

Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 03-Mar-2025 11:47:23
Date of Receipt: 03-Mar-2025

Receipt No : 2024-25/11/3419
Serial No. of the Document : 2025-PON-353
Nature of, Document : **Conveyance - 22**

Received the following amounts from **MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR** for
Registration of above Document in Book-1 for the year 2025

Registration Fee	135000	E-Challan(Online fee)	• Challan Number : 202500147378 • CIN Number : CPAEWBOCH2	135000
Processing Fee	1680	Payment to ITG	• Payment Reference : pay_Q1RAWeDxnaRomN • Receipt Number : 5fb3a522708a11783db5	1680
Total Paid	136680 (Rupees One Lakh Thirty Six Thousands Six Hundred And Eighty only)			

Probable date of issue of Registered Document: / /

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 **03-Mar-2025**

Signature of the person receiving the Document

Signature of the Sub-Registrar

MAHESH P. TALEKAR

03/3/25

353/2025



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 135000/-

(Rupees One Lakh Thirty Five Thousands only)

**PAID VIDE E-RECEIPT NO 202500152947 DATED :01-Mar-2025,
IN THE GOVERNMENT TREASURY.**



Malankar
03/03/2025

Sub Registrar

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

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202500009724
DOCUMENT SERIAL NUMBER	:	2025-PON-353
DATE OF PRESENTATION	:	03-Mar-2025
DOCUMENT REGISTRATION NUMBER	:	PON-1-349-2025
DATE OF REGISTRATION	:	03-Mar-2025
NAME OF PRESENTER	:	MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR
REGISTRATION FEES PAID	:	₹135000/-
PROCESSING FEES PAID	:	₹1680/-
MUTATION FEES PAID	:	₹1500/-



Government of Goa Directorate of Accounts

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202500152947

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 01/03/2025 12:26:39

Name and Address of Party :

Mahesh | 9120007788

H No 443 5 1 3 TF 01 105 3rd Floor Adonis Blue Plaza Building
Matcel Goa

Service:

Stamp Duty

Amount

Stamp Duty

₹ 135000.00

Total Amount: ₹ 135,000.00

(Rs. One Lakh Thirty Five Thousand Only)

Department Data:

202500009724 NOTARY|202500009724 NOTARY

Bank ref No:

CPAEWGTRJ5

Status:

Success

Payment Date:

01/03/2025 16:40:04

Payment Gateway:

SBI_MOPS

Mahesh P. Talekar -

Print Date: 01/03/2025 17:49:49

DEED OF SALE

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Phuladande

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Talekar

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THIS DEED OF SALE is made on this 24th day of ~~February~~ ^{1st} March, of the year 2025, at Ponda, Taluka of Ponda, Registration Sub-District of Ponda, District of South Goa, of the State of Goa;

BETWEEN

(1) **SHRI RUDRESH AVINASH SAKHARDANDE**, son of late Avinash Laxman Sakhardande, 38 years of age, married, service, Indian National, (Holding Pan Card No. _____, Aadhaar Card No. _____), Mobile No. _____ & Email ID No. 99ruru@gmail.com); and his wife (2) **Mrs. DAKSHATA RUDRESH SAKHARDANDE**, ^{alias Dakshata R. Sakhardande} daughter of Dattaram Pundalik Usgaonkar, (Holding Pan Card No. _____, Aadhaar Card No. _____, Mobile No. _____ & Email ID No. 88dakshu@gmail.com); 36 years of age, married, service, Indian National, -; both residing at H. No. 825, Shree Shantaai, Haldanwada, Betqui, P. O. Marcela-403 107, Ponda Taluka, South Goa District of the State of Goa, hereinafter called as the **VENDORS** (which expression shall, wherever the context requires and unless repugnant to its meaning, be deemed to mean and include all their heirs, executors, assigns and legal representatives), **OF THE FIRST PART;**

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AND

(1) **MRS. MANSI MAHESH TALEKAR**, daughter of Baburao Yashwant Rane, aged 36 years, Married, Business, Indian National, (Having Permanent Account Number _____, Aadhaar Card Number _____, Mobile Number _____ & Email ID No. omkarbuilderdeveloper@gmail.com), and her husband (2) **MR. MAHESH PANDURANG TALEKAR** alias **MAHESH TALEKAR**, son of Pandurang Jayram Talekar, aged 41 years, Married, Business, Indian National (Having Permanent Account Number _____, Aadhaar Card Number : _____, Mobile Number _____ & Email ID No. mtenterprisesgoa@gmail.com) both residing at House No. 443/5/1/3/TF/01/105, 3rd Floor, Adonis Blue Plaza Building, Marcela, Tivrem, P. O. Marcela (403 107), Ponda Taluka, South Goa District of the State of Goa, hereinafter jointly referred to as "**THE PURCHASERS**" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, successor, legal representatives, nominees, administrators and assigns) OF THE SECOND PART;

WHEREAS there is a property known as "**DULAY**" or "**DEULAE**" or "**DEULAY**" situated at Candola village of Ponda Taluka within the jurisdiction of the Betqui-Candola Village Panchayat, Registration Sub-District of Ponda, District of North Goa of the State of Goa, described in the Land Registration Office of Ilhas at Panaji under No.1153 of the

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Book B.14 (old) at pages 24 overleaf and enrolled in the Taluka Revenue Office of Ponda under Matriz No. 45 of Candola, represented in the Revenue Survey of Candola Village under Survey Nos. 2/1 and 39/0, referred to hereinafter as the "said property" which for better details is described in the " SCHEDULE - I " hereunder.

AND WHEREAS by virtue of two Deeds of Conveyance executed on the 3rd March, 1997 and registered in the Office of the Sub-Registrar at Ponda under No. 365 at pages 165 to 198 of the Book I, Volume 321, on 15/04/1997 and No. 369 at pages 329 to 362 of the Book I, Volume 321, on 16/04/1997, Shri **FERNANDO CLAUDIO DE AZEVEDO RIBEIRO**, and his wife, Smt. **MARIA WANDA DELIMA PEREIRA e RIBEIRO** purchased certain portions of the "said property " which include, **Plot No. 181** as well as various other sub-divided plots which were developed as such, with the Final NOCs from the Competent Authorities pursuant to which they became the owners in possession of the aforesaid **Plot No. 181**;

AND WHEREAS by a DEED OF SALE executed on 31/10/2020 and duly registered in the Office of the Sub-Registrar of Ponda, Goa, in Book - 1 Document, Registration Number PON-1-1151-2020 dtd. 06/11/2020, in which the above mentioned Shri **FERNANDO CLAUDIO DE AZEVEDO RIBEIRO**, and his wife, Smt. **MARIA WANDA DELIMA PEREIRA e RIBEIRO**, as THE VENDORS therein, they sold, conveyed and transferred unto **Shri Rudresh Avinash Sakhardande**, as THE PURCHASER, all that **Plot No. 181** admeasuring 376 Square Meters or

Rudresh Avinash Sakhardande
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[Signature]

thereabout, more particularly described in THE SCHEDULE (II), shown on the plan annexed to the said Deed of Sale and for better clarity marked thereon with Red colour boundary lines, for the total amount of consideration and on the terms and conditions, as set out in the said Deed of Sale, and hereinafter for the sake of brevity is referred to as "THE SAID PLOT".

AND WHEREAS the said Shri **FERNANDO CLAUDIO DE AZEVEDO RIBEIRO**, and his wife, Smt. **MARIA WANDA DELIMA PEREIRA e RIBEIRO**, herein sub-divided the said Property into various Plots for residential purposes by constructing a network of roads and water drains as per the plans for sub-division/development approved by the competent authorities.

AND WHEREAS the Dy. Collector, S.D.O. Ponda, vide his letter No. LRC/CONV/272/86 DTD. 27/03/1987 granted Sanad for the conversion of the land of the said Portion of Land for residential use.

AND WHEREAS P. W. D. vide Letter No. PWD/SDI/ WDXVIII/F.20/32/87-88 dated 21/05/1987 and Letter No. PWD/SDI/WDXVIII/F-20/32-87-88/233/1993-94 dtd. 10/6/1993 granted final N.O.C. for the sub-divided Plots Nos. 52 to 55, **119 to 228**, 236 to 249 and 335 to 398 forming part of the said Portion of Land, surveyed under Survey No. 2/1 of village Candola.

AND WHEREAS V. P. Betqui-Candola vide its letter No. VP/BC/93-94/SUB-DIV/FINAL N.O.C./501 dtd. 01/09/1993 has granted final N.O.C. for the sub-divided



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Plots Nos. 52 to 55, **119 to 228**, 236 to 249 and 335 to 398, forming part of the said Portion of Land, surveyed under Survey No. 2/1 of village Candola.

AND WHEREAS the **Vendor No.1** is married to the **Vendor no 2** in the regimen of communion of assets in force in Goa and therefore both the **VENDORS** hereto became and are the absolute owners in exclusive possession of the said Plot, without any obstruction or interference from anyone whomsoever.

AND WHEREAS the Purchasers herein being desirous of purchasing "THE SAID PLOT" has approached the Vendors with an offer to purchase "THE SAID PLOT" and entirely relying on the representation of the Vendors that they are the exclusive Owners in possession and enjoyment of "THE SAID PLOT" described in the SCHEDULE-(II) hereunder written, shown on the plan annexed hereto and for better clarity marked thereon with red colour boundary lines and hereinafter called "**THE SAID PLOT**", requested the Vendors to sell, transfer, convey and assign to the Purchasers THE SAID PLOT.

AND WHEREAS The Vendors herein are fully entitled to sell, convey, grant, transfer, assign and assure all their rights, title and interest in THE SAID PLOT to any person or persons whomsoever at their discretion, without any claim or objection from anybody.

AND WHEREAS THE TITLE OF THE SAID PLOT is clear, legal, unencumbered, marketable and subsisting. The

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Vendors have represented that they are entitled to sell and/or transfer THE SAID PLOT to the Purchasers herein.

AND WHEREAS the Purchasers have inspected all the documents of title of the said Vendors and are fully satisfied about the legality and validity of the said documents and subsisting and marketable title of the Vendors to THE SAID PLOT and convinced about the clarity of the title and have no further queries or requisition in respect of the same.

AND WHEREAS the Purchasers entirely relying on the representation of the Vendors that they are the exclusive owners in possession and enjoyment of "THE SAID PLOT" agreed to purchase "THE SAID PLOT" for the total consideration of **Rs. 45,00,000/- (Rupees forty five lakhs only)**.

AND WHEREAS the Vendors herein who are thus the absolute owners in possession and enjoyment of "THE SAID PLOT" have now agreed to sell to the Purchasers herein "THE SAID PLOT" free from all encumbrances, charges and liens whatsoever, which is fully described in THE SCHEDULE – (II) hereinafter written at or for total consideration of **Rs. 45,00,000/- (Rupees forty five lakhs only)**, which also represents the present market value of "THE SAID PLOT" hereby sold to the Purchasers. THE SAID PLOT being an independent and separate unit shall be always held, enjoyed and possessed by the Purchasers, who shall be absolutely and exclusively entitled to deal with and transact the same in the manner deemed proper by the Purchasers. "THE SAID PLOT" shall constitute a free hold

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and absolute property of the Purchasers, which may be sold, gifted, mortgaged or otherwise transferred or in any way alienated by the Purchasers, at their sole and absolute discretion without interference by any other person.

AND WHEREAS in terms of the said Oral Agreement, the Purchasers have already paid to the Vendors the total amount of consideration of **Rs. 45,00,000/- (Rupees forty five lakhs only)**, the receipt whereof the Vendors do hereby admit and acknowledge having received from the Purchasers.

AND WHEREAS the Vendors execute the present deed to transfer the right, title, interest and possession in THE SAID PLOT unto the PURCHASERS.

AND WHEREAS the PURCHASERS being desirous of purchasing the subdivided **Plot No.181 with the area of 376 square meters** or thereabouts which is one of the aforesaid sub-divided plots of the "said property" approached the VENDORS with an offer to purchase the said plot and the VENDORS agreed to sell the said Plot to the PURCHASERS for a total consideration of **Rs. 45,00,000/- (Rupees forty five lakhs only)** which, being its fair market value, was agreed to by the VENDORS



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NOW THEREFORE THIS DEED WITNESSES AS UNDER:

(1) That in pursuance of the said Oral agreement and in consideration of the sum of **Rs. 45,00,000/- (Rupees forty five lakhs only)** already paid by the Purchasers to the Vendors before the execution of these presents, (the receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof forever release and discharge the Purchasers), THEY, the Vendors as the absolute and exclusive owners of **THE SAID PLOT NO. 181, admeasuring 376.00 Square Metres** do hereby grant, sell, convey, assure, release, transfer and assign by way of sale **UNTO the Purchasers, the ownership rights, title, interest, domain and possession of all that THE SAID PLOT NO. 181, admeasuring 376.00 Square Metres** forming part of the piece and parcel of land surveyed under **Survey No. 2, Sub-Division No. 1 of village Candola**, situated at Candola, Ponda Taluka, Goa, more particularly described in **THE SCHEDULE (II)** hereunder written, of the said whole Property known as "DULAY" or "DEULAE" or "DEULAY", shown in the survey records as "DEVLA BHAT:", situated in Candola Village of Ponda, Taluka, South Goa District (earlier North Goa District) of the State of Goa, within the jurisdiction of Candola - Betqui Village Panchayat, Registration Sub-District of Ponda, of the State of Goa, which is surveyed in the Revenue Survey of Candola under Survey Nos. 2/1 and 39/0, admeasuring totally 41.7760 Hectares described in the Land Registration Office of Ilhas, under No. 1153 at page 24 overleaf of the Book B.14 (old)



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and enrolled in the Land Revenue Office of Ponda, under Matriz No. 45 of Candola, more particularly described in THE SCHEDULE (I) hereunder written, which **Plot No. 181** is now disannexed from the said entire property and forms a distinct and separate plot having independent boundary marks, which is shown on the plan and for better clearness being delineated on the plan annexed hereto and thereon shown surrounded by red colour boundary lines and THE SAID PLOT * is more particularly described in the SCHEDULE (II) hereunder written and hereinafter referred to as "THE SAID PLOT, together with the trees, plants, shrubs, ways, paths, whatsoever, standing thereon and further all and singular lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever thereof or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said Property, or the said Portion of Land or any part thereof and undivided rights in ALL THE ESTATE , right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors into or out of or upon the said land hereditament and premises or any part thereof TO HAVE AND TO HOLD all and singular the said land hereditament and premises hereby granted, conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances, (all of which are hereinafter



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called " THE SAID PREMISES") unto and to the use and benefit of the Purchasers, absolutely, forever, together with title deeds, writings and other evidence of title as ordinarily pass on such sale SUBJECT to the payment of the rents, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof.

(2) The **VENDORS** hereby covenant with the **PURCHASERS** as follows:



(i) The said plot shall be quietly entered into and upon and held and enjoyed by the **PURCHASERS** without any interruption or disturbance whatsoever by the **VENDORS** or by any person whomsoever claiming under, through or in trust for them or any of them and the **PURCHASERS** are already put in physical possession of the aforesaid plot No. 181.

(ii) Notwithstanding any act or deed by the **VENDORS** they, at all material times had and now have, good right, full power and absolute authority to transfer their rights in the property hereby conveyed unto the **PURCHASERS** by way of sale **AND THAT** the **PURCHASERS** may at all times hereafter own, hold, occupy, possess and enjoy the property conveyed as their own, to the extent of the **VENDORS** rights therein.

(iii) The said plot No. 181, hereby conveyed is free from encumbrances whatsoever.

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(iv) The **VENDORS** agree and undertake to do or to cause to be done, from time to time, at the cost of the **PURCHASERS**, all such further acts, deeds and things as may be reasonably be required for the purpose of more perfectly conveying, transferring and assuring to the **PURCHASERS** the said Plot No. 181 and every part thereof.

(3) The **VENDORS** hereby declare that the aforesaid Plot No. 181 hereby conveyed is one of the subdivided plots of the approved subdivision of the property bearing Survey No. 2/1 of Candola village of Ponda Taluka, Goa, for which Final NOC was accorded by the Village Panchayat of Betqui - Candola, vide letter No. VP/BC/93-94/Sub-Div/Final N.O.C./501 on 01-09-1993 on the recommendation of the Assistant Engineer PWD, Ponda, vide his letter No. PWD/SDI/WDXVIII/F-20/32-87-88/233/1993-94, dated 10-06-93.



(4) Further, THE VENDORS undertake to indemnify and keep indemnified THE PURCHASERS against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against THE PURCHASERS by any genuinely aggrieved third party against THE VENDORS or any of them and in which THE PURCHASERS is subjected to any loss, damage etc. in respect to THE SAID PLOT hereby sold.

(5) That the said Plot described in THE SCHEDULE (II) hereunder written is believed to have been correctly described and if any error subsequently discovered the same shall not

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 (with a circular stamp below it)

annul or invalidate this Deed of Sale and all the parties hereto shall have the necessary correction or amendment carried out.

(6) That THE VENDORS have put THE PURCHASERS in physical possession of THE SAID PLOT upon simultaneous execution of the present Deed of Sale.

(7) IT IS FURTHER COVENANTED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

(a) THE PURCHASERS acknowledge that the nature of the land of THE SAID PLOT is fully to their satisfaction and they are also fully satisfied as to the title of THE SAID PLOT of the said property.

(b) That THE VENDORS shall not in any way be responsible for the future maintenance of the roads, storm water drains etc. of THE SAID PLOT or the said property.

(c) THE PURCHASERS hereby declare that they have physically ascertained at the site the area of THE SAID PLOT hereby conveyed to THE PURCHASERS and that THE PURCHASERS are fully satisfied about it and that THE PURCHASERS have no further complaints regarding nature of land of THE SAID PLOT including the breadth/width of the roads, gutters, area of open spaces etc.

(d) That the open spaces and roads and the storm water drains of the property shall constitute easements to the entire developed property.

(8) The VENDORS & THE PURCHASERS hereby declare that after having read and understood the contents of this Deed of Sale and seen, read and understood the recitals



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herein and having understood all the terms, conditions and covenants contained in this Deed of Sale, they are executing this Deed of Sale with full knowledge thereof and of their free will subject to what is stated in the aforesaid recitals herein and also subject to the terms and conditions and covenants contained in this Deed of Sale as will be applicable to and binding upon them and the PURCHASERS are executing this Deed of Sale of THE SAID PLOT, relying upon the statements made and assurances given to them by THE VENDORS.

(9) The Market value of the said Plot hereby sold being **Rs. 45,00,000/- (Rupees forty five lakhs only)** the stamp duty at the rate of 3% i.e. Rs. 1,35,000/- (Rupees one lakh thirty five thousand only) and Registration Fee at the rate of 3% i.e. Rs. 1,35,000/- (Rupees one lakh thirty five thousand only) are paid herein and which is born and paid by THE PURCHASERS.



SCHEDULE (I) HEREINABOVE REFERRED TO

(Description of the said Property)

All that property known as " DULAY " or "DEULAE " or 'DEULAY ' situated at Candola village of Ponda Taluka within the jurisdiction of the Betqui-Candola Village Panchayat, Registration Sub-District of Ponda, District of North Goa of the State of Goa, described in the Land Registration Office of Ilhas at Panaji under No. 1153 of the Book B.14 (old) at page 24 overleaf and enrolled in the

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Taluka Revenue Office of Ponda under Matriz No. 45 represented in the Revenue Survey of Candola Village under Survey Nos. 2/1 and 39/0, admeasuring totally 41.7760 Hectares. It is bounded at present on or towards the East: by the Candola Comunidade pathway (painn), public road and properties under Survey Nos 40/1, 40/2, 40/28, 2/2, 42/28, 42/24, 42/25, 1/1, 1/4 to 1/15, 1/17, and 1/18 of Candola village; on or towards the South : by the properties under Survey Nos 41, 40/1, part of 39/0 conveyed to Surya P. Sawant, 40/2, public road, and Candola Comunidade pathway (Painn); on or towards the West: by the said Candola Comunidade pathway (painn) and the properties under Survey Nos. 9 and Survey No. 10 of Candola and on or towards the North by the property under Survey No. 11 of Candola and said Candola Comunidade pathway (painn).



SCHEDULE (II) HEREINABOVE REFERRED TO

(Description of the said Plot No. 181 hereby conveyed/sold)

All that piece and parcel of land being part of the property described in Schedule I above and being its subdivided **Plot No. 181 admeasuring 376.00 square meters** or thereabouts from its Survey No. 2/1.

On or towards the NORTH:	By the Plot No. 186 of the same property;
On or towards the SOUTH:	By the road 8.00 Meters wide;
On or towards the EAST:	By Plot No. 182 of the same

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	property; and
On or towards the WEST :	By Plot No. 180 of the same property;

The said Plot No. 181 is shown on the plan annexed hereto and for better clearness marked thereon with red colour boundary lines.



IN WITNESS WHEREOF PARTIES HEREINABOVE NAMED HAVE SET THEIR RESPECTIVE HANDS AND SIGNED THIS DEED OF SALE AT PONDA, GOA IN THE PRESENCE OF ATTESTING WITNESS, SIGNING AS SUCH ON THE DAY FIRST ABOVEWRITTEN.

Gaulhardande
Rikhardande

Takhtaleh
(Signature)

SIGNED & DELIVERED BY the within named
"THE VENDORS"

(1) **SHRI RUDRESH AVINASH SAKHARDANDE:**

28 *Sakhardande*

Photograph & Signature



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:

Sakhardande
Sakhardande

Mahatale
Mahatale

(2) Mrs. DAKSHATA RUDRESH SAKHARDANDE:

अवि. दाक्षता र. साखरदान्दे

(Handwritten signatures and names)
 Sakhardande
 Sakhardande
 Sakhardande

24 *(Handwritten signature)*
 Sakhardande

Photograph & Signature



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:

(Handwritten signatures and names)
 Sakhardande
 Sakhardande

(Handwritten signatures and names)
 Sakhardande
 Sakhardande

SIGNED & DELIVERED BY the within named
"PURCHASERS"

(1) MRS. MANSI MAHESH TALEKAR:

Mahesh Talekar

Photograph & Signature



Mahesh Talekar



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:

Pranavdande
Balchandra

Mahesh Talekar
Mahesh

(2) MR. MAHESH PANDURANG TALEKAR
alias MAHESH TALEKAR:




Photograph & Signature

Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:
	
	
	
	
	



Pandurangade
Mahesh Talekar

Mahesh Talekar


EXECUTED IN THE PRESENCE OF:

Particulars of the Witness	Signature
1. Mrs. Sukhada Sanjiv Phadte, wife of Shri Sanjiv Sadanand Phadte , aged 50 years, married, service, Indian National, R/o House 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), Ponda Taluka, Goa.	
2. Shri Sanjiv Sadanand Phadte, son of late Sadanand Kashinath Phadte, aged 56 years, business, Indian National, R/o House No. 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), Ponda Taluka, Goa.	



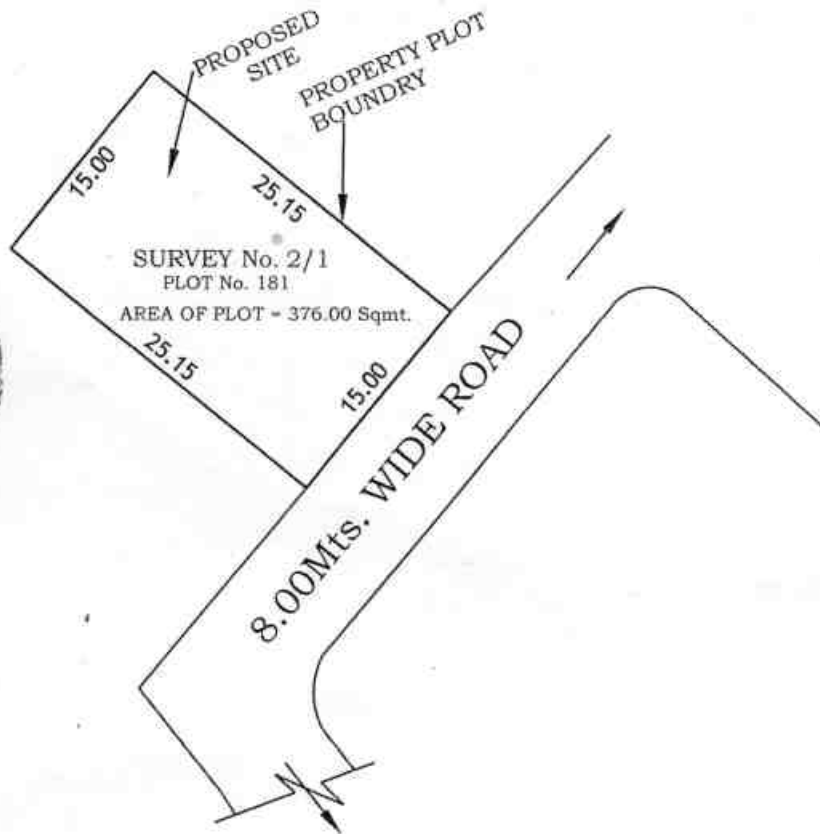
Sukhada Phadte
Sanjiv Phadte

Mahadev
[Signature]

PLAN

PLAN SHOWING THE LAND UNDER BEARING SURVEY NO. 2/1 (PART)
PLOT No. 181 SITUATED AT CANDOLA VILLAGE OF PONDA TALUKA,
PONDA GOA.

AREA OF PLOT = 376.00 Sqmt.



SITE PLAN
SCALE - 1:500

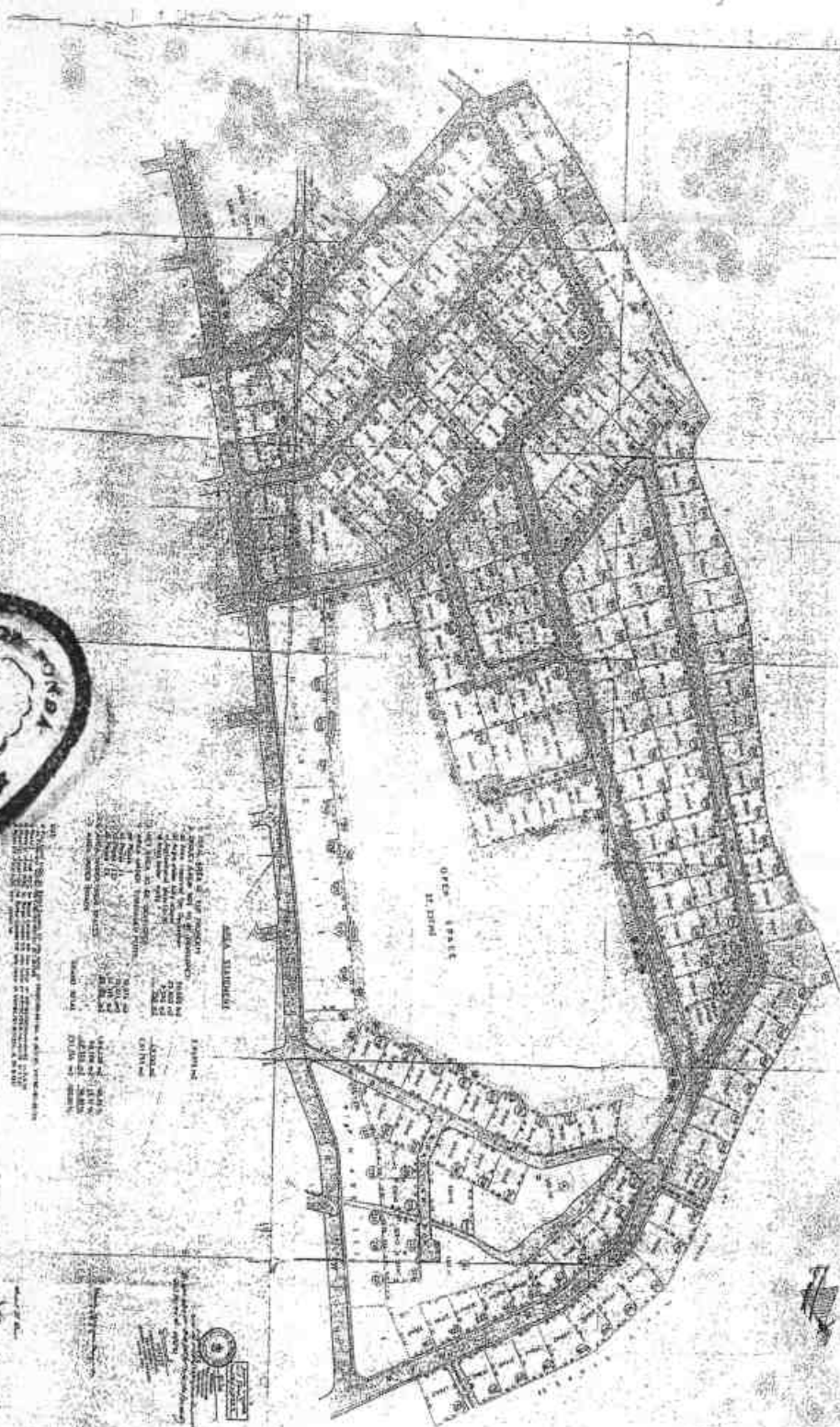
Pannandande

Owner Signature

Soulkar
J. S. OULKAR
CIVIL ENGINEER
PWD/ENGR-431/96
ER/0045/2016

Engineer Signature

Pannandande
Pannandande
Pannandande
Takale



SUBDIVISION PLAN OF THE PROPERTY SHOWN ON 27100111 BASE IN AN OREGON CITY OF THE POLICE IN THE CITY OF

Handwritten:
 Gesamtdarstellung
 Teilfaktoren



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 03-Mar-2025 11:36:29 am

Document Serial Number :- 2025-PON-353

Presented at 11:32:09 am on 03-Mar-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	135000
2	Registration Fee	135000
3	Mutation Fees	1500
4	Processing Fee	1680
Total		273180

Stamp Duty Required :135000/-

Stamp Duty Paid : 135000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR Father Name: Pandurang Jayram Talekar,, Age: 41, Marital Status: Married , Gender: Male, Occupation: Business, Address1 - H.No.443/5/1/3/TF/01/105, 3rd Floor, Adonis Blue Plaza Building, Marcela, Tivrem, P.O.Marcela (403107), Ponda Taluka, North Goa District of the State of Goa., Address2 - , PAN No.:			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RUDRESH AVINASH SAKHARDANDE , Father Name: Avinash Laxman Sakhardande, Age: 38, Marital Status: Married , Gender: Male, Occupation: Service, H.No.825, Shree Shantaai, Haldanwada, Betqui, P.O.Marcela-403107, Ponda Taluka,South Goa District of the State of Goa., PAN No.:			
2	DAKSHATA RUDRESH SAKHARDANDE Alias Dakshata R Sakhardande , Father Name: Dattaram Pundalik Usgaonkar, Age: 36, Marital Status: Married , Gender: Female, Occupation: Service, H.No.825, Shree Shantaai, Haldanwada, Betqui, P.O.Marcela-403107, Ponda Taluka,South Goa District of the State of Goa., PAN No.:			
3	MANSI MAHESH TALEKAR , Father Name: Baburao Yashwant Rane, Age: 36, Marital Status: Married , Gender: Female, Occupation: Business, H.No.443/5/1/3/TF/01/105, 3rd Floor, Adonis Blue Plaza Building, Marcela, Tivrem, P.O.Marcela (403107), Ponda Taluka, North Goa District of the State of Goa., PAN No.:			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR , Father Name:Pandurang Jayram Talekar, Age: 41, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.443/5/1/3/TF/01/105, 3rd Floor, Adonis Blue Plaza Building, Marcela, Tivrem, P.O.Marcela (403107), Ponda Taluka, North Goa District of the State of Goa., PAN No.:			

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SUKHADA SANJIV PHADTE, Age: 50, DOB: , Mobile: , Email: , Occupation: Service , Marital status : Married , Address: 403107, H No 149 Gaonkarwada Betki Goa, H No 149 Gaonkarwada Betki Goa, Betqui, Ponda, South Goa, Goa			
2	Name: SANJIV SADANAND PHADTE, Age: 57, DOB: , Mobile: 9588437004 , Email: , Occupation: Self Employed , Marital status : Married , Address: 403107, H No 149 Gaonkarwada Betki Goa, H No 149 Gaonkarwada Betki Goa, Betqui, Ponda, South Goa, Goa			



Sub Registrar
SUB - REGISTRAR
PONDA

Document Serial Number :- 2025-PON-353

Document Serial No:-2025-PON-353

Book :- 1 Document

Registration Number :- **PON-1-349-2025**

Date : 03-Mar-2025

Salunke
03/03/2025
Sub Registrar(Office of the Civil Registrar-cum-Sub Registrar, Ponda)

SUB - REGISTRAR

PONDA



Receipt

Original Copy

FORM.T- RECEIPT FOR FEE RECEIVED

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

Print Date Time:- 28-Feb-2025 13:04:03
Date of Receipt: 28-Feb-2025

Receipt No : 2024-25/11/3405
Serial No. of the Document : 2025-PON-343
Nature of, Document : **Conveyance - 22**
Received the following amounts from **MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR** for
Registration of above Document in Book-1 for the year 2025

Registration Fee	135000	E-Challan(Online fee)	• Challan Number : 202500147306 • CIN Number : CPAEWBNJC6	135000
Processing Fee	1680	Payment to ITG	• Payment Reference : pay_Q0neK0jOev7ZCS • Receipt Number : 4e263e5e1457824a884b	1680
Total Paid	136680 (Rupees One Lakh Thirty Six Thousands Six Hundred And Eighty only)			

Probable date of issue of Registered Document: / /

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 :

Signature of the Presenter

Specimen Signature of the Person Authorized
TO BE FILLED IN At THE TIME OF HANDING OVER OF REGISTERED DOCUMENT
The Registered Document has been handed over to on Dated **28-Feb-2025**

Signature of the person receiving the Document

Signature of the Sub-Registrar

Mahesh Talekar - 3/03/2025



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



STAMP DUTY CERTIFICATE

ENDORSEMENT

(Read Rule 3(3) of The Goa Payment of Duty by e-challanPayment Facility Rules 2021)

Stamp Duty Of : ₹ 75000/-

(Rupees Seventy Five Thousands only)

PAID VIDE E-RECEIPT NO 202500150336 DATED :28-Feb-2025,
IN THE GOVERNMENT TREASURY.



[Signature]
28/02/2025
Sub Registrar
(Office of the Civil Registrar-cum-Sub Registrar, Ponda)

DOCUMENT DETAILS

NATURE OF THE DOCUMENT	:	Conveyance - 22
PRE REGISTRATION NUMBER	:	202500009722
DOCUMENT SERIAL NUMBER	:	2025-PON-343
DATE OF PRESENTATION	:	28-Feb-2025
DOCUMENT REGISTRATION NUMBER	:	PON-1-338-2025
DATE OF REGISTRATION	:	28-Feb-2025
NAME OF PRESENTER	:	MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR
REGISTRATION FEES PAID	:	₹135000/-
PROCESSING FEES PAID	:	₹1680/-
MUTATION FEES PAID	:	₹1500/-



**Government of Goa
Directorate of Accounts**

Opp. Old Secretariat,
Fazenda Building, Panaji Goa
Phone: 0832-2225548/21/31



Echallan No. 202500150336

e-Receipt

Department: 10 - NOTARY SERVICES

Echallan Date: 28/02/2025 12:09:19

Name and Address of Party: Mahesh | 9120007788
Ft 105 Adonis Blue Plaza Building Marcela Goa

Service: Stamp Duty

Amount

Stamp Duty ₹ 75000.00

Total Amount: ₹ 75,000.00

(Rs. Seventy Five Thousand Only)

Department Data: 202500009722 NOTARY|202500009722 NOTARY

Bank ref No: CPAEWDCTE2

Status: Success

Payment Date: 28/02/2025 12:18:19

Payment Gateway: SBI_MOPS



Print Date: 28/02/2025 12:29:56

Mahesh P. Talekar,

DEED OF SALE

Bathandande
Bathandande

Talekar

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

INDIA

गोवा GOA

Serial No. 1314 Place of Vendor, Panaji Date 7/11/2004

083316

Value of Stamp Paper 20,000

Name of Purchaser Maheshw. Talecan

Residence Morant Name of Father

Purpose Sale deed Transacting Parties:

12

Maheshw. Talecan

Sign of Stamp Vendor
Mangala N. Karapurkar
Lic. No. 10/01/STPMEN/747/99

Sign of Purchaser



DEED OF SALE

Panhardande

Panhardande

Maheshw. Talecan

भारतीय गैर न्यायिक INDIA NON JUDICIAL

रु. 20000

बीस हजार रुपये

TWENTY
THOUSAND RUPEES

Rs. 20000

INDIA

गोवा GOA

Serial No. 1314 Place of Vendor, Panaji Date 21/10/99

083317

Value of Stamp Paper 20,000

Name of Purchaser Mahesh Taleer

Residence Mangal Name of Father

Purpose Sebe daf Transacting Parties:

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

Sign of Purchaser

DEED OF SALE

Ganhandade
Bathandade

Mahesh Taleer



गोवा GOA

Serial No. 1311 Place of Vendor, Panaji Date 21/10/24
Value of Stamp Paper 20000
Name of Purchaser Mahesh Talekar
Residence Morai Name of Father _____
Purpose Sale deed Transacting Parties _____
Sign of Stamp Vendor Sign of Purchaser
Mangala N. Karapurkar
License No. AC/STP/VEN/747/99

083318



DEED OF SALE

Mangalade

Mangalade

Mahesh

Mahesh

THIS DEED OF SALE is made on this ^{28th} day of February, of the year 2025, at Ponda, Taluka of Ponda, Registration Sub-District of Ponda, District of South Goa, of the State of Goa;

Mahalek
Rudresh Sakhardande
Rudresh Sakhardande

BETWEEN

(1) **SHRI RUDRESH AVINASH SAKHARDANDE**, son of late Avinash Laxman Sakhardande, 38 years of age, married, service, Indian National, (Holding Pan Card No. [REDACTED] Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] & Email ID No. 99ruru@gmail.com); and his wife (2) **Mrs. DAKSHATA RUDRESH SAKHARDANDE**, daughter of Dattaram Pundalik Usgaonkar, (Holding Pan Card No. [REDACTED], Aadhaar Card No. [REDACTED], Mobile No. [REDACTED] & Email ID No. 88dakshu@gmail.com); 36 years of age, married, service, Indian National, -; both residing at H. No. 825, Shree Shantaai, Haldanwada, Betqui, P. O. Marcela-403 107, Ponda Taluka, South Goa District of the State of Goa, hereinafter called as the **VENDORS** (which expression shall, wherever the context requires and unless repugnant to its meaning, be deemed to mean and include all their heirs, executors, assigns and legal representatives), **OF THE FIRST PART;**

Mahalek
Rudresh Sakhardande
Rudresh Sakhardande



Rudresh Sakhardande
Rudresh Sakhardande

Mahalek
Rudresh Sakhardande

AND

(1) **MRS. MANSI MAHESH TALEKAR**, daughter of Baburao Yashwant Rane, aged 36 years, Married, Business, Indian National, (Having Permanent Account Number [REDACTED], Aadhaar Card Number [REDACTED], Mobile Number [REDACTED] & Email ID No. omkarbuilderdeveloper@gmail.com), and her husband (2) **MR. MAHESH PANDURANG TALEKAR** alias **MAHESH TALEKAR**, son of Pandurang Jayram Talekar, aged 41 years, Married, Business, Indian National (Having Permanent Account Number [REDACTED], Aadhaar Card Number [REDACTED], Mobile Number [REDACTED] & Email ID No. mtenterprisesgoa@gmail.com) both residing at House No. 443/5/1/3/TF/01/105, 3rd Floor, Adonis Blue Plaza Building, Marcela, Tivrem, P. O. Marcela (403 107), Ponda Taluka, South Goa District of the State of Goa, hereinafter jointly referred to as "**THE PURCHASERS**" (which expression shall, unless repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, successor, legal representatives, nominees, administrators and assigns) OF THE SECOND PART;



WHEREAS there is a property known as "**DULAY**" or "**DEULAE**" or "**DEULAY**" situated at Candola village of Ponda Taluka within the jurisdiction of the Betqui-Candola Village Panchayat, Registration Sub-District of Ponda, District of North Goa of the State of Goa, described in the Land Registration Office of Ilhas at Panaji under No.1153 of the Book

Pandurandade

Babharandade

Talekar

B.14 (old) at pages 24 overleaf and enrolled in the Taluka Revenue Office of Ponda under Matriz No. 45 of Candola, represented in the Revenue Survey of Candola Village under Survey Nos. 2/1 and 39/0, referred to hereinafter as the "said property" which for better details is described in the "SCHEDULE - I" hereunder.

AND WHEREAS by virtue of two Deeds of Conveyance executed on the 3rd March, 1997 and registered in the Office of the Sub-Registrar at Ponda under No. 365 at pages 165 to 198 of the Book I, Volume 321, on 15/04/1997 and No. 369 at pages 329 to 362 of the Book I, Volume 321, on 16/04/1997, Shri **FERNANDO CLAUDIO DE AZEVEDO RIBEIRO**, and his wife, Smt. **MARIA WANDA DELIMA PEREIRA e RIBEIRO** purchased certain portions of the "said property" which include, **Plot No. 180** as well as various other sub-divided plots which were developed as such, with the Final NOCs from the Competent Authorities pursuant to which they became the owners in possession of the aforesaid **Plot No. 180**;

AND WHEREAS by a DEED OF SALE executed on 13/03/2020 and duly registered in the Office of the Sub-Registrar of Ponda, Goa, in Book - 1 Document, Registration Number PON-1-338-2020 dtd. 13/03/2020, in which the above mentioned Shri **FERNANDO CLAUDIO DE AZEVEDO RIBEIRO**, and his wife, Smt. **MARIA WANDA DELIMA PEREIRA e RIBEIRO**, as THE VENDORS therein, they sold, conveyed and transferred unto **Shri Rudresh Avinash Sakhardande**, as THE PURCHASER, all that **Plot No. 180** admeasuring **374 Square Meters** or thereabout, more particularly described in THE SCHEDULE (II), shown on the



Rudresh Avinash Sakhardande
Sakhardande

Maria Wanda Delima Pereira e Ribeiro
[Signature]

plan annexed to the said Deed of Sale and for better clarity marked thereon with Red colour boundary lines, for the total amount of consideration and on the terms and conditions, as set out in the said Deed of Sale, and hereinafter for the sake of brevity is referred to as "THE SAID PLOT".

AND WHEREAS the said Shri **FERNANDO CLAUDIO DE AZEVEDO RIBEIRO**, and his wife, Smt. **MARIA WANDA DELIMA PEREIRA e RIBEIRO**, herein sub-divided the said Property into various Plots for residential purposes by constructing a network of roads and water drains as per the plans for sub-division/development approved by the competent authorities.

AND WHEREAS the Dy. Collector, S.D.O. Ponda, vide his letter No. LRC/CONV/272/86 DTD. 27/03/1987 granted Sanad for the conversion of the land of the said Portion of Land for residential use.

AND WHEREAS P. W. D. vide Letter No. PWD/ SDI/ WDXVIII/F-20/32-87-88/233/1993-94 dated 10/06/1993 and Letter No. PWD/SDI/WDXVIII/ dtd. 10/6/1993 granted final N.O.C. for the sub-divided Plots Nos. 52 to 55, **119 to 228**, 236 to 249 and 335 to 398 forming part of the said Portion of Land, surveyed under Survey No. 2/1 of village Candola.

AND WHEREAS V. P. Betqui-Candola vide its letter No. VP/BC/93-94/SUB-DIV/FINAL N.O.C./501 dtd. 01/09/1993 has granted final N.O.C. for the sub-divided Plots Nos. 52 to 55, **119 to 228**, 236 to 249 and 335 to 398, forming part of the said Portion of Land, surveyed under Survey No. 2/1 of village Candola.



Fernando
Wanda

Tahsil
NDA

AND WHEREAS the **Vendor No.1** is married to the **Vendor no 2** in the regimen of communion of assets in force in Goa and therefore both the **VENDORS** hereto became and are the absolute owners in exclusive possession of the said Plot, without any obstruction or interference from anyone whomsoever.

AND WHEREAS the Purchasers herein being desirous of purchasing "THE SAID PLOT" has approached the Vendors with an offer to purchase "THE SAID PLOT" and entirely relying on the representation of the Vendors that they are the exclusive Owners in possession and enjoyment of "THE SAID PLOT" described in the SCHEDULE-(II) hereunder written, shown on the plan annexed hereto and for better clarity marked thereon with red colour boundary lines and hereinafter called "**THE SAID PLOT**", requested the Vendors to sell, transfer, convey and assign to the Purchasers THE SAID PLOT.

AND WHEREAS The Vendors herein are fully entitled to sell, convey, grant, transfer, assign and assure all their rights, title and interest in THE SAID PLOT to any person or persons whomsoever at their discretion, without any claim or objection from anybody.

AND WHEREAS THE TITLE OF THE SAID PLOT is clear, legal, unencumbered, marketable and subsisting. The Vendors have represented that they are entitled to sell and/or transfer THE SAID PLOT to the Purchasers herein.

AND WHEREAS the Purchasers have inspected all the documents of title of the said Vendors and are fully satisfied



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[Signature]

about the legality and validity of the said documents and subsisting and marketable title of the Vendors to THE SAID PLOT and convinced about the clarity of the title and have no further queries or requisition in respect of the same.

AND WHEREAS the Purchasers entirely relying on the representation of the Vendors that they are the exclusive owners in possession and enjoyment of "THE SAID PLOT" agreed to purchase "THE SAID PLOT" for the total consideration of **Rs. 45,00,000/- (Rupees forty five lakhs only)**.

AND WHEREAS the Vendors herein who are thus the absolute owners in possession and enjoyment of "THE SAID PLOT" have now agreed to sell to the Purchasers herein "THE SAID PLOT" free from all encumbrances, charges and liens whatsoever, which is fully described in THE SCHEDULE – (II) hereinafter written at or for total consideration of **Rs. 45,00,000/- (Rupees forty five lakhs only)**, which also represents the present market value of "THE SAID PLOT" hereby sold to the Purchasers. THE SAID PLOT being an independent and separate unit shall be always held, enjoyed and possessed by the Purchasers, who shall be absolutely and exclusively entitled to deal with and transact the same in the manner deemed proper by the Purchasers. "THE SAID PLOT" shall constitute a free hold and absolute property of the Purchasers, which may be sold, gifted, mortgaged or otherwise transferred or in any way alienated by the Purchasers, at their sole and absolute discretion without interference by any other person.



Handwritten signatures:
Pranavdande
Rajchardande

Handwritten signature:
Mahesh
 Below the signature is a circular stamp with illegible text and a signature.

AND WHEREAS in terms of the said Oral Agreement, the Purchasers have already paid to the Vendors the total amount of consideration of **Rs. 45,00,000/- (Rupees forty five lakhs only)**, the receipt whereof the Vendors do hereby admit and acknowledge having received from the Purchasers.

AND WHEREAS the Vendors execute the present deed to transfer the right, title, interest and possession in THE SAID PLOT unto the PURCHASERS.

AND WHEREAS the PURCHASERS being desirous of purchasing the subdivided **Plot No.180 with the area of 374 square meters** or thereabouts which is one of the aforesaid subdivided plots of the "said property" approached the VENDORS with an offer to purchase the said plot and the VENDORS agreed to sell the said Plot to the PURCHASERS for a total consideration of **Rs. 45,00,000/- (Rupees forty five lakhs only)** which, being its fair market value, was agreed to by the **VENDORS**

NOW THEREFORE THIS DEED WITNESSES AS UNDER:

(1) That in pursuance of the said Oral agreement and in consideration of the sum of **Rs. 45,00,000/- (Rupees forty five lakhs only)** already paid by the Purchasers to the Vendors before the execution of these presents, (the receipt whereof the Vendors do hereby admit and acknowledge and of and from

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Bhaskarandade

Takhtaleh
Wax



the same and every part thereof forever release and discharge the Purchasers), THEY, the Vendors as the absolute and exclusive owners of **THE SAID PLOT NO. 180, admeasuring 374.00 Square Metres do hereby grant, sell, convey, assure, release, transfer and assign by way of sale UNTO the Purchasers, the ownership rights, title, interest, domain and possession of all that THE SAID PLOT NO. 180, admeasuring 374.00 Square Metres** forming part of the piece and parcel of land surveyed under **Survey No. 2, Sub-Division No. 1 of village Candola**, situated at Candola, Ponda Taluka, Goa, more particularly described in THE SCHEDULE (II) hereunder written, of the said whole Property known as "DULAY" or "DEULAE" or "DEULAY", shown in the survey records as "DEVLA BHAT", situated in Candola Village of Ponda, Taluka, South Goa District (earlier North Goa District) of the State of Goa, within the jurisdiction of Candola - Betqui Village Panchayat, Registration Sub-District of Ponda, of the State of Goa, which is surveyed in the Revenue Survey of Candola under Survey Nos. 2/1 and 39/0, admeasuring totally 41.7760 Hectares described in the Land Registration Office of Ilhas, under No. 1153 at page 24 overleaf of the Book B.14 (old) and enrolled in the Land Revenue Office of Ponda, under Matriz No. 45 of Candola, more particularly described in THE SCHEDULE (I) hereunder written, which **Plot No. 180** is now disannexed from the said entire property and forms a distinct and separate plot having independent boundary marks, which is shown on the plan and for better clearness being delineated on the plan annexed hereto and thereon shown surrounded by red colour boundary lines and THE SAID PLOT is more particularly described in the



Paulandande
Bakhardande

Tchutaleh


SCHEDULE (II) hereunder written and hereinafter referred to as "THE SAID PLOT, together with the trees, plants, shrubs, ways, paths, whatsoever, standing thereon and further all and singular lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever thereof or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof and to belong or be appurtenant thereto and also together with all the deeds, documents, writings, vouchers and other evidence of title relating to the said Property, or the said Portion of Land or any part thereof and undivided rights in ALL THE ESTATE right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors into or out of or upon the said land hereditament and premises or any part thereof TO HAVE AND TO HOLD all and singular the said land hereditament and premises hereby granted, conveyed, transferred and assured or intended or expressed so to be with all their rights, members and appurtenances, (all of which are hereinafter called " THE SAID PREMISES") unto and to the use and benefit of the Purchasers, absolutely, forever, together with title deeds, writings and other evidence of title as ordinarily pass on such sale SUBJECT to the payment of the rents, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government or the Village Panchayat or any other local or public body or authority in respect thereof.



Gaulandade

Bathardade

Tafitulah

[Signature]

2. The **VENDORS** hereby covenant with the **PURCHASERS** as follows:

(i) The said plot shall be quietly entered into and upon and held and enjoyed by the **PURCHASERS** without any interruption or disturbance whatsoever by the **VENDORS** or by any person whomsoever claiming under, through or in trust for them or any of them and the **PURCHASERS** are already put in physical possession of the aforesaid **Plot No. 180**.

(ii) Notwithstanding any act or deed by the **VENDORS** they, at all material times had and now have, good right, full power and absolute authority to transfer their rights in the property hereby conveyed unto the **PURCHASERS** by way of sale **AND THAT** the **PURCHASERS** may at all times hereafter own, hold, occupy, possess and enjoy the property conveyed as their own, to the extent of the **VENDORS** rights therein.

(iii) The said **Plot No. 180**, hereby conveyed is free from encumbrances whatsoever.

(iv) The **VENDORS** agree and undertake to do or to cause to be done, from time to time, at the cost of the **PURCHASERS**, all such further acts, deeds and things as may be reasonably be required for the purpose of more perfectly conveying, transferring and assuring to the **PURCHASERS** the said **Plot No. 180** and every part thereof.

(3) The **VENDORS** hereby declare that the aforesaid **Plot No. 180** hereby conveyed is one of the subdivided plots of the approved subdivision of the property bearing Survey No. 2/1 of Candola village of Ponda Taluka, Goa, for which Final NOC



Prashantdande
Prashantdande

Takshale
Takshale

was accorded by the Village Panchayat of Betqui - Candola, vide letter No. VP/BC/93-94/Sub-Div/Final N.O.C./501 on 01-09-1993 on the recommendation of the Assistant Engineer PWD, Ponda, vide his letter No. PWD/SDI/WDXVIII/F-20/32-87-88/233/1993-94, dated 10-06-93.

(4) Further, THE VENDORS undertake to indemnify and keep indemnified THE PURCHASERS against all claims, demands, actions, proceedings, losses, damages, recoveries, judgments, cost, expenses which may be made or brought or commenced against THE PURCHASERS by any genuinely aggrieved third party against THE VENDORS or any of them and in which THE PURCHASERS is subjected to any loss, damage etc. in respect to THE SAID PLOT hereby sold.



(5) That the said Plot described in THE SCHEDULE (II) hereunder written is believed to have been correctly described and if any error subsequently discovered the same shall not annul or invalidate this Deed of Sale and all the parties hereto shall have the necessary correction or amendment carried out.

(6) That THE VENDORS have put THE PURCHASERS in physical possession of THE SAID PLOT upon simultaneous execution of the present Deed of Sale.

(7) IT IS FURTHER COVENANTED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

Ganhandande
Rathhandande

Tahale
[Signature]

(a) THE PURCHASERS acknowledge that the nature of the land of THE SAID PLOT is fully to their satisfaction and they are also fully satisfied as to the title of THE SAID PLOT of the said property.

(b) That THE VENDORS shall not in any way be responsible for the future maintenance of the roads, storm water drains etc. of THE SAID PLOT or the said property.

(c) THE PURCHASERS hereby declare that they have physically ascertained at the site the area of THE SAID PLOT hereby conveyed to THE PURCHASERS and that THE PURCHASERS are fully satisfied about it and that THE PURCHASERS have no further complaints regarding nature of land of THE SAID PLOT including the breadth/width of the roads, gutters, area of open spaces etc.

(d) That the open spaces and roads and the storm water drains of the property shall constitute easements to the entire developed property.

(8) The VENDORS & THE PURCHASERS hereby declare that after having read and understood the contents of this Deed of Sale and seen, read and understood the recitals herein and having understood all the terms, conditions and covenants contained in this Deed of Sale, they are executing this Deed of Sale with full knowledge thereof and of their free will subject to what is stated in the aforesaid recitals herein and also subject to the terms and conditions and covenants contained in this Deed of Sale as will be applicable to and binding upon them and the PURCHASERS are executing this



Pamundande
Pamundande

Mahabalesh
Mahabalesh

Deed of Sale of THE SAID PLOT, relying upon the statements made and assurances given to them by THE VENDORS.

(9) The Market value of the said Plot hereby sold being **Rs. 45,00,000/- (Rupees forty five lakhs only)** the stamp duty at the rate of 3% i.e. Rs. 1,35,000/- (Rupees one lakh thirty five thousand only) and Registration Fee at the rate of 3% i.e. Rs. 1,35,000/- (Rupees one lakh thirty five thousand only) are paid herein and which is born and paid by THE PURCHASERS.

SCHEDULE (I) HEREINABOVE REFERRED TO

(Description of the said Property)



All that property known as " DULAY " or "DEULAE " or 'DEULAY ' situated at Candola village of Ponda Taluka within the jurisdiction of the Betqui-Candola Village Panchayat, Registration Sub-District of Ponda, District of North Goa of the State of Goa, described in the Land Registration Office of Ilhas at Panaji under No. 1153 of the Book B.14 (old) at page 24 overleaf and enrolled in the Taluka Revenue Office of Ponda under Matriz No. 45 represented in the Revenue Survey of Candola Village under Survey Nos. 2/1 and 39/0, admeasuring totally 41.7760 Hectares. It is bounded at present on or towards the East: by the Candola Comunidade pathway (painn), public road and properties under Survey Nos 40/1, 40/2, 40/28, 2/2, 42/28, 42/24, 42/25, 1/1, 1 /4 to 1/15, 1/17, and 1/18 of Candola village; on or towards the South : by the properties under Survey Nos 41, 40/1, part of 39/0 conveyed to Surya P. Sawant, 40/2, public road, and Candola Comunidade pathway

Amundande
Pathardande

Mutale
(Signature)

(Painn); on or towards the West: by the said Candola Comunidade pathway (painn) and the properties under Survey Nos. 9 and Survey No. 10 of Candola and on or towards the North by the property under Survey No. 11 of Candola and said Candola Comunidade pathway (painn).

SCHEDULE (II) HEREINABOVE REFERRED TO

(Description of the said Plot No. 180 hereby conveyed/sold)

All that piece and parcel of land being part of the property described in Schedule I above and being its subdivided **Plot No. 180** admeasuring **374.00 square meters** or thereabouts from its Survey No. 2/1.



On or towards the NORTH:	By the Plot No. 185 of the same property;
On or towards the SOUTH:	By the road 8.00 Meters wide;
On or towards the EAST:	By Plot No. 181 of the same property; and
On or towards the WEST :	By open space of the said property;

The said **Plot No. 180** is shown on the plan annexed hereto and for better clearness marked thereon with red colour boundary lines.

Handwritten signatures:
 Pannandande
 Pannandande

Handwritten signature:
 Mahabalesh

IN WITNESS WHEREOF PARTIES HEREINABOVE
 NAMED HAVE SET THEIR RESPECTIVE HANDS AND
 SIGNED THIS DEED OF SALE AT PONDA, GOA IN THE
 PRESENCE OF ATTESTING WITNESS, SIGNING AS
 SUCH ON THE DAY FIRST ABOVEWRITTEN.

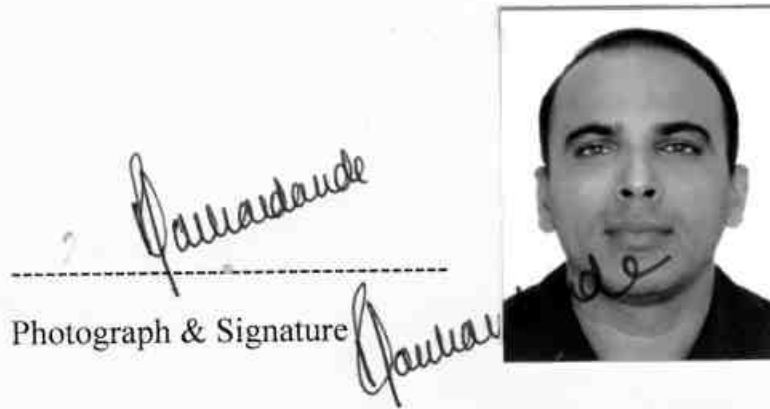


Panhardande
Panhardande

Mahadev
(Signature)

SIGNED & DELIVERED BY the within named
"THE VENDORS"

(1) SHRI RUDRESH AVINASH SAKHARDANDE:



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:

Sakhardande
Sakhardande

Mahabalesh
Mahabalesh

(2) Mrs. DAKSHATA RUDRESH SAKHARDANDE:



Photograph & Signature






Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:
	
	
	
	
	

Sakhardande
Sakhardande

Sakhardande


SIGNED & DELIVERED BY
the within named the "PURCHASERS"

(1) MRS. MANSI MAHESH TALEKAR:

Mahalek



Mahalek

Photograph & Signature



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:

Ganeshdande
Bakchavedande

Mahalek
Mahalek

(2) MR. MAHESH PANDURANG TALEKAR
alias MAHESH TALEKAR:




Photograph & Signature



Right Hand's Fingers Tips Impressions:	Left Hand's Fingers Tips Impressions:
	
	
	
	
	

Pandurangde
B. Pandurangde

Talekar


EXECUTED IN THE PRESENCE OF:

Particulars of the Witness	Signature
1. Mrs. Sukhada Sanjiv Phadte, wife of Shri Sanjiv Sadanand Phadte , aged 50 years, married, service, Indian National, R/o House 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), Ponda Taluka, Goa.	
2. Shri Sanjiv Sadanand Phadte, son of late Sadanand Kashinath Phadte, aged 56 years, business, Indian National, R/o House No. 149/1, Gaonkarwada, Betki, P. O. Marcela, (403 107), Ponda Taluka, Goa.	



Sanjiv Sadanand Phadte
Sukhada Sanjiv Phadte

Sanjiv Sadanand Phadte

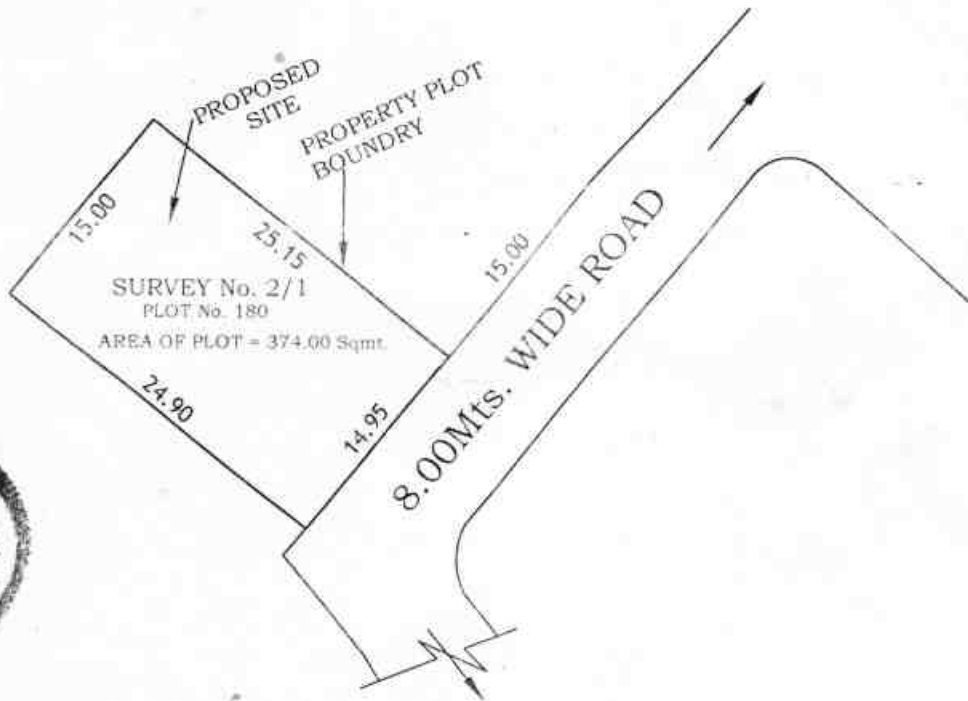

PLAN

PLAN SHOWING THE LAND UNDER BEARING SURVEY NO. 2/1(PART)
PLOT No. 180 SITUATED AT CANDOLA VILLAGE OF PONDA TALUKA,
PONDA GOA.



SCALE :- 1:500

AREA OF PLOT = 374.00 Sqmt.



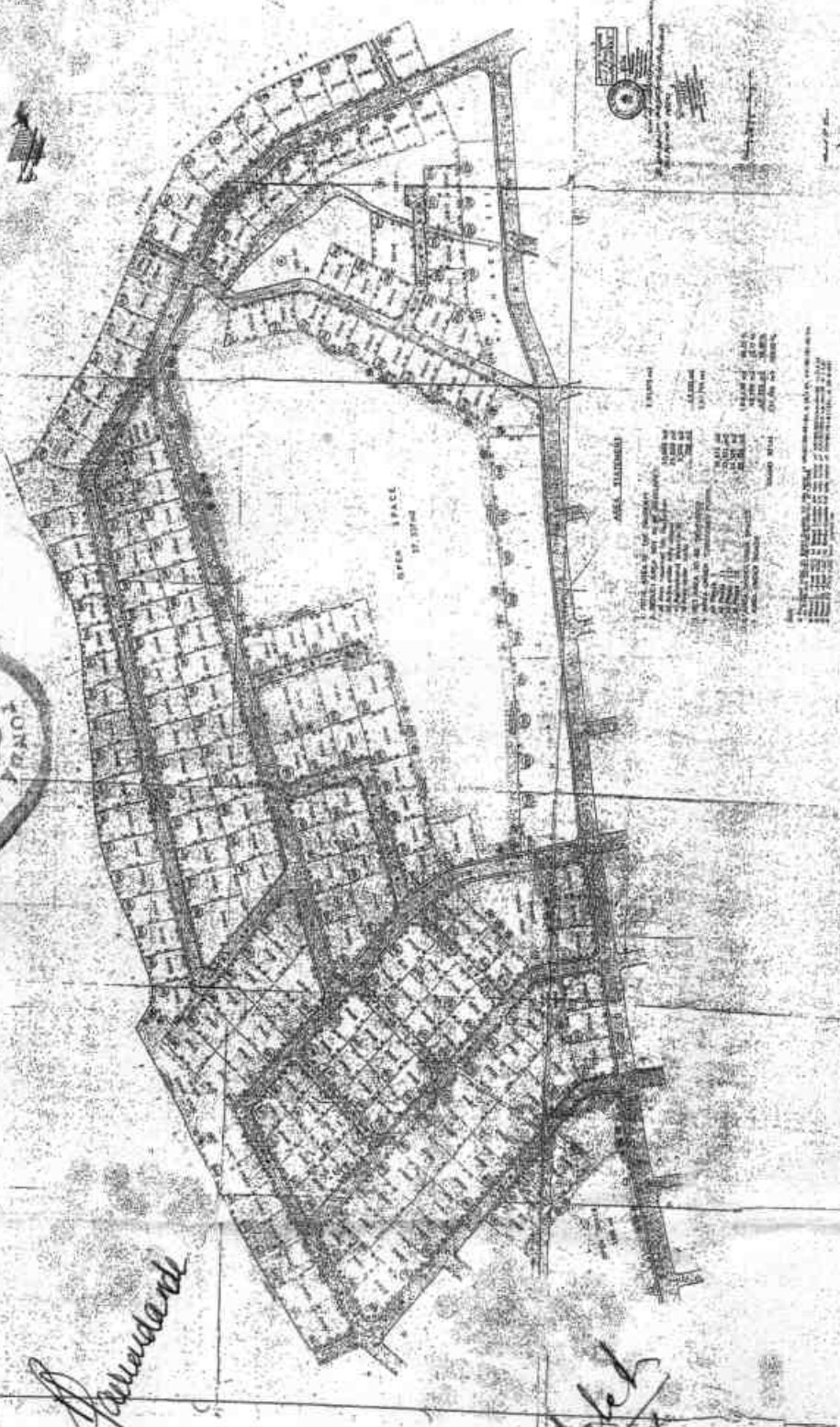
SITE PLAN
SCALE - 1:500

Owner Signature *[Signature]*
[Signature]
[Signature]
[Signature]

[Signature]
J. S. OULKAR
CIVIL ENGINEER
PWD/ENGR-431/96
ER/0045/2016
Engineer Signature



SUBDIVISION PLAN OF LAND UNDER SURVEY IN DISTRICT OF PUNJAB, INDIA



AREA SUMMARY

NO.	DESCRIPTION	AREA (ACRES)	AREA (SQ. YDS.)
1	Plot 1	1.25	174,240
2	Plot 2	1.25	174,240
3	Plot 3	1.25	174,240
4	Plot 4	1.25	174,240
5	Plot 5	1.25	174,240
6	Plot 6	1.25	174,240
7	Plot 7	1.25	174,240
8	Plot 8	1.25	174,240
9	Plot 9	1.25	174,240
10	Plot 10	1.25	174,240
11	Plot 11	1.25	174,240
12	Plot 12	1.25	174,240
13	Plot 13	1.25	174,240
14	Plot 14	1.25	174,240
15	Plot 15	1.25	174,240
16	Plot 16	1.25	174,240
17	Plot 17	1.25	174,240
18	Plot 18	1.25	174,240
19	Plot 19	1.25	174,240
20	Plot 20	1.25	174,240
21	Plot 21	1.25	174,240
22	Plot 22	1.25	174,240
23	Plot 23	1.25	174,240
24	Plot 24	1.25	174,240
25	Plot 25	1.25	174,240
26	Plot 26	1.25	174,240
27	Plot 27	1.25	174,240
28	Plot 28	1.25	174,240
29	Plot 29	1.25	174,240
30	Plot 30	1.25	174,240
31	Plot 31	1.25	174,240
32	Plot 32	1.25	174,240
33	Plot 33	1.25	174,240
34	Plot 34	1.25	174,240
35	Plot 35	1.25	174,240
36	Plot 36	1.25	174,240
37	Plot 37	1.25	174,240
38	Plot 38	1.25	174,240
39	Plot 39	1.25	174,240
40	Plot 40	1.25	174,240
41	Plot 41	1.25	174,240
42	Plot 42	1.25	174,240
43	Plot 43	1.25	174,240
44	Plot 44	1.25	174,240
45	Plot 45	1.25	174,240
46	Plot 46	1.25	174,240
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78	Plot 78	1.25	174,240
79	Plot 79	1.25	174,240
80	Plot 80	1.25	174,240
81	Plot 81	1.25	174,240
82	Plot 82	1.25	174,240
83	Plot 83	1.25	174,240
84	Plot 84	1.25	174,240
85	Plot 85	1.25	174,240
86	Plot 86	1.25	174,240
87	Plot 87	1.25	174,240
88	Plot 88	1.25	174,240
89	Plot 89	1.25	174,240
90	Plot 90	1.25	174,240
91	Plot 91	1.25	174,240
92	Plot 92	1.25	174,240
93	Plot 93	1.25	174,240
94	Plot 94	1.25	174,240
95	Plot 95	1.25	174,240
96	Plot 96	1.25	174,240
97	Plot 97	1.25	174,240
98	Plot 98	1.25	174,240
99	Plot 99	1.25	174,240
100	Plot 100	1.25	174,240

Parvinder

Bathand *Mahabab*



OFFICE OF THE Dy. TOWN PLANNER
TOWN AND COUNTRY PLANNING DEPARTMENT
PONDA TALUKA OFFICE
PONDA GOA

REF: TPP/3970/49(6)/Candola/2/1/180/2025/683 Dated: 27/02/2025

NO OBJECTION CERTIFICATE

Under Section 49 (6) of Goa, Daman and Diu, Town and Country Planning Act, 1974. Town and Country Planning Department has No objection for the registration of **Deed of Sale (Re-Sale)** in respect of property bearing **Survey No. 2/1, Plot No. 180**, of Village **Candola** Taluka **Ponda**, as per the Plan hereby annexed. The plot is earmarked as "**Settlement Zone**", as per Regional plan for Goa 2021 totally admeasuring **374.00 m²** known as "**Devliche Bhat**".

The plot falls beyond 500 mtrs from High Tide Line: Yes

BOUNDARY DETAILS AS GIVEN BY THE APPLICANT ARE:

NORTH: By the Plot No. 185 of the same property.

SOUTH: By the road 8.00 mts wide.

EAST: By plot no. 181 of the same property.

WEST: By open space of the said property.

1. **N.O.C.** issued at the request of the applicant and as per the details submitted by the applicant and is subject to verification of ownership documents by the appropriate Authority.
2. It will not be binding on this Department to grant any Technical Clearance in the forementioned property under Goa Land Development and Building Construction Regulation.
3. On issue of this N.O.C, any permission granted by the Department stands cancelled/withdrawn/invalid or any ongoing development will have to be stopped.
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 registered for period of 3 years.
6. This NOC is issued based on the Deed of Sale dated 13th March 2020.



R. Shirodkar
(Ritesh R. Shirodkar)
Dy. Town Planner

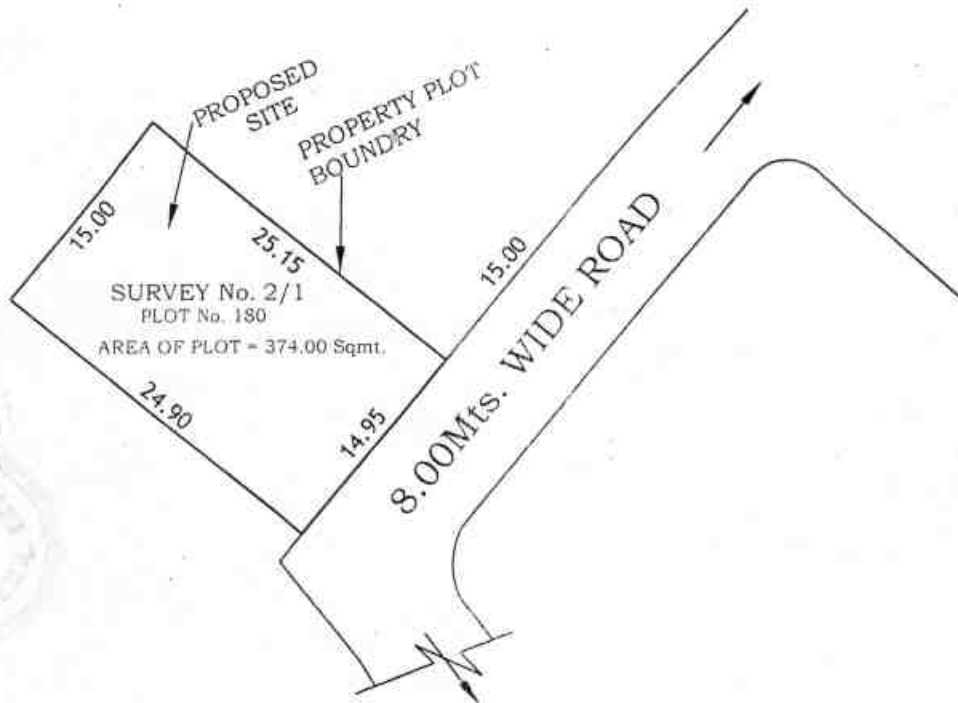
Encl: As above.

To,
Shri. Rudresh Avinash Sakhardande
H.No. 825, Chaitany Residency,
Nr Canara Bank, Candola,
Marcel, Ponda - Goa.

PLAN

PLAN SHOWING THE LAND UNDER BEARING SURVEY NO. 2/1 (PART)
PLOT No. 180 SITUATED AT CANDOLA VILLAGE OF PONDA TALUKA,
PONDA GOA.

AREA OF PLOT = 374.00 Sqmt.



SITE PLAN
SCALE - 1:500



J. S. Oulkar
J. S. OULKAR
CIVIL ENGINEER
PWD/ENGR-431/96
ER/0045/2016

P. S. Dandade
Owner Signature

Engineer Signature



Government of Goa

Document Registration Summary 2

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

Print Date & Time : - 28-Feb-2025 12:41:16 pm

Document Serial Number :- 2025-PON-343

Presented at 12:32:56 pm on 28-Feb-2025 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Ponda along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	135000
2	Registration Fee	135000
3	Mutation Fees	1500
4	Processing Fee	1680
Total		273180

Stamp Duty Required :135000/-

Stamp Duty Paid : 135000/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR Father Name: Pandurang Jayram Talekar, Age: 41, Marital Status: Married, Gender: Male, Occupation: Business, Address1 - H.No.443/5/1/3/TF/01/105, 3rd, Adonis Blue Plaza Building, Marcela, Tivrem, P.O.Marcela (403107), Ponda Taluka, North Goa District of the State of Goa., Address2 - PAN No.: [REDACTED]			

Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	RUDRESH AVINASH SAKHARDANDE , Father Name: Avinash Laxman Sakhardande, Age: 38, Marital Status: Married, Gender: Male, Occupation: Service, H.No.825, Shree Shantaai, Haldanwada, Betqui, P.O.Marcela-403107, Ponda Taluka, South Goa District of the State of Goa., PAN No.: [REDACTED]			
2	DAKSHATA RUDRESH SAKHARDANDE , Father Name: Dattaram Pundalik Usgaonkar, Age: 36, Marital Status: Married, Gender: Female, Occupation: Service, H.No.825, Shree Shantaai, Haldanwada, Betqui, P.O.Marcela-403107, Ponda Taluka, South Goa District of the State of Goa., PAN No.: [REDACTED]			
3	MANSI MAHESH TALEKAR , Father Name: Baburao Yashwant Rane, Age: 36, Marital Status: Married, Gender: Female, Occupation: Business, H.No.443/5/1/3/TF/01/105, 3rd, Adonis Blue Plaza Building, Marcela, Tivrem, P.O.Marcela (403107), Ponda Taluka, North Goa District of the State of Goa., PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	MAHESH PANDURANG TALEKAR Alias MAHESH TALEKAR , Father Name: Pandurang Jayram Talekar, Age: 41, Marital Status: Married, Gender: Male, Occupation: Business, H.No.443/5/1/3/TF/01/105, 3rd, Adonis Blue Plaza Building, Marcela, Tivrem, P.O.Marcela (403107), Ponda Taluka, North Goa District of the State of Goa., PAN No. [REDACTED]			

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: SUKHADA SANJIV PHADTE, Age: 50, DOB: , Mobile: 9373790915, Email: , Occupation: Service, Marital status : Married, Address: 403107, H No 149 Gaonkarwada Betki Goa, H No 149 Gaonkarwada Betki Goa, Betqui, Ponda, SouthGoa, Goa			
2	Name: SANJIV SADANAND PHADTE, Age: 57, DOB: , Mobile: 9588437004, Email: , Occupation: Self Employed, Marital status : Married, Address: 403107, H No 149 Gaonkarwada Betki Goa, H No 149 Gaonkarwada Betki Goa, Betqui, Ponda, SouthGoa, Goa			



Sukhada
28/02/2025
Sub Registrar
SUB-REGISTRAR
PONDA

Document Serial Number :- 2025-PON-343

Document Serial No:-2025-PON-343

Book :- 1 Document

Registration Number :- **PON-1-338-2025**

Date : 28-Feb-2025

Chalankar
28/02/2025

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

SUB - REGISTRAR
PONDA

