/o H. no. 174, Nr. Our Lady of Cadelaria, Sasmolem, Baina, Vasco. Goa.	


Sub-Registrar
Suraj R. Vernekar)
Sub Registrar

Book-1 Document
Registration Number MGO-BK1-06200-2013
CD Number MGOD73 on
Date 16-12-2013



Suraj R. Vernekar

Sub-Registrar (Salcete/Margao)

Scanned By:-

A-C-C

Suraj R. Vernekar)
Sub Registrar

Signature:-

[Signature]

Designed and Developed by C-DAC, ACTS, Pune