

(Rupees five lakhs sixty seven thousand One hundred Only)

For CITIZEN CREDIT

GOVERNOR LTD

S. S. S. S.
Authorized Signatory

CITIZEN CREDIT CO-OP BANK LTD

E-320, RUA DE OUREM

PANAJI, GOA 403 001

भारत 36065

NON JUDICIAL गोवा

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R.0567100/-PB6818

INDIA

STAMP DUTY

GOA

Name of Purchaser Kapil Madhukar Betgiri



DEED OF SALE

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Album - 1 - Documented

Handwritten signatures

This DEED OF SALE is made and executed at VASCO DA GAMA, GOA on this 29th March Two Thousand and Eighteen (29.03.2018)

BY AND BETWEEN

1. MR. SUDIL VINAICA SINAI MANERKAR alias SUDIL VINAYAK MANERKAR, son of late Vinayak Manerkar, aged about 62 years, reitred, PAN Card No. AHEPS4375B, Aadhar Card No. 7137 0423 8266 and his wife 1A. MRS. NEETA SUDIL MANERKAR, aged about 62 years, housewife, PAN Card No. ADCPM7229L, Aadhar Card No. 2246 9658 5402, both residents of Opposite Damodar temple, Vasco da Gama, Goa 2. MR. SHAKIL VINAICA SINAI MANERKAR alias SHAKIL VINAYAK MANERKAR, aged about 52 years, businessman, PAN Card No. ADCPM7230K, Aadhar Card No. 2986 0896 5901 and his wife 2A. MRS. DARSHANA SHAKIL MANERKAR, aged about 48 years, housewife, PAN Card No. AINPS4993H, Aadhar Card No. 3496 2855 1461, both residents of Opposite Damodar temple, Vasco da Gama, Goa hereinafter jointly called as the 'VENDORS' (which expression shall unless be repugnant to the meaning or context shall be deemed to mean and include their respective heirs, representatives, successors and assigns) of the ONE PART;

AND

3. MR. KAPIL MADHUKAR BETGIRI, son of Mr. Madhukar Balram Betgiri, aged about 38 years, married, businessman, PAN Card No. AGUPB6081C, resident of House No. D-12, Baida, Nuvem, Salcete, Goa hereinafter referred to as the "PURCHASER" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include her legal heirs representatives, nominees, administrators and assigns) of the OTHER PART;

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All the above parties are Indian Nationals

WHEREAS the VENDORS have represented that they are the sole exclusive and absolute owners-in-possession of ALL THAT distinct Plot admeasuring an area of 631:00 (Six Hundred Thirty One) square metres independently surveyed under Chalta No. 116 of P.T. Sheet No. 121 of Vasco City which is better shown delineated in red colour boundary line in the plan annexed hereto which includes two structures namely one small old structure of around 12.50 square metres bearing House Tax No. 5/372 and the old second structure of around 30.00 square metres which are more particularly described in SCHEDULE written hereunder (hereinafter referred to as the "SAID PLOT") being part and parcel of the property without any special name (part of the Lote No. 191) situated Mangor Hill, Vasco da Gama, Goa within limits of the Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa described in the Land Registration in the Office of Salcete under No. 41327 of Book B No. 107 new series and recorded in the Taluka Revenue Office under Martiz under No. 2725 then admeasuring an area of 700 square meters (hereinafter referred as the "SAID PROPERTY").

AND WHEREAS the SAID PROPERTY earlier belonged to Mr. Ciano Pereira who in the status of bachelor sold and conveyed the SAID PROPERTY vide Escritura de Compra e Venda com Quitacao (Deed) or Deed of Purchase and sale with Acquittance/discharge dated 24.03.1967 registered before the Sub registrar of Slacete at Margao registration under No. 720 at pages 66 to 70 of Volume No. 29 of Book No. I dated 20.07.1967 unto and in favour of Mr. Vinaica Sinai Manerkar alias Vinayak Manguesh Sinai Manerkar.

Thus. *Alsm - V - Manerkar*





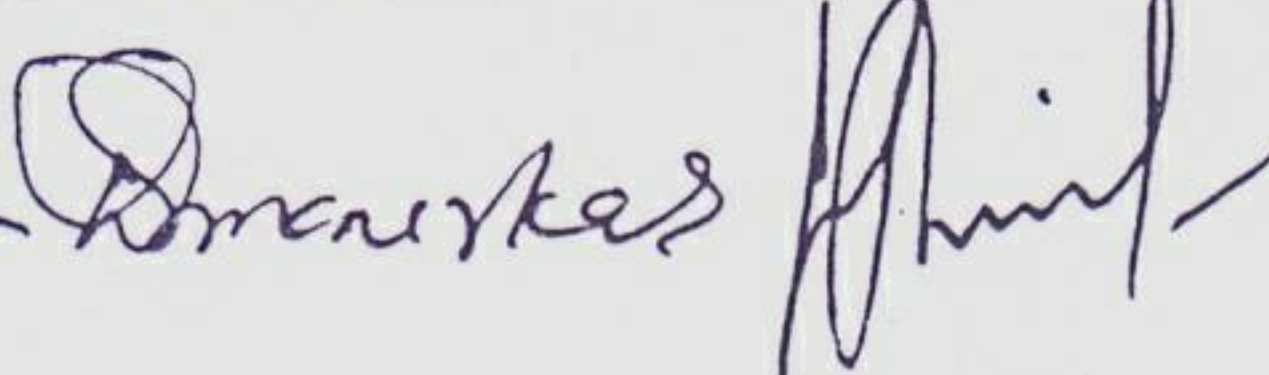
AND WHEREAS the for said Mr. Vinaica Sinai Manerkar alias Vinayak Manguesh Sinai Manerkar and his wife Mrs. Susheela Vinayak Manerkar both expired leaving behind their two son along with their spouse being the VENDORS hereinabove as sole and universal heirs to the SAID PROPERTY which is in confirmation with the Deed of Declaration for Succession dated 18.08.2011 duly drawn before Notary Public Ex-Officio of Quepem at pages 41 to 42 onwards of Notarial Book Deed/Will No. 587.

AND WHEREAS the VENDORS have agreed to sell the SAID PLOT and the PURCHASER has agreed to purchase the SAID PLOT for the total price consideration of Rs. 1,26,00,000/- (Rupees One Crore Twenty Six Lakhs only) which is fair market value thereof.

NOW THEREFORE THIS DEED WITNESSETH and it is hereby agreed upon by and between the parties hereto as follows:

1. That in consideration of the sum of Rs. 1,26,00,000/- (Rupees One Crore Twenty Six Lakhs only) being the entire consideration agreed upon and paid by the PURCHASER to the VENDORS (the receipt whereof the VENDORS do hereby admit and acknowledge and give full discharge of the same to the PURCHASER), the VENDORS do hereby grant, convey, sell, transfer, assign and assure unto the use of the PURCHASER, ALL THAT the SAID PLOT being distinct Plot admeasuring an area of 631:00 (Six Hundred Thirty One) square metres independently surveyed under Chalta No. 116 of P.T. Sheet No. 121 of Vasco City which is better shown delineated in red colour boundary line in the plan annexed hereto which includes two structures namely one small old structure of around 12.50 square metres bearing House Tax No. 5/372 and the old second structure of around 30.00 square metres which are more particularly described in SCHEDULE written hereunder being part and parcel of the SAID



 Hence,  Vinaica Sinai Manerkar 

PROPERTY and accordingly deliver the possession of the same unto and in favour of the PURCHASER to HAVE, TO POSSESS, TO HOLD AND TO ENJOY the same for the exclusive use and benefit absolutely and unconditionally forever together with all the rights, title, interest therein with all the advantages, concessions, hereditaments, easementary rights, equities, claims, demands, liberties, privileges, appurtenances attached to, belonging to and reputed to belong thereto

2. The VENDORS for themselves and their heirs, executors and administrators covenant with, assure and declare unto the PURCHASER, his successors and assigns:



(a) THAT the VENDORS have in themselves whilst executing this Deed lawful right and absolute title to the SAID PLOT and are lawfully entitled to convey the same in the manner hereby done.

(b) THAT the SAID PLOT hereby sold is absolutely free from all or any encumbrances whatsoever and that the PURCHASER shall hold the SAID PLOT freely, clearly and absolutely acquitted, exonerated and forever released and discharged or otherwise including improvement/development made therein by the VENDORS as the case may be and well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had made, executed, occasioned and suffered by the VENDORS or by any other person or persons claiming by, from, under or in trust for them.

(c) THAT the VENDORS confirms having put the PURCHASER in exclusive possession of the SAID PLOT.

(d) THAT the PURCHASER shall on and from this day and at all times hereafter is entitled to continue to peacefully and quietly enter upon, have occupy, possess and enjoy the SAID PLOT as its absolute owner without any claim or demand whatsoever

Handwritten signatures and names at the bottom of the page, including 'Henry', 'Alsm', 'Dmanerkas', and 'Hind'.

from the VENDORS and/or any other person whomsoever claiming by, from, under or in trust for them.

(e) THAT all rates, taxes, charges payable in respect of the SAID PLOT such as land revenue have been paid in entirety and there is no amount which is in arrears towards same till this date.

(f) The parties hereby mutually agree that the PURCHASER in lieu of part consideration of Rs. 63,00,000/- shall construct and deliver two flats to Mr. Sudil Vinaica Sinai Manerkar and Mrs. Neeta Sudil Manerkar for which parties shall enter into separate agreement and this deed in no way will affect in any manner whatsoever.

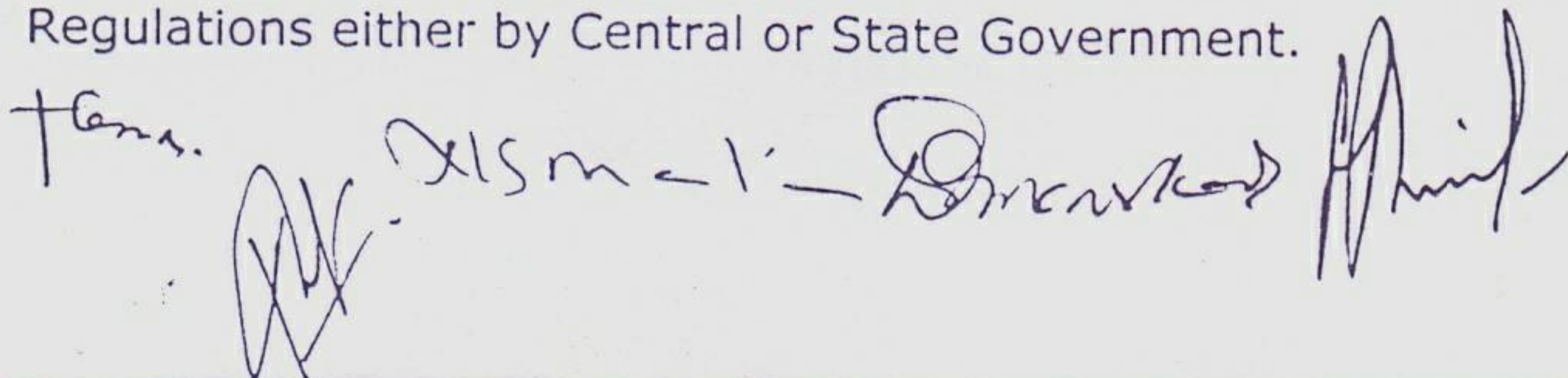
(g) THAT the VENDORS shall sign, execute and deliver such further deeds, documents, writing and/or declarations including solemn affirmation as may be necessary to perfect PURCHASER's title to the SAID PLOT and/or have the ownership and possession thereof recorded in the name of the PURCHASER in all the Government records including recording maintained at the Land Registration Office and Land Revenue Office.

3. The VENDORS do hereby declare:

a. That there is absolutely no claim of any right of tenancy and/or mundkarial or of any other nature in/or over the SAID PLOT.

c. That the SAID PLOT has never been subject matter of any notification by the Government under the Land Acquisition Act, Requisition Act any Act or under any of the act, rules under the Defence or C.A.D.A.

d. That the SAID PLOT is not affected under any Order or Notification under any Ordinance, Act, Statute, Rules and/or Regulations either by Central or State Government.

Hereby




e. That the SAID PLOT is absolutely not affected by any easementary or any other rights including that of way, licence or any other rights of any nature whatsoever in favour of any person/s in/over the SAID PLOT.

f. That the SAID PLOT is absolutely not affected by any encumbrances, charges, lien, notices or any prohibitory order of injunction or attachment from any Court of Law.

g. That the VENDORS hereby convey their absolute no objection for the inclusion of the name of the PURCHASER in the Survey Records including Form I and XIV/ to cause mutation.



4. The VENDORS do not belong to Schedule Caste nor Schedule Tribe community as per notification of Government of Goa.

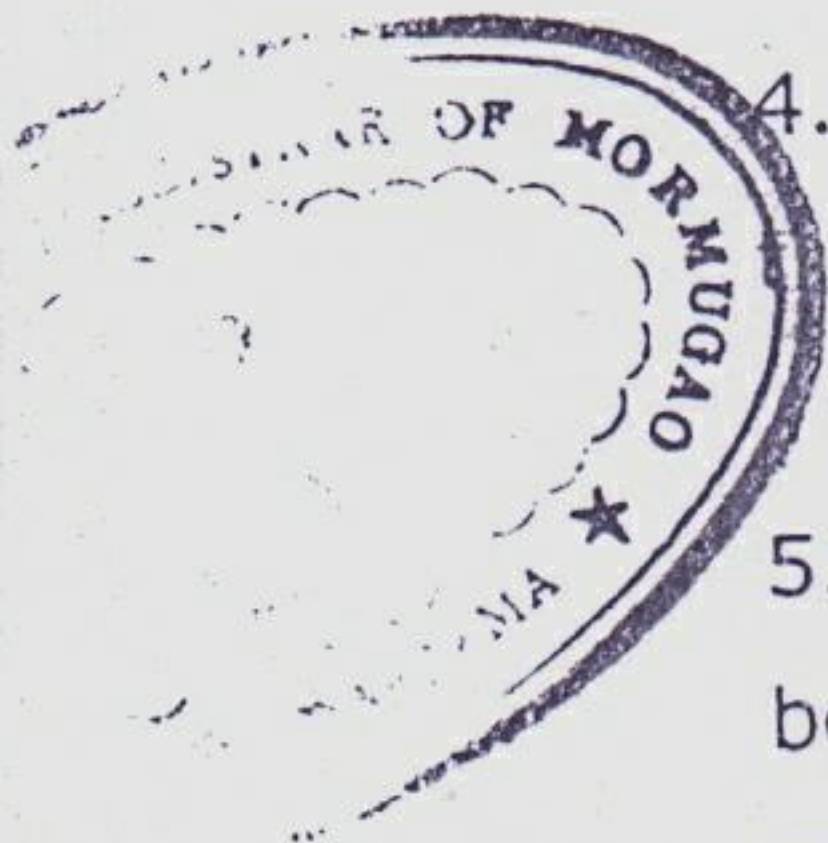
5. The cost of stamp duty and registration of this Deed have been borne exclusively by the PURCHASER. This Deed shall be presented for registration under the provisions of Indian Registration Act, 1908 and the VENDORS shall appear before the registering authority and comply with all the formalities and requirements of law applicable so as to enable the registering authority complete registration of this Deed.

6. The SAID PLOT is valued at Rs. 1,26,00,000/- (Rupees One Crore Twenty Six Lakhs only) which is the fair market value of the same.

SCHEDULE

ALL THAT property distinct Plot admeasuring an area of 631:00 (Six Hundred Thirty One) square metres independently surveyed under Chalta No. 116 of P.T. Sheet No. 121 of Vasco City which is better shown delineated in red colour boundary line in the plan annexed hereto which includes which includes two structures namely one small old structure of around 12.50 square metres

Plan.  Nelson - V - Romarckad 



bearing House Tax No. 5/372 and the old second structure of around 30.00 square metres being part and parcel of the property without any special name (part of the Lote No. 191) situated at Mangor Hill, Vasco da Gama, Goa within limits of the Mormugao Municipal Council, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa described in the Land Registration in the Office of Salcete under No. 41327 of Book B No. 107 new series and recorded in the Taluka Revenue Office under Martiz under No. 2725 then admeasuring an area of 700 square meters and aforesaid plot is bounded as follows:

On the North: By Chalta Nos. 28 P.T Sheet No. 100, Chalta 21 P.T Sheet No. 100, Chalta 15 of P. T Sheet No 100 of Vasco city

On the East:-By Chalta No. 105 of P.T Sheet No 121, Chalta No. 106 of P. T Sheet No 121 of Vasco city

On the South:- By Partly by road and partly by chalta No. 117 of P. T Sheet No. 121 of city of Vasco

On the West:- By Chalta No. 21 of P. T Sheet No 121 of Vasco city

Here

Asm - 1 - Remarks



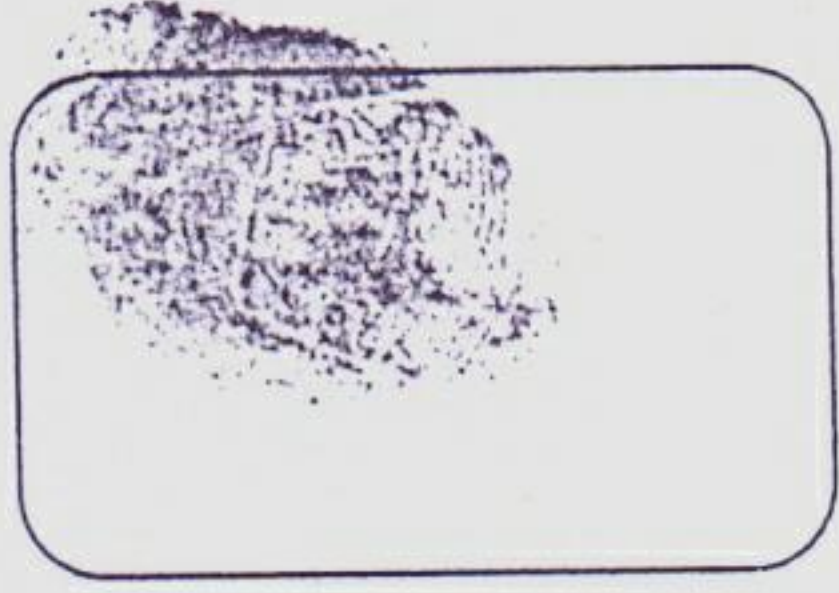
IN WITNESS WHEREOF THE PARTIES HERETO HAVE SUBSCRIBED THEIR RESPECTIVE HAND AND SEAL TO THESE PRESENTS IN THE PRESENCE OF TWO WITNESSES ON THE DAY, YEAR AND PLACE FIRST HEREINABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

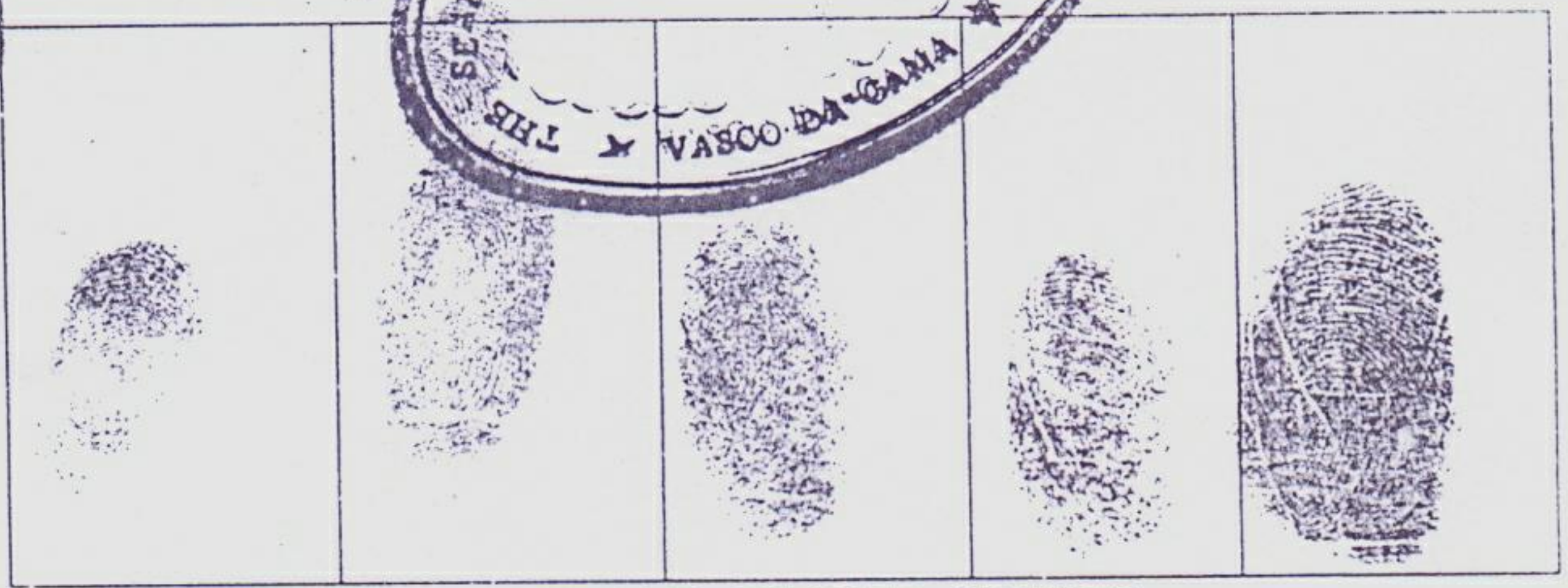
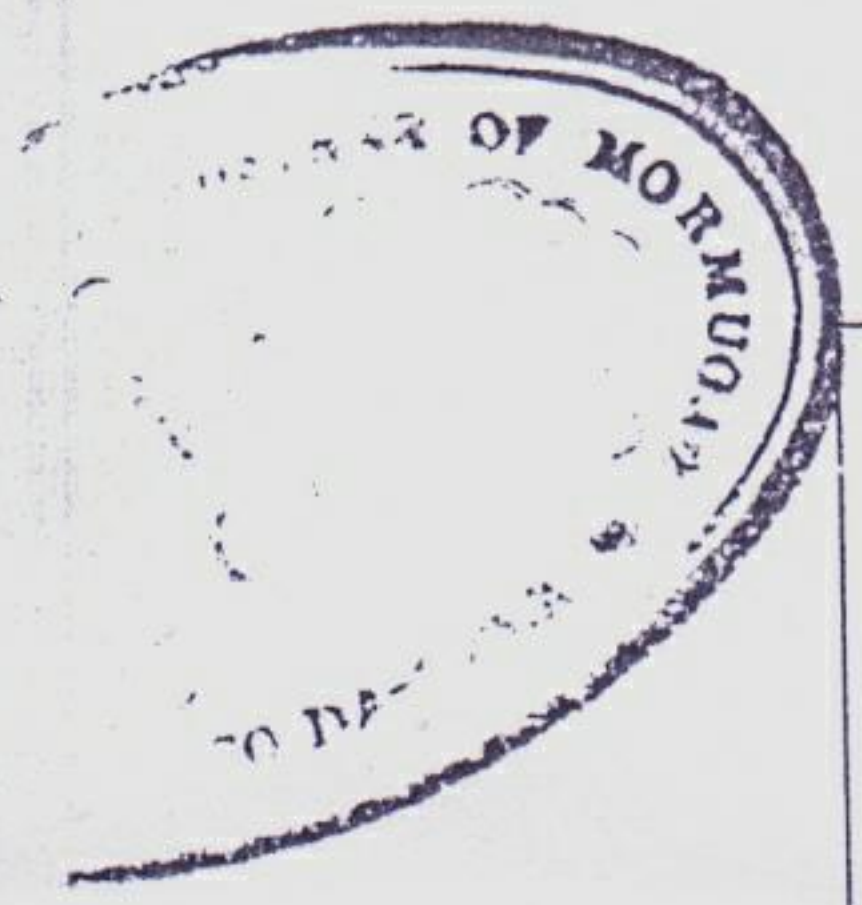
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by the within named

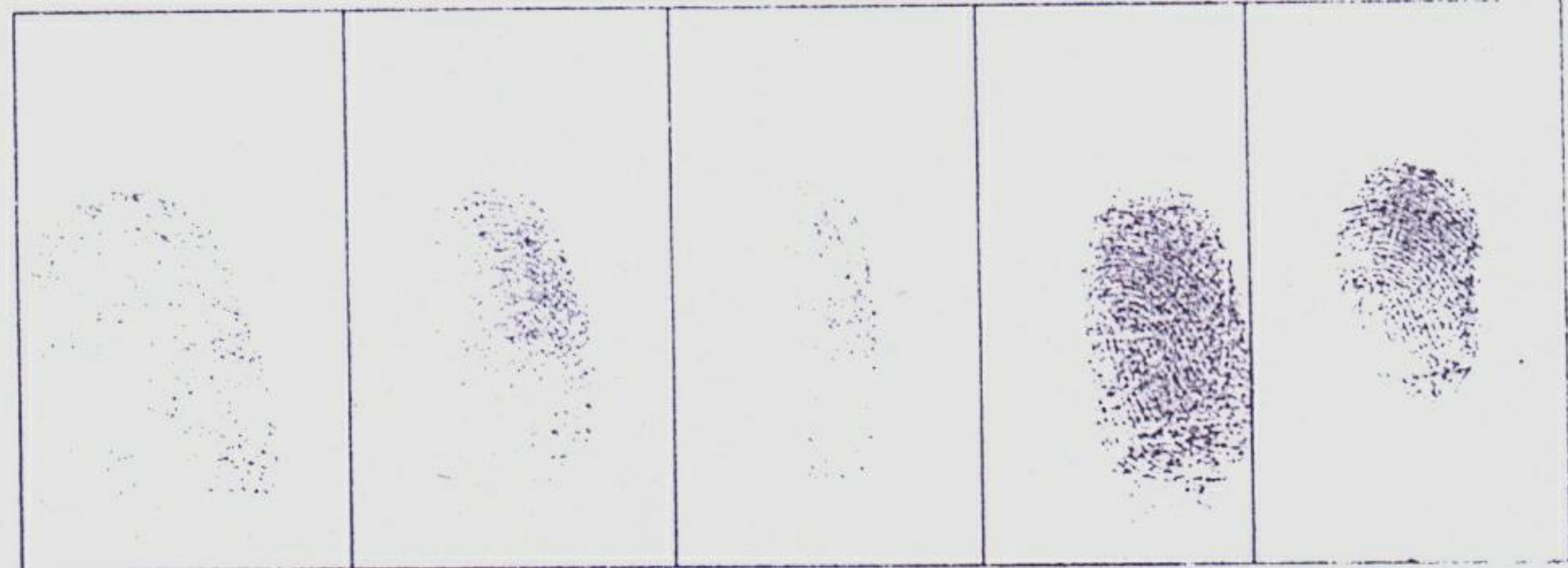
VENDORS Mr: Sudil Vinaica Sinai Manerkar
alias Sudil Vinayak Manerkar



Handwritten signature REGISTRAR OF MORNUGUAT H.T.I



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RIGHT HAND FINGER PRINTS

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Handwritten signature Handwritten signature

Mrs. Neeta Sudil Mane kar

Alsonkar

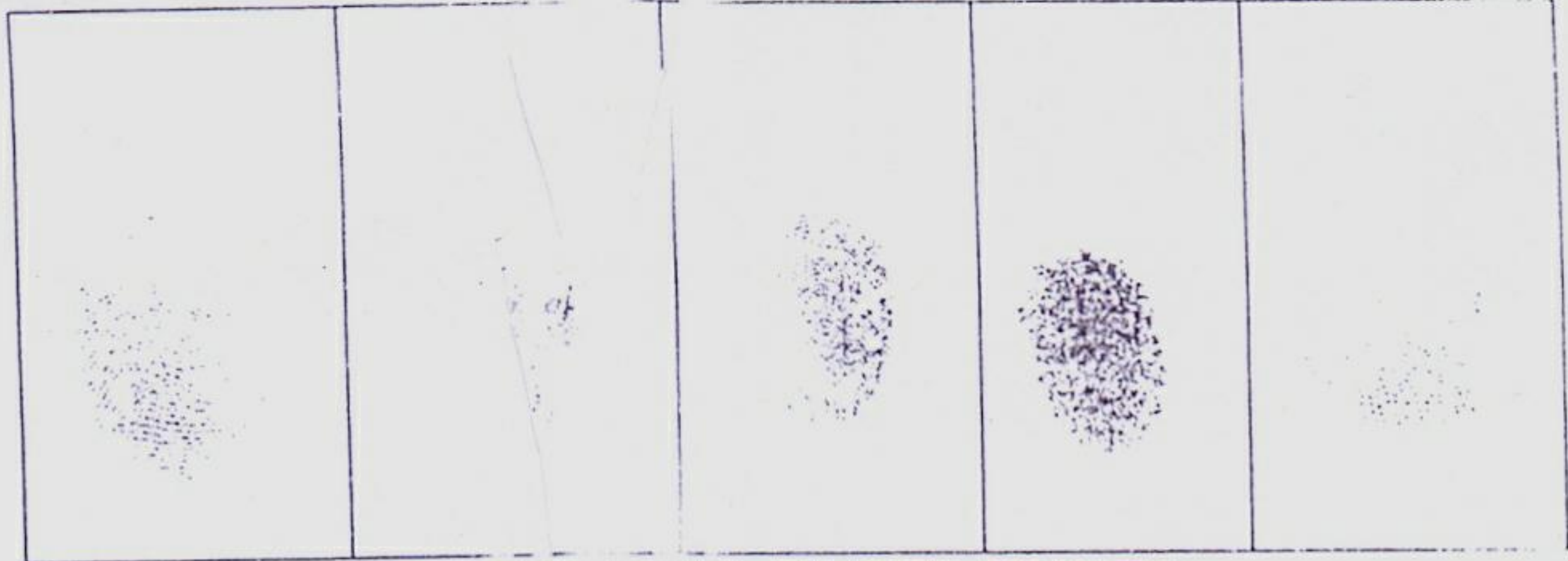


L.H.T.I

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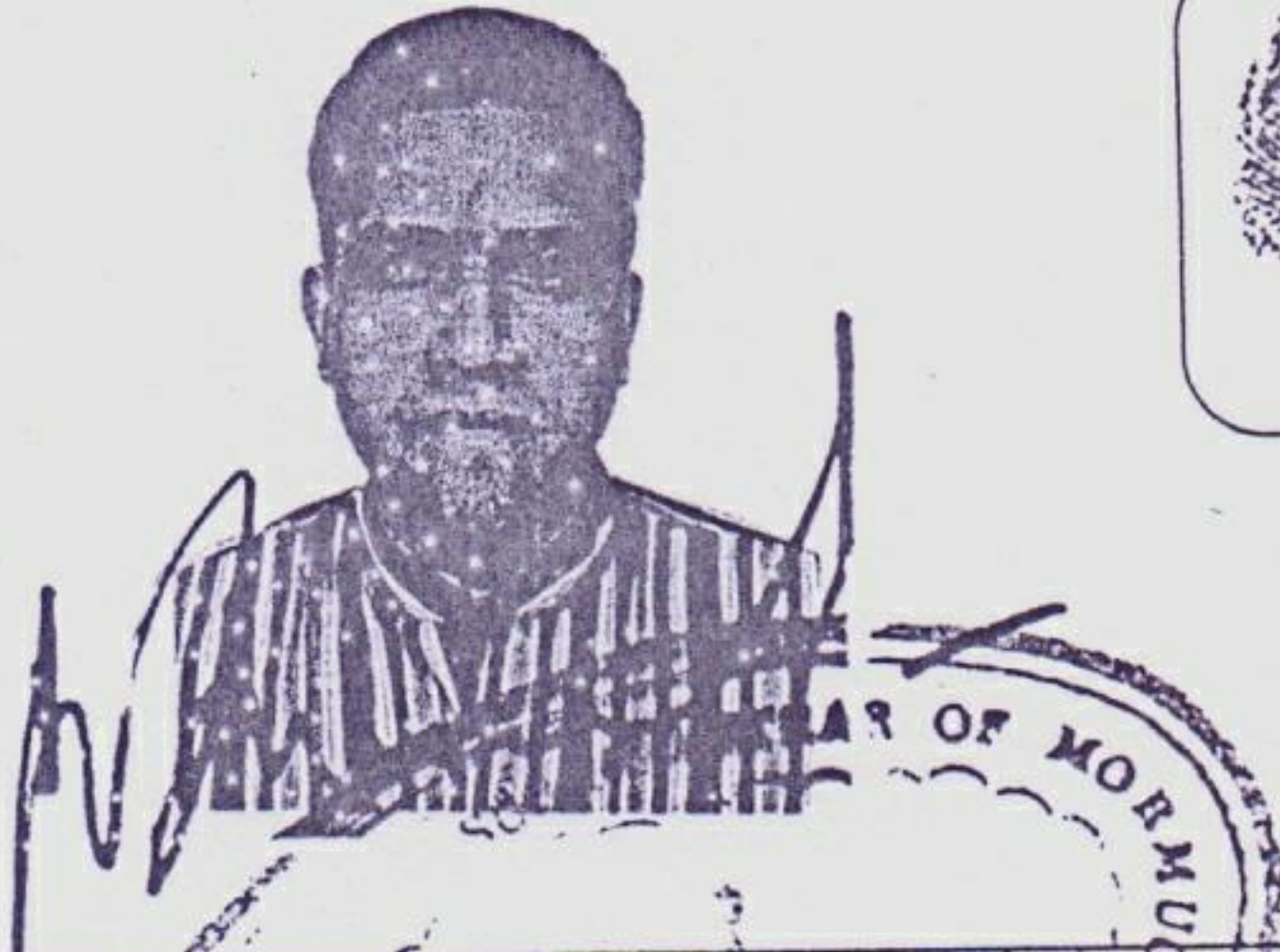
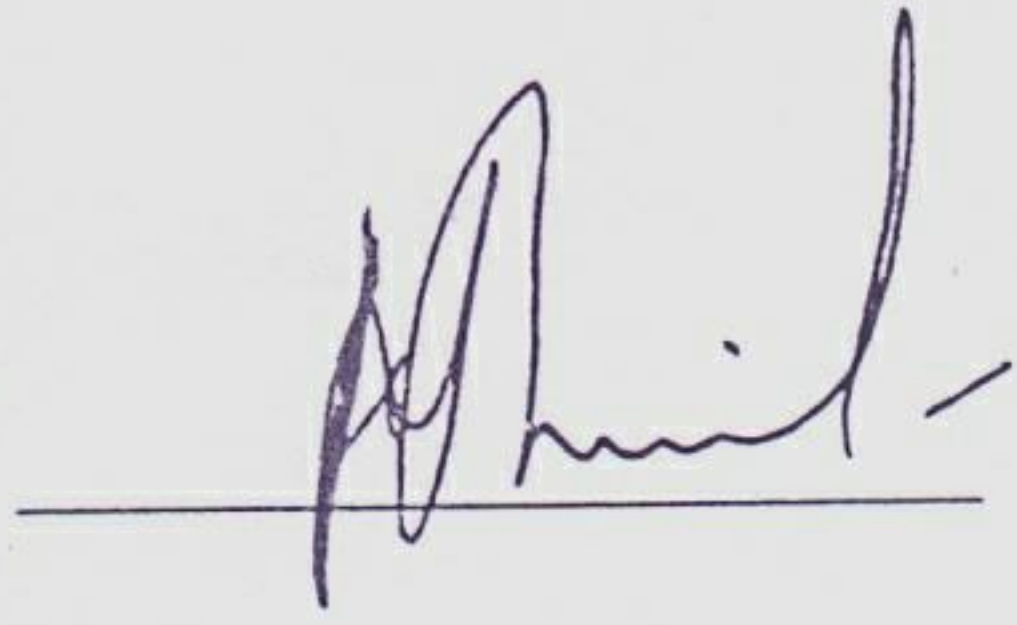
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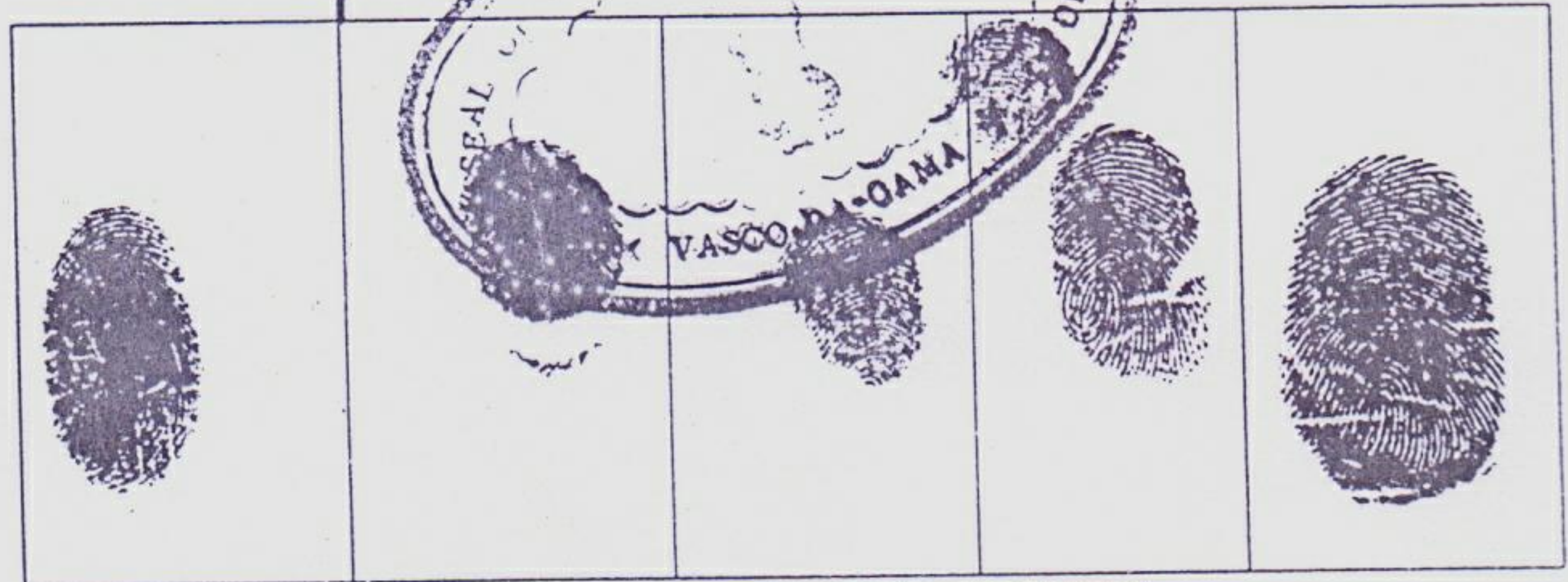
RIGHT HAND FINGER PRINTS

Home Alsonkar - Dmanekar

Mr. Shakil Vinaica Sinai Manerkar
Alias Shakil Vinayak Manerkar



L.H.T.I

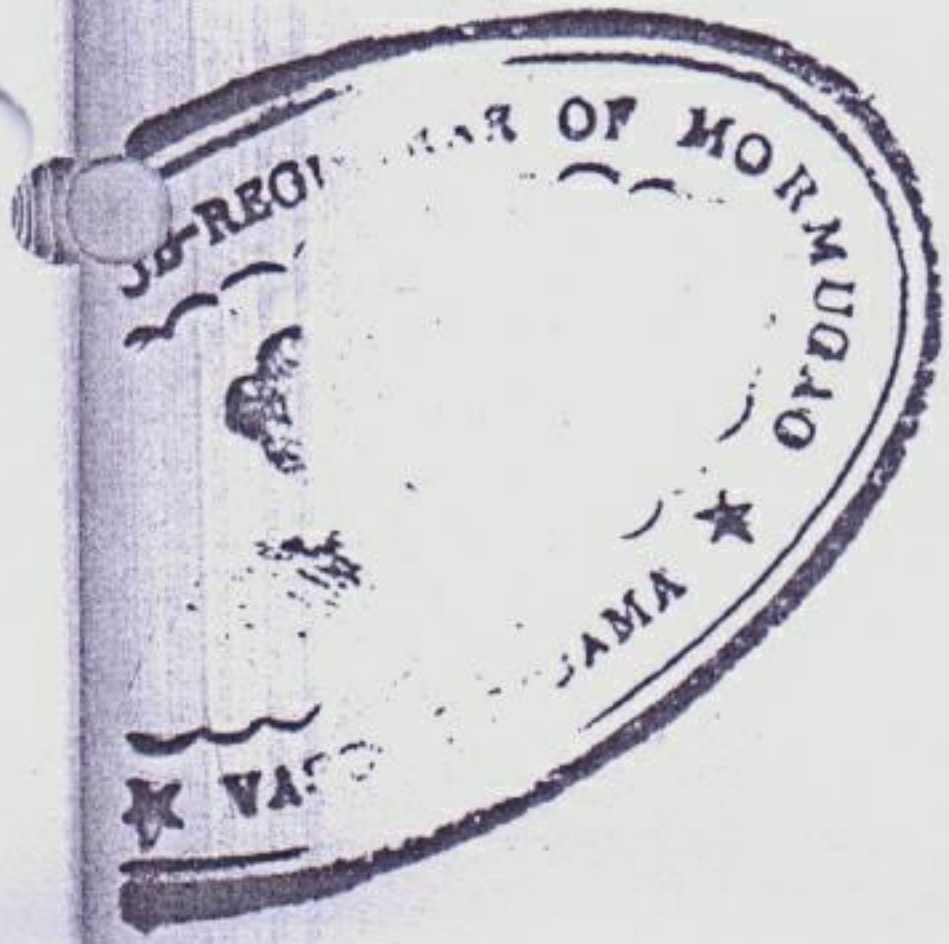


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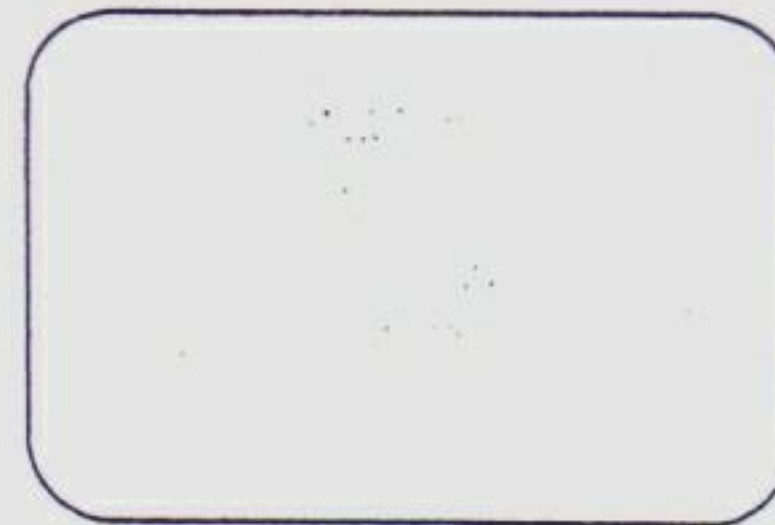
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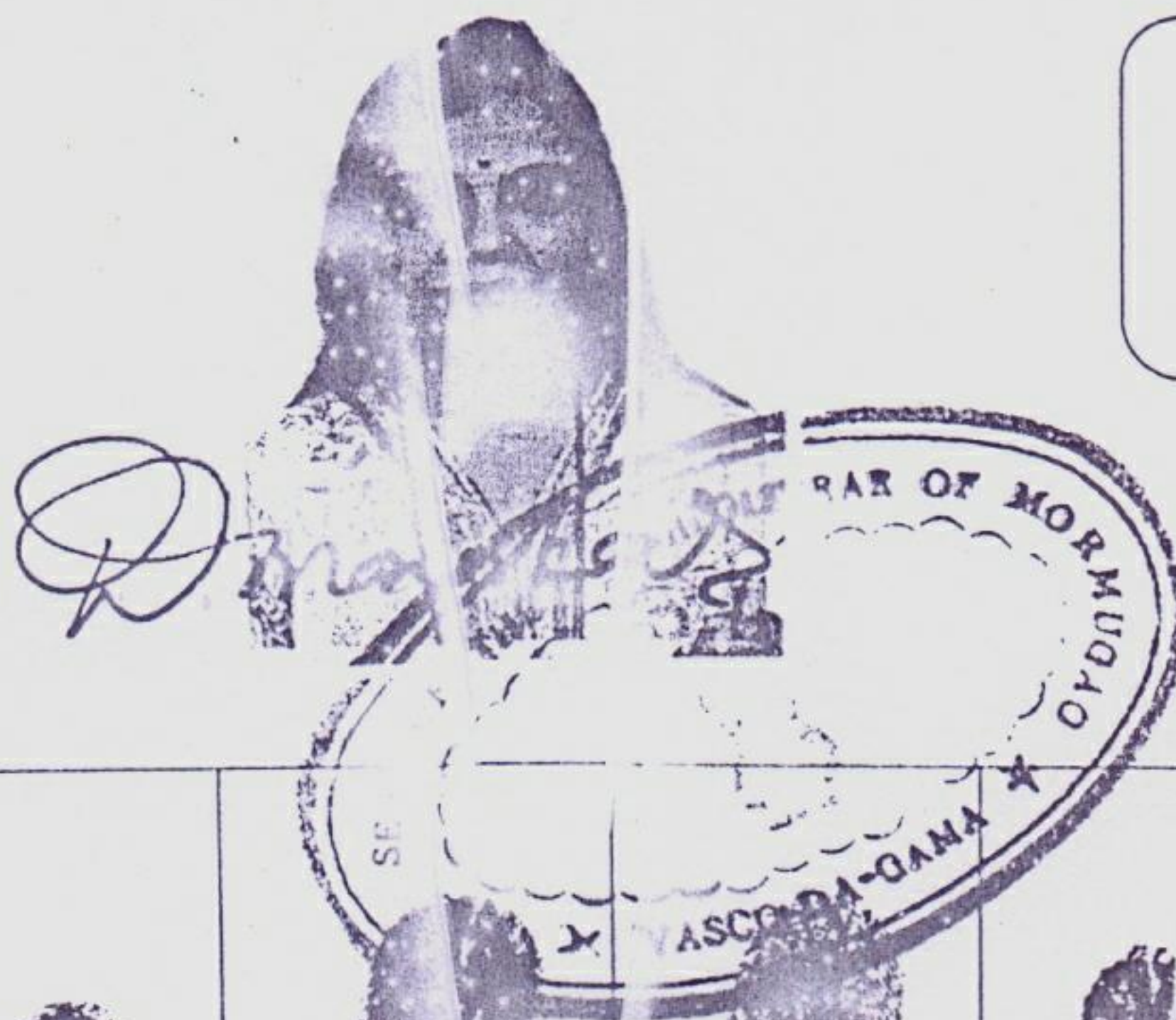


Mrs. Darshana Shakil M aner

Darshana



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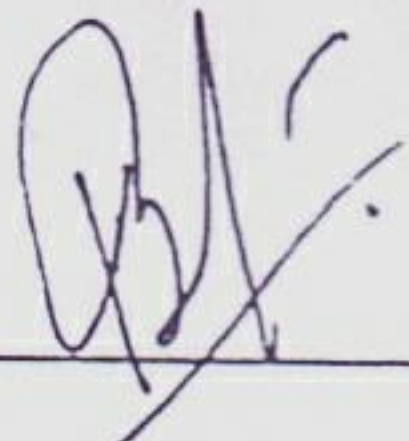
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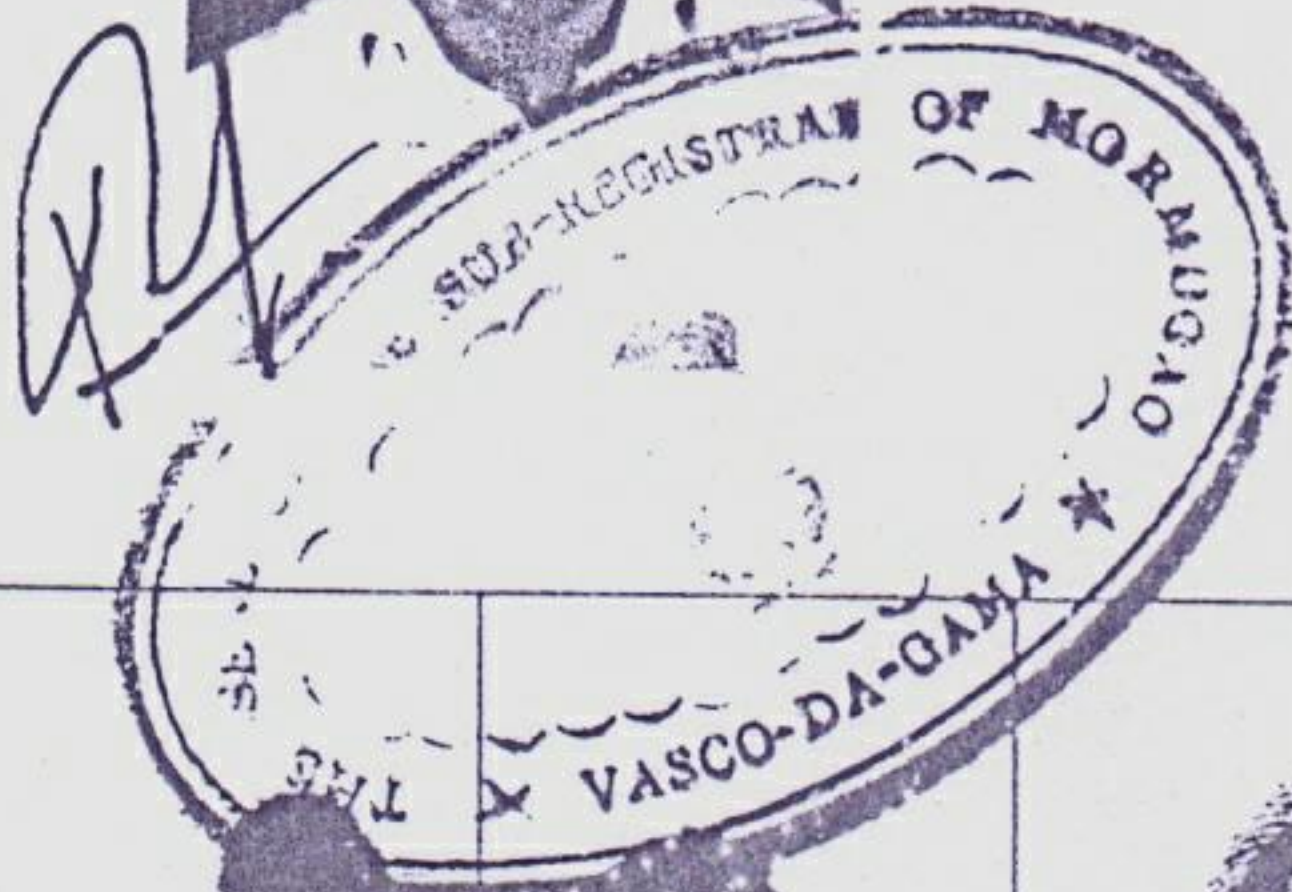
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SIGNED, SEALED AND DELIVERED
by the within named
PURCHASER Mr. Kapil Betgiri





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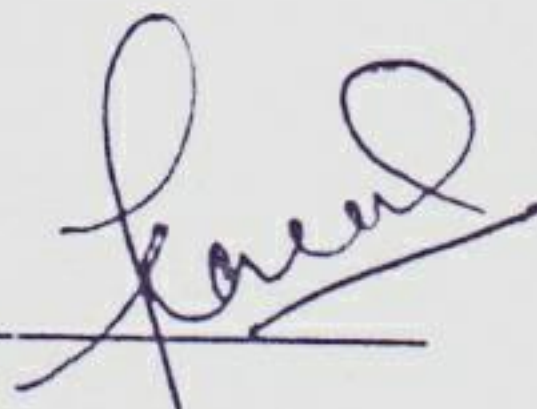
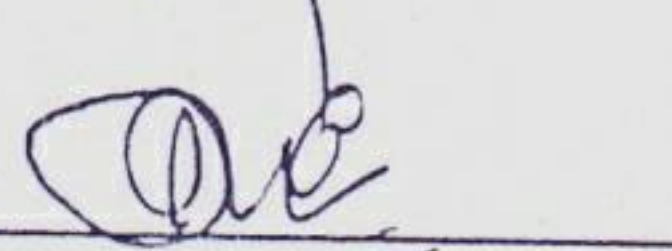


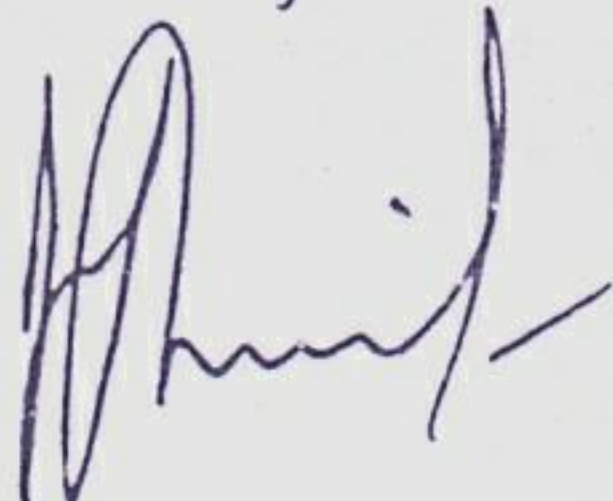

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WITNESSES:-

1. Prasad v. Panhalkar 
2. A. Suresh Rao 

Plan: Alsonal - Romanstad
 

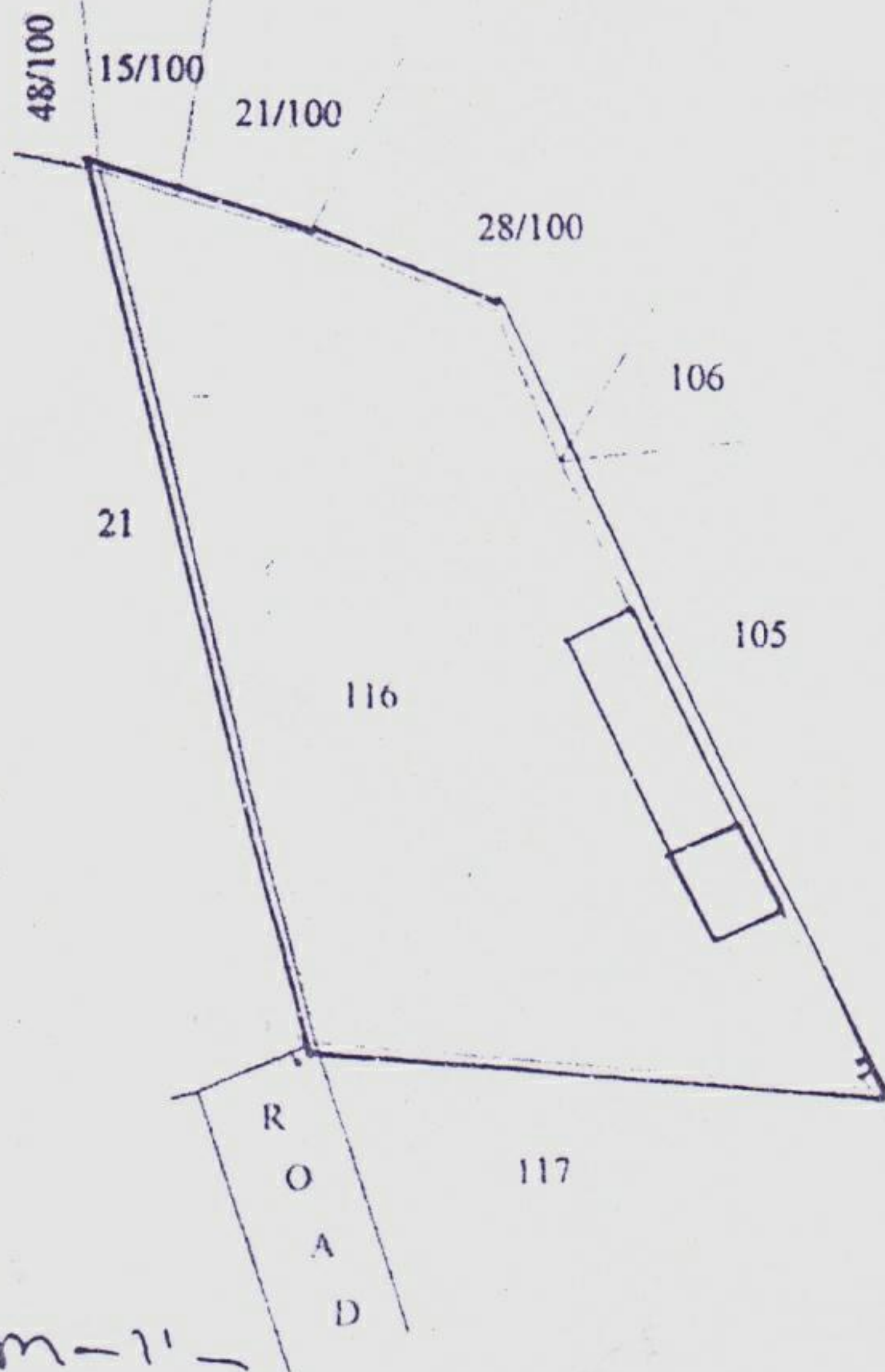


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
VASCO - GOA



Plan showing plots situated at
 Vasco-City
 Taluka : MORMUGAO
 PTS.No.121 /Chalta Nq. 116
 Scale 1:500

Inward No. 1390



(Signature)
 (David C. Silveira)
 Inspector of Survey & Land
 Records, Vasco-Goa



Plan. NSM-11

Dmanerkar

(Signature)

Computer Generated By:- C.S. JALMI
 (D'MAN GR.II) On 03-03-2016

Compared by:- Sagar Navelkar (H.S.)



Office of Sub-Registrar Mormugao

Government of Goa

Print Date & Time : 29-03-2018 12:44:47 PM

Document Serial Number : 640




Presented at 12:21:00 PM on 29-03-2018 in the office of the Sub-Registrar(Mormugao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	441000.00
2	Processing Fees	250.00
	Total :	441250.00

Stamp Duty Required: 567000.00

Stamp Duty Paid: 567100.00



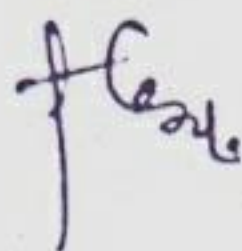
Kapil Madhukar Betgiri presenter

Name	Photo	Thumb Impression	Signature
Kapil Madhukar Betgiri, S/o Madhukar Balram Betgiri, Married, Indian, age 38 Years, Business, r/o H.No.D-12, Baida, Nuvem, Sarcete			

Endorsements

Executant

1. Sudil Vinaica Sinai Manerkar alias Sudil Vinayak Manerkar, S/o Late Vinayak Manerkar, Married, Indian, age 62 Years, retired, r/o Opp. Damodar Temple, Vasco Goa.



Photo	Thumb Impression	Signature
		

2. Neeta Sudil Manerkar, W/o Sudil Manerkar, Married, Indian, age 62 Years, House-Wife, r/o Opp. Damodar Temple, Vasco Goa.



Photo	Thumb Impression	Signature

		<i>Alsonal</i>
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3 . Shakil Vinaica Sinai Manerkar alias Shakil Vinayak Manerkar, S/o Late Vinayak Manerkar, Married, Indian, age 52 Years, Business, r/o Opp. Damodar Temple, Vasco Goa.

Photo	Thumb Impression	Signature
		<i>Shakil</i>

4 . Darshana S Shakil Manerkar, W/o Shakil Manerkar, Married, Indian, age 48 Years, House-Wife, r/o Opp. Damodar Temple, Vasco Goa.

Photo	Thumb Impression	Signature
		<i>Darshana</i>

5 . Kapil Madhukar Betgiri, S/o Madhukar Balram Betgiri, Married, Indian, age 38 Years, Business, r/o H.No.D-12, Baida, Nuvem, Salcete

Photo	Thumb Impression	Signature
		<i>Kapil</i>

Identification

Sr No.	Witness Details	Signature
1	Adv. A. Suresh Rao , S/o Subba Rao, Married, Indian, age 53 Years, Advocate, r/o Vasco Goa.	<i>A. Suresh Rao</i>

Scanned By:-

Signature:-

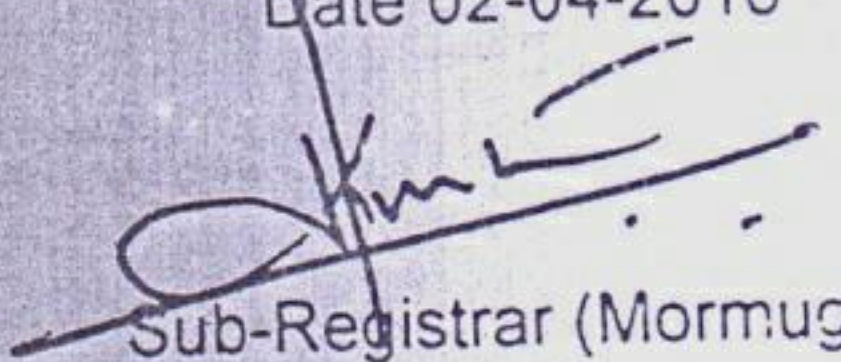
Designed and Developed by C-DAC, ACTS, Pune

Certified that the mutation fees of Rs 1000/- has been paid vide challan no 201800280815 dated 29/03/2018.

[Signature]
Sub-Registrar
SUB - REGISTRAR
MORMUGAO

[Signature]
SUB - REGISTRAR
MORMUGAO

Book-1 Document
Registration Number MOR-BK1-00611-2018
CD Number MORD31 on
Date 02-04-2018



Sub-Registrar (Mormugao)

SUB-REGISTRAR
MORMUGAO



Sante Cab
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