

For CITIZEN CREDIT
CO-OP. BANK LTD.

famir
Authorised Signatory

Chpees Five lakh Seventy Seven Thousand Two Hundred

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

D-5/STP(V)/C.R./35/34/2011-RD

भारत 07294
135934



INDIA

NON JUDICIAL गोवा
JUL 05 2014

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R.0577200/- PB7147

STAMP DUTY

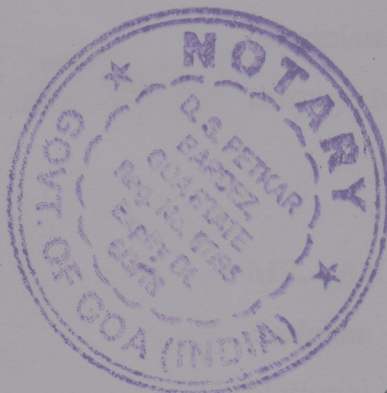
GOA

Name of Purchaser MR. ANANDRAO CHATIM



2977

10/07/2014



DEED OF SALE

Cont....2/-

My

ankur

This DEED OF SALE is made at Mapusa on this 10th day of July, of the year Two Thousand Fourteen.

BETWEEN

DSOUZA FARIA HOSPITALITY PVT. LTD., a Company duly registered under U55101 GA PTC 004817 dated 5th September 2006, incorporated under the companies Act 1956, Pan Card No. AACCD4410A, represented by its Manager MR. MOHAN KRISHEN KOUL, son of Amar Nath Koul, 71 years of age, married, businessman, holder of Pan Card No. ADKPK6571B, Indian National, residing at Karaswada, Mapusa, Bardez - Goa, authorised by Board Resolution dated 28/05/2014 (annexed hereto) hereinafter referred to as the "OWNER/SELLER/VENDOR" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through him) OF THE FIRST PART.

AND

MR. ANANDRAO VERLEKAR CHATIM, son of late Vaman Verlekar Chatim, aged 65 years, married, businessman, Indian National, holder of Pan Card No. ABKPC4157H, resident of H. No. 214/A Verla, Bardez - Goa herein referred to as the "PURCHASER" (which term and expression shall unless repugnant to the context and meaning thereof be deemed to include their heirs, successor, executors, legal representatives, administrator, assigns and any other person or persons claiming through him) of the SECOND PART.

Cont....3/-

[Handwritten signatures]



WHEREAS the VENDORS are absolute owners in possession of a property known "SOCOILEM BATTA", admeasuring 2886 sq.mts. presently surveyed under No. 107/6, situated at Verla, within the limits of Village Panchayat of Verla-Canca, Taluka and Sub-District of Bardez District of North Goa, State of Goa, shown under old cadastral survey under no. 1400, neither described in the Land Registration Office, not enrolled in the Taluka Revenue Office, fully described in Schedule hereunder written.

AND WHEREAS the property originally belonged to Jeronimo Niceforo Socrates Dias married to Ludovina Efigenia Dias.

AND WHEREAS Jeronimo Niceforo Socrates Dias and his wife Ludovina Efigenia Dias gifted to their four children viz (a) Odualdina Dias, unmarried, (b) Mariano Jose Dias married to Esmeralda Dias, (c) Cipriano Dias married to Gertrudes Carlota, Esmeralda Gracias, (d) Guilherme Dias married to Maria Francisco Romana Cordeiro, ten properties mentioned in the Public Deed dated 16/02/1917.

AND WHEREAS Cipriano Dias and his wife and Guilherme Dias and his wife exchanged with gift to Odualdina Dias and Mariano Jose Dias and his wife Esmeralda Dias five properties which includes "Socoilem Bhat" by Deed of Exchange and gift dated 20/05/1937.

AND WHEREAS in the said Deed of 1937 mentioned above Odualdina Dias gifted her half right/ share of the said property "Socoilem Batta" to Mariano Jose Antonia Deusdado Rodrigues Dias reserving usufruct for her.

AND WHEREAS in the old cadastral survey certificate of (Registo de

AND WHEREAS thereof in the Registo de Agrimensor certificate even after 1937 name of Odualdina Dias appears because of reservation of usufruct.

AND WHEREAS the property as per Registo de agrimensor certificate is shown as coconut grove with one mud house admeasuring 2886 sq.mts.

AND WHEREAS in the present survey the property is shown under no. 107/6, admeasuring 2886 sq.mts. and 107/9 admeasuring 75 sq.mts. in which there is a house.

AND WHEREAS the property belonged to Mariano Jose Dias and his wife Esmeralda Dias (half right/ share) and other half right/share belonged to his son Mariano Jose Antonio Deusdado Rodrigues Dias derived from his aunty Odualdina Dias.

AND WHEREAS Mariano Jose Dias and his wife Esmeralda Dias died leaving behind legal heirs viz (a) Mariano Jose Antonio Deusdado Rodrigues Dias, (b) Maria Alda Gertudes Francisca Santana Dias e Oliveira (c) Maria de Lourdes Beliza Santana Dias e Mascarenhas and (d) Maria de Jesus Filomena Angela Dias e Noronha.

AND WHEREAS by Public Deed of Antenuptial Contract dated 4/1/1960 between Maria de Jesus Filomena Angela Dias, her mother Esmeralda Dias and Caetano Camilo Noronha the would be husband of Maria de Jesus Filomena Angela Dias. She i.e. Maria Angela Dias was settled and paid off on account of her paternal and Maternal legitima and hence she has no right to the estate and inheritance of her parents.

AND WHEREAS Maria Alda Gertrudes Francisca Santana Dias e Oliveira and Maria de Lourdes Beliza Santana Dias e Noronha

Deusdado Rodrigues Dias vendor no.1 herein, including power to sell and receive money.

AND WHEREAS vendor no.1 has also sworn an Affidavit stating that his parents has four children i.e. Himself, his three sisters Maria Alda Gertrudes Francisca Santana Dias e Oliveira, Maria de Lourdes Beliza Santana Dias e Mascarenhas and Maria de Jesus Filomena Angela Dias e Noronha vendor no.3 and 4 herein.

AND WHEREAS the above VENDORS sold the property to DSOUZA FARIA HOSPITALITY PVT. LTD. Being the absolute and lawful owners in possession of the said property.

AND WHEREAS the present VENDOR i.e. DSOUZA FARIA HOSPITALITY PVT. LTD. is desirous of selling and the PURCHASER is desirous of purchasing the said property described in schedule hereunder written for a price of Rs. 95,00,000/- (Rupees Ninty Five Lakhs Only) which is its fair market price.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:-

1. In pursuance of above and in consideration of Rs. 95,00,000/- (Rupees Ninty Five Lakhs Only) which is the fair present market value, paid by the PURCHASERS to the VENDOR, the receipt of which the VENDOR do hereby acknowledge and admit as having received. The VENDORS do hereby transfer, sell, convey, assign unto the PURCHASERS, ALL THAT property, described in Schedule hereunder written, TO HAVE AND TO HOLD the same as absolute owner forever with all rights, title, interest, benifits, claims, estate, easements, pathways, etc. Forever as absolute owner in possession, free from encumbrances, charges, liens whatsoever.

without hindrance, interruption, claim or demands by or from the VENDORS or any other person or persons whomsoever claiming through him.

3. The VENDORS declare that they shall be liable to indemnify the PURCHASERS only in the event of defect in title of the VENDOR. The VENDOR states and declares that they have every right and absolute authority in law to sell the same.

4. The VENDORS and all persons claiming under them shall and will from time to time upon the request and at the request of the PURCHASERS do and execute or cause to be done and execute or cause to be done and execute all such lawful acts, deeds and things whatsoever for further and more perfectly conveying and assuring property or every part thereof unto the PURCHASERS and placing it in possession of the same according to the true intent and meaning of these presents, that shall or may be reasonably required.

5. The VENDOR has no objection to the PURCHASERS to do the mutation and we have no objection for the same.

6. The OWNERS/SELLERS/VENDORS hereby confirm that the Vendors do not belong to schedule caste/ schedule tribe pursuant to the notification no. RD/LAND/LRC/318/77 dated 21/08/1978.

Cont....7/-

Regd. Jankar

SCHEDULE

ALL that property known" SOCOILEM BATTA" admeasuring 2886 sq.mts. presently surveyed under no. 107/6, situated at Verla, within the limits of village Panchayat of Verla- Canca, taluka and Sub-District of Bardez, District of North Goa, State of Goa, shown in the Old Cadastral survey under no. 1400, neither described in the Land Registration Office, nor enrolled in the Taluka Revenue Office and shown in the Plan annexed hereto, bounded as follows:-

NORTH : By property surveyed under no. 107/1 & 2.
SOUTH : By property surveyed under no. 107/10, 11 & 12
EAST : By property surveyed under no. 107/7
WEST : By property surveyed under no. 107/5

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

By [Signature]

Cont....8/-

THE DEVELOPER/VENDOR:

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED
OWNERS/SELLERS/VENDORS

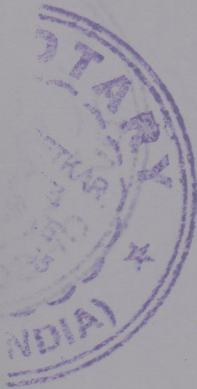
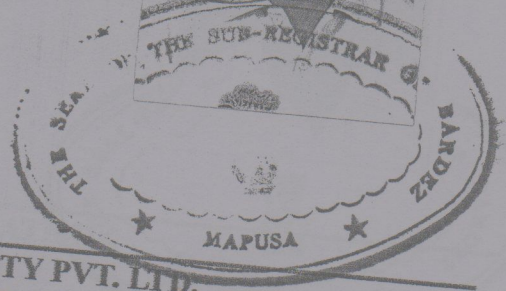
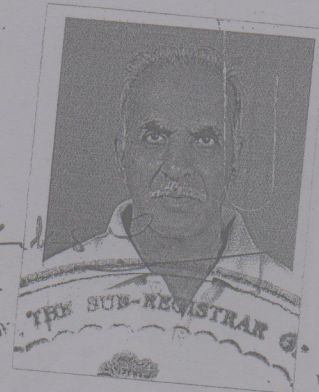
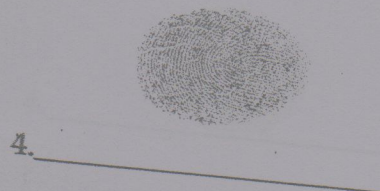
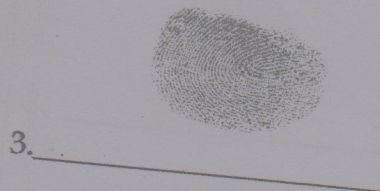
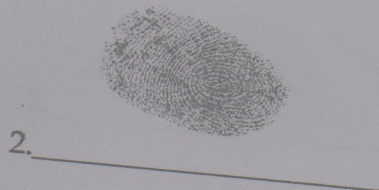
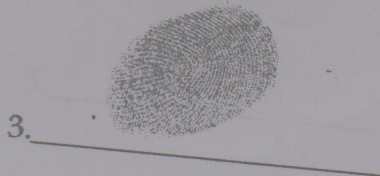
For Dsouza Faria Hospitality Private Limited,

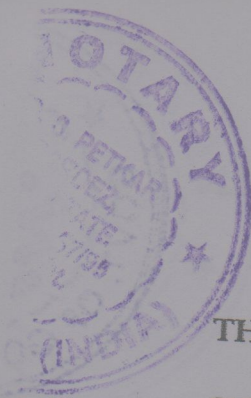
[Signature]

FOR DESOUSA FARIA HOSPITALITY PVT. LTD.
(REPRESENTED BY ITS MANAGER MR. MOHAN KRISHEN KOUL)

LEFT HAND FINGER PRINTS
OF MR. MOHAN KRISHEN KOUL

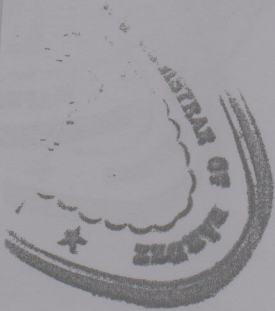
RIGHT HAND FINGER PRINTS
OF MR. MOHAN KRISHEN KOUL





THE PURCHASER:

SIGNED, SEALED & DELIVERED
BY THE WITHIN NAMED
OWNERS/SELLERS/VENDORS



(MR. ANANDRAO VERLEKAR CHATIM)



LEFT HAND FINGER PRINTS
OF MR. ANANDRAO V. CHATIM.

RIGHT HAND FINGER PRINTS
OF MR. ANANDRAO V. CHATIM

1. 

1. 

2. 

2. 

3. 

3. 

4. 

4. 



-10-

WITNESSES:-

1) Rodrigues (STEFFI RODRIGUES)

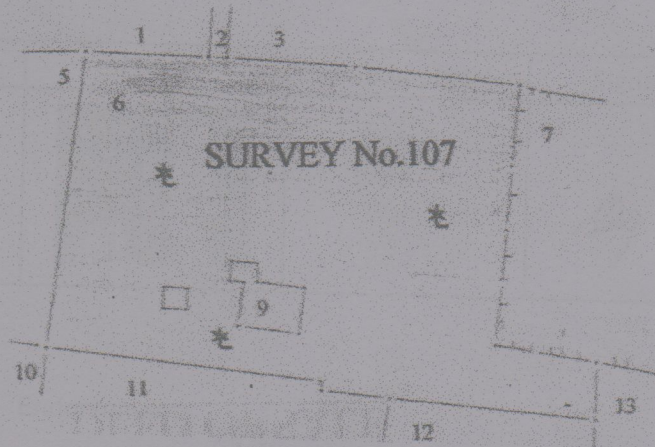
2) Shweta G. Kinkar

Shweta

Steffi



Plan Showing plots situated at
Village : VERLA
Taluka : BARDEZ
Survey No./Subdivision No. : 107/ 6
Scale : 1:1000



Pes

(Purchaser)

onkhong

(Vendor)



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 10-07-2014 11:07:14 AM

Document Serial Number : 2977

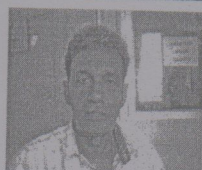
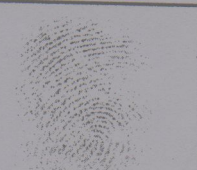
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Sr. No	Description	Rs. Ps
1	Registration Fee	577200.00
2	Processing Fees	190.00
	Total	577390.00

Stamp Duty Required: 577200.00

Stamp Duty Paid: 577200.00

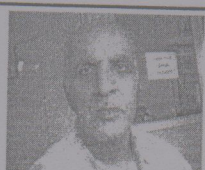
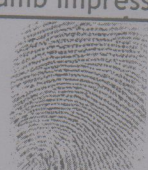
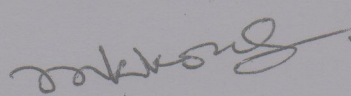
Anandrao Verlekar Chatim presenter

Name	Photo	Thumb Impression	Signature
Anandrao Verlekar Chatim, S/o Late Vaman Verlekar Chatim , Married, Indian, age 65 Years, Business, r/o H.No.214/A, Verla, Bardez-Goa PAN No. ABKPC4157H			

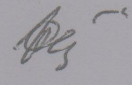
Endorsements

Executant

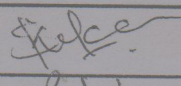
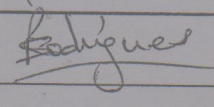
1. Mohan Krishen Koul , S/o Amar Nath Koul, Married, Indian, age 71 Years, Business, r/o Karaswada, Mapusa, Bardez-Goa PAN No. ADKPK6571B. Co. PAN No. AACCD4410A (Company). Manager of DSouza Faria Hospitality Private Limited, Mapusa vide resolution dated 28/05/2014

Photo	Thumb Impression	Signature
		 For DSouza Faria Hospitality Private Limited

2 . Anandrao Verlekar Chatim, S/o Late Vaman Verlekar Chatim, Married, Indian, age 65
Years, Business, r/o H.No.214/A, Verla, Bardez-Goa PAN No. ABKPC4157H.

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Shweta Ganesh Kinlekar , D/o Ganesh Kinlekar, UnMarried, Indian, age 23 Years, Service, r/o H.No.393/1, Morod, Sangolda, Bardez-Goa	
2	Steffi Rodrigues , D/o Seby Rodrigues, UnMarried, Indian, age 23 Years, Service, r/o H.No.1234, Tivim, Bardez-Goa	

MS 9611443001 - Pd vd. ch no 4412 dtd 21/9/19
362 Bangalore

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Sub-Registrar

Sub-Registrar
BARDEZ

Book-1 Document
Registration Number BRZ-BK1-03426-2014
CD Number BRZD709 on
Date 28-07-2014

Sub-Registrar (Bardez)

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

Delivered by
D. S. Petkar
30/7/14

Certified that this is a True Copy
Mapusa Dt. 04/10/2012

D. S. PETKAR
B.A.L.L.B

NOTARY, Reg. No. 87/95
Sr No 17245/2012

