

For CITIZEN CREDIT™
CO-OP. BANK LTD.

Authorised Signatory

(Rupees one lakh sixty eight thousand only)

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 13214
174939
INDIA

NON JUDICIAL
SEP 14 2015

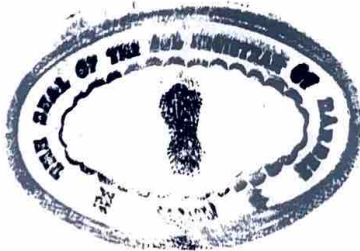
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R.0168000/-PB7147

STAMP DUTY
GOA

Name of Purchaser SUDHIR R. KANDOLKAR



Sr No. 4315/2015
15/09/2015



DEED OF SALE

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THIS DEED OF SALE, is executed in the City of Mapusa on this 15th day of September 2015

BETWEEN (1) **MR. SHAMSUNDER PANDURANG POROBO SINARI**, 75 years of age, married, service, son of Pandurang Sinari, holder of PAN and his wife (2) **MRS. NEVES SINARI**, 62 years of age, married, service, daughter of late Jerome Trindade, both Indian Nationals, resident of H. No: 416/A, Khorivaddo, Assonora, Bardez, Goa hereinafter called THE VENDORS (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs , executors, administrators and assign) of the FIRST PART and (1) **MR. SUDHIR RAMA KANDOLKAR**, son of Rama D. Kandolkar, 50 years of age, married, business, holder of Pan |, and his wife (2) **MRS. UJWALA SUDHIR KANDOLKAR**, 46 years of age, married, housewife, daughter of Jaganath Ramchandra Neogi, holder of Pan , both Indian National, resident of House No.70- B/15, Morod, Mapusa Bardez, Goa, party at serial no.2 is Vendor No.2 Mrs. Neves Sinari is represented by her husband Mr. Shamsundar Pandurang Sinari by virtue of P.O.A. executed before Advocate & Notary Shashikanth A. Parab under Regn. No. 20253/09 Dated 27th October 2009.



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represented herein by the party at serial no.1 by virtue of Power of Attorney dated 21.6.2014 executed before Advocate and Notary Mr. D. S. Petkar of Mapusa under Reg.no. 14500/2014 hereinafter called the PURCHASERS (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the SECOND PART.

WHEREAS there exists a property known as "GALLUM" or "MOLY" or "MOLLY" situated in Assonora, within the limits of Village Panchayat of Assonora, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bicholim under No.14161 of Book B 36 new, not enrolled in the Taluka Revenue Office, surveyed for Records of Rights under survey no.79/11 of Assonora, which property is more particularly described in.



the Schedule I hereunder written and hereinafter referred to as THE SAID PROPERTY.



AND WHEREAS, the said property originally belonged to Francisco Xavier Natividade de Mendonca and is found enrolled in his name under inscription no.8600 at page 28 of Book G 13, having been gifted to him by a Gift Deed executed on 4.5.1928 before Mr.Joaquim Philip Pinto Menezes, Notary of Bardez, at pages 11 to 13 of Book No.352 and by virtue of a Will executed on 27.9.1940 at Book NO.27 pages 20 reverse to 22 with the said Notary Pinto de Menezes of Bardez in Mapusa.

AND WHEREAS the heirs of the said Francisco Xavier Natividade de Mendonca gifted the said property by a Gift Deed dated 15.1.1973 and registered under No.2311 of Book No.1 Vol.25 dated 16.1.1973, gifted the said property to Guido Anthony Mendonca and others.



AND WHEREAS the said Guido Anthony Mendonca, Arcangelo Rosario Mendonca and others by a Deed of Sale executed on 28.5.1978 and registered with the Civil Registrar cum Sub Registrar of Bardez at Mapusa under No.36 of Book No: I Volume 54, pages 55 to 62 dated 8.2.1979 sold a part of the said property admeasuring 980 square metres with dimensions of 14mts x 70 mts to the vendors abovenamed which part of the property sold to the vendors abovenamed is more particularly described in Schedule II hereinunder written and hereinafter referred to as THE SAID PLOT.



AND WHEREAS the Vendors are therefore the owners in possession of the said plot.


AND WHEREAS the Vendors have constructed their residential house in the said plot and have been residing therein and the house therein bears House No. 416/1.

[Handwritten signatures]



AND WHEREAS the purchaser has now proposed and the Vendor has agreed to sell and convey the said plot to the Purchaser for a consideration of Rs.48,00,000/- (Rupees Forty Eight Lakhs only).

NOW THIS DEED OF SALE WITNESSETH AS UNDER:



1. That in pursuance of the above agreement and in consideration of payment of Rs.48,00,000/- (Rupees Forty Eight Lakhs only), paid by the purchaser to the vendors, the receipt of which the vendors do hereby admit and acknowledge, they, the vendors do hereby sell, convey and transfer unto the purchaser all their right, title, interest, possession, lien, claim and ownership to the said plot admeasuring 980 square metres of the property known as "GALLUM" or "MOLY" or "MOLLY" situated in Assonora,

A handwritten signature in cursive script, likely of the purchaser, located at the bottom left of the page.

A handwritten signature in cursive script, likely of one of the vendors, located at the bottom center of the page.



within the limits of Village Panchayat of Assonora, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bicholim under No.14161 of Book B 36 new, not enrolled in the Taluka Revenue Office, surveyed for Records of Rights under survey no.79/11 of Assonora, which property is more particularly described in the Schedule I hereunder written and hereinafter referred to as THE SAID PROPERTY and which plot hereby conveyed is more particularly described in Schedule II hereinunder written and hereafter referred to as THE SAID PLOT.

2. That the vendors on the execution of this Deed of Sale hand over vacant and peaceful possession of the plot in favour of the purchaser.



3. That in case any defect is found in the title of the vendors in the said plot hereby sold and / or in the present conveyance then the vendors do hereby agree and undertake to obtain necessary clearance and execute necessary deeds and papers at the request of the purchaser for more perfectly conveying the said plot sold unto the purchaser.

4. That the price paid corresponds to the market value of the said plot.

5. That the vendors do hereby assure the Purchaser that the plot hereby sold is free from any encumbrances whatsoever and the vendors have absolute title and exclusive right to convey the said plot by way of sale.

6. That on the execution of this Deed of Sale the purchaser shall and may at all times



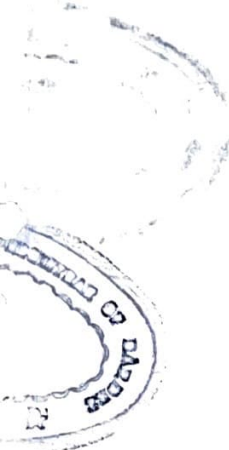
hereinafter peacefully and quietly enter into, and possess the said plot hereby sold without any hindrance, claim, interruption or demand whatsoever from the vendors or from any person claiming through or under them.

7. That the vendors and their successors shall at all times hereinafter indemnify and keep indemnified the purchasers and their transferees against any loss, damages, costs, charges, expenses, if any, suffered by reason of any defect in title of the vendors or any breach of the covenants hereunder contained.

8. That the parties hereto do not belong to schedule caste or tribe in terms of Notification No: RD/LND/LRC/318/77 dated 21.8.1978 published in Official Gazette Series II No: 21 dated 24.8.1978.

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**SCHEDULE-I**

ALL THAT property known as "GALLUM" or "MOLY" or "MOLLY" situated in Assonora, within the limits of Village Panchayat of Assonora, Taluka and Sub District of Bardez, District of North Goa, State of Goa, described in the Land Registration Office of Bicholim under No.14161 of Book B 36 new, not enrolled in the Taluka Revenue Office, surveyed for Records of Rights under survey no.79/11 of Assonora, admeasuring 3650.00 square metres and is bounded as under:

EAST: By property of Maria Trindade bearing survey no.79/12.

WEST: By property of Hermelinda Mendonsa bearing survey no.79/15

NORTH: By Bicholim - Mapusa public road.


SOUTH: By pathway.

A handwritten signature in blue ink, appearing to be "J. C. Gaonkar".

A handwritten signature in blue ink, appearing to be "Hermelinda Mendonsa".



SCHEDULE II



All that part of the property more particularly described in Schedule I hereinunder written which part admeasures 980.00 square metres, is delineated in red lines in the plan annexed hereto and is bounded as under:

EAST: By property of Maria Trindade bearing survey no.79/12.

WEST: By property of Hermelinda Mendonsa bearing survey no.79/15

NORTH: By Bicholim - Mapusa public road.

SOUTH: By the remaining part of the property bearing survey no.79/11 belonging to Arcanjo Rosario Mendonsa and others.

IN WITNESS WHEREOF, the parties hereto have signed and executed this Deed of Sale in the simultaneous presence of the witnesses signing below.



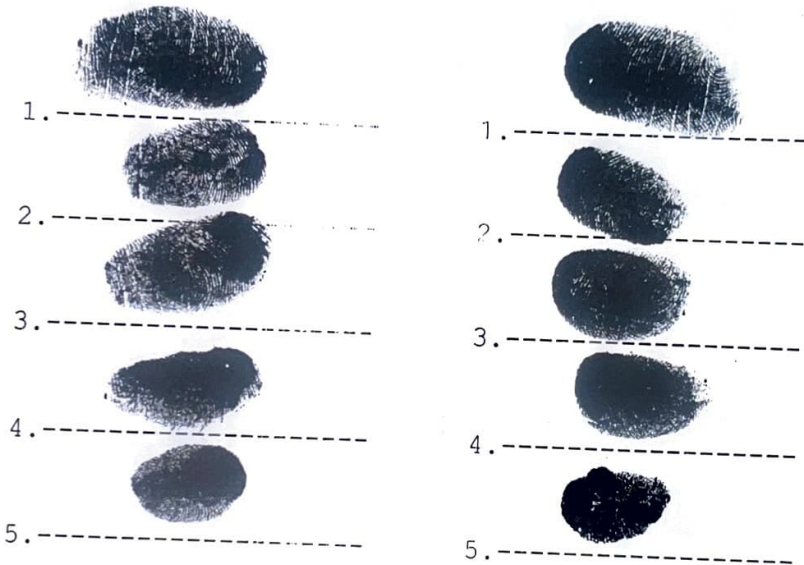
THE VENDORS:



Shamsunder Pandurang

(MR. SHAMSUNDER PANDURANG POROBO SINARI
For self as vendor at ser.no. and
Attorney for vendor at ser.no.2)

L.H.F.P.OF SHAMSUNDER PANDURANG POROBO SINARI R.H.F.P.OF SHAMSUNDER PANDURANG POROBO SINARI



Shamsunder Pandurang

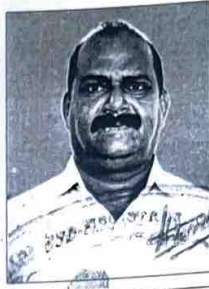
Shamsunder Pandurang

[Signature]

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THE PURCHASER:





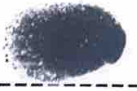







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(MR. SUDHIR RAMA KANDOLKAR
For Self as purchaser at
Sr.no.1 and attorney or
Purchaser at ser.no.2)

L.H.F.P.OF SUDHIR RAMA
KANDOLKAR

R.H.F.P.OF SUDHIR RAMA
KANDOLKAR

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

- 1. 
- 2. 
- 3. 
- 4. 
- 5. 

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WITNESSES:

1. Laxmikant P. Kamble

Kamble

Wipro Y. Chandelkar
H.No. 54/13, Kharlim

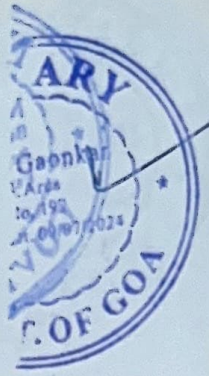
2. Pravsa Rao

Chandelkar

[Signature]

[Signature]





Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 15-09-2015 03:10:36 PM

Document Serial Number : 4315

Presented at 02:46:00 PM on 15-09-2015 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	96000.00
2	Processing Fees	350.00
	Total :	96350.00

Stamp Duty Required: 168000.00

Stamp Duty Paid: 168000.00

Sudhir Rama Kandolkar presenter

Name	Photo	Thumb Impression	Signature
Sudhir Rama Kandolkar, s/o Rama D. Kandolkar, Married, Indian, age 50 Years, Business, r/o House No. 70-B/15, Morod, Mapusa, Bardez, Goa. PAN No. [redacted]. For self and as POA holder for the Purchaser No. 2- Ujwala Sudhir Kandolkar- vide POA dated 21/06/2014, executed before the Notary Adv. D. S. Petkar at Mapusa under reg. No. 14500/2014.			

Endorsements

Executant

1. Sudhir Rama Kandolkar, s/o Rama D. Kandolkar, Married, Indian, age 50 Years, Business, r/o House No. 70-B/15, Morod, Mapusa, Bardez, Goa. PAN No. [redacted]. For self and as POA holder for the Purchaser No. 2- Ujwala Sudhir Kandolkar- vide POA dated 21/06/2014, executed before the Notary Adv. D. S. Petkar at Mapusa under reg. No. 14500/2014.

Photo	Thumb Impression	Signature

NOTARY



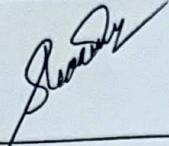
Gaonkar
Area
No. 199
M. 09/07/2024

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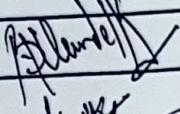



2. Shamsunder Pandurang Porobo Sinari, S/o Pandurang Sinari, Married, Indian, age 75 Years, Service, r/o H. No. 416/A, Khorivaddo, Assonora, Bardez, Goa. PAN No. [REDACTED]. For self and as POA holder for the Vendor No. 2- Neves Sinari- vide POA dated 27/10/2009, executed before the Notary Adv. S A Parab at Bicholim under reg. No. 20253/09.



Photo	Thumb Impression	Signature
		

Identification

S. No.	Witness Details	Signature
1	Bin Chandelkar , s/o Yeshwant Chandelkar, UnMarried, Indian, age 32 years, Service, r/o H.no. 54/13, Khorlim, Mapusa, Bardez, Goa.	
2	Laximikant Pandurang Kanolkar , s/o Pandurang Kanolkar, Married, Indian, age 60 Years, Pvt Service, r/o H.No. 89, Nanoda, Piste Vaddo, Latambarcem, Bicholim, Goa.	

Sub-Registrar





Book-1 Document
Registration Number BRZ-BK1-07928-2015
CD Number BRZD772 on
Date 15-09-2015

Sub-Registrar (Bardez)

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Designed and Developed by C-DAC, ACTS, Pune

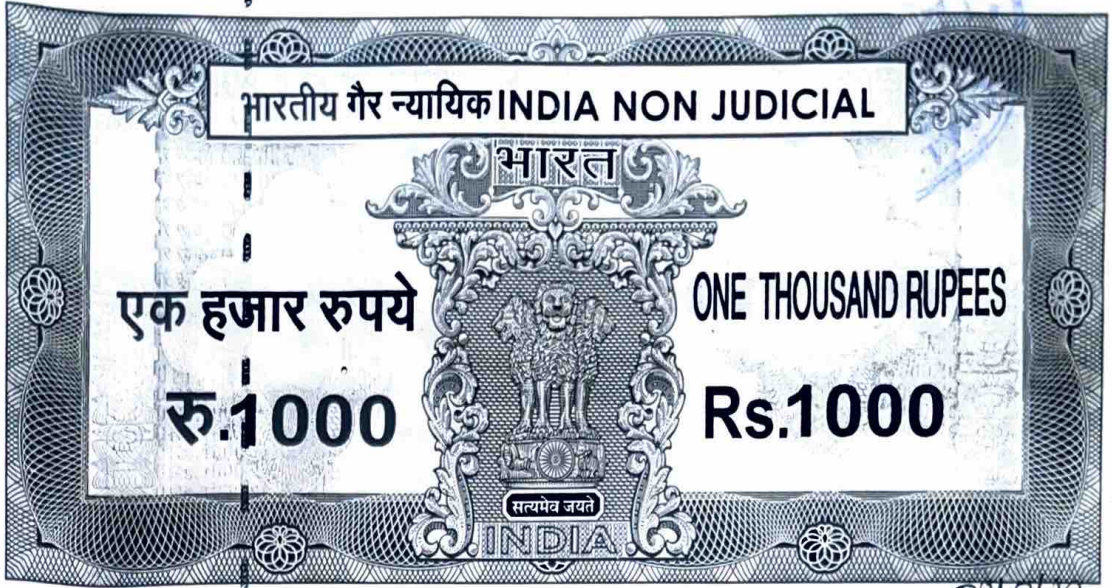
*Delivered by
Rehman
22/9/15*



Certified True Copy

N.C. Gaonkar
N. C. GAONKAR
Advocate & Notary
Mapusa, Bardez - Goa

Dr. No. 31756/22
10 DEC 2022



गोवा GOA

Serial No. 32396 place of St. Vennd Mapusa Date

368599

Value of stamp Paper 1000/-

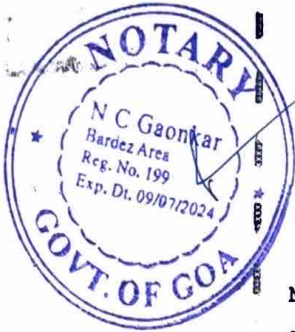
Name of Purchaser Sudir Rama Kondalkar

Resident at Mapusa Son of Rama Kondalkar

Signature of Vendor [Signature] Signature of Purchaser

C.J. BANDIT-14/NO.AC/STP/VEN/84/2003

3353/2017



DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made at Mapusa, Bardez, Goa on this 9th Day of August 2017.



Cont..2/-

[Signature] [Signature] [Signature]

BETWEEN



- 1) Mr. Shamsunder Pandurang Porobo Sinari, S/o Pandurang Sinari, aged 76 years, married, service, holder of PAN card bearing No. _____ and his wife
- 2) Mrs. Neves Sinari, D/o late Jerome Trindade, aged 63 years, married, service, both Indian Nationals, resident of H. No. 416/A, Khorivaddo, Assonora, Bardez, Goa hereinafter called THE VENDORS (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assign) of the FIRST PART

AND

- (1) MR. SUDHIR RAMA KANDOLKAR, son of Rama D.Kandolkar, 51 years of age, married, business, holder of Pan _____, and his wife
- (2) MRS. UJWALA SUDHIR KANDOLKAR, 47 years of age, married, housewife, daughter of Jaganath Ramchandra Neogi, holder of Pan _____, both Indian Nationals, resident of House No. 70-B/15, Marod, Mapusa, Bardez, Goa., herinafter called the PURCHASERS (which expression shall unless repugnant to the context or meaning thereof be deemed to include their heirs, executors,

Cont...3/-



administrators and assigns) of the SECOND PART.

WHEREAS VENDOR No.2 Mrs. Neves Sinari herein is represented by her husband Mr. Shamsundar Pandurang P. Sinari by virtue of P.O.A. executed before Advocate and Notary Shashikant A. Parab under Reg.No. 20253/09, Dated 27th October 2009.

WHEREAS the PURCHASER No.2 herein is represented by his duly constituted attorney the PURCHASER NO.1 by virtue of Power of Attorney dated 21/6/2014, executed before Notary D.S.Petkar under Sr. No. 14500/2014.

WHEREAS by Deed of Sale dated 15/9/2015, duly registered in the office of Sub-Registrar of Bardez, under Book-1 Document, Registration Number BRZ-BK1-07928-2015, C D Number BRZD772 on 15/9/2015, the PURCHASER has purchased and the VENDORS have sold a plot of land., which plot is a separate, distinct and sub-divided plot of the original property bearing S. No. 79/11, situated at Assonora, Bardez, Goa, within the limits of Village Panchayat of Assonora, Taluka and registration Sub-District of Bardez, North-Goa District, described in the Land Registration Office of Bicholim under

Cont...4/-





No. 14161 of Book B 36 new, not enrolled in the Taluka Revenue Office. The said sale deed is hereinafter referred to as the PRINCIPAL SALE DEED and the plot of the property admeasuring 980 sq.mtr., is referred to as the SAID PLOT.

WHEREAS prior to the execution of the principal sale deed, the VENDOR No. 1 had applied for partition of the said plot, which application was registered as Case No.15/95/2015/PART/LAND, in the Office of Dy. Collector and S.D.O. Bardez at Mapusa and the said application was pending at the time of execution and registration of the principal sale deed.



WHEREAS by an Order dated 2/6/2016 passed by the Dy. Collector, Mapusa, the application for partition was allowed and the Inspector of Surveys and Land Records, City Survey Mapusa was directed to carry out the partition of the holding so as to give a separate Survey number to the said plot.

WHEREAS based on the said order dated 2/6/2016, the Inspector of Survey and Land Records, City Survey Mapusa, had carried out partition of the said plot and gave a separate survey number being S. No. 79/11-A to the said part and submitted their Report

Cont...5/-

dated

No. 9/islr/map/part/land/271/16
22/7/2016.



WHEREAS by final order dated 29/8/2016, the Dy. Collector Bardez confirmed the Report No. 9/islr/map/part/land/271/16 dated 22/7/2016 submitted by the Inspector of Survey and Land Records, City Survey Mapusa, confirming the new survey number 79/11-A.

WHEREAS in the principal sale deed, the said new survey number i.e. S. No. 79/11-A has not been mentioned because the partition proceeding was pending at the relevant time.

WHEREAS the above fact has necessitated the rectification of the principal sale deed, mentioning the correct survey number i.e. Survey Number 79/11-A by inserting it in the principal sale deed.

THIS DEED THEREFORE WITNESSES AS UNDER:

1. That in the principal sale deed wherever there is a reference to the said plot, the same be read and construed as said plot bearing S.No. 79/11-A.
2. That similarly in the principal sale deed on Page No. 11 in Schedule II, expression "part of the property more particularly

Cont...6/-



described in Schedule I hereunder written which part" appearing in Line No. 1, 2 and 3 of the Schedule II, be deleted and substituted by the expression, "plot bearing S.No. 79/11-A" be inserted.

3. That save as what is provided herein above, the principal sale deed shall remain intact and in full force.

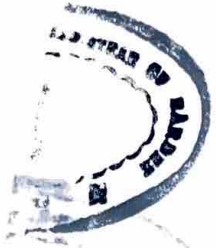
IN WITNESS WHEREOF the parties hereto have signed and executed this Deed of Rectification, the day, month and year first hereinabove mentioned in presence of two witnesses.

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Hondak

[Signature]

[Signature]



VENDOR NO. 1 for self and
As Attorney for VENDOR NO.2.



LEFT FINGERPRINTS

RIGHT FINGERPRINTS



(Mr. Shamsunder Pandurang Porobo Sinari)

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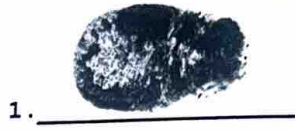
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PURCHASER NO. 1 for self and
As Attorney for PURCHASER NO.2.



LEFT FINGERPRINTS

RIGHT FINGERPRINTS



(Mr. Sudhir Rama Kandolkar)

Cont...9/-

Kandolkar

Sudhir Rama

Sudhir Rama



WITNESSES:-

1. Anura B. Drolkar Saeed
2. Laxmikant P. Karmode Karmode

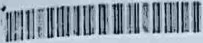
Karmode

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3



Office of Sub-Registrar Bardez
Government of Goa



Print Date & Time : 09-08-2017 12:08:27 PM

Document Serial Number : 3353

Presented at 11:55:00 AM on 09-08-2017 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	1000.00
2	Processing Fees	310.00
	Total :	1310.00

Stamp Duty Required: 15.00

Stamp Duty Paid: 1000.00

Sudhir Rama Kandolkar presenter

Name	Photo	Thumb Impression	Signature
Sudhir Rama Kandolkar, s/o Rama D. Kandolkar, Married, Indian, age 51 years, Business, r/o House No. 70-B/15, Morod, Mapusa, Bardez, Goa. PAN No. [REDACTED]. For self and as POA holder for the Purchaser No. 2- Ujwala Sudhir Kandolkar- vide POA dated 21/06/2014, executed before the Notary Adv. D. S. Petkar at Mapusa under reg. No. 14500/2014.			



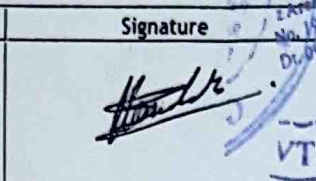
Endorsements

Executant

1. Shamsunder Pandurang Porobo Sinari, S/o Pandurang Sinari, Married, Indian, age 76 Years, Service, r/o H.No. 416/A, Khorivaddo, Assonora, Bardez, Goa. PAN No. [REDACTED]. For self and as POA holder for the Vendor No. 2- Neves Sinari- vide POA dated 27/10/2009, executed before the Notary Adv. S A Parab at Bicholim under reg, No. 20253/09.

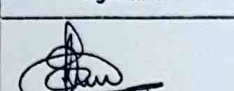
Photo	Thumb Impression	Signature

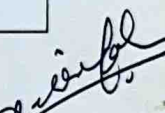
2. Sudhir Rama Kandolkar, s/o Rama D. Kandolkar, Married, Indian, age 51 Years, Business, r/o House No. 70-B/15, Morod, Mapusa, Bardez, Goa. PAN No. [REDACTED]. For self and as POA holder for the Purchaser No. 2- Ujwala Sudhir Kandolkar-vide POA dated 21/06/2014, executed before the Notary Adv. D. S. Petkar at Mapusa under reg. No. 14500/2014.

Photo	Thumb Impression	Signature
		



Identified by

Sr No.	Witness Details	Signature
1	Lalana Manguesh Harmalkar , D/o Manguesh Harmalkar, Married, Indian, age 41 Years, Advocate, r/o H.no 1/187A, Ruzaiwaddo, Duler Mapusa Bardez Goa	


 Sub-Registrar
 REGISTRATION
 BARDEZ

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

3353



Book-1 Document
 Registration Number BRZ-BK1-03348-2017
 CD Number BRZD789 on
 Date 09-08-2017

Sub-Registrar, Bardez

[Signature]
 REGISTRAR
 BARDEZ

Scanned By *[Signature]*

Signature - *[Signature]*

Designed and Developed by C-DAC, AICTE, Panaji



Certified True Copy

[Signature]

N. C. GAONKAR
 Advocate & Notary
 Mapusa, Bardez - Goa
 Dt. No. 31757/22

10 DEC 2022