

21/8/2012

भारत 08725 NON JUDICIAL STAMP
174633 AUG 27 2012
2011 AUG 27 11:02
R 0435100/- PB5740
INDIA STAMP DUTY GOA

NAME: Kantec Construction
ADDRESS: Mogus
THROUGH: Rajendra Korgankar
SIGNATURE: [Signature]
RECEIPT NO: Axis/1225

For AXIS BANK LTD.
Authorised Signatory
P. Shirgaonkar Re. I,
Panaji, Goa-403001.

3853/12
28/08/2012



DEED OF SALE

[Signature]

THIS DEED OF SALE is executed in the City of Mapusa on this 28th day of August 2012 BETWEEN

(1) **M/S ARAM REALTY AND INFRASTRUCTURE**, a partnership holding PAN. AAUFA0095M, having its office at 304, Doli Chambers, Bramhakumari Marg., Strand Cinema Compound Colaba Mumbai 400 005 and registered with the Registrar of Firms at Mumbai represented herein by its partners (a)

MRS. HARSHITA ASHWIN NARWEKAR, wife of Ashwin Suresh Narwekar, 32 years of age, businessperson, married, holder of PAN AFBPN1130J, Indian National, resident of 8/7, Brady's Flat, Sorab Bharucha Road, Colaba, Mumbai 400 005 and (b) **MR. MAKARAND SURESH NARWEKAR**, son of Suresh Murari Narwekar, 33 years of age, married, businessman, holder of PAN ADGPN1946H, Indian National, resident of 33, Surat Bahar, N.A.Sawant Marg., Colaba, Mumbai 400 005. The Vendors herein are represented in this act by the confirming party hereto at serial no.1 vide power of attorney dated 14.7.2012 executed before Notary B.D.Jaiswal



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under Reg.no.1362 dated 14.7.2012 of Dist.Thane Maharashtra, hereinafter called **THE VENDORS** (which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, successors, administrators and assigns) of the ONE PART;(1) **MR.ASHWIN SURESH NARWEKAR**, 38 years of age, son of Suresh Murari Narwekar, married, businessman, holder of PAN AEBPN4734P, Indian National, resident of 8/7, Brady's Flat, Sorab Bharucha Road, Colaba, Mumbai 400 005 and (2) **MRS. RACHNA MAKARAND NARWEKAR**, 33 years of age, daughter of Mr. Ravi Kedarnath Malhotra, married, housewife, holder of PAN AJWPM7527M, Indian National, resident of 33, Surat Bahar, N. A. Sawant Marg., Colaba, Mumbai 400 005, represented by her duly constituted attorney confirming party at serial no.1 vide power of attorney dated 23.8.2012 executed before Gregory D'Souza, Advocate and Notary of Mumbai hereinafter called **THE CONFIRMING PARTIES** (which expression shall unless repugnant to the context or meaning



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thereof be deemed to include their heirs, executors, administrators and assigns) of the SECOND PART AND M/S KENKRE CONSTRUCTIONS, a Proprietary Concern of MRS. SUJATA ASHOK KENKRE, 44 years age, married, business, daughter of late Madhusudan Parulekar, Indian National, holder of PAN Card No. ADOPK0151P, resident of Flat No. 1, 4th Floor, Kenkre Residency, Dattawadi, Mapusa, Bardez, Goa hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, successors, administrators and assigns) of the THIRD PART.

WHEREAS the Vendors are independently registered Partnership firm duly registered in Mumbai and the confirming parties being the spouses of the partners are joined hereto as abundant caution in view of the law of communion of assets as is applicable in Goa.



AND WHEREAS there exists a property known as "ADIBAILEM TEMBA" alias "ADIBAILEM TEMBO" or "DULERACHEM BHAT" or "CORMOL BHAT" or "CORMUL BHAT", situated at Duler of Mapusa, within the limits of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no.38419 of Book B 98 (new), enrolled in the Taluka Revenue Office under Nos.1185, surveyed under Chalta No: 49 of PTS No: 50 in the City Survey of Mapusa admeasuring 1543 square meters, and which property is more particularly described in the Schedule hereinunder written and hereinafter referred to as THE SAID PROPERTY.

AND WHEREAS 5/6ths of the said property are found inscribed in favour of Joao Francisco Braganca and his wife Maria Carlota Filomena Felecidade Sequeira under inscription no.3598 at page 64 of Book No.G 39 and 1/6th thereof is found inscribed in the name of the said Joao



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Francisco Braganca by virtue of inscription no.35299 of Book G 39 at page 64.

AND WHEREAS the said Joao Francisco Braganca and his wife the said Maria Carlota Filomena Felecidade Sequeira alias Maria Filomena Carolina Sequeira alias Maria Carlota Filomena Sequeira alias Maria Carlota Filomena Sequeira alias Carlolina Filomena Sequeira were the owners in possession of the said property.

AND WHEREAS on the death of the said Joao Francisco Braganca alias John Francis Braganza, by a Deed of Declaration and Succession executed on 16.3.1966 at pages 27 V onwards of Book No.683 with the Notary Ex Officio of Bardez at Mapusa the heirs were declared.

AND WHEREAS the widow of said Joao Francisco Braganca viz. the said Maria Filomena Carolina Sequeira and his heirs declared by the aforesaid Deed of Succession executed a Deed of






Partition on 7.5.1996 and registered with the Civil Registrar cum Sub Registrar of Bardez at Mapusa under no.266 of Book No.I, Vol.6 at pages 8 to 14 dated 27.8.1966 by which the bare right to the said property was allotted to Antonio Mariano Clement Braganca married to Vida Price Braganca alias Vida Braganca and the usufruct thereof was allotted to the mother, the said Maria Filomena Carolina Sequeira.

AND WHEREAS the said Maria Filomena Carolina Sequeira expired on 19/08/1982 and her usufructory right to the said property ceased thereby the absolute right to the said property crystallized in favour of Antonio Mariano Clement Braganca and his wife Vida Braganca.

AND WHEREAS the said property was subject to inventory proceedings no.12/02 on the death of the said Antonio Mariano Braganca alias Antonio Mariano Clement Braganca alias Anthony Clement Braganca.

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AND WHEREAS subsequently on the death of the said Vida Braganca the said property was again subject to inventory proceedings no.294/11/C before the Civil Judge Senior Division C Court at Mapusa and was described at item no.1 therein.



AND WHEREAS by chart of allotment confirmed by orders dated 7.6.2012 the said property was allotted as follows:

- a) To Mark Anthony Braganca - half share
- b) To Jini Swaminathan - 1/4th share
- c) To Tara Maria Swaminathan - 1/8th share
- d) To Santosh Joseph Swaminathan - 1/8th share

AND WHEREAS the said Mark Braganca alongwith his wife Amita Braganca, Mrs. Jini Swaminathan, then a widow alongwith her said children Tara Maria Swaminathan and Santosh Joseph Swaminathan, both unmarried, sold the said

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property to the vendors abovenamed by a Deed of Sale executed on 17.7.2012 and registered with the Civil Registrar cum Sub Registrar of Bardez under no.Book NO.1 document, registration no.BRZ-BK1-03195-2012, CD.number BRZD350 on 17.7.2012.



AND WHEREAS the Vendors are therefore the owners in possession of the said property.

AND WHEREAS the purchaser has now proposed and the Vendors have agreed to sell the said property to the purchaser for a consideration of Rs.1,45,00,000/- (Rupees One Crore Forty Five Lakh only)

AND WHEREAS as abundant caution a public notice was published on the local newspaper the Navhind Times, Tarun Bharat dated 01/08/2012 calling for objections for the proposed sale of the said property but no objections were

received and the purchaser has satisfied himself with the title of the said property.

NOW THIS DEED OF SALE WITNESSETH AS

UNDER:

1. That in pursuance of the above agreement and in payment of consideration of Rs.1,45,00,000/- (Rupees One Crore Forty Five Lakh only) paid by the purchaser to the vendors, the receipt of which the vendors do hereby admit and acknowledge, they the vendors do hereby convey by way of sale unto the purchaser all their right, title, possession, interest, lien, claim and ownership to the said property known as "ADIBAILEM TEMBA" alias "ADIBAILEM TEMBO" or "DULERACHEM BHAT" or "CORMOL BHAT" or "CORMUL BHAT", situated at Duler of Mapusa, within the limits of the Mapusa Municipal Council, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no.38419 of Book B 98



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(new), enrolled in the Taluka Revenue Office under Nos.1185, surveyed under Chalta No: 49 of PTS No: 50 in the City Survey of Mapusa admeasuring 1543 square meters, and which property is more particularly described in the Schedule hereinunder written and hereinafter referred to as THE SAID PROPERTY.



2. That the vendors on the execution of this Deed of Sale hand over vacant and peaceful possession of the property in favour of the purchaser.

3. That in case any defect is found in the title of the vendors in the said property hereby sold and / or in the present conveyance then the vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the

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purchaser for more perfectly conveying the said property sold unto the purchaser.

4. That the price paid corresponds to the market value of the said property.

5. That the vendors do hereby assure the Purchaser that the property hereby sold is free from any encumbrances whatsoever and the vendors have absolute title and exclusive right to convey the said property by way of sale.

6. That on the execution of this Deed of Sale the purchaser shall and may at all times hereinafter peacefully and quietly enter into, and possess the said property hereby sold without any hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them.

7. That the vendors and their heirs shall at all times hereinafter indemnify and keep



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indemnified the purchaser and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the vendors or any breach of the covenants hereunder contained.

8. That the confirming parties being the spouses of the partners of the vendor firm do hereby confirm and ratify this sale.

9. That the parties do not belong to schedule caste and tribes.

SCHEDULE

ALL THAT property known as "ADIBAILEM TEMBA" alias "ADIBAILEM TEMBO" or "DULERACHEM BHAT" or "CORMOL BHAT" or "CORMUL BHAT", situated at Duler of Mapusa, within the limits of the Mapusa Municipal Council, Taluka and Sub



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District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office under no.38419 of Book B 98 (new), enrolled in the Taluka Revenue Office under Nos.1185, surveyed under Chalta No: 49 of PTS No: 50 in the City Survey of Mapusa admeasuring 1543 square meters, and which property is bounded as under:

EAST: By Chalta No: 65, 66 and 67 of PTS No: 50 in the City Survey of Mapusa.

WEST: By Chalta No: 48 of PTS No: 50 in the City Survey of Mapusa

NORTH: By Chalta No: 42 and 43 of PTS No: 50 in the City Survey of Mapusa

SOUTH: By Chalta No: 68 of PTS No: 50 in the City Survey of Mapusa

IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.



[Handwritten signatures of the parties and witnesses]



Ashwin Suresh Narwekar

(MR. ASHWIN SURESH NARWEKAR
For self as confirming party
At ser.no.1 and attorney
For vendors and for confirming
Party at ser.no.2)

L.H.F.P.OF ASHWIN
SURESH NARWEKAR

R.H.F.P.OF ASHWIN
SURESH NARWEKAR



1.-----



1.-----



2.-----



2.-----



3.-----



3.-----



4.-----



4.-----



5.-----



5.-----



gpr

Ashwin Suresh Narwekar

THE PURCHASER



[Signature]

(M/S KENKRE CONSTRUCTIONS,
a Proprietary Concern of
MRS. SUJATA ASHOK KENKRE)



L.H.F.P.OF SUJATA
ASHOK KENKRE

R.H.F.P.OF SUJATA
ASHOK KENKRE



1.-----



2.-----



3.-----



4.-----



5.-----

[Signature]



1.-----



2.-----



3.-----



4.-----



5.-----

[Signature]

WITNESSES:

1.  Rajendra Korgaonkar

2.  Catherine Rodriguez

 





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 28-08-2012 11:47:59 AM

Document Serial Number : 3853

Presented at 10:14:00 AM on 28-08-2012 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	725000.00
2	Processing Fees	430.00
	Total :	725430.00

Stamp Duty Required: 360010.00 Stamp Duty Paid: 435100.00

Sujata Ashok Kenkre presenter

Name	Photo	Thumb Impression	Signature
Sujata Ashok Kenkre ,D/o late Madhusudan Parulekar , Married,Indian,age 44 Years,Business,r/oFlat no 1,4th floor, Kenkre Residency, Datta Wadi,Mapusa Bardez Goa. proprietor of M/S Kenkre Construction .PAN CARD NO ADQPK07151P			

Endorsements

Executant

1. Ashwin Suresh Narwekar, S/o Suresh Murari Narwekar, Married,Indian,age 38 Years,Business,r/o3/7, Brady's Flats, Sorab Bharucha Road, Colaba, Mumbai-400005 PAN No. AEBPN4734P. As POA holder for the Purchaser- M/s Aram Realty & Infrastructure, a partnership firm in Mumbai rep. by partners Harshita Ashwin Narwekar & Makarand Suresh Narwekar, vide POA dated 14/07/2012, executed before the Notary S.D. Jaiswal, Thae, Maharashtra, under Sr. No.1362/2012

Photo	Thumb Impression	Signature

2. Sujata Ashok Kenkre , D/o late Madhusudan Parulekar , Married, Indian, age 44 Years, Business, r/o Flat no 1, 4th floor, Kenkre Residency, Dattawadi, Mapusa Bardez Goa, proprietor of M/S Kenkre Construction . PAN CARD NO ADQPK0151P

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Catherine Rodrigues , D/o R. Rodrigues, Married, Indian, age 40 Years, Service, r/o H. NO 140 Gausa Vaddo Mapusa Bardez Goa	
2	Michael Santamaria . S/o Gregorio Santamaria . Married, Indian, age 67 Years, Service, r/o h. NO 123 Conchelim Mapusa Bardez Goa	



Sub-Registrar

Signature: 
Name: **BARDEZ**

Book-1 Document
Registration Number BRZ-BK1-C3815-2012
CD Number BRZD368 on
Date 28-08-2012

Sub-Registrar (Bardez)

Signed By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



11/08/2012