



गोवा GOA

003197

Sl. No. 462 Place of Vend Mapusa Date of Issue 07/02/03 Value of Stamp Paid Rs. 10,000 Name of the Purchaser Ten Thousand only
Mr. Lawrence Souza
 Value of the Property 30,000/-

(Signature)
 Signature of the ex-officio Vendor

(Signature)
 Signature of Purchasee

Original No. G32/12
 presented at the Office of the Sub-Registrar of Bardez
 between the hours of 12 noon and 12 noon on 07/02/03

Received fees for Registration	Rs. <u>30000:00</u>
Copying (Hobos)	<u>60</u>
Copying endorsements	<u>90:00</u>
Stampage	<u>10:00</u>
Total Rs.	<u>30100:00</u>

Recd - 30/1/145

(Signature)
 SUB-REGISTRAR
 BARDEZ

(Signature)
 SUB-REGISTRAR
 BARDEZ

SALE DEED

...2/-

(Signature)
(Signature)
(Signature)



गोवा GOA

sr. no. 462
 07/02/07
 Date of Issue of Vendor Mapusa Date of
 Value of Stamp Paper
 Rs. 10,000/- Ten Thousand only
 Name of the Purchaser MR. Lourenco D'souza
 residing at [REDACTED]
 As there is no stamp paper for the
 value of Rs. 30,000/- stamp papers
 for the registration of the notice is attached
 alongwith.

003198


 Signature of the
 ex-officio Vendor


 Signature of Purchaser



- 2 -

THIS SALE DEED is made on this 8th day of
 February, 2007 at Mapusa.

BETWEEN

...3/-





गोवा GOA

sr. No. 412 Place of Vend Mapusa Date of
 issue 07/02/07 19..... Value of Stamp Paper
 Rs. 10,000/- (Rupees Ten Thousand only)
 Name of the purchaser Mr Laurence D'souza
 residing at [REDACTED]
 As there is no one single stamp paper for the
 value of Rs. 30,000/- Additional stamp papers
 for the completion of the value is attached
 along with.

003196

[Signature]
 Signature of the
 ex-officio Vendor

[Signature]
 Signature of Purchaser



- 3 -

(1) SHRI ALVARO HIGINO SANTIAGO, son of Anthony
 B. Santiago, 59 years of age, business and his
 wife

...4/-

[Signature]
[Signature]

[Signature]

[Signature]

(2) SMT. MARCELINA D. SANTIAGO, wife of Alvaro Higino Santiago, 49 years of age, housewife, both residents of [REDACTED] Goa, hereinafter called the "SELLERS" (which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators and assigns) OF THE ONE PART.

AND

(3) MR. LOURENCO D'SOUZA, son of Anthony D'Souza, aged 36 years, business, married, resident of [REDACTED]

(4) MR. VIKAS GANWANI, son of Karpar G. Ganwani, age 35 years, married, business, resident of [REDACTED]

(5) MR. PANKAJ DABRAL, son of K. R. Dabral, age 35 years, married, business, resident of [REDACTED] called the "PURCHASERS" (which expression unless repugnant to the context or meaning thereof shall include their heirs, successors, executors, administrators and assigns) OF THE OTHER PART.

All the parties to this Deed are Indian Nationals.

...5/-



[Handwritten signatures]

WHEREAS the Seller no.2 is represented by Seller no.1 as Power of Attorney executed on 22-08-2005 before Notary S.J. Sardesai, Mapusa, Bardez-Goa.

WHEREAS the Seller No.1 and 2 are owners in possession of the property surveyed under No.7/25 of Parra Village which is known as "GHANE MOROD" surveyed under No.7/25 of Parra Village Sub-District of Bardez, District of North Goa.

AND WHEREAS the said property was originally belonged to Antonio Piedade Santiago who is great grandfather of the Vendor No.1 and same is described in the Land Registration Office under No.9393 at page 176 of Book B 24 at Mapusa and enrolled in the Revenue office of Matriz Predial under No.2495, which is bounded as under:-

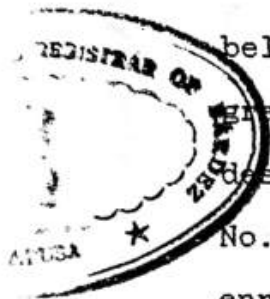
EAST : By nullah beyond which lies the public road

WEST : By nullah

NORTH: By property bearing Survey No.7/43, 44, 45 and 46

SOUTH: By nullah beyond which lies the property bearing Survey No.219/4

...6/-



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

AND WHEREAS the Vendor No.1 acquired right to the said property by way of Will dated 08-11-1977 made by late Mr. Cyrilo Santiago, son of said Antonio Santiago, Will dated 10-12-1986 made by late Julio Santiago who died as bachelor on 28-02-1987 and by Gift Deed dated 14-08-1991 made by Mr. Jerome Minguel Jose Lucio De Souza and his wife Mrs. Maria Clara Georgina Antonietta De Braganza Santiago e Souza.

AND WHEREAS by Deed of Transfer and Exchange dated 06-03-1996 the father and mother of Vendor No.1 had become absolute owner of the property surveyed under No.7/25 of Parra Village.

The said deed is registered under no.1762 Book No.I Vol. No.417 dated 06-09-1996.

AND WHEREAS after the death of parents the Seller No.1 is the universal heir and successor of the said property and accordingly his name is recorded in Form No.I & XIV.

AND WHEREAS the Sellers have decided to sell and the Purchasers have verified and satisfied with location and decided to purchase the scheduled property for the total consideration of Rs.15,00,000/- (Rupees fifteen lakhs only) which is the market value of the same.

...7/-



[Handwritten signatures and initials]

NOW THEREFORE THE WITNESSES OF THIS DEED

ARE AS UNDER:-

1. In pursuance of the said Agreement and in the total consideration of Rs.15,00,000/- (Rupees fifteen lakhs only) which is the present market value paid by the Purchasers to the Vendors (the receipt whereof the Vendors do hereby acknowledge and admit). The Vendors hereby sell, convey, transfer to the Purchasers free from encumbrances the property more particularly described in the schedule hereunder written together with all trees, fences, ways, water courses, structures, lights and privileges, easement and appurtenances whatsoever to the said property belonging to or in any way appertaining or usually held or occupied therewith or reputed to belong to or appurtenant thereto AND ALL ESTATE rights, title, interest, claim and demand of the Vendors into or upon said property hereby conveyed to the Purchasers and every part thereof to have unto and hold the same to the use of the Purchasers together with title deeds, writings and other evidence of the title as originally pass on such sale.

2. The Vendors and all the persons claiming under them do hereby covenant with the Purchasers

...8/-



Handwritten signatures of the parties involved in the deed, including a signature on the left and two signatures on the right.

that the Vendors have now lawfully been bounded with the schedule property free from encumbrances or defects whatsoever and they all have absolute authority to sell the scheduled property.

3. The Purchasers may hereafter peacefully and quietly possess enjoy the scheduled property without any claim or demand whatsoever from the Vendors or any person claiming through or under them.

4. The Vendors further covenant that they shall at the request of the Purchasers and cost by the Purchasers do or execute all lawful act and things whatsoever or further and more perfectly conveying and ensuring the said property and part thereof in the manner aforesaid as also putting him in enjoyment of the same, according to true intents of meaning of this deed.

5. That in the event of any part anywhere in the schedule property being lost by Purchasers on account of any claim made by any person or persons, the Vendors and their heirs shall recoup the Purchasers of such losses together with all litigation expenses that be incurred to protect the title to the property by the Purchasers.

...9/-



Three handwritten signatures are present at the bottom of the page. The signature on the left is a cursive name, possibly "D. S. Srinivas". The middle signature is a stylized name, possibly "S. Srinivas". The signature on the right is another cursive name, possibly "S. Srinivas".

6. That the Purchasers shall not interfere in the remaining area of the Vendors.

SCHEDULE

ALL THAT part of the property known as "GHANE MOROD" admeasuring 2721 sq. mts. and shown as Plot I, situated at Parra Village, within the jurisdiction of Village Panchayat of Parra, Taluka and Sub-District of Bardez, District of North Goa, State of Goa, surveyed under No.7 sub-division no.25, described in the Land Registration Office of Bardez under No.9393 at page no.176 at Book B-24 and enrolled in Taluka Revenue Office of Bardez under Matriz No.2495 and same is shown in annexed plan and bounded as under:-



- East : By Nullah and access as shown in the annexed plan
- West : By Nullah and remaining part of the property surveyed under No.7/25
- North: By remaining part of the property surveyed under No.7/25
- South: By remaining part of property surveyed under No.7/25.

IN WITNESS WHEREOF this Deed is signed by the Seller No.1 for self and as duly constituted attorney of Seller No.2 and the Purchasers on the date, month and year first hereinabove mentioned.

...10/-

[Handwritten signatures]



SHRI ALVARO HIGINO SANTIAGO
for self and as duly
constituted attorney of Seller
No.2 SMT. MARCELINA D.
SANTIAGO

"SELLERS"

L. H. F. Prints

R. H. F. Prints



- (1)
- (2)
- (3)
- (4)
- (5)

- (1)
- (2)
- (3)
- (4)
- (5)

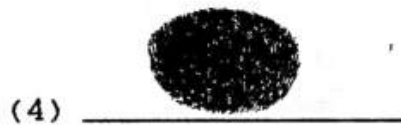
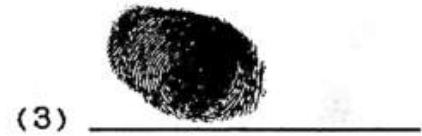
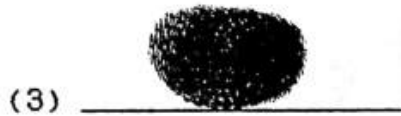
...11/-



MR. LOURENCO D'SOUZA
"PURCASER No.1"

L. H. F. Prints

R. H. F. Prints



...12/-



MR. VIKAS GANWANI
"PURCASER No.2"



L. H. F. Prints

R. H. F. Prints

- (1)
- (2)
- (3)
- (4)
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- (1)
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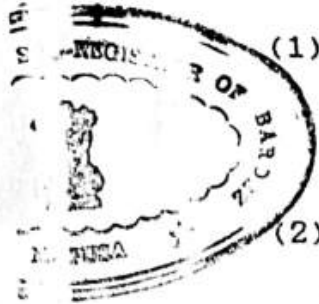
...13/-



MR. PANKAJ DABRAL
"PURCASER No.3"

L. H. F. Prints

R. H. F. Prints



1) Shri Alvaro Higinio Santiago, s/o. Anthony B. Santiago, 59 years of age, business, Ho. Parra, Bardez - Goa.

For self and as duly constituted attorney of Seller

a) Smt Marcelina D. Santiago, w/o. Alvaro Higinio Santiago, 49 years of age, housewife Ho. Parra, Bardez - Goa.

2) Mr. Lourenco D'souza, s/o. Anthony D'souza, aged 36 years, business, married, Ho. 1A, Wadi, Sidim, Bardez - Goa.

3) Mr. Vikas Ganwani, s/o. Karpal G. Ganwani, age 35 years, married, business, Ho. 144, Lajpath Nagar, Delhi.

4) Mr. Pankaj Dabral, s/o. K.R. Dabral, age 35 years, married, business, Ho. 161, Indira Nagar Colony, Dehradun,





Executing parties 1 to 4

admits execution of the so called

 done

WITNESSES:-

(1) 

(2) 












1) 



2) 60 



3) 



4) 



Mahesh Anant Shelgaonkar
S/o late Anant .G. Shelgaonkar
Married Adhwasati
S/o Caneva Bawli
Para Boder 40m

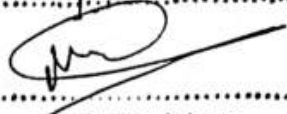
④

Mepuse 08/11/2017



CIVIL REGISTRAR
BARDEZ

registered No. 821
at pages 22 to 37
Book No. F Volume No. 1999
date 23/02/2007



Sub-Registrar

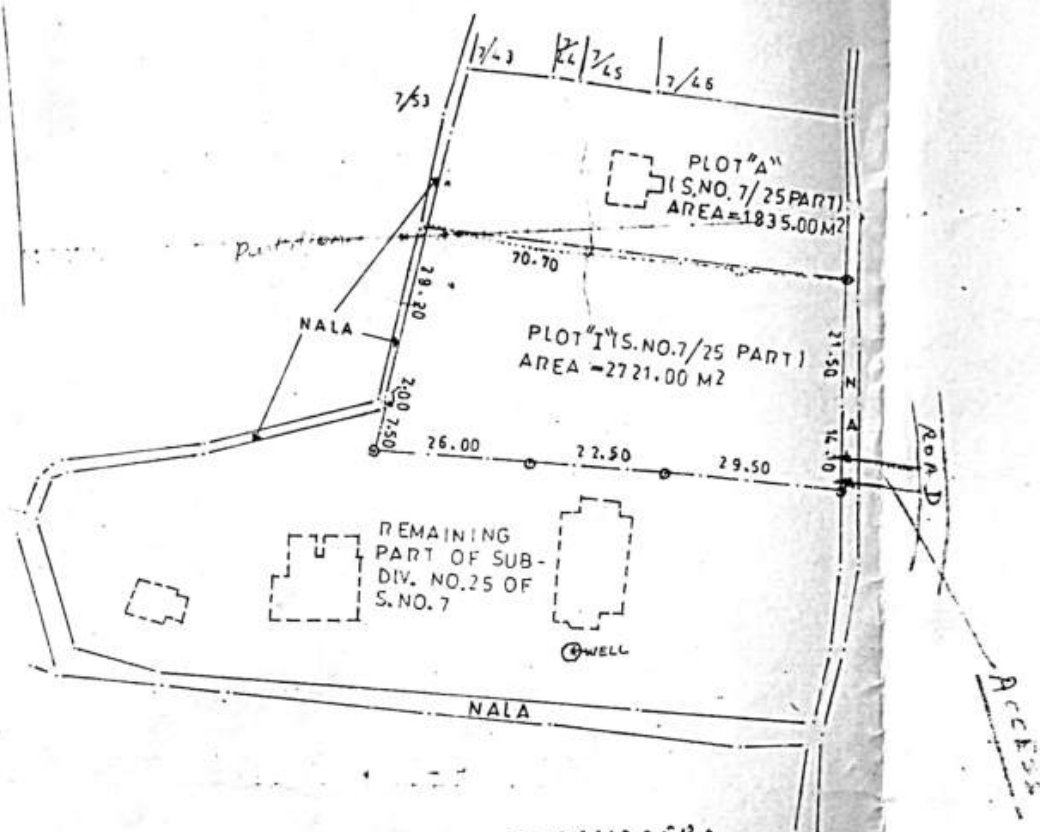


PLAN

SHOWING PLOT "I" (S. NO. 7 / SUB-DIV. NO. 25 PART) ADMEASURING AN AREA = 2721.00 M² OF THE PROPERTY BEARING S. NO. 7 / SUB-DIV. NO. 25, SITUATED AT PARRA VILLAGE OF BARDEZ TALUKA

SCALE = 1:1000

N



SELLERS

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PURCHASERS

1 *[Handwritten signature]*
2 *[Handwritten signature]*
3 *[Handwritten signature]*