

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

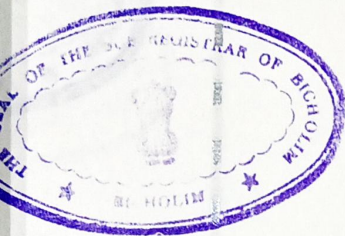
वा GOA

Serial No. 4098 Date of Vendor, Panaji Date 21/2/22
Value of Stamp Paper 25,000/-
Name of Purchaser Premnath B Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting _____

106467

Sign of Stamp Vendor
Mangala N. Karaparkar
License No AC/STP/VEN/747/99

Parties :
Sign of Purchaser



2022-BCH-116

11/02/2022

:1:

DEED OF SALE

THIS DEED OF SALE is made and executed at Bicholim-Goa,
on this 11th day of February 2022 (11/02/2022);

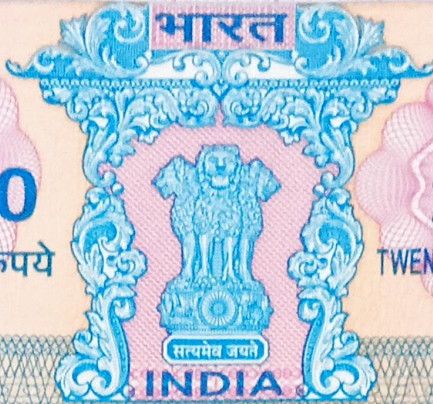
Premnath B Sawant
BT

...2/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

गोवा GOA

Serial No. 4098 Place of Vendor, Panaji Date 21/11/20
Value of Stamp Paper 25,000
Name of Purchaser Premnath B. Sward
Residence _____ Name of Father _____
Purpose _____ Transacting Parties :

Sign of Stamp Vendor Sign of Purchaser
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

106470



:2:

BETWEEN

(1). **SHRI. DEU RAMCHANDRA PAL**, son of late Shri. Ramchandra Pal, 73 years of age, retired, widower, Indian National, holding Aadhar Card No. [REDACTED], Pan Card No. [REDACTED], and Mobile No. 9404912003, (2). **SHRI.**

[Signature]
[Signature]

...3/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

पोवा GOA

Serial No. 4093 Place of Vendor, Panaji Date 25/11/22
Value of Stamp Paper 25000
Name of Purchaser Premnath B Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting Parties : _____

106471

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser



:3:

RAJENDRA DEU PAL, son of Shri. Deu Ramchandra Pal, 41 years of age, married, businessman, Indian National, holding Aadhar Card No. [REDACTED], Pan Card No. [REDACTED], and Mobile No. 8308026982, and his wife **(3). MRS. NITI**

....4/-

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000
पच्चीस हजार रुपये



Rs.
25000
TWENTY FIVE THOUSAND RUPEES

वा GOA

Serial No. 4093 Place of Vendor, Panaji Date 2/11/22
Value of Stamp Paper 25000
Name of Purchaser Premnath B Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting Parties :

106472

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser



:4:

RAJENDRA PAL alias **NITI Y. THAKUR**, wife of Shri. Rajendra Pal, daughter of Shri. Yeshwant Thakur, 37 years of age, service, Indian National, holding Aadhar Card No. [REDACTED], Pan Card No. [REDACTED], and Mobile No. 7038847543 (4). **SHRI.**

[Signature]

....5/-

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

पोवा GOA

Serial No 4093 Place of Vendor, Panaji Date 25/08/2018
Value of Stamp Paper 25,000
Name of Purchaser Premnath B Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting _____

106474

Parties :

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser



:5:

AMEY DEU PAL, son of Shri. Deu Pal, 36 years of age, married, business, Indian National, holding Aadhar Card No. [REDACTED], Pan Card No. [REDACTED], and Mobile No. 7887481802, and his wife (5). **MRS. NIMISHA AMEY PAL** alias

...6/-

[Signature]

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु.
25000

पच्चीस हजार रुपये



Rs.
25000

TWENTY FIVE THOUSAND RUPEES

वा GOA

Serial No. 4093 Place of Vendor, Panaji Date 25/04/20
Value of Stamp Paper 25000
Name of Purchaser Premnath B Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting Parties : _____

106475

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser



:6:

NIMI PRAKASH KUDNEKAR, wife of Shri. Amey Pal, daughter of Shri. Prakash Kudnekar, 30 years of age, service, Indian National, holding Aadhar Card No. [REDACTED], Pan Card No. [REDACTED], and Mobile No. 9823928898 all are resident

[Signature]

7.../-



वा GOA

Serial No. 4018 Place of Vendor. Panaji Date 25/05/99
Value of Stamp Paper 25,000
Name of Purchaser Premchandra B. Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting Parties :
✓
Sign of Stamp Vendor _____ Sign of Purchaser [Signature]
Mangala N. Karapurkar
License No AC/STP/VEN/7-17/99

106491

:7:

Of H. No. 113, Gaonkarwada, Bicholim-Goa hereinafter referred to as the **"VENDORS"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include their legal heirs, legal representatives, executors, nominees, administrators and assigns) of the **first Part.**

[Signature]
[Signature]

...8/-



वा GOA

Serial No. 4098 Place of Vendor, Panaji Date 24/2/22
Value of Stamp Paper, 15,000/-
Name of Purchaser Premnath B Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting Parties :
Sign of Stamp Vendor Sign of Purchaser
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

049227

:8:

AND

(6). **SHRI. PREMNATH BHAGWANT SAWANT**, son of Shri. Bhagwant Sawant, 52 years of age, married, business, Indian National, holding Aadhar Card No. [REDACTED], Pan card No. [REDACTED] and Mobile No. 9823016310, residing at House

...9/-



गोवा GOA

Serial No. 4098 Place of Vendor, Panaji Date 2/12/22
Value of Stamp Paper 1000
Name of Purchaser Pernath B Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting
Parties :

640212



Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser

:9:

No. 531/5, Limawaddo, Socorro, Porvorim, Bardez-Goa, hereinafter referred to as the **"PURCHASER"** (which expression shall unless repugnant to the context or meaning thereof be deemed to include his legal heirs, executors, legal nominees, administrators and assigns) of the **Second Part**.

[Signature]

....10/-



गोवा GOA

Serial No. 4098 Date of Vendor, Panaji Date 10/06/2020
Value of Stamp Paper ₹.1000
Name of Purchaser Premnath B. Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting Parties :

Sign of Stamp Vendor _____ Sign of Purchaser _____
Mangala N. Karapinar
License No. AD/PNE/17/2020

640564



:10:

AND WHEREAS, the vendor No. 2 to 5 herein are duly represented by their father/father-in-law i.e. The Vendor No.1 as their Power of Attorney which is duly registered under No. 10,54/2020 dated 23rd June 2020 before Shri. S. A. Parab the Notary Public at Bicholim.

...11/-



गोवा GOA

640565

Serial No. 4098 Place of Vendor, Panaji Date 24/11/99
Value of Stamp Paper 1000
Name of Purchaser Premnath B Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting _____

Parties :

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Sign of Purchaser



:11:

AND WHEREAS, within the jurisdiction of Bicholim Taluka, at village Bordem, there exist an immoveable property known as "DEVASU" admeasuring an area of 10,682 square meters which is surveyed under Survey No. 16/2 of Village Bordem, which

...12/-

[Handwritten signature]



गोंया GOA

Serial No. 4093 Date of Vendor's Stamp 24/11/2011
Value of Stamp Paper 500
Name of Purchaser Premath B. Sawad
Residence _____ Name of Father _____
Purpose _____ Transacting Parties: _____
Signature of Stamp Vendor _____ Signature of Purchaser _____
M. K. Karapurkar
L. K. Karapurkar
AC/STP/BN747/99

693088

:12:

property is neither described in the Land Registration Office nor enrolled in Taluka Revenue Office of Bicholim. The said property admeasuring an area of 10,682 square meters is bounded as under:-

...13/-



गोवा GOA

Serial No. 4098 Place of Vendor, Panaji Date 24/11/22
Value of Stamp Paper 500
Name of Purchaser Pranav B. Sarda
Residence _____ Name of Father _____
Purpose _____ Transacting _____

693545

N

Parties :
[Signature]

Sign of Stamp Vendor
Mangala N. Ka. _____
License No AC/STP/VEN/747/59



:13:

On the East : By the remaining part of the property

surveyed under No. 16/2 of Village Bordem

[Signature]
[Signature]

...14/-



गोवा GOA

Serial No 4098 Place of Vendor, Panaji Date 24/12/22
Value of Stamp Paper 100
Name of Purchaser Premnath B. Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting _____

A 473978

Parties :

Signature of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Signature of Purchaser

:14:

On the West : By the property surveyed under survey No.

16/1, 16/8 and 16/10 of village Bordem,

Signature of Purchaser
32

...15/-



गोवा GOA

Serial No. 4098 Place of Vendor, Panaji Date 21/11/22
Value of Stamp Paper 100
Name of Purchaser Premnath B Seward A 474008
Residence _____ Name of Father _____
Purpose _____ Transacting _____
Parties :
Sign of Stamp Vendor [Signature]
Mangala N. Karapurkar
License No AC/STP/VEN/747/99
Sign of Purchaser [Signature]

:15:

On the North : By the property surveyed under survey No.

65/0 of village Bordem,

...16/-

[Signature]
[Signature]



गोवा GOA

Serial No 4098 Place of Vendor, Panaji Date 21/11/22
Value of Stamp Paper 100
Name of Purchaser Premnath B Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting _____

A 474009

Sign of Stamp Vendor
Mangala N. Karpurkar
License No AC/STP/VEN/747/99

Parties :
Sign of Purchaser

:16:

On the South : By the property bearing survey No. 16/11,

16/11-F and 16/11-G of Village Bordem.

...17/-



गोवा GOA

Serial No. 4098 Place of Vendor, Panaji Date 24/11/2011
Value of Stamp Paper 100
Name of Purchaser Premnath B Sawant
Residence _____ Name of Father _____
Purpose _____ Transacting _____

A 474010

Sign of Stamp Vendor
Mangala N. Karapurkar
License No AC/STP/VEN/747/99

Parties :
Sign of Purchaser

:17:

The said property admeasuring an area of 10,682 square meters is more particularly, specifically and clearly described in Schedule-I hereunder written. For the sake of brevity and to


Premnath
[Signature]

...18/-

:18:

avoid repetition of the facts the above mentioned property admeasuring an area of 10,682 square meters is hereinafter referred to as the said property.

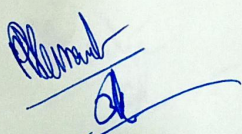
AND WHEREAS, the said property belonged to Shri. Ramchandra Deu pal alias Pol and his wife Smt. Taramoti alias Chandrabhaga Pol alias Pal.



AND WHEREAS, Ramchandra Deu Pal alias Pol and his wife Smt. Taramoti alias Chandrabhaga Pol alias Pal expired leaving behind Shri Deu Ramchandra Pal married to Smt. Laxmi Deu Pal and Smt. Sunanda Uttam Raut married to Shri Uttam Raut.

AND WHEREAS, wife of Shri Deu Ramchandra Pal i.e. Smt. Laxmi Deu Pal got expired leaving behind Shri Deu Ramchandra Pal as moiety holder and following legal heirs namely Mr. Rajendra Deu Pal married to Mrs. Niti Rajendra Pal and Mr. Amey Deu Pal married to Mrs. Nimisha Amey Pal.


AND WHEREAS, upon the death of said Shri. Ramchandra Deu pal alias Pol, Smt. Taramoti alias Chandrabhaga Pol alias Pal and Smt. Laxmi Deu Pal, The Deed of Declaration and Succession came to be executed and drawn which is registered



...19/-

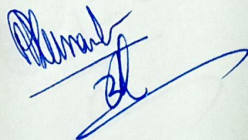
:19:

in the office of Sub-Registrar of Bicholim Taluka, Bicholim-Goa under No. 317 at pages No. 12 to 14 dated 27/11/2014 whereby Smt. Sunanda Uttam Raut married to Shri Uttam Raut, Shri. Deu Ramchandra Pal, Mr. Rajendra Deu Pal married to Mrs. Niti Rajendra Pal and Mr. Amey Deu Pal were declared and qualified to be the legal heirs of late Shri. Ramchandra Deu pal alias Pol, Smt. Taramoti alias Chandrabhaga Pol alias Pal and Smt. Laxmi Deu Pal.



AND WHEREAS, Smt. Sunanda Uttama Raut alias Manika Ramchandra Deu Pal, and her husband Shri. Uttama Raut vide Deed of Relinquishment of rights made on 19/10/2014 which is registered in the office of Sub-Registrar of Bicholim Taluka, Bicholim-Goa under No. 312 of page 77 to 79 drawn in the Book of Deeds have relinquished their right in all the estate left behind by late Shri. Ramchandra Deu pal alias Pol, Smt. Taramoti alias Chandrabhaga Pol alias Pal in favour of Shri Deu Ramchandra Pal, Mr. Rajendra Deu Pal married to Mrs. Niti Rajendra Pal and Mr. Amey Deu Pal.

AND WHEREAS, the vendor No. 3 being the wife of the vendor No. 2 and vendor No. 5 being the wife of vendor No. 4 who are married under the law of Communion of Assets and therefore



...20/-

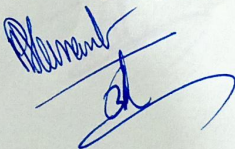
entitled to the said property and as such made as a parties to the present Deed of Sale.

AND WHEREAS, by virtue of above mentioned documents the Vendors became the absolute owners and are in possession and enjoyment of the said property admeasuring 10,682 square meters.

AND WHEREAS, the names of The Vendor No.1 is recorded in the column of occupant in Form No. I & XVI of Survey No. 16/2 of Village Bordem.

AND WHEREAS, the Vendors divided the said property into sub divided plots.


AND WHEREAS, the Purchaser with the intention to purchase the plot No. 6 admeasuring an area of 351 square meters and Plot No. 8 admeasuring an area of 343 square meters and as such approach the Vendors showing his intention to Purchase the said both the plots and the vendors have agreed with the Purchaser for absolute sale of plots i.e. plot No. 6 admeasuring an area of 351 square meters for consideration of Rs. 28,08,000/- (Rupees Twenty Eight Lakhs Eight Thousand Only)



...21/-

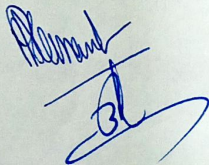
:21:

and Plot No. 8 admeasuring an area of 343 square meters for consideration of Rs. 27,44,000/- (Rupees Twenty Seven Lakhs Forty Four Thousand Only). The plot No. 6 and Plot No. 8 are herein after referred to as the "**said plots**" which is more particularly, clearly and specifically described in the schedule-II and schedule-III respectively herein under.



AND WHEREAS, The Vendors have obtained No objection Certificate for Plot No. 6 from the Office of the Dy. Town Planner, Town and Country Planning Department, Bicholim Taluka Office, Bicholim-Goa, dated 29/06/2020 under Ref. No.49(6)/BORDEM-440/TCP/20/776 for registration of Sale Deed. (Annexed herewith is No Objection Certificate dated 29/06/2020).

AND WHEREAS, The Vendors have also obtained No objection Certificate for Plot No. 8 from the Office of the Dy. Town Planner, Town and Country Planning Department, Bicholim Taluka Office, Bicholim-Goa, dated 29/06/2020 under Ref. No.49(6)/BORDEM-439/TCP/20/778 for registration of Sale Deed. (Annexed herewith is No Objection Certificate dated 29/06/2020).



...22/-

AND WHEREAS, the market value of the plot No. 6 admeasuring an area of 351 square meters is Rs. 28,08,000/- (Rupees Twenty Eight Lakhs Eight Thousand Only) and Plot No. 8 admeasuring an area of 343 square meters is Rs. 27,44,000/- (Rupees Twenty Seven Lakhs Forty Four Thousand Only) and accordingly stamp duty of 3.5 percent which comes to Rs. 1,94,400/- (Rupees One Lakhs Ninety Four Thousand Four Hundred Only) is affixed herewith.

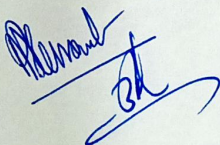
NOW THEREFORE THIS DEED OF SALE WITNESSES AND AGREES AS UNDER:-

1. In pursuance of the aforesaid agreement and in total consideration of amount Rs. 55,52,000/- (Rupees Twenty Seven Lakhs Seventy Six Thousand Only) paid to the Vendors by the Purchasers in the following manner:-

(i). Rs. 5,00,000/- (Rupees Five Lakhs Only) by cheque No. 014122 drawn on Union Bank of India, Socorro branch dated 15/12/2021 in the name of Vendor No.2,

(ii). Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four Thousand Only) by cheque No. 014136 drawn on Union Bank of India., Socorro branch dated 01/02/2022 in the name of the Vendor no. 1,

(iii). Rs. 15,84,000/- (Rupees Fifteen Lakhs Eighty Four



Thousand Only) by cheque No. 014137 drawn on Union Bank of India., Socorro branch dated 01/02/2022 in the name of the Vendor no. 4,

(iv). Rs. 18,28,000/- (Rupees Eighteen Lakhs Twenty Eight Thousand Only) by cheque No. 014138 drawn on Union Bank of India., Socorro branch dated 01/02/2022 in the name of the Vendor no. 2,

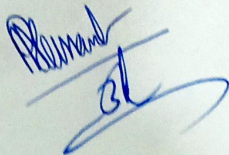
(v). Rs. 23,520/- (Rupees Twenty Three Thousand Five Hundred and Twenty Only) Tax Deducted at source dated 01/02/2022 drawn on State Bank of India, Gandinagar, Bangalore Branch in favour of the vendor No. 2,

(vi). Rs. 16,000/- (Rupees Sixteen Thousand Only) Tax Deducted at source dated 01/02/2022 drawn on State Bank of India, Gandinagar, Bangalore Branch in favour of the vendor No. 1,

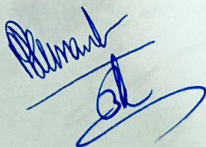
(vii). Rs. 16,000/- (Rupees Sixteen Thousand Only) Tax Deducted at source dated 01/02/2022 drawn on State Bank of India, Gandinagar, Bangalore Branch in favour of the vendor No. 4, and

(viii). Rs. 480/- (Rupees Four Hundred and Eighty Only) by cash, (the payment and the receipt whereof the Vendors do hereby admit and acknowledge). They the Vendors do hereby sell, transfer, convey, assure and assigns by way of this Deed of sale, free from encumbrance unto and in favour of the Purchaser

....24/-



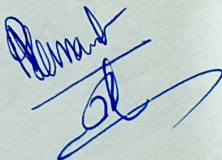
herein all that said plots better described in the Schedule-II and schedule-III respectively herein after and better identified and the plan annexed hereto, written along with all its open spaces, trees, fences, hedges, ditches, ways, water, waterways, lights, privileges, liberties, easements including the said right of way granted and appurtenances whatsoever to the said plots belonging or in any way appertaining or actually held or occupied therewith or reputed to belong or be appurtenant thereto all the estate, interest, use, property, possession, right, title, benefits, claim and demand whatsoever of the Vendors into or upon the said plots, and every part thereof and **TO HAVE AND TO HOLD** the same to the use and benefit of the Purchaser forever and absolutely with title deeds, writings and other evidences of title as ordinarily pass on such sale subject however to the payment by the Purchaser of all the taxes, rents, assessments, rates and duties now and hence chargeable upon the same or which may become henceforth payable in respect thereof to the Government, municipality or any other lawful authority and it shall be lawful for the Purchaser from time to time and at all times hereafter to peacefully and quietly to enter upon, possess and enjoy the said plots and to receive all rents and profits thereof and of every part thereof to and for his own use, and benefit without any suit, eviction, interruption, claim



and demand whatsoever from or by the Vendors or anybody acting through or under or on their behalf **AND THAT** the Vendors declare that they have absolute right and marketable title to sell the said plots.

2. The Vendors do hereby covenant with the Purchaser and assure as under:-

(a). That there is no other person who is lawfully entitled to the said plots and further that the said plots are free from any mortgage, tenancy, encumbrance, lien, charge or any other claim or liability of whatsoever nature from any person whomsoever to the said plots and that the Vendors have got full and absolute right, title and power and authority to transfer, convey, sell, agree to sell and transfer the said plots in favour of the Purchaser without any legal impediment whatsoever and the said plots have become the exclusive property of the Purchaser and the Purchaser shall be liberty to deal with the same in the manner it likes and free to use, construct thereon, develop, enjoy, sell, gift, mortgage, lease and transfer the same by whatever means it deems fit, without any interference, hindrance, demand, objection, claim or interruption by the vendors or any person(s) claiming under or through them or in trust for them.



.....26/-



(b). That the said plots or any part thereof is not subject to any notice or notification or proceedings under the Land acquisition Act.

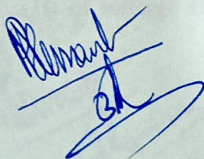
(c). There is no civil suit or any appeal or execution proceedings or any legal proceedings, pending before any Judicial and/or Revenue Court in Goa with respect to the said plots.

(d). That the Vendors have not entered into any agreement and/or agreement of Sale or deed of Sale with any other person/s, builders/developers/purchaser in respect of the said plots and that they undertake to clear the title of the said plots at their own cost and expenses when called upon to do so by the Purchaser.

(e). That the Vendors have no objection for the mutation of the records of rights (Form I & XIV) to include the name of the Purchaser in the occupant column so also to partition the said plots.

(f). The Vendors shall pay all the other charges and taxes whatsoever which are required to be paid for the said plots to all public authorities prior to execution this Deed of Sale.

3. That the actual peaceful, physical vacant possession of the



.....27/-

said plots is delivered by the Vendors to the Purchaser simultaneously at the time of execution of the present Deed of Sale.

4. The Vendors and the Purchaser hereby declares that the property in transaction is not belongs to Schedule Caste/Schedule Tribe pursuant to the Notification No. RD/LAND/LRC/318/77 dated 21/08/1978.

SCHEDULE I

(Description of the property)

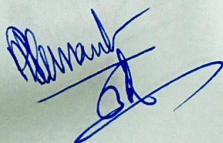
All that property known as "DEVASU" presently surveyed under survey number 16/2 of Bordem, situated at Village Bordem, Bicholim Taluka District North Goa admeasuring an area of 10,682 square meters which is neither described in the Land Registration Office of Bicholim nor enrolled in Taluka Revenue office of Bicholim and which is bounded as under:-

On the East : By the remaining part of the property surveyed under No. 16/2 of Village Bordem,

On the West : By the property surveyed under survey No. 16/1, 16/8 and 16/10 of village Bordem,

On the North : By the property surveyed under survey No. 65/0 of village Bordem,

....28/-



:28:

On the South : By the property bearing survey No. 16/11,
16/11-F and 16/11-G of Village Bordem.

SCHEDULE II

(Description of the Plot No. 6 hereby sold)

All that sub-divided plot No. 6 admeasuring an area of 351 square meters forming part of the said property known as "DEVASU", situated at village Bordem, Bicholim Taluka, Goa, surveyed under Survey No. 16/2 of village Bordem which is more particularly described in Schedule-I above written and the plan annexed hereto and bounded as under:-

On the East : By Survey No. 16/2-A;

On the West : By 8.00 meters wide road;

On the North : By Plot No. 4;

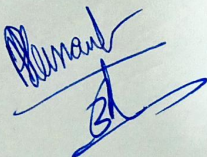
On the South : By Plot No. 8.

SCHEDULE III

(Description of the Plot No. 8 hereby sold)

All that sub-divided plot No. 8 admeasuring an area of 343 square meters forming part of the said property known as "DEVASU", situated at village Bordem, Bicholim Taluka, Goa, surveyed under Survey No. 16/2 of village Bordem which is more particularly described in Schedule-I above written and the plan annexed hereto and bounded as under:-

....29/-



:29:

On the East : By Survey No. 16/2-A;
On the West : By 8.00 meters wide road;
On the North : By Plot No. 6;
On the South : By Plot No. 10.

IN WITNESS WHEREOF the parties have signed this Deed at
Bicholim, Goa, on the day, month and year first above written in
the presence of two attesting witnesses.

...30/-



A handwritten signature in blue ink is present. The signature appears to be "M. M. M." followed by a large, stylized flourish or underline.

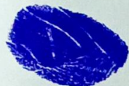
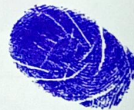
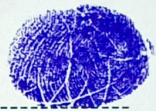
:30:

Signed, Sealed and Delivered By
The Withinnamed Shri. Deu
Ramchandra Pal, The Vendor No.1
for self and as power of attorney
to the Vendor No.2 to 5.



L.H.F.P.

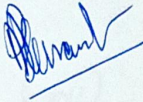
R.H.F.P.



...31/-

:31:

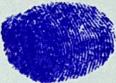
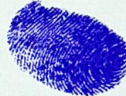
Signed, Sealed and Delivered By
The Withinnamed Shri. Premnath
Bhagwant Sawant, The Purchaser.



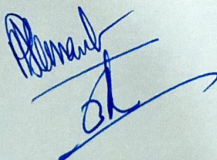
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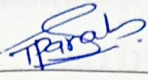
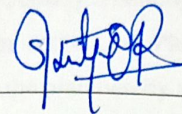
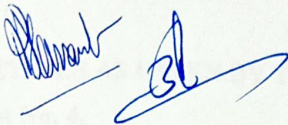
R.H.F.P.



...32/-



Witnesses:-

1.  (Adv. Shiddhi T. Parab)2.  (Siddharth Kothkar)B. N. Vatsal
Dy. Town Planner



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office Bicholim-Goa.

Ref. No. 49(6)/BORDEM- 440/TCP/20/ 776 Date: 29/6/2020

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act., 1974, Town & Country Planning Department has No Objection for the registration of Deed of Sale in respect of Plot No. 6 in Sy. No. 16/2 of village Bordem Taluka Bicholim as per the plan hereby annexed. The plot/property falls within Settlement Zone as per Regional Plan for Goa 2021 admeasuring an area 351.00 Sq. mts. Known as "DEVASU".

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH BY: Plot No. 4.

SOUTH BY: Plot No. 8.

EAST BY: Sy. No. 16/2-A.

WEST BY: 8.00 mtr wide road.

1. This N.O.C. is issued for sale as per the Inventory dated 17/01/2014 Registered under Registration No. 9/1988/B dtd. 17/01/2014 before the Sub-Registrar of Bicholim as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. The plot shown on the site plan enclosed with NOC has been submitted by the competent Engineer.
3. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

NOTE: Applicant has paid processing fees of Rs. 1000/- (Rupees One Thousand Only) challan No. 51 dtd. 22/6/2020.

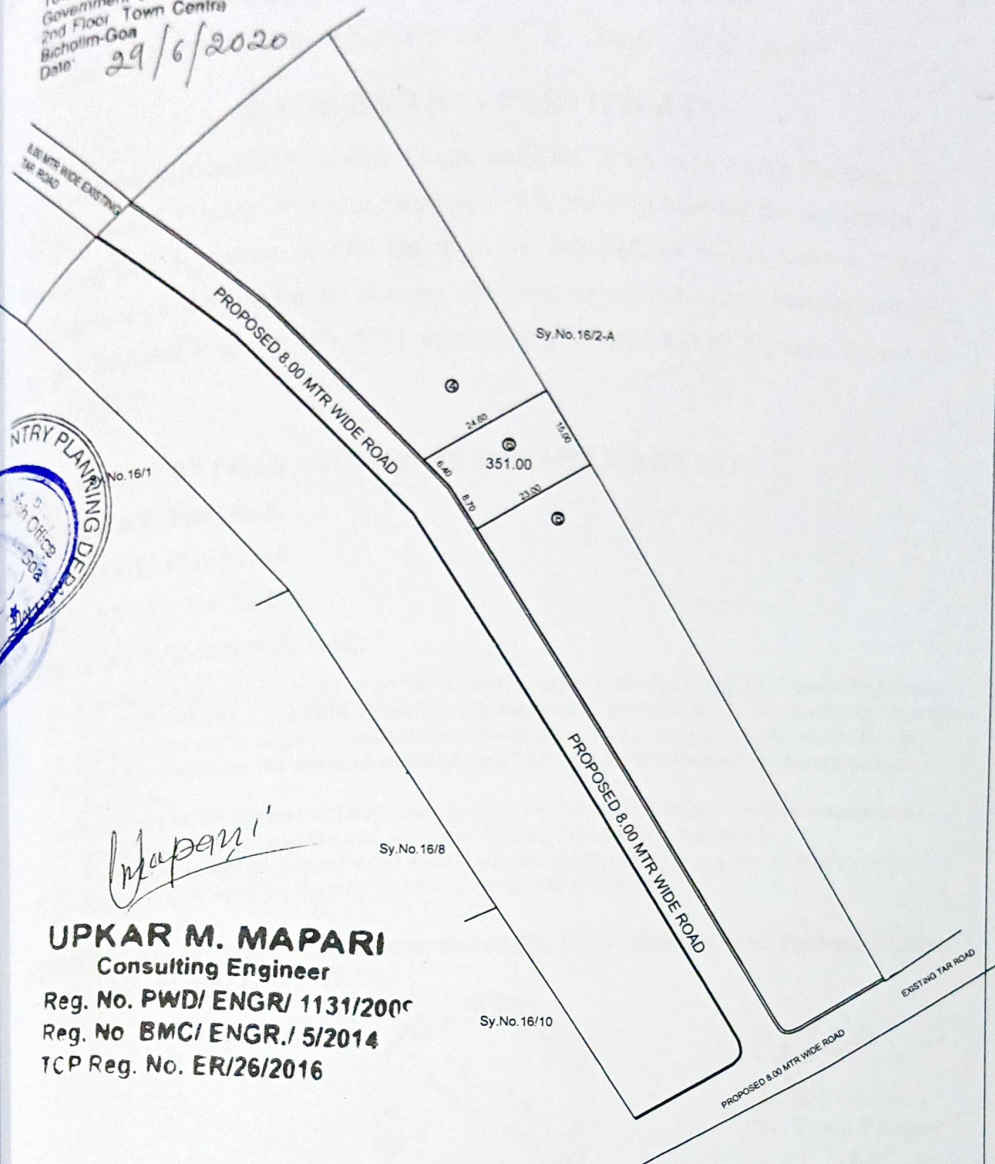


(R. N. Volvoikar)
Dy. Town Planner

To,
Deu Ramchandra Pal.
Bordem Bicholim Goa.

PLAN SHOWING PLOT NO.6 IN SY. NO. 16/2 OF VILLAGE BORDEM OF BICHOLIM TALUKA FOR NOC PURPOSE UNDER SECTION 49/6.

49(6) Borden / 440 / Td / 20 / 776
 Ref. No. Town & Country Planning Dept
 Government of Goa
 2nd Floor, Town Centre
 Bicholim-Goa
 Date: 29/6/2020



UPKAR M. MAPARI
 Consulting Engineer
 Reg. No. PWD/ ENGR/ 1131/2000
 Reg. No. BMC/ ENGR./ 5/2014
 TCP Reg. No. ER/26/2016

(Signature)



Office of the Dy. Town Planner,
Town & Country Planning Dept.
Bicholim/Sattari Taluka Office Bicholim-Goa.

Ref. No. 49(6)/BORDEM- 439 /TCP/20/ 778 Date: 29/6/2020

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974, Town & Country Planning Department has No Objection for the registration of Deed of Sale in respect of Plot No. 8 in Sy. No. 16/2 of village Bordem Taluka Bicholim as per the plan hereby annexed. The plot/property falls within Settlement Zone as per Regional Plan for Goa 2021 admeasuring an area 343.00 Sq. mts. Known as "DEVASU".

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH BY: Plot No. 6.

SOUTH BY: Plot No. 10.

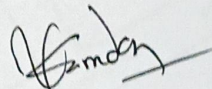
EAST BY: Sy. No. 16/2-A.

WEST BY: 8.00 mtr wide road.

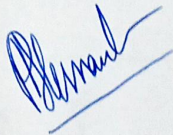
1. This N.O.C. is issued for sale as per the Inventory dated 17/01/2014 Registered under Registration No. 9/1988/B dtd. 17/01/2014 before the Sub-Registrar of Bicholim as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. The plot shown on the site plan enclosed with NOC has been submitted by the competent Engineer.
3. It will not be binding on this Department to grant any Technical Clearance in the aforementioned property under Goa Land Development and Building Construction Regulations.
4. Traditional access and natural water drain if any passing through the property shall be maintained.
5. This N.O.C. is valid for the purpose of Reg. for period of 3 years.

NOTE: Applicant has paid processing fees of Rs. 1000/- (Rupees One Thousand Only) challan No. 50 dtd. 22/6/2020.




(R. N. Volvoikar)
Dy. Town Planner

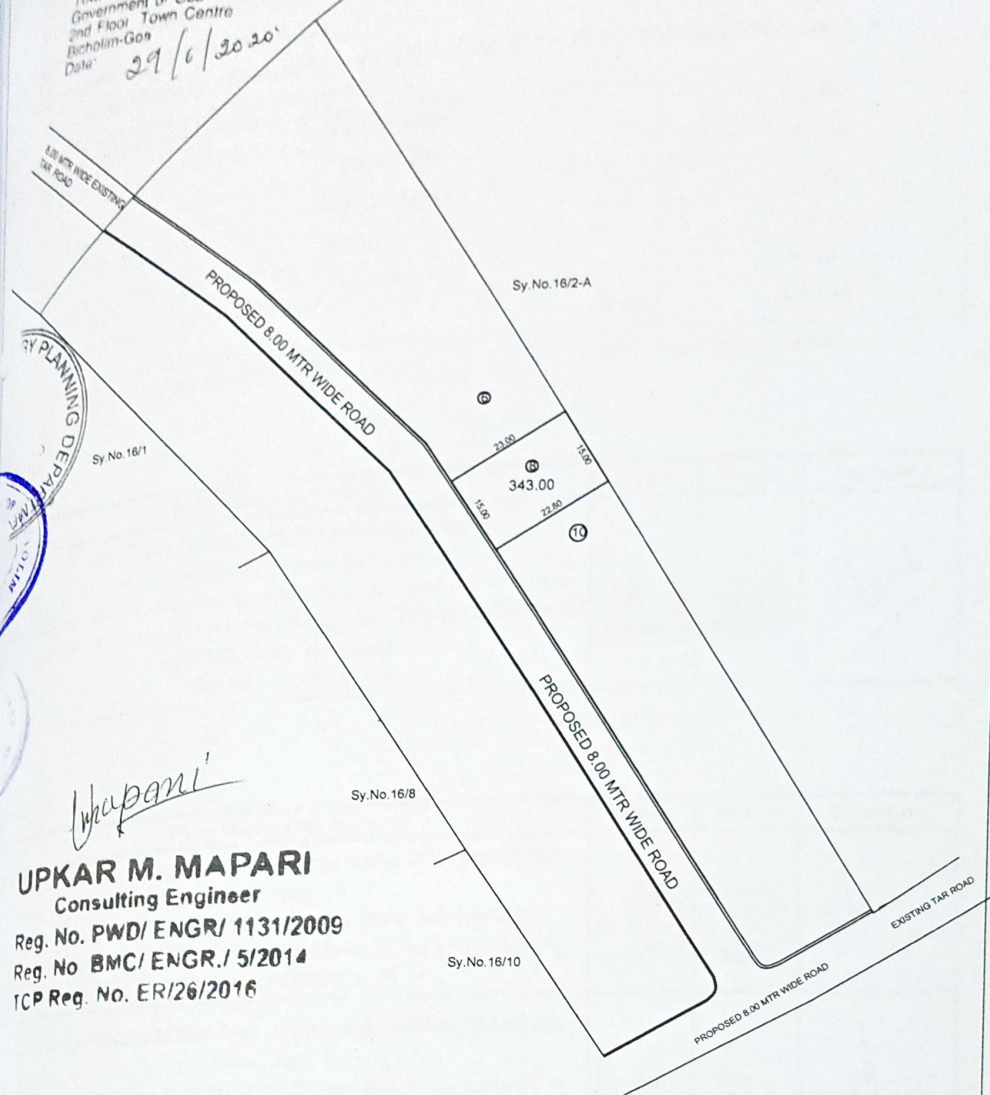
To,
Deu Ramchandra Pal.
Bordem Bicholim Goa.



PLAN SHOWING PLOT NO.8 IN SY. NO. 16/2 OF VILLAGE BORDEN OF BICHOLIM TALUKA FOR NOC PURPOSE UNDER SECTION 49/B.



49(6) Borden / 439/TCP/20/778
 Plot No. 8
 Town & Country Planning Dep.
 Government of Goa
 2nd Floor Town Centre
 Bicholim-Goa
 Date: 29/6/2020



Upkar M. Mapari
UPKAR M. MAPARI
 Consulting Engineer
 Reg. No. PWD/ ENGR/ 1131/2009
 Reg. No. BMC/ ENGR./ 5/2014
 TCP Reg. No. ER/26/2016

Blind



Government of Goa
Document Registration Summary 2

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

Print Date & Time :- 11-Feb-2022 02:35:00 pm
Document Serial Number :- 2022-BCH-116

Presented at 02:18:10 pm on 11-Feb-2022 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Bicholim along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	194400
2	Registration Fee	166560
3	Mutation Fees	1000
4	Processing Fee	1240
Total		363200

Stamp Duty Required :194400/-









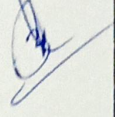


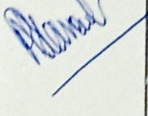
Stamp Duty Paid : 194400/-

Presenter

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	PREMNATH BHAGWANT SAWANT ,Father Name:BHAGWANT SAWANT, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, Address1 - H NO 531 5 LIMAWADDO SOCORRO PORVORIM BARDEZ GOA, Address2 - , PAN No. [REDACTED]			



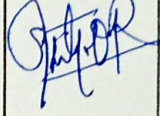


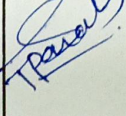
Executer

Sr.No	Party Name and Address	Photo	Thumb	Signature
1	DEU RAMCHANDRA PAL , Father Name:RAMCHANDRA PAL, Age: 74, Marital Status: Widower ,Gender:Male,Occupation: Unemployed, H NO 113 GAONKARWADA BICHOLIM GOA, PAN No. [REDACTED]			
2	DEU RAMCHANDRA PAL , Father Name:RAMCHANDRA PAL, Age: 74, Marital Status: , Gender:Male,Occupation: Unemployed, H NO 113 GAONKARWADA BICHOLIM GOA, PAN No. [REDACTED] , as Power Of Attorney Holder for NIMISHA AMEY PAL ALIAS NIMI PRAKASH KUDNEKAR			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
3	DEU RAMCHANDRA PAL , Father Name:RAMCHANDRA PAL, Age: 74, Marital Status: ,Gender:Male,Occupation: Unemployed, H NO 113 GAONKARWADA BICHOLIM GOA, PAN No.: [REDACTED], as Power Of Attorney Holder for AMEY DEU PAL			
4	DEU RAMCHANDRA PAL , Father Name:RAMCHANDRA PAL, Age: 74, Marital Status: ,Gender:Male,Occupation: Unemployed, H NO 113 GAONKARWADA BICHOLIM GOA, PAN No.: [REDACTED], as Power Of Attorney Holder for RAJENDRA DEU PAL			
5	DEU RAMCHANDRA PAL , Father Name:RAMCHANDRA PAL, Age: 74, Marital Status: ,Gender:Male,Occupation: Unemployed, H NO 113 GAONKARWADA BICHOLIM GOA, PAN No.: [REDACTED], as Power Of Attorney Holder for NITI RAJENDRA PAL ALIAS NITI Y THAKUR			
6	PREMNATH BHAGWANT SAWANT , Father Name: BHAGWANT SAWANT, Age: 52, Marital Status: Married ,Gender:Male,Occupation: Business, H NO 531 5 LIMAWADDO SOCORRO PORVORIM BARDEZ GOA, PAN No.: [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SIDDHESH MOHAN KOTKAR, Age: 38, DOB: , Mobile: 9545275531 , Email: , Occupation: Business , Marital status : Married , Address: 403504, H NO 80/4 SUDHA COLONY NEAR SHANTADURGA HIGHER SECONDARY BORDEM BICHOLIM GOA, Bordem, Bicholim, NorthGoa, Goa			
2	Name: SHIDDHI TULSHIDAS PARAB, Age: 26, DOB: 1995-09-02 , Mobile: 7507652600 , Email: , Occupation: Advocate , Marital status : Married , Address: 403504, H NO 585/2 VINAYAK NAGAR/GANESH NAGAR MULGAO BICHOLIM GOA, H NO 585/2 VINAYAK NAGAR/GANESH NAGAR MULGAO BICHOLIM GOA, Mulgao, Bicholim, NorthGoa, Goa			

Sub Registrar


Document Serial Number :- 2022-BCH-116

Document Serial No:-2022-BCH-116

Book :- 1 Document

Registration Number :- **BCH-1-115-2022**

Date : 11-Feb-2022


Sub-Registrar
BICHOLIM

Sub Registrar(Office of the Civil Registrar cum-Sub Registrar, Bicholim)