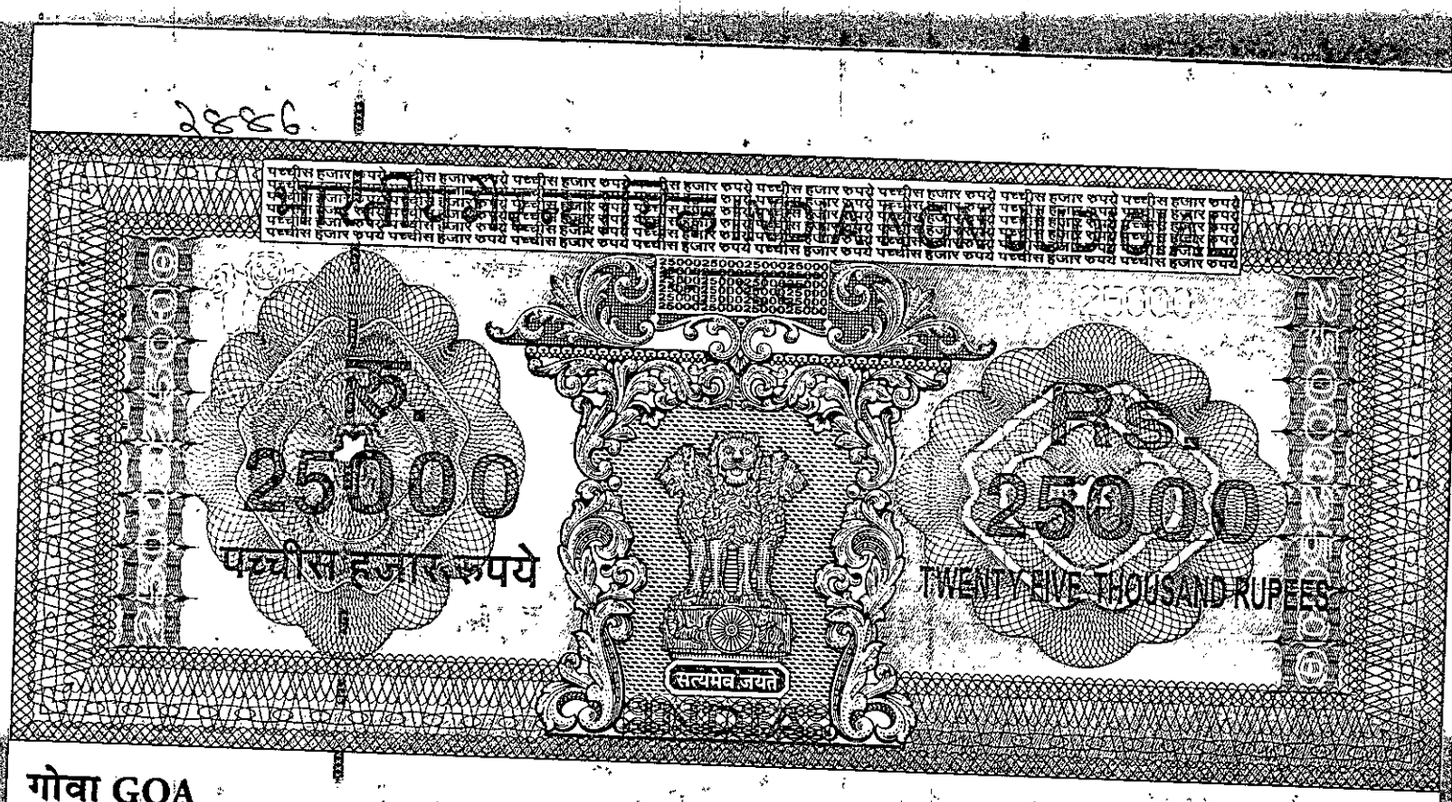
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गोवा GOA

24 AUG 2021 101746

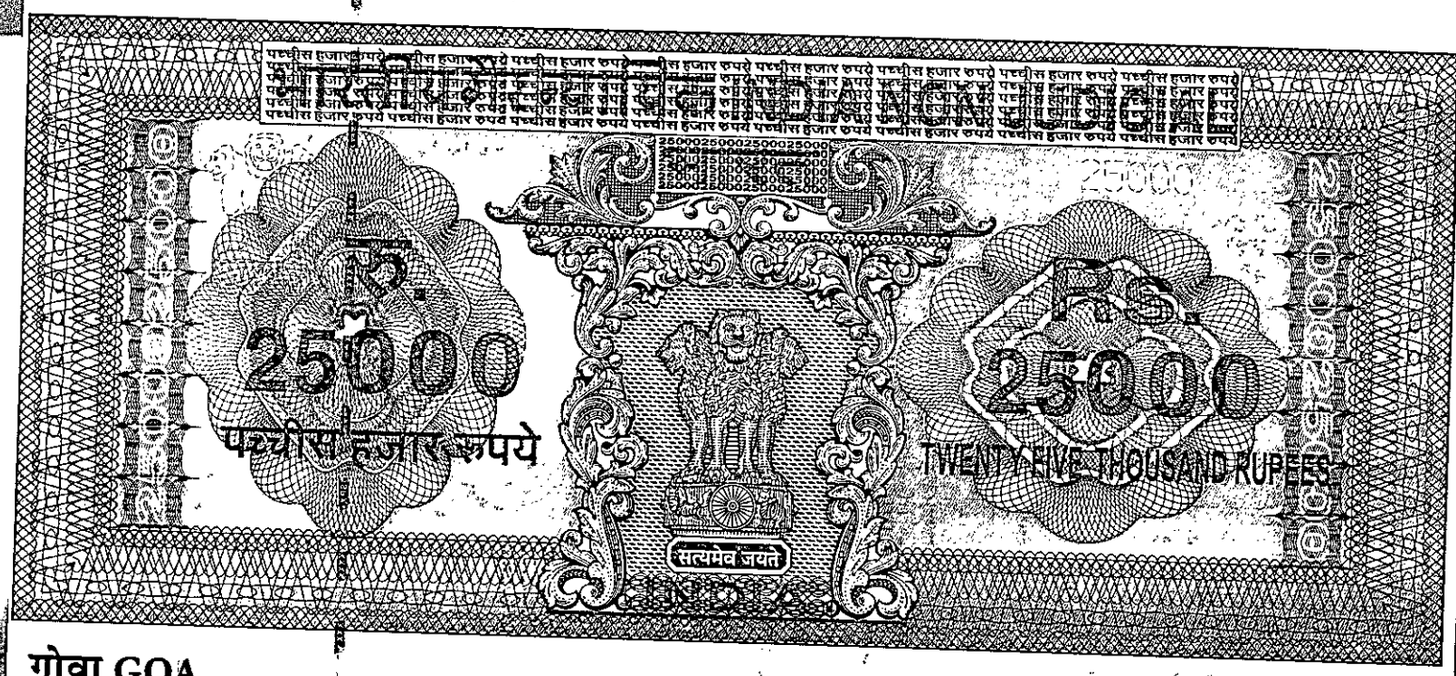
Serial No. 1095/21 Place of Vending Vasco Date of Sale:
Vendor's Name : Apurva A. Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs 25000/- (Rupees Twenty five thousand only)
Name of Purchaser Mr. Nitin Sitaram Shindkar
R/O: Mestawada-Vasco Name of Father Sitaram D. Shindkar
Purpose Deed of Sale Transacting Parties
As there is no one single Paper for the value of Rs. 25000/-
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor

Signature of Purchaser

DEED OF SALE

...2/-



गोवा GOA

124 AUG 2021 101747

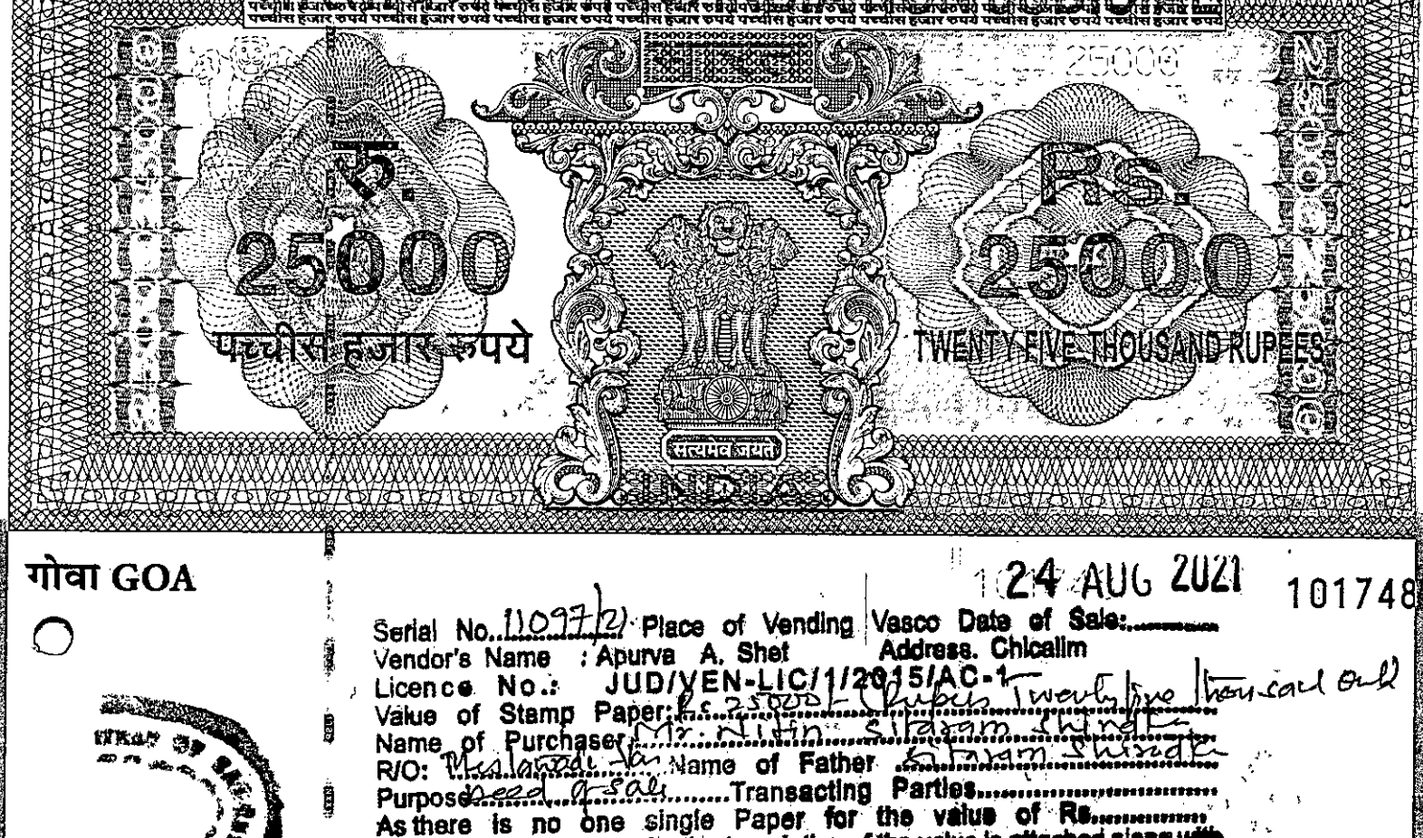
Serial No. 11096/21 Place of Vending Vasco Date of Sale:
Vendor's Name : Apurva A. Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs 25000/- (Rupees Twenty five thousand only)
Name of Purchaser Mr. Nitin Sitaram Shirodkar
R/O: M-is Lawada-Vas Name of Father Sitaram D. Shirodkar
Purpose Deed of Sale Transacting Parties
As there is no one single Paper for the value of Rs. 25000/-
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor.

Signature of Purchaser

DEED OF SALE

....3/-



गोवा GOA

24 AUG 2021 101748

Serial No. 11097/21 Place of Vending Vasco Date of Sale:.....
Vendor's Name : Apurva A. Shet Address. Chicalim
Licence No.: JUD/VEN-LIC/1/2015/AC-1
Value of Stamp Paper: Rs 25000/- (Rupees Twenty five thousand only)
Name of Purchaser Mr. Nitin Sitaram Shirodkar
R/O: Mestawada Tar Name of Father Sitaram Shirodkar
Purpose Deed of Sale Transacting Parties.....
As there is no one single Paper for the value of Rs.....
Additional Stamp Paper for the completion of the value is attached along with
Along with.

Signature of Stamp Vendor

Signature of Purchaser

DEED OF SALE

....4/-

THIS DEED OF SALE is executed at Margao, Salcete, Goa on this the 24th day of August of the year 2021.

BETWEEN

MS. FATIMA VAZ, D/o. Mr. Rosario Pedro Vaz, Age about 55 years, unmarried, Indian National , Pan card no. AEBPV5188D, Adhar card no. 4846 1565 8967, Resident of Flat no. 103, Surekha Vihar, Opposite Vaddem Lake, Vaddem, VTC, Vasco da Gama, Goa, Hereinafter referred as "THE VENDOR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include her respective heirs, executors, administrators, Successors in title, agents and or assigns) OF THE ONE PART;

AND

MR. NITIN SITARAM SHIRODKAR, S/o. Mr. Sitaram Damodar Shirodkar , Age 40 years, Married, Indian National, Occupation Business, Adhar card no. 8305 3824 5805, Pan card no. BCAPS2134L, Resident of H. No. 324, Near Vikas Workshop Mesta Wado, Vasco da Gama, Goa, 403 802, Hereinafter referred as "THE PURCHASER" ((Which expression shall unless it be repugnant to the context or meaning thereof mean and include his respective heirs, executors, administrators, Successors in title, agents and or assigns) OF THE SECOND PART;

WHEREAS there exists a landed property known as "GORDERACHO VISSUVO" or "GORDERA VISSUVO NUVEMCHEM" (three-fifth parts), situated at Nuvem and described in the Land Registration Office of Salcete under No 023571 of New Series.

....5/-

AND WHEREAS this landed property is herein after for the sake of convenience, is referred to as the " SAID ENTIRE PROPERTY" and is described in the SCHEDULE I herein under written.

AND WHEREAS the said entire property was originally owned by Josinho Antonio Loila Pinto and Nazare Francisco Pinto alias Nazareth Francisco Pinto, both brothers, in whose name the said entire property was inscribed in the inscription of transmission bearing No. 38714 at folio 88 of Books "G" No.43.

AND WHEREAS by virtue of Deed of Partition dated 07/02/1952, held on the death of Mrs. Lauriana Pereira the first wife of Mr. Nazareth Francisco Pinto, the said Nazareth Francisco Pinto was allotted, in payment of his moiety, half of the said entire property.

AND WHEREAS by virtue of Deed of Gift with Acceptance and Division of Joint Property dated 03/08/1955, the said entire property was divided among both the brothers, namely, Josinho Antonio Loila Pinto and Nazare Francisco Pinto and the said Nazareth Francisco Pinto and his wife Mrs. Maria Rosinha Ernestina Carvalho e Pinto alias Mrs. Rosy Pinto came to be allotted Plot "A" of the said entire property.

AND WHEREAS the said Nazareth Francisco Pinto and his wife Mrs. Maria Rosinha Ernestina Carvalho e Pinto alias Mrs. Rosy Pinto expired leaving behind Mrs. Francisca Laura Pinto e Rodrigues alias Laura Francisca Pinto alias Laura Pinto married to Fatima Norbert Rodrigues alias Norbert Rodrigues a their sole and universal heir.

.....6/-

AND WHEREAS the said Mrs. Francisca Laura Pinto e Rodrigues and her husband said Norbert Rodrigues, became the sole owner in possession of the said Plot "A" of the said entire property.

AND WHEREAS by virtue of Deed of Sale dated 27/01/2006 duly registered in the office of the Sub-Registrar, Salcete under No. 656 at pages 390 to 427 of Book No. I, Vol. No. 1955 dated 10/02/2006, said Mrs. Francisca Laura Pinto e Rodrigues and her husband said Norbert Rodrigues sold the said Plot "A" admeasuring 4,925.00 Sq. meters, surveyed under Survey No. 9/11 of Nuvem Village, unto the Shri. Pedro Joaquim Antonio Dourado and Shri. Rosarinho Lawrence Paes alias Rosarinho Lourencinho Hingino Paes.

AND WHEREAS the Plot "A" referred herein above is herein after referred to as the "SAID PROPERTY" and is more particularly described in the SCHEDULE-1 here in referred above.

AND WHEREAS by virtue of Deed of Sale dated 21/06/2007 duly registered in the office of the Sub-Registrar, Salcete under No. 3236 at pages 206 to 225 of Book No. I, Vol. No. 2531 dated 16/07/2007, said Shri. Pedro Joaquim Antonio Dourado, his wife Smt. Blenda Aplonia Dulcina Crasto, Shri. Rosarinho Lawrence Paes alias Rosarinho Lourencinho Higino Paes and his wife Smt. Sylvia Christine Noronhaie Paes sold unto Shri Joaquim Antonio Alexio Borges and John Martin D'costa, a part of the said property being southern portion of the said property, admeasuring 3100.00 Sq. Meters.

AND WHEREAS this southern portion of the said property admeasuring 3100.00 Sq. Meters is Herein after referred to as "SAID PLOT" and is more particularly described in the SCHEDULE-II herein under written.

...7/-

AND WHEREAS by Deed of Sale dated 29/07/2008 duly registered in the office of the Sub-Registrar, Salcete under No. 4046 at pages 14 to 39 of Book N0.I, Vol. No. 3075 dated 06/08/2008, said Shri. Joaquim Antonio Alexio Borges along with his wife Smt. Divina Provedencia Olinda De Miranda e Borges and John Martin D' Costa along with his wife Mrs. Manuelita Paulina D' Costa, sold the said plot unto Shree Neelkanth Promoters and Developers and as such, the Shree Neelkanth Promoters and Developers became the absolute OWNERS-IN-POSSESSION of the SAID PLOT.

AND WHEREAS Shree Neelkanth Promoters and Developers with the view of constructing residential complex in the said plot applied to various authorities for carrying out Pre-construction formalities.

AND WHEREAS the Town and Country Planning, Department, Margao vide no. TPM/CONST/NUVEM/9/11/08/1020 dated 10/04/2008 has granted approval for construction of residential complex in the SAID PLOT described in the SCHEDULE-II hereunder written.

AND WHEREAS vide construction License No. VP/Nuv/3L/2008-09/4, permission is granted by office of the village Panchayat of Nuvem, permitting construction of residential complex in the SAID PLOT.

AND WHEREAS by Conversion Sanad bearing No. AC - II/SG/CONV/239/2007, dated 30/05/2008, the Collector, South-Goa, has permitted the conversion of land under survey No.9/11 of Nuvem Village for residential use.

....8/-

AND WHEREAS by letter dated 29/09/2008 bearing Ref. No. 17-A/SAL/129/TCP-08/3661, the Chief Town Planner granted its No Objection under Section 17-A of Town and Country Planning Act, 1974 for cutting of sloppy land in Survey No. 9/11 of Nuvem Village.

AND WHEREAS vide License dated 03/11/2008 under No. 3/3/562/2008-09/SGF/1481, permission is granted to cut specified trees from the property under survey No. 9/11 of Nuvem Village.

AND WHEREAS by N.O.C dated 13/11/2008 the Primary Health Center, Loutolim, has certified that there is no objection for construction of building in Survey No. 9/11 of Nuvem Village from sanitation point of view.

AND WHEREAS after obtaining all the permissions aand approvals from the required authorities, Shree Neelkanth Promoters and Developers undertook the construction of building complex named as "VALLEY VIEW APARTMENTS" in the SAID PLOT. This building complex named "VALLEY VIEW APARTMENTS" in the SAID PLOT. This building complex named "VALLEY VIEW APARTMENTS" is herein after referred to as" SAID COMPLEX".

AND WHEREAS by Agreement for Construction and Sale Dated 14/09/2009, duly registered in the office of the Sub-Registrar, Salcete under No. 4297 at pages 134 to 162 of Book No.1, Vol. No. 3552 dated 05/10/2009, the VENDORS-CUM-DEVELOPERS agreed to construct and sale unto the PURCHASER herein Flat No. F-3 admeasuring 103.26 Sq. meters of super built-up area, on the first floor of the second block of the said building complex along with the undivided proportionate share in the land appurtenant thereto.

....9/-

AND WHEREAS this Flat No. F-3 is more particularly described in the SCHEDULE III hereunder written and is hereinafter referred to as "SAID PREMISES",

AND WHEREAS Shree Neelkanth Promoters and Developers have completed the SAID PREMISES in all respect the Village Panchayat of Nuvem vide its Occupancy Certificate dated 12/01/2010 under ref. No. VP/NUV/2010-11/2478.

AND WHEREAS vide Agreement for Construction and Sale dated 14-09-2009, registered before Sub-Registrar of Mormugao under Registration no. 4297 at pages 134 to 162, Book No. I, Volume no. 3552 date 05-10-2009 Shree Neelkanth Promoters and Developers agreed to sell the Flat No. F-3 admeasuring 103.26 Sq. Meters approx. of super built-up area, on the First Floor of second block of the building complex named " VALLEY VIEW APARTMENTS", constructed in the Plot of land admeasuring an area of 3100.00 Sq. meters, which is a southern portion of the said Plot "A" described in the Schedule B herein above and which is a part of the property described under the Schedule A above and surveyed under Survey No. 9/11 (part) to Mrs. Fatima Vaz. Hereinafter referred to as THE SAID FLAT.

AND WHEREAS Vide Deed of Sale dated 04-11-2011, registered before Sub-Registrar of Mormugao under Registration no. MOR-BK1-05859-2011 CD Number MGOD555, date 04-11-2011 Shree Neelkanth Promoters and Developers Sold the Flat No. F-3 admeasuring 103.26 Sq. Meters approx. of super built-up area, on the First Floor of second block of the building complex named " VALLEY VIEW APARTMENTS", to Mrs. Fatima Vaz. Herein after referred to as THE SAID FLAT.

.....10/-

AND WHEREAS the PURCHASER had approached the Vendors for purchase of the said Flat for a total consideration of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) and the Vendors had agreed to sell the same.

AND WHEREAS Parties desire to reduce into writing the terms of sale agreed by and between them.

NOW THEREFORE THIS DEED OF SALE WITNESSES AS UNDER:

1. In pursuance of the above and in total consideration of the sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) the Vendor and the Purchaser have agreed for the sale of the said flat.

2. That the Purchaser has paid a sum of Rs. 20,00,000/- (Rupees Twenty Lakhs Only) as under;

a. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque dated 11-01-2021 drawn on Canara Bank.

b. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque dated 11-01-2021 drawn on Canara Bank.

c. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque dated 21-05-2020 drawn on HDFC Bank.

d. Rs. 5,00,000/- (Rupees Five Lakhs Only) vide Cheque dated 22-10-2020, drawn on HDFC Bank.

the Vendor hereby acknowledge having received the same towards the full and final settlement of the said flat.

3. The VENDOR do hereby as beneficial owners by this presents indefeasibly grant, sell, convey and transfer assign and assure unto the PURCHASER all that SAID FLAT together with all its benefits and advantages of ancient and other rights, liberties, easements and privileges, appendages and

.....11/-

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 Vendor 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 delivered and conveyed to the PURCHASER.

4. The VENDOR hereby covenant with the PURCHASER as follows:

a) That the PURCHASER shall and may at all times hereafter peacefully and quietly possess and enjoy the undivided right in the SAID PROPERTY along with the said FLAT and every part thereof and receive the profits there from without any interruption, claim or demand whatsoever from or by the VENDOR or any person claiming under them.

b) That the SAID FLAT conveyed or transferred under this Deed of sale is free from encumbrance.

c) That the VENDOR shall at 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.

d) That the VENDOR further covenants and declares he has not executed or committed any acts, deeds, writings or things in favour of any third party in respect of the SAID FLAT hereby sold.

....12/-

e) That the VENDOR further covenant and declare with the PURCHASER that the VENDOR shall and will do all the Acts, Deeds, matters and things necessary to perfect the title clean and marketable, without any blemish, in respect of the said Flat hereby sold.

f) And that the VENDOR shall indemnify and keep indemnified the PURCHASER from or against any encumbrances, charges and lien on the said undivided right hereby sold or due to any defect in title of the VENDOR to the same.

g) That the Vendor have no objection for conducting mutation in the name of the Purchaser and to enter the name of the Purchaser in the occupants column in Form I & XIV.

5. That on attaining majority Age the Purchaser is free to take any decision with respect to the said flat, till that time the Legal Guardian shall look after the management of the said flat.

6. The possession of the said FLAT is handed over by the VENDOR to the PURCHASER.

7. The Vendor have no objection for transfer of House tax and electricity connection in the name of the Purchaser.

8. That for the purpose of Stamp duty the said FLAT is valued at Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) and accordingly stamp duty of 3 % of Rs. 75,000/- (Rupees Seventy Five Thousand Only) is paid by the Purchaser with this Sale Deed.

....13/-

9. All dispute which may arise between the parties to this Agreement, whether in relation to the interpretation of the clauses and conditions of this Agreement and about the performances of these presents or concerning any act of omission of the other party to the disputes or any act which ought to be done by the parties in disputes or in relation to any matter whatsoever concerning this Deed shall be referred to the Vasco Civil Court.

SCHEDULE A

(Description of the said entire property)

ALL THAT property known as "GORDERACHO VISSUVO" or "GORDERA VISSUVO NUVEMCHEM" (three-fifth parts), situated at Nuvem, with the limits of Village Panchayat of Nuvem, Taluka and Sub-District of Salcete, District of South Goa, State of Goa, and described in the Land Registration office of Salcete under No.23571 of New Series.

SCHEDULE I

(Description of the said property)

ALL THAT Plot "A" admeasuring 4,925.00 Sq. meters, forming part of the property described in the Schedule A above, surveyed under survey No. 9/11 of Nuvem Village and bounded as under:

On the East: by the slope of the property of Servilo Jacinto da Paixao Colaco;

On the West: by the slope of the property of Manuel Xavier de Miranda;

On the North: by the hillock of Communidade of Nuvem.

On the South: by Nuvem-Manora Road.

....14/-

SCHEDULE II

(of the said plot)

ALL THAT Plot of land admeasuring an area of 3100.00 Sq. metres, which is a southern portion of the said Plot "A" described in the Schedule B herein above and which is a part of the property described under the Schedule A above and surveyed under Survey No. 9/11 (part) and bounded as under:

On the East: by the slope of the property of Servilo Jacinto da Paixao Colaco.

On the WEST: by the slope of the property of Manuel Xavier de Miranda;

On the North: by the remaining part of the Plot "A".

On the South: by Nuvem-Manora Road.

SCHEDULE III

(Description of the Premises)

All THAT Flat No. F-3 admeasuring 103.26 Sq. Meters approx. of super built-up area, on the First Floor of second block of the building complex named " VALLEY VIEW APARTMENTS", constructed in the Plot described in schedule II above and is bounded as under:

On the East: by side set back of the building

On the West: by internal road

On the North: by Flat No. F-4

On the South: by Flat No. F-2.

IN WITNESS WHEREOF the parties hereto have subscribed their respective hands and seals to these presents in the presence of two witnesses on the day, year and place first hereinabove written.

....15/-

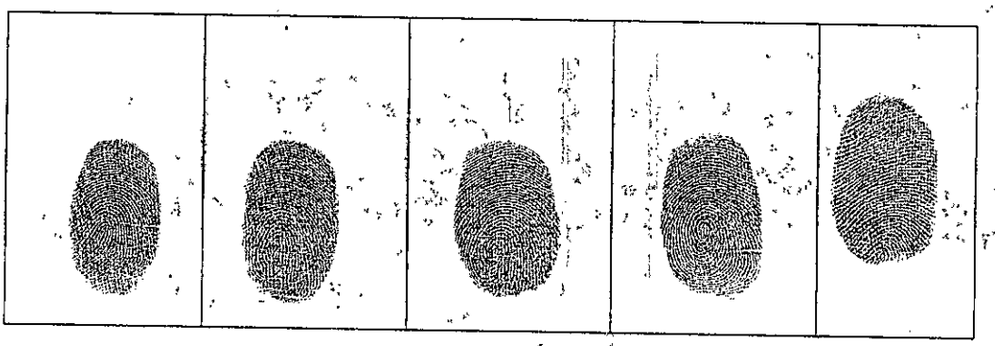
SIGNED AND DELIVERED by the

Within named " VENDOR

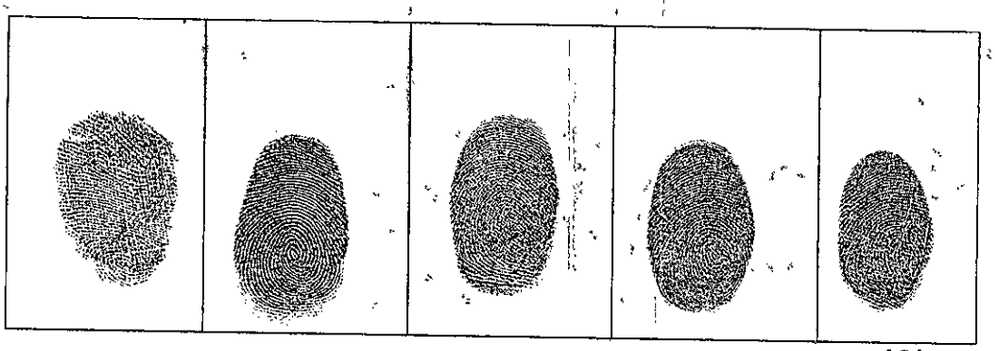


MS. FATIMA VAZ

Left hand finger prints :



Right hand finger prints:



.....16/-

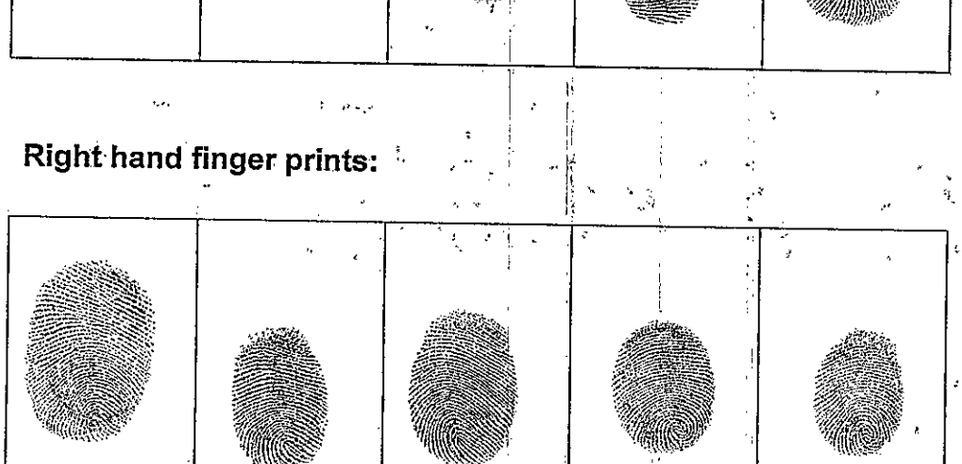
SIGNED AND DELIVERED by the

Within named "PURCHASER"

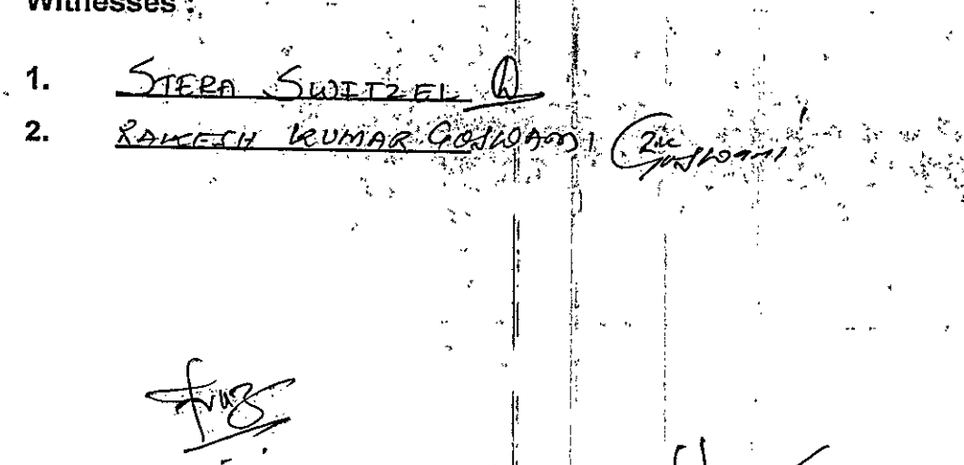


MR. NITIN SITARAM SHIRODKAR

Left hand finger prints:



Right hand finger prints:

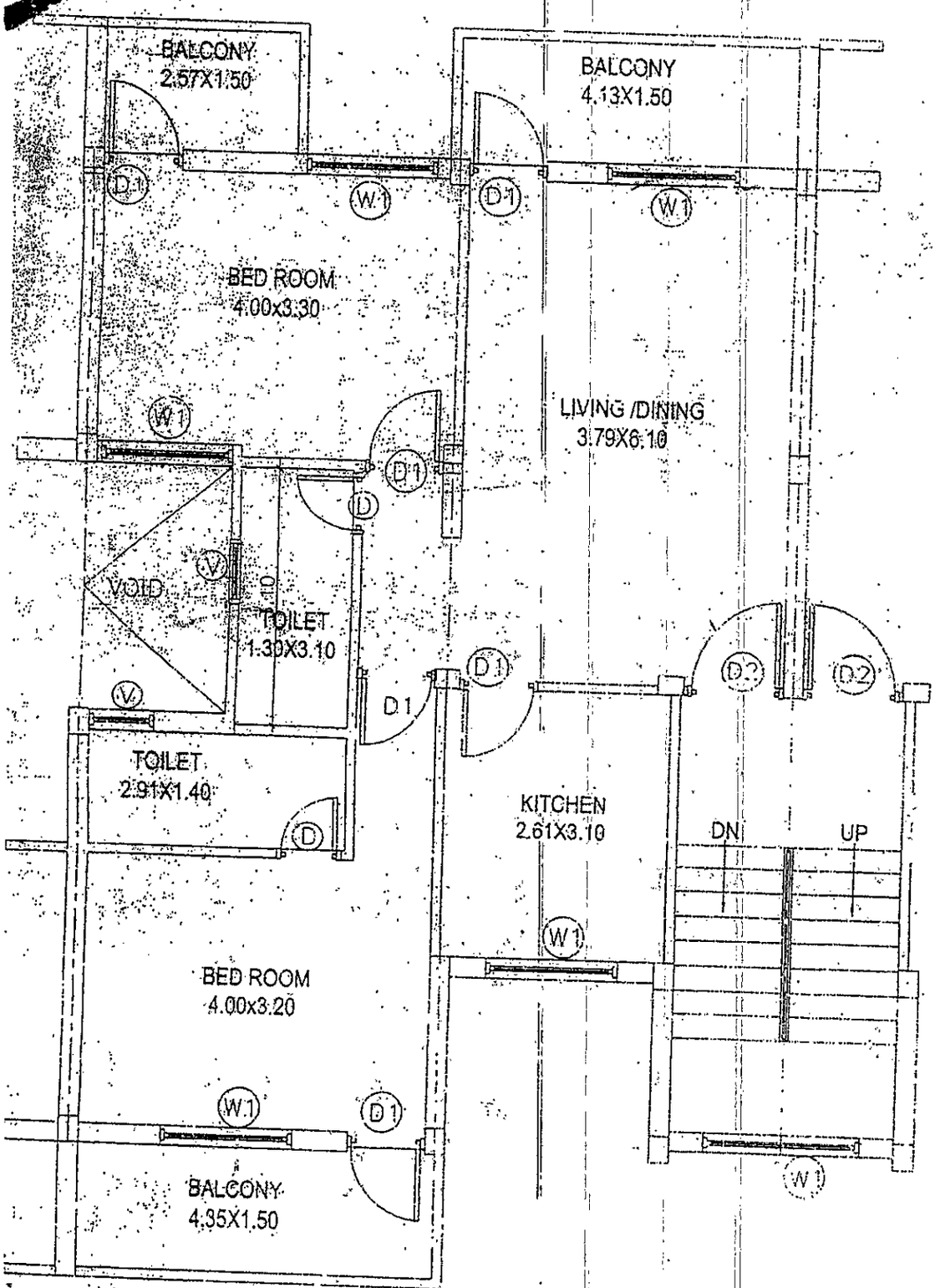


Witnesses :

1. STEFA SWITZEL
2. RAKESH KUMAR GOSWAMI

Approved by the Panchayat in terms
of the resolution No. 3(4) passed
in V. P. Meeting dt. 05/2/08.
Const. Licence No. VP/Nuvem/BC/2008-09/4
Nuvem, Salcete, Goa.

Secretary
Village Panchayat Nuvem



Flat No. F3
First Floor

Government of Goa

Document Registration Summary 2

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

Print Date & Time : - **08-Sep-2021 12:20:54 pm**

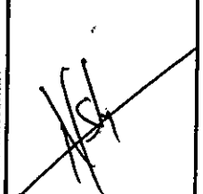
Document Serial Number :- **2021-MGO-2886**

Presented at **12:17:52 pm** on **08-Sep-2021** in the office of the **Office of the Civil Registrar-cum-Sub Registrar, Salcete** along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	75000
2	Registration Fee	75000
3	Processing Fee	880
	Total	**150880**

Stamp Duty Required :**75000/-** Stamp Duty Paid : **75000/-**

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**NITIN SITARAM SHIRODKAR ,Father Name:**SITARAM SHIRODKAR,**Age:** 40, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, **Address1 -** House no. 324 Near Vikas Workshop, Mesta Wado, Vasco da Gama, Goa., **Address2 - , PAN No.:** BCAPS2134L			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	**FATIMA VAZ , Father Name:ROSARIO PEDRO VAZ, Age:** 55, **Marital Status:** Unmarried ,**Gender:**Female,**Occupation:** Housewife, Flat no. 103, Surekha Vihar, Opposite Vaddem Lake, Vaddem, Vasco da Gama, Goa., **PAN No.:** AEBPV5188D			
2	**NITIN SITARAM SHIRODKAR , Father Name:SITARAM SHIRODKAR, Age:** 40, **Marital Status:** Married ,**Gender:**Male,**Occupation:** Business, House no. 324 Near Vikas Workshop, Mesta Wado, Vasco da Gama, Goa., **PAN No.:** BCAPS2134L			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: **STERA SWITZEL LUCAS,Age: 22,DOB: 1999-01-31 ,Mobile: 9763572213 ,Email: ,Occupation:Unemployed , Marital status : Unmarried** , Address:403711, House no 53 Vodllem Bhatt Chicalim Goa, House no 53 Vodllem Bhatt Chicalim Goa, Chicalim, Mormugao, SouthGoa, Goa			
2	Name: **RAKESH KUMAR GOSWAMI,Age: 50,DOB: 1971-04-25 ,Mobile: 8390681436 ,Email: ,Occupation:Service , Marital status : Married** , Address:403802, VASCO DA GAMA, VASCO DA GAMA, VASCO DA GAMA, PIXEM DONGRI VASCO, Vasco Da Gama, Mormugao, SouthGoa, Goa			

Sub Registrar
-Cum-
Sub Registrar
Salcete

Document Serial Number :- **2021-MGO-2886**