

Phone No: 9967016000
Sold To/Issued To:
Neema Adeesh Nahar
For Whom/ID Proof:
Pan-APYPS9672K



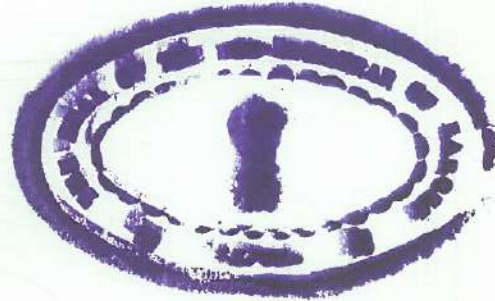
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₹ 2000000/-
TWO ZERO ZERO ZERO ZERO ZERO ZERO

Other
38152371641672801983-00004070
3815237 35/02/01/2021-RD1

For CITIZENCREDIT™
CO-OP. BANK LTD.

Neema
Authorised Signatory



2022-BR2-267
19/01/2022

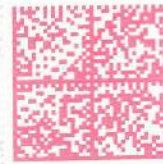
DEED OF SALE

Neema
Neema

Neema

Neema

Phone No:9967016000
Sold To/Issued To:
Neema Adeesh Nahar
For Whom/ID Proof:
Pan-APYP9672K



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₹ 0025000/-
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Other
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For CITIZEN CREDIT
CO-OP. BANK LTD.

Neema
Authorised Signatory



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DEED OF SALE

Uthannakar
Neemalkar

Neemalkar
Neemalkar

THIS **DEED OF SALE** is made at Mapusa,
Taluka Bardez - Goa, on this 18th day of the
month of January of the year Two Thousand
and Twenty Two.

BETWEEN

1. MRS. ANUSAYA VIKESH HARMALKAR,

Daughter of Pandurang Naik and Wife of
Vikesh K. Harmalkar, 33 years of age,
married, business, Indian National,
having PAN Card bearing No.
[REDACTED], and Aadhar Card bearing
No. [REDACTED], Contact
No. [REDACTED] and her husband;

2. MR. VIKESH K. HARMALKAR, Son of

Krishna Harmalkar, 44 years of age,
married, Advocate, Indian National,
having PAN Card bearing No.
[REDACTED], and Aadhaar Card bearing

K. Harmalkar
A. Harmalkar

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No. [REDACTED], Contact No. [REDACTED] both resident of H. No. 56/3, near Hotel Spice Goa, Karaswada, Mapusa, Bardez - Goa, hereinafter referred to as the **VENDORS**; (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, successors, legal representatives, executors, administrator and assigns) of the **FIRST PART.**

AND

1. MRS. PARINDA BAJAJ, daughter of Hamvatar Sikaria and wife of Suresh Bajaj, 59 years of age, married, housewife, Indian National, having PAN Card bearing No. [REDACTED] and Aadhar Card bearing No. [REDACTED] [REDACTED], Contact No. [REDACTED], Resident

Uttamakar
Abhormakar

Suresh Bajaj

Suresh Bajaj

of 6-3-249/5, ANR Centre, Road No.1,
Banjara Hills, Hyderabad - 500034.

2. MRS. MIHEEKA BAJAJ alias MIHEEKA

DAGGUBATI, daughter of Suresh Bajaj

and wife of Ramanaidu Daggubati, 32

years of age, married, housewife, Indian

National, having Pan Card bearing No.

[REDACTED] and Aadhaar Card bearing

No. [REDACTED], Contact No.

[REDACTED], Resident of 6-3-249/5, ANR

Centre, Road No.1, Banjara Hills,

Hyderabad - 500034.

3. MRS. PRATIBHA NAHAR alias

PRATIBHA ABHAI KUMAR NAHAR,

daughter of Premchand Lunavat and wife

of Abhai Kumar Nahar, 63 years of age,

Married, housewife, Indian National,

having Pan Card bearing

Kharmakar
Abharmakar

Suresh Bajaj

Suresh Bajaj

No. [REDACTED] and Aadhaar Card bearing No. [REDACTED], Contact No. [REDACTED], resident of Tytan Building, 29th Floor, Dubash Lane, Neapeon Sea Road, Mumbai -400026.

4. MRS. NEEMA ADEESH NAHAR alias NEEMA ADEESH NAHAR, daughter of Navinchandra Rasiklal Shah and wife of Adeesh Nahar, 39 years of age, Married, housewife, Indian National, having Pan Card bearing No. [REDACTED] and Aadhaar Card bearing No. [REDACTED] [REDACTED], Contact No. [REDACTED], resident of Tytan Building, 29th Floor, Dubash Lane, Neapeon Sea Road, Mumbai - 400026; hereinafter referred to as **"PURCHASERS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and

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include their heirs, successors, legal representatives, executors, administrator and permitted assigns) of the **SECOND PART**;

PURCHASER NO. 1, **MRS. PARINDA BAJAJ** and PURCHASER NO. 2, **MRS. MIHEEKA BAJAJ alias MIHEEKA DAGGUBATI**, both are represented herein through their Power of Attorney Holder, **MR. SURESH BAJAJ**, son of Mr. P. H. Bajaj, 67 years of age, Married, business, Indian National, having Pan Card bearing No [REDACTED] and Aadhaar Card bearing No. [REDACTED] [REDACTED], Contact No. [REDACTED], resident of 5-1-32, R. P. Road, Secunderabad - 500 003, authorized vide Power of Attorney dated 06/01/2022 notarized before P. Venkatesh, Advocate & Notary, Hyderabad

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under Sr.No. 32, P. No. 13 dated
06/01/2022.

PURCHASER NO. 3, **MRS. PRATIBHA NAHAR** alias **PRATIBHA ABHAI KUMAR NAHAR** and PURCHASER NO. 4, **MRS. NEEMA ADEESH NAHAR** alias **NEEMA ADEESH NAHAR**, both are represented herein through their Power of Attorney Holder, **MR. SURESH BAJAJ**, son of Mr. P. H. Bajaj, 67 years of age, Married, business, Indian National, having Pan Card bearing No. [REDACTED] and Aadhaar Card bearing No. [REDACTED], Contact No. [REDACTED], resident of 5-1-32, R. P. Road, Secunderabad - 500 003, authorized vide Power of Attorney dated 05/01/2022 notarized before S. M. N. Naqvi, Notary, Mumbai & Thane under Sr.No. 751, P. No. 67, Notary Reg. No. 512 dated 06/01/2022.

S. M. N. Naqvi
S. M. N. Naqvi

Suresh Bajaj
Suresh Bajaj

WHEREAS there exists ALL THAT following properties:

A. ALL THAT immovable PROPERTY known as **"PILIMBI"** also known as **"VANGORBATA"** or **"PALCHEM BATA"** or **"GOULAN"**, presently surveyed under Survey No. **271/28**, admeasuring an area of **1775 sq. mts.**, found to be described in the Land Registration Office of Bardez under No. 25596 at folio 35 of Book B-66 not enrolled in the Taluka Revenue Office of Bardez at Mapusa, described under the Inscription of transfer under No. 18627 at folio 56 of Book G-25 of the Land Registration Records of Bardez situated at Village Sodiem, Siolim, within the limits of the Village Panchayat of Sodiem- Siolim, Taluka and Registration

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Sub-District of Bardez, District North Goa, State of Goa which property is more particularly described in Schedule I hereunder written and hereinafter referred to as the **SAID FIRST PROPERTY.**

B. ALL THAT immovable PROPERTY known as "PILIMBI" also known as "VANGORBATA" or "PALCHEM BATA" or "GOULAN", presently surveyed under Survey No. **271/29**, admeasuring an area of **1275 sq. mts.**, found to be described in the Land Registration Office of Bardez under No. 25596 at folio 35 of Book B-66 not enrolled in the Taluka Revenue Office of Bardez at Mapusa, described under the Inscription of transfer under No. 27938 at folio 71 of Book G-33 of the Land

K. K. Karmarkar
K. K. Karmarkar

Amrith Singh

Amrith Singh

Registration Records of Bardez situated at Village Sodiem, Siolim, within the limits of the Village Panchayat of Sodiem- Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa which property is more particularly described in Schedule II hereunder written and hereinafter referred to as the **SAID SECOND PROPERTY.**



- C. ALL THAT immovable PROPERTY known as "**PILIMBI**" also known as "**VANGORBATA**" or "**PALCHEM BATA**" or "**GOULAN**", presently surveyed under Survey No. **271/30**, admeasuring an area of **1375 sq. mts.**, found to be described in the Land Registration Office of Bardez under No. 25596 at folio 35 of Book B-66 not enrolled in the

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Taluka Revenue Office of Bardez at Mapusa, described under the Inscription of transfer under No. 27938 at folio 71 of Book G-33 of the Land Registration Records of Bardez situated at Village Sodiem, Siolim, within the limits of the Village Panchayat of Sodiem- Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa which property is more particularly described in Schedule III hereunder written and hereinafter referred to as the **SAID THIRD PROPERTY**.

AND WHEREAS the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** originally belonged to Veronica Izabel Francisca

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Pereira and her husband, Benedicto Fernandes.

AND WHEREAS the said Mr. Benedito Luis Manoel Fernandes alias Benedict Luis Manuel Fernandes and Mrs. Veronica Preciosa Fernandes alias Veronica Isabella Pereira both passed away intestate on 06/05/1948 and 26/06/1969 respectively, leaving behind their following two sons and two daughters as their legal heirs :

- i. Mr. Antonio Caetano Fernandes alias Antonio Caitan Fernandes alias Anton Caitan Fernandes alias Anthony Caitan Fernandes alias Anthony Cajetan Fernandes married to Mrs. Gracie Ferdinand alias Gracie Fernandes alias Gracia Fernandes alias Lucia Gracia Fernandes

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- ii. Mr. Joaquim Fernandes alias Joaquim R. Fernandes married to Mrs. Leopoldina Fernandes alias Leopoldine Joaquim Fernandes
- iii. Rosalina Fernandes married to Joseph F. D'Souza
- iv. Ana Flory Fernandes alias Luisa Floranda Fernandes



AND WHEREAS the said Mr. Antonio Caetano Fernandes alias Antonio Caitan Fernandes alias Anton Caitan Fernandes alias Anthony Caitan Fernandes alias Anthony Cajetan Fernandes and his wife, Mrs. Gracie Ferdinand alias Gracie Fernandes alias Gracia Fernandes alias Lucia Gracia Fernandes both passed away intestate on 19/10/1992 and 23/03/1994 respectively, leaving behind their following four children as their legal heirs:

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Antonio Fernandes
Gracie Fernandes

Handwritten signature in blue ink:
Antonio Fernandes

Handwritten signature in blue ink:
Gracie Fernandes

- i. Philip Roasario Ferdinand married to Helen Irene Ferdinand
- ii. Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes married to Mrs. Elva Ferdinand alias Maria Elva Ferdinand
- iii. Mrs. Philomena D'Souza alias Filomena Flora Agneta Veronica Fernandes alias Ferdinand married to Mr. Alec D'Souza alias Alex Simon D'Souza
- iv. Mrs. Palmira Angel Marie Lucy Ferdinand alias Palmira Sharma alias Palmira Fernandes married to Mr. Ravindra Sharma alias Ravindranath Sharma alias Ravindernath Sharma

AND WHEREAS the said Philip Roasario Ferdinand passed away o leaving behind his widow and moiety holder, the said Helen

Chinnappa
Ravindranath

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Irene Ferdinand and the following legal heirs

- i. Mr. Kenneth Brian Thaddeus Ferdinand
- ii. Miss Sandra Gail Ferdinand
- iii. Mrs. Sharon Veronica Pederson



AND WHEREAS the said Mrs. Palmira Angel Marie Lucy Ferdinand alias Palmira Sharma alias Palmira Fernandes passed away leaving behind her widower and half sharer, the said Mr. Ravindra Sharma alias Ravindranath Sharma alias Ravindernath Sharma and only son, namely, Mr. Rohan Ravindranath Sharma married to Mrs. Suchita Sharma as legal heirs

AND WHEREAS the said Mr. Joaquim Fernandes alias Joaquim R. Fernandes passed away on 14/10/1999 and his widow, the said Mrs. Leopoldina Fernandes alias

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Leopoldine Joaquim Fernandes passed away on 06/05/2001 without leaving behind any descendants or ascendants, but leaving behind a WILL dated 05/12/2005 in favour of Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes.

AND WHEREAS the said Rosalina Fernandes and her husband Joseph F. D'Souza both passed away without leaving behind any descendants or ascendants.

AND WHEREAS the said Ana Flory Fernandes alias Luisa Floranda Fernandes passed away intestate on 10/04/1928 in the status of spinster.

AND WHEREAS the said Philip Ferdinand and his wife, Helen Irene Ferdinand; Patricio Benedicto Fernandes alias Patrick

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Benedict Fernandes alias Patrick Benedict Ferdinand and his wife, Maria Elva Ferdinand alias Maria Elva Philomena Dias; Philomena D'Souza and her husband, Alec Simon D'Souza; Palmira Sharma and her husband, Ravindra Sharma and Mrs. Felecidade Leopoldina Fernandes as Plaintiffs filed Regular Civil Suit bearing No. 161/2006/E before the Court of the Civil Judge Junior Division at Mapusa - Goa for Declaration and Permanent and Mandatory Injunction against Defendant i.e. Mr. Mathew Abreo Jose Fernandes.

AND WHEREAS in the said suit it was the case of the plaintiffs that one Mr. Mathew Abreo Jose Fernandes had illegally and fraudulently executed a Deed of Succession of Antonio Caitano Fernandes and Gracie Fernandes wherein it was stated that the

Mathew Abreo Jose Fernandes
Mathew Abreo Jose Fernandes

Mathew Abreo Jose Fernandes

Mathew Abreo Jose Fernandes

said Mr. Mathew Abreo Jose Fernandes is their sole legal heir.

AND WHEREAS on the strength of the said fraudulent deed of succession, the said Mr. Mathew Abreo Jose Fernandes fraudulently incorporated his name in the Form I & XIV in respect of Survey No. 271/28, 271/29 and 271/30 of Village Siolim, Bardez - Goa.



AND WHEREAS in light of above, the Plaintiffs prayed as under:

- (a) that they be declared the lawful owners in possession of the suit property bearing Survey No. 271/28, 271/29 and 271/30 of Village Siolim, Bardez - Goa
- (b) that Defendant, his agents, relatives, family members, labourers, friends, representatives or any other person/ persons claiming through or under him

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Ashwanth

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may be restrained from, in any manner, interfering with the suit property and from disturbing the lawful and peaceful possession of the Plaintiffs thereto.

- (c) Defendant be restrained from in any manner, alienating or disposing off the suit property comprised of the three survey holdings or any part or portion thereof or from creating any charge or encumbrance over the suit property.



AND WHEREAS vide Judgment and Decree dated 30/06/2009 passed in Regular Civil Suit bearing No. 161/2006/E by the Court of the Civil Judge Junior Division at Mapusa - Goa, the plaintiffs were declared to be lawful owners in possession of the suit property bearing Survey No. 271/28, 271/29 and 271/30 of Village Siolim,

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Ashtomalkar

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Sumit Singh

Bardez - Goa and accordingly decree was drawn.

AND WHEREAS Inventory Proceeding bearing No. 172/2021/G were filed before the Court of the Civil Judge Junior Division at Mapusa - Goa, Inventory Proceeding bearing No. 172/2021/G were instituted before the Court of the Civil Judge Junior Division at Mapusa - Goa, by the said Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes.

AND WHEREAS in the said inventory, the **SAID FIRST PROPERTY** was listed at **Item No. 2** in the LIST OF ASSETS, the **SAID SECOND PROPERTY** was listed at **Item No. 3** in the LIST OF ASSETS and the **SAID THIRD PROPERTY** was listed at **Item No. 4** in the LIST OF ASSETS.

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AND WHEREAS the **SAID FIRST PROPERTY** listed at **Item No. 2**, the **SAID SECOND PROPERTY** listed at **Item No. 3** and the **SAID THIRD PROPERTY** listed at **Item No. 4** were auctioned/licitated and were taken in the following manner:

Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes	43.75% share
Mr. Kenneth Brian Thaddeus Ferdinand	18.75% share
Mrs. Philomena D'Souza alias Filomena Flora Agnela Veronica Fernandes alias Ferdinand	18.75% share
Mr. Rohan Ravindranath Sharma	18.75% share

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Sumit Singh
Sumit Singh

AND WHEREAS in pursuance to the said auction, Chart of Allotment therein was confirmed vide Order and Decree dated 20/08/2021 passed therein and the said Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes, Mr. Kenneth Brian Thaddeus Ferdinand, Mrs. Philomena D'Souza alias Filomena Flora Agnela Veronica Fernandes alias Ferdinand and Mr. Rohan Ravindranath Sharma became absolute owners of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** in their respective shares.

AND WHEREAS Public Notice in respect of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** was published in Gomantak (Marathi) and Navhind Times dated

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04/09/2021 wherein objections within a period of 15 days from the date of publication were invited from the general public for sale of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** by the said Mr. Patrick Benadict Ferdinand alias Patricio Benedito Fernandes, Mr. Kenneth Brian Thaddeus Ferdinand, Mrs. Philomena D'Souza alias Filomena Flora Agnela Veronica Fernandes alias Ferdinand and Mr. Rohan Ravindranath Sharma. No objections were received in pursuance to the said notice within the stipulated period.

AND WHEREAS vide Deed of Sale dated 27/09/2021, registered before Sub-Registrar of Bardez, Mapusa - Goa under Registration No. BRZ-1-3366-2021 dated 27/09/2021, the said Mr. Patrick Benadict

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Ferdinand alias Patricio Benedito Fernandes and his wife, Mrs. Elva Ferdinand alias Maria Elva Ferdinand, Mr. Kenneth Brian Thaddeus Ferdinand, Mrs. Philomena D'Souza alias Filomena Flora Agnela Veronica Fernandes alias Ferdinand and her husband, Mr. Alec D'Souza alias Alex Simon D'Souza and Mr. Rohan Ravindranath Sharma sold the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** in favour of Mrs. Anusaya Vikesh Harmalkar (Vendor No. 1 hereinabove) and her husband, Mr. Vikesh K Harmalkar (Vendor No. 2 hereinabove)

AND WHEREAS in view of above VENDORS became absolute owners in possession of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY**.

V. Harmalkar
A. Harmalkar

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AND WHEREAS the VENDORS have agreed with the **PURCHASERS** for the absolute sale of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** and **PURCHASERS** have agreed to purchase the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** for a total consideration of **RS.4,50,00,000/-** (**RUPEES FOUR CRORES FIFTY LACS ONLY**).

NOW THIS DEED OF SALE WITNESSETH
AS UNDER:-

1. That in consideration of payment of **RS.4,50,00,000/- (RUPEES FOUR CRORES FIFTY LACS ONLY)** which amount after deduction of TDS @ 1% equivalent to **Rs. 4,50,000/- (Rupees Four Lacs Fifty thousand Only)** works

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out to **RS. 4,45,50,000/- (RUPEES FOUR CRORES FORTY FIVE LACS FIFTY THOUSAND ONLY)**, is paid by the **PURCHASERS** in the manner more particularly stipulated in the Schedule IV hereunder, receipt of part payment of the amount stipulated in Schedule IV(1 to 7), Vendors hereby admit and acknowledge and further acknowledge that the cheques payment stipulated in Schedule IV(8 to 11) shall be handed over on the date of registration of this Deed of sale, and Vendors do hereby convey and transfer by Deed of Sale in favour of **PURCHASERS** all their right, title, interest, ownership and possession in the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** which FIRST PROPERTY is



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more particularly described in Schedule I hereunder written and delineated in **RED** in the plan annexed hereto as **Annexure A-1**, which **SECOND PROPERTY** is more particularly described in Schedule II hereunder written and delineated in **GREEN** in the plan annexed hereto as **Annexure A-1** AND which **THIRD PROPERTY** is more particularly described in Schedule III hereunder written and delineated in **BLUE** in the plan annexed hereto as **Annexure A-1** together with all trees, fences, ways, watercourses, structures, lights and privileges, easement and appurtenances whatsoever to the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** belonging to or in any way



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appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the VENDORS into or upon the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** hereby conveyed to the **PURCHASERS** and every part thereof to have unto and hold the same to the use of the **PURCHASERS** together with title deeds, writings and other evidence of the title as originally pass on such sale. The VENDORS hereby admit and acknowledge that the payment in terms of SCHEDULE IV hereunder is made by the **PURCHASERS** in the manner desired by VENDORS and shall be



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construed as payment made in favour of the VENDORS.

2. That VENDORS do hereby assure the **PURCHASERS** that the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** hereby sold are free from any encumbrances, disputes or claims, non compliances whatsoever and VENDORS have absolute title and exclusive right to convey the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** by way of Sale and there are no impediments whatsoever against such disposition. The VENDORS covenant that the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD**

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PROPERTY are free from any restraint order or injunction order passed by any court of law and are also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** and there is no claim by any third party against these properties, on any account whatsoever, and that there is no dispute pending regarding the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY**. The VENDORS declare that they have not agreed to sell the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** or any portion

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thereof to any other person/persons whomsoever and that they have not done anything whereby the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** or any part thereof may be subject to any attachment or lien of any court or person whosoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY**. The VENDORS further declare that they are not aware

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of any proceedings, at any stage, pertaining to acquisition of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** by any authority or government department.

3. The possession of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** hereby sold by VENDORS have been handed over to **PURCHASERS** today.
4. The **PURCHASERS** shall be entitled to apply for mutation in the Record of Rights of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** to Schedule I, Schedule II and Schedule III hereunder

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written. The VENDORS have NO OBJECTION for the **PURCHASERS** to apply for and transfer in its favour, the part hereby purchased in all other public records, village records, etc. by following due process of partition, mutation etc. as required under the law, and that the VENDOR shall extend full corporation to the **PURCHASERS** to this end.

5. The VENDORS covenant that incase any defect is found in the title of the VENDORS of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertake to obtain necessary clearance and execute

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necessary deeds and papers at the request of the **PURCHASERS** and at the cost of the VENDORS for more perfectly conveying the part sold unto the **PURCHASERS**.

6. That the VENDORS hereby assure the **PURCHASERS** that there are no third party rights of whatsoever nature in respect of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** by way of easements, prescription and/or any other proprietary rights of whatsoever nature on account of long user and/or continuous possession and indemnifies the **PURCHASERS** in case of any valid and legally subsisting claim, objections from any persons with regard to the same.

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7. That VENDORS do hereby assure the **PURCHASERS** that the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** hereby sold are free from any encumbrances whatsoever and VENDORS have absolute title and exclusive right to convey the said part by way of sale.

8. That on the execution of this Deed of Sale, the **PURCHASERS** shall and may at all times hereinafter peacefully and quietly enter into and possess the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS

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or from any person claiming through or under them.

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9. All the documents relating to the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** have been handed over to the **PURCHASERS** at the time of execution of this DEED OF SALE.

10. That VENDORS shall at all times toward hereafter indemnify and keep indemnified the **PURCHASERS** and its transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of defect of title or any non compliances in the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** or any breach of the

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Khanmalkar

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covenants or any valid and legally subsisting claim by any other legal heirs.



11. The VENDORS and the **PURCHASERS** hereby declare that the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** in transaction does not belong to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

12. Price paid corresponds to the market value of the **SAID FIRST PROPERTY**, the **SAID SECOND PROPERTY** and the **SAID THIRD PROPERTY** and accordingly stamp duty of **Rs. 20,25,000/- (Rupees Twenty Lacs**

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Becharmal

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Twenty Five Thousand Only) has been affixed herewith which has been borne by the **PURCHASERS.**

SCHEDULE - I

(DESCRIPTION OF THE SAID FIRST PROPERTY)

ALL THAT immovable PROPERTY known as "PILIMBI" also known as "VANGORBATA" or "PALCHEM BATA" or "GOULAN", presently surveyed under Survey No. **271/28**, admeasuring an area of **1775 sq. mts.**, found to be described in the Land Registration Office of Bardez under No. 25596 at folio 35 of Book B-66 not enrolled in the Taluka Revenue Office of Bardez at Mapusa, described under the Inscription of transfer under No. 18627 at folio 56 of Book G-25 of the Land Registration Records of Bardez situated at Village Sodiem, Siolim,

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within the limits of the Village Panchayat of Sodiem- Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, and is bounded as under:-

Towards North : By Survey No. 260/12;

Towards South : By Survey No. 271/29;

Towards East : By Survey No. 271/30;

Towards West : By Survey No. 271/27

SCHEDULE - II

(DESCRIPTION OF THE SAID SECOND PROPERTY)

ALL THAT immovable PROPERTY known as "PILIMBI" also known as "VANGORBATA" or "PALCHEM BATA" or "GOULAN", presently surveyed under Survey No. 271/29, admeasuring an area of 1275 sq. mts., found to be described in the Land Registration Office of Bardez under No. 25596 at folio 35 of Book B-66 not enrolled

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Uthannalkar

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in the Taluka Revenue Office of Bardez at Mapusa, described under the Inscription of transfer under No. 27938 at folio 71 of Book G-33 of the Land Registration Records of Bardez situated at Village Sodiem, Siolim, within the limits of the Village Panchayat of Sodiem- Siolim, Taluka and Registration Sub-District of Bardez, District North Goa, State of Goa, and is bounded as under:-

Towards North : By Survey Nos. 271/28
and 271/30;

Towards South : By Road;

Towards East : By Survey No. 271/31;

Towards West : By Survey Nos. 271/24
and 53

SCHEDULE - III
(DESCRIPTION OF THE SAID THIRD
PROPERTY)

ALL THAT immovable PROPERTY known as
"PILIMBI" also known as "VANGORBATA"

Kharanakar
Dechamalkar

Amrithyap
Amrithyap

or **"PALCHEM BATA"** or **"GOULAN"**,
 presently surveyed under Survey No.
271/30, admeasuring an area of **1375 sq.**
mts., found to be described in the Land
 Registration Office of Bardez under No.
 25596 at folio 35 of Book B-66 not enrolled
 in the Taluka Revenue Office of Bardez at
 Mapusa, described under the Inscription of
 transfer under No. 27938 at folio 71 of Book
 G-33 of the Land Registration Records of
 Bardez situated at Village Sodiem, Siolim,
 within the limits of the Village Panchayat of
 Sodiem- Siolim, Taluka and Registration
 Sub-District of Bardez, District North Goa,
 State of Goa, and is bounded as under:-
 Towards North : By Survey No. 260/12;
 Towards South : By Survey No. 271/29;
 Towards East : By Survey No. 271/28;
 Towards West : By Survey No. 271/31

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Amunthegat

SCHEDULE - IV**(CONSIDERATION)**

1. Vide Demand Draft bearing No. 081466, dated 24/09/2021 amounting to Rs. 50,00,000/- (Rupees Fifty Lacs Only) by Parinda Bajaj, Purchaser No. 1 in favour of Conrad Ferdinand (the said amount is paid on the instructions of vendors)
2. Vide Cheque bearing No. 000454, dated 24/09/2021 amounting to Rs. 5,00,000/- (Rupees Five Lacs Only) by Parinda Bajaj, Purchaser No. 1 in favour of Vendor No. 1
3. Vide RTGS bearing UTR No. HDFCR52021692767187431 dated 27/09/2021 amounting to Rs. 30,00,000/- (Rupees Thirty Lacs Only) by Parinda Bajaj, Purchaser No. 1 in favour of Kenneth Brian Thaddeus

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Ferdinand (the said amount is paid on the instructions of vendors)

4. Vide RTGS bearing UTR No. KKBKR52021101400675159 dated 25/11/2021 amounting to Rs. 15,00,000/- (Rupees Fifteen Lacs Only) by Pratibha Nahar, Purchaser No. 3 in favour of Vendor No. 1
5. Vide Cheque bearing No. 000470, dated 10/01/2022 amounting to Rs. 50,00,000/- (Rupees Fifty Lacs Only) by Parinda Bajaj, Purchaser No. 1 in favour of Vendor No. 2
6. Vide Cheque bearing No. 000471, dated 10/01/2022 amounting to Rs. 35,00,000/- (Rupees Thirty Five Lacs Only) by Parinda Bajaj, Purchaser No. 1 in favour of Vendor No. 1
7. Vide RTGS bearing UTR No. PUNBR52022011118322930 dated

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Ferdinand (the said amount is paid on the instructions of vendors)

4. Vide RTGS bearing UTR No. KKBKR52021101400675159 dated 25/11/2021 amounting to Rs. 15,00,000/- (Rupees Fifteen Lacs Only) by Pratibha Nahar, Purchaser No. 3 in favour of Vendor No. 1
5. Vide Cheque bearing No. 000470, dated 10/01/2022 amounting to Rs. 50,00,000/- (Rupees Fifty Lacs Only) by Parinda Bajaj, Purchaser No. 1 in favour of Vendor No. 2
6. Vide Cheque bearing No. 000471, dated 10/01/2022 amounting to Rs. 35,00,000/- (Rupees Thirty Five Lacs Only) by Parinda Bajaj, Purchaser No. 1 in favour of Vendor No. 1
7. Vide RTGS bearing UTR No. PUNBR52022011118322930 dated


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11/01/2022 amounting to Rs.
15,00,000/- (Rupees Fifteen Lacs Only)
by Neema Nahar, Purchaser No. 4 in
favour of Vendor No. 1

8. Vide Cheque bearing No. 000477, dated
18/01/2022 amounting to Rs.
1,21,61,250/- (Rupees One Crore
Twenty One Lacs Sixty One Thousand
Two Hundred Fifty Only) by Parinda
Bajaj, Purchaser No. 1 in favour of
Vendor No. 2

9. Vide Cheque bearing No. 000476, dated
18/01/2022 amounting to Rs.
1,01,61,250/- (Rupees One Crore One
Lac Sixty One Thousand Two Hundred
Fifty Only) by Parinda Bajaj, Purchaser
No. 1 in favour of Vendor No. 1

10. Vide Cheque bearing No. 000056, dated
18/01/2022 amounting to Rs.
11,13,750/- (Rupees Eleven Lacs


Hannan
Ashwani





Thirteen Thousand Seven Hundred Fifty
Only) by Miheeka Bajaj, Purchaser No. 2
in favour of Vendor No. 2

11. Vide Cheque bearing No. 000055, dated
18/01/2022 amounting to Rs.
11,13,750/- (Rupees Eleven Lacs
Thirteen Thousand Seven Hundred Fifty
Only) by Miheeka Bajaj, Purchaser No. 2
in favour of Vendor No. 1

12. **TDS deducted @ 1% equivalent to
Rs.4,50,000/- (Rupees Four Lacs Fifty
Thousand Only)**

IN WITNESSES WHEREOF the parties
hereto have signed this Deed of Sale, the
date, month and the year first hereinabove
written

K. K. Karmakar
A. K. Karmakar

[Signature]

[Signature]

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDORS



Anusaya Vikesh Harmalkar

Anusaya Vikesh Harmalkar

1. MRS. ANUSAYA VIKESH HARMALKAR

L.H.F. Prints

R.H.F. Prints



Anusaya Vikesh Harmalkar

Anusaya Vikesh Harmalkar

Anusaya Vikesh Harmalkar

Anusaya Vikesh Harmalkar

SIGNED SEALED AND DELIVERED
BY THE WITHINAMED VENDORS

Harmalkar

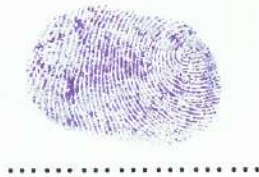
2 MR. VIKESH K. HARMALKAR



Harmalkar

L.H.F. Prints

R.H.F. Prints



Harmalkar

Harmalkar

Harmalkar

Harmalkar

SIGNED, SEALED AND DELIVERED)
by the within named **PURCHASER**)



Suresh Bajaj

MR. SURESH BAJAJ

as Power of Attorney Holder of
Purchaser Nos. 1 and 2

L.H.F. Prints



R.H.F. Prints



Suresh Bajaj

Suresh Bajaj

Suresh Bajaj

Suresh Bajaj

SIGNED, SEALED AND DELIVERED)
by the within named **PURCHASER**)



Suresh Bajaj
.....

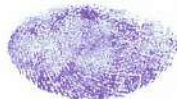
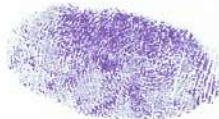
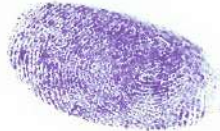
MR. SURESH BAJAJ

as Power of Attorney Holder of
Purchaser Nos. 3 and 4

L.H.F. Prints



R.H.F. Prints



Chhannu
Arbarnalkar

Suresh Bajaj

Suresh Bajaj

In the presence of:-

1. Samiksha Naik Naik



2. Adv. Sheshan Rawool Rawool

Sumit Bhatnagar

Sumit Bhatnagar

Uttam Kumar

Arshomalka



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



Plan Showing plots situated at
Village : SIOLIM
Taluka : BARDEZ
Survey No./Subdivision No. : 271/ 28,29,30
Scale : 1:1000

CBAR 121-27175

(Rajesh R. Pai Kuchelkar)
Inspector of Survey &
Land Records.



S.No.260
12
27 28 30 31
SURVEY No. 271

53
29

24

Generated By : Swapnil B. Bhonsle (D' Man Gr. II)
On : 23-11-2021

Compared By:

Khamarkar
Abharmalkar

Swapnil B. Bhonsle
Swapnil B. Bhonsle



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 19-Jan-2022 11:33:31 am

Document Serial Number :- 2022-BRZ-267

Presented at 11:00:32 am on 19-Jan-2022 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	2025000
2	Registration Fee	1350000
3	Mutation Fees	7500
4	Processing Fee	3160
Total		3385660

Stamp Duty Required :2025000/-

Stamp Duty Paid : 2025000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	SURESH BAJAJ ,Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, Address1 - 5-1-32, R. P. Road, Secunderabad 500 003, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	ANUSAYA VIKESH HARMALKAR , Father Name:Pandurang Naik, Age: 33, Marital Status: Married ,Gender:Female,Occupation: Business, H. No. 56-3, near Hotel Spice Goa, Karaswada, Mapusa, Bardez Goa, PAN No.:			
2	ANUSAYA VIKESH HARMALKAR , Father Name:Pandurang Naik, Age: 33, Marital Status: Married ,Gender:Female,Occupation: Business, H. No. 56-3, near Hotel Spice Goa, Karaswada, Mapusa, Bardez Goa, PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	ANUSAYA VIKESH HARMALKAR , Father Name:Pandurang Naik, Age: 33, Marital Status: Married ,Gender:Female,Occupation: Business, H. No. 56-3, near Hotel Spice Goa, Karaswada, Mapusa, Bardez Goa, PAN No.: [REDACTED]			
4	VIKESH K HARMALKAR , Father Name:Krishna Harmalkar, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Advocate, H. No. 56-3, near Hotel Spice Goa, Karaswada, Mapusa, Bardez Goa, PAN No.: [REDACTED]			
5	VIKESH K HARMALKAR , Father Name:Krishna Harmalkar, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Advocate, H. No. 56-3, near Hotel Spice Goa, Karaswada, Mapusa, Bardez Goa, PAN No.: [REDACTED]			
6	VIKESH K HARMALKAR , Father Name:Krishna Harmalkar, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Advocate, H. No. 56-3, near Hotel Spice Goa, Karaswada, Mapusa, Bardez Goa, PAN No.: [REDACTED]			
7	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1-32, R. P. Road, Secunderabad 500 003, PAN No.: [REDACTED], as Power Of Attorney Holder for NEEMA ADEESH NAHAR Alias NEEMA ADEESH NAHAR			
8	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1-32, R. P. Road, Secunderabad 500 003, PAN No.: [REDACTED], as Power Of Attorney Holder for NEEMA ADEESH NAHAR Alias NEEMA ADEESH NAHAR			
9	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1-32, R. P. Road, Secunderabad 500 003, PAN No.: [REDACTED], as Power Of Attorney Holder for NEEMA ADEESH NAHAR Alias NEEMA ADEESH NAHAR			
10	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1-32, R. P. Road, Secunderabad 500 003, PAN No.: [REDACTED], as Power Of Attorney Holder for PRATIBHA NAHAR Alias PRATIBHA ABHAI KUMAR NAHAR			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
11	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1- 32, R. P. Road, Secunderabad 500 003, PAN No.: [REDACTED], as Power Of Attorney Holder for PRATIBHA NAHAR Alias PRATIBHA ABHAI KUMAR NAHAR			
12	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1- 32, RTP ROAD SECUNDERABAD-500003, PAN No.: [REDACTED], as Power Of Attorney Holder for MIHEEKA BAJAJ Alias MIHEEKA DAGGUBATI			
13	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1- 32, RTP ROAD SECUNDERABAD-500003, PAN No.: [REDACTED], as Power Of Attorney Holder for PARINDA BAJAJ			
14	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1- 32, RTP ROAD SECUNDERABAD-500003, PAN No.: [REDACTED], as Power Of Attorney Holder for PARINDA BAJAJ			
15	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1- 32, RTP ROAD SECUNDERABAD-500003, PAN No.: [REDACTED], as Power Of Attorney Holder for PARINDA BAJAJ			
16	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1- 32, RTP ROAD SECUNDERABAD-500003, PAN No.: [REDACTED] as Power Of Attorney Holder for MIHEEKA BAJAJ Alias MIHEEKA DAGGUBATI			
17	SURESH BAJAJ , Father Name:P H BAJAJ, Age: 67, Marital Status: ,Gender:Male,Occupation: Business, 5-1- 32, RTP ROAD SECUNDERABAD-500003, PAN No.: [REDACTED], as Power Of Attorney Holder for MIHEEKA BAJAJ Alias MIHEEKA DAGGUBATI			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SAMIKSHA SANJIT NAIK, Age: 40, DOB: , Mobile: 9545249914 , Email: , Occupation: Service , Marital status : Married , Address: 403110, Carambolim, Tiswadi, North Goa, Goa			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
2	Name: SHESHAN P RAWOOL, Age: 29, DOB: , Mobile: 9404454798 , Email: , Occupation: Advocate , Marital status : Married , Address: 403507, 287, 287, Moira, Bardez, North Goa, Goa			

Sub Registrar

SUB-REGISTRAR

BARDEZ

Document Serial Number :- 2022-BRZ-267

Book :- 1 Document

Registration Number :- **BRZ-1-253-2022**

Date : 19-Jan-2022

M. K. M. K.
19/01/2022

**SUB-REGISTRAR
BARDEZ**

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

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Bardez
REGISTRATION DEPARTMENT. GOVERNMENT OF GOA

Print Date Time:- 19-Jan-2022 11:35:33
Date of Receipt: 19-Jan-2022

Receipt No : 2021-22/9/3903

Serial No. of the Document : 2022-BRZ-267

Nature of, Document : **Conveyance - 22**

Received the following amounts from **SURESH BAJAJ** for Registration of above Document in Book-1 for the year 2022

Registration Fee	1350000	E-Challan	• Challan Number : 202200039990 • CIN Number : 355516599	1350000
Processing Fee	3160	E-Challan	• Challan Number : 202200039990 • CIN Number : 355516599	3500
Total Paid	1353500 (Rupees Thirteen Lakhs Fifty Three Thousands Five Hundred only)			

Probable date of issue of Registered Document: / /

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL
Please handover the Registered Document to the person named below

Name of the Person Authorized : *Adv. Shehan Rawool*

Specimen Signature of the Person Authorized

TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **19-Jan-2022**

Signature of the person receiving the Document

Signature of the Presenter

Signature of the Sub-Registrar