

AXIS BANK LTD
SIDHARTH BANDODKAR BHAVAN
P. SHIRGAONKAR ROAD, PANAJI

भारत 16374 NON JUDICIAL गोवा
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D-5/STP(V)/C.R./35/2/2010-RD

R. 0147000/- PB5740

INDIA STAMP DUTY GOA

NAME: Vijay V.P Dhaswadkar

ADDRESS: Mapusa Goa.

THROUGH: Vijay

SIGNATURE: [Signature]

RECEIPT NO: AXISB/6374

For **AXIS BANK LTD.**

[Signature]

Authorised Signatory
P. Shirgaonkar Road,
Panaji, Goa-403001.

5424

12/12/2014

[Signature]
23/6/2016



DEED OF SALE

[Signature]

Bhramalka

[Signature]

THIS DEED OF SALE is made at Mapusa, Goa on this 16th day of December, 2014 .

BETWEEN:

Mr. SATYAWAN HARISHCHANDRA HARMALKAR, son of late Harishchandra Ganesh Harmalkar, 42 years of age, married, business, holding PAN Card No. _____, and his wife;

Mrs. SANJANA SATYAWAN HARMALKAR, daughter of Mr. Ratnam Trimurthy Ayyar, 37 years of age, married, housewife, holding PAN Card No. _____, both Indian Nationals and both residing at House No. 1110, Volvonem, Tivim, Bardez, Goa 403502 ; hereinafter referred to as the **SELLERS** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators, nominees, legal representatives and/or assigns) **OF THE FIRST PART;**

AND

MR. VIJAY VASSUDEV PRABHU DHARWADKAR, son of late Vassudev Dharwadkar, of 54 years of age, bachelor, civil engineer, Indian National, having PAN card No. _____ and resident of House No. E-172, Uttam Niwas, Khorlim, Mapusa, Bardez, Goa 403507 hereinafter referred to as the **PURCHASER** (which expression shall unless

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Vijay Dharwadkar

repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators, nominees, legal representatives and/or assigns) **OF THE SECOND PART; SHOWETH :**

WHEREAS the Sellers are the exclusive owners in possession of an immovable property known as **BAR alias OLAWNE** situated in the Village of Tivim, within the limits and jurisdiction of Village Panchayat of Tivim, Taluka and Sub District of Bardez, of the District of North Goa, in the State of Goa together with a residential house bearing No.1110, a well, a cowshed, a compound wall and other structures situated therein, not found described in the Land Registration office but is found enrolled in the taluka revenue office under Matriz No.1130 and is independently surveyed under Survey No.13 Sub division 14 of Tivim Village which admeasures 1250 square meters in area and is bounded on the East by property bearing survey No.13 sub division 15, on the West by a Public Road; on the North by property bearing survey No.13 sub division 13; and on the South by property bearing survey No.13 sub division 16 all of Village Tivim, Bardez, Goa, hereinafter referred to as the **"THE SAID PROPERTY"** and more particularly described in the **Schedule I** hereunder written and delineated on the plan annexed hereto.

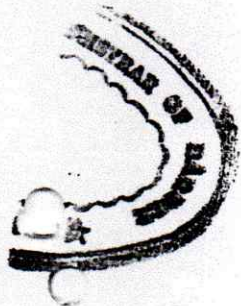
AND WHEREAS the name of the Seller No.1 Mr. Satyawan Harischandra Harmalkar stands recorded in the occupants column of Form I and XIV of the Said Property bearing Survey No.13 Sub division 14 of Tivim Village.

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Satyawan Harischandra Harmalkar

AND WHEREAS from the documents made available by the Sellers to the Purchaser it is found that the Said Property originally belonged to Shri Jeronimo Galdino de Menezes and his wife Mrs. Candida Virginia Fernandes who sold the Said Property to the Seller No. 1 vide Deed of Sale dated 17th January, 1976, which deed was duly registered in the office of the Civil cum Sub Registrar of Bicholim at Bicholim under Registration No.51 at pages 358 to 361 of Book No.I, Vol. No.138 dated 21-01-1976 and whose name is presently recorded in the occupants column of Form I & XIV of the Said Property.



AND WHEREAS the Sellers at the request of the purchaser have now offered and agreed to sell to the Purchaser the Said Property together with a residential house bearing No.1110 , a well , a cowshed , a compound wall and other structures situated therein for a total consideration for an amount of Rs. 49,00,000/- (Rupees Forty Nine Lakhs only) which is the fair market value of the Said Property which offer is accepted by the Purchaser herein.

AND WHEREAS the Purchaser has accepted the said offer made by the Sellers herein.

AND WHEREAS the Sellers have handed over the possession of the Said Property including the said residential house situated therein together with the well, cowshed, compound wall and other structures situated therein for exclusive use, possession and ownership of the Purchaser herein.

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AND WHEREAS the Purchaser is satisfied with the title documents presented to him by the Sellers in respect of the Said Property including the residential house situated therein together with a well, cowshed , compound wall and other structures.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. THAT in pursuance of the above agreement the total amount of consideration of Rs. 49,00,000/- (Rupees Forty Nine Lakhs only) in the following manner:—

(a) Rs. 24,30,000/- (Rupees Twenty Four Lakhs Thirty Thousand only) shall be paid by the Purchaser / Developer by his crossed cheque of kotak Mahindra Bank dated 23rd July, 2014 bearing No.000047 for an amount of Rs. 24,30,000/- (Rupees Twenty Four Lakhs Thirty Thousand only) to the Central Bank of India , Verpan- Verna branch, having its branch at Church Building, Verna, Salcette, Goa in the loan account of Shree Bhumika Transport and Travels , proprietary concern of the Seller No.1 herein bearing No.3010918325 with the consent and permission of the Sellers, the payment and receipt whereof the Sellers do hereby admit and acknowledge.

(b) Rs. 2,00,000/- (Rupees Two Lakhs only) is paid by virtue of a bearer cheque bearing No.000050, dated 14-08-2014, of Kotak Mahindra Bank, Panaji Branch in the name of the Seller No.1, the payment and receipt whereof the Sellers shall admit and acknowledge.

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(c) Rs. 70,000/- (Rupees Seventy Thousand only) is paid by virtue of a bearer cheque bearing No.000072, dated 22-12-2014, of Kotak Mahindra Bank, Panaji Branch in the name of the Seller No.2, the payment and receipt whereof the Sellers shall admit and acknowledge.

2. THAT for the remaining balance consideration of Rs. 22,00,000/- (Rupees Twenty Two Lakhs Only) the Purchaser shall construct for the Sellers in the Said Property the following :

- a. one double Bedroom Flat having a super built up area of 100.12 square meters on the Upper Ground Floor preferably above the existing well marked as UG-5;
- b. one double Bedroom Flat having a super built up area of 104.55 square meters on the Second Floor marked as S-1;
- c. one shop having a super built up area of 20 square meters on the Ground Floor
- d. Two stilt area parking area on the ground floor slots marked as No.9 and 17 all constructed in the building to be constructed in the Said Property as mentioned in **SCHEDULE - II** hereto, which aspect shall be mutually decided in writing between the parties hereto after the construction licence is obtained from the local authority. The details of the two flats, a single shop and one stilt parking area in kind consideration for Sellers/

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Owners are shown in the Schedule -II and are marked in red colour in plan annexed to this deed.

3. AND THAT in pursuance of the above agreement between the parties the Sellers acknowledge the receipt of the total consideration as having received from the Purchaser and the Sellers as the owners of the Said Property known as **BAR alias OLAWNE** situated in the Village of Tivim, within the limits and jurisdiction of Village Panchayat of Tivim, Taluka and Sub District of Bardez, of the District of North Goa, in the State of Goa together with a residential house bearing No.1110 , a well , a cowshed , a compound wall and other structures situated therein , not found described in the Land Registration office but is found enrolled in the taluka revenue office under Matríz No.1130 and is independently surveyed under Survey No.13 Sub division 14 of Tivim Village which admeasures 1250 square meters in area and together with the proportionate undivided share, impartible right, title and interest in the Said Property, which the sellers does hereby sell absolutely to the Purchaser together with all the incidences, all the common amenities and all their right, title, interest, privileges, easements, pathways, open spaces, lights, liberties, membership right, appurtenances whatsoever to hold the same to the Purchaser.


4. AND THAT the Purchaser has paid the entire consideration in respect of this deed in the hands of the Sellers herein by abovesaid transfers with both the sellers do hereby acknowledge.

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5. AND THAT the Sellers have put the Purchasers in possession of the Said Property and the residential house bearing No.1110, other structures situated therein and a well, cowshed and the compound wall together with impartible right, title and interest in the Said Property and the Purchaser shall after execution of this Deed shall be the exclusive owner in possession of the same.



6. AND THAT the Purchaser shall hereafter peacefully and quietly hold, use and enjoy the Said Property and the residential house bearing No.1110, a well, cowshed , the compound wall other structures situated therein and the compound wall together with impartible right, title and interest in the Said Property as his own chattel and property without any hindrance, interruption, claim or demand by or from the Sellers and / or any other person or persons along with the Sellers.

7. AND THAT the Sellers and/ or all persons claiming under them shall and will from time to time upon the request and at the cost of the Purchaser do and execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring the Said Property and the residential house bearing No.1110, a well, cowshed , the compound wall and other structures situated therein and together with impartible right, title and interest in the Said Property hereby sold or any part thereof unto the Purchaser and placing him in possession of the same according to the true intent and meaning of these presents that shall or may be reasonably required.

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8. AND THAT the Sellers hereby agree that the Said Property surveyed under Survey No. .13 Sub division 14 of Thivim Village which admeasures 1250 square meters together with the residential house bearing No. 1110, a well, cowshed , the compound wall and other structures situated therein is the subject matter of the present sale deed.

9. AND THAT the Sellers confirm that they have not created any lien or mortgage over the Said Property surveyed under Survey No. 13 Sub division 14 of Tivim Village which admeasures 1250 square meters together with the residential house bearing No. 1110, a well, cowshed , the compound wall and other structures situated therein and together with impartible right, title and interest in the Said Property.

10. AND THAT the Sellers shall indemnify the Purchaser against all and every person or persons lawfully claiming and demanding any right, title or interest in the Said Property surveyed under Survey No. 13 Sub division 14 of Tivim Village which admeasures 1250 square meters together with the residential house bearing No. 1110, a well, cowshed , the compound wall and other structures situated therein and together with impartible right, title and interest in the Said Property hereby sold or any part thereof through the Sellers or any other person or persons as the co-owners along with the Sellers.

11. AND THAT the Sellers shall have no objection whatsoever for causing the mutation in the name of the Purchaser in respect of the Said Property and further deletion of the entries existing in the other rights column.

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Property and further deletion of the entries existing in the said
column.

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12. AND THAT the Sellers shall have no objection in getting the electricity connection, water connection and house tax receipts transferred and or obtained in the name of the Purchaser in respect of the Said residential house bearing Panchayat House No.1110 of Tivim Village.

13. AND THAT the Purchaser shall be responsible to pay and pay any taxes, charges or out goings levied by the Village Panchayat or any other competent authority exclusively pertaining to the Said Residential House bearing No.1110.

14. AND THAT the Purchaser and the Sellers hereby declare that the property in question does not belong to the schedule caste/ schedule tribe category pursuant to the notification bearing No.RD/LAND/LRC/318/77 dated 21-08-1978.

15. This Deed of Sale is drawn on stamp paper of Rs. 1,47,000/- in full and final satisfaction of the stamp duty due on the same.

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SCHEDULE I

(Description of the Said Property)

An immovable property known as **BAR alias OLAWNE** situated in the Village of Tivim, within the limits and jurisdiction of Village Panchayat of Tivim, Taluka and Sub District of Bardez, District of North Goa, in the State of Goa together with a residential house bearing No.1110 , a well, a well situated therein and not found described in the Land Registration office but is found enrolled in the taluka revenue office under Matriz No.1130 and is independently surveyed under Survey No.13 Sub division 14 of Tivim Village which admeasures 1250 square meters in area and is bounded as follows:

on the East by property bearing survey No.13 sub division 15 ,

on the West by a Public Road;

on the North by property bearing survey No.13 sub division 13 ;

and on the South by property bearing survey No.13 sub division 16 all of village Tivim.

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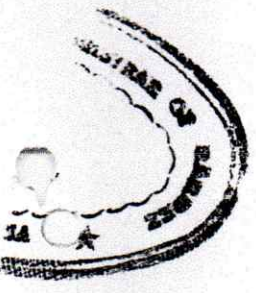
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SCHEDULE -II

(DESCRIPTION OF FLAT /SHOP/STILT PARKING)

To Sellers as the part consideration in kind towards the Said Property;

- 
- a. one double Bedroom Flat having a super built up area of 100.12 square meters on the Upper Ground Floor preferably above the existing well marked as UG-5;
 - b. one double Bedroom Flat having a super built up area of 104.55 square meters on the Second Floor marked as S-1;
 - c. one shop having a super built up area of 20 square meters on the Ground Floor
 - d. Two stilt area parking area on the ground floor slots marked as No.9 and 17 all constructed in the building to be constructed in the Said Property.

IN WITNESS WHEREOF the parties hereto have signed this Deed of Sale on the day, month and year first herein abovementioned in the presence of witnesses signed hereunder.

Satyam Shamalka

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SELLER NO.1

Mr. SATYAWAN HARISH CHANDRA BARMALKAR



L.H.F.I

R.H.F.I



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Barmalkar

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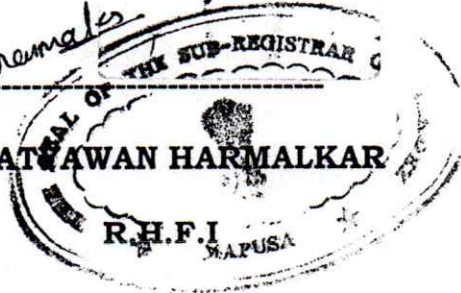




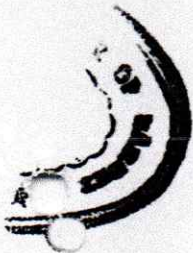
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SELLER NO.2

Mrs. SANJANA SATYAWAN HARMALKAR



L.H.F.I











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[Signature]



Vijay Vassudev Prabhu Dharwadkar

PURCHASER

MR. VIJAY VASSUDEV PRABHU DHARWADKAR



L.H.F.I

R.H.F.I



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Vijay Vassudev Prabhu Dharwadkar

WITNESSES



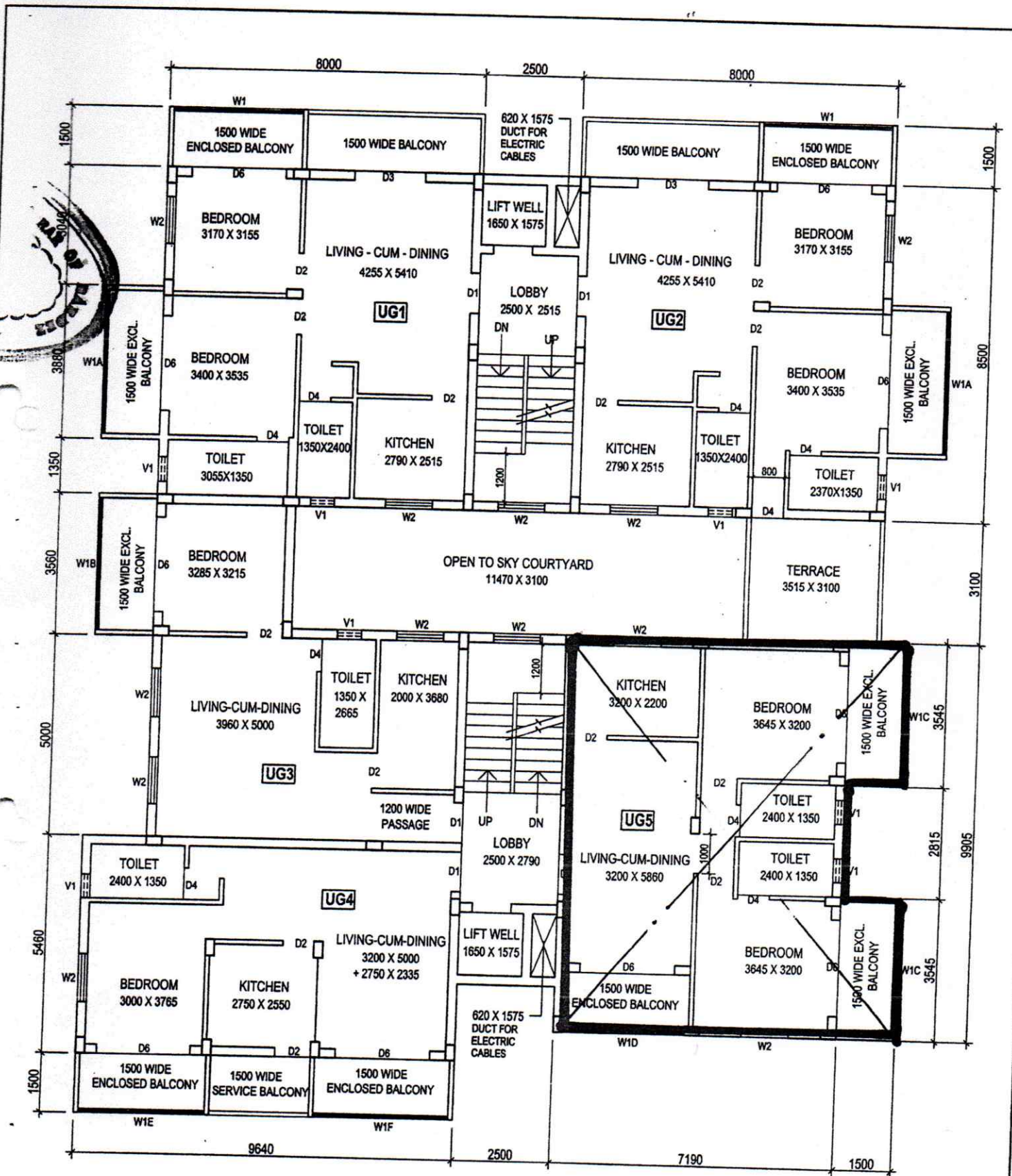
1.

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2.

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Satya *Pranav* - *Kanadhe*

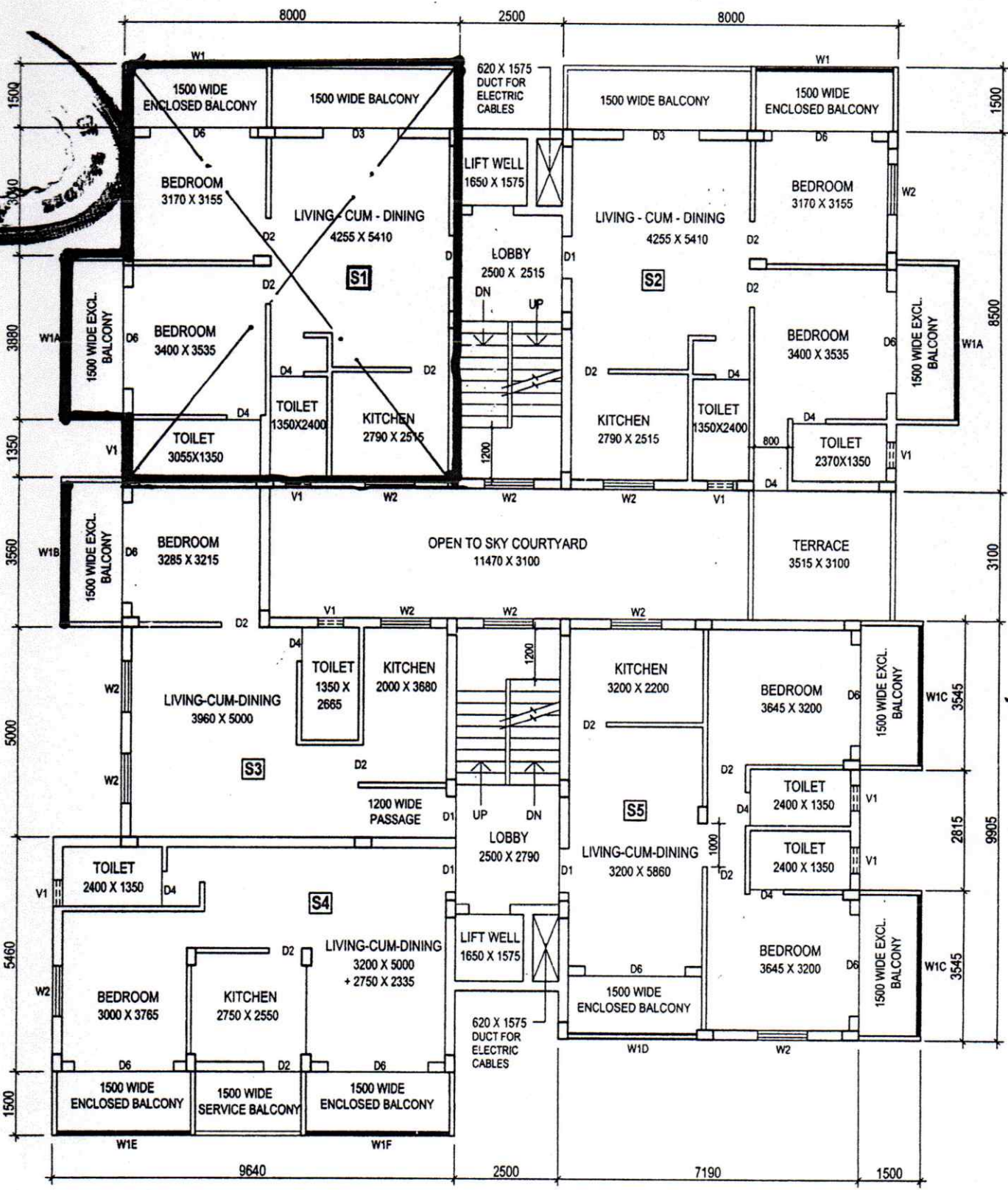


UPPER GROUND FLOOR PLAN

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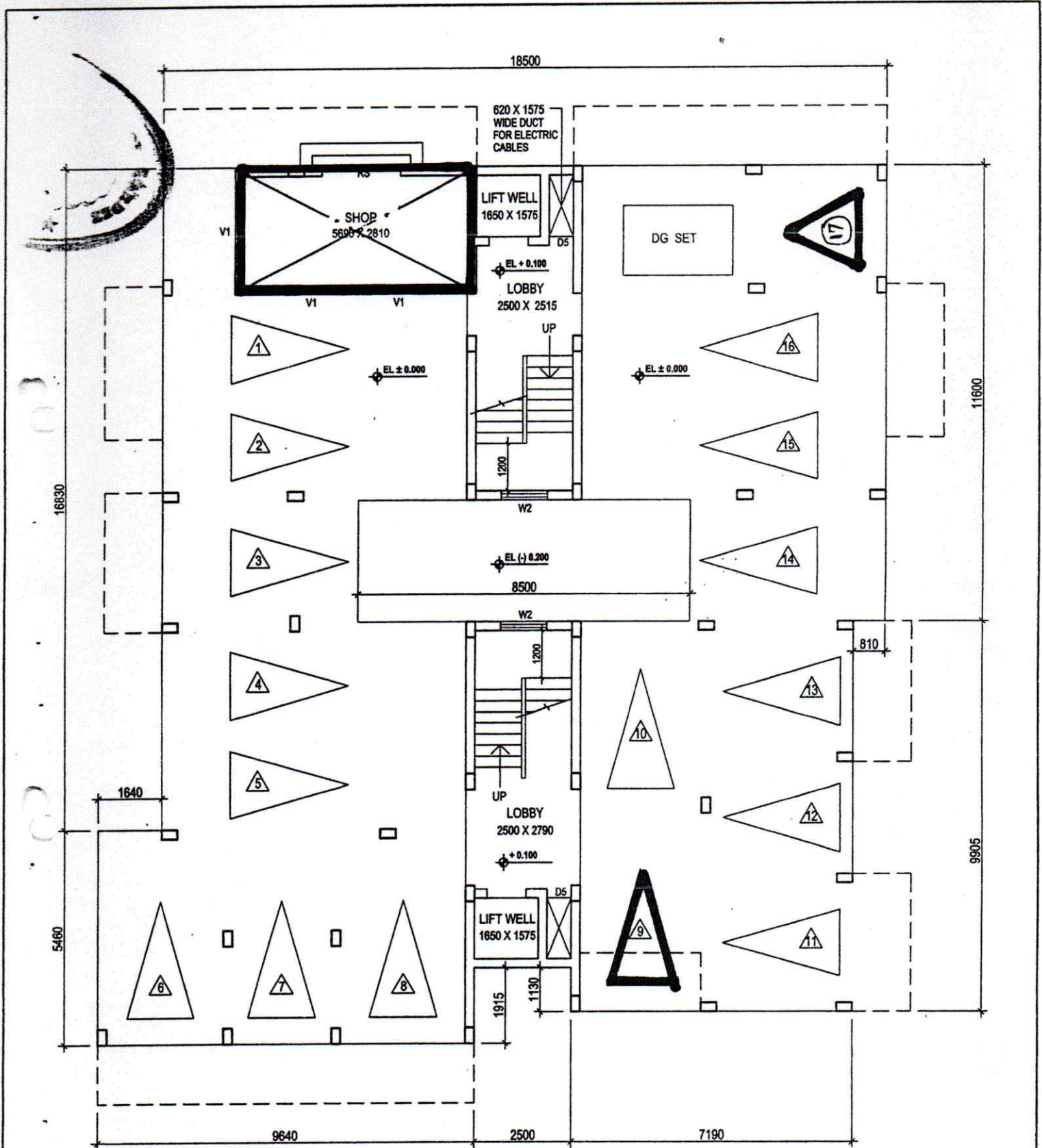


SECOND FLOOR PLAN

Signature

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STILT FLOOR PLAN

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Shamalka

[Signature]



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 17-12-2014 01:07:14 PM




Document Serial Number : 5424

Presented at 12:16:00 PM on 17-12-2014 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	98000.00
2	Processing Fees	250.00
	Total :	98250.00

Stamp Duty Required: 147000.00 Stamp Duty Paid: 147000.00

Vijay Vassudev Prabhu Dharwadkar presenter

Name	Photo	Thumb Impression	Signature
Vijay Vassudev Prabhu Dharwadkar, S/o Late Vassudev Dharwadkar, UnMarried, Indian, age 54 Years, Civil Engineer, r/oH.NO. E-172 Uttam Niwas, Khorlim, Mapusa, Bardez-Goa-403507 PAN No.			




Endorsements

Executant




1 . Satyawar Harishchandra Harmalkar, S/o Late Harishchandra Ganesh Harmalkar, Married, Indian, age 42 Years, Business, r/oH.No. 1110, Volvonem, Tivim, Bardez-Goa-403502 PAN No.

Photo	Thumb Impression	Signature
		



2 . Sanjana Satyawar Harmalkar, D/o Ratnam Trimurthy Ayyar, Married, Indian, age 37 Years, House-
Wife, r/o H.No. 1110, Volvonem, Tivim, Bardez-Goa-403502 PAN No.

Photo	Thumb Impression	Signature
		

3 . Vijay Vassudev Prabhu Dharwadkar, S/o Late Vassudev Dharwadkar, UnMarried, Indian, age 54 Years, Civil
Engineer, r/o H.NO. E-172, Uttam Niwas, Khortim, Mapusa, Bardez-Goa-403507 PAN No.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Madan Singh , S/o Padam Singh, UnMarried, Indian, age 28 Years, Service, r/o Shantadurga Building, Duler, Mapusa, Bardez-Goa	
2	Vithal Krishna Punaji , S/o Late Krishna Punaji, Married, Indian, age 36 Years, Advocate, r/o H.No. Katurli, Tuem, Pernem-Goa	


Sub-Registrar

SUB-REGISTRAR
BARDEZ



Book-1 Document
Registration Number BRZ-BK1-05432-2014
CD Number BRZD759 on
Date 17-12-2014

Sub-Registrar (Bardez)

Sub-REGISTRAR
BARDEZ

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Shankar

Devi Prasad
Shankar
30/12/14