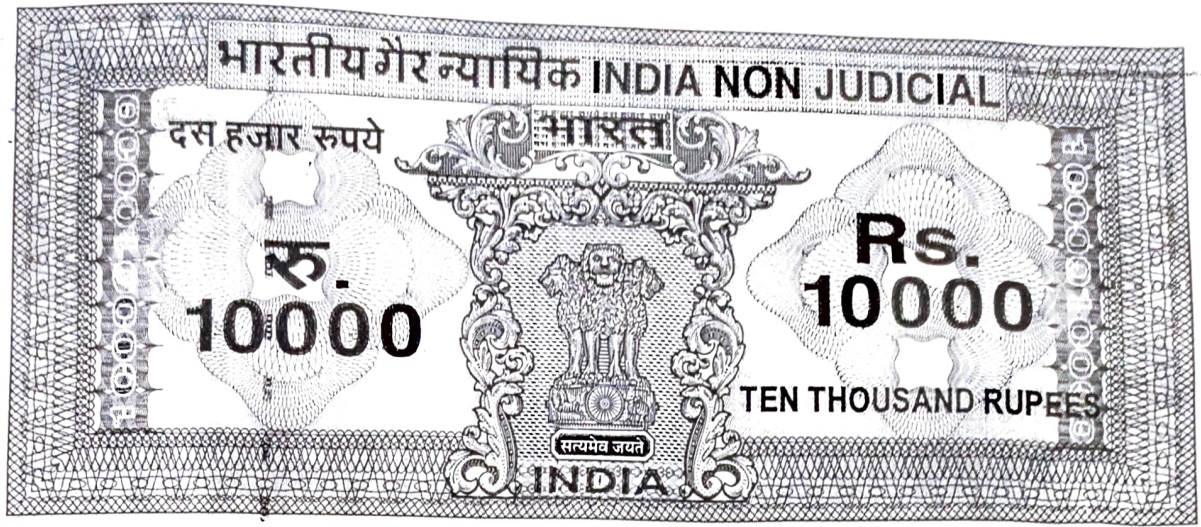




गोवा GOA

SR. NO. 21292 PLACE OF VENDER SANGUEM DATE OF ISSU 1.7.19.12017

053117

VALUE OF STAMP PAPER 10,000/-

NAME OF PURCHASER Hemant Shantaram Korppe

RESIDING IN Sangum Goa Sangum Shantaram Korppe

TOTAL VALUE OF STAMP PAPER 13,000/-

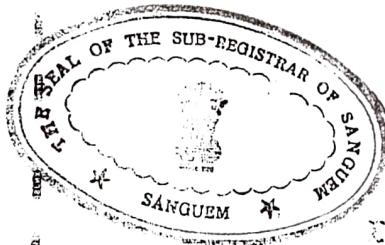
SIGNATURE OF VENDOR
STAMP VENDOR

SIGNATURE OF THE PURCHASER

LIC. No. JUD/VEN-LIC/2906/AC-I

DHARMU A. S. KARMALKAR
SANGUEM - GOA

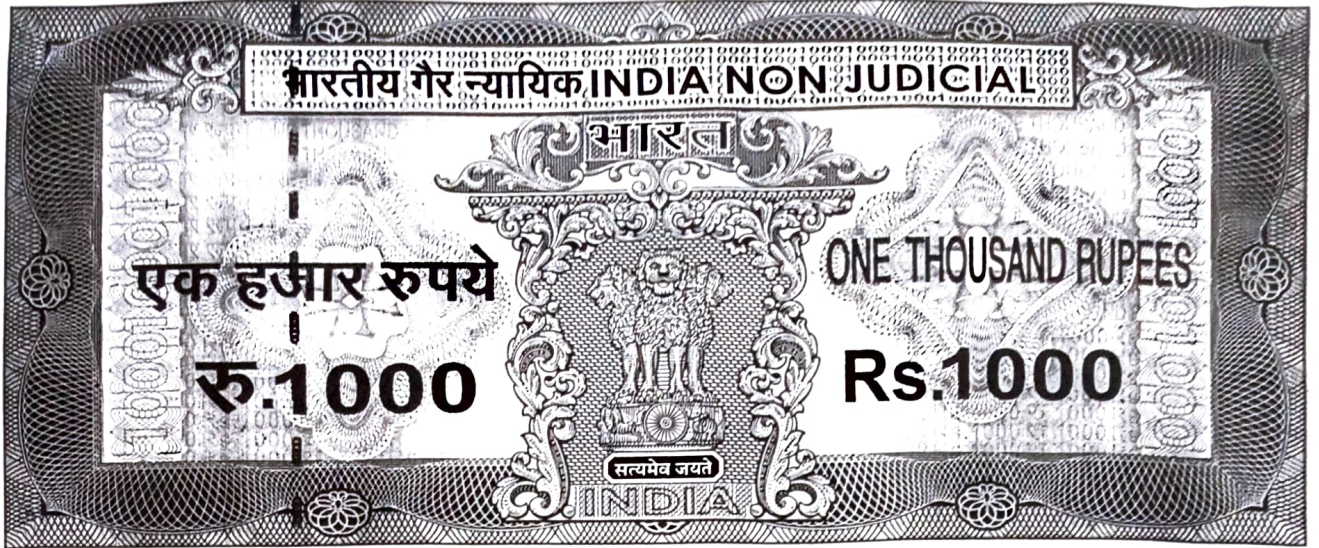
Hemant Shantaram Korppe.



DATE OF SALE

Fatampekar.

Be



गोवा GOA

SR. NO. 4292 PLACE OF VENDOR SANGHEM DATE OF ISSUE 17.11.2012

371658

VALUE OF STAMP PAPER 1000/-

NAME OF PURCHASER Heramb Shankaram Konde

RESIDING AT Sanghem, Goa SON/W/D OF Shankaram Konde

TOTAL VALUE OF STAMP PAPER 1000/-

SIGNATURE OF VENDOR
STAMP VENDOR

SIGNATURE OF THE PURCHASER

NO. 11/2006/101
DHARMU A. S. KAPWALKAR
SANGHEM, GOA

Heramb Shankaram Konde

OK

DEED OF SALE

OK

Natarajan



भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

सत्यमेव जयते

INDIA

गोवा GOA

SR. NO. 1221 PLACE OF VENDER SANGUEM DATE OF ISSU 12/12/2017

371657

VALUF OF STAMP PAPER 1000

NAME OF PURCHASER Hemant Shankaram Karpe

RESIDING AT Sangem Goa SON/W/D OF Shankaram Karpe

TOTAL VALUE OF STAMP PAPER 1000

SIGNATURE OF VENDOR
STAMP VENDOR

SIGNATURE OF THE PURCHASER

LIC. No. JUD/VEN-LIC/2006/AC-1
DHARMU A. S. KARMALKAR
SANGUEM - GOA

Hemant Shankaram Karpe

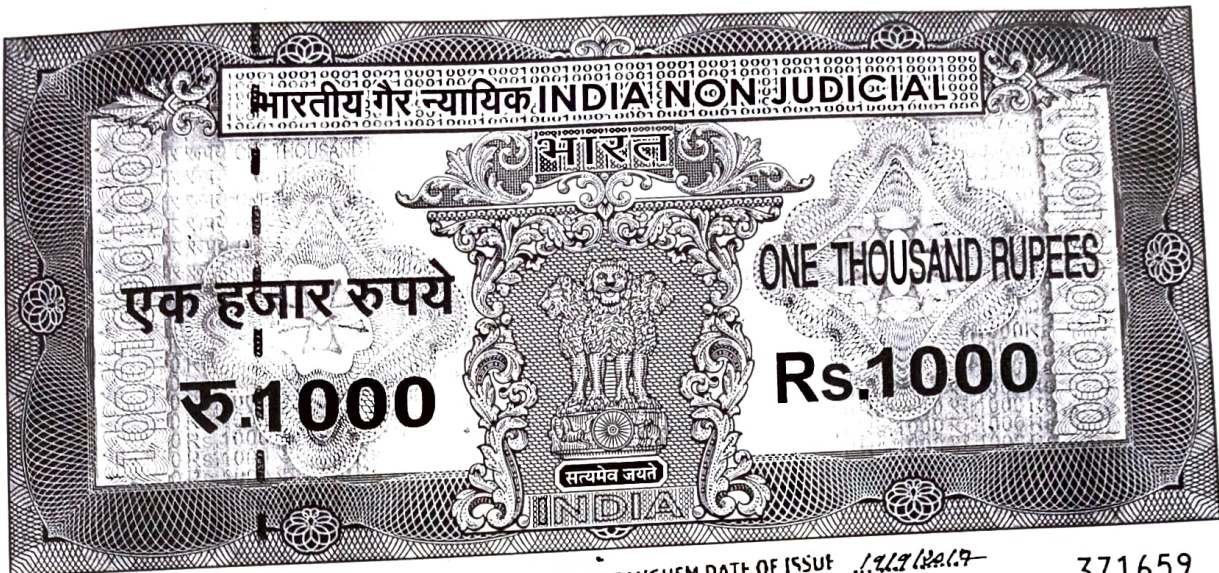
Be

DEED OF SALE

Be

Hemant Shankaram Karpe





गोवा GOA

SR. NO. 4292 PLACE OF VENDER SANGUEM DATE OF ISSUE 12/12/19

371659

TYPE OF STAMP PAPER

NAME OF PURCHASER

RESIDENCE

TOTAL VALUE OF STAMP PAPER

SIGNATURE OF VENDOR
STAMP VENDOR

U.C. No. 100/VEN-L/12/19
DHARMU A. S. KARMALKAR
SANGUEM - GOA

SIGNATURE OF THE PURCHASER

Heemb Shantaram Kargre

De

DEED OF SALE

De

Natarpekar



THIS DEED OF SALE is made and executed at Sanguem, Goa, on this 19 day of the month of September, of the year Two Thousand and Seventeen.

BY AND BETWEEN

- 1) **MRS. SARITA FATARPEKAR**, wife of late Vasant Fatarpekar, daughter of late Xantul G. Forgent, aged 79 years, married, Landlady, having PAN Card No. _____, Aadhaar Card No. _____;



- 2) **MRS. MADHAVI PRAVIN FATARPEKAR**, wife of late Pravin Fatarpekar, aged 48 years, married, Service, having PAN Card No. _____, Aadhaar Card No. _____, Mobile No. 9812244632;

- 3) **MR. CHIRAG FATARPEKAR**, son of late Pravin Fatarpekar, aged 22 years, unmarried, Service, having PAN Card No. _____, Aadhaar Card No. _____; all residents of Plot No. 12, Aranodaya Estate, Gogol, Margao, Goa, hereinafter called as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, agents, successors, representatives and/or assignees) of the ONE PART.

AND

- 4) **MR. HERAMB SHANTARAM KARPE**, son of late Shantaram Yeshwant Karpe, aged 43 years, married, Service, having PAN Card No. _____, Aadhaar Card No. _____, Mobile No. 9766659220, resident of H. No. 11/1, Near Paikamaan Temple, Bazaar Wada, Sanguem, Goa, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs,

Not upken

[Signature]

executors, administrators, agents, successors, representatives and/or assignees) of the OTHER PART.

All the parties hereto are Indian nationals.

WHEREAS the VENDOR NO. 1 and 3 herein are duly represented in this Deed of Sale by their lawful Attorney, the VENDOR NO. 2 herein by virtue of General Power of Attorney, executed before the Notary G.K. Hegde Desai, South Goa under Reg. No. 001/15/(M)/R dated 16/01/2015, a true copy of the said Power Attorney is annexed herewith.



AND WHEREAS the **VENDORS** herein have executed the present Deed of Sale and their admission is being admitted by their duly constituted attorney, MR. EKNATH NILKANT DALAL, son of late Nilkant Dalal, aged 53 years, married, businessman, Indian National, having PAN Card No., Aadhaar Card No., resident of H. No. 19/1, Cusmane, Quepem, Goa by virtue of Power of Attorney dated 14/07/2016 duly executed before Sub-Registrar of Quepem under Registration No. QPM-BK4-00020-2016, CD No. QPMD7, Book-4, dated 28/07/2016, before the Sub-Registrar of Sanguem for the purpose of presenting and admitting the execution of this Deed, a true copy of the said Power Attorney is annexed herewith.

AND WHEREAS there exists a property denominated as "OHEABAGA" or "AAIAMOLO", situated at Cotto, Sanguem, within the limits of the Municipal Council of Sanguem, Taluka and Sub District of Sanguem, District of South Goa, State of Goa, described in the former Land Registration Office at Quepem, under No. 20728 described at folio 66 of Book No. B-56, not enrolled in the Matriz records in the Taluka Revenue Office and surveyed for the purpose of record of rights under Survey No. 125/3 of Sanguem Village of Sanguem taluka

Natarpekar .

consisting of an area of 10,407 Sq. mts. The said property is bounded as under

On the East : By partly by river, road and Surveyed No. 125/2;

On the West : By Road and partly by reserved plot B within the said property;

On the North : By Partly by road and partly by Survey No. 125/1;

On the South : By Survey No. 126/1.



The above-described property is hereinafter referred to as "the said property" and more particularly described in the schedule-I hereunder written.

AND WHEREAS the said property was purchased by Xantabai Gonsu Naique alias Xanta Gonsu Forgento alias Shantul G. Kakodkar from its erstwhile owner Kamala Raje Wadiar vide Deed of Sale and Acquittance dated 11th October 1940, recorded at folio 78 verse onwards in the Notarial Book No. 350 of the Notary Jeronimo Salvador Constantino Socrates Da Costa, with office at Afonso de Albuquerque Road, Ilhas.

AND WHEREAS the said Xantabai Gonsu Naique alias Xanta Gonsu Forgento alias Shantul G. Kakodkar expired leaving behind as her Sole and universal heiress a female child namely Vassundara Cacodkar alias Sarita Vasant Fatarpekar alias Sarita Fatarpekar, the **VENDOR NO. 1** herein.

AND WHEREAS the **VENDOR NO. 1** was married to Vasant Fatarpekar, who expired leaving behind his only son namely Mr. Pravin Fatarpekar, who was married to the **VENDOR NO. 2** herein. The said Pravin Fatarpekar expired leaving behind as his Sole and universal heir the **VENDOR NO.**

Fatarpekar

3 herein being his son and as his Moiety Sharer the **VENDOR NO. 2** herein.

AND WHEREAS **the VENDORS** are therefore the lawful owners in possession of the said property fully described hereinabove and in the Schedule-I herein below mentioned.

AND WHEREAS **the VENDORS** have disannexed a smaller portion demarcated as Plot No. 9 having an area of 282.55 square meters, more clearly and particularly shown in the plan, which forms an integral part of this Deed and described in Schedule-II herein below.



AND WHEREAS **the VENDORS** have agreed to sell unto **the PURCHASER** and **the PURCHASER** has agreed to purchase from **the VENDORS** the said Plot No. 9 admeasuring an area of 282.55 sq. metres, of the afore cited property under survey No. 125/3, after being satisfied upon verification of the Title of **the VENDORS**.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That for a Total consideration of Rs. 4,23,825/- (Rupees Four Lakhs Twenty Three Thousand Eight Hundred Twenty Five Only) paid by **the PURCHASER** to **the VENDORS**, the receipt whereof **the VENDORS** do hereby acknowledge and admit and of the same forever acquit, release and discharge **the PURCHASER**, **the VENDORS** do hereby convey and transfer by way of absolute sale UNTO **the PURCHASER** the said Plot No. 9 described in the SCHEDULE-II hereinafter appearing so that **the PURCHASER**, for all times hereafter, TO HAVE AND TO HOLD, TO ENJOY and TO POSSESS the said Plot No. 9 described in the SCHEDULE-II hereinafter appearing along with the trees, courtyard areas, compounds, sewers, ditches, drains, ways, paths, rights, members and appurtenances whatsoever to the said Plot No. 9, admeasuring 282.55 sq. mts. of the said property

Natarajan



along with all that is situated therein and with all easements, right, interests, advantages, privileges and benefits available to the said Plot of land or to the owner thereafter, free of all encumbrances, and as the absolute owner thereof without any interference or claim from any person, whomsoever claiming title under **the VENDORS**.

2. **The VENDORS** do hereby covenant with **the PURCHASER** as under:-

- 
- (a) That the said Plot No. 9 admeasuring 282.55 sq. mts. Shall be quietly entered into and upon and held and enjoy the profits received there from by **the PURCHASER** without any interruption or disturbance by **the VENDORS** or any person claiming through or under them and without any disturbance by any other person whomsoever.
 - (b) That the Plot No. 9 hereby sold or any part thereof is not the subject matter of any Notification or proceedings under the Land Acquisition Act or any other laws for compulsory acquisition of land.
 - (c) That the Plot No. 9 hereby sold or any part thereof, is not a part or subject matter of any mortgage, charge or encumbrance or of any document creating any obligation on the said land or against the holder thereof.
 - (d) That all taxes payable on the said Plot No. 9 up to date, have been fully paid.
 - (e) That there is no litigation or proceedings in respect of the Plot No. 9 hereby sold or any part thereof, in any court of law, tribunal, forum or lawful authority.

Natarajan

[Signature]

(f) That the Plot No. 9 hereby sold or any part thereof, is not the subject matter of any attachment or seizure or proclamation of sale before any court of law, tribunal, forum or other local authorities.

(g) The title of **the VENDORS** to the Plot No. 9 hereby sold or any part thereof, is subsisting, free, clear and marketable.

(h) That **the VENDORS** have good right, full power and absolute authority to sell the Plot No. 9 hereby sold, in the manner in which it is done in this document.

(i) That in the event if **the PURCHASER** is deprived enjoyment of the Plot No. 9 hereby sold or any part thereof, on account of defect in title of **the VENDORS** thereto, **the VENDORS** shall compensate **the PURCHASER** appropriately and adequately.



3. That **the VENDORS**, at request and cost of **the PURCHASER**, shall always do or execute or cause to be done or executed, all such further documents, acts matters and things which will be necessary for the purpose of more perfectly conveying and assuring the title of the Plot No. 9 hereby sold in favour of **the PURCHASER** or to confirm the ownership of **the PURCHASER** in the Plot No. 9 hereby sold.

4. The parties hereby declare that the said property does not belong to Schedule Caste and Schedule tribe community and does not come within the purview of the notification No. RD/LND/LRC/318/77 dated 21/08/1978.

5. That **the PURCHASER** based on this Sale Deed shall be free to mutate his/her name in survey records of survey No. 9 of Sanguem Village, within the Municipal Council of

Hatarpalkar

[Signature]

Sanguem but in the mutation application he shall specifically state that it is in respect of the area sold and he shall also get recorded in the survey records his name only in respect of the area sold.

6. That **the PURCHASER** further declares that he will have no objection for cutting any trees or doing any development work in the remaining area of the property under survey No. 9 without any objection or No Objection Certificate from **the PURCHASER**.
7. That **the PURCHASER** further undertakes to apply for resurvey and have the area sold to him separated from Survey No. 9 and given a separate survey number. **The VENDORS** undertake to co-operate with **the PURCHASER** in effecting mutation and separation of the survey holding in respect of the Plot sold to him.
8. The market value of the said property hereby sold is also Rs. 4,23,825/- (Rupees Four Lakhs Twenty Three Thousand Eight Hundred Twenty Five Only).
9. The property hereby sold is more particularly identified and depicted in red colour on the plan annexed hereto.

SCHEDULE - I

ALL THAT landed property known as "OHEABAGA" or "AAIAMOLO", situated at Cotto, Sanguem, within the limits of the Municipal Council of Sanguem, Taluka and Sub District of Sanguem, District of South Goa, State of Goa, described in the former Land Registration Office at Quepem, under No. 20728 described at folio 66 of Book No. B-56, not enrolled in the Matriz records in the Taluka Revenue Office and surveyed for the purpose of record of rights under Survey No. 125/3 of Sanguem Village of Sanguem taluka consisting of an area of 10,407 Sq. mts and bounded as under:

Hataupelcan



- On the East : By partly by river, road and Surveyed No. 125/2;
- On the West : By Road and partly by reserved plot B within the said property;
- On the North : By Partly by road and partly by Survey No. 125/1;
- On the South : By Survey No. 126/1.

SCHEDULE - II
(PLOT NO. 9 HEREBY SOLD)

ALL THAT Plot No. 9 having an area of 282.55 sq. mts., that is part of the property known "OHEABAGA" or "AAIAMOLO", situated at Cotto, Sanguem, within the limits of the Municipal Council of Sanguem, Taluka and Sub District of Sanguem, District of South Goa, State of Goa, described in the former Land Registration Office at Quepem, under No. 20728 described at folio 66 of Book No. B-56, not enrolled in the Matriz records in the Taluka Revenue Office and surveyed for the purpose of record of rights under Survey No. 125/3 of Sanguem Village of Sanguem taluka, being a distinct and independent unit and is bounded as under:

- On the East : By 6.0 metre wide road;
- On the West : By Plot No. 2 of the same property;
- On the North : By 6.0 metre wide road;
- On the South : By Plot B of Survey No. 125/3 .

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to this Deed on the day, the month and the year first hereinabove written.

Natupelan

De

SIGNED AND DELI-
VERED by the
VENDORS within
named.



(Mrs. Madhavi Fatarpekar
for self and as legally
constituted attorney for
VENDOR No. 1 and 3)

L.H.F.I.:



R.H.F.I.:



Fatarpekar

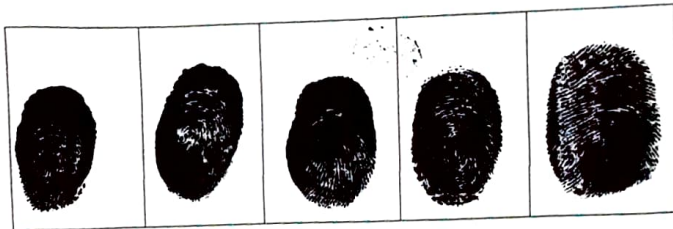
De

SIGNED AND DELIVERED
by the **PURCHASER** within
named.

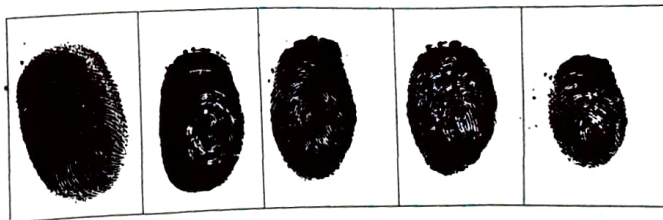


(Mr. Heramb Shantaram Karpe)

L.H.F.I.:



R.H.F.I.:



WITNESSES:-

1. Dhanu s. farmatant Vaidowals Bengem Goa H. No. 132

2. Marth Cheri' Kuyman Bengem - Goa. H. No. 21

(40)

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Wetapakar.

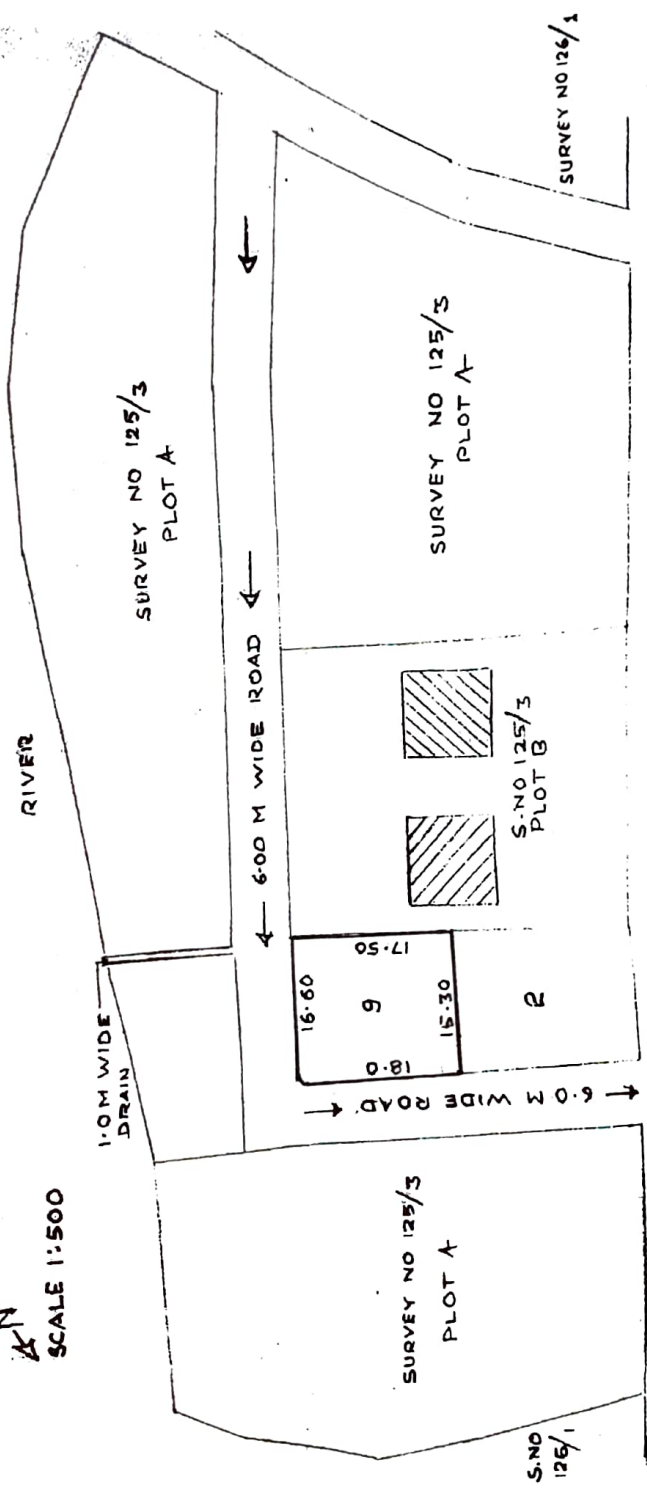


PLOT NO. 3

PLOT AREA 282.55m²

LOCATION PLAN

SCALE 1:500



ROAD

Gatankar

De



Office of Sub-Registrar Sanguem

Government of Goa

Print Date & Time : 20-09-2017 02:50:14 PM

Document Serial Number : 412

Presented at 02:18:00 PM on 20-09-2017 in the office of the Sub-Registrar(Sanguem) Along with fees paid as follows:

Sr. No	Description	Rs. Ps
1	Registration Fee	8480.00
2	Processing Fees	460.00
	Total :	8940.00

Stamp Duty Required: 12720.00

Stamp Duty Paid: 13000.00

Heramb Shantaram Karpe presenter

Name	Photo	Thumb Impression	Signature
Heramb Shantaram Karpe, S/o Late Shantaram Yeshwant Karpe, Married, Indian, age 43 Years, Service, r/oH.No. 11/1, Near Paikamaan Temple Bazaar Wada, Sanguem-Goa			

Endorsements

Executant

1 . Eknath Nilkant Dalal, S/o Late Nilkant Dalal, Married, Indian, age 53 Years, Business, r/oH.No. 19/1, Cusmane, Quepem-Goa as a constituted attorney of Vendor No. 1 to 3 vide POA dated 28/07/2016 executed before The Sub Registrar Office at Quepem under Reg. No. QPM-BK4-00020-2016 dated 28/07/2016

Photo	Thumb Impression	Signature
		

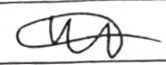
2 . Heramb Shantaram Karpe, S/o Late Shantaram Yeshwant Karpe, Married, Indian, age 43 Years, Service, r/oH.No. 11/1, Near Paikamaan Temple Bazaar Wada, Sanguem-Goa

Photo	Thumb Impression	Signature
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20/Sep/2017 2:50 PM

		
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Identification

Sr No.	Witness Details	Signature
1	Dharmu A.S. Karmalkar , S/o Appu Karmalkar ,Married,Indian,age 60 Years,Business,r/o Voilwado, Sanguem-Goa	
2	Mahesh Chari S/o Gajanan Chari,Married,Indian,age 48 Years,Pvt. Service,r/o Khamane Quepem-Goa	


 Sub-Registrar
 SUB-REGISTRAR
 SANGUEM

Certified that the Mutation fee of Rs.1000/-
 paid vide challan no 201700686107 dt. 29/9/2017


 SUB-REGISTRAR
 SANGUEM

Book-1 Document
Registration Number SGM-BK1-00409-2017
CD Number SGMD5 on
Date 20-09-2017

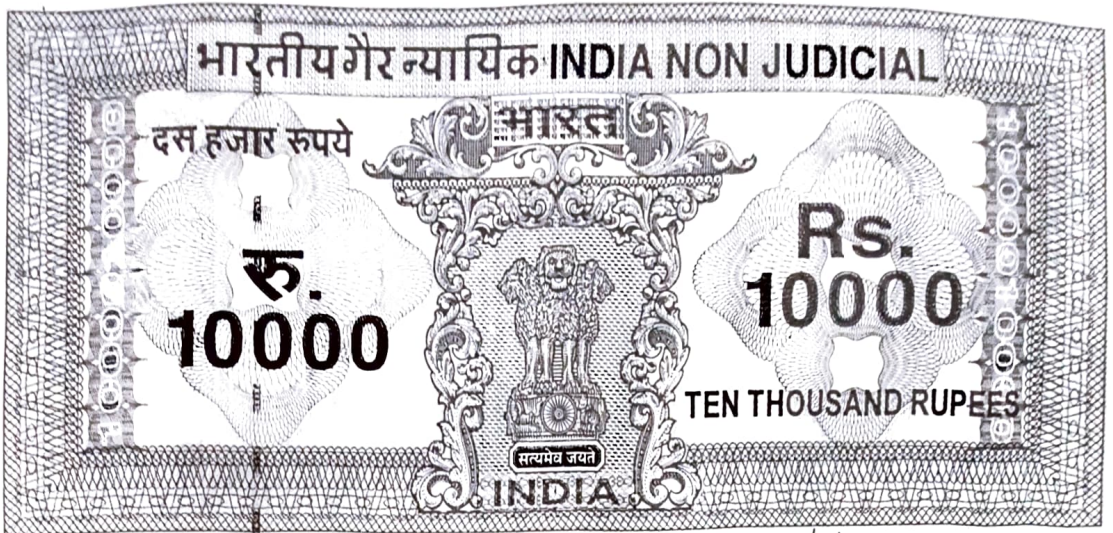

Sub-Registrar (Sangum)
SUB-REGISTRAR
SANGUM

Scanned By:-

Signature:-

Designed and Developed by C-DAC, ACTS, Pune

20/Sep/2017 2:50 PM



गोवा GOA

पिन 7464... 26/11/2019

053251

10,000/-
Heramb S. Karpe
Sanghem-Goa
12,000/-
H. Karpe
SIGNATURE OF VENDOR
STAMP VENDOR
LIC. NO. JUD/VEN-LIC/006/AC-I
DHARMU A.S. KARMAKAR
SANGHEM-GOIA

203/2019

Harshita Heramb Karpe

H. Karpe

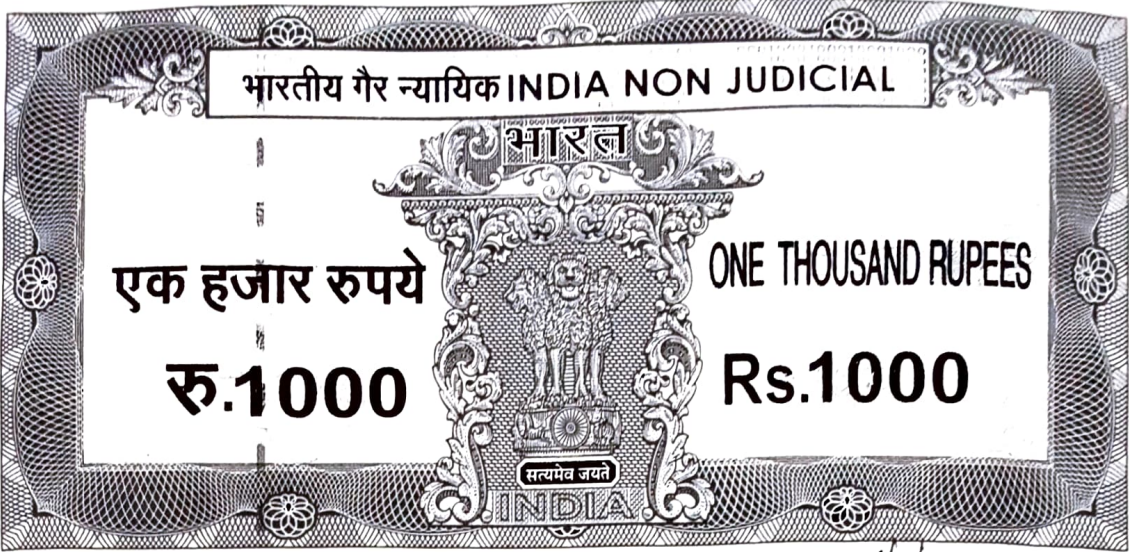


1

DEED OF SALE

Harshita Karpe

H. Karpe



गोवा GOA

N NO 7464 PLACE OF VENDOR SANGUEM DATE OF ISSUE 26/11/2019

463353

VALUE OF STAMP PAPER 1000/-

SIGNATURE OF VENDOR Heramb S. Karpe

PLACE OF PURCHASE Sanguem - Goa SIGNATURE OF PURCHASER S. Karpe

AMOUNT 12,000/-

SIGNATURE OF VENDOR

SIGNATURE OF THE PURCHASER

STAMP VENDOR
LIC. NO. 110/VEN-110/0001/0-1
DHARMADALAI AND CO.
SANGUEM - GOA



DEED OF SALE

Natarpekar

H Karpe

भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000

गोवा GOA

NO 7464... PLACE OF VENDOR SANGUEM DATE OF ISSUE 26/11/2019

463354

RENT OF STAMP PAPER 1,000/-

NAME OF THE VENDOR Heramb S. Karpe

NAME OF THE PURCHASER Jangnem - Goa S. Karpe

AMOUNT OF THE SALE 12,000/-

SIGNATURE OF VENDOR

SIGNATURE OF THE PURCHASER

STAMP VENDOR

LIC. NO. IND/VEN-LIC/006/AG-1

DHARM S. KARMAKAR

SANGUEM-GO

3

DEED OF SALE

Gestapeken

H Karpe

Hape
CM
THIS DEED OF SALE is made and executed at Sanguem, Goa, on this 26th day of the month of November, of the year Two Thousand and Nineteen.

BY AND BETWEEN

- 1) **MRS. SARITA FATARPEKAR**, wife of late Vasant Fatarpekar, daughter of late Xantul G. Forgent, aged 81 years, married, Landlady, having PAN Card No. *...*, Aadhaar Card No. *...*;
- 2) **MRS. MADHAVI PRAVIN FATARPEKAR**, wife of late Pravin Fatarpekar, aged 50 years, married, Service, having PAN Card No. *...*, Aadhaar Card No. *...*, Mobile No. 9812244632;
- 3) **MR. CHIRAG FATARPEKAR**, son of late Pravin Fatarpekar, aged 24 years, unmarried, Service, having PAN Card No. *...*, Aadhaar Card No. *...*; Both residents of Plot No. 12, Aranodaya Estate, Gogol, Margao, Goa, hereinafter called as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, agents, successors, representatives and/or assignees) of the ONE PART.

AND

- 4) **MR. HERAMB SHANTARAM KARPE**, son of late Shantaram Yeshwant Karpe, aged 45 years, married, Service, having PAN Card No. *...*, Aadhaar Card No. *...*, Mobile No. 9766659220, resident of H. No. 11/1, Near Paikamaan Temple, Bazaar Wada, Sanguem, Goa, hereinafter referred to as **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs,

Fatarpekar

HKarpe

executors, administrators, agents, successors, representatives and/or assignees) of the OTHER PART.

All the parties hereto are Indian nationals.

WHEREAS the VENDOR NO. 1 and 3 herein is duly represented in this Deed of Sale by their lawful Attorney, the VENDOR NO. 2 herein by virtue of General Power of Attorney, executed before the Notary G.K. Hegde Desai, South Goa under Reg. No. 001/15/(M)/R dated 16/01/2015, a true copy of the said Power Attorney is annexed herewith.

AND WHEREAS the **VENDORS** herein have executed the present Deed of Sale and their admission is being admitted by their duly constituted attorney, MR. EKNATH NILKANT DALAL, son of late Nilkant Dalal, aged 61 years, married, businessman, Indian National, having PAN Card No. , Aadhaar Card No. , resident of H. No. 19/1, Cusmane, Quepem, Goa by virtue of Power of Attorney dated 14/07/2016 duly executed before Sub-Registrar of Quepem under Registration No. QPM-BK4-00020-2016, CD No. QPMD7, Book-4, dated 28/07/2016, before the Sub-Registrar of Sanguem for the purpose of presenting and admitting the execution of this Deed, a true copy of the said Power Attorney is annexed herewith.

AND WHEREAS there exists a property denominated as "OVEABAGO" or "OH EABAGA" or "AAIAMOLO", situated at Cotto, Sanguem, within the limits of the Municipal Council of Sanguem, Taluka and Sub District of Sanguem, District of South Goa, State of Goa, described in the former Land Registration Office at Quepem, under No. 20728 described at folio 66 of Book No. B-56, not enrolled in the Matriz records in the Taluka Revenue Office and surveyed for the purpose of record of rights under Survey No. 125/3 of Sanguem Village of

Katapetkar

Hhaibe

Sanguem taluka consisting of an area of 10,407 Sq. mts. The said property is bounded as under

On the East : By partly by river, road and Surveyed No. 125/2;

On the West : By Road and partly by reserved plot B within the said property;

On the North : By Partly by road and partly by Survey No. 125/1;

On the South : By Survey No. 126/1.

The above-described property is hereinafter referred to as "the said property" and more particularly described in the schedule-I hereunder written.

AND WHEREAS the said property was purchased by Xantabai Gonsu Naique alias Xanta Gonsu Forgento alias Shantul G. Kakodkar from its erstwhile owner Kamala Raje Wadiar vide Deed of Sale and Acquittance dated 11th October 1940, recorded at folio 78 verse onwards in the Notarial Book No. 350 of the Notary Jeronimo Salvador Constantino Socrates Da Costa, with office at Afonso de Albuquerque Road, Ilhas.

AND WHEREAS the said Xantabai Gonsu Naique alias Xanta Gonsu Forgento alias Shantul G. Kakodkar expired leaving behind as her Sole and universal heiress a female child namely Vassundara Cacodkar alias Sarita Vasant Fatarpekar alias Sarita Fatarpekar.

AND WHEREAS the VENDOR NO. 1 was married to Vasant Fatarpekar, who expired leaving behind his only son namely Mr. Pravin Fatarpekar, who was married to the **VENDOR NO. 2** herein. The said Pravin Fatarpekar expired leaving behind as his Sole and universal heir the **VENDOR NO.**

Natarpekar

H. K. K. K.

3 herein being his son and as his Moiety Sharer the **VENDOR NO. 2** herein.

AND WHEREAS **the VENDORS** are therefore the lawful owners in possession of the said property fully described hereinabove and in the Schedule-I herein below mentioned.

AND WHEREAS **the VENDORS** have disannexed a smaller portion demarcated as Plot No. 2 having an area of 264.73 square meters, more clearly and particularly shown in the plan, which forms an integral part of this Deed and described in Schedule-II herein below and have obtained the necessary No Objection Certificate in terms of section 46(6) of Goa, Daman and Diu, Town and Planning Act, 1974, from the Town and Country Planning Department, Quepem, Goa bearing No. TPQ/NOC/46(6)/704/S-SGM/125/3/2019/2366 dated 18/10/2019 for registration of Deed of Sale in respect of the said plot.

AND WHEREAS **the VENDORS** have agreed to sell unto **the PURCHASER** and **the PURCHASER** has agreed to purchase from **the VENDORS** the said Plot No. 2 admeasuring an area of 264.73 sq. metres, being part of the afore cited property under survey No. 125/3, after being satisfied upon verification of the Title of **the VENDORS**.

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS:

1. That for a Total consideration of Rs. 3,97,095/- (Rupees Three Lakhs Ninety Seven Thousand Ninety Five Only) paid by **the PURCHASER** to **the VENDORS**, the receipt whereof **the VENDORS** do hereby acknowledge and admit and of the same forever acquit, release and discharge **the PURCHASER**, **the VENDORS** do hereby convey and transfer by way of absolute sale UNTO **the PURCHASER** the said Plot No. 2 described in the SCHEDULE-II hereinafter appearing so that **the PURCHASER**,

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for all times hereafter, TO HAVE AND TO HOLD, TO ENJOY and TO POSSESS the said Plot No. 2 described in the SCHEDULE-II hereinafter appearing along with the trees, courtyard areas, compounds, sewers, ditches, drains, ways, paths, rights, members and appurtenances whatsoever to the said Plot No. 2, admeasuring 264.73 sq. mts. of the said property along with all that is situated therein and with all easements, right, interests, advantages, privileges and benefits available to the said Plot of land or to the owner thereafter, free of all encumbrances, and as the absolute owner thereof without any interference or claim from any person, whomsoever claiming title under **the VENDORS**.

2. **The VENDORS** do hereby covenant with **the PURCHASER** as under:-

- (a) That the said Plot No. 2 admeasuring 264.73 sq. mts. Shall be quietly entered into and upon and held and enjoy the profits received there from by **the PURCHASER** without any interruption or disturbance by **the VENDORS** or any person claiming through or under them and without any disturbance by any other person whomsoever.
- (b) That the Plot No. 2 hereby sold or any part thereof is not the subject matter of any Notification or proceedings under the Land Acquisition Act or any other laws for compulsory acquisition of land.
- (c) That the Plot No. 2 hereby sold or any part thereof, is not a part or subject matter of any mortgage, charge or encumbrance or of any document creating any obligation on the said land or against the holder thereof.

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- (d) That all taxes payable on the said Plot No. 2 up to date, have been fully paid.
 - (e) That there is no litigation or proceedings in respect of the Plot No. 2 hereby sold or any part thereof, in any court of law, tribunal, forum or lawful authority.
 - (f) That the Plot No. 2 hereby sold or any part thereof, is not the subject matter of any attachment or seizure or proclamation of sale before any court of law, tribunal, forum or other local authorities.
 - (g) The title of **the VENDORS** to the Plot No. 2 hereby sold or any part thereof, is subsisting, free, clear and marketable.
 - (h) That **the VENDORS** have good right, full power and absolute authority to sell the Plot No. 2 hereby sold, in the manner in which it is done in this document.
 - (i) That in the event if **the PURCHASER** is deprived enjoyment of the Plot No. 2 hereby sold or any part thereof, on account of defect in title of **the VENDORS** thereto, **the VENDORS** shall compensate **the PURCHASER** appropriately and adequately.
3. That **the VENDORS**, at request and cost of **the PURCHASER**, shall always do or execute or cause to be done or executed, all such further documents, acts matters and things which will be necessary for the purpose of more perfectly conveying and assuring the title of the Plot No. 2 hereby sold in favour of **the PURCHASER** or to confirm the ownership of **the PURCHASER** in the Plot No. 2 hereby sold.

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4. The parties hereby declare that the said property does not belong to Schedule Caste and Schedule tribe community and does not come within the purview of the notification No. RD/LND/LRC/318/77 dated 21/08/1978.
5. That **the PURCHASER** based on this Sale Deed shall be free to mutate his/her name in survey records of survey No. 125/3 of Sanguem Village, within the Municipal Council of Sanguem but in the mutation application he shall specifically state that it is in respect of the area sold and he shall also get recorded in the survey records his name only in respect of the area sold.
6. That **the PURCHASER** further declares that he will have no objection for cutting any trees or doing any development work in the remaining area of the property under survey No. 125/3 without any objection or No Objection Certificate from **the PURCHASER**.
7. That **the PURCHASER** further undertakes to apply for resurvey and have the area sold to him separated from Survey No. 125/3 and given a separate survey number. **The VENDORS** undertake to co-operate with **the PURCHASER** in effecting mutation and separation of the survey holding in respect of the Plot sold to him.
8. The market value of the said property hereby sold is also Rs. 3,97,095/- (Rupees Three Lakhs Ninety Seven Thousand Ninety Five Only).
9. The property hereby sold is more particularly identified and depicted in red colour on the plan annexed hereto.
10. The VENDORS No. 1 nad 2 are widows and they are executing this Deed of Sale at their free will, without any coercion, undue influence or otherwise.

H. K. K. K.

H. K. K. K.

11. The PURCHASER in this Deed is duly represented by his duly constituted Attorney Mrs. Harshita Karpe, wife of Heramb Shantaram Karpe, aged 41 years, married, Service, Indian National, having PAN Card No. , Aadhaar Card No. , resident of H. No. 11/1, Near Paikamaan Temple, Bazaar Wada, Sanguem, Goa, by virtue of General Power of Attorney dated 27/09/2016, executed before the Notary/Advocate Shri Alfred Fernandes, registered under No. 2545/2016, dated 27/09/2016, a certified copy of which is presented alongwith this Deed

SCHEDULE - I

ALL THAT landed property known as "OVEABAGO" or "OH EABAGA" or "AAIAMOLO", situated at Cotto, Sanguem, within the limits of the Municipal Council of Sanguem, Taluka and Sub District of Sanguem, District of South Goa, State of Goa, described in the former Land Registration Office at Quepem, under No. 20728 described at folio 66 of Book No. B-56, not enrolled in the Matriz records in the Taluka Revenue Office and surveyed for the purpose of record of rights under Survey No. 125/3 of Sanguem Village of Sanguem taluka consisting of an area of 10,407 Sq. mts and bounded as under:

On the East : By partly by river, road and Surveyed No. 125/2;

On the West : By Road and partly by reserved plot B within the said property;

On the North : By Partly by road and partly by Survey No. 125/1;

Harshita Karpe

H Karpe

On the South : By Survey No. 126/1.

SCHEDULE - II
(PLOT NO. 2 HEREBY SOLD)

ALL THAT Plot No. 2 having an area of 264.73 sq. mts., that is part of the property known "Oveabago" or "Oh eabaga" or "Aaiamolo", situated at Cotto, Sanguem, within the limits of the Municipal Council of Sanguem, Taluka and Sub District of Sanguem, District of South Goa, State of Goa, described in the former Land Registration Office at Quepem, under No. 20728 described at folio 66 of Book No. B-56, not enrolled in the Matriz records in the Taluka Revenue Office and surveyed for the purpose of record of rights under Survey No. 125/3(Part) of Sanguem Village of Sanguem taluka, being a distinct and independent unit and is bounded as under:

On the East : By Road;

On the West : By remaining part of the property
Survey No. 125/3;

On the North : By Public Road;

On the South : By remaining part of the property
Survey No. 125/3.

IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands to this Deed on the day, the month and the year first hereinabove written.

Handwritten signature

Handwritten signature

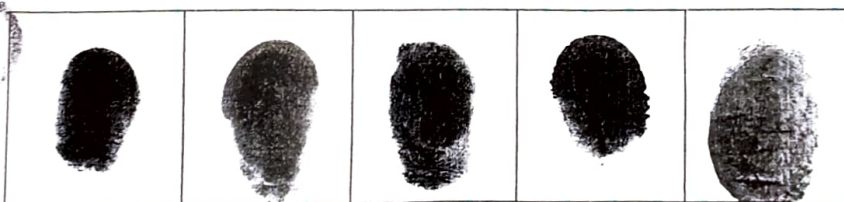
SIGNED SEALED AND DELIVERED
BY THE WITHINNAMED "VENDORS"
OF THE SECOND PART



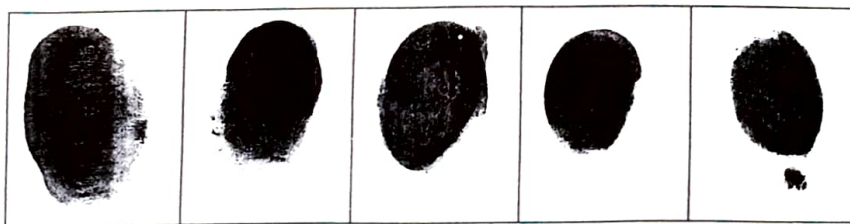
Fatarpekar

(SMT. MADHAVI alias MADHURI PRAVIN
FATARPEKAR, for self and as the constituted
attorney of the Vendor No. 1 and 3)

LEFT HAND FINGER PRINTS



RIGHT HAND FINGER PRINTS



Fatarpekar

Hkape

SIGNED AND DELIVERED
by **the PURCHASER** within
named.



H Karpe
(Mrs. Harshita Karpe,
The duly constituted attorney for
the PURCHASER)

L.H.F.I.:



R.H.F.I.:



WITNESSES:-

1. Pooja Prasad Raiker *ppRaiker*
 2. Supraj S. Nain Tari *Supraj S. Nain Tari*
- Natunpekar* *H Karpe*

PLAN SHOWING PLOT

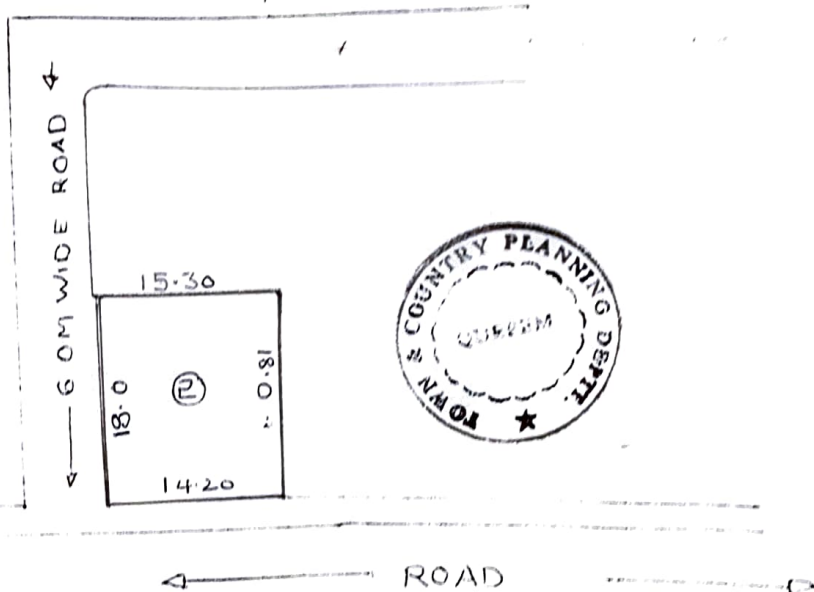
SITUATED AT VILLAGE SANGUEN

TALUKA SANGUEN S.NO. - 125/3

PLOT NO. 2 AREA : 264.73 M²



SCALE 1:500



Retarpekan

Hfaybe



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 11-Dec-2019 11:12:02 am

Document Serial Number - 2019-SGM-203

Presented at 11:12:49 am on 11-Dec-2019 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Sanguem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	12000
2	Registration Fee	7950
3	Processing Fee	640
Total		20590

Stamp Duty Required :12000

Stamp Duty Paid : 12000

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Harshita Heramb Karpe ,S/o - D/o Shivanand Shet Parkar Age: 41, Marital Status: ,Gender:Female,Occupation: Service, Address1 - H. No. 11-1, Near Paikamaan Temple, Bazaar wada, Sanguem, Goa, Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Eknath Nilkant Dalal ,S/o - D/o Nlikant Dalal Age: 61, Marital Status: ,Gender:Male,Occupation: Business, Address1 - H. No.19-1, Cusmane, Quepem, Goa, Address2 - , PAN No.:			
2	Harshita Heramb Karpe ,S/o - D/o Shivanand Shet Parkar Age: 41, Marital Status: ,Gender:Female,Occupation: Service, Address1 - H. No. 11-1, Near Paikamaan Temple, Bazaar wada, Sanguem, Goa, Address2 - , PAN No.:			

Witness:

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

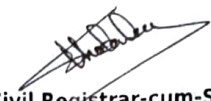
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Supraj Shashikant Naik Tari, 37 , ,9823360511 , ,Business , Marital status : Married 403704, Patem Sanguem, Sanguem, SouthGoa, Goa			
2	Pooja Prasad Raikar, 52 , ,9166659220 , ,Housewife , Marital status : Married 403704, 49, 49, Dattawadi Sanguem, Sanguem, SouthGoa, Goa			


Sub Registrar



Document Serial No:-2019-SGM-203

Book :- 1 Document Registration Number :- SGM-1-201-2019 Date : 11-Dec-2019
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Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Sanguem)




Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

Office of the Civil Registrar-cum-Sub Registrar, Sanguem
REGISTRATION DEPARTMENT, GOVERNMENT OF GOA

Print Date Time:- 11-Dec-2019 11:35:13

Date of Receipt: 11-Dec-2019

Receipt No.: 2019-20/8/167

Serial No. of the Document: 2019-SGM-203

Nature of Document: **Conveyance - 22**

Received the following amounts from **Harshita Heramb Karpe** for Registration of above Document in Block 1 for the year 2019

Registration Fee	7950	E-Challan	• Challan Number : 201901375079 • CIN Number : CPW7803360	7950
Processing Fee	640	E-Challan	• Challan Number : 201901375079 • CIN Number : CPW7803360	640
Total Paid	8590 (Rupees Eight Thousand Five Hundred And Ninety only)			

Probable date of issue of Registered Document: 21/1/2020

Signature of the Sub-Registrar

TO BE FILLED IN BY THE PARTY AT THE TIME OF SUBMISSION OPTIONAL

Please handover the Registered Document to the person named below

Name of the Person Authorized :

Specimen Signature of the Person Authorized

Signature of the Presenter

TO BE FILLED IN AT THE TIME OF HANDING OVER OF REGISTERED DOCUMENT

The Registered Document has been handed over to on Dated **11-Dec-2019**

Signature of the person receiving the Document

Harshita

Signature of the Sub-Registrar

Heramb Karpe on 21/1/2020