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ST. JOAQUIM ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RO



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R.0037800/- PB7223

INDIA

STAMP DUTY

GOA

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Name of Purchaser. VARUN KUDCHADKAR

For CITIZEN CREDIT CO-OP. BANK LTD.



[Signature]

Authorized Signatory

PRIYA NAGENDRA KUDCHADKAR P.N. Kudchadkar



..1..

DEED OF SALE

[Signature]

P.N. Kudchadkar

TRUE COPY

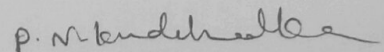
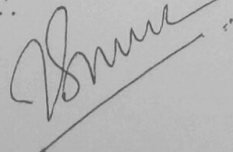
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THIS DEED OF SALE is made and entered into at CurchoremQUEPEM ,Goa , on this 27th SEPTEMBER 2017,

BY AND BETWEEN

1. **SMT. ROOPA PREMANAND RAIKER** also known as RUPA PREMANAND RAIKAR, Daughter of VITHALDAS P.VERNEKAR ,aged about 57 years ,married, Housewife ,**PAN NO. AGEPR4428H** , **ADHAR NO. 394611705366** and her Husband ,
2. **Mr. PREMANAND G. RAIKAR** , S/O GAJANAN PUTTU RAIKAR , Having Business, aged about 65 years **PAN CARD NO : AGEPR4429G** and **ADHAR NO.- 784257016673** , Both R/o near Ambedkar Circle, Bepquegal ,Curchorem,
3. **MR. VARUN SHANTARAM KUDCHADKAR**, son of ShantaramKudchadkar , 30 years of age, Bachelor, resident of H.N. 1184 , Pontemol, Curchorem Goa , **PAN NO. : AXGPK6095A** , **ADHAR No: 857022991487**,

hereinafter collectively referred to as the "**VENDORS**",,(which expression unless repugnant to the context or meaning thereof shall includes their legal heirs, successors, administrators, assignees and legal representatives) of the **FIRST PART.**



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AND

1. M/s JMD DEVELOPERS, having address at Gurudev manion Curchorem Goa ,PAN CARD No. AAHFJ4266A , represented By its Managing Partner Mrs PRIYA NAGENDRA KUDCHADKAR,W/O Mr. Nagendra Kudchadkar, about 40 years of age, ADHAR NO :910312974049 resident of Pontemol, Curchorem Goa, hereinafter referred to as hereinafter collectively referred to as,"PURCHASER ",(which expression unless repugnant to the context or meaning thereof shall includes their legal heirs, successors, administrators, assignees and legal representatives)the party of the OTHER PART

Vendor No. 1 and 2 are herein represented by their Power of Attorney Holder ,ie Vendor No. 3 , MrVarun S. Kudchadkar as per the Irrevocable Power of Attorney Dated 19/07/2017 , bearing No.qpm-BK4-00010-2017 ,CD. No. QPMD9 , Book No. 4 , in the Office of Sub registrar of Quepem.

Varun
p.m kudchadkar

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ALL THE PARTIES HERETO ARE INDIAN NATIONALS

WHEREAS there exist a property known as "**CAREAMATEMOLA**" situated at Curchorem Goa, within the limit and Jurisdiction of Curchorem Cacora Municipal Council, Taluka Quepem, District South Goa, Not Described in land Registration office, Enrolled in Taluka Revenue Office under matriz No. 577, Surveyed Under No 149/0 and other Survey No. of Village Curchorem Bounded As under

On the North: BY the Property of Comunidade of Curchorem and Valulikar

On the South : Road

On the East : Property of Mr. Philip Collaso

On the West: By the property of the Heirs of Antonio Fransisco Da Costa

Hereinafter referred as "**MAIN PROPERTY** "

AND WHEREAS the abovementioned MAIN PROPERTY was owned and possessed by Mr DOMINGOS PIEDADE COLASO and his wife MARIA EXALTACAO FERNANDES.

AND WHEREAS after the death of said Mr DOMINGOS PIEDADE COLASO and his wife MARIA EXALTACAO FERNANDES ,the above referred property was divided into several Lotes by virtue of Deed of partition dated

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15/01/1971, duly registered in the Office of Sub - Registrar Quepem, under No. 27, at pages 28 to 39, Book No. I, volume No 24, dated 30/01/1971 thus dividing the said MAIN PROPERTY amongst the successors of the Said Mr DOMINGOS PIEDADE COLASO and his wife MARIA EXALTACAO FERNANDES

AND WEHRES one among such Lotes , ie Lote No 8 being independent plot which is surveyed under No- 149/0 of village curchorem is bounded as follows:-

ON THE EAST :- By Lote No. 9 of the same property

belonging to Philip Colaco

ON THE WEST :- By Lote No. 3 of the same property

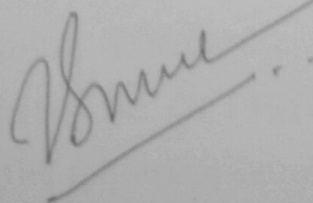
Belonging to Carmelina Colaco

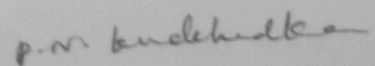
ON THE NORTH :- By the property of comunidade

And property held by Mahadev Cudchodkar

ON THE SOUTH :- Curchorem to Mirabaug Main Road

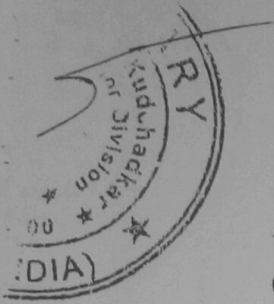
Hereinafter referred to as **"SAID PROPERTY"**





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AND WHEREAS by a Deed of partition dated 08/09/1989 SHRI. NOLASCO COLLASSO along with his mother late Smt. Maria Tomacinha Adelina Braganca Collaso became the owners of Plot No. 3,4,5,6,7,10,11,13,12,14,17,18,19,20,22,23,24,25 all surveyed under no. 149 being the part of the property Eighth lotte of the Property denominated Cariamatemola situated at Pontemol Curchorem Goa.



AND WHEREAS after the Death of the said Smt. Maria Tomacinha Adelina Braganca Collaso, her son SHRI. NOLASCO COLLASSO and his wife SMT MARRIANINHA COLLASSO became the Whole and Sole Owners of the said Plots vide the Public Will Registered in the Office of the Notary Public Ex-Officio, Quepem, Dated 11/11/1991 Drawn at pages 81 to 82 of the Original Notary Book of Will bearing No. 24.

AND WHEREAS out of all the plots there was one portion of the SAID PROPERTY which was a separate compounded land and was a separate independent Plot denominated with different area No. 5,6,7,12,13 and 14 and a road widening area totalling area of **2093 m2** together forming a separate plot with compound wall, within the survey No. Of 149/0 as shown on the annexed plan having the following Boundaries

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P. V. Pudechhalke

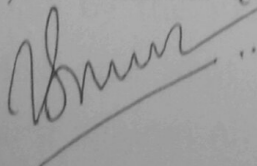
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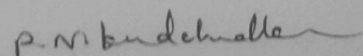
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AND WHEREAS the PURCHASER had already approached vendor No. 1 and 2 to purchase their Entire hare in the Said Plot and therefore VENDOR no. 1 and 2 had executed the AGREEMENT FOR DEVELOPMENT SALE and EXCHANGE dated 07/06/2016 bearing Reg No. QPM-BK-1-00638 -2016 (Book 1 Document) of CD No. QPMD7 dated 07-06-2016 thereby taking the rights of VENDOR no. 1 and 2 and taking possession of their areas in the Said Plot.

AND WHEREAS Purchaser intends to Purchase the SAID PLOT and negotiated with all the Three Vendors to Purchase the same and All three Vendors agreed to Sell the Said Plot in favour of the Purchaser for the total consideration of **Rs 63,00,000/-** (Rupees Sixty Three Lakhs Only)and the Vendors accept to the said Proposal .

AND WHEREAS the Said Agreement dated 07/06/2017 was rectified by changing the area agreed to be sold as 2093 m2 and adding VENDOR NO.3 as the prospective vendor in the said rectified agreement , vide " DEED OF RECTIFICATION AND RATIFICATION OF AGREEMENT FOR DEVELOPMENT SALE AND EXCHANGE DATED 07/06/2016 " bearing Registration No. QPM-BK1-00914-2017 ,CD Number QPMD9 ,dated 25/09/2017.





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**NOW THEREFORE THIS DEED OF SALE FURTHER
WITNESSETH AS UNDER:**

1. This in pursuance of the said agreement and in consideration of the sum of **Rs 63, 00,000/-** (Rupees Sixty Three Lakhs Only) paid by the purchaser to the Vendors they the Vendors do hereby grant, sell, assign, transfer, release, convey and assure unto the purchaser absolutely and forever all that piece and parcel of the land being the SAID PLOT and being an independent until more particularly described in the schedule written hereunder together with all the rights, tide and interest, claim, demand and possession of the said plot of the land with all its privileges, appurtenances, easements, liberties whatsoever and everything that exists within the said plot hereby conveyed AND TO HAVE HOLD OWN ENJOY the same forever to the purchaser: for her own use and benefits without any interruption, claim or demand from or by the Vendors or any person or persons lawfully or equitable claiming under them and that free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the VENDORS and sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estate, titles, charges and encumbrances whatsoever executed,

[Signature]

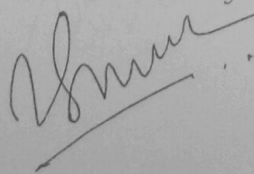
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occasioned or suffered by the Vendors and that the Vendors persons having or lawfully or equitable claiming any estates or interest whatsoever in the said hereditaments or any part thereof from, under or in trust for then shall and will from time to time and at all times hereinafter at the request and costs of the purchaser do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in law whatsoever for the better and more perfectly assuring the said hereditaments and every part thereof unto and to the use of the purchaser her executors, nominees, administrators and assigns as shall be reasonable required.



2. That the Purchaser shall built and allot the premises as mentioned in the agreement dated 07/06/2016 in favour of Vendor No. 1 and 2 and the Purchaser shall compensate the Vendor No. 3 by allotting him One Flat and One Row House in the Building to be constructed in the said Plot.
3. That the Purchaser has also paid the 1 % TDS in respect of the same in favour of the VENDOR No. 3 who is the attorney of VENDOR NO. 1 and 2.
4. The Vendors declare that they have all rights, title and interest to convey the plots thereby sold and

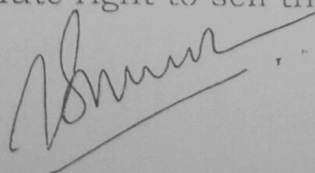


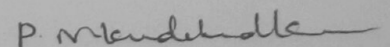
P. N. Kundheda

that the same is free from encumbrances, charges and lien of whatsoever nature.

5. That in case of any defect in Title of the Vendors, the purchaser is dispossessed of the entire plot or any portion thereof the Vendors shall compensate the purchaser.
6. That based on this deed the purchaser shall mutate their name in the survey records of survey No.149/0 of curchorem village and the Vendors shall cooperate with the purchaser for the same.
7. That the Vendors and Purchaser does not belong to SC & ST category .
8. That the purchaser has paid the above mentioned price of the SAID PLOT in form of the Built-up Commitment of the areas mentioned in SCHEDULE III and said premises shall be owned possessed and enjoyed by the Vendors .
9. That the title of all the vendors and each of them to the said plot and every part there of hereby sold is perfect and free from and encumbrance or defect whatsoever and that the vendors and each of them have absolute right to sell the said plot.










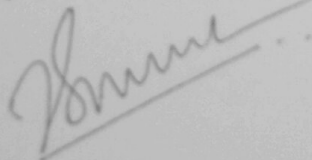
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10. That each of the vendors here has today handed over due possession of the SAID PLOT to the purchaser .

11. That the purchaser shall hereof for peaceable and quietly hold use and enjoy the said plot without any hindrance interruption, claim or demand by or from any of the Vendors or any person whomsoever and shall be liberty to utilize the same for construction, Development or any other use of the purchaser choice .

12. The Vendors and each of them hereby state and declare that theyherein have no objection of whatsoever nature in the event the purchaser herein applies for and gets the mutation , partition of survey records relating to the said plot hereby said and further if the purchased applies for transfer of records relating to house tax/ electricity supply / water supply/ existing on the said plot.

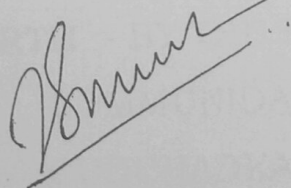





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13. That market value of the said plot admeasuring an area of 2093 m² is calculated for **Rs. 63,00,000/-** (Rupees Sixty Three lakhs Only) i. e approximately Rs. 3010/- per sq.mts and accordingly the Total Stamp Duty payable is **Rs. 2,20,500 /-** (3.5 %) and a registration fee payable (2.5 %) and the Purchaser has already paid the Stamp Duty of **Rs 1,83,000/-** and Registration Fee of **Rs 1,28,800 /-** during the Agreement and rectification of agreement , and remaining amount of **Rs 37,500 /-** as stamp Duty and also necessary Registration fee , is paid along with the document



P. R. Kundhedka

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SCHEDULE-I: SAID PROPERTY

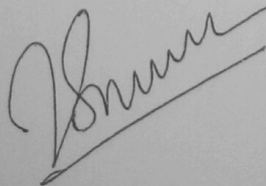
ALL THAT PROPERTY I.E. LOTE NO 8 BEING INDEPENDENT PLOT WHICH IS SURVEYED UNDER NO-149/0 VILLAGE CURCHOREM IS BOUNDED AS FOLLOWS:-

ON THE EAST :- BY LOTE NO. 9 OF THE SAME PROPERTY BELONGING TO PHILIP COLACO

ON THE WEST :- BY LOTE NO. 3 OF THE SAME PROPERTY BELONGING TO CARMELINACOLACO

ON THE NORTH :- BY THE PROPERTY OF COMUNIDADE HELD BY MAHADEV CUDCHADKAR

ON THE SOUTH :- BY 15.00 MTS WIDE ROAD



P.M. Kundhedkar

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SCHEDULE-II: SAID PLOT SOLD

A portion of the SAID PROPERTY which was a separate compounded land and was a separate independent Plot denominated with different area No. 5,6,7,12,13 and 14 and a road widening area totalling area of 2093 m² together forming a separate plot with compound wall, within the survey No. Of 149/0 as shown on the annexed plan having the following Boundaries

ON THE EAST :- By Lote No. 9 of the same property

belonging to Philip Colaco

ON THE WEST :- By Ismail Apartment

ON THE NORTH :- Internal 6 meter road serving Nollasco Colony

ON THE SOUTH:- Curchorem to Mirabaug Main Road

Hereinafter referred to as "SAID PLOT "

IN WITNESS WHEREOF the parties above named have set and subscribed their respective hands on the day, month and year first hereinabove mentioned.



P.N. Kudi Chudka

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(ATTORNEY HOLDER OF VENDOR NO. 1 AND 2 AND
VENDOR No. 3)



Signed and delivered by the
within named Mr. VARUN S.
KUDCHADKAR

Left hand fingerprints :



Right hand fingerprints:



P. V. Kudchadkar

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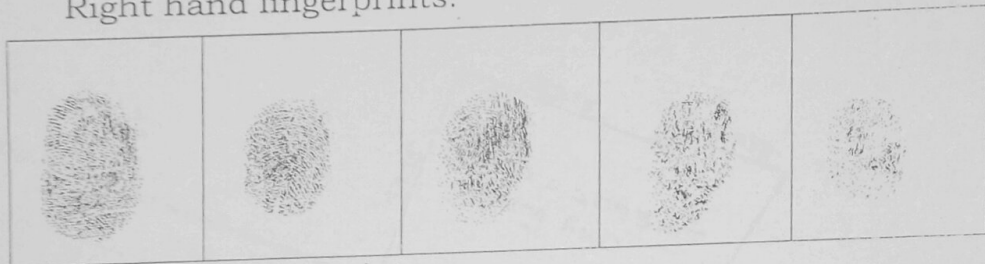
17

(PURCHASER)

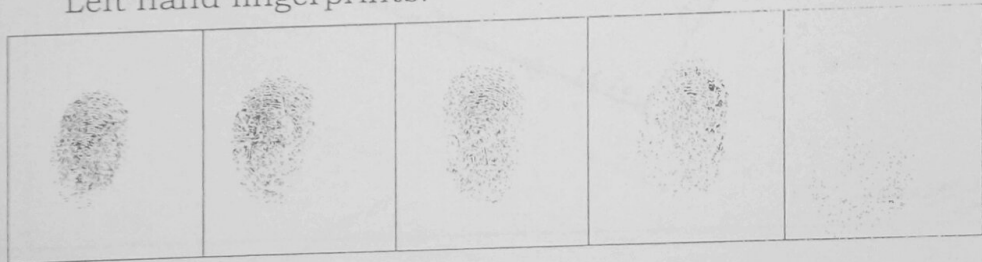


JMD DEVELOPERS : PRIYA N. KUDCHADKAR

Right hand fingerprints:



Left hand fingerprints:



Witnesses:

1. [Signature]

(NAGENDRA KUDCHADKAR, PONTEMOL, CURCHOREM GOA)

2. [Signature]

(VINOD NAIK, BAGWADA, CURCHOREM GOA)

[Signature]

P.N. Kudchadkar

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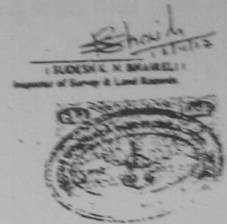


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records

QUEPEM-GOA

Plan showing plots situated in
Village : CUNCHOREM
Taluka : QUEPEM
Survey No. Subdivision No. : 149
Scale : 1:200

Surveyed No. 796



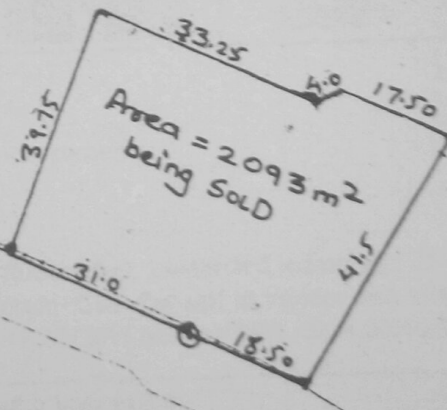
S. No. 150

S. No. 147

SURVEY No. 149

S. No. 148

ROAD
VILLAGE CACORA



Checked By : P. P. Mulla (S. No. 8.1)
On : 27-06-2017

Checked By : *[Signature]*
On : 27/6/17

[Signature]

[Signature] P. V. Kulkarni

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Office of Sub-Registrar Quepem

Government of Goa

Print Date & Time : 28-09-2017 01:22:33 PM

Document Serial Number : 956



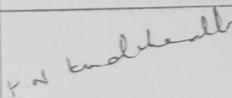
Presented at 12:32:00 PM on 28-09-2017 in the office of the Sub-Registrar(Quepem) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	31800.00
2	Processing Fees	500.00
	Total :	32300.00

Stamp Duty Required: 37500.00

Stamp Duty Paid: 37500.00



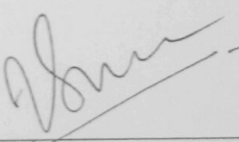
Priya Nagendra Kudchadkar presenter

Name	Photo	Thumb Impression	Signature
Priya Nagendra Kudchadkar, W/o Nagendra Kudchadkar , Married, Indian, age 40 Years, Business, r/o Pontemol, Curchorem- Goa. As a managing partner of JMD Developers having its office at Curchorem- Goa.			



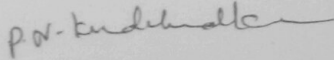
Endorsements

Executant

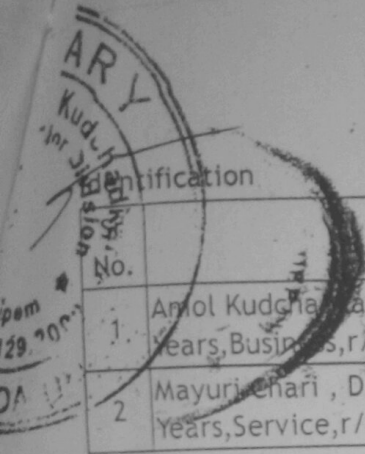
1 . Varun Shantaram Kudchadkar, s/o Shantaram Kudchadkar, UnMarried, Indian, age 31 Years, Business, r/or/o H, no 1184, Ahilya Shankar Farm Pontemol, Curchorem- Goa. For self as vendor and as a constituted attorney of vendor no 1 and 2 vide irrevocable POA dated 19/07/2017 bearing QPM -BK 4-00010-2017 C.D No QPM D9.

Photo	Thumb Impression	Signature
		

2 . Priya Nagendra Kudchadkar, W/o Nagendra Kudchadkar, Married, Indian, age 40 Years, Business, r/o Pontemol, Curchorem- Goa. As a managing partner of JMD Developers having its office at Curchorem- Goa.

Photo	Thumb Impression	Signature
		

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Witness Details		Signature
1.	Amol Kudchadkar, S/o Jagdish Kudchadkar, Married, Indian, age 42 Years, Business, r/o Curchorem-Goa	
2.	Mayuri Chari, D/o Satyawar Chari, UnMarried, Indian, age 22 Years, Service, r/o Cacora-Goa	

Sub-Registrar
GOA
QUEPOM

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune



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956110

Book-1 Document
Registration Number QPM-BK1-00939-2017
CD Number QPMD9 on
Date 29-09-2017

Sub-Register Office
QUEPDEM

Scanned By:- Tmpt

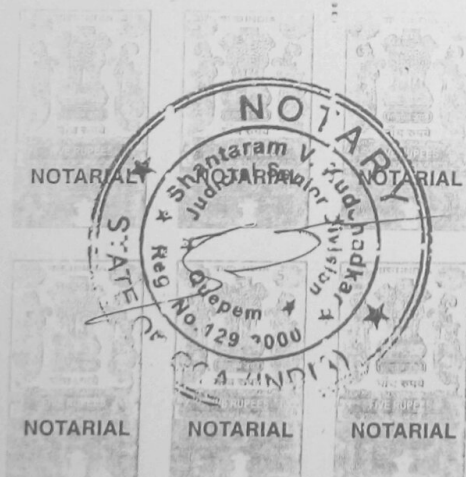
Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Certified that the Mutation fees of Rs. 2500/- paid
Vide challan no. 201200707755 dated
28/09/2012.



Signature
QUEPDEM



CERTIFIED TO BE TRUE XEROX
COPY OF THE ORIGINAL

NOTARY
Shantaram V. Kudchadkar
CURCHOREM
STATE OF GOA (INDIA)
Reg. No. 106/2017
Dated 12/10/17



CERTIFIED TO BE TRUE XEROX
COPY OF THE ORIGINAL

Vknack
NOTARY
VITHOO E. NAIR
CURCHOREM
STATE OF GOA (INDIA)
Reg. No. 2264/2018
Dated 20/08/2018