

(Rs. Six Lacs Sixty Six thousand only)

TRUE XEROX COPY

CITIZEN CREDIT CO-OPERATIVE BANK LTD

भारत 21203

NON JUDICIAL गॉवा
JAN 30 2018

SAPANA MEMBER CO-OP, HSG SOCIETY LTD



166422

ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 682

2010 2011 2012 2013 2014 2015 2016 2017 16:39

D-5/STP(V)/C.R./35/3/2011-RD

Rs. 0666000/- PB7223

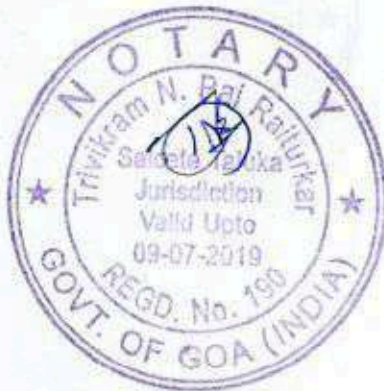
भारत गणराज्य

INDIA

STAMP DUTY

GOA

Name of Purchaser, TALAK DEVELOPERS PVT. LTD



For CITIZEN CREDIT CO-OP. BANK LTD.

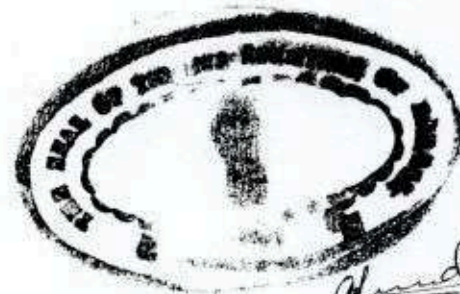


Signature
Authorized Signatory

(A)

537/2019
01/02/2018

DEED OF SALE



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Signature

4. MR. FRANCISCO FERNANDES, son of Piedade Fernandes, aged 37 years, married, service, not having PAN Card, Aadhar card no. [REDACTED], both Indian Nationals and both residing at House no. 19, St. Jacinto Island, Chicalim, Marmugao, South Goa, Goa.
5. MR. ALVITO RAFAEL DE SOUZA alias RAPHAEL DE SOUZA alias ALVITO DE SOUZA, son of late Jose Felix De Souza alias Jose Felicio De Souza, aged 57 years, married, service, holding PAN Card bearing no. [REDACTED], Aadhar card bearing no. [REDACTED], Mobile No. [REDACTED] and his wife;
6. MRS. MARIA ALVEIRA DE SOUZA, daughter of Roberto Francisco Ferros, aged 57 years, married, housewife, holding PAN Card bearing no. [REDACTED], Aadhar card bearing no. [REDACTED], Mobile No. [REDACTED], both Indian Nationals and both residents of House no. 48, Ansabhat, Mapusa, Bardez, Goa.
7. MR. AVELINO TOMAS DE SOUZA alias THOMAS DE SOUZA alias AVELINO DSOUZA alias AVELINO J DE SOUZA, son of Jose Felix De Souza alias Jose Felicio De Souza, aged 53 years, married, service, holding PAN Card bearing no. [REDACTED], Aadhar card bearing no. [REDACTED], Mobile No. [REDACTED] and his wife;



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8. MRS. ANNETA D'CRUZ alias ANNETTE DSOUZA alias ANNETTE A DSOUZA, daughter of Anthony D'cruz, aged 47 years, holding PAN Card bearing no. [REDACTED], Aadhar card bearing no. [REDACTED], Mobile No. [REDACTED], both Indian Nationals and both residents of House no. 228, Bilwan, Mapusa, Bardez, Goa. (Hereinafter called the VENDORS, which expression shall unless repugnant to the context and meaning thereof include their heirs, successors, administrators and assigns) OF THE ONE PART;

AND

M/S. TALAK DEVELOPERS PRIVATE LIMITED, a Private Limited Company registered at Registrar of Companies, Goa having its office at Ashiyana Building, Near M&N High School, Comba, Margao, Goa, with CIN No. U45200GA2012PTC007088, PAN card No. [REDACTED], GST No. 30AAECT4814E1ZU, Office No. +91-832-2738186, duly represented by its Directors:-

1. MR. MADHAV VISHNU TALAK, son of late Vishnu Talak, aged 62 years, married, business, holding PAN card No. [REDACTED], Aadhar card bearing no. [REDACTED], Mobile No. [REDACTED], Indian National and resident of V-1, Sheeshmahal Towers, Comba, Margao, Salcete, Goa.



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Reside*

*Handy..5/-
Cliff de Souza*

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2. MR. TEJAS MADHAV TALAK, son of Madhav Vishnu Talak, aged 29 years, married, business, holding PAN card No. [REDACTED], Aadhar Card bearing no. [REDACTED], Mobile No. [REDACTED], Indian National and resident of V-1, Sheeshmahal Towers, Comba, Margao, Salcete, Goa. (Hereinafter called the VENDEE, which expression shall unless repugnant to the context and meaning thereof include its successors, administrators, executors and assigns) OF THE SECOND PART;

AND

1. MRS. ALVINA FERNANDES alias MRS. ALVINA DE SOUZA, daughter of late Jose Felix De Souza alias Jose Felicio De Souza, aged 46 years, married, service, holding PAN Card No. [REDACTED], Aadhar card bearing no. [REDACTED], Mobile No. [REDACTED], Indian National, resident of Reliance Corporate Park (RCP), Building no. 30, C Wing, Thane, Belapur Road, Ghonsali Railway Station, Navi Mumbai 400701.

2. MR. CLIFF LOURENCO DE SOUZA, son of late Aveson Fermino Paulo Macario De Souza, aged 50 years, bachelor, musician, Aadhar card bearing no. [REDACTED], Mobile No. [REDACTED], Indian National, resident of H.no. 53/6, Camarcasana, Mapusa, Bardez, Goa. (Hereinafter called the



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CONFIRMING PARTY, which expression shall unless repugnant to the context and meaning thereof include their successors, administrators, executors and assigns) OF THE THIRD PART; SHEWETH:

WHEREAS the VENDORS at serial nos. 2 and 6 to 8 are being represented in this deed by the VENDOR no. 5 constituted by Power of Attorney executed on 02/06/2015, before Mrs. S. V. Thali at Mapusa, Notary of Bardez Division, under registration no. 387/2015, the certified copy of the said power of attorney is produced herewith before the Sub-Registrar along with this sale deed.

WHEREAS the VENDORS at serial nos. 3 and 4 are being represented in this deed by the VENDOR no. 5 constituted by Power of Attorney executed on 14/11/2017, before Mrs. S. V. Thali at Mapusa, Notary of Bardez Division, under registration no. 505/2017, the certified copy of the said power of attorney is produced herewith before the Sub-Registrar along with this sale deed.

AND WHEREAS at Mapusa, Bardez, Goa there is a property by name "AFORAMENT OU BILVACHEM BAT", situated in Mapusa City, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub District Bardez, District North Goa, State of Goa and surveyed under Chalra



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..7/-
Handwritten signature: Clifford Singh

no. 17 of P.T. Sheet no. 102 of City Survey Mapusa. (Hereinafter called "the said property)

AND WHEREAS the said property originally belonged to late Diogo Maria De Souza. The said Diogo Maria De Souza sold the said property to Jose Felicio De Souza, father of the VENDORS by deed of sale executed on 15/03/1967 and registered under no. 878 of Book No. I, Volume no. 17 on 17/04/1967 in the Office of the Sub-Registrar of Bardez.

AND WHEREAS by virtue of the said sale deed the said late Jose Felix De Souza alias Jose Felicio De Souza and his wife late Maria Anjelica De Souza alias Maria Anjelica Samuel, became the exclusive owners in possession of the said property.

AND WHEREAS the Director of the VENDEE approached the VENDORS nos. 1 and 5 with a request to sell the said property to the VENDEE.

AND WHEREAS after perusing the documents of the said property the Directors of the VENDEE found that the VENDORS did not update the title of the said property in their favour. Therefore the Directors of the VENDEE told the VENDORS to update the title of the said property for which the VENDORS agreed, however they demanded some amount of Rs. 2,00,000/- (Rupees Two Lakh Only) towards the



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cost of documentation and proceedings for updating the title of the said property.

AND WHEREAS the VENDEE agreed to pay the amount of Rs. 6,00,000/- (Rupees Six Lakh Only) to the VENDORS nos. 1 and 5 towards the cost of proceedings, documentations and search before various authorities and the VENDORS agreed to sell the said property to the VENDEE after updating the title.

AND WHEREAS accordingly the VENDEE paid an amount of Rs. 2,00,000/- (Rupees Two Lakh Only) to the VENDORS nos. 1 and 5 in advance by two different cheques one bearing no. 892416, dated 19/05/2015 drawn on State Bank of India, Margao Branch in favour of the VENDOR no. 1 and another cheque bearing no. 892417, dated 19/05/2015 drawn on State Bank of India, Margao Branch in favour of the VENDOR no. 5.

AND WHEREAS subsequently the VENDORS obtained the documents and thereafter filed the inventory proceeding in the Court of the Civil Judge Junior Division of Mapusa which bears Inventory Proceeding no. 242/2015 and in the said Inventory proceeding the said property was allotted to the VENDORS herein.

AND WHEREAS by virtue of the allotment in the said Inventory Proceedings the VENDORS nos. 1, 2 along with her late husband and the VENDORS nos. 5 to 8 herein became the



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exclusive owners in possession of the said property left by the said late Jose Felix De Souza alias Jose Felicio De Souza and his wife late Maria Anjelica De Souza alias Maria Anjelica Samuel.

AND WHEREAS after the said Order of allotment in the said inventory proceedings the VENDOR no. 1 herein filed application for mutation for entering the name of the VENDORS nos. 1, 2 along with her late husband and the VENDORS nos. 5 to 8 in D Card of survey records by deleting the name of his late father Jose Felicio De Souza.

AND WHEREAS before filing application for mutation as per the request of the VENDORS nos. 1 and 5, the VENDEE paid an additional amount of Rs. 4,00,000/- (Rupees Four Lakh Only) towards expenditure on 05/11/2015 to the VENDORS nos. 1 and 5 by two separate cheques one bearing no. 892442, dated 05/11/2015 drawn on State Bank of India, Margao Branch in favour of VENDOR no. 1 and another bearing no. 892443, dated 05/11/2015 drawn on State Bank of India, Margao Branch in favour of VENDOR no. 5.

AND WHEREAS the VENDEE on perusing all the above mentioned documents of the VENDORS in respect of the said property got satisfied that the VENDORS have clear marketable title in respect of the said property. Further the VENDEE verified on site the location of the



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said property and also measured the same by engaging its own surveyor. Only after the confirmation with the documents and the area of the said property, which admeasures 1,615 sq. mts., the VENDEE agreed to purchase the said property from the VENDORS.

AND WHEREAS the VENDORS agreed to sell and the VENDEE agreed to purchase the said property by name "AFORAMENT OU BILVACHEM BAT", admeasuring 1,615 square metres, situated at Mapusa, Bardez, Goa and surveyed under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa, more particularly described in the Schedule below and shown in red colour in the plan attached hereto, for the total consideration of Rs. 1,47,76,250/- (Rupees One Crore Forty Seven Lakhs Seventy Six Thousand Two Hundred and Fifty Only), which is its market value.

AND WHEREAS as per the request of the VENDORS the VENDEE has agreed to pay an amount of Rs. 97,76,250/- (Rupees Ninety Seven Lakh Seventy Six Thousand Two Hundred and Fifty Only) in cash and two flats in the said proposed building "Lotus Park", together amounting to Rs. 50,00,000/- (Rupees Fifty Lakh Only). The payment break-up is more particularly specified in the payment schedule written below.



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AND WHEREAS infact late Jose Felix De Souza alias Jose Felicio De Souza and his wife late Maria Anjelica De Souza alias Maria Anjelica Samuel had one son by name late Aveson Francisco Paulo Macario De Souza alias Aveson Fermino Paulo Macario De Souza alias Aveson Fermino Paulo De Souza who was married to late Maria Elsa Filomena Gonsalves alias Maria Elsa Gonsalves alias Maria Elsi Filomena Gonsalves. However the property surveyed under Chlata no. 34 of P.T. Sheet No. 109 of City Survey Mapusa along with the house existing therein was exclusively allotted to the said Aveson Francisco Paulo Macario De Souza during family settlement. Therefore his name was not included in the above mentioned inventory proceeding.

AND WHEREAS this fact was revealed by the VENDORS to the VENDEE recently even after fixing the date for final sale deed. To solve the problem amicably the VENDORS have agreed to bring the heirs of the said late Aveson Francisco Paulo Macario De Souza and late Maria Elsa Filomena Gonsalves to sign as CONFIRMING PARTY in the present sale deed.

AND WHEREAS late Aveson Francisco Paulo Macario De Souza and late Maria Elsa Filomena Gonsalves left behind three children i.e. Mrs. Denvie Adelina De Souza, Mrs. Jenifer Elizabeth De Souza and Mr. Cliff Lourenco De Souza. The said Mrs. Denvie Adelina De Souza and Mrs. Jenifer Elizabeth De Souza along with



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their respective spouses renounced their share/right in the estate left behind by their late parents/parents-in-law by deed of relinquishment and renunciation executed on 13/09/2017 drawn at pages 85V and 86 of Notarial Book No. 857 in the office of the Civil Registrar cum Sub-Registrar and Notary Ex-Officio Bardez, Mapusa, Goa.

AND WHEREAS by virtue of the above mentioned deed of renunciation the member no. 2 of the CONFIRMING PARTY became the only and universal heir to succeed in the estate left by the said late Aveson Francisco Paulo Macario De Souza and late Maria Elsa Filomena Gonsalves.

AND WHEREAS the CONFIRMING PARTY at serial no. 2 has agreed for the above settlement and has no objection for finalizing and executing the sale deed as aforesaid on the terms and conditions below. So also he has agreed to be the CONFIRMING PARTY in the present sale deed.

AND WHEREAS during the above process the husband of the VENDOR no. 2 late Hillary Anthony Fernandes expired leaving on 21/10/2017 leaving behind the VENDOR no. 2 as his widow and half sharer and the VENDORS nos. 3 and 4 as his only and universal heirs. By virtue of the succession Deed executed on 21/11/2017 at pages 32 and 33 of Book of Deed



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bearing no. 1644 before the Civil Registrar cum Sub-registrar and Special Notary of Salcete at Margao, the VENDORS nos. 3 and 4 became the co-owners of the said property being heirs of the said late Hillary Anthony Fernandes who was the joint allottee of the said property in the said inventory proceeding no. 242/2015.

NOW THIS DEED OF SALE WITNESSES AS UNDER:-

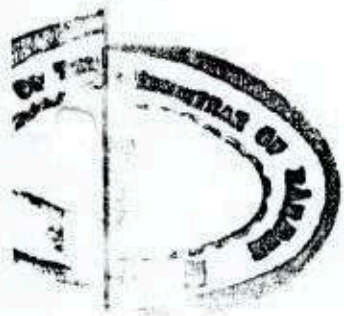
1. That the VENDORS do hereby sell, convey, transfer and assign to the VENDEE in consideration of Rs. 1,47,76,250/- (Rupees One Crore Forty Seven Lakhs Seventy Six Thousand Two Hundred and Fifty Only), and free from encumbrances the said property by name "AFORAMENT OU BILVACHEM BAT", admeasuring 1,615 square metres, situated at Mapusa, Bardez, Goa and surveyed under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa, more particularly described in Schedule below and shown in red colour in the plan attached hereto, TOGETHER WITH ALL ways, waters, water courses, liberties, privileges, easements and appurtenances whatsoever belonging to the said property or in any way reputed to, belong to or be occupied therewith or be appurtenant thereto; AND ALL the right, title, estate, interest, claims and demands whatsoever of



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of Rs. 14/-
C. H. de Souza

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the VENDORS to the said property hereby conveyed and every part thereof; TO HOLD the same to the VENDEE, its successors, executors, administrators and assigns absolutely and forever.

2. THAT the VENDORS declare that on payment of total consideration by the VENDEE the VENDORS have handed over physical, quiet, vacant and peaceful possession of the said property to the VENDEE on execution of this deed.
3. THAT the VENDORS declare that notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or by any person/s claiming by, from, through, under or trust for them, they the VENDORS have not made, done, committed, omitted or knowingly or willingly suffered to the contrary, and that the VENDORS have in themselves whilst executing this deed of sale good right, full power, lawful title and absolute authority to execute this deed and convey, transfer and assure the said property hereby conveyed, transferred or assured or intended so to be unto and to the use and benefit of the VENDEE in the manner hereby done.
4. THAT the VENDORS at any time heretofore have not made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed,



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matter or thing whereby or by reason or means whereof the VENDORS are prevented from conveying, transferring and assuring the said property or in the manner hereby done or whereby or by reason or means whereof the same or any part thereof are, is, can shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.

5. THAT it shall be lawful for the VENDEE from time to time and at all times hereafter peacefully and quietly to hold, have, occupy, possess and enjoy the said property hereby conveyed, transferred and assured with their appurtenances and receive and appropriate the income, issues and profits thereof. The VENDEE shall own, use and enjoy the said property without any suit, lawful eviction, interruption, claim and/or demand whatsoever from or by the VENDORS or their respective heirs, administrators, executors, legal representative, successor/s and/or permitted assigns or any of them or from or by any person or persons claiming by, from, under or in trust for them or any of them.

6. THAT the VENDORS shall and will from time to time and at all times hereafter at the request and costs of the VENDEE hereafter sign such further and other documents



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from time to time required by the VENDEE for the purpose of perfecting VENDEE'S title to the said property after realizing all the cheques issued by the VENDEE to the respective VENDORS; Notwithstanding anything herein contained the VENDORS expressly grant their 'No Objection' for including the name of the VENDEE as 'Owner/Occupant' in 'D' Card (survey records) of the said property by deleting their name or the name of their late father/father-in-law Jose Felicio De Souza after realizing all the cheques/Demand Drafts issued by the VENDEE to the respective VENDORS. The VENDEE shall do all the procedure of mutation of the said property at his own cost.

7. THAT all rates, taxes and outgoings due and payable in respect of the said property and every part thereof have been paid regularly and no part thereof is in arrears.
8. THAT there are no suits or litigations in respect of the said property hereby conveyed.
9. THAT the said property and every part thereof is free from all or any encumbrances, charges, mortgages, whatsoever or howsoever. Moreover, there is no other person or persons who have or can have any claim or any right, title and interest of whatsoever or howsoever nature



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..17/-
Cliff De Souza

in, to, upon the said property or any part thereof.

10. THAT the parties hereto shall admit execution of this deed of sale before the Registering Authority and comply with all other requirements of law, if any, within the time stipulated by law. The cost of stamp duty payable on this Deed of Sale shall be borne and paid by the VENDEE who shall likewise bear and pay the registration fees thereon.
11. THAT the VENDEE declares that on payment of consideration he has received peaceful and vacant possession of the said property from the VENDORS.
12. That the members of the CONFIRMING PARTY do hereby confirm the present sale made by the VENDORS to the VENDEE in respect of the said property and that further declared that the said property is allotted to the VENDORS in the Inventory Proceeding and that by virtue of the allotment in the Inventory proceeding they are the exclusive owners of the said property.
13. That the members of the CONFIRMING PARTY do hereby declare that they have no claim of whatsoever nature in or above the said property hereby conveyed.



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Ravish

..18/-
Aswini
Aswini de Souza

14. THE VENDORS and the CONFIRMING PARTY agree with the VENDEE to indemnify and keep the VENDEE indemnified of, from and against all or any claim of adverse title to the said property hereby conveyed or any dispute in respect of the said property and consequent deprivation of possession of the said property provided the VENDORS and the CONFIRMING PARTY are informed forthwith of such claim for assisting the VENDEE in defending its right to the said property.

15. The VENDORS and the VENDEE and the CONFIRMING PARTY do hereby declare that the property/portion/plot in transaction do not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77, dated 21/08/1978.

IN WITNESS WHEREOF this deed is made and signed by the VENDORS, the VENDEE and the CONFIRMING PARTY in the presence of witnesses who sign below on the day and year first herein above mentioned.



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Rasip

..19/-
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C. S. S.

SCHEDULE

ALL THAT property by name "AFORAMENT OU BILVACHEM BAT", situated in Mapusa City, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub District Bardez, District North Goa, State of Goa, not described in the Land Registration Office of Bardez Division but enrolled in Matriz records under no. 1074 of the 2nd Circumscription and no. 1528 (urban) and surveyed under Chalta no. 17 of P.T. Sheet no. 102 of City Survey Mapusa, admeasuring 1,615 sq. mts. and bounded as under:-

East: by road.

West: by the property surveyed under Chalta no. 77 of P. T. Sheet no. 101 and partly by Chalta no. 33 of P.T. Sheet no. 108.

North: by the property surveyed under Chalta no. 73 of P. T. Sheet no. 101.

AND

South: by the property surveyed under Chalta no. 25 of P.T. Sheet no. 107.



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PAYMENT SCHEDULE

To the VENDOR no. 1:-

| | |
|---|--|
| Rs. 9,38,750/- by D.D. no.003276, dated 30/01/2018 | |
| Rs. 9,00,000/- by cheque no. 892491, dated 30/06/2018 | |

To the VENDOR no. 2:-

| | |
|---|--|
| Rs. 9,38,750/- by D.D. no. 003275, dated 30/01/2018 | |
|---|--|

To the VENDORS nos. 3 and 4:-

| | |
|---|--|
| Rs. 9,00,000/- by cheque no. 892492, dated 30/06/2018 | |
|---|--|

To the VENDORS nos. 5 and 6:-

| | |
|---|--|
| Rs. 9,38,750/- by D.D. no. 003274, dated 30/01/2018 | |
| Rs. 9,00,000/- by cheque no. 892502, dated 30/06/2018 | |



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Rasip*

..21/-
*Asmp.
Vijay D. Singh*

To the VENDORS no. 7 and 8:-

Rs. 2,50,000/- by D.D.
no.003273, dated
30/01/2018

Rs. 2,50,000/- by D.D.
no.003272, dated
30/01/2018

Rs. 2,40,000/- by cheque
no. 892503, dated
30/06/2018

Rs. 2,40,000/- by cheque
no. 892504, dated
30/06/2018

one double bedroom flat
bearing no. A/206 on first
floor in the proposed
LOTUS PARK building
admeasuring 108.80 sq.
mts. super built up area.

TO THE CONFIRMING PARTY AT SERIAL NO. 1 :-

Rs. 10,00,000/- by D.D.
no. 003271, dated
30/01/2018

Rs. 9,80,000/- by
cheque no. 892505,
dated 30/06/2018



Handwritten signatures and initials:
...22/-
C. H. de Silva
Rajiv
K. Rajiv

TO THE CONFIRMING PARTY AT SERIAL NO. 2:-

One single bedroom flat bearing no. A/107 on the first floor in the proposed LOTUS PARK building admeasuring 71.01 sqmts. super built up area in addition to 7.59 sq. mts. open terrace.

Rs. 2,00,000/- by D.D. No. 003270, dated 30/01/2018

PAYMENT TOWARDS EXPENDITURE

Rs. 2,00,000/- paid on 19/05/2015 jointly to the vendor nos. 1 and 5

AND

Rs. 2,00,000/- will be paid by D.D. No. 003269 dated 30/01/2018 to the vendor no. 1

Expenditure towards search work before various authorities including obtaining certified copies, translating the same and other misc. work.

..23/-



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Chiffa-Surji

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|--|--|
| <p>Rs. 2,00,000/- paid on 05/11/2015 to the vendor no. 1</p> <p>AND</p> <p>Rs. 2,00,000/- paid on 05/11/2015 to the vendor no. 5</p> | <p>Expenditure towards the cost of Inventory proceedings and clearing the title including mutation and updating the survey records</p> |
| <p>Rs. 1,50,000/- will be paid by D.D. No. 003279 dated 30/01/2018 to the vendor no. 1</p> <p>And</p> <p>Rs. 1,50,000/- will be paid by D.D. No. 003277 dated 30/01/2018 to the vendor no. 5</p> | <p>Expenditure towards the cost of documentations including demarcation and survey work.</p> <p>Expenditure towards execution of documents in respect of confirming party at serial no. 2.</p> |








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..24/-
Geoffrey Swig

L.H.F.P.

R.H.F.P.

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

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



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THE VENDOR NO. 1.

MR. RASIFO VICTOR ANTONIO DE SOUZA

..25/-



Honry Rasifo






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Ce. Rasifo

Rasifo

L.H.F.P.

R.H.F.P.

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

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



THE VENDOR NO. 5.
 MR. ALVITO RAFAEL DE SOUZA alias RAPHAEL DE
 SOUZA alias ALVITO DE SOUZA
 (For self and as attorney of the VENDORS nos.
 2 to 4, 6 to 8)

..26/-



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L.H.F.P.

R.H.F.P.



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5. _____



THE VENDEE.

M/S. TALAK DEVELOPERS PRIVATE LIMITED,

Represented by its Director

MR. MADHAV VISHNU TALAK

..27/-



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C. H. S.

L.H.F.P.

R.H.F.P.

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- 2. _____
- 3. _____
- 4. _____
- 5. _____

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



THE VENDEE.

M/S. TALAK DEVELOPERS PRIVATE LIMITED,
 Represented by its Director no. 2
 MR. TEJAS MADHAV TALAK



Handwritten: Receipt

Handwritten: Cert of Serv

28/-

L.H.F.P.

R.H.F.P.



Alvina

THE CONFIRMING PARTY NO. 1.

MRS. ALVINA FERNANDES
alias MRS. ALVINA DE SOUZA

..29/-



[Signature]

Alvina
Rosario

Alvina
Alvina de Souza



L.H.F.P.

R.H.F.P.

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THE CONFIRMING PARTY NO. 2.

MR. CLIFF LOURENCO DE SOUZA

Cliff de Souza




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Cliff de Souza ..30/-

Cliff de Souza

WITNESSES:-

1. 
URBODAS V. SARKAR

2. 
(Parvati R. Navellu)









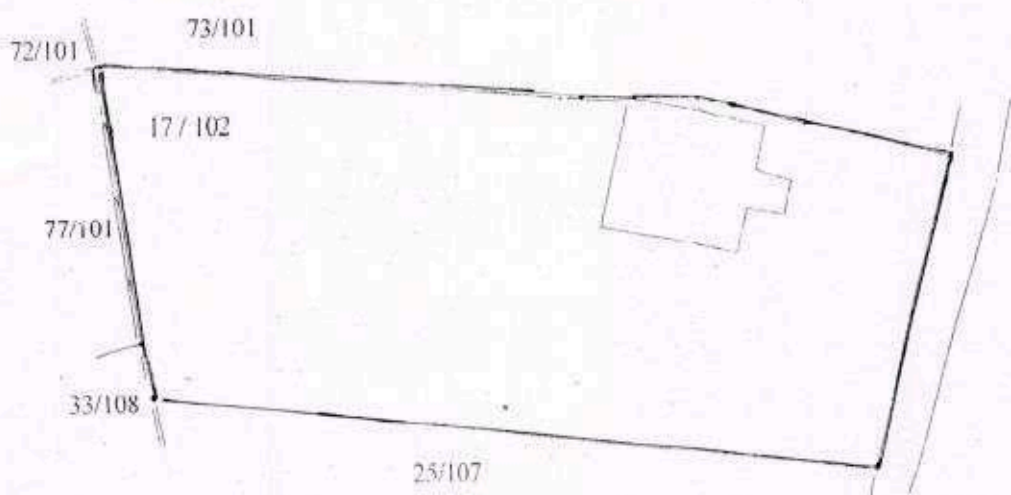


GOVERNMENT OF GOA
 Directorate of Settlement and Land Records
 Office of Inspector of Survey and Land Records
 MAPUSA-GOA



Plan Showing plots situated at
 CITY : MAPUSA
 Taluka : BARDEZ
 P.T. SHEET No.102 / CHALTA No. 17
 Scale : 1:500

P. Rajan
 INSPECTOR OF SURVEY & LAND RECORDS
 BARDEZ TALUKA
 MAPUSA



Rajesh Bhandari

Generated By : Rajesh Bhandari
 On : 07-05-2015

Shri. M. K. ...
 Compared By:
 (FS)



Rajesh Bhandari

Rajesh Bhandari

Prakash ...

REG_1_50476_6

Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time: 01-02-2018 12:37:45 PM




Document Serial Number : 537

Presented at 11:33:00 AM on 01-02-2018 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

| Sr. No | Description | Rs. Ps |
|--------|------------------|-----------|
| 1 | Registration Fee | 517280.00 |
| 2 | Processing Fees | 880.00 |
| | Total : | 518160.00 |

Stamp Duty Required: 664985.00 Stamp Duty Paid: 666000.00

Madhav Vishnu Talak presenter

| Name | Photo | Thumb Impression | Signature |
|---|---|---|---|
| Madhav Vishnu Talak, S/O Late Vishnu Talak, Married, Indian, age 62 Years, Business, r/o V-1, Sheeshmahal Towers, Comba, Margao Salcete Goa Pan no [REDACTED], Director of M/S Talak Developers Private Limited having its reg office at Ashiyana Building, Near M & N High School, Comba, Margao, Salcete Goa with CIN No U45200GA2012PTC007088, Pan no [REDACTED] |  |  |  |

Endorsements

Executant

1. Alvina Fernandes@Alvina De Souza, D/O Late Jose Felix De Souza @ Jose Felicio De Souza, Married, Indian, age 46 Years, Service, r/o Reliance Corporate Park (RCP), Building no 30, C wing, Thane, Belapur Road, Ghonsali Railway Station, Navi Mumbai-400701 Pan no [REDACTED]

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  |  |

2. Cliff Lourenco De Souza, S/O Late Aveson Fermino Paulo Macario De Souza, UnMarried, Indian, age 50 Years, Musician, r/o H.no 53/6, Camarcasana, Mapusa Bardez Goa Form 60 submitted

01 Feb 2018, 12:37 PM

| Photo | Thumb Impression | Signature |
|---|---|---|
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3 . Alvito Rafael De Souza @ Raphael De Souza @Alvito De Souza, S/O Late Jose Felix De Souza @ Jose Felicio De Souza, Married, Indian, age 57 Years, Service, r/o H.no 48, Ansabhat, Mapusa Bardez Goa Pan no [REDACTED], POA for self and vendors no 2 and 6 to 8 dated 02/06/2015 executed before Mrs S.V. Thali at Mapusa Bardez, under registration no 387/2015, POA for vendor no 3 & 4 dated 14/11/2017 executed before Mrs S.V. Thali at Mapusa Bardez, under reg no 505/2017

| Photo | Thumb Impression | Signature |
|---|---|---|
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4 . Raul Victor Antonio De Souza, S/O Late Jose Felix De Souza @ Jose Felicio De Souza, Married, Indian, age 69 Years, Retired, r/o H.no 228, Bilwan Mapusa Bardez Goa Pan no [REDACTED]

| Photo | Thumb Impression | Signature |
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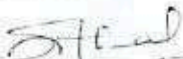
5 . Madhav Vishnu Talak, S/O Late Vishnu Talak, Married, Indian, age 62 Years, Business, r/o V-1, Sheeshmahal Towers, Comba, Margao Salcete Goa Pan no [REDACTED], Director of M/S Talak Developers Private Limited having its reg office at Ashiyana Building, Near M & N High School, Comba, Margao, Salcete Goa with CIN No U45200GA2012PTC007088, Pan no [REDACTED]

| Photo | Thumb Impression | Signature |
|---|---|---|
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6 . Tejas Madhav Talak, S/O Madhav Vishnu Talak, Married, Indian, age 29 Years, Business, r/o V-1, Sheeshmahal Towers, Comba, Margao Salcete Goa Pan no [REDACTED], Director of M/S Talak Developers Private Limited having its reg office at Ashiyana Building, Near M & N High School, Comba, Margao, Salcete Goa with CIN No U45200GA2012PTC007088, Pan no [REDACTED]

| Photo | Thumb Impression | Signature |
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Identification


| Sr No. | Witness Details | Signature |
|--------|---|---|
| 1 | Gurudas Vasant Sakhalkar , S/O Vasant Sakhalkar, Married, Indian, age 59 Years, Business, r/o Mapusa Bardez Goa |  |
| 2 | Adv Sukhshanti V. Thali , W/O Vishwanath Thali, Married, Indian, age 61 Years, Advocate, r/o Madel, Tivim, Bardez Goa |  |

Mutation tax of Rs 2500/- is paid vide cHalian no 201800094238 dated 01/02/2018

Scanned By -

Signature -

Designed and Developed by C-DAC, ACTE, Pune


Sub Registrar
UB REGISTRAR
BARDEZ
20022
NO. 537
01/02/18

Book-1 Document
 Registration Number BRZ-BK1-00755-2018
 CD Number BRZD794 on
 Date 07-02-2018

[Signature]
 Sub-Registrar (Bardez)

**18 REGISTRAR
 BARDEZ**

Scanned By - *Sunita*

Signature *[Signature]*

Designed and Developed by C-DAC, ACTS, Pune



CERTIFIED TO BE A TRUE XEROX COPY OF THE ORIGINAL

[Signature]
 Trivikram N. Pai Raiturkar
 ADVOCATE & NOTARY
 STATE OF GOA, INDIA
 DATE: 12/02/2018
 REG. No: 4887/018

[Signature]
 Trivikram N. Pai Raiturkar
 ADVOCATE & NOTARY
 MARGAO
 STATE OF GOA, INDIA

(Rupees Two Lakhs Forty Thousand Only)

For CITIZEN CREDIT CO-OP. BANK LTD.



[Handwritten Signature]
Authorised Signatory

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SARMA RESIDEX CO-OP. HSG SOCIETY LTD
ST. JOQUIM ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/CR./35/3/2011-RD

भारत 28597 NON JUDICIAL गोंय
174429 OCT 30 2019
200 100 500 200 200 200 15:08
R.0240000/-PB7223
INDIA STAMP DUTY GOA

Name of Purchaser... TALAK DEVELOPERS PVT. LTD.

9019-882-3879
02-12-2019



DEED OF SALE

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[Handwritten Signature]

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THIS DEED OF SALE is made and executed at Mapusa, Bardez, Goa on this 15th day of November, 2019, (15/11/2019),

B E T W E E N

1. MRS. BHARATI SHRIPAD KAREKAR, daughter of late Shiva Karekar, aged 58 years, married, LIC Agent, holding PAN Card bearing no. [REDACTED], Aadhar card bearing no. [REDACTED], mobile no. +91-[REDACTED], email address [REDACTED] and her husband;
2. MR SHRIPAD PUNDALIK KAREKAR, son of Pundalik Anant Karekar, aged 66 years, married, retired, holding PAN Card No. [REDACTED], Aadhar card bearing no. [REDACTED], mobile no. +91-[REDACTED], email address [REDACTED], both Indian Nationals and both residents of House no. 169, Khajordem, Borim, Ponda, Goa, Pin Code 403401. (Hereinafter called the VENDORS, which expression shall unless repugnant to the context and meaning thereof include their heirs, successors, administrators and assigns) OF THE ONE PART;

AND

M/S. TALAK DEVELOPERS PRIVATE LIMITED, a Private Limited Company registered at Registrar of Companies, Goa having its office at Ashiyana Building, Near

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M & N High School, Comba, Margao, Goa,
 Pin code 403601, email address
 talakdeveloperspvtltd@gmail.com, with CIN
 No. U45200GA2012PTC007088, PAN card No.
 [REDACTED], GST No. 30AAECT4814E1ZU,
 Office No. +91-832-2738186, duly
 represented by its Directors:-

1. MR. MADHAV VISHNU TALAK, son of late Vishnu Talak, aged 63 years, married, business, holding PAN card No. ABBPT0924G, Aadhar card bearing no. [REDACTED], Mobile No. +91-[REDACTED], Indian National and resident of V-1, Sheeshmahal Building, Comba, Margao, Salcete, Goa, Pin code 403601.
2. MR. TEJAS MADHAV TALAK, son of Madhav Vishnu Talak, aged 30 years, married, business, holding PAN card No. [REDACTED], Aadhar Card bearing no. [REDACTED], Mobile No. +91-[REDACTED], Indian National and resident of V-1, Sheeshmahal Building, Comba, Margao, Salcete, Goa, Pin code 403601.

Both the Directors are authorized vide Board Resolution Number TDPL/S7/2017/0007 dated 30/12/2017, hereinafter called the **VENDEE**, (which expression shall unless repugnant to the context and meaning thereof include its successors, administrators, executors and assigns), OF THE SECOND PART:

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[Signature]

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AND

MRS. KAMALABAI SHIVA KAREKAR, daughter of late Raiu Xembu Pednecar, widow of late Shiva Karekar, aged 87 years, widow, housewife, not having PAN Card, Aadhar Card bearing no. [REDACTED], Mobile No. +91-[REDACTED], email address [REDACTED], Indian National, resident of H.No.229/A, Billow, Mapusa, Bardez, Goa, Pin Code 403507. (Hereinafter called the **CONFIRMING PARTY**, which expression shall unless repugnant to the context and meaning thereof include her heirs, successors, administrators, executors and assigns) **OF THE THIRD PART;**

WHEREAS the **CONFIRMING PARTY** is being represented in this deed by the **VENDOR** no. 1 constituted by Power of Attorney dated 03/04/2019 and executed on 03/04/2019, before Advocate Vinay V. Naik, Notary of Dharbandora-Goa, under registration no. 478/2019, the certified copy of the said power of attorney is produced herewith before the Sub-Registrar along with this sale deed.

AND WHEREAS at Mapusa, Bardez, Goa there is a property by name "BILOUM" or "BILLOW", wherein there is a residential house bearing House No. 229/4, situated in the ward of Biloum or Billow of Mapusa City, Ward No. 4, within the jurisdiction of the Mapusa

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[Signature]




Municipal Council, Taluka and Sub District Bardez, District North Goa, State of Goa and surveyed under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa. (Hereinafter called "the said property and the said house more particularly described in schedule - I below)



AND WHEREAS the said property originally belonged to late Venctexa Manguexa Caroicar and inscribed in his name in the Land Registration Office of Bardez under Inscription of Transmission No.42013 recorded at page 61 overleaf of BOOK G. No. 45.

AND WHEREAS by sale deed i.e. 'Instrumento De Venda com Quitacao do Preco' dated 08/03/1966 the said late Venctexa Manguexa Caroicar and his wife Rucminibai Venctexa Caroicar sold the said property to the Confirming Party herein. The said sale deed being registered in the office of Sub Registrar of Bardez under No.149 at pages 197 to 200 of Book No. I, Volume 3.

AND WHEREAS by virtue of the said sale deed the said CONFIRMING PARTY along with her husband became the exclusive owner in possession of the said property and the said house existing therein.

AND WHEREAS the said Shiva Karekar, husband of the CONFIRMING PARTY expired on 18/05/2006 leaving behind the CONFIRMING PARTY

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as his widow and half sharer and the **VENDOR No.1** as his only and universal heir.

AND WHEREAS by virtue of communion of asset the **VENDOR No.2** acquired right in the said property being husband of **VENDOR No.1**.

AND WHEREAS after the death of the said Shiva Karekar the Inventory Proceeding was filed bearing No.41/2007/B before the Civil Judge Senior Division of Mapusa and the said property which was described in the list of assets as item No.1 was allotted to the **VENDOR No.1** herein. The said allotment was confirmed by the Hon'ble judge by its Order dated 24/10/2008. Accordingly, the mutation of survey record was carried out and the said property is shown in the survey records in the name of the **VENDOR No.1**.

AND WHEREAS by virtue of the said allotment and mutation the **VENDOR No.1** herein along with the **VENDOR No.2** became the exclusive owners in possession of the said property and the said house.

AND WHEREAS the Directors of the **VENDEE** approached the **VENDORS** nos. 1 and 2 with a request to sell the said property and the said house to the **VENDEE**.

AND WHEREAS the **VENDEE** on perusing all the above-mentioned documents of the **VENDORS** in respect of the said property got satisfied

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that the VENDORS have clear marketable title in respect of the said property and the said house. Further the VENDEE verified on site the location of the said property and also measured the same by engaging its own surveyor. Only after the confirmation with the documents and the area of the said property, which admeasures 1,105 sq. mts., the VENDEE agreed to purchase the said property from the VENDORS.



AND WHEREAS the VENDORS and the VENDEE with the confirmation of the CONFIRMING PARTY entered into an agreement for sale in respect of the said property and the said house on 15/09/2014 which is registered in the office of Sub Registrar of Bardez under Registration No. BRZ-BK1-04068-2014, CD No. BRZD728 on the same day. (Hereinafter called the said agreement)

AND WHEREAS by the said agreement the VENDEE had agreed to purchase the said property for the consideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only) which is its fair market value.

AND WHEREAS as per the terms in the said agreement the VENDEE had agreed to pay an amount of Rs. 80,00,000/- (Rupees Eighty Lakh Only) in cash and one flat of three bedroom on the first floor in the said proposed building "LOTUS PARK", amounting to Rs. 70,00,000/- (Rupees Seventy Lakh only). However due to

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some subsequent circumstances the VENDORS and the VENDEE have decided to change the cash component and kind component without changing the total consideration.

AND WHEREAS according to the change in circumstances the VENDEE has agreed to pay to the VENDORS an amount of Rs. 79,00,000/- (Rupees Seventy Nine Lakhs Only) in cash and one 3 BHK amounting to Rs. 71,00,000/- (Rupees Seventy One Lakh Only) including one car parking in kind.

AND WHEREAS as per the above terms the VENDEE herein had paid an amount of Rs. 20,00,000/- (Rupees Twenty Lakh Only) to the VENDORS vide cheque no. 673114 dated 15/09/2014 drawn on State Bank of India, Margao Branch which is already acknowledged by the VENDORS.

And subsequently the VENDEE paid the part of the consideration as specified below to the VENDORS:

- Rs. 10,00,000/- (Rupees Ten Lakh Only) vide cheque no. 892477 dated 30/11/2016;
- Rs. 5,00,000/- (Rupees Five Lakh Only) vide cheque no. 892481 dated 10/01/2017;
- Rs. 2,00,000/- (Rupees Two Lakh Only) vide cheque no. 892483 dated 15/02/2017;

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- Rs. 3,00,000/- (Rupees THREE LAKH Only) vide cheque no. 892484 dated 25/02/2017;

All drawn on State Bank of India, Margao Branch which is already acknowledged by the VENDORS. And further the VENDEE does hereby pay the remaining amount of Rs. 39,00,000/- (Rupees Thirty Nine Lakh Only) in cash and One three bedroom flat bearing no. A/101 on first floor in "LOTUS PARK" building admeasuring 122.45 sq.mts. built up area including one number car parking to the VENDORS. The VENDORS do hereby acknowledge the same by issuing receipts to the VENDEE. The said flat, A/101 on first floor, shall be delivered by December 2024 with a grace period of SIX months. The mode of payment is more particularly stated in Schedule - II below.

**NOW THIS DEED OF SALE WITNESSES AS
UNDER:-**

1. That the VENDORS do hereby sell, convey, transfer and assign to the VENDEE inconsideration of Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakh Only) i.e. Rs. 79,00,000/- (Rupees Seventy Nine Lakh Only) in cash and one 3 BHK amounting to Rs. 71,00,000/- (Rupees Seventy One Lakh Only) including one car parking in kind, and free from encumbrances the said property by name "BILOUM" or "BILLOW" including the house existing therein, situated in Mapusa City, within the

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jurisdiction of the Mapusa Municipal Council, Taluka and Sub District Bardez, District North Goa, State of Goa and surveyed under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa, more particularly described in Schedule - I, below and shown in red colour in the plan attached hereto, TOGETHER WITH ALL ways, waters, water courses, liberties, privileges, easements and appurtenances whatsoever belonging to the said property or in any way reputed to, belong to or be occupied therewith or be appurtenant thereto; AND ALL the right, title, estate, interest, claims and demands whatsoever of the VENDORS to the said property hereby conveyed and every part thereof; TO HOLD the same to the VENDEE, its successors, executors, administrators and assigns absolutely and forever.

2. THAT the VENDORS declare that on payment of total consideration by the VENDEE the VENDORS have handed over physical, quiet, vacant and peaceful possession of the said property and the said house to the VENDEE on execution of this deed.
3. THAT the VENDORS declare that notwithstanding any act, deed, matter or thing whatsoever by the VENDORS or by any person/s claiming by, from, through, under or trust for them, they the

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VENDORS have not made, done, committed, omitted or knowingly or willingly suffered to the contrary, and that the **VENDORS** have in themselves whilst executing this deed of sale good right, full power, lawful title and absolute authority to execute this deed and convey, transfer and assure the said property hereby conveyed, transferred or assured or intended so to be unto and to the use and benefit of the **VENDEE** in the manner hereby done.

4. THAT the **VENDORS** at any time heretofore have not made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any act, deed, matter or thing whereby or by reason or means whereof the **VENDORS** are prevented from conveying, transferring and assuring the said property or in the manner hereby done or whereby or by reason or means whereof the same or any part thereof are, is, can shall or may be charged, encumbered, impeached or prejudicially affected in estate, title or otherwise howsoever.
5. THAT it shall be lawful for the **VENDEE** from time to time and at all times hereafter peacefully and quietly to hold, have, occupy, possess and enjoy the said property hereby conveyed, transferred and assured with their appurtenances and

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receive and appropriate the income, issues and profits thereof. The **VENDEE** shall own, use and enjoy the said property without any suit, lawful eviction, interruption, claim and/or demand whatsoever from or by the **VENDORS** or their respective heirs, administrators, executors, legal representative, successor/s and/or permitted assigns or any of them or from or by any person or persons claiming by, from, under or in trust for them or any of them.

6. **THAT** the **VENDORS** shall and will from time to time and at all times hereafter at the request and costs of the **VENDEE** hereafter sign such further and other documents from time to time required by the **VENDEE** for the purpose of perfecting **VENDEE'S** title to the said property; Notwithstanding anything herein contained the **VENDORS** expressly grant their 'No Objection' for including the name of the **VENDEE** as 'Owner/Occupant' in 'D' Card (survey records) of the said property by deleting the name of the **VENDOR** no. 1 i.e. Mrs. Bharati Shripad Karekar. The **VENDEE** shall do all the procedure of mutation of the said property at its own cost.

7. **THAT** all rates, taxes and outgoings due and payable in respect of the said

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property and every part thereof have been paid regularly and no part thereof is in arrears.

8. **THAT** there are no suits or litigations in respect of the said property hereby conveyed.
9. **THAT** the said property and every part thereof is free from all or any encumbrances, charges, mortgages, whatsoever or howsoever. Moreover, there is no other person or persons who have or can have any claim or any right, title and interest of whatsoever or howsoever nature in, to, upon the said property or any part thereof.
10. **THAT** the parties hereto shall admit execution of this deed of sale before the Registering Authority and comply with all other requirements of law, if any, within the time stipulated by law. The cost of stamp duty payable on this Deed of Sale shall be borne and paid by the **VENDEE** who shall likewise bear and pay the registration fees thereon.
11. **THAT** the **VENDEE** declares that on payment of consideration he has received peaceful and vacant possession of the said property from the **VENDORS**.

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12. That the **CONFIRMING PARTY** does hereby confirm the present sale made by the **VENDORS** to the **VENDEE** in respect of the said property including the house existing therein and that further declared that the said property is allotted to the **VENDORS** in the Inventory Proceeding and that by virtue of the allotment in the Inventory proceeding they are the exclusive owners of the said property.
13. That the **CONFIRMING PARTY** does hereby declare that she has no claim of whatsoever nature in or above the said property and the said house hereby conveyed.
14. That the **CONFIRMING PARTY** is a widow and therefore as per law she has obtained certificate issued by the Deputy Collector for execution of Deed of Sale in respect of the said property vide certificate bearing no. SDM/PON/CERT/DOC/92/2019/5887, dated 16/08/2019 which is attached hereto.
15. **THE VENDORS** and the **CONFIRMING PARTY** agree with the **VENDEE** to indemnify and keep the **VENDEE** indemnified of, from and against all or any claim of adverse title to the said property and the said house hereby conveyed or any dispute in respect of the said property and consequent

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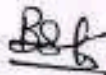
deprivation of possession of the said property including the said house, provided the **VENDORS** and the **CONFIRMING PARTY** are informed forthwith of such claim for assisting the **VENDEE** in defending its right to the said property.

16. The total consideration is Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only), which is the fair market value of the said property. At the time of execution and registration of the said Agreement for Sale, duly registered before the Office of the Sub - Registrar of Dardes at Mapusa under Reg. No. BRZ-BK1-04068-2014, at CD Number BR2D728 dated 15/09/2014, the stamp duty at the rate of 2.9 % amounting to Rs. 4,35,000/- (Rupees Four Lakh Thirty Five Thousand Only) was already paid and the balance amount of stamp duty amounting to Rs. 2,40,000/- (Rupees Two Lakh Forty Thousand Only) is paid herewith. The cost of entire stamp duty payable on this Deed of Sale is paid by the **VENDEE** who shall likewise bear and pay the registration fees amounting to Rs. 5,25,000/- (Rupees Five Lakh Twenty Five Thousand Only).


17. The **VENDORS** admit and acknowledge:-

- A. That the **VENDORS** shall join the owners of "LOTUS PARK" to form a co-operative Society or such other entity hereinafter







referred to as the ENTITY, to manage matters of common interest of the owners of the premises in "LOTUS PARK" and to contribute for the expenses in regard thereto. The VENDORS do hereby declare that the Rules and Regulations framed by the ENTITY or its Managing Committee shall be binding on them.


- B. That the VENDORS have agreed with the VENDEE and the owners of the other premises in "LOTUS PARK" that the common areas and common amenities are for common use of all the premises holders of "LOTUS PARK" and the VENDORS and the CONFIRMING PARTY shall not appropriate any part thereof for their exclusive use or personal benefit.
- C. That besides the consideration in cash the VENDEE has agreed to grant one unit of three bedroom on the first floor in the said proposed building "LOTUS PARK", to the VENDORS as part of consideration. The VENDEE will hand over possession of the said unit to the VENDORS after completion of the said building "LOTUS PARK", and after obtaining occupancy certificate from Mapusa Municipal Council. The VENDORS after taking possession of the said unit, they and the CONFIRMING PARTY shall have no claims whatsoever against the VENDEE in respect of the said property hereby conveyed and

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the **VENDEE** shall have no claim against the **VENDORS** in relation to the said unit or the said undivided portion of the said property.

D. That the said undivided proportionate share / right in the said property now conveyed is related to and incidental to the built up area of the said flat and this being the case, the **VENDORS** waive the right of pre-emption or right of any other nature in respect of the remaining undivided proportionate share / right in the said property and the **VENDEE** shall freely convey the remaining undivided proportionate share / right in the said property in the name/s of the remaining premises owners as per their respective shares. The **VENDORS** hereby give their express consent to the above and agree not to cause any claim/s in respect thereto.

E. It is hereby agreed by the parties that in case the maintenance Society / association / any entity for the purpose of maintaining the apartment / building Project in good condition could not be formed / registered then the **VENDEE** shall refund the above-mentioned lifetime corpus maintenance deposit to the **VENDORS**. And in such case the **VENDORS** along with the other occupants of the said building will be liable to do the

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maintenance of the said building by contributing monthly maintenance charges. The amount of monthly maintenance charges will be fixed by taking the said decision in the meeting of the occupants.

- F. The VENDORS and the CONFIRMING PARTY give their express consent and No Objection to the Mapusa Municipal Council to transfer the house tax record of the said house bearing house no. 229/4 in the name of the VENDEE.
- G. The VENDORS and the CONFIRMING PARTY give their express consent and No Objection to the Electricity Department to transfer the Electricity Meter record of the said house in the name of the VENDEE.
- H. The VENDORS shall make payment of charges mentioned in schedule III below at the time of taking possession of the said flat from the VENDEE or upon receiving Occupancy Certificate.

IN WITNESS WHEREOF this deed is made and signed by the VENDORS, the VENDEE and the CONFIRMING PARTY in the presence of witnesses who sign below on the day and year first herein above mentioned.

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SCHEDULE- I

(Description of the said Property)

ALL THAT property by name "BILOUM" or "BILLOW", wherein there exists a residential old mud house, bearing House No. 229/4, situated in the ward of Biloum or Billoow of Mapusa City, Ward No. 4, within the jurisdiction of the Mapusa Municipal Council, Taluka and Sub District Bardez, District North Goa, State of Goa described in the Land Registration Office of Bardez Division under no. 51484 at pages 43 overleaf of Book B No. 109, inscribed under no. 42013 of Book G.No. 45, enrolled in the Land Revenue office under Matriz No. 1076 of 2nd circumscription and the house which is existing therein is separately enrolled under Matriz no. 1530. That the said property is presently surveyed under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa, admeasuring 1,105 sq. mts. and bounded as under:-

East: by road.

West: by the property surveyed under Chalta no. 33 of P. T. Sheet no. 107.

North: by the property surveyed under Chalta no. 17 of P. T. Sheet no. 102.

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South: Partly by road and partly by the property surveyed under Chalita no. 26 of P.T. Sheet no. 107.

SCHEDULE - II

(Payment Schedule)

| Sr. No. | Mode of Payment | Date |
|---------|---|------------|
| 1. | Rs. 20,00,000/- (Rupees Twenty Lakh Only) vide cheque no. 673114 drawn on State Bank of India, Margao Branch. | 15/09/2014 |
| 2. | Rs. 10,00,000/- (Rupees Ten Lakh Only) vide cheque no. 892477 drawn on State Bank of India, Margao Branch. | 30/11/2016 |
| 3. | Rs. 5,00,000/- (Rupees Five Lakh Only) vide cheque no. 892481 drawn on State Bank of India, Margao Branch. | 10/01/2017 |
| 4. | Rs. 2,00,000/- (Rupees Two Lakh Only) vide cheque no. 892483 drawn on State Bank of India, Margao Branch. | 15/02/2017 |

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[Signature]

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|----|---|------------|
| 5. | Rs. 3,00,000/- (Rupees Three Lakh Only) vide cheque no. 892484 drawn on State Bank of India, Margao Branch. | 25/02/2017 |
| 6. | Rs. 75,000/- (Rupees Seventy Five Thousand Only) paid towards T.D.S. (i.e. Tax Deducted at Source) at the rate of 0.5% (Half percent) of the consideration. Form 26QB E-tax Acknowledgement Number is AG6028761 for Mrs. Bharati Sripad Karekar. | 01/11/2019 |
| 7. | Rs. 75,000/- (Rupees Seventy Five Thousand Only) paid towards T.D.S. (i.e. Tax Deducted at Source) at the rate of 0.5% (Half percent) of the consideration. Form 26QB E-tax Acknowledgement Number is AG6029295 for Mr. Sripad Pundalik Karekar. | 01/11/2019 |
| 8. | Rs. 20,00,000/- (Rupees Twenty Lakh Only) by Cheque No. 205513 drawn on State Bank of India, Margao Branch. | 15/11/2019 |

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| | | |
|-----|--|------------|
| 9. | Rs. 4,00,000/- (Rupees Four Lakh Only) by Cheque No. 205514 drawn on State Bank of India, Margao Branch. | 15/11/2019 |
| 10. | Rs. 13,50,000/- (Rupees Thirteen Lakh Fifty Thousand Only) by Cheque No. 205517 drawn on State Bank of India, Margao Branch. | 15/02/2020 |
| 11. | One 3 bedroom flat bearing no. A/101 on first floor in LOTUS PARK Building admeasuring 122.45 sq. mts. built up area including one car parking amounting to Rs. 71,00,000/- (Rupees Seventy One Lakh Only). | |

SCHEDULE - III

(Boundaries of Flat No A/101)

Flat No. A/101 on the First Floor in the Building of the project named '**LOTUS PARK**' constructed in the said property with built up area of 122.45 sq. mts. and bounded:

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On the East: By Open Space.

On the West: By Staircase & lift.

On the North: By Flat No. A/102.

On the South: By Open Space.

**(Payment Schedule - Society Maintenance of
Flat No. A/101)**

The VENDORS shall be liable to pay to the VENDEE, as and when demanded by the VENDEE, the following charges:

- a. Payment towards share money, application entrance fee, formation and registration, proportionate share of taxes and other charges/levies and Goods and Service Tax in respect of the Society or Limited Company/Federation/ Apex body.
- b. Deposit towards provisional monthly contribution towards outgoings of Society or Limited Company/Federation/ Apex body which shall be calculated per sq. mts of the Flat No. A/101.
- c. Payment towards Corpus Fund in respect of the Society or Limited Company / Federation

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Bst

Card



/ Apex Body which shall be calculated per sq. mts. of the Flat No. A/101.

- d. Payment towards Installation charge / Deposit towards Water and Electric connection charges and other utility and services connection charges and deposits and Goods and Service Tax of electrical receiving and Sub Station provided in Layout.
- e. Payment towards legal charges and Goods and Service Tax towards professional fees, for meeting all legal costs, charges and expenses, including professional costs of the Legal Practitioners / Advocates of the VENDEE in connection with registration of deed(s), formation of the said Society, or Limited Company, or Apex Body or Federation and for preparing its rules, regulations and bye-laws and the cost of preparing and engrossing the conveyance.
- f. Payment towards Electrical Consumption charges as per the bills raised by the Electricity Department or as may be demanded by the VENDEE or the Society/Maintenance Society/Entity, in

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respect of the said premises from the date of connection to be paid by the VENDORS.

g. The House-Tax in respect of the said premises from the date of issue of Occupancy Certificate to be paid by the VENDORS.

h. Any increase or introduction of new rates, taxes and levies shall be exclusively borne and paid by the VENDORS.

All the above payment shall be calculated on receiving occupancy certificate of Mapusa Municipal Council by the VENDEE. The VENDORS have to make the said payment before taking possession of the said flat from the VENDEE.

ANNEXURES

ANNEXURE- I

Property 'D' Card of the said property surveyed under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.

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ANNEXURE- II

Survey Plan of the said property surveyed under Chalta no. 25 of P.T. Sheet no. 107 of City Survey Mapusa.

ANNEXURE- III

Floor Plan of Flat No. A/101 on the First Floor in the Building of the project named 'LOTUS PARK' constructed in the said property with built up area of 122.45 sq.mts.

ANNEXURE- IV

Board Resolution No. TDPL/S7/2017/0007 dated 30/12/2017 of M/S. TALAK DEVELOPERS PRIVATE LIMITED, a Private Limited Company registered at Registrar of Companies, Goa having its office at Ashiyana Building, Near M & N High School, Comba, Margao, Goa, Pin code 403601.

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ANNEXURE - V

Form 26QB E-tax Acknowledgement Number is AG6028761 for Mrs. Bharati Sripad Karekar.

ANNEXURE - VI

Form 26QB E-tax Acknowledgement Number is AG6029295 for Mr. Shripad Pundalik Karekar.

ANNEXURE - VII

Widow Certificate of the CONFIRMING PARTY bearing Certificate No. SDM/ PON/ CERT/ DOC/ 92/2019/5887, dated 16/08/2019 issued by the office of the Deputy Collector & Sub Divisional Magistrate Sub Division, Ponda - Goa in respect of the said property.

IN WITNESS WHEREOF parties hereinabove named have set their respective hands, having read and understood the contents thereof and signed this Deed at Mapusa in the presence of attesting witness, signing as such on the day first above written.



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and






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L.H.F.P.

R.H.F.P.

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

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

THE VENDOR NO. 1.

MRS BHARATI SHRIPAD KAREKAR








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End






Bsk



L.H.F.P.

R.H.F.P.

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

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

THE VENDOR NO. 2.

MR SHRIPAD PUNDALIK KAREKAD



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Handwritten signature

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L.H.F.P.

R.H.F.P.



THE VENDEE.

M/S. TALAK DEVELOPERS PRIVATE LIMITED,

Represented by its Director no.

MR. MADHAV VISHNU TALAK

Bale






Bale

Car



L.H.F.P.

R.H.F.P.

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

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



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THE VENDEE.

M/S. TALAK DEVELOPERS PRIVATE LIMITED,
 Represented by its Director no. 2
 MR. TEJAS MADHAV TALAK

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Handwritten signature






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L.H.F.P.

R.H.F.P.

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

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



THE CONFIRMING PARTY.

MRS BHARATI SHRIPAD KAREKAR

(Power of attorney holder of the CONFIRMING PARTY i.e. MRS. KAMALABAI SHIVA KAREKAR)

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WITNESSES:

1. ~~Ambar~~ Ambar S. S. Konekar

2. GURU DASV. SARKISZ

Rela

Rela

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'ANNEXURE - I'

3005/14947



Government of Goa
Form 'D'
See Rule 7

Goa Land Revenue (City Survey) Rules, 1969
Property Card of Mapusa city

Page No. 1

Date 28/08/2014

| Pl Sheet No | Chalte No | Area Sq.Mts | Tenure | Particulars of assessment or rent paid to Government and when due for revision | Category |
|-------------|-----------|----------------|----------------|--|----------|
| 107 | 25 | 1105.00 | OCCUP. CLASS I | | Private |

Easements

----- Nil -----

Holders in the origin of the title
(So far as traced) -

[GMT. KAMLABAI S. KAREKAR]

R/O: MAPUSA

Lessees -

----- Nil -----

Other Encumbrances -

----- Nil -----

Other Remarks -

AREA IS CORRECTED VIDE ORDER CASE NO 18/142/99/LRG-MISC. DT 13-10-1999 FROM DY. COLLECTOR & S.D.O.
MAPUSA, SUB-DIV. MAPUSA-GOA

Details -

| Mutation rate | Mutation Number | Mutation Type | Name Remarks | New Holder (H), Lessee (L), Encumbrance(E) | Area (Sq.Mts) |
|------------------|--------------------|--------------------------|---|--|--------------------|
| 26/03/2009 | 210669 | Inventory Proceedings | MRS. BHARTI SHRIPAD KAREKAR By virtue of Inventory Proceedings No 41/2007/D in the Court of the Civil Judge Senior Division of Bardez at Mapusa (| H | 1,105.00 |

[Bracketed entries indicate Deletion

For any further requires, please contact the ISLR of the concerned city

*** END OF REPORT ***

[Signature]

Computer Print Generated By:
Divya P. Chodankar(F.S)

[Signature]



[Signature]
[Signature]

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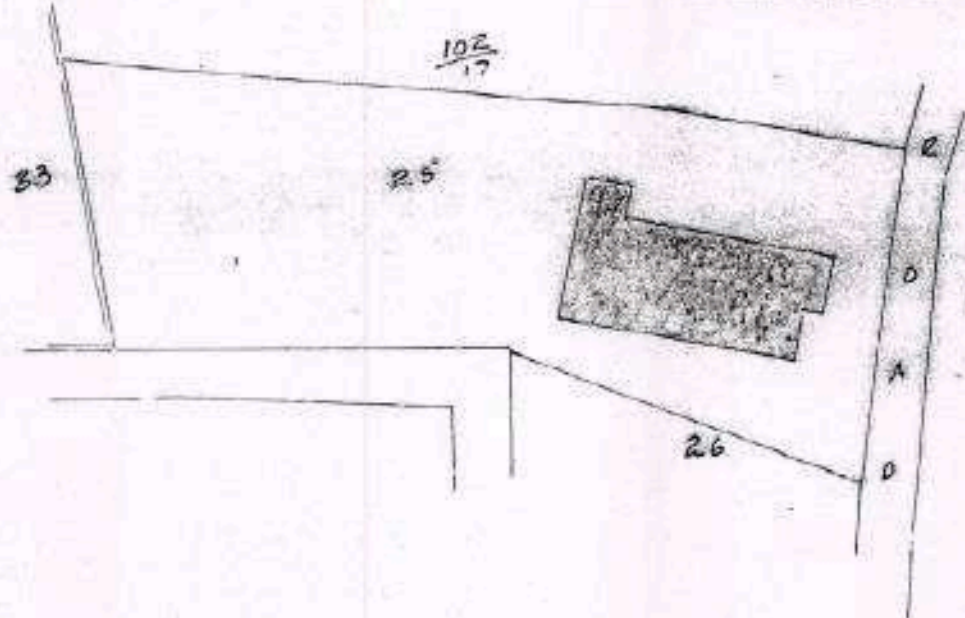
ANNEXURE - II

GOVERNMENT OF GOA
DIRECTORATE OF SETTLEMENT &
LAND RECORDS

PLAN
SHOWING THE PLOTS SITUATED
AT CITY SURVEY MAPUDA VILLAGE
OF 0.4205 TALUKA
S.No./SUB DIV NO. CHALVA N: 25
OF P. 3-54687 N: 107
SCALE: 1: 500.

[Signature]
B.M. 26

(P. D. CHAZI)
INSPECTOR OF SURVEY & MAPS
CITY SURVEY
MAPUDA



Mapuda
Shiva
Sanche dt. 31.10.76
7-11-96
13-11-1976
T.H. BOONERAN J. B.
G.L. BOONERAN N.S. Mendonca
Checked by Juffler 7-11-96
378
31-10-76
Alemado
13-11-96

TRACED FROM P.T. SHEET NOS. 107 & 108
OF CITY SURVEY MAPUDA VILLAGE ON 7-11-96
BY *Juffler*

BSE
[Signature]

BSE

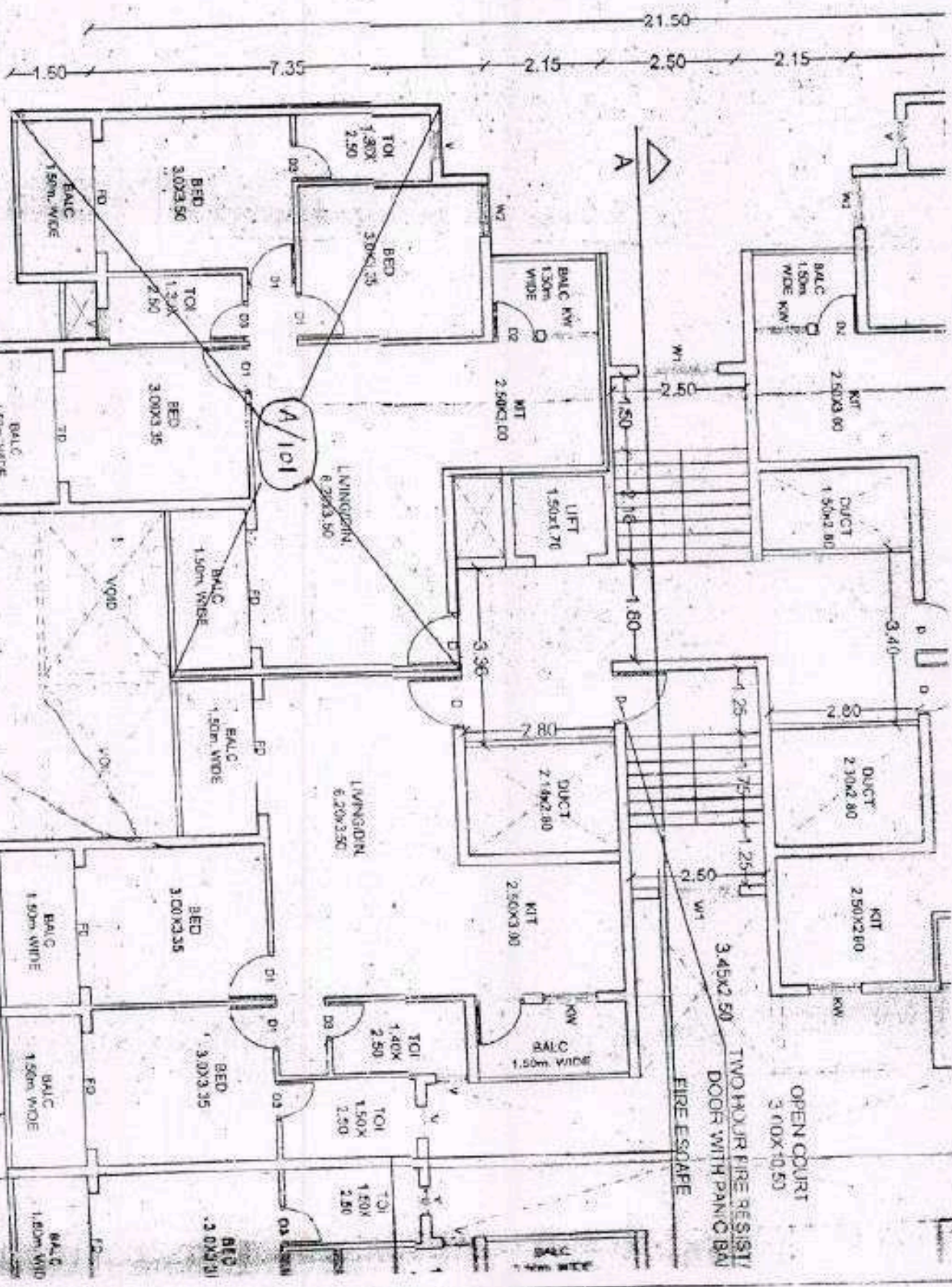


'ANNEXURE - III'



BBB *BBB*

FIRST FLOOR PLAN



ALL BALCONIES TO BE ENCLOSED WITH GLASS

TWO HOUR FIRE RESISTIVE DOOR WITH PANIC BAR
FIRE ESCAPE
OPEN COURT
3.00x10.50



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 02-Dec-2019 12:12:10 pm

Document Serial Number :- 2019-BRZ-3879

Presented at 11:12:14 am on 02-Dec-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bardez along with fees paid as follows

| Sr.No | Description | Rs.Ps |
|--------------|------------------|---------------|
| 1 | Stamp Duty | 240000 |
| 2 | Registration Fee | 525500 |
| 3 | Mutation Fees | 2500 |
| 4 | Processing Fee | 1410 |
| Total | | 769410 |

Stamp Duty Required :240000













Stamp Duty Paid : 240000

Presenter

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|-------|-------|-----------|
| 1 | MADHAV VISHNU TALAK ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - COMBA MARGAO, Address2 - , PAN No.: [REDACTED] | | | |







Executer

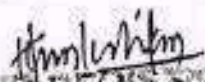
| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|---|-------|-------|-----------|
| 1 | BHARATI SHRIPAD KAREKAR ,S/o - D/o SHIVA KAREKAR Age: 58 Marital Status: Married ,Gender:Female,Occupation: Service, Address1 - H.NO 169 KHAJORDEM BORIM PONDA, Address2 - , PAN No.: [REDACTED] | | | |

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|--|--|--|
| 2 | SHRIPAD PUNDALIK KAREKAR ,S/o - D/o PUNDALIK ANANT KAREKAR Age: 66, Marital Status: Married ,Gender:Male,Occupation: Other, Address1 - H.NO 169 KHAJORDEM BORIM PONDA GOA, Address2 - , PAN No.: [REDACTED] |  |  |  |
| 3 | MADHAV VISHNU TALAK ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - COMBA MARGAO, Address2 - , PAN No.: [REDACTED] |  |  |  |
| 4 | TEJAS MADHAV TALAK ,S/o - D/o Age: , Marital Status: ,Gender:,Occupation: , Address1 - COMBA MARGAO, Address2 - , PAN No.: [REDACTED] |  |  |  |
| 5 | BHARATI SHRIPAD KAREKAR ,S/o - D/o SHIVA KAREKAR Age: 58, Marital Status: ,Gender:Female,Occupation: Self Employed, Address1 - HOUSE NO 169 KHAJORDEM BORIM PONDA, Address2 - , PAN No.: [REDACTED] |  |  |  |

Witness:

We individually/Collectively recognize the Vendor, Purchaser, Confirming Party, POA Holder,

| Sr.NO | Party Name and Address | Photo | Thumb | Signature |
|-------|--|---|---|---|
| | GURUDAS SAKHALKAR, 61 , [REDACTED] ,Business , Marital status : Married 403507, 35, 35, CAMARKHAZAN, MAPUSA Mapusa, Bardez, NorthGoa, Goa |  |  |  |
| 2 | AMBAR SHRIPAD SHET KAREKAR, 31 , [REDACTED] , .Service , Marital status : Married 403401, HNO 169 KHAZORDE BORIM PONDA GOA, HNO 169 KHAZORDE BORIM PONDA GOA Borim, Ponda, SouthGoa, Goa |  |  |  |


Sub-Registrar
BARDEZ

Document Serial No:-2019-BRZ-3879

Book :- 1 Document
Registration Number :- **BRZ-1-3806-2019**
Date : 02-Dec-2019

H. M. K. K.

SUB REGISTRAR
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Bardez)

