

9

14/9/06



गोवा GOA

002546

Sl. No. 1264
 Value of stamp paper Rupees Twenty Thousand only
 Name of the purchaser M/S. C.S. Construction Co.
 Residing at New Delhi

Seventy thousand

...only...

attached

Additions of...

20000

Purchaser

cos line
50000/-
50000/-

Serial No. 2422/06
 Presented at the Office of the
 Sub-Registrar, Ilhas
 between of 12-4-06
 and 12-4-06 8/9/2006

Received fees for Rs.
 Registration 7000.00
 Copying (Folios) 60.00
 Copying Endorsements 76.00
 Postage 7870.00
 Total Rs. 1

20000

SUB-REGISTRAR ILHAS

SUB-REGISTRAR

DEED OF SALE



[Signature]

[Signatures]

[Signature]

20000



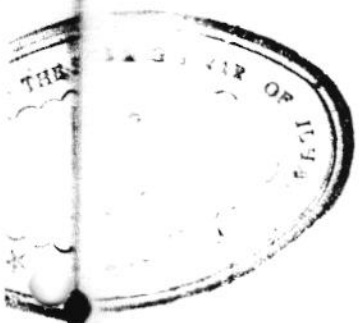
गोवा GOA

002545

Sl. No. 1264 Place of Vendor Goa Date of issue 07/09/06
 Value of stamp paper Rs. Twenty thousand only.
 Name of the purchaser M/s. C.S. Construction Co.
 Residing at New Delhi.

As there is no stamp paper of the value of Seventy thousand only
 Additional stamp paper of the value of Rs. 70,000 is attached
 along with.

Signature of the Vendor [Signature] of the Purchaser [Signature]



... 2 ...

THIS DEED OF SALE is made at Panaji Goa, on this 8th day of
 September of the Year Two Thousand Six,

[Signature] [Signature] [Signature] [Signature] [Signature]
20000
दिनांक



गोवा GOA

002544

Sr. No. 1264 Name of Vendor :- Panshi Date of issue 07/9/06
 Value of stamp paper Rs. Twenty Thousand only.
 Name of the purchaser M/s. S.S. Construction Co.
 Residing at New Delhi
 As there is no stamp duty Seventy Thousand only
 Additional stamp paper attached
 along with.

Signature of the Vendor

[Signature]
 Signature of the Purchaser

...3...

BETWEEN

- MRS. VITHEM ALIAS TULSI GAWAS MURGAONKAR, widow of late Dhaku alias Daku Gawas Murgaonkar, aged 57 years, married, housewife,
- SHRI. KASHINATH GAWAS MURGAONKAR, son of Late

[Signature] [Signature] [Signature]
[Signature]



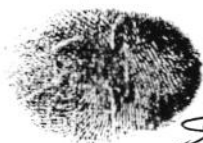
गोवा GOA

002599

Sr. No. 1264 Place of Vend :- Panaji Date of issue 07/9/06
 Value of stamp paper Rs. Ten Thousand only.....
 Name of the purchaser M/s. e.s. construction co......
 Residing at New Delhi.....
 As there is no stamp Sixteen Thousand.....
 Additional stamp paper is attached.....
 along with.
 Signature of the offi. vendor [Signature] [Signature] of the Purchaser

...4...

Dhaku alias Daku Gawas Murgaonkar, aged 29 years, married,
 service 3. SHRI. CHANDRAKANTH GAWAS MURGAONKAR, son of
 Late Dhaku alias Daku Gawas Murgaonkar, aged 32 years, married,
 service, 4. SMT. CHANDRIKA GAWAS MURGAONKAR, wife of



[Signature] [Signature] [Signature] [Signature]
[Signature]

...5...

Chandrakant Gawas Murgaonkar, aged 30 years, married, housewife, 5. SHRI. DULO GAWAS MURGAONKAR, son of Late Dhaku alias Daku Gawas Murgaonkar, aged 30 Years, married, service, 6. SMT. DIVYA GAWAS MURGAONKAR, wife of Dulo Gawas Murgaonkar, aged 28 years, married, housewife, 7. SHRI. HIRAKANT GAWAS MURGAONKAR, son of Late Dhaku alias Daku Gawas Murgaonkar, aged 25 years, unmarried, service, 8. KIRTI ALIAS KIRTA GAWAS MURGAONKAR ALIAS KIRTA ALIAS CHETANA KANKONKAR wife of Late Chandru Kankonkar, aged 34 years, married, housewife, all Indian Nationals and residents of Taleigao Ilhas-Goa, hereinafter called as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, successors, legal representatives and assigns) of the ONE PART,

AND

M/S C. S. CONSTRUCTION CO., having its registered office at D7/7431 VASANT KUNJ NEW DELHI, 110070, a Partnership Firm through its Partner MR. RAHUL BHUCHAR, son of Ashok Kumar

...6...

Bhuchar, Aged 30 years, married, business Indian national and resident of New Delhi, hereinafter called as the "PURCHASER" (which expression shall unless repugnant to the context of meaning thereof be include its successors in title and assigns) OF THE OTHER PART,

WHEREAS, there exist a plot of land admeasuring 18020 Sq. Mts. forming a part of Plot A of the larger property known as "PANCHAWADICHI CHORANI" described in the Land Registration Office under serial No. 1073 in BOOK B-3 (NEW) at page 139 overleaf and bearing Matriz No. 163 situated at Corlim Village, Taluka and Sub-District of Ilhas, North Goa District of State of Goa presently surveyed under Survey No. 25/1-A of Corlim Village of Tiswadi Taluka which plot of land is more particularly described in the Schedule herein after written,

AND WHEREAS, the said plot of land originally belong to Late Smt. Ganga Raulu Gaude Shirgaonkar who gifted the said Plot of Land to Late Dhaku alias Daku Limo Gawas Murgaonkar.



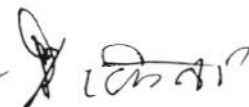












...7...


AND WHEREAS, the said Dakhu alias Daku gawas Murgaonkar expired on 30/11/1996 leaving behind him his Legal Heirs the VENDORS No. 1,2,3,5,7 & 8 above named,

AND WHEREAS, after the death of said Daku alias Dhaku Limo Gawas Murgaonkar an Inventory Proceeding was instituted before The Court of Civil Judge Senior Division at Panaji bearing Inventory Proceedings No. 25/96, wherein aforesaid Plot of Land was allotted to the VENDORS NO.1,2,3,5,7 & 8 above named i.e. Vendor No. 1 (half share) and VENDORS NO. 2,3,5,7 & 8 (half share),

AND WHEREAS, THE VENDORS No. 4 & 6 acquired right, title and share in the said plot of Land being moiety share holder of Vendors No. 3 & 5.

AND WHEREAS, the VENDOR NO.8 married to Late Chandru Kankonkar, who acquired share and title in the said property being moiety share holder of VENDOR NO. 8,




... 8...

AND WHEREAS, the said Chandru kankonkar expired 20/10/1997 leaving behind him his Legal Heirs i.e. VENDOR NO. 8 & two minor children, viz. Nehali Chandru Kankonkar and Bindiya Chandru Kankonkar,

AND WHEREAS, upon the death of Late Chandru Kankonkar an Inventory Proceeding was instituted in the Court of Civil Judge Senior Division at Ponda bearing Inventory Proceeding No. 41/2006, wherein the share of Nehali Kankonkar and Bindiya KANKONKAR was purchased in auction by their natural Guardian/ mother Smt. Kirta alias Chetana Chandru Kankonkar the Vendor No. 8 herein above,

AND WHEREAS, the VENDORS are now desirous to sell and the purchaser is desirous to buy the said plot of land for a total consideration of Rs 35,00,000/- (Rupees Thirty Five Lakhs Only) which is the present market price of the said plot of land being hilly, rocky, undeveloped and away from main Village,

AND WHEREAS, both the parties have decided to execute the necessary sale deed towards the same.



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NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. That in pursuance and in consideration of the sum of Rs 35,00,000/- (Rupees Thirty Five Lakhs only) paid by the Purchaser to the Vendors, through a Demand Draft 387660 for Rs. 8,50,000/- (Rupees) Demand Draft No. 387656 for Rs. 9,00,000/- (Rupees Only) dated 05/09/2006 drawn Punjab National Bank, in the name of Vendor No. 1, D.D. No. 387655 for Rs. 3,50,000/- (Rupees Only) dated 05/09/2006 drawn on Punjab National Bank, in the name of Vendor No.2, D.D. No. 387658 for Rs. 3,50,000/- (Rupees) dated 05/09/2006 drawn on Punjab National Bank, in the name of Vendor No. 3, D.D. No. 387659 for Rs. 3,50,000/- (Rupees) dated 05/09/2006 drawn on Punjab National Bank, in the name of Vendor No. 5, D.D. No. 387657 for Rs. 3,50,000/- (Rupees) dated 05/09/2006 drawn on Punjab National Bank, in the name of Vendor No.7, D.D. No. 387654 for Rs. 3,50,000/- (Rupees Three Lakhs Fifty thousand Only) dated 05/09/2006 drawn on Punjab National Bank, in the name of Vendor No. 8, (the payment and receipt whereof the Vendors do hereby admit and acknowledge). The Vendors do hereby sell, transfer, grant, convey, intend and assure UNTO the Purchasers by way of sale all that plot of land admeasuring 18,020



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Sq. Mts. forming a part of Plot A of the larger property known as "PANCHAWADICHI CHORANI" described in the Land Registration Office under serial No. 1073 in BOOK B-3 (NEW) at page 139 overleaf and bearing matriz No. 163 situated at Corlim village, Taluka and Sub-District of Ilhas, North Goa District of State of Goa presently surveyed under Survey No. 25/1-A which plot of land is more particularly described in the Schedule herein after written,

TO HAVE and TO HOLD all and singular the said Plot hereby sold, granted, released, conveyed, intended, expressed and assured so to be with it and every of its rights, appurtenances UNTO and TO the use and benefit of the Purchaser forever as absolute owners, free from any encumbrances, subject to the payment of any taxes to the public body in respect thereof and it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said plot as absolute owners hereby granted with its appurtenances and of every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption claim and demand of whatsoever from the Vendors or from any person.

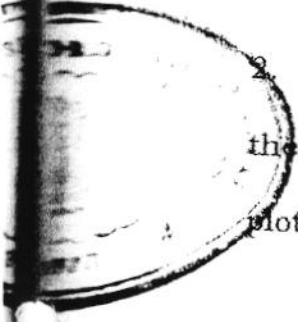
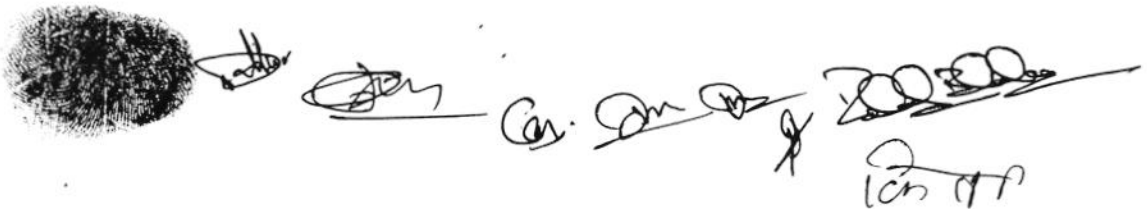

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In case the Purchaser are ever dispossessed from the said plot or any part thereof by reason of any defect in the title of the Vendors to the said plot or any part thereof, the Vendors do hereby undertake and bind their heirs, executors, administrators, successors, legal representatives and assigns to fully compensate the Purchaser and to indemnify and keep indemnified the Purchaser from all or any loss that they may suffer on account of defect in title of the Vendors to the said plot.

2. The Vendors, titles to the above said plot is clean, clear and there are no encumbrances of whatsoever nature affecting the said plot.

3. The Vendors state and declare that they have not entered into any agreement for sale or conveyance in respect of above said plot with any third party at any time herein before.

4. The Vendors state and declare that they have not mortgaged the aforesaid plot to any Individuals, Bank, Financial Institution, Co-

... 12...


Op. Credit Society and have not obtained any loan on the said plot and the same is free from any encumbrances of whatsoever nature.

5. The said plot is not subject matter of any Land Acquisition Proceedings, or any other legal disputes whatsoever.

6. There are no Mundkar, tenants, or caretaker in respect of the said plot and the possession of the said plot is fully with the Vendors.

The Vendors have No Objection for the Purchaser to do the mutation in Survey Records of Survey No. 25/ 1-A of Corlim Village of Tswadi Taluka and to insert their name in the said Survey number in respect of the said plot.

IN CASE, if any person claim or claims any right or interest in the said plot hereby sold, the Vendors shall be responsible to answer their claim and indemnify the Purchaser.

 *Radhu*
Jay *Ces. Dm. Dm*
lcrar ** 20000*
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SCHEDULE

ALL THAT PLOT admeasuring 18020 Sq. Mts. forming a part of Plot A of the larger property known as "PANCHAWADICHI CHORANI" described in the Land Registration Office under serial No. 1073 in Book B-3 (NEW) at page 139 overleaf and bearing Matriz No. 163 situated at Corlim Village, Taluka and Sub-District of Ilhas, North Goa District of State of Goa presently surveyed under Survey No. 25/ 1-A which plot of land is bounded as under:

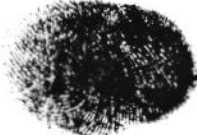


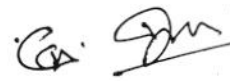


ON THE NORTH: By the property of Dhanu Pisso Gawde, Ismail Beg and MRF CO. Ltd., surveyed under No. 24

ON THE SOUTH: By Public Road

ON THE EAST : By part 3 of the same property

ON THE WEST : By Plot A of the same property

IN WITNESS WHEREOF the parties hereto have signed this Deed on the day, month and year first herein above mentioned.

     
10/10/11

SIGNED AND DELIVERED BY

Within named "VENDORS"


1. MRS. VITHEM ALIAS TULSI GAWAS MURGAONKAR

L.H.F.P.



R.H.F.P.



      
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10/9/05

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SIGNED AND DELIVERED BY

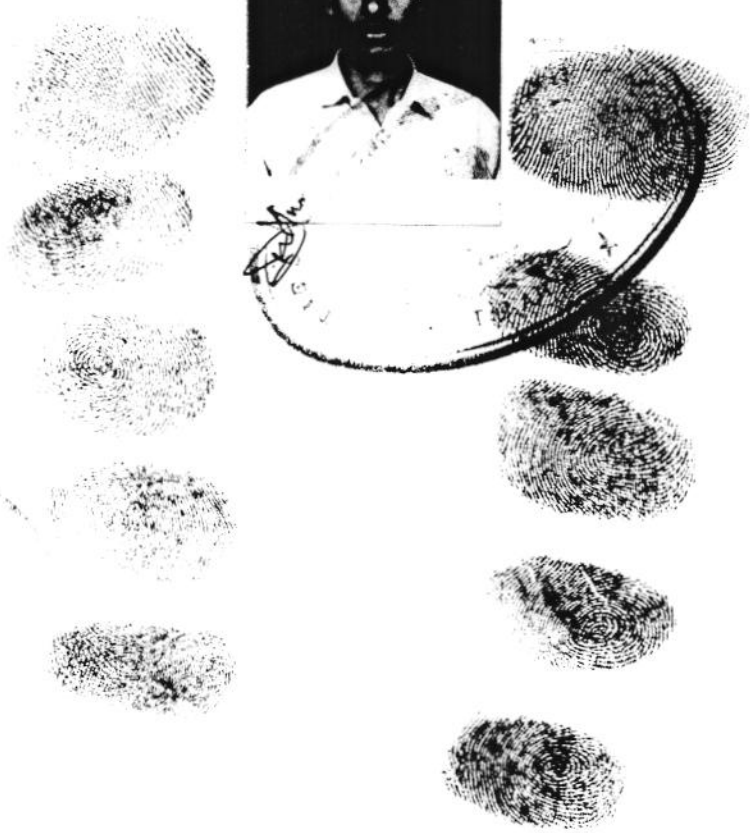
Within named "VENDORS"

2. SHRI. KASHINATH GAWAS MURGAONKAR

L.H.F.P.



R.H.F.P.



B-R
ANA

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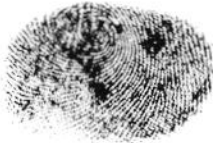
SIGNED AND DELIVERED BY

Within named "VENDORS"

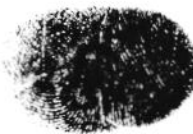
3. SHRI. CHANDRAKANTH GAWAS MURGAONKAR

L.H.F.P.

R.H.F.P.



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SIGNED AND DELIVERED BY

Within named "VENDORS"

4. SMT. CHANDRIKA GAWAS MURGAONKAR *CG*

L.H.F.P.



R.H.F.P.



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[Handwritten signatures and a large circular stamp]

SIGNED AND DELIVERED BY

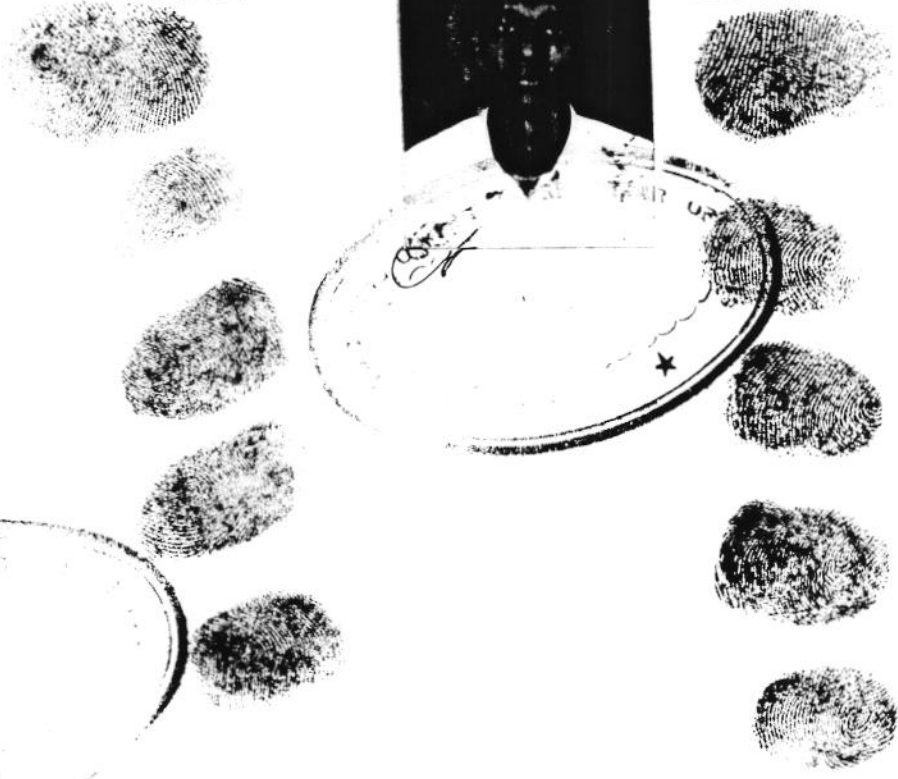
Within named "VENDORS"

5. SHRI. DULO GAWAS MURGAONKAR



L.H.F.P.

R.H.F.P.




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SIGNED AND DELIVERED BY



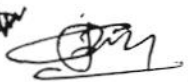


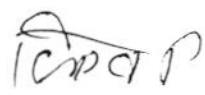
Within named "VENDORS"

6. SMT. DIVYA GAWAS MURGAONKAR 

L.H.F.P.

R.H.F.P.



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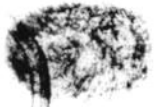
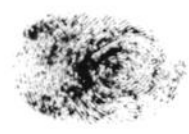
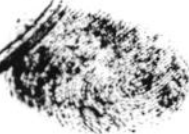
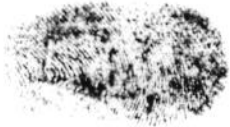
SIGNED AND DELIVERED BY

Within named "VENDORS"

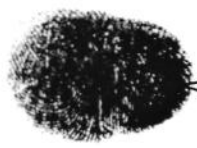
7. SHRI. HIRAKANT GAWAS MURGAONKAR

L.H.F.P.

R.H.F.P.



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Handwritten signature

SIGNED AND DELIVERED BY

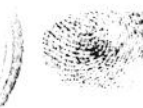
Within named "VENDORS"

8. KIRTI ALIAS KIRTA GAWAS MURGAONKAR ALIAS KIRTA ALIAS
CHETANA KANKONKAR


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L.H.F.P.

R.H.F.P.



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SIGNED AND DELIVERED BY
Within named "PURCHASER"
M/S C. S. CONSTRUCTION CO.,
through its Partner
MR. RAHUL BHUCHAR

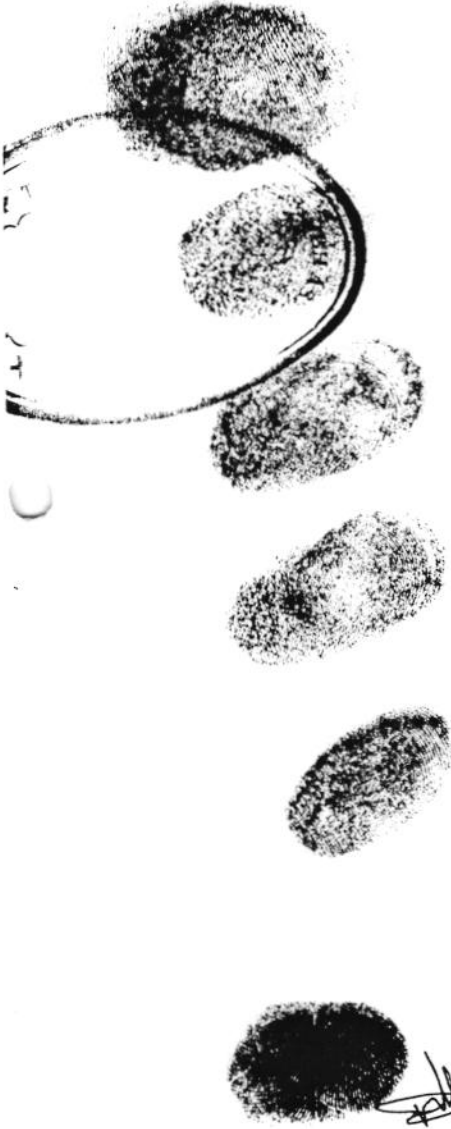


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L.H.F.P.

R.H.F.P.



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M. Gov. ...

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In the presence of:

1. Adv. Anant C. Pansekar.



2. Miss Archana G. Parab.





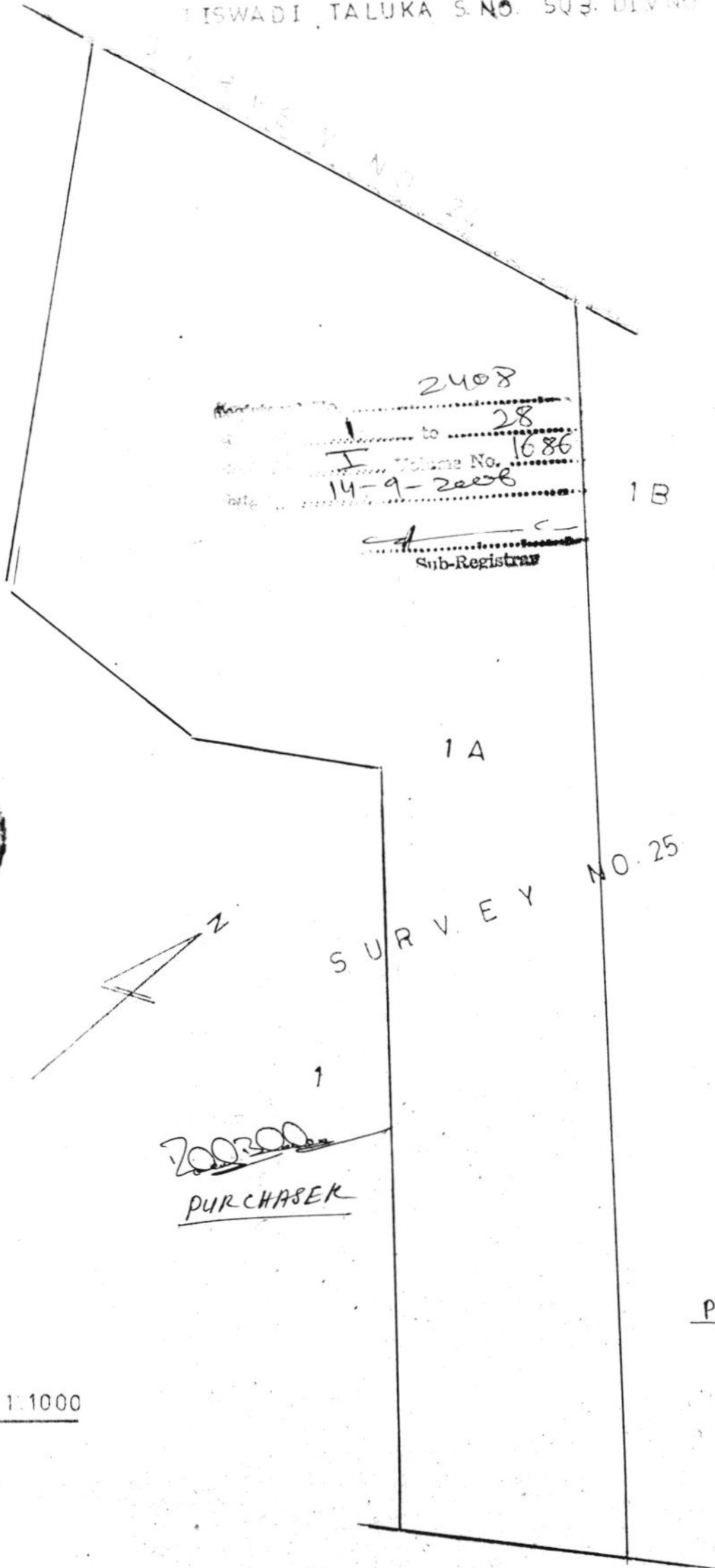


REG
11

PLAN

SHOWING THE PLOTS SITUATED
AT CORLIM VILLAGE OF

TISWADI TALUKA S. NO. SUB. DIV. NO. 28/14



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VENDORS

VENDORS

PURCHASER

PURCHASER

SCALE: 1:1000

① Mrs. Vithem alias Talbi Gawas Mergaonbar, widow of late Dhabe alias Dabe Gawas Mergaonbar, 57 yrs, married, housewife

② Shri. Keshubh Gawas Mergaonbar, s/o late Dhabe alias Dabe Gawas Mergaonbar, 29 yrs, married, squire. -

③ Shri. Chandrakant Gawas Mergaonbar, s/o late Dhabe alias Dabe Gawas Mergaonbar, 32 yrs, married, squire, and his wife.

④ Smt. Chandrpa Gawas Mergaonbar, 30 yrs, married, housewife;

⑤ Shri. Dula Gawas Mergaonbar, s/o late Dhabe alias Dabe Gawas Mergaonbar, 30 yrs, married, squire and his wife.

⑥ Smt. Divya Gawas Mergaonbar, 28 yrs, married, housewife;

⑦ Shri. Hiralal Gawas Mergaonbar, s/o late Dhabe alias Dabe Gawas Mergaonbar, 25 yrs, unmarried, squire, and

⑧ Kirti alias Kirta Gawas Mergaonbar alias Kirta alias Chetana Banbanbar, wife of late Chandru Banbanbar, 34 yrs, married, housewife, all Indian Nationals, s/o Jalgaon, I. Has. Goa. -

⑨ M/s. C. S. Construction Co., a Partnership firm through its Partner Mr. Rahel Bheekar, s/o Ashok Kumar Bheekar, 30 yrs, married, business, Indian National, s/o New Delhi. -

.....
.....
admits
..... deed

1) 

2)  

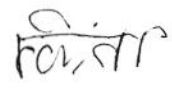

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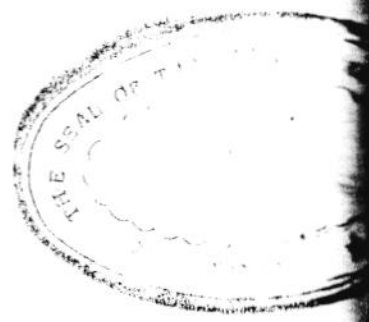
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9)  




Mr Anant Pansekar, s/o Chandou
Pansekar, major, married, Advocate,
No Merced - Goa

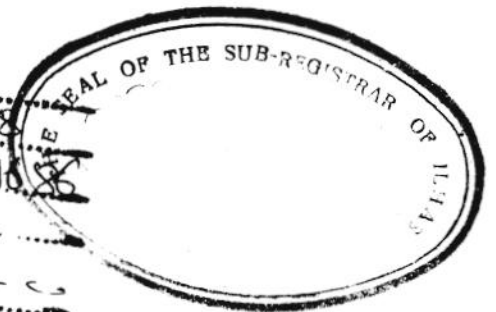
.....
and known to the Sub-Registrar
stated that he personally knows
the above named person and identi-
fies him.

x


8th September 06


SUB-REGISTRAR
ILHAS

Registered No. 2408
at pages 1 to 28
Book No. I Volume No. 1085
Date 14-9-2006




Sub-Registrar

Note of Return :- This document

will be returned on :- 14/9/06


SUB-REGISTRAR
ILHAS