

For **CITIZEN CREDIT™**
CO-OP. BANK LTD.



Authorized Signatory

(Rupees Sixty Thousand Only)

CITIZEN CREDIT CO-OP BANK LTD
SURVEY NO. 125/2, PLOT NO. 158
NEAR TEEN BUILDING
ALTO, PORVORIM
BARDEZ - GOA - 403521

भारत 01674
122934

NON JUDICIAL
MAY 28 2013



790 ZERO SIX ZERO ZERO ZERO ZERO 11:00

D-5/STP(V)/C.R./35/34/2011-RD

Rs. 0060000/- PB7147

INDIA

STAMP DUTY

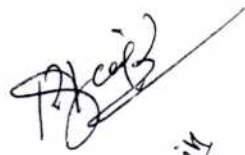
GOA

Name of Purchaser CHANCHAL R. SHETTY

2782
29/05/13



DEED OF SALE



2/-

This **DEED OF SALE** is made and executed at Mapusa, Bardez, Goa on this 29th day of May 2013.

BETWEEN

- 1) **SHRI. PRABHAKAR SATYAWAN NAIK**, son of late Shri. Satyawan Hari Naik, aged 68 years, married, retired, holding PAN Card No ADVPN0209J and
- 2) **SMT. MILAN PRABHAKAR NAIK**, wife of Shri. Prabhakar Naik, aged 60 years, married, housewife, holding PAN Card No. ABCPN0340F, both Indian National and both resident of H. No. 37, Harmal, Pernem, Goa., hereinafter called "**THE VENDORS**" (which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns) **OF THE ONE PART.**

AND

SMT. CHANCHAL RAGHVENDRA SHETTY, daughter of Krishanlal Aggarwal, aged 41 years, married, business, holding PAN Card No. ANIPS2822F, Indian National, resident of Haridwar tower, flat no. 15, 2nd floor, Evershine nagar, Malad west Mumbai-400064. Hereafter called "**THE PURCHASER**" (which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators, and assigns) **OF THE SECOND PART.**

All the parties to this sale deed are Indian National.

WHEREAS there exist a property known as "**OITEIRO REDOR DE AVALGALE**" (Lote reservade No. 173), bearing Chalta No. 1 and 2 of P.T. Sheet no. 45, situated at Mapusa, within the jurisdiction of Mapusa Municipal Council, Taluka Bardez, District of North Goa, State of Goa, more fully and particularly described in the Schedule I hereinunder written and hereafter referred to as the "**SAID PROPERTY**"

AND WHEREAS the said property the HOUSING BOARD, in exercise of power vested in it, sponsored a land Acquisition and Development Scheme under which the land owned and possessed by the housing board in Mapusa was sub-divided into plots for sale to the intending purchasers for the purpose of building residential houses.

Bardez
Naik
Shetty

AND WHEREAS vide allotment order dated 47-235-85-Adm-2347, dated 17/07/1985, the plot of the said property being plot no. 71 was allotted to the VENDORS herein.

AND WHEREAS after the allotment of the said property by the housing board, the PURCHASER obtained necessary permission/licence bearing no. 423 and 358 from the Mapusa Municipal Council and carried out construction of residential house in the said plot, **being plot no. 71**, admeasuring **255 sq mts** which plot together with the residential house in it, is hereinafter referred to as "**SAID PLOT**" for the sake of brevity and is more fully and particularly described in **Schedule II**.

AND WHEREAS on completion of the said house, occupancy certificate bearing no. ENGG/1/17/1754/90, was issued by the Mapusa Municipal Council to the VENDORS.

AND WHEREAS having completed the construction of the SAID HOUSE in the "SAID PLOT" Housing Board by conveyance deed dated 18/01/2005, registered before the sub registrar of Bardez at Mapusa, under registration no. 248, at pages 47 to 57, Book No. I, Vol No. 1211, cn 01/02/2005. sold the SAID PLOT together with the residential to the VENDORS herein.

AND WHEREAS in view of above the VENDORS are lawful owners in possession of the SAID PLOT along with the house.

AND WHEREAS the PURCHASER has approached the VENDORS to sell to him the SAID PLOT along with the house therein **for a total consideration of Rs 30,000,00/- (Rupees Thirty lakhs only) the SAID PLOT** is marked in red in the annexed plan and shall form part and parcel of this sale deed.

AND WHEREAS the VENDORS have further declared to the PURCHASER that:

- a) the VENDORS is exclusively entitled to own, hold, possess and deal in any manner with the SAID PLOT;
- b) the title of the VENDORS to the SAID PLOT is clean, clear, unencumbered, marketable and subsisting;

[Handwritten signatures]

- c) that the SAID PLOT is not mortgage to any banks or financial institutions and the SAID PLOT is free from encumbrances.
- d) That they have not entered into any other agreement with any third party for sale with respect to the above SAID PLOT.

AND WHEREAS the VENDORS have now agreed to sell to the PURCHASER and the PURCHASER believing to be true all the declarations made by the VENDORS, has agreed to purchase from the VENDORS, the SAID PLOT along with a house therein for a total lump sum consideration of **Rs 30,000,00/- (Rupees Thirty lakhs only)** which is the fair and market value of the said flat.

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

NOW THEREFORE THIS DEED OF SALE WITNESSES AS FOLLOWS :

that in consideration of a lump sum amount of **Rs. 30,000,00/- (Rupees Thirty lakhs only)** which is paid by the PURCHASER to the VENDORS in the following manner

- a) **Rs. 15,00,000/- (Rupees Fifteen lakhs only)** by way of Demand Draft drawn on State Bank of India, bearing No. 691166, dated 28/05/2013.
- b) **Rs. 15,00,000/- (Rupees Fifteen lakhs only)** by way of Demand Draft drawn on State Bank of India, bearing No. 691167, dated 28/05/2013. (the receipt of which the VENDORS do hereby admit and acknowledge the VENDORS, hereby sells, transfers, conveys and assures in favour of the PURCHASER the SAID PLOT along with the house therein, free from encumbrances, liens, charges, claim or interest of any nature AND TO HAVE AND TO HOLD the same to the PURCHASER absolutely and forever for quiet and peaceful enjoyment thereof without any hindrance of any nature from any person/s.

1. The VENDORS covenant with the purchaser that they are lawfully seized and possessed of the SAID PLOT, having an area of **255 sq mts.**, hereby conveyed that the SAID PLOT is free from encumbrances, claims and demands and the purchaser shall hereafter peacefully and quietly hold, use, possess and enjoy the same as his own chattel and as its absolute owner without any hindrance or claims whatsoever from the VENDORS or any other person or persons claiming through them or their behalf.

[Handwritten signatures]

2. The VENDORS and all persons claiming under then do hereby agree with the purchaser at all times hereafter and upon a reasonable request and at the cost of the PURCHASER, to do or execute or cause to be done or executed all such lawful acts, deeds and things whatsoever for further and more perfectly conveying the SAID PLOT, and have identified the SAID PLOT and every part thereof to the PURCHASER and his representatives by putting them in possession of the same according to the true intent and meaning of this deed.

3. The VENDORS FORTHERMORE AGREE that the VENDORS shall at all times hereafter indemnify and keep indemnified the Purchaser against loss, if any suffered by reason of any defect in title of the VENDORS.

4. That the purchaser shall be bound by the terms and conditions of the conveyance deed dated 18/01/2005.

5. **WHEREAS** the VENDORS are aware of Notification bearing no: RD/LND/LRC/318/77 dated 21st August 1978 and Circular No. 16/4/2011-RD dated 06/06/2011, issued by Government of Goa.

6. **WHEREAS** the VENDORS are not belonging to Schedule Caste and Schedule Tribe community.

7. That the possession of the SAID PLOT along with the house therein is handed over to the purchaser on signing this present Sale Deed.

8. That the said plot along with the house is valued at **Rs 30,000,00/- (Rupees Thirty lakhs only)** for the purpose of stamp duty and stamp duty of **Rs. 60,000,00/- (Rupees Sixty Thousand only)** is paid herewith.

Ramesh
Amay
Shetty

SCHEDULE - I

(DESCRIPTION OF THE SAID PROPERTY)

All that property known as "OITEIRO REDOR DE AVALGALE" (Lote reservade No. 173), bearing Chalta No. 1 and 2 of P.T. Sheet no. 45, situated at Mapusa, within the jurisdiction of Mapusa Municipal Council, Taluka Bardez, District of North Goa, State of Goa, which property is neither not registered in the land registration office nor enrolled in the Taluka Revenue Office and is bounded as under:

East: partly by landed property known as Xelpem belonging to Pæ Aleixo line

Angelo-de Faria and others and partly by the remaining portion of plot No. 173 belonging to comunidade of Mapusa.

West: : partly by the area acquired by the Government and partly by Assagao Village Boundary line.

North: By the boundary of Cunchelim Village.

South: By the plot belonging to Jeronio V. de souza and partly by plot No. 172 belonging to comunidade of Mapusa.

SCHEDULE - II

(DESCRIPTION OF THE SAID PLOT)

All that Said PLOT bearing no. 71, admeasuring 225 sq mts., along with a house therein bearing H. No. 9/296, being separate, disannexed and independent part of the said property, described in Schedule I hereinabove and the same is bounded as under :

East: By 10. 00 mts. Wide road of the colony

West : By the land earmarked for plot No. 70

North: By land earmarked for plot No. 62

South: By 6.00 mts. wide internal road of the colony.

IN WITNESS WHEREOF the present deed is signed by the VENDORS and the PURCHASER on the day, month and year first herein above mentioned.

R. Pais
A. Pais
G. Shetty

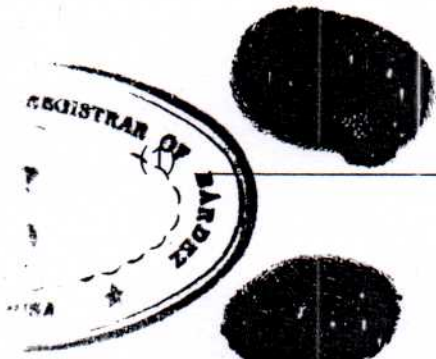


Prabhakar

SHRI. PRABHAKAR SATYAWAN NAIK
VENDOR NO. 1

L. H. F. Prints

R. H. F Prints



Prabhakar
Prabhakar

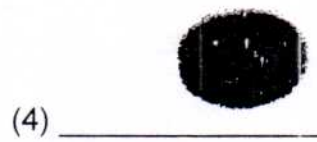
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SMT. MILAN PRABHAKAR NAIK
VENDOR NO. 2

L. H. F. Prints

R. H. F Prints



Prabhakar Naik

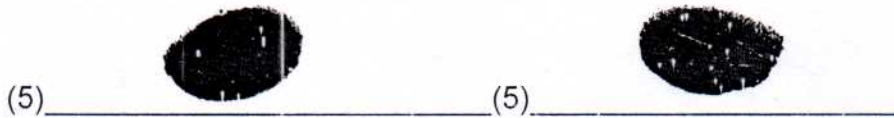
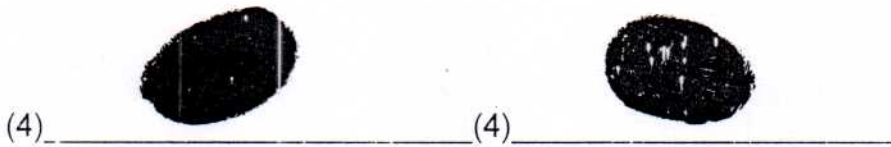
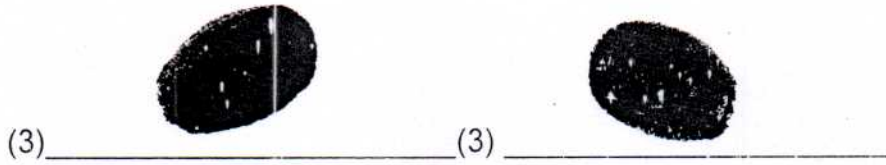
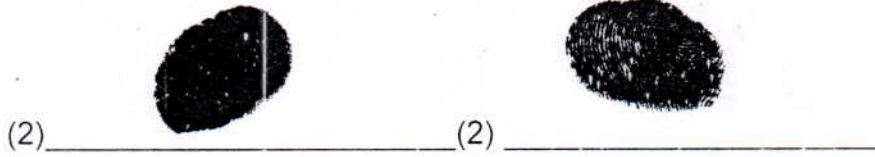
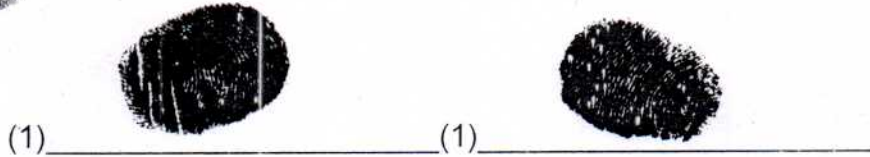
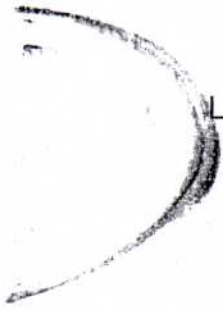
Shetty



**SMT. CHANCHAL RAGHVENDRA SHETTY
PURCHASER**

L. H. F. Prints

R. H. F Prints



Chanchal
Shetty

Shetty

Witnesses:-

(1)

Atul Ahmud

Mr B Harish Naik



Atul Ahmud

Mr B Harish Naik



Service road

Service road

17.50 E 42	17.50 E 19	17.50 E 20	17.50 E 21	17.50 E 22	17.50 E 23	17.50 E 24
17.50 E 31	17.50 E 32	17.50 E 33	17.50 E 34	17.50 E 35	17.50 E 36	17.50 E 37
17.50 E 38	17.50 E 39	17.50 E 40	17.50 E 41	17.50 E 42	17.50 E 43	17.50 E 44
17.50 E 45	17.50 E 46	17.50 E 47	17.50 E 48	17.50 E 49	17.50 E 50	17.50 E 51

FOOT BALL
GROUND

Service road 10.0m wide

17.50 E 52	17.50 E 53	17.50 E 54	17.50 E 55	17.50 E 56	17.50 E 57	17.50 E 58	17.50 E 59	17.50 E 60	17.50 E 61	17.50 E 62
17.50 E 63	17.50 E 64	17.50 E 65	17.50 E 66	17.50 E 67	17.50 E 68	17.50 E 69	17.50 E 70	17.50 E 71	17.50 E 72	17.50 E 73
17.50 E 74	17.50 E 75	17.50 E 76	17.50 E 77	17.50 E 78	17.50 E 79	17.50 E 80	17.50 E 81	17.50 E 82	17.50 E 83	17.50 E 84
17.50 E 85	17.50 E 86	17.50 E 87	17.50 E 88	17.50 E 89	17.50 E 90	17.50 E 91	17.50 E 92	17.50 E 93	17.50 E 94	17.50 E 95

Secretary cum Managing Director
GOA HOUSING BOARD,
Alto Restim, Serdez
Goa.

ARCH. PLANNER

ARCHITECT PLANNING

FOR HOUSING BOARD

LAND DEVELOPMENT

AT MAPSA

SECRETARY

GOA

[Signature]
Purchaser

[Signature]
Vendor No 2

[Signature]
Vendor No 1



Office of Sub-Registrar Bardez

Government of Goa

Print Date & Time : 29-05-2013 11:02:43 AM

Document Serial Number : 2782



Presented at 10:39:00 AM on 29-05-2013 in the office of the Sub-Registrar(Bardez) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	90000.00
2	Processing Fees	220.00
	Total :	90220.00

Stamp Duty Required: 60000.00

Stamp Duty Paid: 60000.00

Chanchal Raghvendra Shetty presenter

Name	Photo	Thumb Impression	Signature
Chanchal Raghvendra Shetty, d/o Krishanal Aggarwal, Married, Indian, age 41 Years, Business, r/o Haridwar Tower Flat No. 15, 2nd Floor Evershine Nagar Malad west Mumbai - 400064 Pan No. ANIPS2822F			




Endorsements

Executant




1 . Prabhakar Satyawan Naik, s/o Late Satyawan Hari Naik, Married, Indian, age 68 Years, Retd, r/o H.No 37
Harmal Pernem Goa Pan No. ADVPN0209J

Photo	Thumb Impression	Signature
		

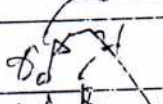
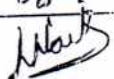
2 . Milan Prabhakar Naik, w/o Prabhakar Naik, Married, Indian, age 60 Years, House-Wife, r/o H.No 37 Harmal Pernem Goa Pan No. ABCPN0340F

Photo	Thumb Impression	Signature
		

3 . Chanchal Raghvendra Shetty, d/o Krishanlal Aggarwal, Married, Indian, age 41 Years, Business, r/o Iaridwar Tower Flat No. 15, 2nd Floor Evershine Nagar Malad west Mumbai - 400064 Pan No. ANIPS2822F

Photo	Thumb Impression	Signature
		

Identification

Sr No.	Witness Details	Signature
1	Altaf Ahmed , S/o Sabhir Amhed, Married, Indian, age 30 Years, Business, r/o H.No. G 2 Royal Mansion Xelpem Mapusa Bardez Goa	
2	Harish Naik , s/o Prabhakar S. Naik, UnMarried, Indian, age 30 Years, Service, r/o H.No 47 Harmal Pernem Goa	

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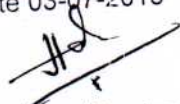
Signature:-

Designed and Developed by C-DAC, ACTS, Pune


Sub-Registrar

 29/12
 REGISTRAR
 BARDEZ

Book-1 Document
Registration Number BRZ-BK1-03362-2013
CD Number BRZD524 on
Date 03-07-2013


Sub-Registrar (Bardez) **REGISTRAR**

Scanned By: *Vishwa*

Signature: 

Designed and Developed by C-DAC, APTIS, Pune

Delivery Date
22/07/13

