

Chappes seventy Five Thousand Three Hundred only)

Phone No: 9623917690
Sold To/Issued To:
PITU WADKAR
For Whom/ID Proof:



DEC-01-2021 18:26:36

₹ 0078300/-
ZERO ZERO SEVEN FIVE THREE ZERO ZERO

Other
38162481638576996622-00001467
3816248 36/02/04/2021-RDI

For CITIZEN CREDIT CO-OP. BANK LTD.



P. Wadkar
Authorised Signatory

Name of Purchaser PITU CHANDRAKANT WADKAR

678/21

QPM-1-668-2021



Pitu Chandrakant Wadkar



DEED OF SALE

[Signature]

[Signature]

[Signature]

This **DEED OF SALE** is made, entered & executed into on this 02nd day of December of the year 2021 at Quepem-Goa. (02/12/2021).



BETWEEN

1. **MRS. VALENTINA FATIMA FERNANDES**, 43 years of age, wife of Mr. Minguel Minin Fernandes, married, housewife, holding PAN No. [REDACTED], Aadhar Card No. [REDACTED], Contact No. [REDACTED] and her husband;
2. **MR. MINGUEL MININ FERNANDES**, 44 years of age, son of Mr. Minin Alex Fernandes, married, businessman, holding PAN No. [REDACTED], Aadhar Card No. [REDACTED] Contact No. [REDACTED] and both permanent resident of H.No.262, Banter, Mapa, Panchwadi, Ponda-Goa 403706 and presently residing at 2nd Floor, Holy Apartments, Bldg.-B, Morailem, Curchorem-Goa 403706.

Hereinafter referred to as the **“VENDORS”** [Which expression shall unless repugnant to the context or meaning thereof shall deem to include their Heirs, Assigns, Executors, and Administrators] of the **FIRST PART.**

AND

1. **MR. PITU CHANDRAKANT WADKAR**, 48 years of age, son of late Chandrakant Wadkar, married, service, holding PAN No. [REDACTED] Aadhar Card No. [REDACTED], Contact No. [REDACTED] and



residing at H.No.50, Goa Diving, Vhodle Bhaat, Dabolim Vasco, Chicalim, Mormogoa-Goa 403711 and;

2. **MRS. SANCHITA SATCHIT KORGAONKAR**, 45 years of age, wife of Mr. Satchit Korgaonkar, married, advocate, holding PAN No. [REDACTED], Aadhar Card No. [REDACTED], Contact No. [REDACTED] and residing at H.No.1167, Near Electricity Department, Volvonem, Tivim, Bardez-Goa 403502.

Hereinafter referred to as the **"PURCHASERS"** [Which expression shall unless repugnant to the context or meaning thereof shall deem to include their Heirs, Assigns, Executors, and Administrators] of the **SECOND PART**.

ALL THE PARTIES TO THIS DEED ARE INDIAN NATIONALS

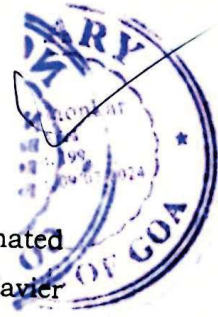
WHEREAS the VENDORS herein are the true and absolute owners in possession of the plot of land bearing Plot No.03 totally admeasuring an area of 425.00 sq. mts. being the part of the larger property denominated as **"PONTEMOL"** situated in village Curchorem, within the limits of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, South Goa & which property is described in the Land Registration office under No.5385 of Book No.17 and enrolled in the Land Revenue Office under Matriz No.47 & 54 and surveyed under Survey No.118/4 of village Curchorem and the said plot of land bearing Plot No.03 totally admeasuring an area of 425.00 sq. mts. is hereinafter referred to as **"The said plot"** for the sake of brevity & more particularly described in the **SCHEDULE** hereinafter appearing.

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AND WHEREAS the said larger property denominated as "PONTEMOL" was gifted to Shri Luis Filip Leofredo Xavier Teles da Silva alias Luis Filip de Silva by his late parents Shri Jose Salvador Constantino Pedro Teles da Silva also known as Jose Pedro Lourenco Antonio Constantino Salvador Teles da Silva and his wife Smt. Maria Quiteria Arsenia Augustilia Faria e Silva hailing from Vanxem, Loutolim vide Notarial Deed of Gift dated 5th December 1955 drawn up by the Notary of Salcete, Margao Shri Xencora Camotim at folio 12 overleaf onwards of Notarial Registrar Book No.967.

AND WHEREAS said Shri Luis Filip Leofredo Xavier Teles da Silva alias Luis Filip de Silva separated a portion of land admeasuring an area of 16,865 sq. mts. from the said larger property and handed over the same to M/s. Silva Siqueira Real Estate Developers for developing the said larger property by dividing the same into several plots.

AND WHEREAS Smt Nayana Vinayak Bhende approached to said Shri Luis Filip Leofredo Xavier Teles da Silva alias Luis Filip de Silva to purchase one of the plot bearing Plot No.3 totally admeasuring an area of 425.00 sq. mts. disannexed from the said larger property and accordingly a Deed of Sale dated 14th April 1987 duly executed before the Sub Registrar of Quepem under Registration No.155 at pages 1 to 13 Book No.I, Volume No.7 dated 8/5/1987 wherein the said Plot No.3 totally admeasuring an area of 425.00 sq. mts. described in the SCHEDULE was sold to said Smt Nayana Vinayak Bhende.

AND WHEREAS the said Smt Nayana Vinayak Bhende and her husband Shri Vinayak M. Bhende sold the said plot described in the SCHEDULE to the VENDOR No.1 herein by

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virtue of the Deed of Sale dated 26th March 2007 duly executed before the Sub Registrar of Quepem under Registration No.362 at pages 110 to 132 Book No.I, Volume No.425 dated 5/6/2007 and as such the VENDOR No.1 became absolute owner in possession of the said plot described in the SCHEDULE hereinafter appearing.

AND WHEREAS the VENDOR No.2 is married to the VENDOR No.1 under the regime of General communion of Assets as applicable to the State of Goa where they become joint owners and hence the VENDOR No.2 is made party to the present Indenture.

AND WHEREAS the PURCHASERS herein has approached to the VENDORS herein for the purchase of the said plot more particularly described in the **SCHEDULE** hereinafter appearing.

AND WHEREAS the VENDORS herein are agreeable for the sale of the said plot as described in the SCHEDULE to the PURCHASERS for a total consideration of Rs.25,07,500/- [Rupees Twenty Five Lakh and Seven Thousand & Five Hundred Only].

AND WHEREAS the VENDORS herein has obtained necessary No Objection Certificate from the Town & Country Planning Department, Quepem under Ref. No. TPQ/NOC/49(6)/2916/Q-Curchorem/ 118/ 4/ 2021/1039 dated 06/10/2021 for the purpose of the registration of the present Deed of Sale with respect to the said plot.

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AND WHEREAS the VENDORS and the PURCHASERS herein has agreed to execute the present Deed of Sale on the terms and conditions as mentioned in this Deed and which are set out hereinafter and which are as follows;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. In pursuance to the present Deed and in consideration of the sum of Rs.25,07,500/- [Rupees Twenty Five Lakh and Seven Thousand & Five Hundred Only] paid by the PURCHASERS to the VENDORS, out of which a sum of Rs.11,00,000/- is paid by the purchaser No.1 through RTGS transferred through his bank account The Punjab National Bank, Vasco branch, Rs.8,07,500/- is paid by the purchaser No.1 through RTGS transferred through his bank account The Canara Bank, Chicalim branch and sum of Rs.6,00,000/- is paid by the purchaser No.2 through RTGS transferred through her bank account The Axix Bank, Mapusa branch, the receipt whereof is hereby admitted and acknowledge by the VENDORS, the VENDORS do hereby sell, transfer, grant, convey, release, and assure UNTO the PURCHASERS ALL THAT plot more particularly described in **SCHEDULE** appended herein along with all right, title, interest, claim, use, benefit and demand whatsoever of them the VENDORS into and out of the said plot so that the PURCHASERS may hereafter HAVE AND HOLD the same unto himself absolutely and forever together with all action, domain, appurtenances and hereditaments whatsoever.

2. The VENDORS covenant to the PURCHASERS that they have good right and absolute title to the said plot described in **SCHEDULE** and the said plot is free from all

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charges, liens, acquisitions, attachments and encumbrances of whatsoever nature.

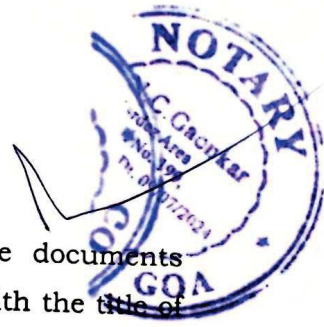


3. The VENDORS covenant to the PURCHASERS that there is no any litigation with any person or persons as regards to the title, claim or interest of any nature to or in the said plot described in **SCHEDULE** conveyed herein under.
4. The VENDORS further covenant that the PURCHASERS shall hereafter enjoy and possess the said plot described in **SCHEDULE** without any interference or interruption from them the VENDORS or any person claiming by or under them.
5. The VENDORS shall at the request and cost of the PURCHASERS, do and execute all such further acts, lawful deeds, matters and things as may be necessary to more effectively transfer the said plot described in **SCHEDULE** to the PURCHASERS or to transfer the same onto their name in the various records.
6. The VENDORS hereby authorize and give No Objection to the PURCHASERS to get his name included in the Survey records by way of Mutation without any notice to them the VENDORS.
7. That the VENDORS shall compensate the PURCHASERS in the event of any dispute as regards to the title of the said plot.
8. The PURCHASERS declares that they have inspected the said plot described in **SCHEDULE** hereby sold and is satisfied of its situation at loco, measurements and area.

[Signature]

[Signature]

[Signature]



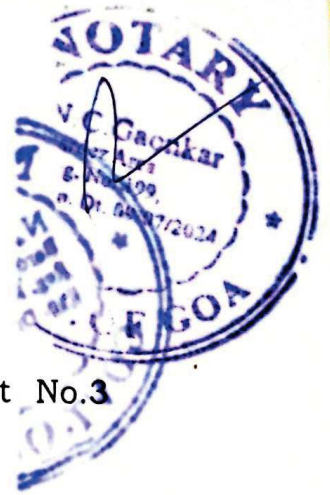
9. The PURCHASERS herein has verified the documents pertaining to the said plot and is satisfied with the title of the said plot of the VENDORS and has agreed to execute the present Deed of Sale.
10. The VENDORS have today handed over to the PURCHASERS the clean, clear and vacant possession of the said plot described in **SCHEDULE** herein under.
11. That for the Purpose of stamp duty and registration fee the said plot described in **SCHEDULE** is Valued at Rs.25,07,500/- [Rupees Twenty Five Lakh and Seven Thousand & Five Hundred Only] and appropriate stamp duty and registration fee is paid herewith.

"SCHEDULE"

(DESCRIPTION OF THE SAID PLOT HEREINABOVE STATED)

All that plot of land bearing Plot No.03 totally admeasuring an area of 425.00 sq. mts. being the part of the property denominated as "PONTEMOL" situated in village Curchorem, within the limits of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, South Goa & which property is described in the Land Registration office under No.5385 of Book No.17 and enrolled in the Land Revenue Office under Matriz No.47 & 54 and surveyed under Survey No.118/4 of village Curchorem and the said plot is bounded as follows;

- On the EAST :By Plot No.4.
 On the WEST :By Plot No.2.
 On the NORTH :By area reserved for school building for Education Dept. and Plot No.5.
 On the SOUTH : By a Road.



Annexed hereto the plan showing the said Plot No.3 delineated in red colour boundary lines.

IN WITNESS WHEREOF, THE PARTIES herein above named has SET their respective HANDS on the DAY, MONTH and YEAR first hereinabove written in the presence of WITNESSES.

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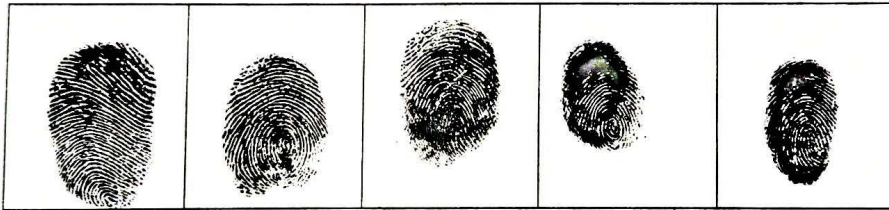
SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED "PURCHASERS".



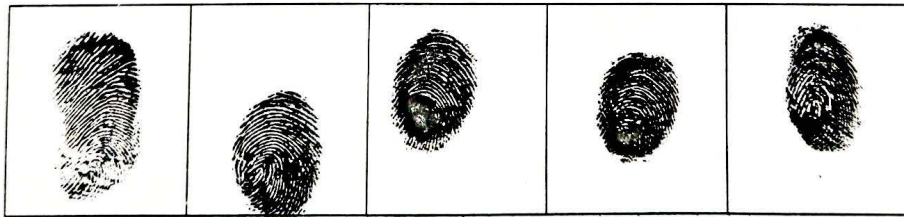
Wadkar

1. *Wadkar*
PITU CHANDRAKANT WADKAR

Right Hand Finger Prints



Left Hand Finger Prints



[Signature]

[Signature]

Wadkar

Wadkar



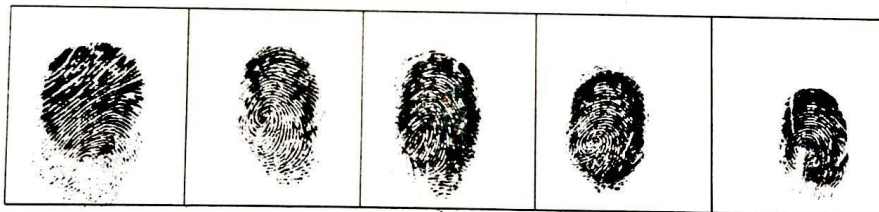
2. Sachika
SANCHITA SATCHIT KORGAONKAR



Right Hand Finger Prints



Left Hand Finger Prints



WITNESSES:

Mr. Gautam K. Fadte

R/o. Khandivade

1. Curchorem - Goa
Miss. Tojita Snera Fernandes
Ch. Vaddem Colony No. 1

Sachika

2. Portem, Sanguem - Goa

Sachika

Sachika

Sachika

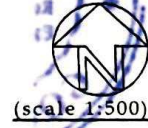
Sachika

Sachika

PLAN

SHOWING PLOT NO.3 SITUATED IN PROPERTY BEARING SURVEY NO.118/4(PART)OF CURCHOREM VILLAGE OF QUEPEM TALUKA.

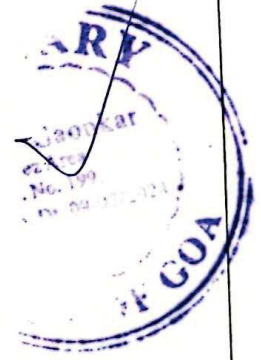
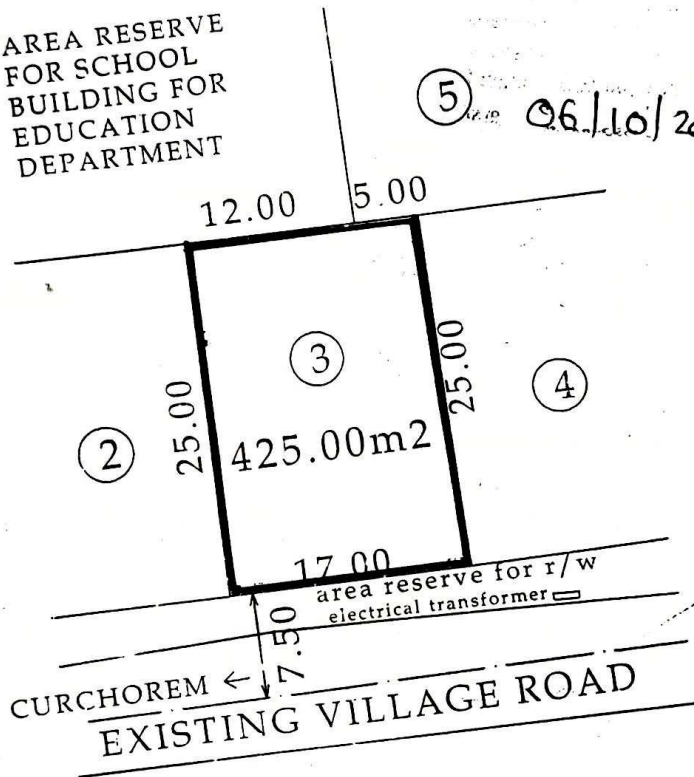
 AREA OF PLOT =425.00M2



TPE/010C/49(6)/2916/0 Curcho
118/4/2021/11

AREA RESERVE
FOR SCHOOL
BUILDING FOR
EDUCATION
DEPARTMENT

⑤ 06/10/2021




VENDOR

  
PURCHSER



Government of Goa

Document Registration Summary 2

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



Print Date & Time : - 07-Dec-2021 12:03:45 pm

Document Serial Number :- 2021-QPM-678

Presented at 11:54:35 am on 07-Dec-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	75300
2	Registration Fee	75230
3	Mutation Fees	1000
4	Processing Fee	580
Total		152110

Stamp Duty Required :75300/-




Stamp Duty Paid : 75300/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Pitu Chandrakant Wadkar ,Father Name:Chandrakant Wadkar, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Service, Address1 - H.No.50, Goa Diving, Vhodle Bhaat, Dabolim, Vasco, Chicalim, Mormogoa-Goa., Address2 - , PAN No.: [REDACTED]			







Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Valentina Fatima Fernandes , Father Name:Wife Of Minguel Minin Fernandes, Age: 43, Marital Status: Married ,Gender:Male,Occupation: Housewife, H.No.262, Banter, Mapa Panchwadi, Ponda-Goa but presently residing at 2nd Floor, Holy Apartments, Morailem, Curcholem-Goa., PAN No.: [REDACTED]			
2	Minguel Minin Fernandes , Father Name:Minin Alex Fernandes, Age: 44, Marital Status: Married ,Gender:Male,Occupation: Business, H.No.262, Banter, Mapa, Panchwadi, Ponda-Goa bur presently residing at 2nd Floor, Holy Apartments, Morailem, Curcholem-Goa., PAN No.: [REDACTED]			
3	Pitu Chandrakant Wadkar , Father Name:Chandrakant Wadkar, Age: 48, Marital Status: Married ,Gender:Male,Occupation: Service, H.No.50, Goa Diving, Vhodle Bhaat, Dabolim, Vasco, Chicalim, Mormogoa-Goa., PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	Sanchita Satchit Korgaonkar , Father Name:Wife Of Satchit Korgaonkar, Age: 45, Marital Status: Married ,Gender:Female,Occupation: Advocate, H.No.1167, Near Electricity Department, Volvonem, Tivim, Bardez-Goa., PAN No.: XXXXXXXXXX			

Witness:

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

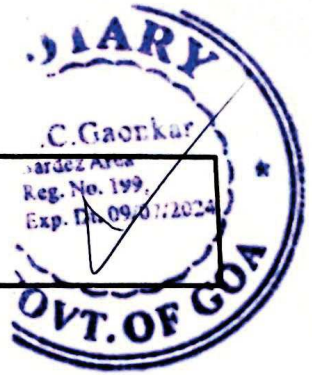
Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Name: Gautam Fadte, Age: 39, DOB: , Mobile: XXXXXXXXXX , Email: , Occupation: Advocate , Marital status : Married , Address: 403706, Curchorem, Quepem, South Goa, Goa			
2	Name: Joflita Snera Fernandes, Age: 26, DOB: , Mobile: XXXXXXXXXX , Email: , Occupation: Advocate , Marital status : Unmarried , Address: 403704, Portem, Sanguem, South Goa, Goa			


Sub Registrar

REGISTRAR
QUEPEM

Document Serial Number :- 2021-QPM-678

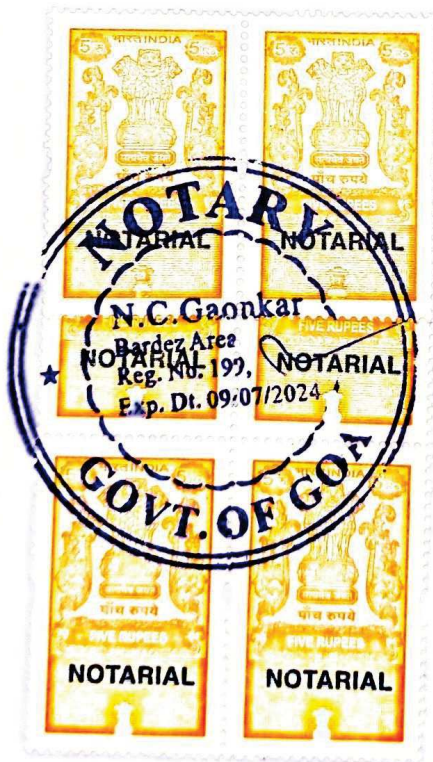
Document Serial No:-2021-QPM-678



Book :- 1 Document
Registration Number :- **QPM-1-668-2021**
Date : 07-Dec-2021

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

**SUB, REGISTRA
QUEPEM**

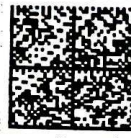


Certified True Copy

N.C. Gaonkar
N. C. GAONKAR
Advocate & Notary
Mapusa Bardez - Goa.
Sr. No. 8484/2023

₹ Rupees One Lakh One Thousand Seven Hundred Seventy five Only

Phone No: 9623917690
Sold To/Issued To:
PITU WADKAR
For Phom/ID Proof:



₹ 0101775/-
ZERO ONE ZERO ONE SEVEN SEVEN FIVE

38162481636116493040-00001277
3816248 38/02/04/2021-RDI



Name of Purchaser: Pitu Chandrakant Wadkar.

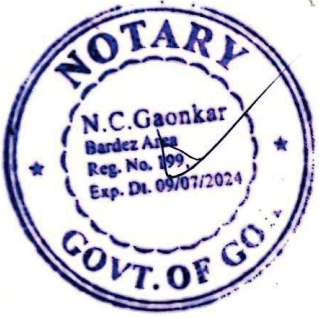
For CITIZEN CREDIT CO-OP. BANK LTD.



Asankh
Authorized Signatory

613/21

QPM-1-606-2021



Sanchita Satchit Konyekar Wadkar

DEED OF SALE



[Signature]

[Signature]

Pwadkar

Wadkar



This **DEED OF SALE** is made, entered & executed into on this 05th day of November of the year 2021 at Quepem-Goa. (05/11/2021).

BETWEEN

1. **MRS. VALENTINA FATIMA FERNANDES**, 43 years of age, wife of Mr. Minguel Minin Fernandes, married, housewife, holding PAN No. [REDACTED], Aadhar Card No. [REDACTED], Contact No. [REDACTED] and her husband;

MR. MINGUEL MININ FERNANDES, 44 years of age, son of Mr. Minin Alex Fernandes, married, businessman, holding PAN No. [REDACTED], Aadhar Card No. [REDACTED], Contact No. [REDACTED] and both permanent resident of H.No.262, Banter, Mapa, Panchwadi, Ponda-Goa 403706 and presently residing at 2nd Floor, Holy Apartments, Bldg.-B, Morailem, Curchorem-Goa 403706.

Hereinafter referred to as the **"VENDORS"** [Which expression shall unless repugnant to the context or meaning thereof shall deem to include their Heirs, Assigns, Executors, and Administrators] of the **FIRST PART.**

AND

1. **MR. PITU CHANDRAKANT WADKAR**, 48 years of age, son of late Mr. Chandrakant Wadkar, married, service, holding PAN No. [REDACTED], Aadhar Card No. [REDACTED], Contact No. [REDACTED] and residing at H.No.50, Goa Diving, Vhodle Bhaat, Dabolim Vasco, Chicalim, Mormogoa-Goa 403711 and;

Pwadkar



2. **MRS. SANCHITA SATCHIT KORGAONKAR**, 45 years of age, wife of Mr. Satchit Korgaonkar, married advocate, holding PAN No. [REDACTED], Aadhar Card No. [REDACTED], Contact No. [REDACTED] and residing at H.No.1167, Near Electricity Department, Volvonem, Tivim, Bardez-Goa 403502.

Hereinafter referred to as the "**PURCHASERS**" [Which expression shall unless repugnant to the context or meaning thereof shall deem to include their Heirs, Assigns, Executors, and Administrators] of the **SECOND PART**.

That the member of PURCHASER NO.1 Shri Pitu Chandrakant Wadkar herein is represented in this Deed by his Power of Attorney holder **MRS. VEENA PITU WADKAR**, 39 years of age, wife of Mr. Pitu Wadkar, married, housewife, holding PAN No. [REDACTED], Aadhar Card No. [REDACTED], Contact No. [REDACTED] and residing at H.No.50, Goa Diving, Vhodle Bhaat, Dabolim Vasco, Chicalim, Mormogoa-Goa 403711 vide General Power of Attorney dated 31/10/2017 executed before notary Adv. Ms. Harjit Kaur Gurmit Singh under Reg. No.4121/2017 dt.31/10/2017.

ALL THE PARTIES TO THIS DEED ARE INDIAN NATIONALS

WHEREAS the VENDORS herein are the true and absolute owners in possession of the plot of land bearing Plot No.4 totally admeasuring an area of 575.00 sq. mts. being the part of the larger property denominated as "**PONTEMOL**" situated in village Curchorem, within the limits of Curchorem

Wadkar




Cacora Municipal Council, Taluka and Sub-District of Quepem, South Goa & which property is described in the Land Registration office under No.5385 of Book No.17 and enrolled in the Land Revenue Office under Matriz No.47 & 54 and surveyed under Survey No.118/4 of village Curchorem and the said plot of land bearing Plot No.4 totally admeasuring an area of 575.00 sq. mts. is hereinafter referred to as "**The said plot**" for the sake of brevity & more particularly described in the **SCHEDULE** hereinafter appearing.


AND WHEREAS the said larger property denominated as "PONTEMOL" was gifted to Shri Luis Filip Leofredo Xavier Teles da Silva alias Luis Filip de Silva by his late parents Shri Jose Salvador Constantino Pedro Teles da Silva also known as Jose Pedro Lourenco Antonio Constantino Salvador Teles da Silva and his wife Smt. Maria Quiteria Arsenia Augustilia Faria e Silva hailing from Vauxem, Loutolim vide Notarial Deed of Gift dated 5th December 1955 drawn up by the Notary of Salcete, Margao Shri Xencora Camotim at folio 12 overleaf onwards of Notarial Registrar Book No.967.

AND WHEREAS said Shri Luis Filip Leofredo Xavier Teles da Silva alias Luis Filip de Silva separated a portion of land admeasuring an area of 16,865 sq. mts. from the said larger property and handed over the same to M/s. Silva Siqueira Real Estate Developers for developing the said larger property by dividing the same into several plots.

AND WHEREAS Dr. Satish Dhondu Kudchadkar approached to said Shri Luis Filip Leofredo Xavier Teles da Silva alias Luis Filip de Silva to purchase one of the plot bearing Plot No.4 totally admeasuring an area of 575.00 sq.



mts. disannexed from the said larger property and accordingly a Deed of Sale dated 14th April 1987 duly executed before the Sub Registrar of Quepem under Registration No.156 at pages 13 to 26 Book No.I, Volume No.7 dated 8/5/1987 wherein the said Plot No.4 totally admeasuring an area of 575.00 sq. mts. described in the **SCHEDULE** was sold to said Dr. Satish Dhondu Kudchadkar.




AND WHEREAS the said Dr. Satish Dhondu Kudchadkar and his wife Smt Lata Satish Kudchadkar sold the said plot described in the **SCHEDULE** to the **VENDOR** No.1 herein by virtue of the Deed of Sale dated 9th February 2007 duly executed before the Sub Registrar of Quepem under Registration No.132 at pages 436 to 458 Book No.I, Volume No.416 dated 20/2/2007 and as such the **VENDOR** No.1 became absolute owner in possession of the said plot described in the **SCHEDULE** hereinafter appearing.

AND WHEREAS the **VENDOR** No.2 is married to the **VENDOR** No.1 under the regime of General communion of Assets as applicable to the State of Goa where they become joint owners and hence the **VENDOR** No.2 is made party to the present Indenture.

AND WHEREAS the **PURCHASERS** herein has approached to the **VENDORS** herein for the purchase of the said plot more particularly described in the **SCHEDULE** hereinafter appearing.

AND WHEREAS the **VENDORS** herein are agreeable for the sale of the said plot as described in the **SCHEDULE** to the **PURCHASERS** for a total consideration of Rs.33,92,500/-






[Rupees Thirty Three Lakh & Ninety Two Thousand Five Hundred Only].



AND WHEREAS the VENDORS herein has obtained necessary No Objection Certificate from the Town & Country Planning Department, Quepem under Ref. No. TPQ/NOC/49(6)/2915/Q-Curchorem/ 118/ 4/ 2021/1040 dated 06/10/2021 for the purpose of the registration of the present Deed of Sale with respect to the said plot.

AND WHEREAS the VENDORS and the PURCHASERS herein has agreed to execute the present Deed of Sale on the terms and conditions as mentioned in this Deed and which are set out hereinafter and which are as follows;

NOW THEREFORE THIS DEED OF SALE WITNESSETH AS UNDER:

1. In pursuance to the present Deed and in consideration of the sum of Rs.33,92,500/- [Rupees Thirty Three Lakh & Ninety Two Thousand Five Hundred Only] paid by the PURCHASERS to the VENDORS out of which a sum of Rs.29,92,500/- is paid by the purchaser No.1 through RTGS transferred through his bank account The Canara Bank, Chicalim branch and sum of Rs.4,00,000/- is paid by the purchaser No.2 through RTGS transferred through her bank account The Goa State Co-op. Bank Ltd., Mapusa branch, the receipt whereof is hereby admitted and acknowledge by the VENDORS, the VENDORS do hereby sell, transfer, grant, release, convey, and assure UNTO the PURCHASERS ALL THAT plot more particularly described in **SCHEDULE** appended herein along with all right, title, interest, claim, use, benefit and demand

[Signature]

[Signature]

[Signature]

[Signature]

whatsoever of them the VENDORS into and out of the said plot so that the PURCHASERS may hereafter HAVE AND HOLD the same unto himself absolutely and forever together with all action, domain, appurtenances and hereditaments whatsoever.



2. The VENDORS covenant to the PURCHASERS that they have good right and absolute title to the said plot described in **SCHEDULE** and the said plot is free from all charges, liens, acquisitions, attachments and encumbrances of whatsoever nature.
3. The VENDORS covenant to the PURCHASERS that there is no any litigation with any person or persons as regards to the title, claim or interest of any nature to or in the said plot described in **SCHEDULE** conveyed herein under.
4. The VENDORS further covenant that the PURCHASERS shall hereafter enjoy and possess the said plot described in **SCHEDULE** without any interference or interruption from them the VENDORS or any person claiming by or under them.
5. The VENDORS shall at the request and cost of the PURCHASERS, do and execute all such further acts, lawful deeds, matters and things as may be necessary to more effectively transfer the said plot described in **SCHEDULE** to the PURCHASERS or to transfer the same onto their name in the various records.
6. The VENDORS hereby authorize and give No Objection to the PURCHASERS to get his name included in the Survey records by way of Mutation without any notice to them the VENDORS.

A handwritten signature in black ink, appearing to be 'V. V. V.' or similar.

A handwritten signature in black ink, appearing to be 'A. A.' or similar.

Bwadkar

Bwadkar



7. The PURCHASERS declares that he has inspected the said plot described in **SCHEDULE** hereby sold and is satisfied of its situation at loco, measurements and area.
8. The PURCHASERS herein has verified the documents pertaining to the said plot and is satisfied with the title of the said plot of the VENDORS and has agreed to execute the present Deed of Sale.
9. The VENDORS have today handed over to the PURCHASERS the clean, clear and vacant possession of the said plot described in **SCHEDULE** herein under.
10. That for the Purpose of stamp duty and registration fee the said plot described in **SCHEDULE** is Valued at Rs.33,92,500/- [Rupees Thirty Three Lakh & Ninety Two Thousand Five Hundred Only] and appropriate stamp duty and registration fee is paid herewith.

"SCHEDULE"

(DESCRIPTION OF THE SAID PLOT HEREINABOVE STATED)

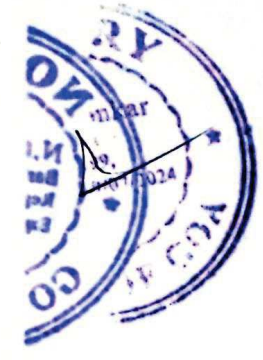
All that plot of land bearing Plot No.4 totally admeasuring an area of 575.00 sq. mts. being the part of the property denominated as "PONTEMOL" situated in village Curchorem, within the limits of Curchorem Cacora Municipal Council, Taluka and Sub-District of Quepem, South Goa & which property is described in the Land Registration office under No.5385 of Book No.17 and enrolled in the Land Revenue Office under Matriz No.47 & 54 and surveyed under Survey No.118/4 of village Curchorem and the said plot is bounded as follows;
 On the EAST :By 10 mts. wide road.

[Signature]

[Signature]

[Signature]

[Signature]



On the WEST :By Plot No.3.
 On the NORTH :By Plot No.5.
 On the SOUTH :By a Road.

Annexed hereto the plan showing the said Plot No.4 delineated in red colour boundary lines.

IN WITNESS WHEREOF, THE PARTIES herein above named has SET their respective HANDS on the DAY, MONTH and YEAR first hereinabove written in the presence of WITNESSESS.

P. Wadkar

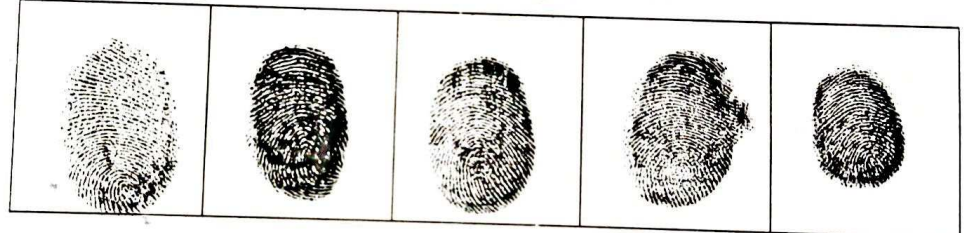
SIGNED SEALED AND DELIVERED
BY THE WITHNAMED "VENDORS".



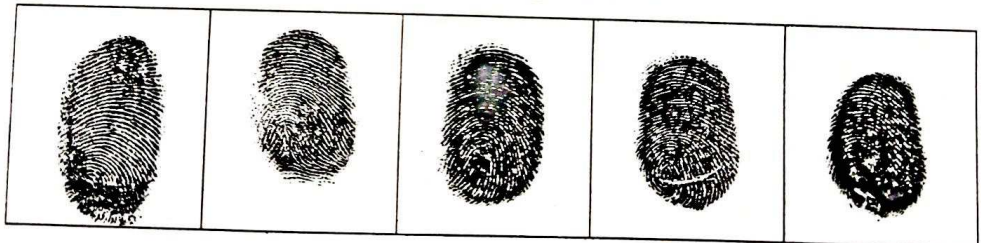
Handwritten signature

1. VALENTINA FATIMA FERNANDES

Right Hand Finger Prints



Left Hand Finger Prints



Handwritten signature

Handwritten signature

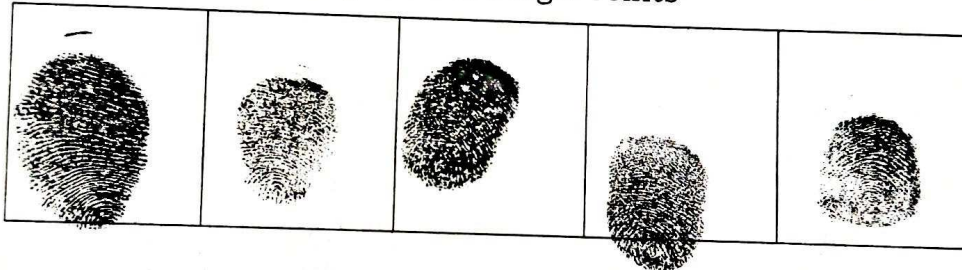
Handwritten signature: Sabadkar

Handwritten signature

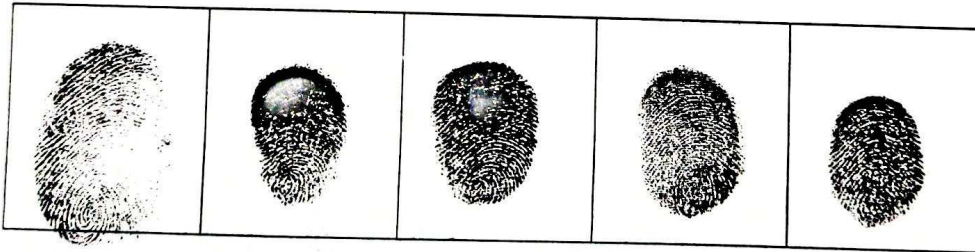


2. Afe
MINGUEL MININ FERNANDES

Right Hand Finger Prints



Left Hand Finger Prints



[Handwritten signature]

[Handwritten signature]

Pwadkar

[Handwritten signature]

SIGNED, SEALED AND DELIVERED
BY THE WITHINAMED "PURCHASERS".

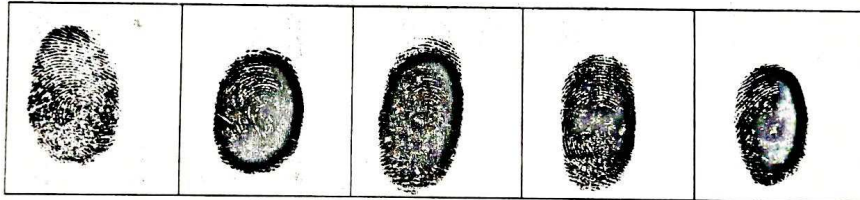


1. Swarna

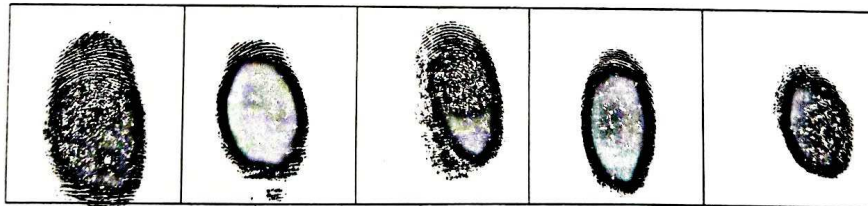
VEENA PITU WADKAR

(Power of Attorney holder to Purchaser No.1)

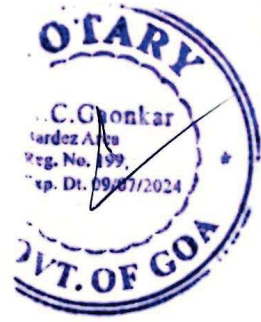
Right Hand Finger Prints



Left Hand Finger Prints

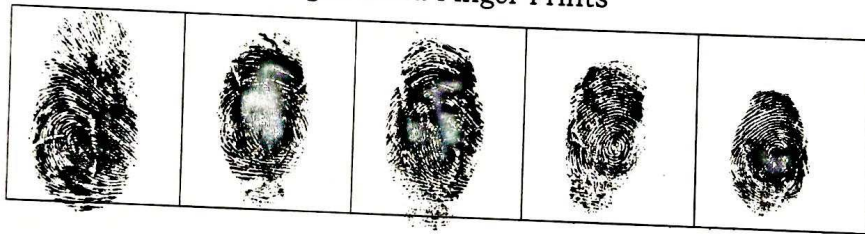


Swarna
Swarna

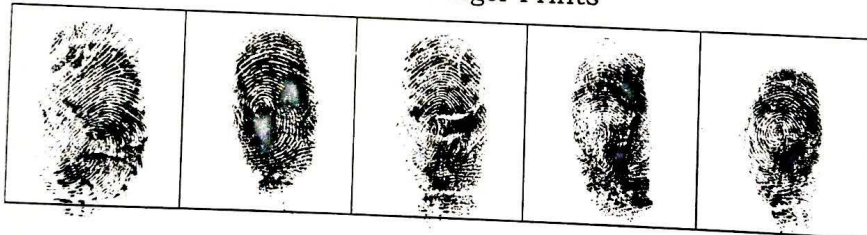


2. Sanchita
SANCHITA SATCHIT KORGAONKAR

Right Hand Finger Prints



Left Hand Finger Prints



WITNESSES:

- 1. Mr. Parshuram L. Lotlikar
R/o.Bandol, Curtorim, Salcete-Goa
- 3. Mr. Gautam K. Fadte
R/o.Khandiwada, Curchorem-Goa

Lotlikar
Fadte

[Signature] [Signature]

Sanchita Korgaonkar

SHOWING PLOT NO.4 SITUATED IN PROPERTY BEARING SURVEY NO.118/4(PART)OF CURCHOREM VILLAGE OF QUEPEM TALUKA.

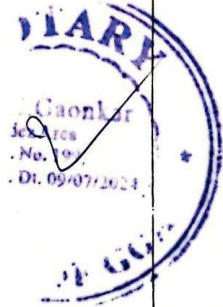
 AREA OF PLOT =575.00M2

(scale 1:500)



Doc No: 118/4/2021/1040


06/10/2021




VENDOR






PURCHSER





Government of Goa

Document Registration Summary 2

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



Print Date & Time :- 08-Nov-2021 10:46:29 am

Document Serial Number :- 2021-QPM-613

Presented at 10:40:49 am on 08-Nov-2021 in the office of the Office of the Civil Registrar-cum-Sub Registrar, Quepem along with fees paid as follows

Sr.No	Description	Rs.Ps
1	Stamp Duty	101800
2	Registration Fee	101780
3	Mutation Fees	1000
4	Processing Fee	700
Total		205280

Stamp Duty Required :101800/-



Stamp Duty Paid : 101825/-

Presenter

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Sanchita Satchit Korgaonkar ,Father Name:Wife Of Satchit Korgaonkar, Age: 45, Marital Status: Married ,Gender:Female, Occupation: Advocate, Address1 - H.No.1167, Near Electricity Dept., Volvonem, Tivim, Bardez-Goa., Address2 - , PAN No.: [REDACTED]			





Executer

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	Valentina Fatima Fernandes , Father Name:Wife Of Minguel Fernandes, Age: 43, Marital Status: Married ,Gender:Female, Occupation: Housewife, H.No.262, Banter, Mapa, Panchwadi, Ponda-Goa., PAN No.: [REDACTED]			
2	Minguel Minin Fernandes , Father Name:Minin Alex Fernandes, Age: 44, Marital Status: Married ,Gender:Male, Occupation: Business, H. No.262, Banter, Mapa, Panchwadi, Ponda-Goa., PAN No.: [REDACTED]			
3	Sanchita Satchit Korgaonkar , Father Name:Wife Of Satchit Korgaonkar, Age: 45, Marital Status: Married ,Gender:Female, Occupation: Advocate, H.No.1167, Near Electricity Dept., Volvonem, Tivim, Bardez-Goa., PAN No.: [REDACTED]			

Sr.NO	Party Name and Address	Photo	Thumb	Signature
4	<p>Veena Pitu Wadkar , Father Name:Wife Of Pitu Wadkar, Age: 39,</p> <p>Marital Status: , Gender:Female, Occupation: Housewife, H.No.50, Goa Diving, Vhodle Bhaat, Dabolim, Vasco, Chicalim, Mormogoa-Goa.,</p> <p>PAN No.: [REDACTED], as Power Of Attorney Holder for Pitu Chandrakant Wadkar</p>			<i>Pituchkas</i>

Witness:

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

Sr.NO	Party Name and Address	Photo	Thumb	Signature
1	<p>Name: Parshuram Lotlikar, Age: 45, DOB: , Mobile: [REDACTED], Email: , Occupation: Business , Marital status : Married , Address: 403709, Curtorim, Salcete, South Goa, Goa</p>			<i>[Signature]</i>
2	<p>Name: Gautam Fadte, Age: 39, DOB: , Mobile: [REDACTED], Email: , Occupation: Advocate , Marital status : Married , Address: 403706, Curchorem, Quepem, South Goa, Goa</p>			<i>[Signature]</i>

[Signature]
Sub Registrar
REGISTRAR
QUEPEM

Document Serial Number :- 2021-QPM-613

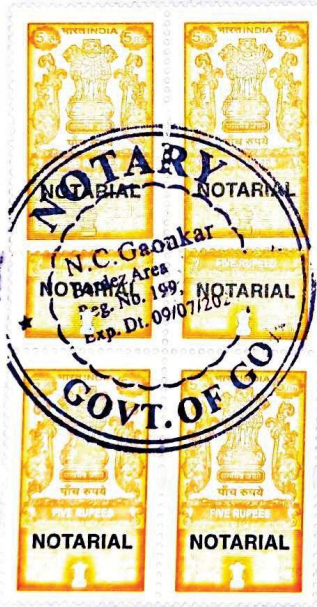
Document Serial No:-2021-QPM-613

Book :- 1 Document
Registration Number :- **QPM-1-606-2021**
Date : 09-Nov-2021



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

**REGISTRAR
QUEPEM**



Certified True Copy

N. C. GAONKAR
Advocate & Notary
Mapusa Bardez - Goa
Sr. No. 8483 / 2023

10 MAR 2023