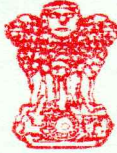


(Rs. Two Lac Thirty Seven Thousand only)

CITIZEN CREDIT CO-OPERATIVE  
BANK LTD  
SHOP NO.1 & 16, SAPANA TERRACES C.H.S.L  
SWATANTRA PATH, VASCO-DA-GAMA  
GOA - 403 802

भारत 13221

NON JUDICIAL गोंय  
JUL 02 2019



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Rs.0237000/- PB7122

D-5/STP(V)/C.R./35/33/2011-RD

सत्यमेव जयते  
INDIA

STAMP DUTY

GOA

Name of Purchaser: ESTILO MODERNO REALTY PVT. LTD.

FOR CITIZEN CREDIT  
CO-OP. BANK LTD.

AUTHORISED SIGNATORY



**AGREEMENT FOR SALE**

*Malganey*

For M/s. Estilo Moderno Realty Pvt. Ltd.

*Malganey*  
Managing Director

THIS AGREEMENT FOR SALE is made on this 2<sup>nd</sup> day of the Month of July in the year 2019 at Vasco-da-Gama.


**BETWEEN**

[1] (a) **SHRI DILIP RAMCRISNA SALGAOCAR** son of Late Ramcrishna Mahadev Salgaocar, aged 71 years, businessman, holding PAN Card No AHTPS5086L and Aadhaar card no. 9945 5786 8924, having registered Mobile no. 9326100774 his wife

[b] **DR. SMT. PRAMOD DILIP SALGAOCAR** daughter of Shri Prabhakar Mahatme, aged 68 years, business, holding PAN Card No AIYPS7618A and Aadhaar card no. 6012 0831 5288 having registered Mobile no. 9370589158 both resident of 196/E/4, Sharvani, Near Government Sports Complex, Pedem, Mapusa, Bardez, Goa, hereinafter referred to as the "**LAND OWNERS/ VENDORS**" (which expression unless repugnant to the context will mean and include their respective legal heirs, executors, administrators, successors and assigns) of the **FIRST PART**

(Both **VENDORS** are represented herein by their duly constituted Attorney their daughter-in-law **Mrs. PALLAVI SAGAR SALGAOCAR**, wife of Dr. Sagar D. Salgaocar and d/o Mr. Umesh Zantye, aged 42 years, business women, holding PAN card No. AABTZ8061H and Aadhaar Card No. 4709 7374 7998, having registered Mobile no. 9823260020, residing at 196/E/4, Sharvani, Near

*Salgaocar*

For M/s. Estilo Moderno Realty Pvt. Ltd  
  
 Managing Director



Government Sports Complex, Pedem, Mapusa, Bardez, Goa, by virtue of Special Power of Attorney dated 26/06/2019 duly executed and registered before the Public Notary Shri S. Sardesai having office at Mapusa, Goa under registration no. 11785/2019)

**AND**

[2] **M/s ESTILO MODERNO REALTY PRIVATE LIMITED**, a company incorporated under the Indian Companies Act 1956, holding PAN card No. AADCE2135N, having its registered office at Karaswada Industrial Estate, Mapusa, Bardez Goa, having CIN No. U70101GA4012PTC007054 and represented in this agreement by its duly authorized Managing Director **DR. SAGAR D SALGAOCAR** son of Shri Dilip R. Salgaocar aged 42 years, married, Medical Practitioner and also in business, Indian National, holding PAN Card No AHTPS5085K, holding Aadhaar card no. 8162 6922 7055, having registered mobile no. 9822124774 residing at 196/E/4, Sharvani, Near Government Sports Complex, Pedem, Mapusa, Bardez, Goa, hereinafter referred to as the "**PURCHASER**" (which expression unless repugnant to the context will mean and include its administrators, successors and assigns) of the **OTHER PART**

**WHEREAS** the parties to this Agreement are Indian Nationals.

*Salgaocar*

For M/s. Estilo Moderno Realty Pvt.  
*Salgaocar*  
Managing Director



**WHEREAS** the PURCHASER herein has signed/executed the present Agreement for Sale through its Managing Director and is represented in the Office of the Sub-Registrar of Mormugao by its authorized representative Shri Eknath S Dhuri, S/o Shri Shankar Dhuri, aged 46 years, married, having Aadhar Card bearing No. 3221 3831 8531, PAN Card bearing No. ARHPS2001B, Registered Mobile No. 8805024874, resident of The Colonia, H. No. 135 – A/1 (RV-2), Zoriwada, Davorlim, Salcete, South Goa, 403707, vide the Resolution passed by the Board of Directors of Estilo Moderno Realty Pvt. Ltd on 10<sup>th</sup> April, 2019 to present this Agreement for Sale for registration and to complete all necessary formalities connected therewith on behalf of the PURCHASER.

**AND WHEREAS** in the Village of Sancoale, Taluka Mormugao, within the limits of Village Panchayat of Sancoale, Taluka and Sub-District of Mormugao, District of South Goa, State of Goa, exists a property known as "PAMPACHEM PAMPAULEM", admeasuring an area of 19,950 square meters, surveyed under survey Nos. 260/9 and 259/8, of Village Sancoale. This property is hereinafter referred to as the said "**Entire Property**" and is more particularly described in Schedule-I written here under.

The portion of the said entire property surveyed under No.259/8 of village Sancoale is hereinafter referred to as the "**Said Property**" and the same is more particularly described in Schedule-II written here under.

*Malgao*

For M/s. Estilo Moderno Realty Pvt. Ltd

*Eknath S Dhuri*  
Managing Director



**AND WHEREAS** the said entire property was purchased vide a Deed of Purchase and Sale with Discharge by Ramacrisna Madeva Salgaoncar in the capacity of Head of the Family/Karta (Maioral da suasociedade familiar tacita) from Jose Reginaldo Ralino de Souza and his wife D. Annie a Porta de Souza, Assumpcao Baltazar Oscar de Souza and his wife D. Lene de Souza, and Erlico Tiburcio de Santa Filomena de Souza, bachelor, all residents of London and represented in the Deed by their Attorney Jose Rosario Damaciano de Souza alias Jose Damascino Rosario de Souza. The said Deed was executed on 13<sup>th</sup> January 1965 in the notarial office of Special Municipal Court of Mormugao before interim escrivao notary Solicitor Babacier de Menezes and registered in the Book of Deeds at No.144 at folio 34 to 37 overleaf.

**AND WHEREAS** by virtue of a Deed dated 27.3.1967, executed by Ms. Sunil Ramcrisna Salgaocar, daughter of Ramcrisna Madeva Salgaocar, she relinquished and surrendered all her rights, interests, title, claim in the properties of the Hindu Undivided Family, including the said entire property in favour of Ramcrisna Madeva Salgaocar, Prakash Ramcrisna Salgaocar, Dilip Ramcrisna Salgaocar and Anand Ramcrisna Salgaocar, all coparceners of Hindu Undivided Family. The said Deed was duly registered under No. 666 at pages 187 to 206 of Book I, Volume 27, before the Sub-Registrar of Mormugao.

**AND WHEREAS** by virtue of the said Deed a trust name SUNIL TRUST was formed and the members of the Hindu Undivided Family handed over to the trust the Trust Fund.

*malgaocar*

For M/s. Estab. Moderno Realty Pvt. Ltd.

*[Signature]*  
Managing Director



**AND WHEREAS** by virtue of a Deed dated 15.3.1974, executed by Ms. Surekha Ramcrisna Salgaocar, daughter of Ramcrisna Madeva Salgaocar, she relinquished and surrendered all her rights, interests, title, claim, including the said entire property in the properties of the Hindu Undivided Family in favour of Ramcrisna Madeva Salgaocar, Prakash Ramcrisna Salgaocar, Dilip Ramcrisna Salgaocar and Anand Ramcrisna Salgaocar, all coparceners of Hindu Undivided Family. The said Deed was duly registered under No.122 at pages 372 to 390 of Book I, Volume 19, before the Sub-Registrar of Mormugao.

**AND WHEREAS** by virtue of the said Deed a trust name SUREKHA TRUST was formed and the members of the Hindu Undivided Family handed over to the trust the Trust Fund.

**AND WHEREAS** by virtue of a Deed dated 29.03.1976, executed by Ms. Sushim Ramcrisna Salgaocar, daughter of Ramcrisna Madeva Salgaocar, she relinquished and surrendered all her rights, interests, title, claim in the properties of the Hindu Undivided Family, including the said entire property in favour of Ramcrisna Madeva Salgaocar, Prakash Ramcrisna Salgaocar, Dilip Ramcrisna Salgaocar and Anand Ramcrisna Salgaocar, all coparceners of Hindu Undivided Family. The said Deed was duly registered under No. 666 at pages 187 to 206 of Book I, Volume 27, before the Sub-Registrar of Mormugao.

**AND WHEREAS** by virtue of the said Deed a trust named SUSHIMA TRUST was formed and the members of the Hindu Undivided Family handed over to the trust the Trust Fund.

*malgaocar*

For M/s. Estilo Moderno Realty Pvt. Ltd.

*Salgaocar*  
Managing Director



**AND WHEREAS** on 4.4.2000 a Memorandum of Understanding of Family Settlement (MOU) was executed between Ramkrishn Madeva Salgaocar as the First Party and Prakash Ramkrishna Salgaocar, Dilip Ramkrishna Salgaocar, Anand Ramkrishna Salgaocar, Mrs. Sunil Somnath Prabhu Dessai, Mrs. Surekha Gautam Herekar and Mrs. Sushama Prakash Kuncolienkar as the Second Parties. By the said MOU of Family Settlement the assets of Ramkrishna Madeva Salgaocar HUF (I), Ramkrishna Madeva Salgaocar HUF (II) and Ramkrishna Madeva Salgaocar HUF (III) were divided upon the death of Mrs. Radhabai Ramkrishna Salgaocar who was the member of the said three HUF's.

**AND WHEREAS** by the said Memorandum of Understanding of Family Settlement dated 4.4.2000 the said entire property along with some other properties came to be allotted to Dilip Ramkrishna Salgaocar the VENDOR No 1 hereinabove.

**AND WHEREAS** the Vendor number 2 upon her marriage with the Vendor no. 1 has acquired half share / title in all the properties of the Vendor no. 1, including the said entire property.

**AND WHEREAS** vide a Deed of Sale dated 13<sup>th</sup> November 2015, registered in the Office of the Sub-Registrar of Mormugao at Vasco da Gama under Registration Number MOR-BKI-01641-2015 CD Number MORD11 on 13-11-2015 the VENDORS carved a plot denominated as PLOT A out of the said entire property

*Salgaocar*

For M/s. Estile Moderno Realty Pvt. Ltd

*Salgaocar*  
Managing Director



more particularly out of Survey No 259/8 of Village Sancoale and sold the same to the PURCHASER herein.

**AND WHEREAS** the balance part of Survey No 259/8 of Village Sancoale has been divided into 3 plots and denominated as Plot B, Plot C and Plot D.

**AND WHEREAS** the conversion Sanad in respect to said Plot B has already been obtained from the office of The Deputy Collector Mormugao bearing no. AC-1/MOR/SG/CONV/09/2018/ 4742 dated 15.04.2019.

**AND WHEREAS** the Purchaser has approached the Vendors to sell Plot B, admeasuring an area of 1815 Sq. Meters, which shall hereinafter be referred to as **PLOT B** and which is more particularly described in Schedule III written hereunder.

**AND WHEREAS** the Vendors have agreed to sell said PLOT B to the Purchaser for the total consideration of **Rs. 81,67,500/-** (Rupees Eighty One lakhs sixty seven thousand five hundred only) which is its present market value on the following terms and conditions.

**NOW THIS AGREEMENT FOR SALE WITNESSES AS UNDER:**

1. The VENDORS have agreed to sell to the PURCHASER and the PURCHASER has agreed to purchase from the VENDORS SAID PLOT B admeasuring an area of 1815 Sq. meters for a total

*malgao*

For M/s. Estilo Moderno Realty Pvt. Ltd

*Kalpataru*  
Managing Director



consideration of Rs. 81,67,500/- (Rupees Eighty One lakhs sixty seven thousand five hundred only) which consideration shall be paid by the PURCHASER to the VENDORS as mentioned below.

- (a) Rs. 2,00,000/- (Rupees Two Lakhs only) is paid on execution of this Agreement for Sale by Cheque no. 809806 dated 01.07.2019 drawn on State Bank of India, in favour of Shri. Dilip Salgaocar, the receipt whereof the VENDORS admit and acknowledge.
- (b) The balance amount of Rs. 79,67,500/- (Rupees Seventy Nine Lakhs sixty seven thousand five hundred only) shall be paid at the time of execution of Sale Deed.

2. The Parties further agree that TDS @ 1% under Section 1941A of Income Tax Act shall be deducted on the total consideration amount mentioned in Clauses 1(a) and (b).
3. The Purchaser intends to undertake development works in the said Plot B and for this purpose will be preparing plans, getting permissions and approvals. The Vendors hereby agree to execute an irrevocable power of attorney in favour of the Purchaser or its nominee in order to apply for all Licenses and permissions for the development of the said Plot B.
4. The VENDORS specifically declare that :

*Salgaocar*

For M/s. Estilo Moderno Realty Pvt. Ltd.

*Salgaocar*  
Managing Director



- (a) They have not entered into any other agreement in respect to the SAID PLOT B with any third person(s).
- (b) The SAID PLOT B is free from all encumbrances, liens, mortgage, attachment or charge of any nature whatsoever and that there is no Decree of any Court or Tribunal in respect of the SAID PLOT B.
- (c) That there are no legal impediments or any other obstructions that may deter or may affect the right of the PURCHASER in purchasing the SAID PLOT B.
5. At the time of this Agreement for Sale the Possession of the SAID PLOT B continues to be with the Vendors and the same has not been handed over to the Purchaser.
6. All amounts towards stamp duty and registration fee shall be paid by the PURCHASER.
7. The VENDORS have executed this Agreement out of their own free will and consent and without any coercion, force or undue pressure.
8. In pursuance to the Notification No. RD/LND/LRC/318/77 dated 21/08/1978 by Secretary ( Revenue ) Government of Goa, the VENDORS declares that the "SAID PLOT B" does not belong to Schedule Caste or Schedule Tribe and as such previous sanction of Collector of South Goa is not required for transfer of "SAID PLOT B" in favour of the PURCHASER.



*malgawcey*

For M/s. Estilo Moderno Realty Pvt. Ltd.

*[Signature]*  
Managing Director



**SCHEDULE I****(DESCRIPTION OF ENTIRE PROPERTY)**

ALL THAT property known as "PAMPACHEM PAMPAULEM" admeasuring about 19,950.00 Sq. meters surveyed under Survey No. 260/9 and Survey No. 259/8 of village Sancoale, Sub-District of Registration of Mormugao Taluka, District of South Goa, State of Goa, registered in the Land Registration No. 7145 and the Land Revenue No. 495 and 505 which is bounded as under:

The portion of the said entire property surveyed under No. 260/9 is bounded as follows:

On the East : By survey No.261/1 of Village Sancoale;

On the West : By survey No.260/8 of Village Sancoale;

On the North : By survey No.260/2 of Village Sancoale; and

On the South : By road, and

The portion of the property surveyed under No. 259/8 is bounded as follows:

On the East : By survey No.259/9 of Village Sancoale;

On the West : By survey no.259/7 of Village Sancoale;

On the North : By road; and

On the South : By survey No.250/11 of Village Sancoale.

*Malgavay*

For M/s. Estil Moderna Realty Pvt. Ltd.  
  
 Managing Director



**SCHEDULE II****(DESCRIPTION OF SAID PROPERTY)**

ALL THAT part of the property known as 'PAMPACHEM PAMPAULEM', admeasuring about 14200 square meters surveyed under Survey No. 259/8 of Village Sancoale, Sub-District of registration of Mormugao Taluka, District of South Goa, State of Goa, registered in the Land Registration no. 7145 and the Land Revenue nos. 495 and 505 being part and parcel of the larger property described in Schedule I herein above and the same is bounded as under:

On the East : By Survey No. 259/9 of Village Sancoale.

On the West : By Survey No. 259/7 of Village Sancoale.

On the North : By Road, and

On the South : By survey No. 250/11 of Village Sancoale.

**SCHEDULE III****(DESCRIPTION OF SAID PLOT B)**

ALL THAT PLOT B admeasuring an area of 1815 Sq. Meters of the property bearing survey no. 259/8 of village Sancoale, Sub-District of registration of Mormugao Taluka, District of South Goa, State of Goa, being part of the larger property described in Schedule I and II herein above and has been delineated in red

*Mormugao*

For M/s. Estilo Moderno Realty Pvt. Ltd

*[Signature]*  
Managing Director



colour lining in the plan annexed to this agreement and the same is bounded as under:

On the East : By Survey No. 259/9 of Village Sancoale.

On the West : By Survey No. 259/7 of Village Sancoale.

On the North : By the property belonging to purchaser herein.

On the South : By balance property of survey No. 259/8 of Village Sancoale.

IN WITNESS WHEREOF THIS AGREEMENT IS SIGNED BY THE PARTIES  
HERETO ON THE DATE HEREINABOVE MENTIONED

*Malgaon*

For M/s. Estilo Moderno Realty Pvt. Ltd.  
*Alarax*  
Managing Director



SIGNED AND DELIVERED BY )  
THE WITHIN NAMED MRS PALLAVI S. )  
SALGAOCAR DULY CONSTITUTED POA )  
HOLDER FOR VENDORS HEREIN ABOVE )

*Malgaocg*

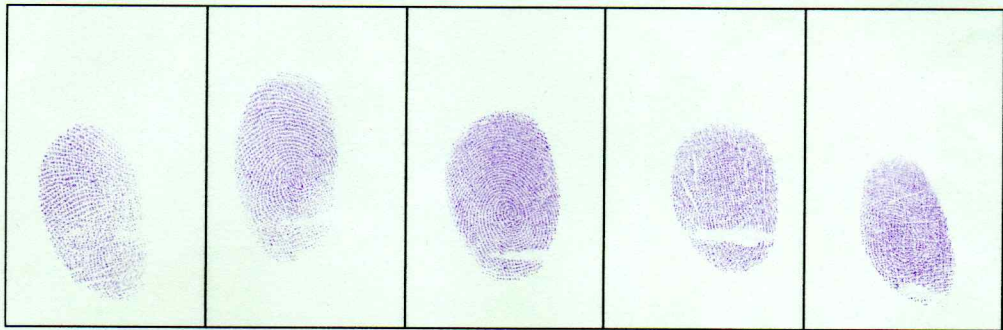


THE VENDORS  
THROUGH THEIR DULY CONSTITUTED POA

Left hand finger prints



Right hand finger prints



*Malgaocg*

For M/s. Estilo Moderno Realty Pvt. Ltd.  
*Salgaocar*  
Managing Director



SIGNED AND DELIVERED BY )  
THE WITHIN NAMED PURCHASER )  
M/s ESTILO MODERNO REALTY PVT )  
LIMITED REPRESENTED BY IT'S DULY )  
AUTHORIZED MANAGING DIRECTOR )  
DR. SAGAR D SALGAOCAR )



*Sagar D Salgaocar*

THE PURCHASER

THROUGH ITS AUTHORIZED MANAGING DIRECTOR



Left hand finger prints



Right hand finger prints



*Salgaocar*

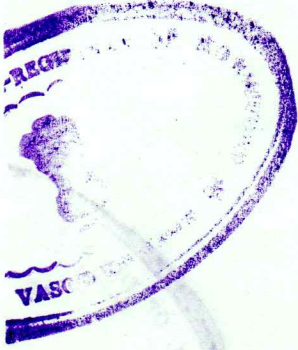
For M/s. Estilo Moderno Realty Pvt. Ltd.

*Sagar D Salgaocar*  
Managing Director



In Presence of:

- 1) Amodse  
Pallavi Ghodse
- 2) Nikhil Desai (Desai)



*Malgaocg*

*Malgaocg*  
For M/s. Estilo Moderno Realty Pvt. Ltd.  
Managing Director



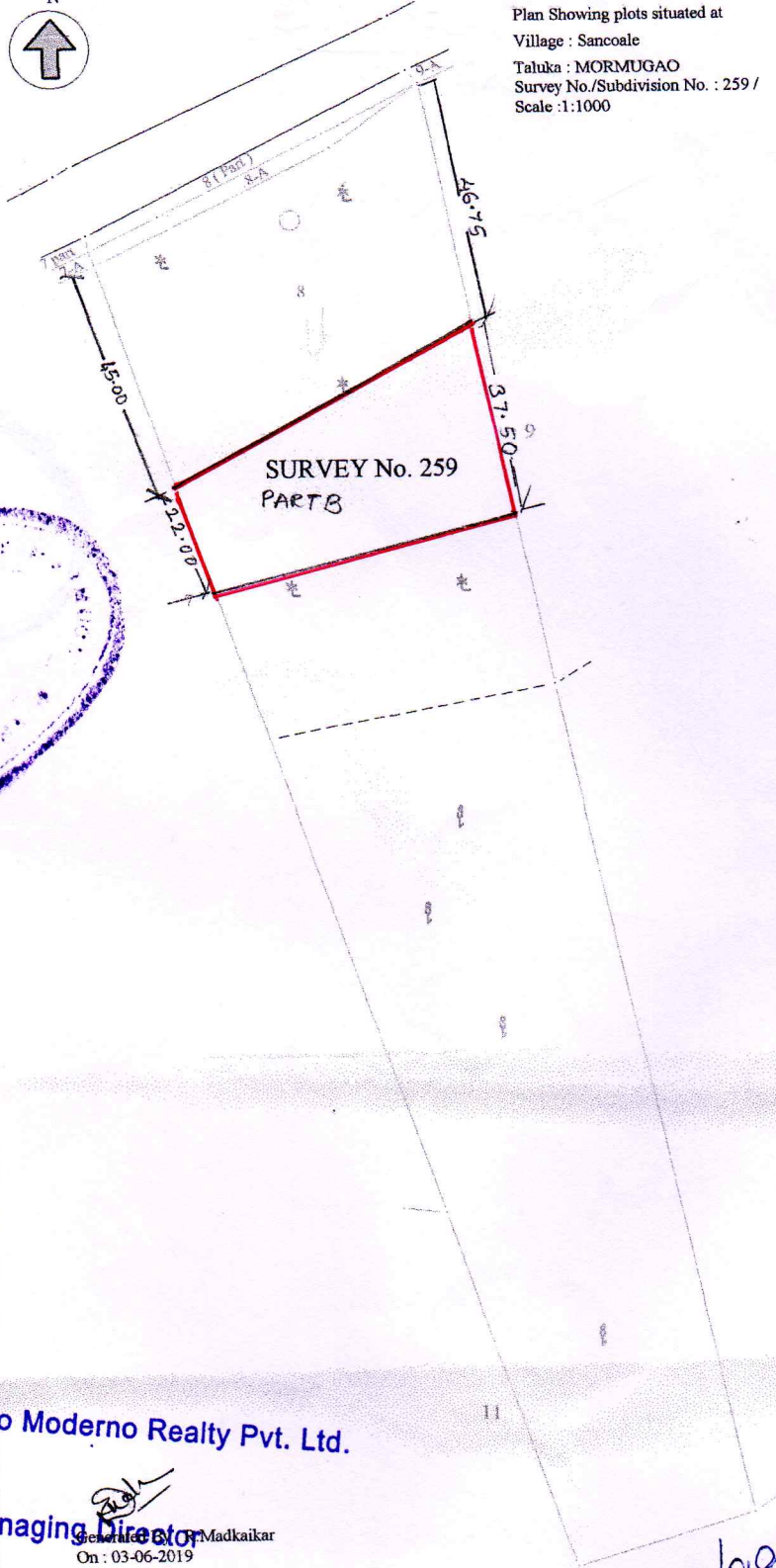


GOVERNMENT OF GOA  
 Directorate of Settlement and Land Records  
 Inspector of Survey and Land Records

VASCO - GOA

Inward No: 976

Plan Showing plots situated at  
 Village : Sancoale  
 Taluka : MORMUGAO  
 Survey No./Subdivision No. : 259 / 8  
 Scale : 1:1000



*oilo*  
 ( A. Matondkar )

Inspector of Survey &  
 Land Records, Vasco-Goa.



For M/s. Estilo Moderno Realty Pvt. Ltd.

*Malgaon*

Managing Director  
 On : 03-06-2019

Compared By: *NS* Navelkar ( H.S. )

*Malgaon*





## Government of Goa

### Document Registration Summary 2

Office of the Civil Registrar-cum-Sub Registrar, Mormugoa

Print Date & Time : - 04-Jul-2019 11:07:10 am

Document Serial Number :- 2019-MOR-1377

Presented at 10:07:52 am on 04-Jul-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Mormugoa along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	236900
2	Registration Fee	500
3	Processing Fee	460
<b>Total</b>		<b>237860</b>

Stamp Duty Required :236900

Stamp Duty Paid : 236900

#### Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>Eknath Shankar Dhuri ,S/o - D/o Shankar Dhuri</b>  <b>Age: 47,</b>  <b>Marital Status: ,Gender:Male,Occupation: Service,</b>  <b>Address1 - House NO 135-A 1 RV-2 Zoriwada Davorlim</b>  <b>Salcete Goa, Address2 - ,</b>  <b>PAN No.: ARHPS2001B</b></p>			







#### Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p><b>Pallavi Sagar Salgaocar ,S/o - D/o Umesh Zantya</b>  <b>Age: 42,</b>  <b>Marital Status: ,Gender:Female,Occupation: Business,</b>  <b>Address1 - 196 E 4 Sharvani Near Government Sports</b>  <b>Complex, Pedem Mapusa Bardez Goa , Address2 - ,</b>  <b>PAN No.: AABTZ8061H</b></p>			
2	<p><b>Eknath Shankar Dhuri ,S/o - D/o Shankar Dhuri</b>  <b>Age: 47,</b>  <b>Marital Status: ,Gender:Male,Occupation: Service,</b>  <b>Address1 - House NO 135-A 1 RV-2 Zoriwada Davorlim</b>  <b>Salcete Goa, Address2 - ,</b>  <b>PAN No.: ARHPS2001B</b></p>			

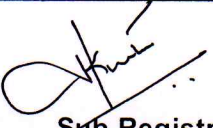


**Witness:**

I/We individually/Collectively recognize the Vendor, Purchaser, POA Holder,

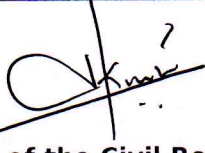
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<b>Pallavi G Ghodge, 38 , ,9923385390 , ,Service , Marital status : Married</b> 403802, Flat No 2-B, Flat No 2-B, Cosy Apart Menezes Braganza Road Baina Vasco da Gama Goa Vasco Da Gama, Mormugao, SouthGoa, Goa			
2	<b>Nikhil Laxman Desai, 28 , ,9921423276 , ,Service , Marital status : Unmarried</b> 403802, House No 2/667, House No 2/667, Near Gasi Stop New Vaddem Vasco da Gama Goa Vasco Da Gama, Mormugao, SouthGoa, Goa			



  
Sub Registrar  
**SUB - REGISTRAR**  
**MORMUGAO**



Book :- 1 Document  
Registration Number :- **MOR-1-1347-2019**  
Date : 04-Jul-2019



Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Mormugoa)

**CIVIL REGISTRAR  
MORMUGAO**

