

(Rupees Two Lakhs Sixty Two Thousand One Hundred Fifty Only)

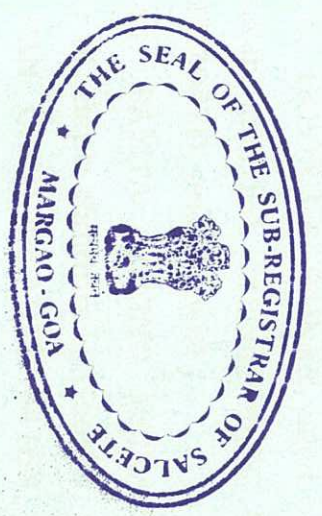
For CITIZEN CREDIT  
Co-operative Bank Ltd.

Authorized Signatory

CITIZEN CREDIT CO-OPERATIVE BANK LTD  
SAPANA BEMNER CO-OP. HSG SOCIETY LTD  
ST. JOQUIM ROAD, BORDOA,  
MARGAO - GOA 413 002  
D-5/SIP/WJ/CA/15/13/2011-RO

भारत 09898 NON JUDICIAL  
134425 AUG 26 2014  
R. 0262150/- PB7223  
INDIA STAMP DUTY GOA

Name of Purchaser... West End Real Estates Builders & Developers.



RANSHI DA SILVA

*[Handwritten signature]*

DEED OF SALE

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11/01/11





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This DEED OF SALE is made and executed at Margao, Goa, on this 27th day of AUGUST, of the year 2014;

B E T W E E N

1. Shri GOVIND S. RAIKAR, aged 63 years, son of late Saji Raikar, married, businessman, having PAN CARD no.ACOPPR3947D, and his wife ;
  - 1A. Smt. SAVITA GOVIND RAIKAR, aged 55 years, daughter of Bapla Pandurang Gaoakar, married, housewife, having PAN CARD no.ADEPPR8416N, both residents of House no.362, Borda, Margao, Goa;
2. Mr. SAMIR A. RAIKAR, aged 41 years, bachelor, son of late Ananta Saji Raicar also known as Ananth S. Raikar, occupation - landlord;
3. Mr. HEMANT A. RAIKAR, aged 39 years, bachelor, son of late Ananta Saji Raicar also known as Ananth S. Raikar, occupation - service, having PAN CARD no.AGRPPR9210L; and
4. Mr. YESHPAL A. RAIKAR alias YASHPAL A. RAIKAR, aged 37 years, married, son of late Ananta Saji Raicar also known as Ananth S. Raikar, occupation - service, having PAN CARD no.AGKPPR9347M, and his wife
  - 4A. Mrs. FIONA INACIA FERRAO also known as FIONA INACIA FERRAO RAIKAR, aged 35 years, daughter of Mr. Felix Ferrao, married, occupation - housewife, having PAN

Sgpr R



CARD no.AAZPF1319G; all four residents of 628 KTC Depot Road, Alto, Porvorim, Goa;

ALL HEREINAFTER COLLECTIVELY REFERRED TO AS "THE VENDORS" (which expression shall mean and include their respective heirs, successors, legal representatives, administrators, executors and assigns)







A N D

M/s. WEST END REAL ESTATE BUILDERS AND DEVELOPERS, a partnership firm, registered under the Indian Partnership Act, 1931, having its registered office at House no.1154, Pajifond, Margao, Goa, having PAN CARD no.AAQFM2621M, consisting of partners-

1) Mr. RANJIT CIPRIANO PEDRO DA SILVA, aged 38 years, married, Engineer, son of Mr. Pedro Antonio Jose Santan da Silva, having PAN CARD no.AJTTPD2836K, resident of House no.1154, Pajifond, Golden Road, Margao, Goa, and ;

2) Mr. DOUGLAS AGAPITO STEPHEN FERNANDES alias DOUGLAS FERNANDES, aged about 45 years, in service, son of Sebastiao Fernandes, married, resident of House no.5595/96, Padma Narayan Estate, Gogol, Margao, Goa, HEREINAFTER REFERRED TO AS "THE PURCHASERS" (which expression shall mean and include all its Partners, successors, legal representatives, heirs, administrators, executors and assigns) represented herein by Partner, Mr. RANJIT CIPRIANO PEDRO DA SILVA.



All parties to this Deed are Indian Nationals.





The Vendors at sr. nos.2, 4 and 4A are represented in this Deed by their constituted attorney, the Vendor at sr. no.3, Mr. HEMANT A. RAIKAR, vide Power of Attorney executed on 25/08/2014 before the Notary, L. M. GALUNKAR, at Bardez, registered under Serial no.537/2014; a certified copy of which is furnished along with this Deed to the office of the Sub Registrar of Salcete.



WHEREAS there exists a property situated at Borda, within the limits of the Margao Municipal Council, Taluka and Sub District of Salcete, District of South Goa, State of Goa, which is better described in Schedule 'A' hereto and which property shall hereinafter be referred to as the "SAID PROPERTY".

AND WHEREAS the said property belonged to Maria Carlota Quiteria Piedade Figueiredo also known as Maria Carlota Figueiredo, single, who sold the said property to (i) ANANTA SAJI RAIKAR also known as ANANTH S. RAIKAR or ANANT S. RAIKAR and (ii) GOVINDA SAJI RAIKAR, as minors, who were then represented by their father, SAJI RAIKAR, along with residential house existing therein, vide a Deed of Sale dated 4/2/1954 duly found recorded in the Judicial Division of Salcete at Margao, at folio 48 overleaf onwards of Book of Notes 914.

AND WHEREAS in the said property, besides said Ananta Saji Raicar and Govinda Saji Raicar, their two brothers,





namely (i) Shri RAJENDRA S. RAIKAR and (ii) Shri MAHESH S. RAIKAR, along with their respective spouses, were also residing in the residential house, which bears Urban H. No.632.

AND WHEREAS besides the residential house, there was also a small structure existing in the said property belonging to the Vendors herein, which is now *Collapsed*.

AND WHEREAS said Ananta Saji Raicar also known as Ananth S. Raikar or Anant S. Raikar, the father of the Vendors no.2, 3 & 4 herein, expired leaving behind, his widow, FERMINA GRACIAS, and as his heirs, his sons who are Vendors no.2, 3 & 4 herein.

AND WHEREAS upon the death of said Ananta Saji Raicar, his son, the Vendor no.2 herein instituted Inventory Proceedings being Regular Inventory Procee. No.76/2014/II in the Court of the IInd Addl. Civil Judge Senior Division, at Margao, wherein, as per the Final Chart of Partition of the Assets drawn on 21 July 2014, the share of late Ananta Saji Raicar in the said property was allotted to the Vendors no.2, 3 & 4 herein in equal shares, which has been confirmed vide Order dated 21 July 2014 passed by the IInd Addl. Civil Judge Senior Division, Margao.

AND WHEREAS the Vendor no.4 is married to the Vendor no.4A under the regime of communion of assets, and hence has right in the said property.





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AND WHEREAS in view of the above, the Vendors no.1 and 1A are the owners in possession of HALF of the said property, and the Vendors no.2, 3, 4 & 4A are the owners in possession of the remaining HALF of the said property.

AND WHEREAS the Vendors herein have now jointly agreed to sell the said property to the Purchasers herein and it is clearly understood between the parties that the Purchasers have agreed to buy the said property along with the area covered by the said *Collapsed* structure.

AND WHEREAS the Vendors have further declared to the Purchasers that :

- a) the Vendors are exclusively entitled to own, hold, possess and deal in any manner with the said property.
- b) the Vendors' title to the said property is clean, clear, unencumbered, marketable and subsisting.
- c) there are no mundkars and or tenants and or agricultural tenants and/or any persons claiming any other right in the said property.
- d) there are no difficulties, legal or otherwise for sale free from encumbrances on the said property.
- e) the said property is not subject to any notice or notification or proceedings under Land Acquisition Act or Administration of Evacuee Properties Act.
- f) the Vendors have not received any notice of acquisition/requisition from State Government or Central Government or any local authority and the said property is not subject matter of any attachment by any authority.





AND WHEREAS the Purchasers, believing to be true all the declarations and representations made by the Vendors, have agreed to purchase from the Vendors, the said property free from encumbrances, liens, charges etc., for a total consideration of Rs.74,90,000/- (Rupees seventy four lakhs ninety thousand only).

AND WHEREAS out of the total consideration of Rs.74,90,000/- (Rupees seventy four lakhs ninety thousand only), the consideration payable by the Purchasers to the Vendors no.1 and 1A is Rs.39,90,000/- (Rupees thirty nine lakhs ninety thousand only); and the consideration payable to the Vendors no.2, 3, 4 and 4A is Rs.35,00,000/- (Rupees thirty five lakhs only)

AND WHEREAS the consideration of Rs.39,90,000/- (Rupees thirty nine lakhs ninety thousand only) payable by the Purchasers to the Vendors no.1 and 1A shall be adjusted against the Purchasers constructing and allotting to the Vendors no.1 and 1A, the following premises in the building/s to be constructed in the said property :-

- a) one FLAT admeasuring 90 sq. mts. Of super built-up area located on the First Floor; and
- b) one SHOP admeasuring 16 sq. mts. Of built-up area located on the Ground Floor;

(both the premises shall hereinafter be referred to as the "SAID PREMISES").








AND WHEREAS the consideration of Rs.35,00,000/- (Rupees thirty five lakhs only) payable to the Vendors no.2, 3, 4 and 4A, is paid today by the Purchasers by following Cheques :-

- a) Rs.9,90,000/- by cheque bearing no.000079 dated 27/08/2014 drawn on HDFC Bank (after deducting TDS of 1% amounting to Rs.10,000/- in compliance with the Income Tax Laws u/s 194-1(A) of the Income Tax Act, 1961);
- b) Rs.14,85,000/- by cheque bearing no.000080 dated 27/10/2014 drawn on HDFC Bank (after deducting TDS of 1% amounting to Rs.15,000/- in compliance with the Income Tax Laws u/s 194-1(A) of the Income Tax Act, 1961);
- c) Rs.9,90,000/- by cheque bearing no.000081 dated 27/12/2014 drawn on HDFC Bank (after deducting TDS of 1% amounting to Rs.10,000/- in compliance with the Income Tax Laws u/s 194-1(A) of the Income Tax Act, 1961.

Receipt of which amount of Rs.35,00,000/- (Rupees thirty five lakhs only) the Vendors no.2,3,4 & 4A do hereby admit and acknowledge to the Purchasers;

AND WHEREAS at the request of the Vendors, no.2, 3, 4 & 4A, all the above cheques are issued in the name of Vendor no.3, Mr. Hemant A. Raikar, which is valid payment to the Vendors no.2, 3, 4 & 4A herein.

  
  
S. Raikar  






AND WHEREAS the parties hereto now desire to complete the sale of the said property by executing this Deed of Sale.

AND WHEREAS the parties hereby declare that the said property does not belong to the scheduled caste/scheduled tribes, pursuant to the notification no.RD/LAND/LRC/318/77 dated 21/8/78.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER :

1. That in consideration of sum of Rs.74,90,000/- (Rupees seventy four lakhs ninety thousand only) received by the Vendors herein from the Purchasers as stated above, receipt whereof each of the Vendors do hereby admit and acknowledge to the Purchasers, THEY THE VENDORS do hereby sell, transfer, convey and assure in favour of the Purchasers herein, the SAID PROPERTY described in Schedule 'A' hereto, free from any encumbrances, liens, charges, claim or interest of any nature TO HAVE AND TO HOLD the same unto and to the use of the Purchasers, absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person.
2. That the Vendors hereby agree and undertake to save harmless and keep indemnified the Purchasers from and against all losses, charges, costs or expenses suffered or

SARALE





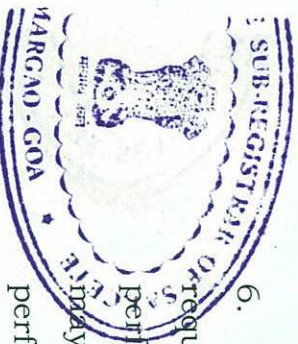
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incurred by the Purchasers by reason of:-

- i) there being any defect in title of the Vendors to the SAID PROPERTY conveyed hereunder; or
  - ii) there being any liens, charges, encumbrances on the SAID PROPERTY conveyed hereunder; and/or
  - iii) there being any litigation with any person or persons as regards the title, claim or interest of any nature to or in the SAID PROPERTY conveyed hereunder.
3. That the said premises to be constructed and allotted to the Vendors no.1 & 1A by the Purchasers, shall be constructed and completed by the Purchasers, and the possession of the same shall be handed over by the Purchasers to the Vendors no.1 & 1A within a period of 2 (two) years from the date of starting of the construction by the Purchasers in the said property.
  4. That the Vendors herein have today delivered to the Purchasers, the clean, clear and vacant possession of the said property, as also the original/certified copies of title documents in respect of the said property.
  5. The Vendors have confirmed to the Purchasers that they have not entered into any agreement or commitment with any person, firm, company institution etc., for the sale of the said property or any part thereof nor have they created any third party right in respect of the said property, and that the sale is free from any encumbrances, liens, charges etc.

Saldete



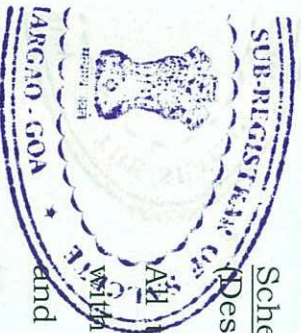


6. That the Purchasers shall at all times and at the request and cost of the Purchasers do, execute and perform all such necessary acts, deeds and things, as may be required by the Purchasers for the purpose of more perfectly conveying and assuring in favour of the Purchasers the said property conveyed hereunder and/or for the purpose of recording and registering in the name of the Purchasers the said property conveyed hereunder in all Government records, including Land Revenue and Land Survey Records and village panchayat records.
7. The Vendors hereby give their consent and no objection to the concerned Village Panchayat for recording the name of the Purchasers in the survey records in respect of the said property .
8. That upon execution of this Deed of Sale, the Purchasers shall be entitled to deal in any manner with the said property as they deem fit and proper.
9. The market value of the said property is Rs.74,90,000/- (Rupees seventy four lakhs ninety thousand only) accordingly the stamp duty of 3.5% i.e. Rs.2,62,150/- (Rupees two lakhs sixty two thousand one hundred fifty only) is affixed to this Deed plus registration charges are paid on execution of this Deed of Sale which are paid by the Purchasers.

SURE



Schedule A  
(Description of property)






That property without any special denomination along with its residential house bearing no.632 with Courtyard and compound, situated at ward Borda within the limits of Margao Municipal Council, taluka of Salcete, district of South Goa, state of Goa, not described in the land registration office but enrolled in the Taluka Revenue Office (Matriz) under no.582, and is bounded on the :-

East - by the house of the heirs of Camilo Constancio Coutinho,  
West - by the house of the heirs of Gregorio Constancio Dias (chalta nos.105, 106 and 131 of P.T. Sheet no.136),  
North and South - by public road;

The entire property is identified in the survey records of city survey office of Margao, under Chalta nos.87, 104, 150 and 151 of P.T Sheet no.136.

The total area of the entire property is 749 sq. mts. and is shown in the plan annexed hereto marked in RED colour lines.

The share of the Vendors no.1 and 1A in the said property, is HALF i.e. 374.50 sq. mts and the share of the Vendors no.2, 3, 4 & 4A in the said property, is HALF i.e. 374.50 sq. mts.

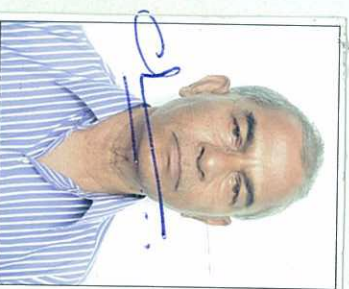
  
  
S. R. Ralte  






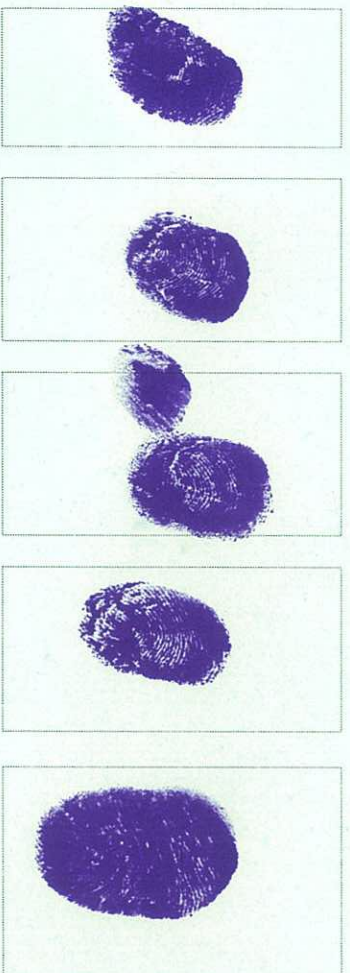
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove mentioned.

VENDORS -

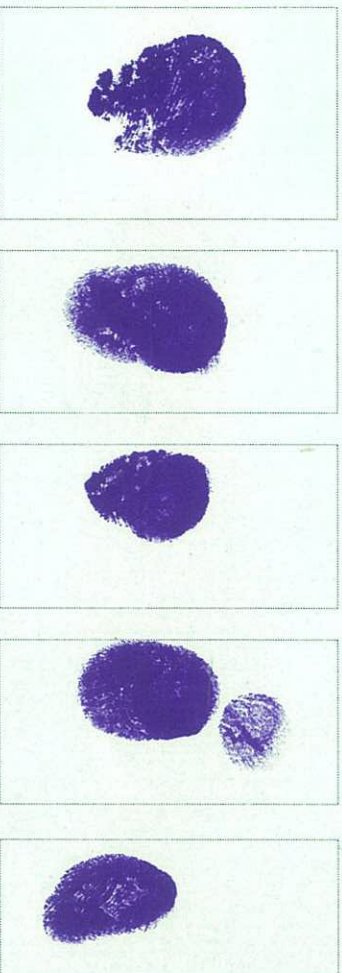


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1. Shri GOVIND S. RAIKAR



Left Hand Finger Prints



Right Hand Finger Prints

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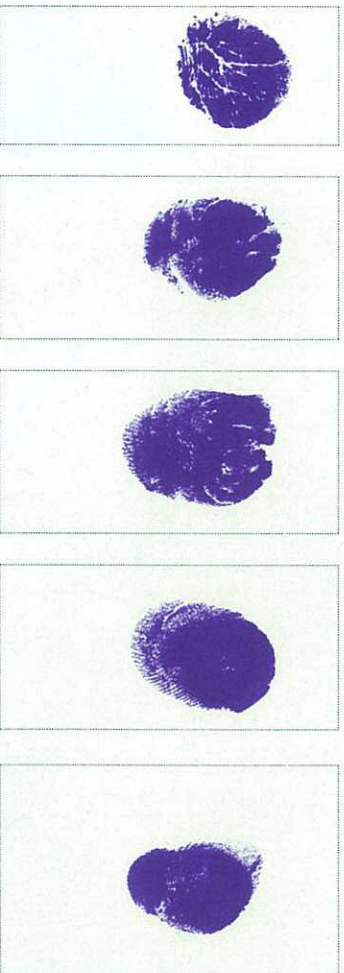


Vendor -

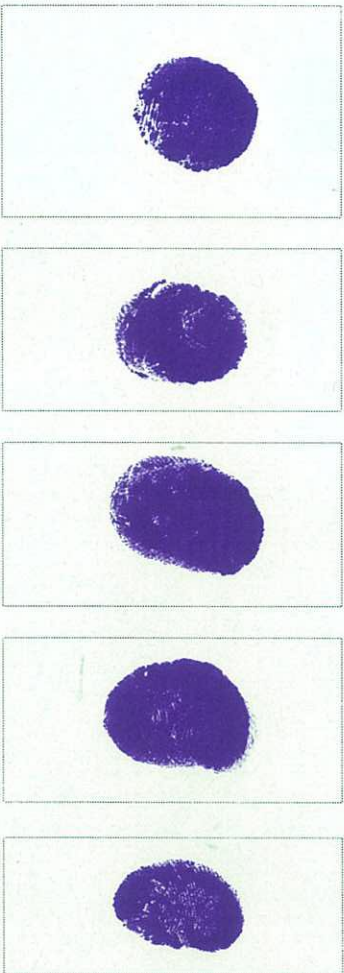
SG Raikar



1A.Smt. SAVITA GOVIND RAIKAR



Left Hand Finger Prints



Right Hand Finger Prints

SG Raikar

SG Raikar

SG Raikar

SG Raikar





Vendors -

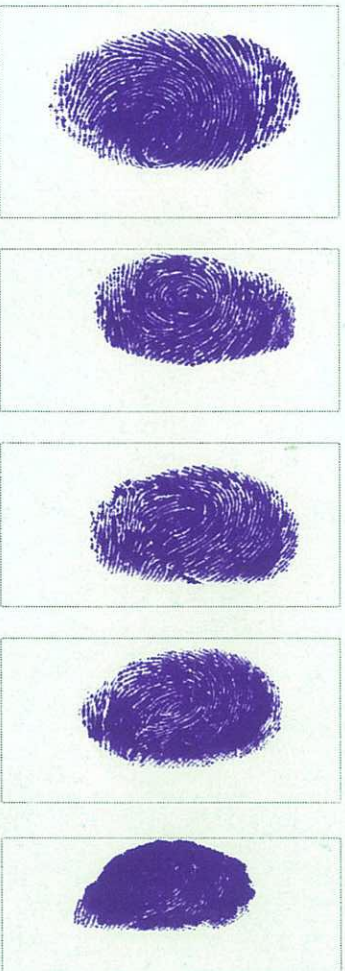
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- 3. Mr. HEMANT A. RAIKAR  
For self and as attorney of Vendors-
- 2. Mr. SAMIR A. RAIKAR,
- 4. Mr. YESHPAL alias YASHPAL A. RAIKAR
- 4A. Mrs. FIONA INACIA FERRAO alias  
FIONA INACIA FERRAO RAIKAR.



Left Hand Finger Prints



Right Hand Finger Prints

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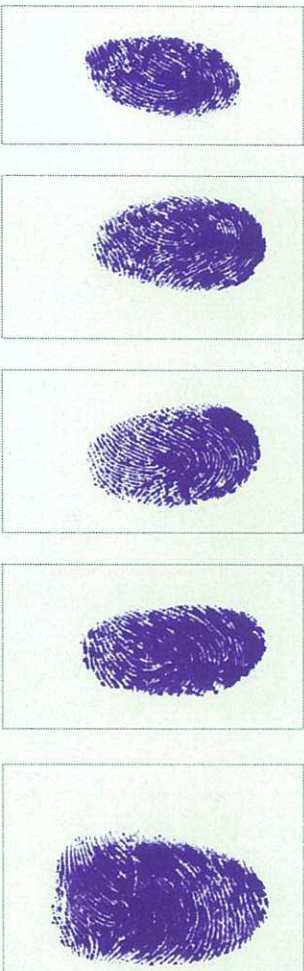


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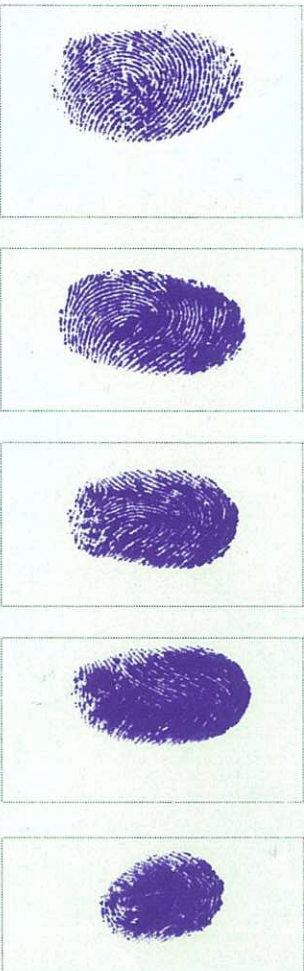
PURCHASER -



M/s. WEST END REAL ESTATE BUILDERS  
AND DEVELOPERS a partnership firm  
represented by its partner, Mr. RANJIT  
CIPRIANO PEDRO DA SILVA.





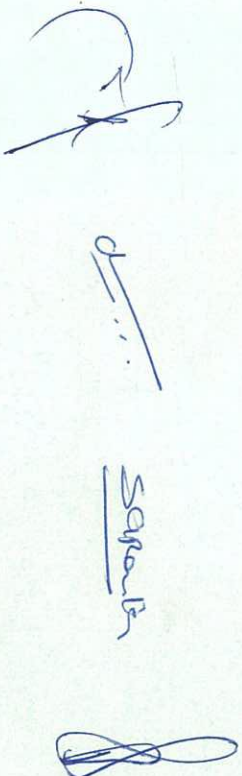
Left Hand Finger Prints



Right Hand Finger Prints

Witnesses :-

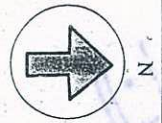
1. Mr. Nilan Baretto Miranda   
r/o 345, A.C. Picheo Rd, Margao - Goa
2. Mr. SATYAWAN KAMAT   
r/o H.No. 255/A KHURSABHAT, CAMORLIM LOUOLIM SALETTE GOA.







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



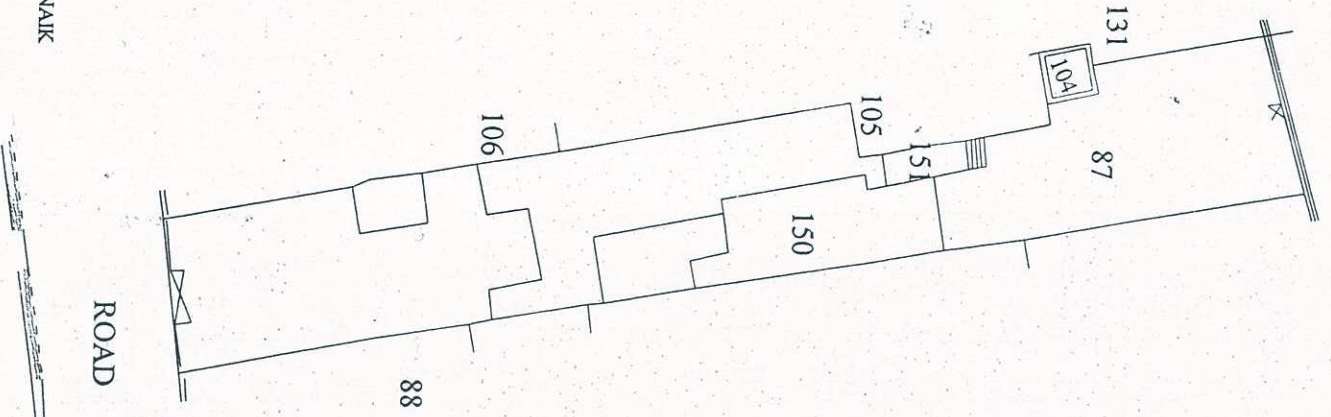
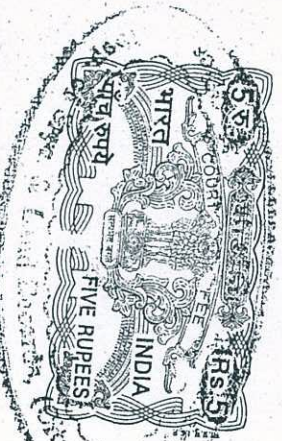
Plan Showing plots situated at  
 City : MARGAO  
 Taluka : SALCETE  
 P.T. Sheet No. 136 /  
 Scale : 1 : 500

Chalta No. 87, 104, 150 & 151

Inward No. 1138

Inspector of Survey &  
 Land Records.

*[Signature]*  
 23/10/12



Generated By : DILIP NAIK  
 On : 23-10-2012

*[Signature]*  
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 Compared By:  
 23/10/12





Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 27-08-2014 12:32:23 PM

Document Serial Number : 4011

Printed at 12:11:00 PM on 27-08-2014 in the office of the Sub-Registrar ( Salcete/Margao) Along with  
Fees paid as follows:

S.No	Description	Rs. Ps
	Registration Fee	224700.00
	Processing Fees	290.00
<b>ARGAO-GOA Total :</b>		<b>224990.00</b>

Stamp Duty Required: 262150.00

Stamp Duty Paid: 262150.00

Ranjit Cipriano Pedro Da Silva presenter

Name	Photo	Thumb Impression	Signature
Ranjit Cipriano Pedro Da Silva ,S/o. Pedro Antonio Jose Santan da Silva , Married, Indian, age 38 Years, Engineer, r/oh. no. 1154, Pajifond, Golden Road, Margao, Goa As a partner of M/S. WEST END REAL ESTATE BUILDERS AND DEVELOPERS, office at 1154, Pajifond, Margao, Goa			

Endorsements

Executant

1. Hemant A. Raikar , S/o. Late Ananta Saji Raikar , UnMarried, Indian, age 39 Years, Service, r/0628 KTC Depot Road, Alto Porvorim, Goa For self as Vendor No. 3 and as a Constituted attorney of the Vendor No. 2, 4 and 4A Vide POA da25/08/2014 executed before the Notary L. M. Gaunkar under Reg. No. 537/2014 dated 25/08/2014 at Bardez

Photo	Thumb Impression	Signature



2. Govind S. Raikar , S/o. Late Saji Raikar , Married,Indian, age 63 Years,Business,r/oH. no 362, Borda, Margao, Goa

Photo	Thumb Impression	Signature
		

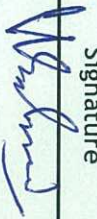
Savita Govind Raikar , D/o. Bapla Pandurang Gaokar , Married,Indian, age 55 Years,House-Wife,r/oH. no 362, Borda, Margao, Goa

Photo	Thumb Impression	Signature
		

4. Ranjit Cipriano Pedro Da Silva , S/o. Pedro Antonio Jose Santan da Silva , Married,Indian, age 38 Years,Engineer,r/oH. no. 1154, Pajifond, Golden Road, Margao, Goa As a partner of M/S. WEST END REAL ESTATE BUILDERS AND DEVELOPERS, office at 1154, Pajifond, Margao, Goa

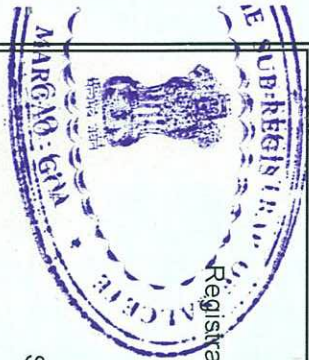
Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Adv. Sanjay Shirodkar , S/o. Anand Shirodkar , UnMarried,Indian, age 48 Years,Adv,r/o Margao, goa	

  
Sub-Registrar  
(Suraj R. Vernekar)  
Sub Registrar





Book-1 Document  
Registration Number MGO-BK1-03915-2014  
CD Number MGOD79 on  
Date 27-08-2014

*Buexka*

Sub-Registrar (Salcete/Margao )

(Suraj R. Vennekari)

Sub Registrar

Scanned By:- *Shen*  
Signature:-

Designed and Developed by C-DAC, ACTS, Pune