

TRUE COPY

Rs. Ninety Seven Thousand Only)

For CITIZEN CREDIT CO-OP BANK LTD.

CITIZEN CREDIT CO-OPERATIVE
BANK LTD

SAPANA BERDEER CO-OP, HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602

भारत 29620
187426

NON JUDICIAL गोजा
FEB 11 2020



7811 2970 TIME: 09:58:11 2970 2970 2970 16:45

R.0097000/- PB7223

D-5/STP(V)/C.R./35/3/2011-RD

INDIA

STAMP DUTY

GOA

Name of Purchaser: Vishwas. K. Waradkar.

QPM - 115 - 2020

QPM - 1 - 112 - 2020

VISHWAS KUSHALI WARADKAR

Waradkar



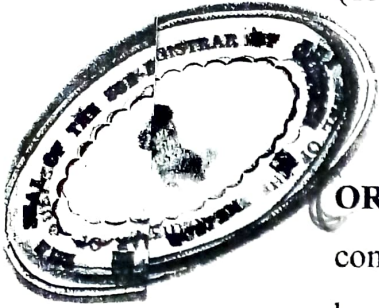
DEED OF SALE

Pranav Patel

Waradkar

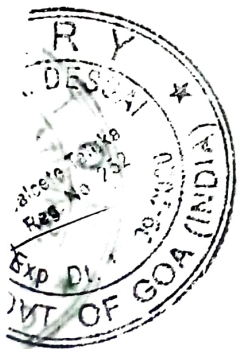
THIS **DEED OF SALE** is made and executed at Quepem, Goa, on this 13th day of February in the year Two Thousand and Twenty (13/02/2020).

BETWEEN



ORCHARD LANDCON INDIA PRIVATE LIMITED, a company duly registered under the Indian companies Act 1956 having its Registered Office at A-1/1 Model Town, Part-I, Delhi-110009 having PAN No. _____, Phone No. _____ represented through its Director **SHRI. PRANAV PRAKASH**, Son of Shri. Suresh Chandra, aged 50 years, businessman, Married, having PAN Card No. _____, Aadhar Card No. _____, Mobile No. _____ and Resident of Flat No. S2, Second Floor, Classic Building, Pixem Dongri, Vasco-Da-Gama, Goa-403802, Indian National, duly authorized for this purpose by **Company Resolution Dated 05/02/2020** (Board Resolution Copy is hereby enclosed with present Deed) hereinafter for brevity's sake referred to as the "**PURCHASER**" (which expression unless repugnant to the context or meaning thereof, shall deemed to include their heirs, executors, administrators, legal representatives, and assigns) **OF THE SECOND PART.**

A N D



Mr. VISHWAS KUSHALI WARADKAR, Son of Shri. Khushali Dhume Waradkar, aged 43 years, Married, Service, with PAN No. _____, **AADHAR CARD NO.** _____, Mobile No. _____, Resident of H. No. 124/A, Voddy, Cuncolim, Salcete, Goa - 403703 hereinafter for brevity's sake referred to as the "**PURCHASER**" (which expression shall unless repugnant to

Pranav Prakash

Vishwas Waradkar

the context or meaning thereof shall include his respective heirs, successors, executors, legal representatives, administrators and assigns) **OF THE SECOND PART.**

All the parties to this Deed are INDIAN NATIONALS.

WHEREAS there exists a property known as "**PALM GROVE (PALMAR)**" or "**CONDIMOLACODIL BATTA**" locally known as "**CONDI MOLL**" situated in the village Bali within the Jurisdiction of village Panchayat of Balli or Bally Taluka and Registration and sub District of Quepem, District South Goa, State of Goa, described in land registration Office of Quepem under No. 2591 of Book B New, not enrolled in the Matriz Record and Surveyed under Survey Nos. 50/1 and 50/8 of village Bali or Bally, Taluka Quepem and bounded as under:

On the East : By the Leasehold land condimolla of Jose Bernardo Barreto,
On the West : By Plam Grove Gorbata at Anta Camotim Motcar,
On the North : By the top of the Hill Salichi tembi of Comunidade and,
On the south : By the Public Road that leads to Canacona.

Hereinafter for brevity's sake referred as the "**SAID WHOLE PROPERTY**".

AND WHEREAS by a Deed of Sale dated 15/10/1947 recorded at folio 11 overleaf of Book 671 of the Asst. Notary of Salcete, Goa, Shri. Redkar, Shri. Caxinath Poi Anglo purchased from Shri. Shripad Mukund Kamat and his wife Smt. Crisnabai Kamat purchased the above said property known as "**CONDIMOLACODILBATTA**" locally known as "**CONDI MOLL**" situated in the village Bali within the jurisdiction of village

Praman Prasad

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Panchayat of Balli or Bally Taluka and Registration and sub District of Quepem, District South Goa, State of Goa, described in land registration Office of Quepem under No. 2591 of Book B New, not enrolled in the Matríz Record and Surveyed under Survey Nos. 50/1 and 50/8 of village Bali or Bally, Taluka Quepem, Goa Hereinafter fully described in the **SCHEDULE-I** hereunder written.



AND WHEREAS said Caxinath Poi Anglo and his wife Mrs. Prabavoti Poi Anglo by a Gift Deed dated 05/04/1965 drawn at Folio 51 overleaf onwards of the book No.1231 of the Notary ex-Officio of Salcete Mr. J.A.L. Rodrigues gifted the said Property to their sons said Shri. Motilal Poi Anglo, Rajanican Poi Anglo, Surendranata Poi Anglo and Cusumacor Poi Anglo on account of the disposable quota with reservation of usufruct with exemption of collation and upon the death of the Caxinata Poi Anglo and his wife the said sons became the absolute owners in possession of the said Property.

AND WHEREAS Shri. Surendra alias Surendranath Kashinath Poi Anglo expired on 19/06/1986 leaving behind his wife and sons and two daughters namely Mrs. Manisha S. Poi Anglo married to Mr. Gaurish Sricanta Camotin of Ribandar, Goa, and Mrs. Yeshasri Surendra Poi Anglo alias Manchali Vijay Prabhu Dessai married to Mr. Vijay Mahadev Prabhu Dessai of Margao and the said daughters and their respective husbands by Deed of Relinquishment of illiquid and undivided rights to in heritage dated 27/11/2007 drawn in the books of Notary Public Ex-Officio, Salcete-Goa recorded at Folio 36 to 36v of Deed of Book No.1514 dated 4/12/2007 relinquished their rights to the estate of their late

Pranav Prasad

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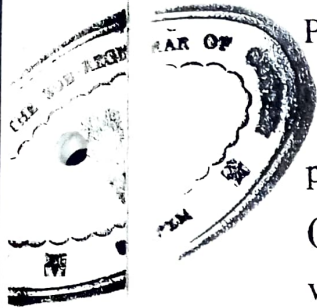
father in law Surendra Kashinath Poi Anglo alias Surendra K.Angle.

AND WHEREAS Shri. Rajanicanta Caxinata Poi Anglo, Smt. Surekha Rajanicanta Poi Anglo, Smt. Manoramabai Motilal Poi Anglo, Smt. Sumi Surendra Alias Surendranath Poi Anglo , Shri. Mahesh Surendra Poi Anglo, Smt. Archana Mahesh Poi Anglo , Shri. Cussumacar Caxinata Poi Anglo , Smt. Leena Cusumakar Poi Anglo And Shri Motilal Caxinata Poi Anglo became Owner In Possession and enjoyment of the above said Property.

AND WHEREAS the **VENDORS** herein has purchased the part/portion of the property known as "**PALM GROVE (PALMAR)**" or "**CONDI MOLI**", Situated at Village Balli, within the limits of Village Panchayat of Balli, Taluka and Sub-District of Quepem, District of South Goa, State of Goa, which has been falling under Survey No. 50/1 & 50/8 of Village Balli, by virtue of 3 Deeds of Sale i.e. **(1)** Deed of Sale dated 9/3/2011 executed before the Sub-Registrar of Quepem, Goa, under Registered No. 264 at Pages 188 to 207 of Book No.1 No. 582 dated 16/3/2011 admeasuring 32106.12 sq.mts **(2)** Deed of Sale, dated 09/03/2011 executed in the office of Sub-Registrar of Quepem under Registration No. 263, at pages 168 to 187 of Book No. I, Vol. No. 582 dated 16/3/2011 admeasuring 23201.00 sq.mts and **(3)** Deed of Sale dated 16/2/2011 executed in the office of Sub-Registrar of Quepem under Registration No. 195, at pages 20 to 38 of Book No. I, Vol. No. 580 dated 22/2/2011 admeasuring 7116.96 sq.mts more fully described in the Schedule I hereunder Written

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AND WHEREAS by Virtue of the above said 3 Deed of Sales the VENDORS herein has become the lawful owner of the above said Property.

AND WHEREAS the said property is granted conversion SANAD by the Office of the Collector under Ref. No. COL/SG/CONV/51/2010/10139 dated 16/12/2010.

AND WHEREAS M/s Orchard Landcon India Pvt. Ltd. have subdivided the said property into different plots by obtaining the valid approval for sub divisions from the Office of the Dy. Town Planner, Quepem, Surveyed under Survey No. 50/1 & 8 part vide Reference No. **TPQ/SUBDIV/BALLI/50/11/985 & TPQ/SUBDIV/BALLI/50/11/989.**

AND WHEREAS THE M/s Orchard Landcon India Pvt. Ltd. has granted a Technical Clearance / approvals from the aforesaid Dy. Town Planning Office for carrying out further subdivision of Plot No. 32 in to four plots viz. Plot No 32A, 32B, 32C, 32D, vide Ref. No. **TPQ/CT/BALLI/50/16/228 Dated 26/02/2016.**

AND WHEREAS at the request of the PURCHASER the VENDORS herein have agreed to sell to the PURCHASER one subdivided Plot from the original Plot No. 32 of the said property denominated as **Plot No. 32-A** admeasuring **1572.00 sq.mts** of the above said property more fully shown on the plan annexed herein and particularly described in the **SCHEDULE-III** hereunder, free from encumbrances and defects whatsoever for a total price of **Rs. 32,25,000/- (Rupees Thirty Two Lakhs Twenty Five Thousand Only)** being its fair market value in the said locality.

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AND WHEREAS as per the Order No. 21/1/TCP/2018/605 Dated 28/03/2018 issued by Town and Country Planning Department (TCP) under clause No. I (2), **No NOC is required for Plots having approval from Town and Country Planning Department** (Copy of TCP Approved Plan Annexed herewith).

AND WHEREAS both the parties hereto have agreed and consented freely to reduce the above understanding on the following terms and conditions.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :-

1. That in pursuance of said Deed of Sale and in consideration of that the **VENDORS** have agreed to sell the SAID PROPERTY unto the PURCHASER and the PURCHASER has agreed to PURCHASE the SAID PROPERTY from the VENDORS for a total consideration of Rs. 32,25,000/- (Rupees Thirty Two Lakhs Twenty Five Thousand Only), the FIRST PARTY do hereby covenant and agree to grant, convey, sell, transfer, assign and assure by way of sale to the SECOND PARTY, the SAID PLOT admeasuring 1572.00 Sq. Metres (One Five Seven Two decimal Zero Zero) including all things situated therein including all the plantation, easements, privies, benefits, privileges, advantages, appurtenances, etc. available to the SAID PLOT more particularly described in the **SCHEDULE-III** hereunder written.
2. That in consideration of the sum of Rs. 32,25,000/- (Rupees Thirty Two Lakhs Twenty Five Thousand Only), which is paid by the **PURCHASER** to the **VENDORS** in following manner :-
 - i. Paid Rs. 2,93,000 dated 19/12/2018, vide chq no. 036504, Central Bank of India Cuncolim Branch,

P. M. Chale

- ii. Paid Rs. 2,67,000 dated 19/12/2018, vide chq no. 000003,
Bank of Baroda, Cuncolim Branch,
- iii. Paid Rs. 1,65,000 dated 19/12/2018, vide chq no. 043045,
Central Bank of India Cuncolim Branch,
- iv. Paid Rs. 5,00,000 dated 02/02/2019, Central Bank of India
Cuncolim Branch,
- v. Paid Rs. 2,00,000 dated 01/05/2019, vide chq no. 043616,
Central Bank of India Cuncolim Branch,
- vi. Paid Rs. 3,00,000 dated 08/05/2019, vide chq no. 043617,
Central Bank of India Cuncolim Branch,
- vii. Paid Rs. 5,00,000 dated 29/10/2019, Central Bank of India
Cuncolim Branch,
- viii. Paid Rs. 5,00,000 dated 30/10/2019, Central Bank of India
Cuncolim Branch,
- ix. Paid Rs. 5,00,000 dated 03/11/2019, Central Bank of India
Cuncolim Branch

The receipt whereof the VENDORS do hereby admit and acknowledge for the same.

3. The VENDORS do hereby covenant with the PURCHASER, the following:

- i. That they are the exclusive owners in possession of THE SAID PLOT hereby sold and every part thereof, and that they have clear, unencumbered and valid title to the same and every part thereof and their title thereto is subsisting and valid at the time of execution of this Deed;
- ii. That THE SAID PLOT hereby sold is free from all encumbrances, whatsoever;
- iii. That there are no other person/s having any right or interest, whatsoever, to THE SAID PLOT hereby sold or any part thereof;
- iv. That THE SAID PLOT hereby sold is not the subject matter of any litigation, mortgage, agreement with third parties,

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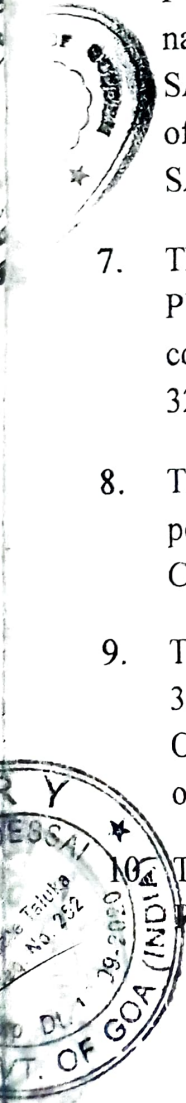
against THE SAID PLOT and they do hereby indemnify the PURCHASER against any third party claim if made against THE SAID PLOT, which claim/s, if any, shall be settled by the VENDORS at their own costs without disturbing the possession of the PURCHASER.

5. That the VENDORS shall execute all documents which may be found necessary by them to be executed for conferring or confirming proper and better title of THE SAID PLOT hereby sold in favour of the PURCHASER, or for transferring all or whatever records in respect of THE SAID PLOT hereby sold, exclusively in the name of the PURCHASER.
6. The VENDORS further do hereby give their no objection for the PURCHASER to carry out mutation of the said Plot and get the name of the PURCHASER enrolled in the survey records of THE SAID PLOT. Further, the VENDORS do hereby waive the service of notice that may be required for carrying out mutation of THE SAID PLOT in the name of the PURCHASER.
7. The VENDORS further do hereby give their No objection for the PURCHASER to transfer the house tax electricity / water connection in respect of the existing structure in the Said Plot No. 32-A.
8. The VENDORS declare that the subject matter of this sale does not pertain to the occupancies of persons belonging to the Scheduled Caste or the Scheduled Tribes.
9. The consideration for Sale of the Said Plot hereby sold is Rs. 32,25,000/- (Rupees Thirty Two Lakhs Twenty Five Thousand Only) which is its fair market value. The Stamp duty has been paid on its fair market Value.

The PURCHASER shall bear the cost of the Stamp Duty and Registration Fees and other expenditures.

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SCHEDULE- I

ALL THAT Property known as "PALM GROVE (PALMAR)" also known as "CONDIMOLACODIL BATTA" locally known as "CONDI MOLL" situated in the village Bali within the Jurisdiction of village Panchayat of Balli or Bally Taluka and Registration and Sub District of Quepem, District South Goa, State of Goa, described in land registration Office of Quepem under No. 2591 of Book B New, not enrolled in the Matriz Record and Surveyed under Survey Nos. 50/1 and 50/8 of Village Bali or Bally, Taluka Quepem and bounded as under:

On the East : By the Leasehold land condimolla of Jose Bernardo Barreto,

On the West : By Plam Grove Gorbata at Arita Camotim Motcar,

On the North : By the top of the Hill Salichi tembi of Comunidade and,

On the south : By the Public Road that leads to Canacona.

SCHEDULE -II

(Description of the said PLOT No. 32-A hereby sold)

ALL THAT Portion of land delineated as Plot No. 32-A admeasuring 1572.00 Sq. meters forming part of the property as described in Schedule I hereinabove, Surveyed under Survey No. 50/1 of Village Balli, Quepem, Goa., which Plot now forming a distinct and independent property by itself and is bounded as follows:

Praman Rao

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East : By 8 mtr wide Road in the same property
West : By Plot No. 32-B in the same property
North : By Plot No. 30 in the same property
South : By Road Widening area and beyond which
Public Road leads to Canacona, Goa

This said plot hereby sold is hereinafter marked with red to the plan annexed to the present deed.

Praveen B. 1

Sandhu



IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands on the day month and the year first hereinabove written.

VENDORS



Pranav Prakash

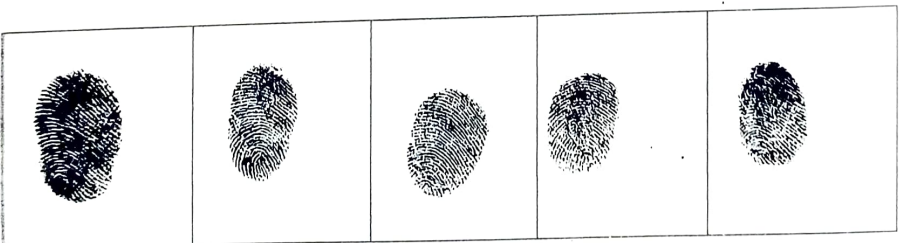
Pranav Prakash

ORCHARD LANDCON INDIA PRIVATE LIMITED

Represented by its Director Herein by
Shri. PRANAV PRAKASH



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Right Hand Finger Print

Pranav Prakash

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PURCHASER

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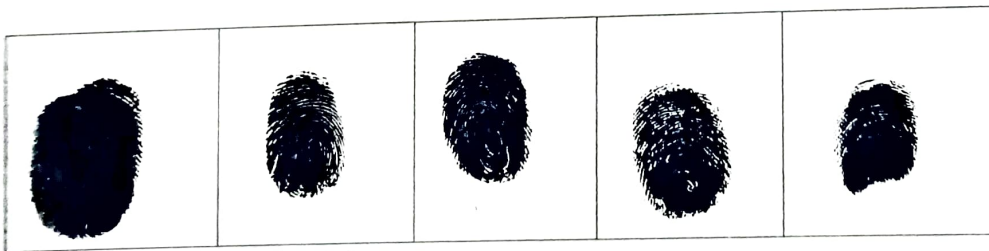
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(MR. VISHWAS KUSHALI WARADKAR)



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WITNESSES:-

1. **Mr. Arvind Mandyal,**
T-3, Verna Residency, Cortalim, Goa

[Signature]

Mr. Ranjit Kumar Jha,
T-3, Verna Residency, Cortalim, Goa

[Signature]

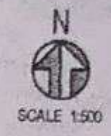
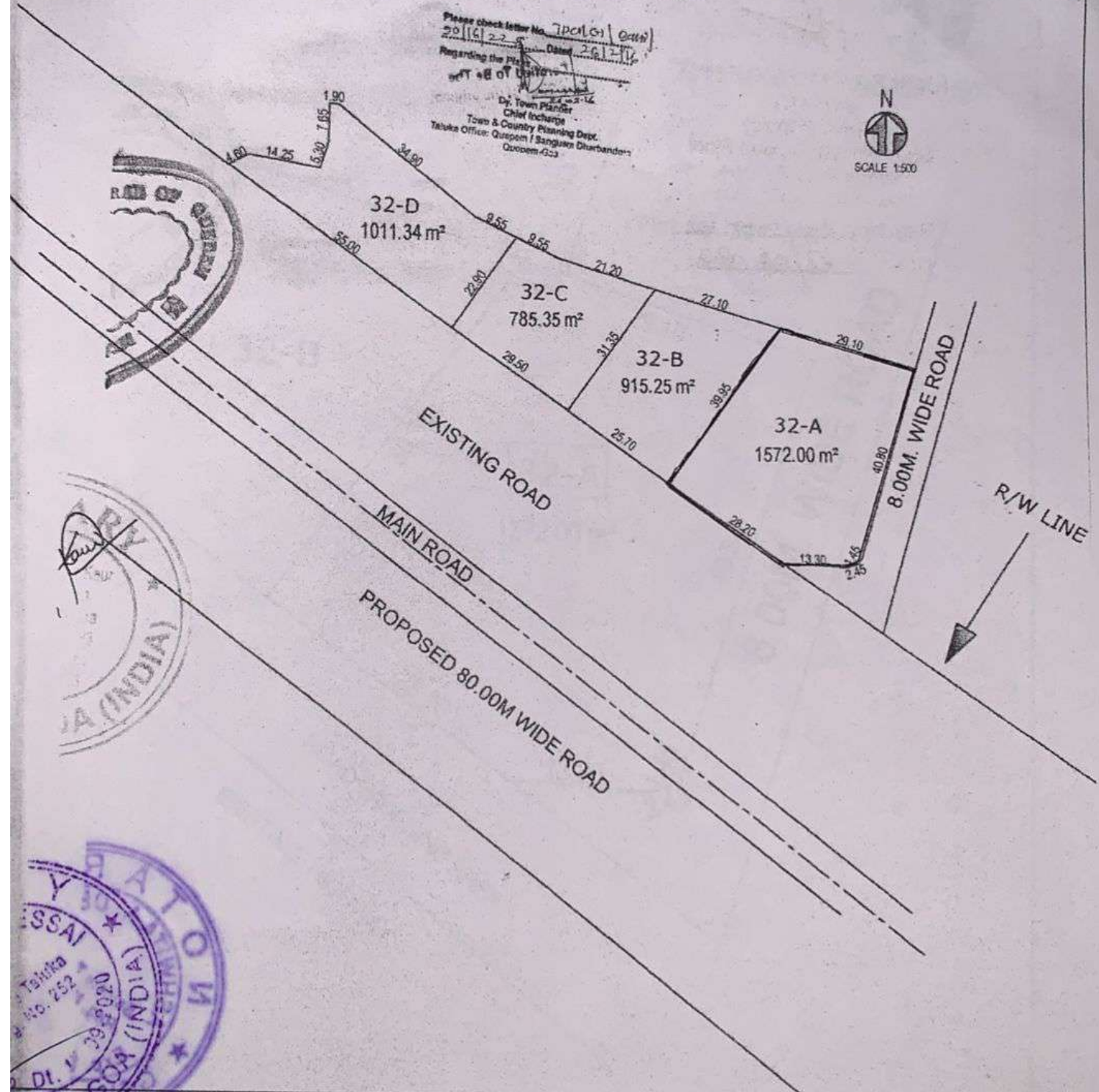
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PROPOSED SUB-DIVISION PLAN OF THE PLOT NO. 32 OF ORIGINALLY APPROVED
 SUBDIVISION NO. TPQ/SUB DIV/BALLI/50/11/989 BEARING SURVEY NO. 50/1 BELONGING TO ORCHARD
 AND CON INDIA PVT. LTD. SITUATED AT BALLI VILLAGE QUEPEM TALUKA

Please check letter No. 7PC/CH/1/0000
 20/11/22
 Dated 26/12/22
 Regarding the Plot No. 32 of the above
 Dy. Town Planner
 Chief Incharge
 Town & Country Planning Dept.
 Taluka Office: Quepem / Sangliwa Durbhandar
 Quepem - Goa

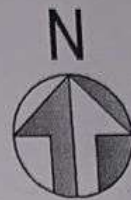


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PLAN SHOWING PLOT NO. 32 A BEARING SURVEY No. 50/1
SITUATED AT BALLI VILLAGE OF QUEPEM TALUKA

AREA OF PLOT No. 32 A: 1572.00 Sq.mtrs.



SCALE 1:500



32-B

Plot No. 30

32-A

1572.00 m²

8.00M. WIDE ROAD

ROAD WIDENING AREA
EXISTING HIGHWAY



Pranav P.

VENDOR

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PURCHASER



Government of Goa
Document Registration Summary 2

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

Print Date & Time : - 18-Feb-2020 12:02:32 pm

Document Serial Number : - 2020-QPM-115

Presented at 12:02:58 pm on 18-Feb-2020 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	96800
2	Registration Fee	64500
3	Mutation Fees	2500
4	Processing Fee	340
Total		164140

Stamp Duty Required : 96800

Stamp Duty Paid : 96800

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Vishwas Kushali Waradkar, S/o - D/o Khushali Dhume Waradkar Age: 43, Marital Status: Married, Gender: Male, Occupation: Service, Address1 - H.No 124(A), Voddy, Cuncolim, Salcete, Goa, Address2 - , PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
	Pranav Prakash, S/o - D/o Age: , Marital Status: , Gender: , Occupation: , Address1 - A-1 by 1 Model Town, Part-I, Delhi 110009, Address2 - , PAN No.: [REDACTED]			
	Vishwas Kushali Waradkar, S/o - D/o Khushali Dhume Waradkar Age: 43, Marital Status: Married, Gender: Male, Occupation: Service, Address1 - H.No 124(A), Voddy, Cuncolim, Salcete, Goa, Address2 - , PAN No.: [REDACTED]			

Witness:

I/We individually/Collectively recognize the Vendor, Purchaser,

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Arvind Mandyal, 47 , ,8975084952 , ,Service , Marital status : Married 403710 Cortalim, Mormugao, SouthGoa, Goa			

Party Name and Address	Photo	Thumb	Signature
Ranjit Kumar Jha, 48 , 8287793425 , Service , Marital status : Married 403710 Cortalim, Mormugao, SouthGoa, Goa			


Sub Registrar
REGISTRATION
MORMUGAO



Document Serial No:-2020-QPM-115

Book :- 1 Document
Registration Number :- QPM-1-112-2020
Date : 18-Feb-2020

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

REGISTRAR
QUEPEM



CERTIFIED TO BE A TRUE
COPY OF THE ORIGINAL

Ashwita A. Dessai
(ASHWITA A. DESSAI)
NOTARY
SALCETE TALUKA
STATE OF GOA (INDIA)

Reg. No. 1877/2020
Date: 27/5/2020

