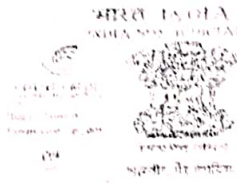
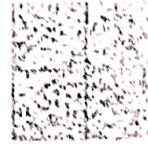


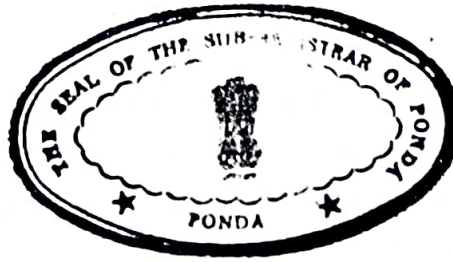
Phone No 0222101800
Sold To/Issued To
Yatin Ramesh Parekh
For Show/ID Proof
G10720960007426



For *[Signature]*
CO-OP

[Signature]
Authorized Signatory

1528/2023



Karan Yatin Parekh

[Signature]

PON-1-1159-2023

DEED OF SALE

[Signature]

[Signature]

Satishant

[Signature]

This **DEED OF SALE** is executed on the 8th day of September of the year 2023, at Ponda, Goa.

BETWEEN

1. **MRS. SMITA ANAND BHONSLE** alias SMITA YESHWANT PARAB, d/o late EsvontoCrisnaPoroboSirsaicar alias EsvontaCrisnaPorobo and wife of Mr. Anand Bhonsle, aged 62 years, married, retired, Indian National, Resident of House no.597, MalimPorvorim Near Bar Corner, Betim, North Goa, Bardez-Goa, 403101, Holding Pan Card No. , Adhaar Card no. : AND

MR. ANAND HARISHCHANDRA BHONSLE, s/o Harishchandra Bhonsle, 66 years in age, married, retired, Indian National, Resident of House no.597, MalimPorvorim Near Bar Corner, Betim, North Goa, Bardez-Goa, 403101, Holding Pan Card No. , Adhaar Card no. , herein after collectively referred to as the **"THE VENDORS"** (which expression, unless it be repugnant to the meaning and context, shall mean and include his legal representatives, heirs, Assignees, executors, administrators, etc.) Of The First Part.

AND

3. **MR. KARAN YATIN PAREKH**, S/O Yatin Ramesh Parekh, 35 years in age, Married, Businessman, Indian National, PAN NO. , ADHAAR CARD No. , R/O D3,

Landscape Martins Mansion, Caranzalem, Panaji, GOA,

4. **MR. YATIN RAMESH PAREKH**, S/o Mr. Ramesh Parekh, 58 years in age, married, Businessman, Indian National, Pan no. , having adhaar no. , R/o D-3, Martins Mansion, Caranzalem, Goa, 403002, referred to as the

S. Ashok

M. L. D.

P. S. D.

S. S. D.

PURCHASERS hereinafter (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives, and assigns) of the SECOND PART.

WHEREAS there exists a piece or parcel of land admeasuring 4000.00 Sq mts. or thereabouts, the said plot formerly forming a part of the landed property known as "AFORAMENTO" also known as "FONDILBAGA DE ORGAO" or "DHUMEBHAT DE ORGAO" or "FONDIL BAGA", surveyed under survey no. 6/2 of the village of Orgao, within the local limits of the Village Panchayat of Tivrem-Orgao, the said forming part and parcel of the LARGER PROPERTY (more particularly described in SCHEDULE-I herein below) and hereinafter referred to as the "SAID LARGER PROPERTY" for the sake of brevity more particularly described in SCHEDULE-II herein below.



AND WHEREAS the Maharashtra State Financial Corporation, a statutory corporation established for the state of Maharashtra under State Financial Corporation Act, 1951 (LXIII of 1951) as reconstituted from the former Bombay Financial Corporation pursuant to a scheme of reconstitution of that Corporation certified by the Central Government Under Notification No. F. 6(12) Corp /60 dated the 14th day of August, 1962 issued under section 70 of the Bombay State Re organization Act, 1960 and having its Head office at New Excelsior Building, 5th, 7th, 8th and 9th floors, Amrit Keshav Nayak Marg, Fort, Bombay-1 (Vendor therein) has vide Deed of Sale dated 11/03/1988 (11th Day of March of the year 1988 conveyed the SAID LARGER PROPERTY with its absolute title together with exclusive physical possession to Mr. Esvonta Crishna Porobo (Purchaser therein).

AND WHEREAS upon death of late Esvonta Crishna Porob, the said Mrs. Anandi Esvonta Porobo Sirsaicar alias Anandi Esvonta Porobo alias Anandi Y Parab, Mr. Umesh Yeshwant Parab and his wife Mrs. Varsha Umesh Parab being the wife, Son and daughter in law of late Esvonta

Crishna Porobo held their respective share in the SAID LARGER PROPERTY.

AND WHEREAS vide Deed of Gift dt. 06/01/2022 having reg no. PON-1-323-2022, registered at the office of the Sub Registrar of Ponda, the said Mrs. Anandi Esvonta Porobo Sirsaicar alias Anandi Esvonta Porobo alias Anandi Y Parab, Mr. Umesh Yeshwant Parab and is wife Mrs. Varsha Umesh Parab gifted the said property to Mrs. Smita Anand Bhonsle alias Smita Yeshwant Parab (The VENDOR herein), in view of above, the said Mrs. Smita Anand Bhonsle alias Smita Yeshwant Parab (Vendor hereinabove) became absolute owner in possession of the SAID LARGER PROPERTY.

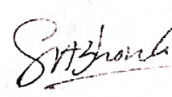
AND WHEREAS the VENDORS have divided the SAID LARGER PROEPTY into two plots, PLOT.A and PLOT.B, forming two distinct parcels of land. PLOT. A admeasuring 1700 square meters and PLOT.B admeasuring 2300 square meters.

AND WHEREAS the VENDORS have agreed to sell to the PURCHASERS all that piece and parcel of land of PLOT.B admeasuring 2300 square meters, as delineated on the plan hereto annexed. (Hereinafter referred to as the **SAID PROPERTY**.)

AND WHEREAS the SAID PROPERTY is notified under "INDUSTRIAL ZONE" on the 2021 Regional Plan of Village Orgao, Ponda Taluka, as certified by the Town and Country planning Department of Goa.

AND WHEREAS the VENDORS have agreed with the PURCHASERS for the absolute sale of the SAID PROPERTY, and the PURCHASERS have agreed to purchase the SAID PROPERTY for a total consideration of RS. 1,13,00,000/- (RUPEES ONE CRORE THIRTEEN LAKHS ONLY).

NOW THIS DEED OF SALE WITNESSETH AS UNDER: -

1. That in consideration of payment of RS. 1,13,00,000/- (RUPEES ONE CRORE THIRTEEN LAKHSN ONLY) which amount after deduction of TDS @ 1% equivalent to Rs. 1,13,000/- (Rupees one lakh thirteen thousand Only) works out to RS. 1,11,87,000/- (rupees one crore eleven lakhs eighty seven thousand only), shall be completely handed over by the PURCHASERS at the time of registration of this Sale Deed, the VENDORS do hereby admit and acknowledge, and do hereby convey and transfer by Deed of Sale in favour of PURCHASERS all their right, title, interest, ownership and possession in the SAID PROPERTY which PROPERTY is more particularly described in Schedule III hereunder written and delineated in RED in the plan annexed hereto as Annexure A-1 and with all trees, fences, ways, watercourses, structures, lights and privileges, easement and appurtenances whatsoever to the SAID PROPERTY belonging to or in any way 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 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.

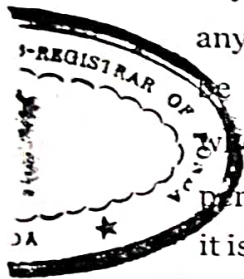


2. That the PURCHASERS have paid the consideration towards the purchase of the SAID PROPERTY in following manner to the VENDORS:

- i. An amount of Rs. 48,87,000/- (rupees forty-eight eighty-seven thousand only) Vide cheque no.065991 drawn of AXIS bank, Panaji Branch dt. 08/09/2023.
- ii. An amount of Rs. 63,00,000/- (rupees Sixty-three lakhs only) in previous installments.

3. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances, disputes or claims, non-compliances whatsoever and the

VENDORS have absolute title and exclusive right to convey the SAID PROPERTY by way of Sale and there are no impediments whatsoever against such disposition. The VENDORS covenant that the SAID PROPERTY is free from any restraint order or injunction order passed by any court of law and is also free from any adverse observation in any decree of any court. The VENDORS covenant that there is no litigation pending regarding the SAID PROPERTY and there is no claim by any third party against this property, on any account whatsoever, and that there is no dispute pending regarding SAID PROPERTY. The VENDORS declare that he has not agreed to sell the SAID PROPERTY or any portion thereof to any other person/ persons whomsoever and that he has not done anything whereby the SAID PROPERTY or any part thereof may be subject to any attachment or lien of any court or person whatsoever or mortgaged to any person/s and no litigation is pending in any court of law in respect of the SAID PROPERTY and it is not subject to any acquisition nor have the VENDORS received any notice or notification of the SAID PROPERTY. The VENDORS further declare that they are not aware of any proceedings, at any stage, pertaining to acquisition of the SAID PROPERTY by any authority or government department.



4. The PURCHASERS shall be entitled to apply for mutation in the Record of Rights of the SAID PROPERTY, more particularly described in SCHEDULE I hereunder. 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.
5. The VENDORS covenant that in case any defect is found in the title of the VENDORS of the SAID PROPERTY hereby sold and/or in the present conveyance, then VENDORS do hereby agree and undertakes to obtain necessary clearance and execute 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 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.
7. That VENDORS do hereby assure the PURCHASERS that the SAID PROPERTY hereby sold is free from any encumbrances whatsoever and the 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 PROPERTY hereby sold without any hindrance, claim, interruption or demand whatsoever from the VENDORS or from any person claiming through or under him.
9. All the documents relating to the SAID 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 hereinafter 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 PROPERTY or any breach of the covenants or any valid and legally subsisting claim by any other legal heirs.

[Handwritten signatures]

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11. The VENDORS hereby undertake that they shall clear all dues relating to the property such as any pending electricity bill, water bill or any other bill outstanding pertaining to the SAID PROPERTY before the execution of this present Deed.

12. The VENDORS and the PURCHASERS hereby declare that the SAID 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.



13. Price paid corresponds to the market value the SAID PROPERTY and accordingly stamp duty of Rs. 5,65,000/- (Rupees Five lakhs sixty-five thousand Only) has been affixed herewith.

14. The VEDNDORS have obtained the required NOC for Sale from the Town and Country planning department having REF: TPP/3191/49(6)/ Orgao/6/2/23/2074 dt.06/09/2023.

SCHEDULE I

(Description of the LARGER PROPERTY)

All that landed property known as "AFORAMENTO" also known as "FONDILBAGA DE ORGAO" or "DHUMBHAT DE ORGAO" or "FONDIL BAGA" situated at Orgao, within the local limits of the Village Panchayat of Tivrem-Orgao, Taluka and Registration Sub-District of Ponda, the said entire property "AFORAMENTO" being not described in the Land Registration Office but inscribed in the Taluka Revenue office of Ponda, under Matriz No.391 and surveyed under survey no.6 and sub division 2 of the Revenue Village of Orgao, having a total area of 27,000 square meters or thereabouts, and being bounded as a whole as follows:

On The North : By the Village road;

On the South : By a drain which deperates the Village Orgao from the Village Tivrem.

On the East : By a public road going from banastari to Marcel;

On the West : By property belonging to Bhat and by the properties- "Caturlim" and "AFORAMENTO" belonging to Shri Kamalxa Anant Sinai Ghodekar and partly by the village road,

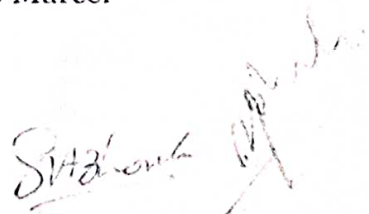
SCHEDULE II

DESCRIPTION OF THE PROPERTY

All that piece and parcel of land admeasuring 4000 sq mts. or thereabouts within the local limits of the Village Panchayat or Tivrem-Orgao and which is forming part and parcel of the LARGER PROPERTY which is bounded as follows:

On the North: By Property remaining part of the same property "AFORAMENTO",

On the East: By a public road going from banastari to Marcel



On the West: By Partly by the property belonging to Bhat and by the properties- "Caturlim" and "AFORAMENTO" belonging to Shri Kamalaxa Anant Sinai Ghodekar and partly by the village road,

On the South: By part of the same Property reserved as access road by the said Kamalaxa Anant Sinai Ghodekar,

SCHEDULE III

All that property admeasuring 2300 square meters which is a part and parcel of the abovementioned property mentioned in Schedule II admeasuring 4000 square meters and which is specifically delineated in the enclosed plan herein.



On the North: By Property remaining part of the same property "AFORAMENTO".

On the East: By a public road going from Banastari to Marcel

On the West: By part of the same property access road by the said Kamalaxa Anant Sinai Ghodekar,

On the South: By partly by the property belonging to Bhat and by the properties Caturlim and Aforamento.

S. Ashok

M. S. ...

[Signature]

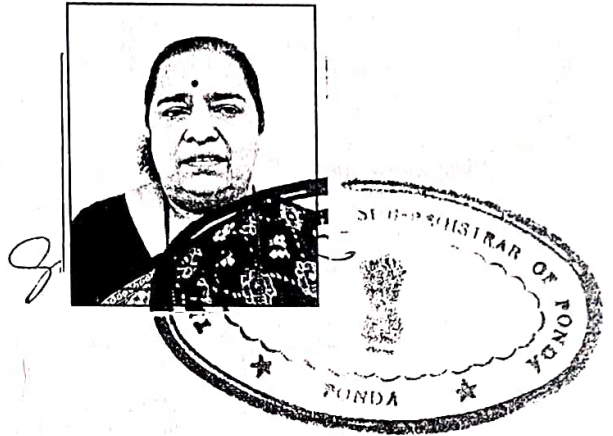
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IN WITNESSES WHEREOF the parties hereto have signed this Deed of Sale, the date, month and the year first hereinabove written:

SEALED, SIGNED AND DELIVERED

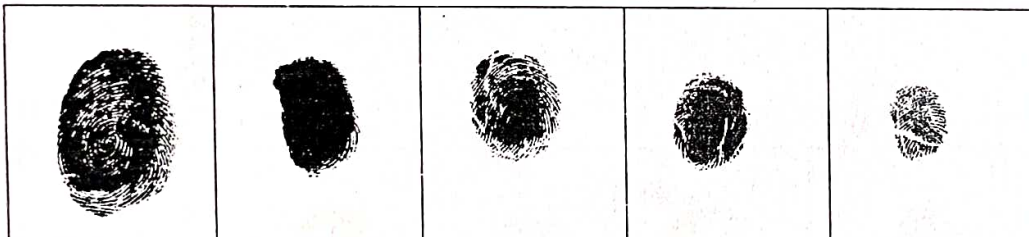
By

The within named VENDOR NO.1

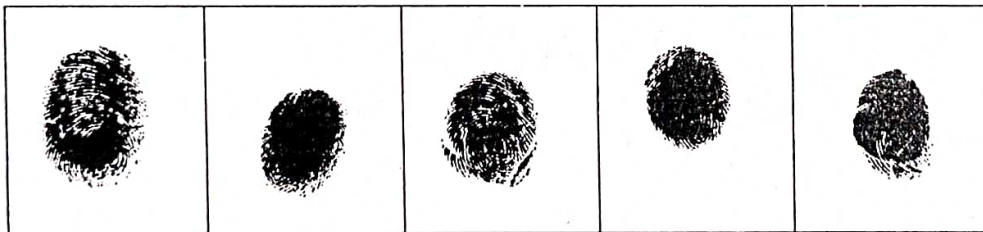


MRS. SMITA ANAND BHONSLE alias SMITA YESHWANT PARAB

L.H.T.I.



R H.T.I.



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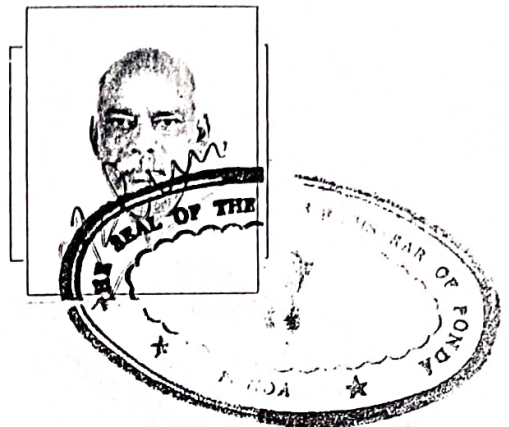
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SEALED, SIGNED AND DELIVERED

By

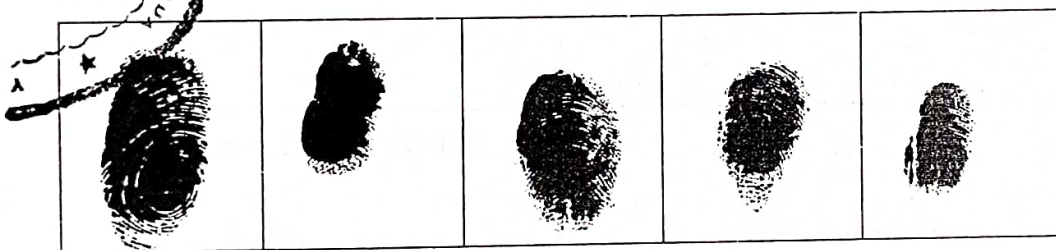
The within named VENDOR NO.2

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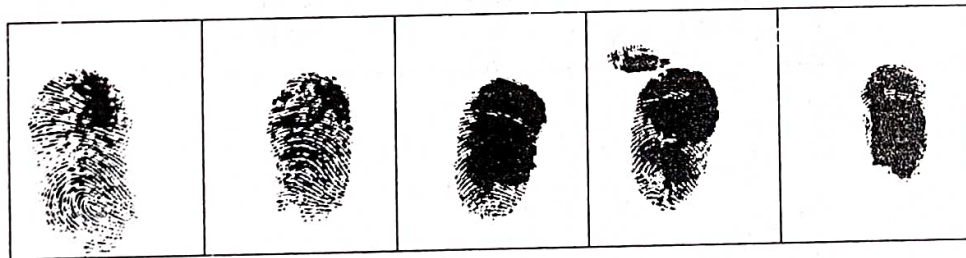


MR. ANAND HARISHCHANDRA BHONSLE

L.H.T.I.



R.H.T.I.



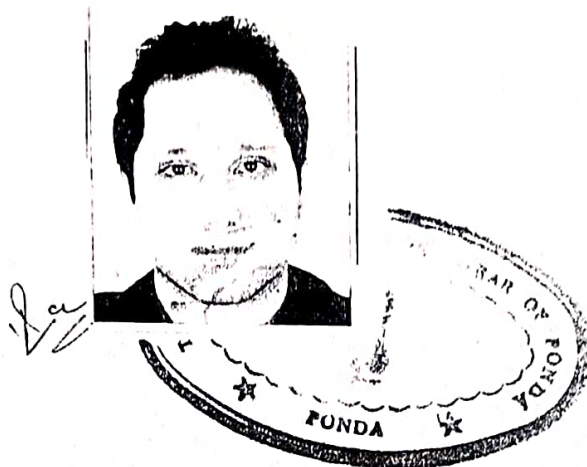
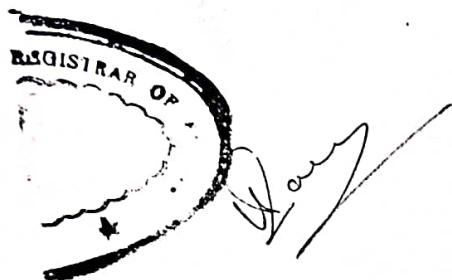
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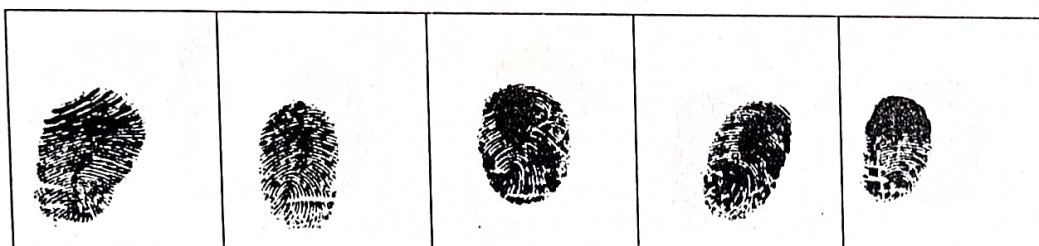
By

The within named PURCHASER NO.1



MR. KARAN YATIN PAREKH

L.H.T.I.



R.H.T.I.



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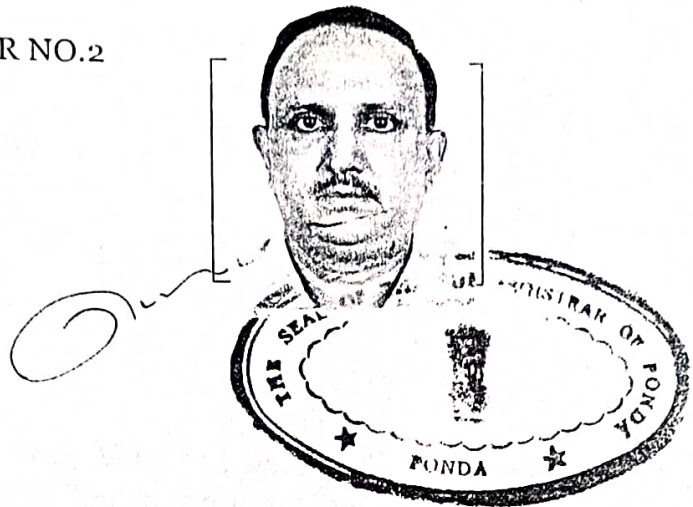
SEALED, SIGNED AND DELIVERED

By

The within named PURCHASER NO.2

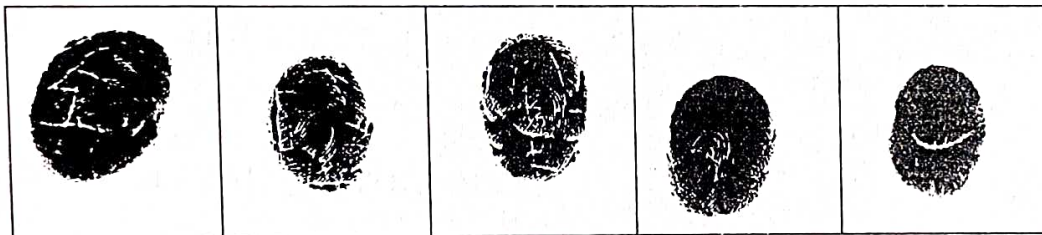


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MR. YATIN RAMESH PAREKH

L.H.T.I.



R.H.T.I.



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In the presence of:-

1. SAICHANDRA TALAMRAJU



Son of Durga Srinivas Talamraju, Major in age, Indian National,
R/o T/1, Bldg 4, Kamat Complex, Tonca, Panaji, Goa - 403002.
ADHAAR NO.

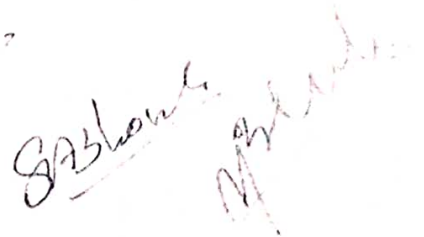


2. PRIYESH PRAKASH VOLVOIKAR

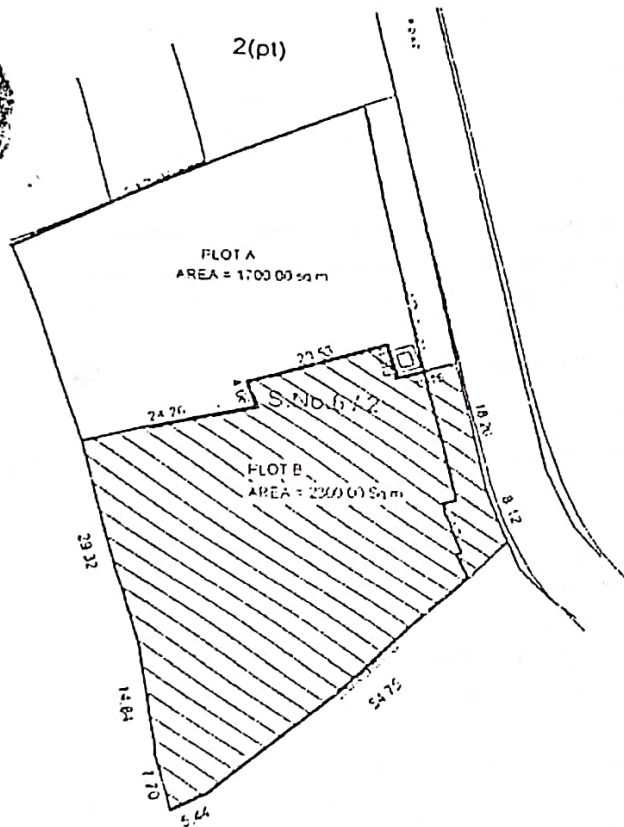


Son of Prakash Volvoikar, Major In age, Indian National, r/o 132/1,
St.Inez, Near Gomantak Press, Tiswadi, Panaji H.O, North Goa,
Goa, - 403001.

ADHAAR NO.



PLAN SHOWING PLOT SITUATED AT
VILLAGE : ORGAO
TALUKA : PONDA
SURVEY No / SUB DIV No : 6 / 2
SCALE : 1 : 1000



Sandeep R. Kunkoliencer

Sandeep R. Kunkoliencer
Professional Engineer-Diploma
Reg. No: ER(DIP)/0002/2023

AREA OF PLOT A = 1700.00 Sq.M

AREA OF PLOT B = 2300.00 Sq.M

TOTAL AREA OF PLOT = 4000.00 Sq.M

S. B. Kulkarni



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 11-Sep-2023 11:42:40 am

Document Serial Number :- 2023-PON-1528

Presented at 11:30:45 am on 11-Sep-2023 in the office of the Office of the Civil Registrar-cum-Sub Registrar,
Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	565000
2	Registration Fee	339000
3	Mutation Fees	2000
4	Processing Fee	1080
Total		907080

Stamp Duty Required : 565000/-

Stamp Duty Paid : 565000/-

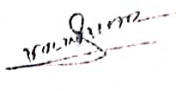
Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Karan Yatin Parekh , Father Name: Yatin Ramesh Parekh, Age: 35, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - D3, Landscape Martins Mansion, Miramar - Dona Paula Road, Caranzalem, North Goa, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Smita Anand Bhonsle Alias Sinita Yeshwant Parab , Father Name: Esvonta Crisna Porobo Sirsaicar Alias Esvonta Crisna Porobo, Age: 64, Marital Status: Married , Gender: Female, Occupation: Other, House no.597, Malim Porvorim Near Bar Corner, Belim, North Goa, Bardez- Goa, 403101, PAN No.:			
2	Anand Harishchandra Bhonsle , Father Name: Harishchandra Bhonsle, Age: 66, Marital Status: Married , Gender: Male, Occupation: Business, House no.597, Malim Porvorim Near Bar Corner, Belim, North Goa, Bardez- Goa, PAN No.:			
3	Karan Yatin Parekh , Father Name: Yatin Ramesh Parekh, Age: 35, Marital Status: Married , Gender: Male, Occupation: Business, D3, Landscape Martins Mansion, Miramar - Dona Paula Road, Caranzalem, North Goa, Goa, PAN No.:			
4	Yatin Ramesh Parekh , Father Name: Ramesh Parekh, Age: 58, Marital Status: Married , Gender: Male, Occupation: Business, D3, Landscape Martins Mansion, Caranzalem, Miramar Dona Paula road, Tiswadi, Goa,			

Qualify/Collectively recognize the Vendor, Purchaser,

Party Name and Address	Photo	Thumb	Signature
Name: Priyesh Prakash Volvoikar, Age: 35, DOB: 1988-05-30 , Mobile: 8007631000 , Email: adv.sai.chandra@gmail.com , Occupation: Advocate , Marital status : Unmarried , Address: 403001, 132/1, 132/1, Near Gomantak Press, St Inez, Panaji, Tiswadi, NorthGoa, Goa			
2 Name: Saichandra Talamraju, Age: 25, DOB: 1998-02-13 , Mobile: 9168392945 , Email: adv.sai.chandra@gmail.com , Occupation: Advocate , Marital status : Unmarried , Address: 403002, T1 Bldg 4, T1 Bldg 4, Kamat Complex , Tonca, Panaji, Tiswadi, NorthGoa, Goa			

Sub-Registrar

SUB-REGISTRAR
PONDA

Document Serial Number :- 2023-PON-1528



Document Serial No:-2023-PON-1528

Book :- 1 Document

Registration Number :- **PON-1-1459-2023**

Date : 11-Sep-2023



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

SUB - REGISTRAR
PONDA

