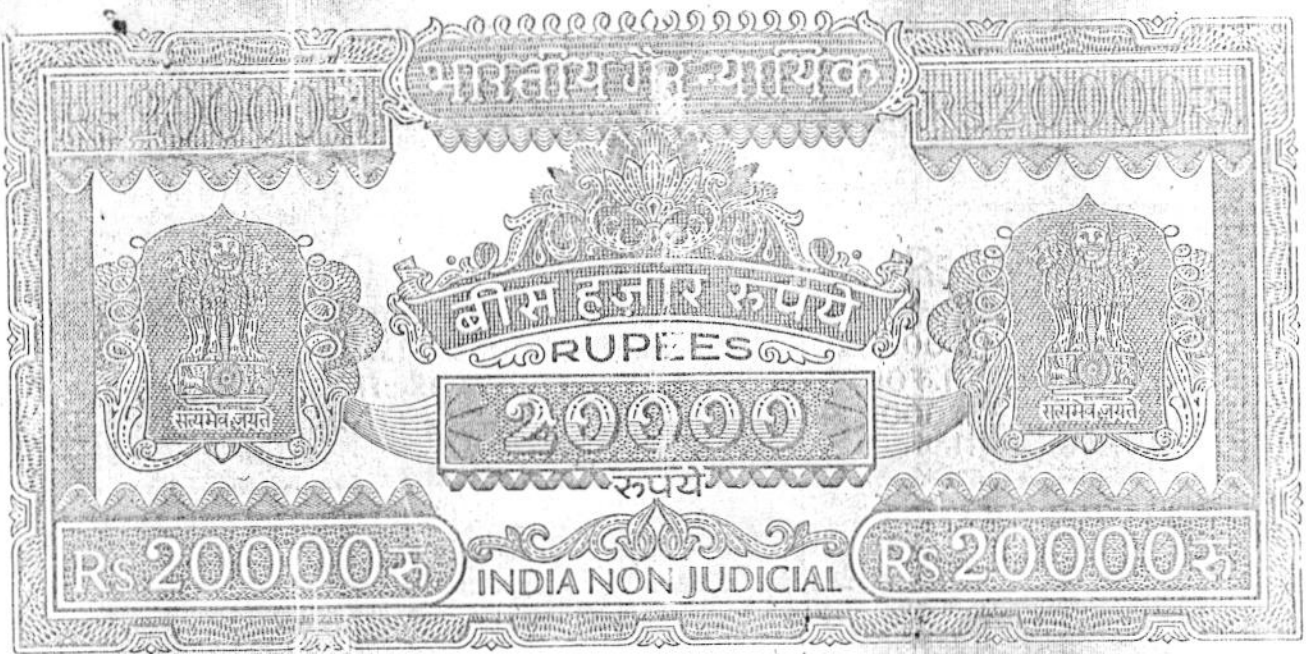


8383-297247

29881 PATE... Sale deed



गोवा GOA

001498
 No. 112 Place of vend. S.T.O. Ponda Date of issue 7/8/2008
 Value of stamp paper Rs. 20000/- (Rupees Twenty thousand only)
 Name of the purchaser R.B.S. Candiparean
 Address of Maudol - Ponda
 There is no one else interested in the property of Rs. 30000/-
 Additional stamp paper for the acquisition of the property is attached along with this.

Signature of the Sub-Registrar Ponda

Signature of the Vendor

Serial No. 1357106
 Presented at the Office of the
 Sub-Registrar of Ponda
 between the hours of 11.45
 and 12.00 on 7/8/2008

Received fees for Rs. N. P.
 Registration
 Copying (2/100) 40 39,000
 Copying Endorsements 60
 Postage 10
 Total Rs. 30070

Signature of Sub-Registrar
 SUB-REGISTRAR
 PONDA

Signature of Registrar
 SUB-REGISTRAR
 PONDA

Signature
 1357106
 S.D.A.
 गुजराव मंडे
 S.M.

DEED OF CONVEYANCE

This Deed of Conveyance is made at Ponda, Taluka



04AA 398700

No. 112 Place of vend. S.T.O. Ponda Date of issue 7/8/2006
 Value of stamp paper Rs. 10,000/- (Rupees Ten thousand only)
 Name of the party R.B.S. Cavdiaparcu
 For a sum of Mandol Ponda
 Amount of stamp paper 30,000/-
 Amount of stamp paper 30,000/-




Ponda, State of Goa, on this 9th day of the month of August of
 the year Two Thousand and Six,


 20/08/06


...3/-

BETWEEN

1. SHRI SAUNLO alias PRAKASH TRIVIKRAM NAIK GAUNEKAR, son of Shri Trivikram Naik Gaunekar, major, married, businessman, and his wife,
2. SMT. PUSHPA SAUNLO alias PRAKASH NAIK GAUNEKAR, major, housewife,
both residing at Village Bandora, Taluka Ponda, Goa,
3. SHRI SHIVAJI DATTARAM GUDE, son of Shri Dattaram Gude major, married, businessman, and his wife,
4. SMT. GULAB SHIVAJI GUDE, major, housewife,
both residing at Ponda, Taluka Ponda Goa.

All being hereinafter referred to as the 'SELLERS' (which expression shall, unless it be repugnant to the meaning or the context thereof, be deemed to mean and include jointly and severally, their heirs, executors, administrators and assigns) of the ONE PART.

AND

M/S R.B.S. CANDIAPARCAR, a Partnership firm duly registered under the provisions of the Indian Partnership Act 1932, with Office at 'Anant Smruti', Behind Main Post Office, Ponda, Goa, by the hand of its Partner, Shri Arvind Purushottam Khandeparkar son of late Shri Purushottam Khandeparkar, major, married, residing at Khandepar, Taluka Ponda, Goa.

SP
P.S. Gaunekar
S.D.C.
श्री अरवि पुरुषोत्तम खान्देपारकर
Arvind


Hereinafter referred to as the '**PURCHASERS**' (which expression shall, unless it be repugnant to the meaning or the context thereof, be deemed to mean and include its successors and assigns) of the **OTHER PART**.

All the parties herein are **INDIAN NATIONALS**.

WHEREAS, there exists a landed property known as '**MUSABATA**' or '**BOSSUBATA**' also known as '**PALMAR MOUSABATA**' or '**PALMAR MOSSUBATA**' or '**BOSSINBATA**', which forms a part of a larger property '**CUTUMBONA**' or '**SODRI**', situated at Quela, which now falls in the ward Kadpa Bandh within the local limits of the Municipal Council of Ponda, Taluka and Registration Sub District of Ponda, District of Goa, State of Goa, the said entire property being more particularly described in the Schedule I hereunder written, and referred to hereinafter as the '**said property**'.

AND WHEREAS, the said property, save its portion disannexed there from and separately described under no. 11817 at page 74 (reverse) of Book B-31 (new series) of the Land Registration Office of Ilhas at Panaji, was allotted to one Shri Caji Mohamad Pirsab and one Shri Cazi Mohamad Cadir Saib alias Qazi Abdul Qadir, in equal proportions, in the Inventory Proceedings instituted in the Court of the Civil Judge, Junior Division at Ponda upon the death of Smt. Jemila Bibi Cazi Mohamad Riza and Smt. Culsum Biby.

...5/-


 P. S. ...
 SDY.
 ...
 ...

AND WHEREAS the said allotment made in the said Inventory Proceedings in respect of the said property in favour of the said Cazi brothers was finally confirmed in terms of the order of the Court of the Civil Judge, Junior Division at Ponda on 25/08/1947 in the said Inventory Proceedings.

AND WHEREAS the said transmission of rights in respect of the said property in favour of the said Cazi Brothers had been duly registered in the Office of the Land Registrar of Ilhas at Panaji under inscription No. 27134 at page 118 (reverse) of Book G-40.

AND WHEREAS said Shri Caji Mohamad Pirsab and Shri Cazi Mohamad Cadir Saib, who thus became entitled to the said property, divided the said property into different plots for the purpose of sale. and, In terms of a Deed of Sale dated 26/02/1981, registered in the Office of the Sub Registrar of Ponda, under No. 106 at pages 230 to 235 of Book 1 Vol 67 on 05/06/1982, said Shri Caji Mohamad Pirsab and Shri Cazi Mohamad Cadir Saib, and their respective wives, sold the Plot No. 'A' of the said property, admeasuring an area of 1000 sq. mts, said Plot A being more particularly described in the Schedule II here under written and delineated in red lines on the plan annexed hereto and marked thereon with the letter A, referred to hereinafter as the 'Plot A', to one Smt. Asha Rajendra Sambari in the name of her Proprietary concern M/s Ganaraj Chemicals.



Shri
Smt
Ganaraj Sambari
M/s

AND WHEREAS, in terms of Deed of Sale dated 21/03/1983, registered in the Office of the Sub Registrar of Ponda, under No 483 at pages 226 to 236 of Book 1 Vol 88 on 14/08/1985, said Smt. Asha Rajendra Sambari and her husband and moiety holder Shri Rajendra Gajanan Sambari sold the said Plot A to the Sellers nos 1 and 3 herein viz Shri Saunlo alias Prakash Trivikram Naik Gaunekar and Shri Shivaji Dattaram Gude, who purchased the same in equal proportions.

AND WHEREAS, the Sellers nos 2 and 4 herein viz Smt Pushpa Saunlo alias Prakash Naik Gaunekar and Smt Gulab Shivaji Gude are the wives and the moiety holders of the Sellers Nos 1 and 3 herein viz. Shri Saunlo alias Prakash Trivikram Naik Gaunekar and Shri Shivaji Dattaram Gude respectively.

AND WHEREAS, in terms of the said Deed of Sale dated 21/03/1983 the Sellers have become well and sufficiently entitled to or have become the absolute and exclusive owners of the said Plot A.

AND WHEREAS, upon the application of said Shri Saunlo alias Prakash Trivikram Naik Gaunekar for the partition of the holding i.e. the said Plot A forming part of the said property bearing Survey No. 14/0 of Village Ponda under the provisions of the Land Revenue Code, 1968 and the said partition having been confirmed by the Deputy Collector of Ponda Sub Division in terms of his order dated 11/02/2005, in

...7/-

SDG
अध्यापक अड्डे
AM

7
25
Case No. LRC/PART/9/50/2004/488 said Plot A was allotted a new survey no.14/1-G of Village Ponda.

AND WHEREAS, the Purchasers desire to purchase the said Plot A, admeasuring and area of 1000 sq. mts, surveyed under survey no.14/1-G of Village Ponda from the Sellers and the Sellers have agreed to sell said Plot A to the Purchasers at the price of Rs. 15,00,000/- (Rupees Fifteen Lakhs only).

AND WHEREAS, the Purchasers have requested the Sellers to execute these presents which they have agreed to do.

NOW THIS DEED OF CONVEYANCE WITNESSETH AS UNDER:-

1. In pursuance of the agreement above and the consideration of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) paid to the Sellers by the Purchasers, the Sellers do hereby **SELL, CONVEY and TRANSFER** by way of **SALE** to the Purchasers all their **RIGHT, TITLE AND INTEREST** in the piece of land viz the **Plot A** admeasuring about 1000 sq. mts., surveyed under new survey no. 14/1-G, which is part of a larger landed property known as 'MUSABATA' or 'BOSSUBATA', also known as 'PALMAR MOUSABATA' or 'PALMAR MOSSUBATA' or 'BOSSINBATA', which forms a part of the larger property 'CUTUMBONA' or 'SODRI', situated at Quela, which now falls in the ward Kadpa Bandh, within the local limits of the Municipal Council of Ponda, Taluka and

...8/-

Handwritten signatures and notes in the left margin, including a large flourish and the text "S. 79" and "S. 79".

Registration Sub District of Ponda, District of Goa, State of Goa, the said entire property being more particularly described in the Schedule I hereunder written and the said Plot A is more particularly described in the Schedule II hereunder written and delineated in red lines on the plan annexed hereto and marked thereon with the letter A, **TO HAVE AND TO HOLD, OWN AND ENJOY, FOREVER AND ALWAYS**, together with all the appurtenances, estate, claim, use and domain whatsoever of the Sellers in the said Plot A.

2: The Purchasers have today paid an amount of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand only) by cheque dated 09/08/2006 bearing No.568627 drawn on Canara Bank, Panaji Branch and an amount of Rs. 5,00,000/- (Rupees Five Lakhs only) by cheque dated 05/02/2007 bearing No. 568625 drawn on Canara Bank, Panaji Branch to the Sellers Nos 1 and 2 herein receipt whereof the Sellers Nos 1 and 2 do hereby admit and acknowledge. The Purchasers have also paid today an amount of Rs 5,00,000/- (Rupees Five Lakhs only) by cheque dated 09/08/2006 bearing No.568624 drawn on Canara Bank, Panaji Branch and an amount of Rs. 2,50,000/- (Rupees Two Lakhs Fifty Thousand only) by cheque dated 09/08/2006 bearing No.568626 drawn on Canara Bank, Panaji Branch to the Sellers nos 3 and 4 herein, receipt where of the Sellers Nos 3 and 4 do hereby admit and acknowledge.

PSG
S.D.G.

PSG
S.D.G.

3. The Purchasers shall quietly enter upon, occupy or possess and enjoy the said land hereby conveyed with the appurtenances, estate, claim, title, interest, use and domain

....9/-

or 'PALMAR MOSSUBATA' or 'BOSSINBATA', which forms a part of a larger property 'CUTUMBONA' or 'SODRI', situated at Quela, which now falls in the ward Kadpa Bandh, within the local limits of the Municipal Council of Ponda, Taluka and Registration Sub District of Ponda, District of Goa, State of Goa, the entire property being described in the Land Registration Office of Ilhas at Panaji under no. 6346 of Book B-17 (new) at page 50(reverse) and inscribed in the Taluka Revenue Office at Ponda under Matriz Nos. 421 and 422 and bearing old survey no. 3 and new survey no. 14 of Village Ponda, and being bounded as under:-

NORTH :- by a boundary wall and a ditch which separates the property

'Muguem'

SOUTH :- by a ditch and a boundary wall of the property belonging to

Veronica Xavier D'Silva

EAST :- by a rivulet

WEST :- by the top of the hill 'Advona'

SCHEDULE II

(Description of the Plot A)

All that piece or parcel of land viz. Plot A admeasuring an area of 1000sq.mts surveyed under new survey No.14/1-G of village Ponda forming a part of the landed property 'MUSABATA' which is part of the larger property 'CUTUMBONA', situated at Kadpa Bandh, Ponda Taluka, the entire property being more particularly described in the Schedule I hereinabove.

...11/-



PSG
SDA
Municipal Council
Ponda

SCHEDULE II

(Description of the Plot A)

All that piece or parcel of land viz. Plot A forming a part of the landed property 'MUSABATA' more particularly described in the Schedule I hereinabove, the said Plot A being surveyed under New survey no. 14/G-1 being delineated on the plan annexed hereto in red lines and shown thereon with the letter A and admeasuring an area of about 1000 sq. mts and being bounded as under: -

NORTH :- by Property belonging to Mr. Vishnu Khandeparkar
 SOUTH :- by 10Mtr Wide road
 EAST :- by remaining part of the property
 WEST :- by plot No.A-1

IN WITNESS WHEREOF, the parties have signed these presents on the day, year and place mentioned first above written.

Sgh
R. S. Khandeparkar
S. P. Khandeparkar
10/10/03
e.A.P.K.

e.A.P.K.

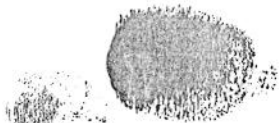
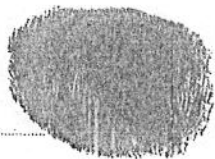
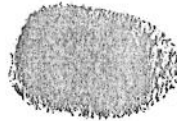
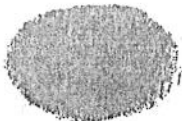
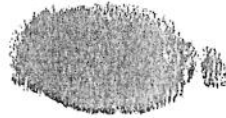
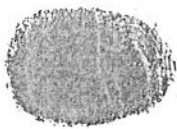
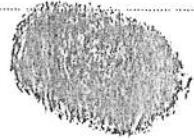
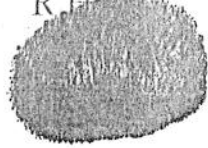
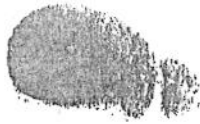
Signed, sealed and delivered by
THE SELLER NO 1
SHRI SAUNLO alias PRAKASH TRIVIKRAM
NAIK GAUNEKAR,

[Handwritten signature]



L. H.F.T.

R. H.F.T.



[Handwritten signature]
P. Gaunekar
S.D.O.
[Handwritten text in Devanagari script]
[Handwritten signature]

Signed, sealed and delivered by
THE SELLER NO 2

SMT. PUSHPA SAUNLO alias PRAKASH
NAIK GAUNEKAR

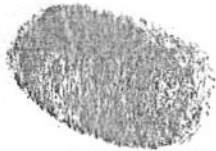
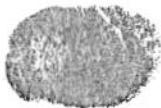
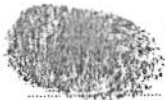
P. Saunlo



RS 60

L. H.F.T.

R.H.F.T



P. Saunlo
S. J. G.
०३०१००३३
[Signature]

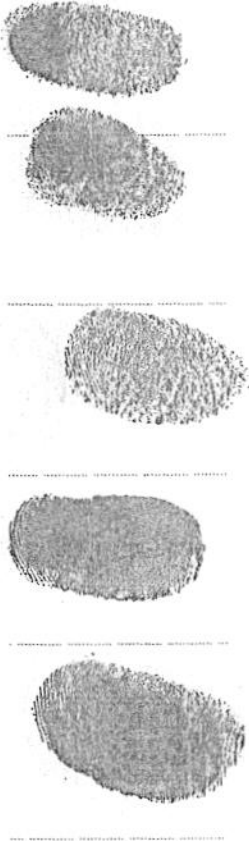
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THE SELLER NO 3
SHRI SHIVAJI DATTARAM GUDE

Sh. Gude

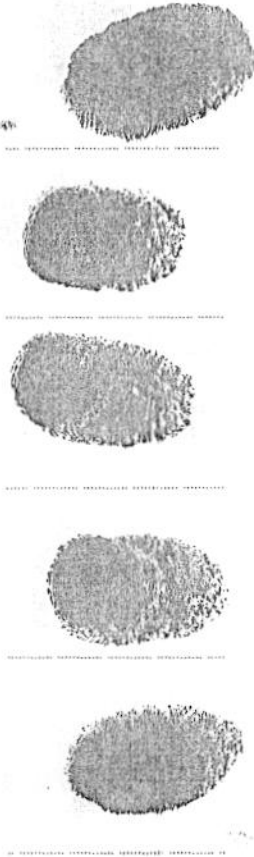
SDG



L. H.F.T.



R.H.F.T



MA PONA

Sh
PSC/Amek
SDG
महाराष्ट्र
एएम

...15/-

Signed, sealed and delivered by
THE SELLER NO 4
SMT GULAB SHIVAJI GUDE

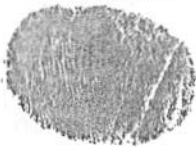
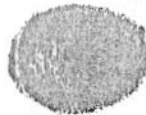
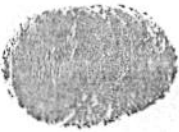
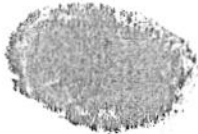
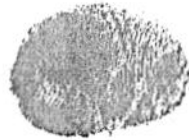
गुलाब शिवाजी



गुलाब

L. H.F.T.

R.H.F.T.



PS. Gaudkar
S. P. G.
गुलाब शिवाजी
GK

Signed, sealed and delivered by
 THE PURCHASERS
 M/S R.B.S. CANDIAPARCAR,
 By the hand of it's Partner
 SHRI ARVIND PURUSHOTTAM KHANDEPARKAR.

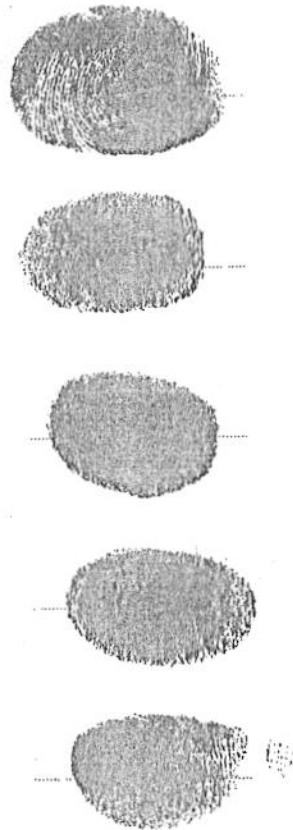
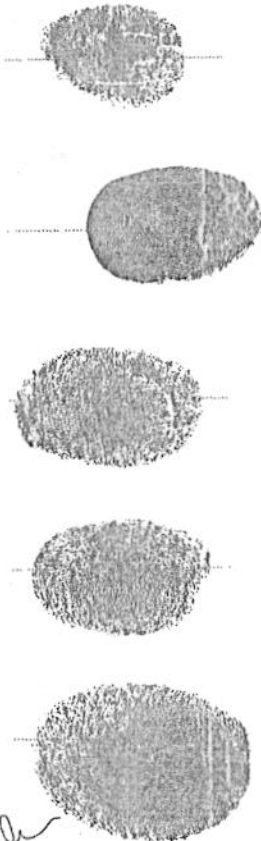
Arvind Khandeparkar



Arvind Khandeparkar

L. H.F.T.

R.H.F.T.



PS. Gannesh
S.D.A.
 अज्ञात अडे
Arvind

WITNESSES

1. [Signature]

RAJESH. U. KINI

2. [Signature] (S. K. KAWAT)



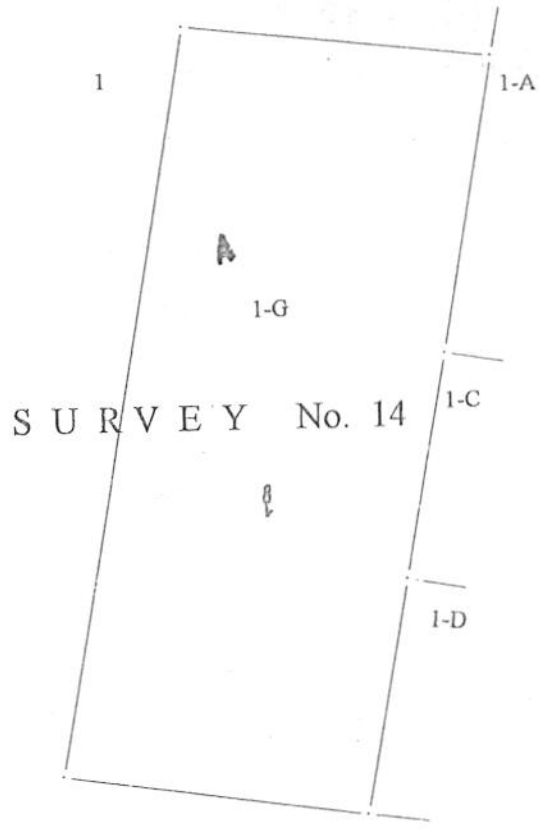
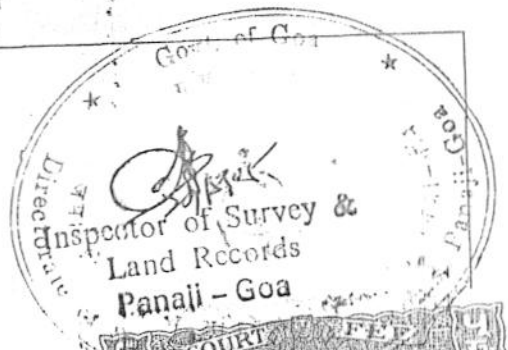
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P.S. Ganesha
S. DCI
[Signature]
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GOVERNMENT OF GOA
Directorate of Settlement and Land Records
PANAJI - GOA



Plan showing plots situated at
Ponda Village
PONDA Taluka
S.No./Sub Div No. 14/ 1-G
Scale 1:500



(Saunlo T. N. Gauncho)
P. Gauncho
(Pushpa Sauncho)
Shivani D. Gauncho
शिवानी देवी
P. Gauncho

[Signature]
Computer Generated On 19-08-2005

Compared by: *[Signature]*
19/8/05

Executing partner

1. Shri. Saurab alias pratish Trivikram
 Nalk. Gaunekar s/o Shri. Trivikram.
 Nalk. Gaunekar - major, married
 businessman and his wife
2. Smt. Puspika Saurab alias pratish
 Nalk. Gaunekar major housewife.
3. Shri. Shivaji Dattaram Aule
 s/o Shri. Dattaram Aule, major
 married businessman and his wife.
4. Smt. Anand. Shivaji Aule. major
 housewife. both s/o parshuram
 Aule
5. Mr. R. B. S. Chandrapurkar a
 partnership firm by hands of
 its partner Shri. Purushottam.
 Khandeparkar major, married
 s/o Khandeparkar parshuram Aule

Executing party

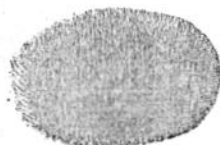
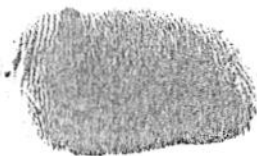
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admits execution of the so called

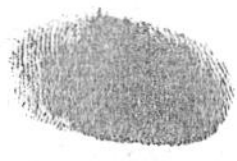
..... deed

S. Jh

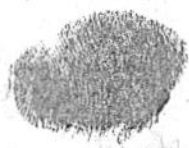
P. S. Gaunekar



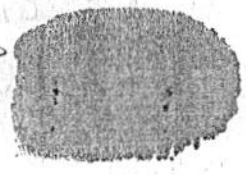
S. K. Kamat



S. K. Kamat



S. K. Kamat



1. Sandip Keshav Kamat s/o Keshav Kamat, Mejer, Mameel Savry ylo Ponda Chev

.....
and known to the Sub-Registrar states that he personally knows the above executant and identifies him.



x S. K. Kamat
(S. K. Kamat)

Ponda dated 9th August 2006

[Signature]
SUB-REGISTRAR
PONDA

1. N.O.C from SA P& Development Authority under no. SA.PDA.W.O.P/2507 262/06-07 dated 24-8-06 has been produced today re. 6th September 2006

[Signature]
SUB-REGISTRAR
PONDA



1504

registered No.
at pages 283 to 252
Book No. 7 Volume No. 1001
date 12/9/2006

[Handwritten Signature]
Sub-Registrar

