CITIZEN CREDIT CO-OPERATIVE BANK LTD
SAPANA BEHRTER CO-OP. HSG SOCIETY LTD
ST.JOQUIEM ROAD, BORDA,
MARGAO - GOA 403 602

D-5/STP(V)/C.R./35/3/2011-RD

भारत 20722 NON JUDICIAL गोवा
145429 DEC 14 2017

zero zero four five zero zero zero 12:52

Rs.0045000/- PB7223

सत्यमेव जयते
INDIA STAMP DUTY GOA

Name of Purchaser NITIN SITARAM SHIRODKAR

For CITIZENCREDIT CO-OP. BANK LTD.

CITIZENCREDIT CO-OP. BANK LTD. Margao Branch

Authorised Signatory

5952/17

THE SEAL OF THE SUB-REGISTRAR OF SALCETE MARGAO

NITIN SITARAM SHIRODKAR

DEED OF SALE

THIS DEED OF SALE is made on this the 6th day of December 2017 at Margao,Salcete , Goa.

BETWEEN

Shri Tygano Warren Alemao son of late Teodozio Alvernar Jesus Alemao ,31 years of age,Businessman, Unmarried ,Indian National Having Pan card no AKOPA1869K ,Aadhaar card no 9812 0697 8396, residing at H.no 150,Alemao Mansion,Novangully,Varca ,Salcete Goa hereinafter referred to as "THE VENDORS" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors in title, executors, administrators and assigns) OF THE ONE PART.

A N D

Shri Nitin Shirodkar , son of Shri Sitaram Shirodkar , 37 years of age, Businessman,married,Indian National, Having Pan card no BCAPS2134L, Aadhaar card no 8305 3824 5805 ,resident of Royal Francisco Residency,Vaddem,Vasco Da Gama Goa, hereinafter referred to as THE PURCHASER (which expression shall unless it be repugnant to the subject, context or meaning thereof be



deemed to mean and include his heirs, executors, administrators and assigns) OF THE SECOND PART.

WHEREAS there exist two adjacent properties namely

a) Property denominated DANDDO ,not described in the land registration office nor enrolled in the land Revenue Office but surveyed in the land survey office ,Margao under no 6/15 of Varca Village.
b) Property denominated DANDDO or CALVADDO (1/3 rd part of the west) described in the Land Registration office of Salcete under no 31813 of Book B 98 new series and enrolled in the Revenue office under Matriz no 614 and Surveyed under survey no 6/22 of Varca village.

AND WHEREAS the property described under letter (a) above was owned by late Salito Sales and Aida Almeida Sales being their ancestral property and Ramiro Sales and Maria Sucorina Silva e Sales alias Maria Sales have acquired an interest in the same upon the death of their father/father in law.

AND WHEREAS the property described under (b) above has been purchased by

Ramiro Sales by Deed of Sale dated 10/2/1997 registered in the office of Sub registrar of Salcete Margao under no 351 at pages 234 to 250 Book no 1 ,Vol 697 dated 17/2/1997.

AND WHEREAS the two properties situated within the limits of village panchayat of Varca ,Taluka and Sub district of Salcete,District of South Goa ,State of Goa and are bounded as follows :
East : By property surveyed under no 6/16 and 6/23
West: by road
North: By property surveyed under no 6/14 and
South: By property surveyed under no 22 which are described in schedule I herein after written and hereinafter called "THE SAID PROPERTY".

AND WHEREAS both the properties taken as one unit have been developed by the Aida Almeida Sales and Ramiro Sales and Maria Sucorina Silva e Sales alias Maria Sales by putting up Multi storey building therein named IMPERIAL PLAZA in terms of plans approved by the Town & Country Planning Department under no TPM/Const/Varca/6/15/98/62

dated 5/1/1998 and construction license issued by the village panchayat of Varca under no VP/VAR/98-99/5 dated 21/5/1998.

AND WHEREAS by virtue of the Deed of Sale dated 9th October 2006 registered with the Sub Registrar of Salcete under no. 4522 at pages 27 to 41 of Book I Volume 2184 dated 20/10/2006 said Reagan Alemao purchased Flat no F-1,located on the First Floor of building "IMPERIAL ARCADE" admeasuring 80.86 sq mts and open terrace of 18.94 sq mts situated within the limits of village panchayat of Varca which flat is shown in red colour on the plan annexed hereto and described in more details in the Schedule II hereunder written and hereinafter be referred to as "THE SAID FLAT".

AND WHEREAS by virtue of the Deed of Gift dated 29/4/2015 registered with the Sub Registrar of Salcete under no. MGO-BK1-02161-2015 CD Number MGOD84 of Book I dated 29/4/2015 said Reagan Alemao Gifted the said flat to the Vendor thereby Vendor became the absolute owner of the said flat.

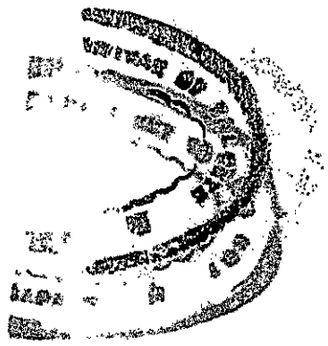
AND WHEREAS the Purchaser has now requested the Vendor herein to convey the said flat in favour of the Purchaser herein Vendor has accordingly agreed to convey the said flat

alongwith undivided proportionate share to the purchaser for a consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only) of which an amount of Rs 13,80,000/-(Rupees Thirteen Lakhs Eighty Thousand Only) is to be adjust which is already paid to the Vendor as loan by the Purchaser .

AND WHEREAS, at the request of the Purchaser the Vendor have decided to execute the Deed of sale on the terms and conditions stipulated hereunder.

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That in consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only) paid by the Purchaser by way of Cheque cheque bearing no 738652 dated 7/6/2017 of Rs 5,00,000/- (Rupees Five Lakhs Only) and cheque bearing no 738653 dated 7/6/2017 of Rs 7,00,000/-(Rupees Seven Lakhs Only) and cheque bearing no 738651 dated 3/6/2017 of Rs 1,80,000/-(Rupees One Lakhs Eighty Thousand Only) which is paid by way of RTGS all the cheques drawn on Corporation Bank,Mormugao branch and an amount of Rs 1,20,000/- (Rupees One Lakhs Twenty Thousand Only) is paid in cash to the Vendor, the receipt of which the Vendors do



hereby admit and acknowledge as full and complete payment of and from the same and every part thereof and at the request of the Purchaser, the Vendors do hereby by this presents indefeasibly grant, sell, convey and transfer assign and assure unto the Purchaser all that flat no F-1 constructed on the property described in Schedule I hereinunder written together with all its benefits and advantages of ancient and other rights, liberties, easements and privileges, appendages and appurtenances whatsoever to the said flat belonging or in any way appertaining to or with same or any part thereof and all the estates, rights, title, inheritance, use, limits, property claim and demand whatsoever both at law and in equity of the Vendors interest and every right upon the said flat and every part thereof TO HAVE AND HOLD the said flat and every part thereof hereby granted, sold, conveyed and transferred absolutely forever and the possession of the said flat is hereby delivered and conveyed to the Purchaser.

2. The Vendor hereby covenant with the Purchaser as follows:-

a) That the Vendor are the absolute owners of the SAID FLAT and the Vendor have absolute power and perfect title to sell the same.

b) That the Purchaser shall and may at all times hereafter peacefully and quietly possess and enjoy the said flat and every part thereof and receive the profits therefrom without any interruption, claim or demand whatsoever from or by the Vendor or any person claiming under any of them.

c) That the said flat sold, conveyed or transferred under this deed of sale is free from encumbrance.

d) That the Vendor shall at all times hereinafter at the request and cost of the Purchaser, do or execute or cause to be done executed all such acts, deeds and things whatsoever for further and better or more perfectly assuring the said flat unto and to the use of the Purchaser.

e) That the Purchaser shall be entitled to enjoy all the common facilities, advantages, conveniences and the internal roads to the said property described in Schedule I herein.

4.That in case due to any defect in the title of the Vendor ,the Purchaser is deprived of the said flat or any part thereof ,the Vendors undertakes to indemnity and compensate the Purchaser fully and adequately in all respects.

5. The Vendor declare that on today they have handed over the peaceful vacant possession of the said flat in the hands of the Purchaser as its owner and the Purchaser does hereby admit and acknowledge the same.

SCHEDULE - I

ALL THAT property a) Property denominated DANDDO ,not described in the land registration office nor enrolled in the land Revenue Office but surveyed in the land survey office ,Margao under no 6/15 of Varca Village

b)Property denominated DANDDO or CALVADDO (1/3 rd part of the west) described in the Land Registration office of Salcete under no 31813 of Book B 98 new series and enrolled in the Revenue office under Matriz no 614 and Surveyed under survey no 6/22 of Varca village.Both properties situated within the limits of village panchayat of Varca ,Taluka and Sub district of Salcete,District of South Goa ,State of Goa and are bounded as follows :

East : By property surveyed under no 6/16 and 6/23

West: by road

North: By property surveyed under no 6/14 and

South: By property surveyed under no 22.

SCHEDULE – II

ALL THAT Flat identified as Flat no F-1,located on the First Floor of building "IMPERIAL ARCADE" admeasuring 80.86 sq mts and open terrace of 18.94 sq mts situated within the limits of village panchayat of Varca situated in the property in the said property described in Schedule I.

IN WITNESS WHEREOF the parties hereto have signed this deed on the date, month and year first hereinabove written in the presence of attesting witnesses.

SIGNED, SEALED & DELIVERED
By the within named Vendor
Shri Tygano Warren Alemao







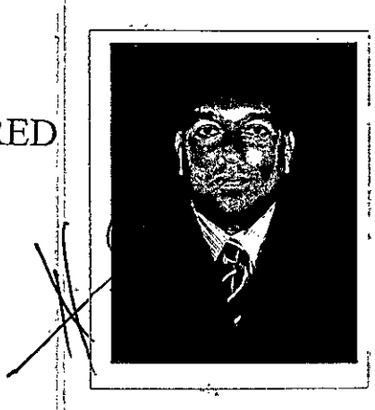
L.H.F.I s

1. 
2. 
3. 
4. 
5. 

R.H.F.I s

1. 
2. 
3. 
4. 
5. 

SIGNED, SEALED & DELIVERED
By the within named Purchaser
Shri Nitin Shirodkar



L.H.F.I s



2. 

3. 

4. 

5. 

R.H.F.I s

1. 

2. 

3. 

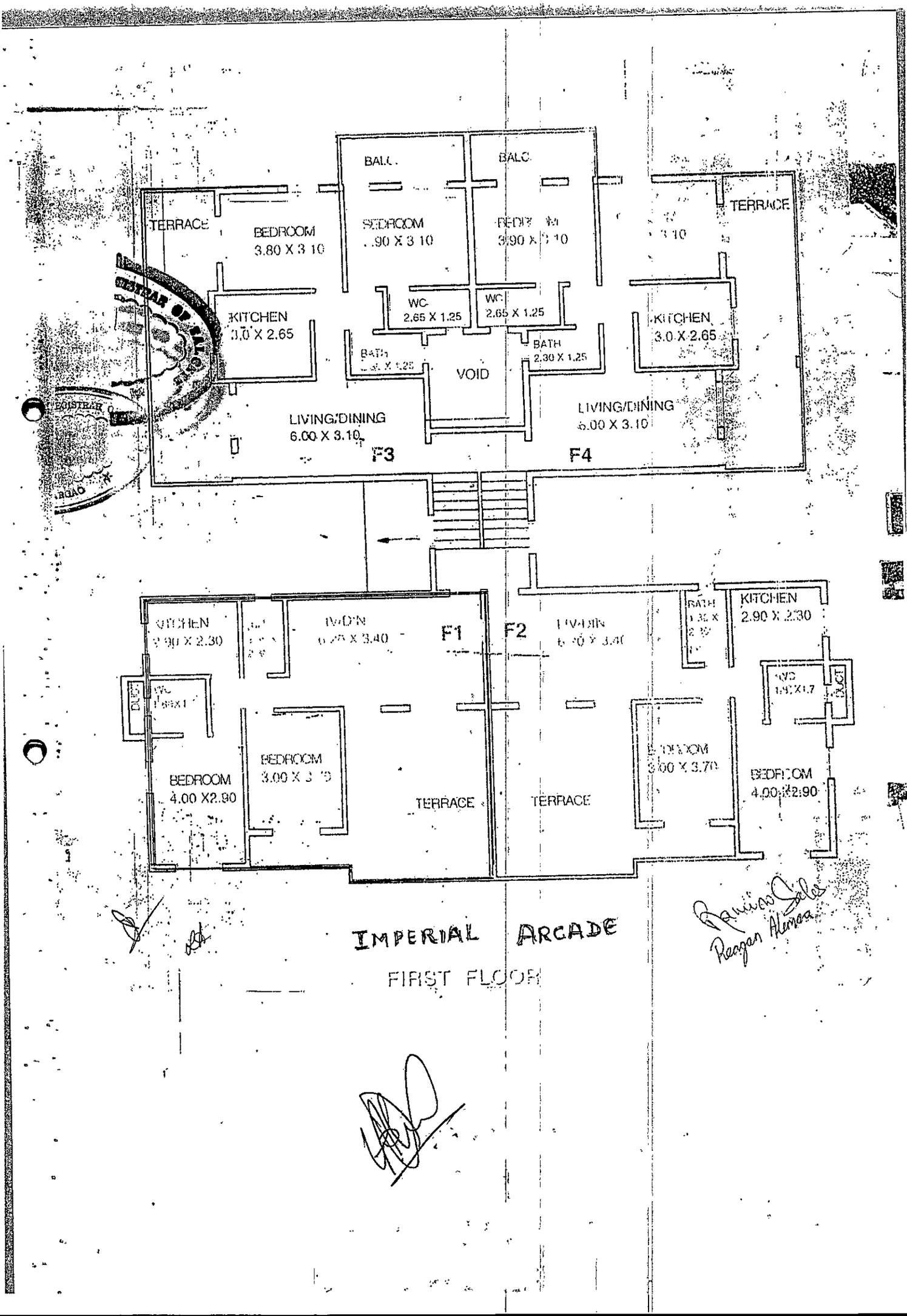
4. 

5. 

WITNESSES

1. Naresh M. Naik
H.No:- 168, Rumdawada
Vasco-Da-Gama, Goa

2. Mrs. Pavan Palekar.
H.No. 997/E-12,
Backhatt, Raia,
Salcete - Goa




IMPERIAL ARCADE

FIRST FLOOR

*REG_1_52169_7*

Office of Sub-Registrar Salcete/Margao .

Government of Goa

Print Date & Time : 15-12-2017 12:40:10 PM

Document Serial Number : 5952

Presented at 12:22:00 PM on 15-12-2017 in the office of the Sub-Registrar( Salcete/Margao) Along with fees paid as follows:

| Sr. No | Description | Rs. Ps |
|---|---|---|
| 1 | Registration Fee | 30000.00 |
| 2 | Processing Fees | 180.00 |
| | Total : | 30180.00 |

Stamp Duty Required: 45000.00 Stamp Duty Paid: 45000.00

Nitin Shirodkar presenter

| Name | Photo | Thumb Impression | Signature |
|---|---|---|---|
| Nitin Shirodkar,s/o Sitaram Shirodkar , Married,Indian,age 37 Years,Business,r/o Royal Francisco Residency Vaddem Vasco da Gama Goa |  |  | |

Endorsements

Executant

1 . Tygano Warren Alemao , S/o. Late Teodozio Alvernar Jesus Alemao , UnMarried,Indian,age 31 Years,Business,r/o150, Alemao Mansion, Novangully, Varca, Salcete, Goa

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  | |

2 . Nitin Shirodkar, s/o Sitaram Shirodkar, Married,Indian,age 37 Years,Business,r/o Royal Francisco Residency Vaddem Vasco da Gama Goa

| Photo | Thumb Impression | Signature |
|---|---|---|
|  |  | |

Identification

| Sr No. | Witness Details | Signature |
|---|---|---|
| 1 | Adv. Pawan Palyekar , w/o Raju Iyer,Married,Indian,age 41 Years,Advocate,r/o Raia Salcete Goa | |

Sub-Registrar

CIVIL REGISTRAR
— CUM —
SUB-REGISTRAR
SALCETE

Book-1 Document
Registration Number MGO-BK1-05769-2017
CD Number MGOD119 on
Date 15-12-2017

Sub-Registrar (Salcete/Margao )

Scanned By:-

CIVIL REGISTRAR
— CUM —
SUB - REGISTRAR
SALCETE

Signature:-

Designed and Developed by C-DAC, ACTS, Pune