

TRUE COPY

CITIZEN CREDIT CO-OPERATIVE
BANK LTD
SARAJIA DEWATER CO-OP. HSG SOCIETY LTD
ST. JOSEPH ROAD, BORDA,
MARGAO - GOA 403 602
D-5/STP(V)/C.R./35/3/2011-RD



भारत 21807
100423
INDIA

NON JUDICIAL
MAR 29 2018

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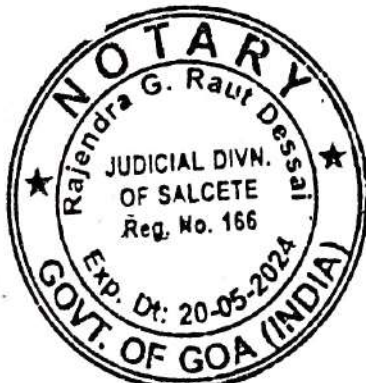
GOA

For CITIZEN CREDIT CO-OP. BANK LTD.



Somadas
Authorized Signatory

One of Purchaser, CHAITANYA ASSOCIATES



DEED OF SALE

Somadas *RB* *[Signature]*

This Deed of Sale is made and executed at Margao, Salcete, Goa, on this 28th day of the month of March of the year 2018 (28/03/2018);



BETWEEN

Shri. **LESLIE BASIL VAZ**, son of late Shri Joseph Vaz also known as Jose Antonio Vaz also known as Jose Antonio Timotio Vas also known as Joseph Anthony Timothy Vaz, aged about 53 years, Indian National holding Income Tax PAN Card _____, Aadhaar No. _____, employed, married; and his wife,

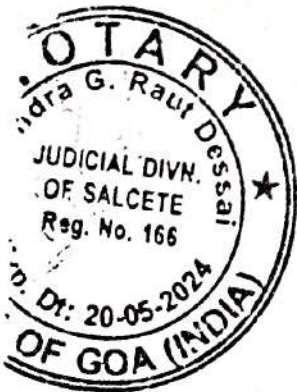
2. Smt. **PHILOMENA VAZ**, daughter of Mathew Anthony Ponthakal, aged about 47 years, Indian National holding Income Tax PAN Card _____, Aadhaar No. _____,

housewife; and their son,

3. Shri. **MARK JOSEPH VAZ**, aged about 18 years, son of Shri Leslie Basil Vaz, Indian National holding Income Tax PAN Card No. _____, Aadhar No. _____,

student, bachelor, all residents of H.No. 4/391 (88), Ward No. 4, Near Kerkar Hospital, Aquem, Alto, Margao, Goa 403601, and also at H.no.328/H, Veroda Cuncolim, Salcete Goa 403703 and also at Orion Complex, A3 Mrunali Aundh Road, Pune Pin 411020; hereinafter referred to as "the VENDORS" (which expression shall mean and include all their heirs, successors, legal representatives, administrators, executors and assigns)

OF THE FIRST PART;



AND



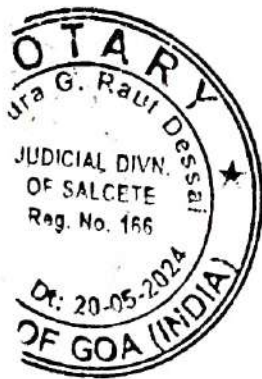
M/s. CHAITANYA ASSOCIATES, a partnership firm duly registered under the Indian Partnership Act, 1932, with the Registrar of Firms, Margao, Goa, under No. MGO-F177-2010, having its office at S-14 & S-15, Kamat Building, Near Hari Mandir, Malbhat, Margao, Goa 403601; holding Income Tax PAN Card

Email ID:

chaitanya_realtors@yahoo.co.in, contact Telephone No. 0832 2731737; hereinafter referred to as "the PURCHASER"

(which expression shall mean and include all its Partners, successors-in-office, legal representatives, administrators, executors and assigns) OF THE SECOND PART;

WHEREAS the members No. 2 and 3 of the VENDORS are represented herein by their duly Constituted Attorney, the member No. 1 of the VENDORS, by virtue of Power of Attorney dated 04/02/2018 executed before Adv. Rajendra G. Raut Dessai, the Notary of Margao, under his Registration No. 31485/2018 on 04/02/2018, notarised true Xerox whereof is being presented to the Sub-Registrar of Salcete at Margao, Goa, at the time of presentation of this Sale Deed for the purposes of its registration under The Indian Registration Act, 1908;



AND WHEREAS the PURCHASER is represented herein by its both the Partners, (a) Shri. Virendra Vithal Kamat, son of Shri. Vithal Jaganath Kamat, aged about 48 years, Indian National holding Income Tax PAN Card Aadhaar No.

Email ID:

[Signature]

[Signature]

[Signature]



virendrakamat@yahoo.com, Mobile Phone No. 9326095496,
 businessman, married, resident of 4th Floor, Kamat
 Commercial, Near Hari Mandir, Malbhat, Margao, Goa
 403601; and (b) Shri. **Vaikunth Shrikrishna Kirtani** alias
 Nilesh Shrikrishna Kirtani, Son of Dr. Shrikrishna Kirtani,
 aged about 47 years, Indian National holding Income Tax
 PAN Card, Aadhaar No.
 Email ID: nilkirtani@yahoo.co.in, Mobile Phone No.
 9326095497, married, resident of 502, Sapana Arcade, Near
 Cronet Factory, Malbhat, Margao, Goa 403601;

AND WHEREAS, there exists a landed property having a
 portion of house denominated "PALMAR BERNARDO
 FRANCISCO DA COSTA" also known as "NAICALEM",
 situated in the ward Aquem of Margao City, more fully
 described in the **SCHEDULE-I** hereinafter appearing and
 hereinafter referred to as "the bigger property" for the sake of
 brevity and convenience;

AND WHEREAS the VENDORS represent to the
 PURCHASER that:-

1. The bigger property is inscribed in the Land Registration
 Office of Salcete under Inscription No. 24046 of Book-G
 No. 29, in favour of Joaquim Aleixo Apolinario Vas
 having purchased the same vide 'Escritura Publica de
 Venda e Quittance' (Public Deed of Sale and
 Acquaintance) drawn on 27-07-1931 by the Notary c
 Salcete, Francisco Xavier de Teodoro Miranda, at page
 77 (reverse) of his Deeds Book No. 442;

Gamat *B* *[Signature]*



2. As per the said Public Deed dated 27-07-1931, the bigger property admeasures 2,104 square meters and 20 centimeters;



3. In terms of the said Public Deed dated 27-07-1931, the erstwhile Purchaser namely Joaquim Aleixo Apolinario Vas was required to reserve a passage of one meter width on the western side thereof and another passage of two meters width on the eastern side thereof, both forming part of the bigger property;

4. The said Joaquim Aleixo Apolinario Vaz expired on 13-06-1940 leaving behind Smt. Angela Maria Piedade Eroina Furtado as his widow and moiety share holder, and he left behind his four children as his successors, namely, (a) Jose Antonio Timotio Vas, (b) William Xavier Zacarias Vas, (c) Oliveira Martinho Vas, and (d) Alvito Joao Socorro Vaz; as declared in the 'Escritura de Habilitacao com Partilha e Vendas' (Deed of Succession with Partition and Sales) drawn on 30-10-1953 by the Notary Public Ex-Officio of Salcete, Shri. Joao Jose Hermogenes Estevam de Souza, at pages 7 (reverse) onwards of his Notarial Deeds Book No. 906;



5. The said Alvito Joao Socorro Vaz expired on 30-07-1943 as a bachelor; leaving behind his mother, the said Angela Maria Piedade Eroina Furtado, as his sole successor, as declared in the same Deed of Succession with Partition and Sales drawn on 30-10-1953;

6. In the said Deed of Succession with Partition and Sales drawn on 30-10-1953, the bigger property was allotted to Smt. Angela Maria Piedade Eroina Furtado;



The bigger property included the two strips of land, first being one meter width on the western side and the other being two meters width on the eastern side, both forming part of the bigger property;

8. The said **Western strip** is now independently surveyed under Chalta No. 244 of P. T. Sheet No. 227 of Margao City Survey, for an area of 52 square meters, in the name of said Smt. Maria Angela Piedade Eroina Furtado e Vaz;

9. The Easter strip forms part of the property, which is at present surveyed under Chalta No. 2 of P.T. Sheet No. 226;

10. During her lifetime, the said Smt. Angela Maria Piedade Eroina Furtado e Vaz had bequeathed the bigger property under the two **Public Wills** dated 16-09-1978 and 28-02-1997, as under:-

Eastern admeasuring 480 square meters	Block	Bequeathed to her three grandsons, namely, Shri Stephen Apolinaria Vaz, Sh Wally Anthony Vaz, and Sh Leslie Basil Vaz (the memb No.1 of the VENDORS);
Western admeasuring square meters	Block 498	Bequeathed to her son, Sr William Zacarias Vaz;



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Southern admeasuring square meters	Block 870	Bequeathed to her son, Shri. Oliveira Martinho Vaz;
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1. The said Smt. Angela Maria Piedade Eroina Furtado e Vaz expired on 18-02-1999, upon whose death, Inventario Proceedings No. 53/2000 was initiated in the Court of the Comarca Judge of Salcete and Quepem; which case was subsequently re-numbered as Inventario Proceedings No. 40/2003/A;

12. During the pendency of the said Inventario Proceedings, said William Xavier Zacarias Vaz expired on 05-03-1981 leaving behind Smt. Hilda Anunciacao Vaz as his widow and moiety share holder, and he left as his successors, his four children, namely, (a) Maria Liza Vaz, (b) Alvin Anthony Eulogio Vaz, (c) Lena Maria Julieta Ahlawat, and (d) Sally de Souza; as declared on oath by the Cabeça de Casal on 03-02-2001 in the above cited Inventory Proceedings No. 40/2003/A;

13. The bigger property was listed under Item No. 5 in the Final Chart of Partition of List of Assets dated 09-03-2005 in the said Inventario Proceedings No. 40/2003/A and the same was finally allotted in terms of the above referred two Public Wills, as under:-

Eastern admeasuring 480 square meters.	Block	(i) 1/3 rd Share to Shri Stephen Apolinaria Vaz;
		(ii) 1/3 rd share to Shri. Wall Anthony Vaz and his wife



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	<p>Smt. Yvenne Vaz;</p> <p>(iii) 1/3rd share to Shri. Leslie Basil Vaz and his wife Smt. Philomena Vaz (the members No. 1 and 2 of the VENDORS);</p>
<p>Western Block admeasuring 498 square meters.</p>	<p>(i) 1/2 share to Smt. Hilda Anunciacao Vaz, widow of William Xavier Zacarias Vaz;</p> <p>(ii) 1/8th share to Smt. Maria Liza Vaz and her husband Shri. Larry Barretto;</p> <p>(iii) 1/8th share to Shri. Alvir Anthony Eulogio Vaz;</p> <p>(iv) 1/8th share to Smt. Len Maria Julieta Ahlawat and her husband Shri. Balkrishna Ahlawat;</p> <p>(v) 1/8th share to Smt. Sally Souza and her husband Shri. Alton de Souza;</p>
<p>Southern Block admeasuring 870 square meters</p>	<p>Fully allotted to Shri. Olive Martinho Vaz;</p>

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14. By Deed of Sale dated 24-11-2005 duly registered in the office of the Sub-Registrar of Salcete at Margao, under Registration No. 1880 at pages 117 to 141 of Book No. I, Volume No. 2005 on 25-04-2006, duly rectified vide the Deed of Rectification of April 2007, registered in the office of the Sub-Registrar of Salcete at Margao, under Registration No. 1973 at pages 265 to 276 of Book No. I, Volume No. 2428 on 23-04-2007; the above named allottees of the Western portion of the bigger property, have sold all their undivided shares, rights and interests in the said western part of the bigger property, in favour of Shri. Oliveira Martinho Vaz; which portion admeasures 498 square meters;

15. By Judgment and Order dated 13-03-2008 passed by the Deputy Collector & Sub-Divisional Officer of Margao, in Case No. LRC/PART/ 241/2007/I, the southern block, the western block and the eastern block of the bigger property after conducting physical survey at loco, is divided into two parts, as under:-

(a) An area of 1,368 square meters (870 square meters of the southern block and 498 square meters of western block) was given new Chalta No. 83 of P. T. Sheet No. 226 and is recorded in the name of Shri. Oliveri Martinho Vaz, as holder thereof;

(b) Balance area of 480 square meters i.e. the eastern block is continued to be surveyed under old Chalta No. 1 of P. T. Sheet No. 226 and is recorded in the existing



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name of Smt. Angela Maria Piedade Eroina Vas as holder thereof;

(c) The area 170 square meters or thereabouts of the bigger property, is the eastern passage and the same is part of the property surveyed under Chalta No. 2 of P.T.S No. 226;

(d) The said Western strip is independently surveyed under Chalta No. 244 of P. T. Sheet No. 227 of Margao City Survey, for an area of 52 square meters, in the name of said Smt. Maria Angela Piedade Eroina Furtado e Vaz;

AND WHEREAS the VENDORS further represents to the PURCHASER that:

16. Shri. **Stephen Apolinario Vaz** alias Stephen Vaz who was allotted 1/3rd share in the Eastern Block of the bigger property expired on 21.05.2010 as a bachelor without any disposition of his last wish or gift and leaving behind the Intending Vendors at Serial Nos. 1 and 2 along with Shri Wally Anthony Vaz and his wife Smt. Eva Yvonne D' Mari Rodrigues e Vaz alias Yvonne Vaz alias Yvonn Rodrigues e Vaz, as his sole and universal heirs;

17. Upon the death of the said Stephen Apolinario Vaz, **Inventory Proceedings bearing No. 186/2015/A** were instituted in the Court of the Civil Judge Senior Division Margao. In these Inventory Proceedings the 1/3rd share of the said deceased Stephen Apolinario Vaz was listed as his asset and the same was purchased by the member



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No. 1 and 2 of the VENDORS by paying to Shri. Wally Anthony Vaz and his wife Smt. Eva Yvonne D' Maria Rodrigues e Vaz alias Yvonne, Vaz alias Yvonne Rodrigues e Vaz, an amount of Rs.1,05,000/- (Rupees One Lakh Five Thousand Only). Thus, by Order dated 18.09.2017 passed in the said Inventory Proceedings No. 186/2015/A, the share of the deceased Stephen Apolinario Vaz has been allotted to the members No. 1 and 2 of the VENDORS;

AND WHEREAS, by Deed of Sale cum Exchange dated 16-07-2010 duly registered in the office of the Sub-Registrar of Salcete at Margao, under Registration No. MGO-BK1-03695-2010 and stored in CD No. MGOD21 on 16-07-2010, said Shri. Oliveira Martinho Vaz along with his wife, Smt. Maria Fatima Filomena Gomes, have sold the said southern and western blocks having an area of **1,368 square meters** under Chalta No. 83 of P. T. Sheet No. 226 along with all their undivided shares, rights, title and interests in the said two strips of land lying on eastern and western side of the bigger property, in favour the PURCHASER herein;



AND WHEREAS, also in view of the above mentioned devolution of rights, the members No. 1 and 2 of the VENDORS became the exclusive owners in possession of the eastern block of the bigger property to the extent $\frac{2}{3}$ shares; and Shri. Wally Anthony Vaz and his wife, Smt. Eva Yvonne D' Maria Rodrigues e Vaz alias Yvonne Vaz alias Yvonne Rodrigues e Vaz became the exclusive owners in



possession of the eastern block of the bigger property to the extent of balance $1/3^{\text{rd}}$ shares;

AND WHEREAS, vide the Deed of Gift dated 02/02/2018 duly executed and submitted for registration in the Office of the Sub-Registrar of Salcete at Margao, Goa, the said Shri. Wally Anthony Vaz and his wife, Smt. Eva Yvonne D' Maria Rodrigues e Vaz alias Yvonne Vaz alias Yvonne Rodrigues e Vaz have gifted to their nephew i.e the member No. 3 of the VENDORS herein, all their entire $1/3^{\text{rd}}$ undivided share in the said eastern part of the bigger property;

AND WHEREAS, in view of the further devolution of rights as mentioned hereinabove, the said eastern part of the entire property is devolved unto the members No. 1 and 2 of the VENDORS to the extent of $2/3^{\text{rd}}$ shares and to the member No. 3 of the VENDORS to the extent of balance $1/3^{\text{rd}}$ shares;

AND WHEREAS the said eastern block of the entire property admeasuring 480 square meters and is surveyed under Chalta No. 1 of P. T. Sheet No. 226 of Margao City Survey, along with all the undivided shares, rights, title and interests in the said two strips of land lying on eastern and western side of the bigger property, and is more fully described in the **SCHEDULE-II** hereinafter appearing and hereinafter referred to as "the subject land" for the sake of brevity and convenience;



AND WHEREAS the VENDORS have agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase

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from the VENDORS, the subject land as described in the SCHEDULE-II hereinafter appearing.

NOW THIS DEED OF SALE WITNESSES AS FOLLOWS:

1. For a total price consideration of Rs.165,00,000/- (Rupees One Crore Sixty Five Lakhs Only), paid by the PURCHASER to the VENDORS in the manner stated hereinafter, the VENDORS do hereby CONVEY, TRANSFER and CONFIRM by way of absolute sale UNTO and in favour of the PURCHASER all that subject land more fully described in the SCHEDULE-II hereafter written and forming the distinct and separated eastern part of the entire property described in the SCHEDULE-I hereto, along with all the compounds, House, fences, structures, trees, etc., whatsoever, situated therein, free from all encumbrances, obligations, claims, demands, whatsoever, so that the PURCHASER, for all times hereinafter, shall HOLD, HAVE POSSESS and ENJOY the subject land hereby sold, as the absolute owner thereof and with all the rights, interests, privileges, advantages, easements, benefits, whatsoever, available to the subject land or the holder thereof, free of any claim, obstruction, impediment, objections from whomsoever, including any party claiming through, under or on behalf of the VENDORS or their predecessors in title.

2. The entitlement of members of the VENDORS in the above said total price consideration is as under:-

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Name of the VENDOR/s	Share	Share in the Price Consideration	Tax Deducted At Source	Net Payable
Shri. Leslie Basil Vaz (the members No. 1 of the VENDORS)	1/3	55,00,000.00	55,000.00	54,45,000.00
Smt. Philomena Vaz (the members No. 2 of the VENDORS)	1/3	55,00,000.00	55,000.00	54,45,000.00
Shri. Mark Joseph Vaz (the member No. 3 of the VENDORS)	1/3	55,00,000.00	55,000.00	54,45,000.00
Total:-		165,00,000.00	165,000.00	1,63,35,000.00

3. The PURCHASER has remitted the TDS amount as stated hereinabove to the Income Tax Department vide Challan No. 32235 dated 28/03/2018, Challan No. 31204 dated 28/03/2018, Challan No. 30467 dated 28/03/2018 and shall issue Certificate of Tax Deducted At Source to VENDORS, as and when the same is generated.

4. The balance price consideration of Rs. 1,63,35,000. (Rupees : One Crore Sixty Three Lakhs Thirty Thousand Only) is paid by the PURCHASER to VENDORS, in the following manner:-

a) Demand Draft No. 559851 dated 26/03/2018 for 54,45,000.00/- drawn on The Bicholim Urban



[Signature]

[Signature]



Operative Bank Ltd., in favour of Shri. Leslie Basil Vaz (the members No. 1 of the VENDORS);

b) Demand Draft No. 559847 dated 26/03/2018 for Rs. 54,45,000.00/- drawn on The Bicholim Urban Co-Operative Bank Ltd., in favour of Smt. Philomena Vaz (the members No. 2 of the VENDORS);

c) Demand Draft No. 559848 dated 26/03/2018 for Rs. 54,45,000.00/- drawn on The Bicholim Urban Co-Operative Bank Ltd., in favour of Shri. Mark Joseph Vaz (the member No. 3 of the VENDORS);

The VENDORS do hereby acknowledge having received the entire agreed total price consideration from the PURCHASER in the manner stated above, and discharge the PURCHASER from payment thereof.

5. The VENDORS do hereby declare having delivered to the PURCHASER, the possession of the subject land described in SCHEDULE-II hereto, and the PURCHASER acknowledges to have received such possession from the VENDORS.

6. The PURCHASER declares that it has inspected all the title documents of the subject land hereby sold, which are produced to the PURCHASER by the VENDORS, and the PURCHASER hereby records its full satisfaction of the title thereof in favour of the VENDORS as per the documents produced by the VENDORS and that such title is free from



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all defects, clear of all encumbrances, subsisting and marketable.

7. The VENDORS covenants with the PURCHASER as under: -

(a) That the VENDORS are the exclusive owners in possession of the subject land hereby sold and every part thereof, and that the VENDORS have clear, unencumbered and valid title to the same and every part thereof;

(b) That neither the subject land hereby sold nor any part thereof is the subject matter of any agreement of sale or other transaction with any other person or party, whatsoever;

(c) That neither the subject land hereby sold nor any part thereof is matter of any notification under The Land Acquisition Act, 1894, or other law of compulsory acquisition of land;

(d) That neither the subject land hereby sold nor any part thereof is subject matter of any seizure, attachment, proclamation of sale under any law in force;

(e) That the subject land hereby sold and every part thereof is free from all encumbrances, whatsoever;

(f) That the subject land hereby sold and every part thereof, is not subject matter of any litigation, seizure, attachment or order restraining transaction or transfer



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or restrictive order of any Court, Tribunal, Forum, other judicial Authority, quasi-judicial Authority, Revenue or Fiscal Authority, or any lawful Authority;

(g) That the title of the **VENDORS** to the subject land hereby sold and to every part thereof is free, clear and marketable;

(h) That the **VENDORS** shall execute all further documents which may be found necessary by the **PURCHASER** to be executed for conferring or confirming proper and better title of the subject land hereby sold and every part thereof in favour of the **PURCHASER**, or for transferring all or whatever records in respect of the subject land hereby sold, exclusively in the name of the **PURCHASER**.

8. The **VENDORS** do hereby express its consent and no objection for the **PURCHASER** to apply for mutation of records in Form-D in respect of the subject land hereby sold including that of the strip of land lying on western side of the subject land hereby sold which strip also forms part of the subject land hereby sold, and further express their consent and No Objection to record the name of the **PURCHASER** as 'occupant' thereof. The **VENDORS** hereby further express that in such mutation and partition, the concerned Land Revenue/Survey Authority/Collector/ Addl. Collector/ Deputy Collector need not issue any Notice to the **VENDORS** and service of such Notice is hereby expressly waived by the **VENDORS**.



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The Building in the said plot will be named NIFA JOE VAZ

10. The VENDORS do hereby declare that the subject land hereby sold and every part thereof, is not subject matter of any rights of Scheduled Castes or Scheduled Tribes, as contemplated in the Notification No. RD/LAND/LRC/318/99 dated 21-08-1977 of the Government of Goa.

11. Market Value of the subject land hereby sold is also Rs.165,00,000/- and stamp duty of Rs.742,500/- (rounded off) calculated @ 4.5% is paid on this Deed.

SCHEDULE-I

(Description of the bigger property)

ALL THAT property denominated "PALMAR BERNARDO FRANCISCO DA COSTA" also known as "NAICALEM", situated in the ward Aquem of Margao City, within the limits of Margao Municipal Council, Taluka and Sub-District of Salcete, District of South Goa, in the State of Goa; being the land found described in the Land Registration Office of Salcete under Description No. 32577 at pages 9 of Book-B. No. 84 of the new series; and presently surveyed under Chalta No. 1 of P. T. Sheet No. 226, Chalta No. 83 of P. T. Sheet No. 226, Chalta No. 244 of P.T.S No. 227 and Chalta



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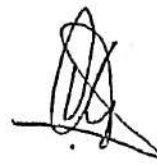
No. 2(part) of P.T.S No. 226, Margao City Survey, totally admeasuring 2104.20 square meters, and as a whole bounded as under:-

EAST:-	By land of Society Costa and Company
WEST:-	By the property of same name (first lot) of Cesar Antonio Henrique Sabino de Miranda
NORTH:-	By public road
SOUTH:-	By land of Society Costa and Company

SCHEDULE-II
(Description of the subject land, hereby sold)

All that distinct and separated portion of the above described bigger property, which portion is now separately surveyed under Chalta No. 1 of P. T. Sheet No. 226 of Margao City Survey, hereby sold admeasuring 480 square meters or thereabouts; along with rights, title and interest in the passage situated on the western side of the bigger property as described hereinabove, admeasuring 52 square meters and surveyed under Chalta No. 244 of P. T. Sheet No. 227 lying on the western side.



Also in the subject land there is eastern portion of the house bearing no.4/391 (88).

The subject land is bounded as under:-

EAST:-	By passage of 170 square meters or thereabouts and further by Dr. Kerkar Hospital property commonly surveyed under Chalta No. 2 of P. T. Sheet No 226 of Margao City Survey;
WEST:-	By the property of Chaitanya Associates under Chalta No. 83 of P. T. Sheet No. 226 of Margao City Survey;
NORTH:-	By public road from Margao to Torsazori; and
SOUTH:-	By the property of Chaitanya Associates under Chalta No. 83 of P. T. Sheet No. 226 of Margao City Survey.

The subject land hereby sold is shown marked in red colour hatched lines and the passage is shown in blue colour shade in the PLAN annexed to and forming part of this Deed.



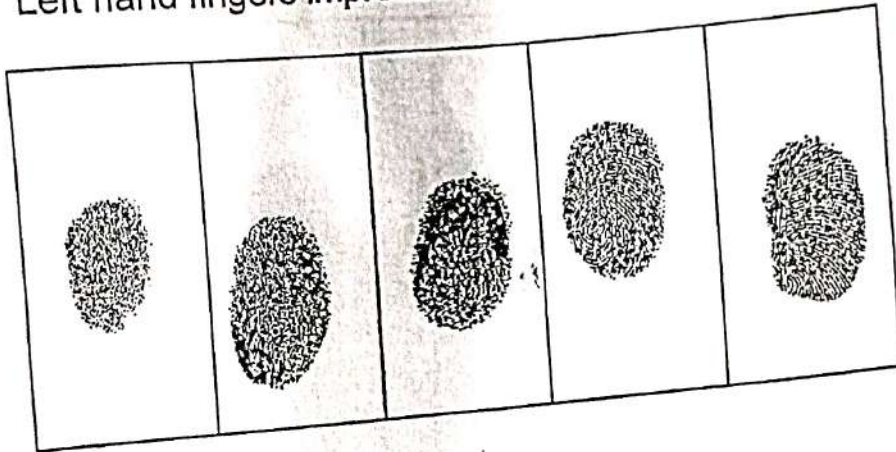
IN WITNESS WHEREOF the parties hereto have signed this Deed, on the day, month and the year first hereinabove written.

[Three handwritten signatures]

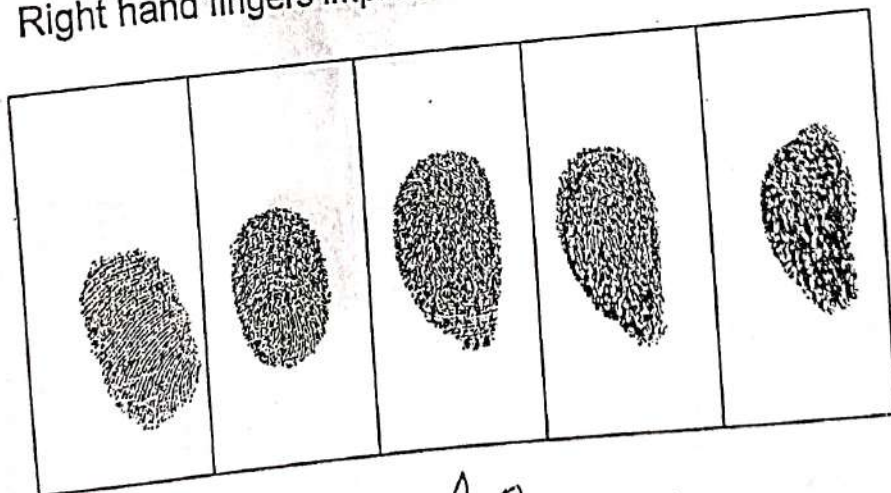


SIGNED AND DELIVERED by the
Within named Mr. Leslie Basil Vaz,
the member No. 1 and as constituted
Power of Attorney for the member
No. 2 and 3 of the VENDORS

Left hand fingers impression of Mr. Leslie Basil Vaz



Right hand fingers impression of Mr. Leslie Basil Vaz

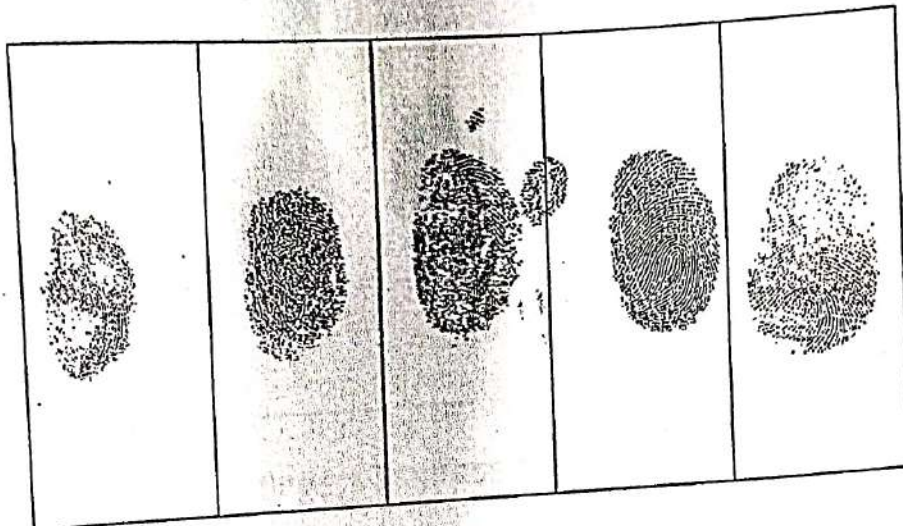


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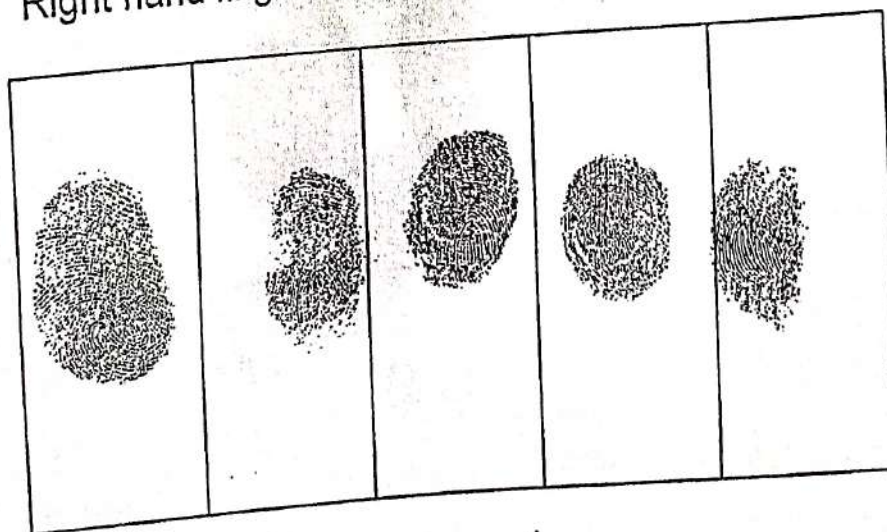


SIGNED AND DELIVERED by the
Within named Mr. Virendra Vithal Kamat,
Partner of M/s. Chaitanya Associates, the
PURCHASER.

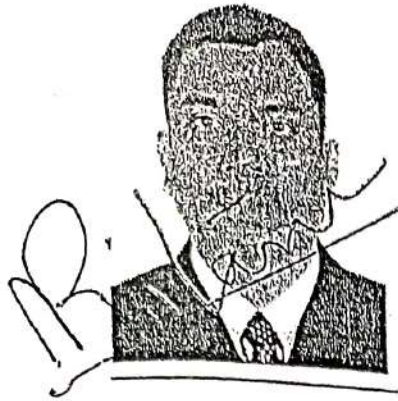
Left hand fingers impression of Mr. Virendra Vithal Kamat



Right hand fingers impression of Mr. Virendra Vithal Kamat



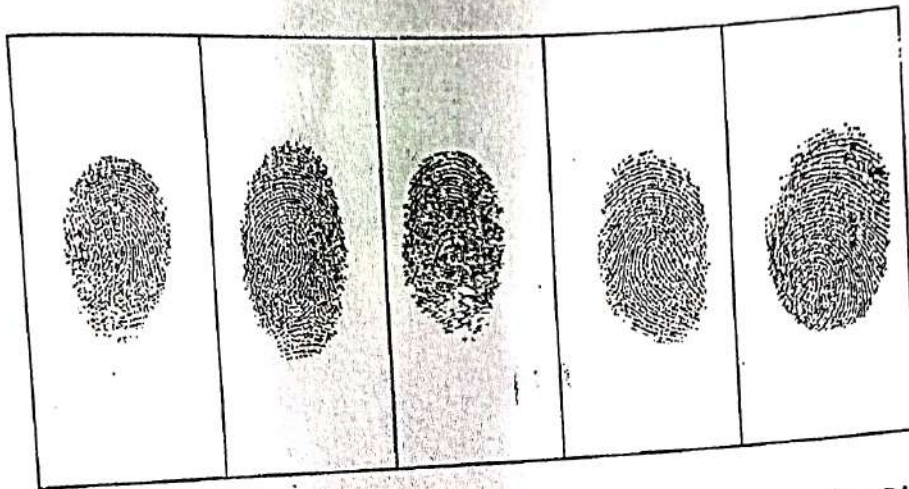
Kamat *RB* *[Signature]*



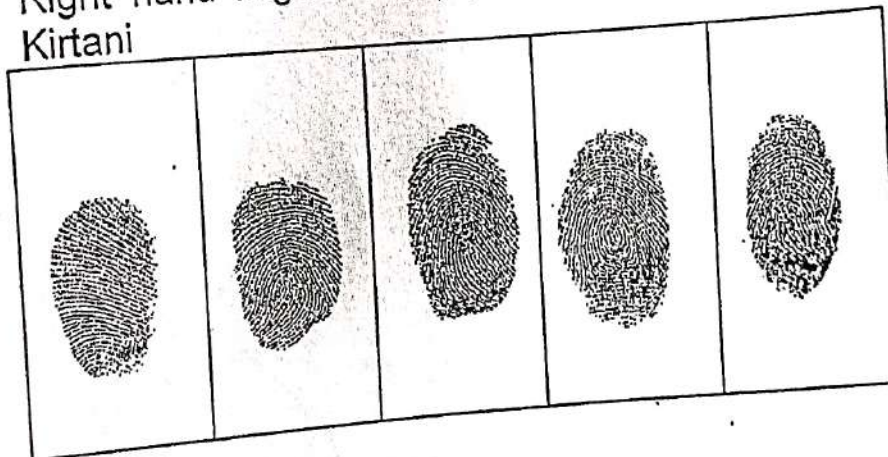
R. Kirtani

SIGNED AND DELIVERED by the
Within named Mr. Vaikunth Shrikrishna
Kirtani alias Nilesh Shrikrishna Kirtani,
Partner of M/s. Chaitanya Associates,
the PURCHASER.

Left hand fingers impression of Mr. Vaikunth Shrikrishna
Kirtani



Right hand fingers impression of Mr. Vaikunth Shrikrishna
Kirtani



WITNESSES:-
Signature:-
Name:-

1. *[Signature]*
Suresh. A. Jurnani

2. *[Signature]*
Chetan Chait.

[Signature]

[Signature]

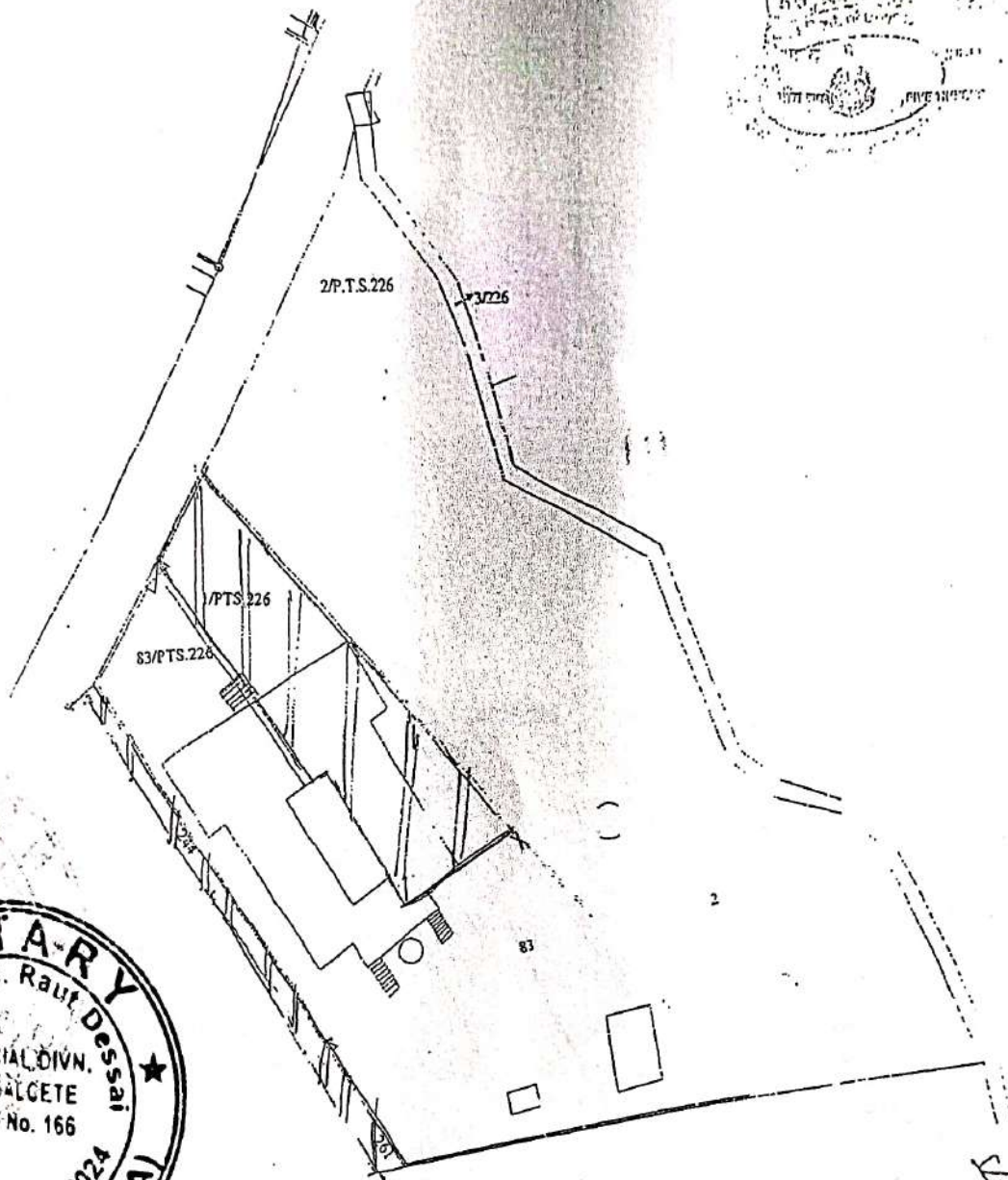


GOVERNMENT OF GOA
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA

Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T. Sheet No. 226/Chalta No. 1, 2 & 3
Scale : 1:500

Inward Receipt

(Sd/- C. Silveira)
Inspector of Survey & Land Records
Margao-Goa



Generated By : P. V. FAL DESSAI
On : 18-08-2017

Compared By: K.B. Gaude



GOVERNMENT OF GOA

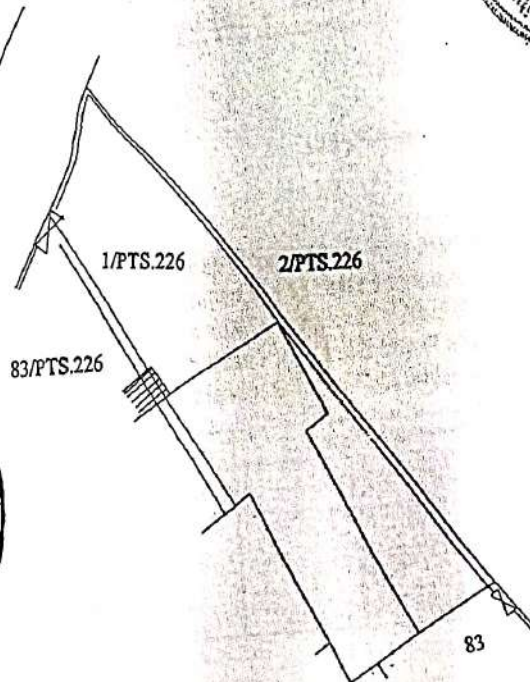
Directorate of Settlement and Land Records
Office of Inspector of Survey and Land Records
MARGAO-GOA



Plan Showing plots situated at
Village : MARGAO
Taluka : SALCETE
P.T.Sheet No.226/ Chalta No.1
Scale :1:500

31/8/15

(A.V. VAIGANKAR)
Inspector Of Survey & Land Records
Margao-Goa



28/08/15
Compared By: (D.C.Dabholkar)

Generated By : DILIP NAIK
On : 28-08-2015

Office of Sub-Registrar Salcete/Margao

Government of Goa

Print Date & Time : 28-03-2018 02:51:46 PM

Document Serial Number : 1489




Presented at 12:36:00 PM on 28-03-2018 in the office of the Sub-Registrar(Salcete/Margao) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	577500.00
2	Processing Fees	670.00
	Total :	578170.00

Stamp Duty Required: 742500.00

Stamp Duty Paid: 742500.00



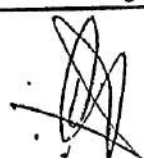
Virendra Vithal Kamat presenter

Name	Photo	Thumb Impression	Signature
Virendra Vithal Kamat,s/o Vithal Jaganath Kamat , Married,Indian,age 48 Years,Business,r/o 4th floor Kamat Commercial Near Hari Mandir Malbhat Margao Goa M/s. Chaitanya Associates having its office at Malbhat Margao Goa			

Endorsements

Executant




1 . Leslie Basil Vaz , s/o. late Joseph Vaz also known as Jose Antonio Timotio Vas also known as Joseph Anthony Timothy Vaz, Married,Indian,age 53 Years,Service,r/o H No. 4/391(88) Ward No.4 Near Kerkar Hospital Aquem Alto Margao Goa 403601 and also at H No.328/H Veroda Cuncolim Salcete Goa 403703 and also at Orion Complex A3, Aundh Road Pune 411020 forself and power of attorney for the Vendors no. 2 and 3 executed before Notary Rajendra G Raut Dessai under no. 31485/2018 dated 04.02.2018

Photo	Thumb Impression	Signature
		



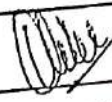
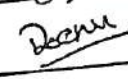
2 . Virendra Vithal Kamat, s/o Vithal Jaganath Kamat, Married,Indian,age 48 Years,Business,r/o 4th floor Kamat Commercial Near Hari Mandir Malbhat Margao Goa M/s. Chaitanya Associates having its office at Malbhat Margao Goa

28/Mar/2018 2:50

Photo	Thumb Impression	Signature
		

Shrikrishna Kirtani alias Nilesh Shrikrishna Kirtani, s/o Dr. Shrikrishna Kirtani, Married Indian, age 47 Years, Business, r/o 502 Sapana Arcade Near Cronet Factory Malbhat Margao Goa M/s. Chaitanya-Associates having its office at Malbhat Margao Goa

Photo	Thumb Impression	Signature
		

Identification		Signature
Sr No.	Witness Details	
1	Chetan Naik, s/o Laxman Naik, UnMarried, Indian, age 28 Years, Engineer, r/o Margao Goa	
2	Reena KattiShetti, d/o Inacio Furtado, Married, Indian, age 39 Years, Service, r/o Curchorem Goa	

Sub-Registrar

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune




Certified that Notation Fee of

Rs. 1000/- Has been paid

Vide Chellan No. 201800276097

Dated 28/03/2018


SUB-REGISTRAR
SALTETE

28/Mar/201

Book-1 Document
Registration Number MGO-BK1-01448-2018
CD Number MGOD122 on
Date 28-03-2018

Sub-Registrar (Salcete/Margao)

Canvassed By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

CERTIFIED TO BE TRUE
XEROX COPY OF THE ORIGINAL

Rajendra G. Raut Dessai
ADVOCATE & NOTARY
MARGAO
STATE OF GOA (INDIA)

Place: MARGAO

Reg.No.: 48364/2021

Date: 31-05-2021